

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel**  
**Henry**  
 ESTATE AGENTS

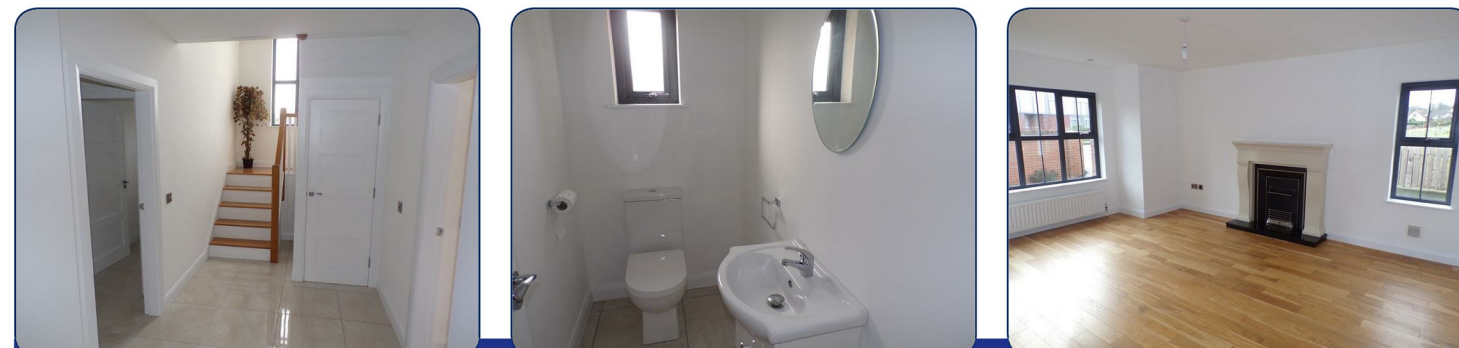
£299,950

**FOR SALE**



**Cherrydeane, Eglinton, BT47**

- DETACHED HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- SECURITY SYSTEM INSTALLED
- CARPETS INCLUDED IN SALE
- AWAITING EPC



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#### HALLWAY

Having porcelain tiled floor, understairs storage, cloak room off with tiled floor.

#### GUEST TOILET & WHB

Having tiled floor.

#### LOUNGE

17'6" x 13'5" (to widest points) (5.33m x 4.09m (to widest points))  
Having magnificent fireplace and semi solid wooden floor.

#### FAMILY ROOM

13'6" x 13'2" (to widest points) (4.11m x 4.01m (to widest points))  
Having multi fuel stove, semi solid wooden floor, French doors leading to rear lawn.

#### KITCHEN / DINING AREA

25'10" x 13'4" (7.87m x 4.06m)  
Having excellent range of eye and low level units, 1 1/2 bowl sink unit set in granite worktop with matching splashback, open display shelves, wine rack, matching pelmet over window, integrated fridge / freezer and dishwasher, Leisure cooking centre with extractor hood over, centre island with granite worktop, breakfast bar with storage, spacious dining area, recessed lighting, tiled floor.

#### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit, space for washing machine and tumble dryer.

#### BRIGHT AND SPACIOUS LANDING

Having feature window.

#### MASTER BEDROOM

14'11" x 13'6" (4.55m x 4.11m)

#### WET ROOM EN-SUITE

Comprising shower, whb set in vanity unit, wc, fully tiled shower, remaining walls 1/2 tiled, tiled floor.

#### BEDROOM 2

13'5" x 13'2" (to widest points) (4.09m x 4.01m (to widest points))

#### BEDROOM 3

13'3" x 11'1" (4.04m x 3.38m)

#### BEDROOM 4

14'5" x 12'6" (to widest points) (4.39m x 3.81m (to widest points))

#### BATHROOM

Comprising bath with shower fitting to taps, fully tiled walk in electric shower, whb set in vanity unit, wc, 1/2 tiled walls, tiled floor.

#### EXTERIOR FEATURES

DETACHED GARAGE Having roller doors, light and power points, side window and door.  
Walled to front.  
Lawn to side and rear.  
Tarmac driveway.

