

## 7 Gorse Road, Coleraine, BT51 5SZ



**PRICE**  
**Offers Over**  
**£450,000**



**>Sales >New Homes >Commercial >Rentals >Mortgages**

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*Nestled in the serene surroundings of Kilrea, Coleraine, 7 Gorse Road presents an exquisite opportunity to acquire a stunning detached house that epitomises modern living. This remarkable property boasts four spacious reception rooms, including a grand dining room that is perfect for entertaining guests or enjoying family meals.*

*The heart of the home is undoubtedly the impressive kitchen, featuring solid oak units complemented by elegant granite worktops. The large contrasting kitchen island, adorned with quartz worktops, provides ample space for culinary creations and casual dining. This well-designed area is sure to be a favourite gathering spot for family and friends.*

*With five generous bedrooms, this residence offers ample space for a growing family or visiting guests. The principal bedroom is a true retreat, complete with an ensuite bathroom and a dressing area, ensuring privacy and comfort. Each of the four bathrooms is thoughtfully designed, catering to the needs of the household.*

*The property is set on a beautiful tranquil site, providing a peaceful escape from the hustle and bustle of everyday life.*

*Additional features include zoned underfloor heating on the ground floor and in the principal bedroom, ensuring warmth and comfort throughout the seasons. The double garage offers convenient storage and parking options, while the solar panels contribute to energy efficiency and sustainability.*

*In summary, 7 Gorse Road is a remarkable family home that combines elegance, comfort, and modern amenities in a picturesque setting. This property is not to be missed for those seeking a luxurious lifestyle in Kilrea.*

- Welcoming entrance foyer leading to spacious inner hall with feature centred staircase to first floor comprising stair rods with ball finials
- Three generous reception rooms / One with feature fireplace and a generous dining room 19'11" x 13'8" (at max)
- Large luxury kitchen 19'10" x 13'7" leading to garden room overlooking the rear
- Solid oak high and low level 'Shaker' kitchen units with polished granite worktops and 'Herringbone' splashback tiling above / Large kitchen island with contrasting grey double 'Shaker' kitchen units and quartz worktop and breakfast bar style seating
- Spacious utility room with low level solid oak kitchen units leading to a ground floor shower room and large boiler room adding additional storage
- Gallery landing to the first floor feature hard wood flooring and balustrading
- Five generous bedrooms to the first floor / Principal with dressing room and en-suite and two with access to 'Jack & Jill' shower room
- Luxury family bathroom comprising a cast iron 'Clawfoot' free standing bath and enclosed shower
- Oil-Fired central heating / Under floor heating to ground floor and principal bedroom / Solar panels owned by the property / Oak architraves, skirting and internal doors / Wooden double glazed windows
- Exceptional site with substantial parking / Double garage / Generous gardens offering superb privacy



## OUTSIDE FRONT

Cast iron gates leading to a gravel drive with substantial parking. Neat lawns with mature hedging and tree borders. Paved pathway to front door with twin wall lights.

## ENTRANCE FOYER

Hardwood door with sidelights to fully tiled entrance foyer with dual aspect windows. Glazed double doors to;

## INNER HALLWAY

Hardwood staircase to first floor. Moulded handrails to either side and stair rods with ball finials and side bullet lighting.

## RECEPTION 1 15'9" x 13'8"

Feature fire with granite mantle, polished granite hearth and cast iron inset.



## RECEPTION 2 15'9" x 13'8"

Hardwood flooring.





## KITCHEN 19'10" x 13'7"

Solid oak high and low level 'Shaker' style kitchen units with short black handles, polished granite worktops and splashback stands and 'Herringbone' ceramic tiling above. Large contrasting dark grey kitchen island with double shaker kitchen units, quartz worktop and breakfast bar seating. Over counter LED lightning. Space for range gas cooker with overhead extractor fan, Current 'stoves' range cooker can be discussed as additional purchase. Integrated Dishwasher. Integrated bin storage. Pelmet Low voltage down lighting over sink and granite window sill above, Space for American style fridge freezer, plumbed for water line. Ceramic tiled flooring open to.







