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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COLERAINE

2 Lakeside Close

BT52 2FB

Offers Over £275,000

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This modern four bedroom detached home, constructed circa 2022, is ideally situated within the very popular Lakeside development just off the Bushmills Road in Coleraine. Offering contemporary living in a peaceful residential setting, the property is perfectly suited to families, first time buyers or those seeking a stylish, low maintenance home. Finished to a very good specification throughout, the accommodation is both bright and spacious extending to approximately 1291 square feet of living space. The ground floor comprises a welcoming entrance hall, a generously proportioned lounge and a stunning open plan kitchen and dining area complete with modern fitted units and integrated appliances - perfect for everyday living and entertaining alike. Upstairs, the property boasts three bedrooms, including principal bedroom with en-suite shower room, alongside a modern family bathroom finished with quality fixtures and fittings. Externally, the home benefits from a private driveway providing off street parking and an enclosed rear garden, ideal for outdoor relaxation and family use. Located within proximity to local amenities, schools, and transport links, this property combines the benefits of modern construction with a prime location in one of Coleraine's most popular developments. Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.

Travelling into Coleraine on the Millburn Road towards the town centre, follow the road onto Union Street. Turn left at the top onto Bushmills Road and go through the railway crossing. The Lakeside development will be just after the Spar Filling Station and you will see No 2 Lakeside Court from the main road.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4'1 with part panelled walls, recessed lighting, tiled floor and black frame glass panel door leading to kitchen.

Separate W.C.:

With wash hand basin with storage below, extractor fan and tiled floor.

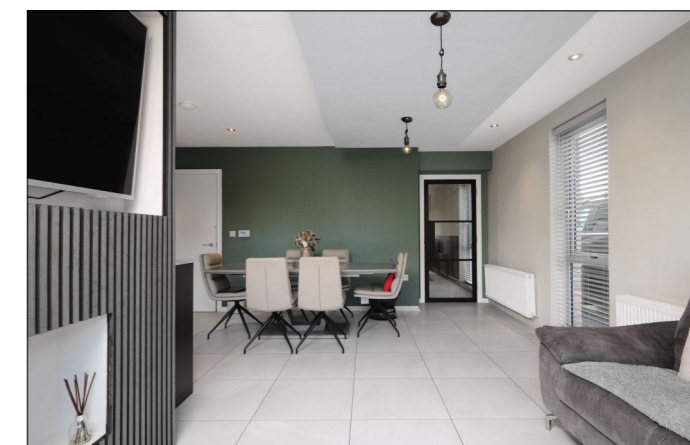
Lounge:

With media wall, recess for T.V, electric fire, part panelled walls with recessed lights, suspended illuminated feature ceiling, laminate wood floor and black frame with glass panel door leading to hall. 15'7 x 14'0



Kitchen/Dining Area:

With undermount stainless steel single sink unit, high and low level built in units with under unit lighting, integrated induction hob, concealed extractor fan above splashback, integrated 'Indesit' double eye level ovens, integrated fridge freezer and dishwasher, wine fridge, saucepan drawers, part panelled walls, recessed lighting, feature dropped ceiling, recess for T.V and electric fire, tiled floor and sliding PVC door leading to walled garden. 18'7 x 16'10



Utility Room:

With high and low level built in units, plumbed for automatic washing machine, space for tumble dryer, broom cupboard, gas boiler and tiled floor.

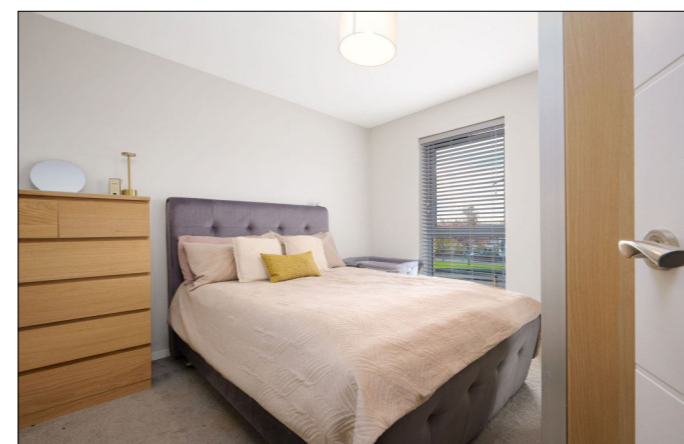
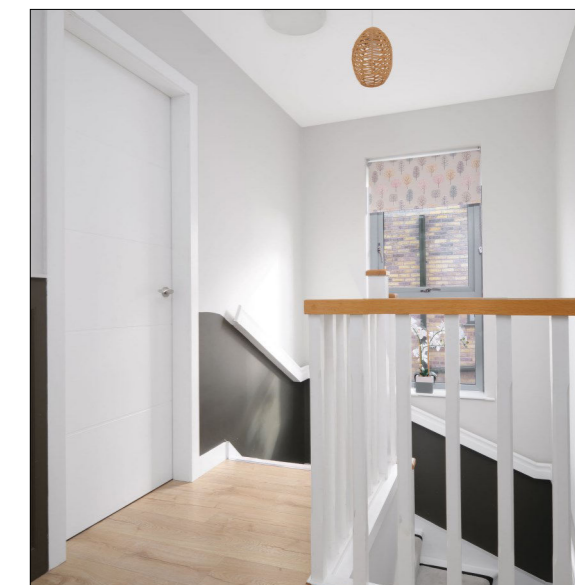
FIRST FLOOR:

Landing:

With part panelled walls, hot press, access to roof space and laminate wood floor

Bedroom 1:

11'5 x 11'2



Ensuite off with w.c., wash hand basin with storage below, tiled splashback and illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, recessed lighting, extractor fan and tiled floor.



Bedroom 2:

With laminate wood floor. 10'3 x 9'9



Bedroom 3:

With part panelled wall and laminate wood floor. 11'1 x 8'4

Bedroom 4:

With laminate wood floor. 11'1 x 7'0



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, storage below and illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, telephone hand shower over bath with tiled surround, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Garden to rear is fenced in with wood composite decking area with bench seat, power points, insulated sound boards and water connection. Lights to front and rear. Tap to rear.
Garden Room—6m x 3m. Tarmac driveway to side of property.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Convenient Location Within Walking Distance to Coleraine Town Centre
- ** Easy Maintained Garden To Rear

TENURE:

TBC

CAPITAL VALUE:

£130,000 (Rates: £1386.00 p/a approx.)

