

# 6 bedroom detached house for sale, Groarty Road, Derry BT48 (4950 GBP)



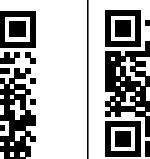
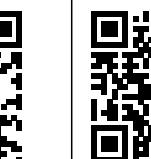
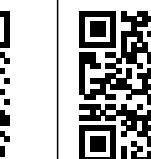
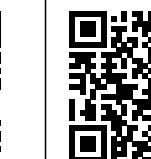
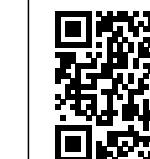
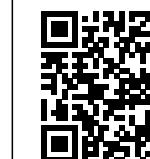
## Location

Northern Ireland, County Londonderry

<https://www.freeadsz.co.uk/x-164655-z>

Ground Floor  
 Large Vestible Porch  
 With double entrance doors, walls partially wood panelled, ceiling cornicing and centre rose, tiled floor, double doors with feature stained glass leading to hallway  
 Hallway  
 With centre staircase, walls partially wood panelled, ceiling cornicing, recessed lighting, understair storage, walk in cloakroom with tiled floor  
 Lounge  
 20'7" x 17'5" (6.27m x 5.31m)  
 Dual aspect, sandstone fireplace and hearth, centre rose  
 Family Room  
 20'6" x 15'4" (6.25m x 4.67m)  
 Triple aspect, sandstone fireplace and hearth, centre rose, double patio doors, wall lights, double doors with feature stain glass leading to kitchen  
 Dining Room  
 20'6" x 17'5" (6.25m x 5.31m)  
 (into alcove)  
 Triple aspect, stone fireplace and hearth with ornate over mantle, double patio doors, centre rose  
 Kitchen/Dining  
 20'5" x 15'4" (6.22m x 4.67m)  
 Fitted with eye and low level units, free standing dressers with open display shelves, 1 1/2 stainless steel sink unit with mixer tap, large 4 oven Aga, walk in larder with light, granite worktop, tiled floor, archway to family area  
 Family Area  
 16'0" x 13'3" (4.88m x 4.04m)  
 Tall sandstone fireplace with slate hearth, Barbas woodburning stove, centre rose, tiled floor, double doors to sun room  
 Sun Room  
 20'7" x 12'7" (6.27m x 3.84m)  
 Tall sandstone fireplace with woodburning stove, walls partially wood panelled, ceiling beams, tiled floor, wall lights  
 Utility Room  
 13'4" x 11'8" (4.06m x 3.56m)  
 Low level units, 1 1/2 stainless steel sink unit with mixer tap, stainless steel shelving, granite worktop, ceiling rose, tiled floor  
 Rear Hallway  
 With tiled floor  
 Laundry Room  
 14'10" x 8'0" (4.52m x 2.44m)  
 With tiled floor, second staircase to first floor  
 Downstairs WC  
 and wash hand basin set in vanity unit, tiled floor  
 First Floor  
 Spacious Landing  
 With recessed lighting, walk in hotpress with lighting  
 Master Bedroom  
 20'7" x 13'5" (6.27m x 4.09m)  
 (to widest points)  
 Wooden floor, dual aspect, two sets of sliderobes, wooden floor  
 Ensuite  
 8'3" x 8'1" (2.51m x 2.46m)  
 (to widest points)  
 Walk in electric shower, wash hand basin set in vanity unit, WC  
 Bedroom  
 315'4" x 12'1" (4.67m x 3.68m)  
 (to widest points)  
 Double built in wardrobe, wooden floor  
 Bedroom  
 417'11" x 9'0" (5.46m x 2.74m)  
 (to widest points)  
 Wooden floor, storage cupboard  
 Bedroom  
 514'4" x 13'3" (4.37m x 4.04m)  
 (to widest points)  
 Dual aspect, wooden floor, built in wardrobe  
 Bedroom  
 612'10" x 12'4" (3.91m x 3.76m)  
 (to widest points)  
 Built in wardrobe, wooden floor  
 Bedroom  
 220'7" x 14'10" (6.27m x 4.52m)  
 (to widest points)  
 Dual aspect, built in wardrobes, wooden floor  
 Ensuite  
 8'2" x 8'2" (2.49m x 2.49m)  
 (to widest points)  
 Fully tiled walk in shower, wash hand basin set in vanity unit, WC  
 Bathroom  
 9'11" x 8'1" (3.02m x 2.46m)  
 Fitted with Jacuzzi bath, old fashioned wash hand basin, WC, fully tiled walk in electric shower  
 Exterior Features  
 Integral Double Garage  
 33'11" x 23'3" (10.34m x 7.09m)  
 Double doors and windows  
 Garden to front and laid in lawn  
 Stone wall and entrance pillars  
 Brick pavior driveway with extensive parking facilities  
 Large garden to side with provision for full size tennis

028 7115 0885



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