### **GARDEN ROOM 19'11" x 11'8"**

Dual aspect windows. 'French' Double doors to rear. Ceramic tiled flooring. Large under stairs storage with shelving.

### **DINING ROOM 19'11" x 13'8" (at max)**

Feature wood wall panelling. Full ceramic tiled floor.

### **UTILITY 12'0" x 6'3"**

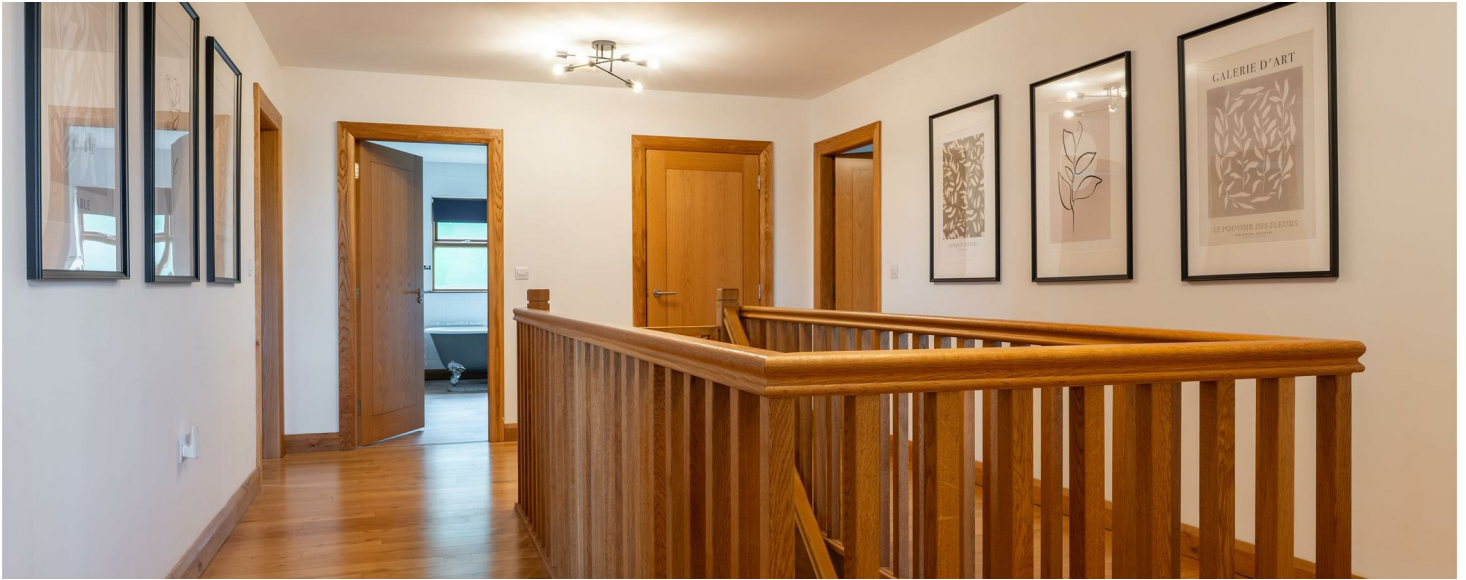
Low level solid oak kitchen units with contrasting worktops. Space for low level fridge freezer, washing machine and tumble dryer. Fully tiled floor. Doors to boiler room providing additional storage. Hardwood double glazed door to side.

### **GROUND FLOOR SHOWER ROOM 7'3" x 5'6"**

Modern white suite comprising a fully enclosed mains power shower with tiled splashback and glazed sliding door. Pedestal wash hand basin with chrome 'Victorian' style hot and cold taps. Low flush push button WC. Fully tiled floor. Extractor fan.







### **FIRST FLOOR GALLERY LANDING**

Hardwood floor. Hardwood balustrading and spindles. Access to loft. Hot press with pressurised water cylinder and shelving. Single radiator.

