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## 3 Clarkes Drive, Gulladuff, BT45 8RL

Offers Over £335,000



### Features

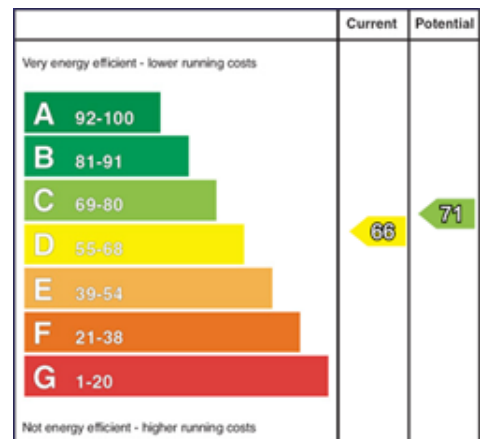
- Exceptional six bedroom/three reception detached family home extending to c.2,800 sq.ft. (including garage/games room) located at the front of the sought-after Clarkes Drive in the heart of Gulladuff.
- Superb internal accommodation including: fabulous open plan kitchen/dining/living area; six bedrooms (2 No. with en suites).and multiple well-proportioned receptions rooms.
- Exquisite fully fitted bar/summerhouse/games room facility and additional covered gazebo - ideal for entertaining and outside dining.
- Detached garage.
- Short drives to the main arterial A6 Glenshane Road, Maghera, Clady, Portglanone, etc.
- Tarmac driveway and additional communal car parking to front of property.
- Fully enclosed property - ideal for those with kids or pets.
- Spacious plot towards the end of a cul-de-sac with attractive outdoor patio/BBQ area to rear.
- Blackout blinds to all first floor bedrooms.
- Walking distance to all village amenities, shops and school.
- Included in the sale (internal): all floor coverings/light fittings/fitted bedroom furniture/window blinds/curtains & poles; 2 No. fridge/freezers; d/w; eye-level ovens/grill; gas hob/extractor hood.

### Contact Us

Viewing By Appointment Only

028 796 42271

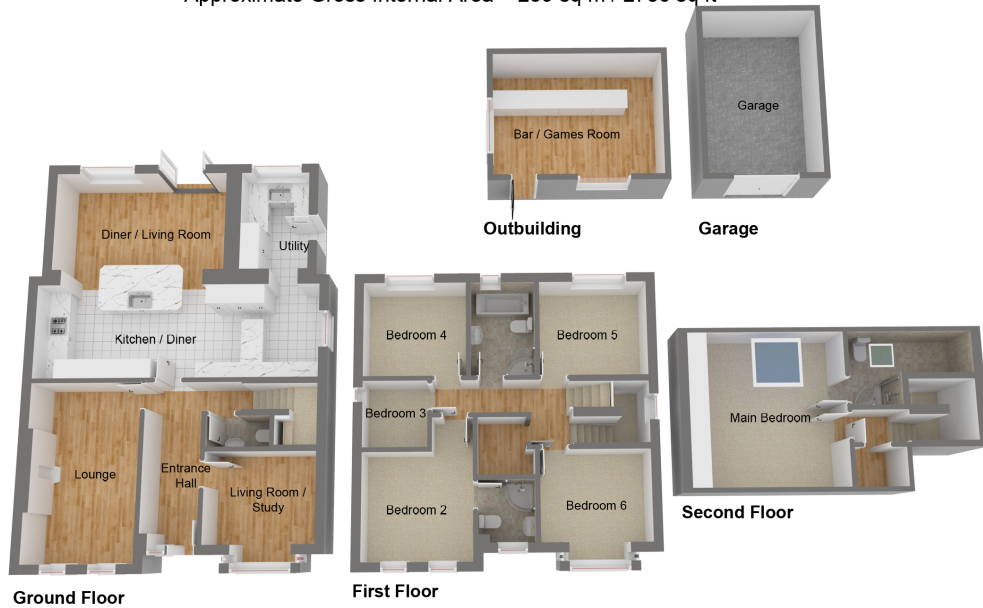
maghera@burnshomes.co.uk



Please Scan QR Code or visit [burnshomes.co.uk](http://burnshomes.co.uk) for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

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Approximate Gross Internal Area = 259 sq m / 2786 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1295756)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.