



FOR SALE - 1 Cranborne Heights, Coleraine

Offers Over - £295,000











Accommodation:

Ground Floor:

Entrance Porch: 1.19m x 1.31m

Tiled flooring, painted walls, recessed lighting, glass door t 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 LFD 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.

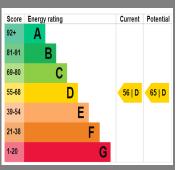
Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2023: £1609.87

Assumed to be freehold

EPC:



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