### **PRINCIPAL BEDROOM SUITE 15'9" x 13'8"**

Hardwood flooring. Zoned underfloor heating. Feature wood wall panelling. Door to;

### **DRESSING ROOM 10'0" x 6'9"**

Access to separate loft. Integrated custom storage furniture comprising clothing rails, drawers and shelved insets. Views over surrounding countryside. Hardwood flooring. Double radiator. Door to;

### **EN-SUITE 12'0" x 5'9"**

Modern white suite comprising a wall to wall mains powered enclosed shower with tiled splashback and glazed sliding door. 'Vanity' wash hand basin with chrome mixer tap, tiled splashback and storage below. Low flush push button WC. Mains powered LED mirror. European shaver plug sockets. Wood laminate flooring. Single radiator.

### **BEDROOM 2 13'8" x 15'9"**

Hardwood flooring. Feature wood panelled wall. Views over the surrounding country side. Single radiator.





### **BEDROOM 3 15'9" x 11'8"**

Views over the surrounding country side. Single radiator.

### **BEDROOM 4 15'10" x 13'8"**

Hardwood flooring. Views over the surrounding country side. Single radiator. Access to 'Jack & Jill' ensuite shared with bedroom 5.

### **JACK AND JILL EN-SUITE 14'7" x 11'8"**

Modern white three piece suite comprising a corner enclosed mains powered shower with tiled splashback and glazed sliding door. Pedestal wash hand basin with chrome hot and cold taps, tiled splashback, mains powered LED mirror. European shaver plug sockets above. Low flush push button WC. Single radiator.

### **BEDROOM 5 15'10" x 11'8"**

Integrated storage with hanging rails, drawers and shelving. Single radiator. Access to 'Jack & Jill' ensuite.

### **FAMILY BATHROOM 14'7" x 11'8"**

Modern white luxurious five piece suite comprising a cast iron 'Clawfoot' free standing bath with feature 'Victorian' style chrome mixer tap and 'Telephone' shower attachment. Corner enclosed mains powered shower with 'Drench' shower head, secondary attachment, tiled splashback and glazed sliding door. Vanity wash hand basin with feature chrome mixer tap, mains powered LED mirror over. European shaver plug socket above. Bidet with chrome mixer tap. Low flush push button WC. Double radiator.



OUTSIDE REAR

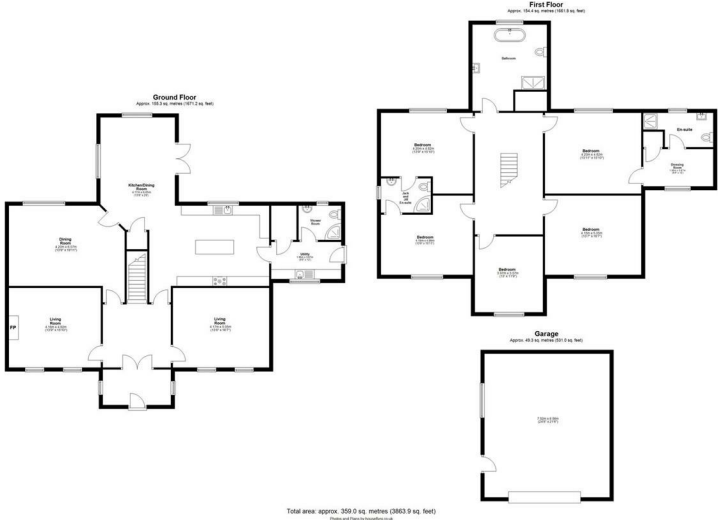
Neat lawns. Mature trees bordering the property giving exceptional privacy. Mains power and lighting. Outside tap.

DOUBLE GARAGE 24'8" x 21'5"

Mains power and lighting. Hardwood door to side. Staircase to partially floored loft. 2 x roller doors. Integrated storage insets. Plumbing. Solar panels over.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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