



**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

**4 Woodbridge Hill, Waterside, Derry, BT47 2EE**



- A stunning 4500 sq ft (approx) detached family home
- Set on approx 1 acre elevated site enjoying fabulous views over the City of Derry and River Foyle
- 5 bedrooms (2 en-suite)
- 5 reception rooms
- Geothermal heating with underfloor heating
- uPVC double glazed windows, rear door and patio doors
- Pannelled internal doors
- Carpets, curtains, blinds and light fittins included in sale
- Security alarm installed
- Beam vaccum system installed

**OFFERS INVITED**

Locate Estate Agents  
 Tel: 7131 22 11 Fax: 7134 60 79  
 Web: www.locateestateagents.com



**ACCOMMODATION**

**Ground Floor**

**Reception Hall**

with wooden floor, ceiling cornicing and centre rose, storage cupboards, leading to open plan lounge

**Lounge** 23'4" x 17'4" (7.11m x 5.28m)

(to widest points) Dual aspect, marble fireplace and hearth with 'Stanley' wood burning stove, wooden floor, ceiling cornicing and centre rose, wall lights

**Family Room** 15'7" x 11'4" (4.75m x 3.45m)

into alcove, marble fireplace and hearth with matching over mantle mirror, wooden floor, ceiling cornicing



**Open Plan Kitchen/Dining/Family Area** 42'2" x 13'6" (12.85m x 4.11m)

Kitchen and dining area: Dual aspect fitted with 'Design House' cream kitchen, comprising of eye and low level units, double 'Belfast' sink, 'britannia' range cooker set in feature \*, integrated fridge, integrated dishwasher, walk in larder cupboard, granite worktop with splashback, centre island with overhead lighting, dresser style unit with lighting, wooden floor, recessed lighting. Family area: Dual aspect with feature box windows, marble fireplace with granite hearth and matching over mantle mirror, wooden floor, ceiling cornicing and centre rose, wall lights, archway to conservatory

**Conservatory** 13'5" x 12'9" (4.09m x 3.89m)

Patio doors, wooden floor, ceiling cornicing, recessed lighting

**Study**

Fitted with wall to wall shelving, drawers and desk areas, wooden floor, recessed lighting

**Shower Room**

Walk in shower, wash hand basin and WC, partly tiled walls, tiled floor, heated towel rail

**Rear Hallway**

with tiled floor, ceiling cornicing and recessed lighting

**Utility Room** 9'9" x 9'7" (2.97m x 2.92m)

Eye and low level units, broom cupboard, 1 1/2 bowl single stainless steel sink unit with mixer tap, partly tiled walls, tiled floor, heater towel rails, door to boiler room

**Downstairs WC**

WC and wash hand basin set in vanity unit, partly tiled walls, tiled floor.

**First Floor**

Spacious landing with double doors leading to balcony, ceiling cornicing and centre rose, recessed lighting, storage cupboard



**ACCOMMODATION**

**Master Bedroom** 17'9" x 11'4" (5.41m x 3.45m)

(to widest points) Walk in wardrobe fitted with a vast range of hanging space and shelves.

**Ensuite** 9'6" x 9'2" (2.90m x 2.79m)

Fully tiled walk in shower, wash hand basin and WC, fitted with storage cupboards and open display shelves, partly tiled walls, wall mirrors, tiled floor, heated towel rail

**Bedroom (2)** 15'6" x 9'9" (4.72m x 2.97m)

Dual aspect, recessed lighting, double built in wardrobe

**Bedroom (3)** 15'6" x 9'8" (4.72m x 2.95m)

**Bedroom (4)** 12'1" x 9'1" (3.68m x 2.77m)

Walk in wardrobe fitted with hanging space and shelves

**Bedroom (5)** 11'11" x 11'5" (3.63m x 3.48m)

Ceiling cornicing, recessed lighting, double built in wardrobes.

**Ensuite**

Walk in electric shower, wash hand basin and WC, partly tiled walls, tiled floor, recessed lighting, heated towel rail

**Exterior Features**

**Garage** 20'4" x 18'1" (6.20m x 5.51m)

Roller door, side door and windows, lights and power points, stairs to floored area

**Storage Shed** 18'1" x 8'2" (5.51m x 2.49m)

Roller door, side windows, light and power points

Carport with recessed lighting

Tarmac driveway with an abundance of parking space

Large gardens to front enhanced with occasional trees

Large patio areas with steps into private rear garden laid in lawn

Sliding electric gates

Outside lights and taps

