



**TENURE:** To be confirmed

**NAV:** We have been verbally advised by the Rate. Collection Agency that the NAV is £TBC.

**HOUSE TO SELL?** If you have a house to sell and you are interested in purchasing this home, please talk with us about a free market appraisal of your property.

**FINANCE REQUIRED?** Should you require financial advice in respect of the purchase of this or any other property, our financial adviser will be happy to assist you.

**VIEWING:** By appointment with sole agent. To arrange an appointment to view contact us on;

**Tel :** 02871 312 211

**Or e-mail us at:** info@locateestateagents.com

**This home can be viewed on our website at**  
**www.locateestateagents.com**

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## **FOR SALE**

**144 Cumber Road, Claudy, Derry, BT47 4JB**



- Detached 5 bedroom family home
- Oil fired underfloor heating throughout
- Blinds included in sale
- Built in 2009
- Set on 1 acre approx

**ASKING PRICE £399,950**

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## ACCOMMODATION



**Entrance Hall**  
Solid wooden floor

### **Ground Floor**

**Lounge** 19'10" x 15'9" (6.05m x 4.80m)  
Solid wooden floor, marble fireplace and hearth with gas fire

**Open Plan Kitchen** 17'0" x 15'0" (5.18m x 4.57m) Approx  
Eye and low level units with granite work top, Rangemaster gas hob, electric oven and extractor fan, American style fridge/freezer, integrated dishwasher, 1 1/2 bowl stainless steel sink with mixer tap

### **Open Plan Family Area**

**Open Plan Dining Area** 17'0" x 16'11" (5.18m x 5.16m) (Approx)  
Double patio doors, tiled floor

**Cloak Area**  
Leading to downstairs Bathroom

**Bathroom**  
WC, wash hand basin, bath, walk in wet room, heated towel rail, tiled floor, fully tiled walls

**Bedroom 5** 15'6" x 12'10" (4.72m x 3.91m)  
Dual aspect, carpet, provision for ensuite bathroom

**Utility Room**  
Eye and low level units, tiled floor, plumbed for washing machine, vented for tumble dryer, single drainer stainless steel sink unit with mixer tap.

**Back Porch**  
Tiled floor

### **First Floor**

**Landing**  
With hotpress, carpet, and feature banistrades

**Master Bedroom** 17'7" x 16'11" (5.36m x 5.16m)  
Dual aspect, patio doors to juliette balcony, carpet

**Master Ensuite**  
Corner jacuzzi bath, wc, wash hand basin, separate shower unit, heated towel rail, tiled floor, fully tiled walls

## ACCOMMODATION

**Master Dressing Room**  
Fully fitted storage & dressing unit, access to attic

**Bedroom 2** 14'6" x 13'5" (4.42m x 4.09m)  
Carpet

**En-suite**  
WC, wash hand basin, separate shower unit, heated towel rail, tiled floor

**Bedroom 3** 16'2" x 12'6" (4.93m x 3.81m)  
Walk in wardrobe

**Ensuite**  
Wc, wash hand basin, separate shower unit, tiled floor



**Bedroom 4** 16'0" x 12'10" (4.88m x 3.91m)  
Walk in wardrobe

**Ensuite**  
Wc, wash hand basin, separate shower unit, tiled floor

### **Exterior Features**

**Integral Double Garage**  
Ground floor : double garage, remote control roller doors, power, lights, wc, back door to garden, access to home  
First Floor: Currently used as games room

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Garden surround the property laid in lawn

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Tarmac driveway

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Outside lights & tap

