



FOR SALE - 1 Cranborne Heights, Coleraine  
**Offers Over - £295,000**

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**nre**  
northern real estate  
we value property





# Accommodation:

## Ground Floor:

**Entrance Porch:** 1.19m x 1.31m  
Tiled flooring, painted walls, recessed lighting, glass door to main hall.

**Entrance Hall:** 1.19m x 4.72m  
Amtico wood flooring, painted walls, lighting.

**Storage / Cloak Room** 0.69m x 0.80m

**Living Room:** 3.67m x 5.72m  
Wood effect tiled flooring, painted walls with feature wall paper, electric fire with modern surround, TV & phone point, bay window, feature lighting.

**Kitchen / Dining:** 3.59m x 6.88m  
Wood effect tiled flooring, painted walls, eye & low level units with splashback, double freestanding cooker with electric fan, sunken sink & drainer, integrated dish washer, recessed lighting, TV point, wood burning stove. Feature sliding doors to sunroom.

**Utility Room:** 2.21m x 3.60m  
Tiled flooring, painted walls, plumbing for washing machine and tumble dryer, recessed lighting, low level units, stainless steel sink.

**Sun Room:** 3.21m x 3.50m  
Tiled flooring, painted walls, recessed lighting, TV & phone point, patio doors to rear.

**Bedroom 1:** 3.68m x 4.14m  
Lino flooring, painted walls, TV point, lighting, fitted slide robes.

**Ensuite:** 0.96m x 3.09m  
Lino flooring, panelled walls, recessed lighting, white suite to include w/c and sink, chrome towel radiator, fully enclosed walk in shower with electric shower.

**Bedroom 2:** 3.50m x 5.99m  
Painted walls, amtico flooring, lighting.

**Bedroom 3:** 2.79m x 4.30m  
Lino flooring, painted walls, lighting, TV point, built in slide robes.

**Bedroom 4:** 2.47m x 3.18m  
Lino flooring, painted walls, lighting.

**Bathroom:** 2.05m x 2.55m  
Lino flooring, panelled walls, pvc ceiling, recessed lighting, white suite to include w/c, sink, bath with mixer tap and shower head, fully enclosed shower cubicle with electric shower, LED touch sensor mirror.

**Hot Press:** 0.89m x 0.98m

**Garage:** 4.74m x 8.13m  
Electric roller door, houses boiler, roof space (attic storage), electric & lighting, pedestrian door.



# Description:

Exceptional Well Presented Detached Bungalow with Detached Garage.

Located in the highly sought after Somerset area of the town.

The property comprises of a separate living and kitchen space with sunroom off the dining area. 4 no bedrooms with ensuite to the master and main bathroom.

The property also includes oil fired central heating, wood burning stove in the kitchen, uPVC windows and doors and a sizeable enclosed rear garden.

# External:

Property is approached via a private tarmac entrance driveway.

Landscaped gardens to front of the property with tarmac to the rear and a paved entertaining space.

Heating is via Oil Heating & Multi Burning Stove.

Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2023: £1609.87

Tenure: Assumed to be freehold

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	65   D
39-54	E		
21-38	F		
1-20	G		

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