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# ARMSTRONG GORDON



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## COLERAINE

1 Boundary Lodge Lane

BT52 1FY

Offers Over £465,000

028 7083 2000  
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Welcome to the epitome of luxurious living – a showhouse that transcends expectations and redefines the art of home design. Nestled in a prestigious location on Lodge Road, this architectural masterpiece stands as a testament to sophistication, innovation and unparalleled elegance. Step through the imposing double doors, and you're greeted by an expansive foyer that sets the tone for the entire residence. The living spaces are bathed in natural light, thanks to strategically placed windows that frame picturesque views of the surroundings.

The kitchen, a chef's dream, features state-of-the-art appliances, custom cabinetry and a central island that doubles as a stylish focal point. Whether you're entertaining guests or enjoying a quiet family dinner, this culinary haven is designed to elevate the art of cooking and dining.

Travelling through Coleraine town centre proceed past the leisure centre and follow the road as it turns left onto Lodge Road. Continue past the police station on your right and Boundary lodge will be located approximately 100m along the road on the left before the Lodge road roundabout.

**ACCOMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

**Separate W.C.:**

**Living Area: (Plus Bay)**

17'0 x 15'1



**Open Plan Kitchen/Dining Area:**

19'9 x 13'1



**Family Area:**

11'3 x 9'11

**Utility Room:**

7'6 x 5'2

**FIRST FLOOR:**

**Landing:**

**Master Bedroom:**

19'3 x 14'2

**Ensuite Shower Room:**

8'6 x 4'11



**Bedroom 2:**

14'2 x 10'9



**Bedroom 3:**

10'8 x 10'5



**Bathroom:**

9'6 x 6'6



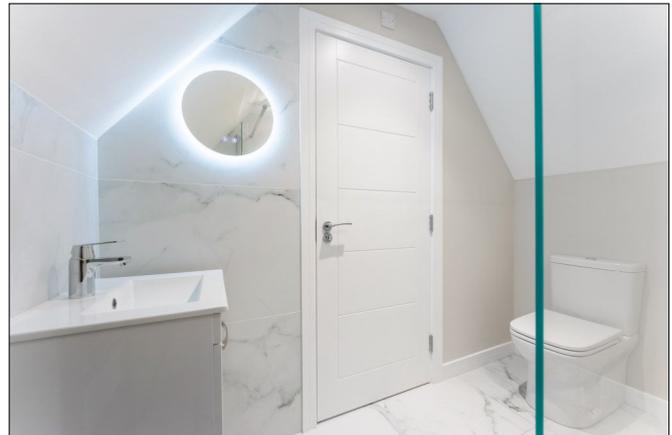
## **SECOND FLOOR:**

### **Bedroom 4:**

23'11 x 11'7

### **Ensuite Shower Room:**

7'2 x 3'11



## **SPECIAL FEATURES:**

### **KITCHEN:**

- Impressive high and low level units, kitchens doors with choice of colours, worktop with upstands and splashback behind hob
- Integrated appliances to include hob, stainless steel electric oven with extraction fan, integrated dishwasher and fridge/freezer

### **BATHROOM, ENSUITE & CLOAKROOMS:**

- Contemporary white sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Showers in bathrooms and ensuites to be thermostatically controlled on slimline trays
- Shower over bath (where applicable)

### **FLOOR COVERING & TILING:**

- Ceramic tiled floor to entrance hall, kitchen area, bathroom and ensuite
- Tiling to shower enclosure and around bath area
- Carpets to living area and bedrooms

### **EXTERNAL FEATURES:**

- uPVC double glazed windows
- Communal and amenity areas will be maintained by a management company with the management fee to be agreed

**INTERNAL FEATURES:**

- Entrance door with 5 point locking system
- Insulated to new building standards, these homes should see up to a 40% saving on energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Gas fired central heating
- White painted internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points (with BT extension to lounge area)
- Recessed down lights to kitchen, ensuite and bathroom
- Mains smoke and carbon monoxide detectors
- Wired for alarm system

**BUILDING WARRANTY:**

- Each home will be issued with a Global 10 year warranty certificate

**TENURE:**

Freehold

