



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



COLERAINE

12 Boundary Lodge Lane
Site 7 Boundary Lodge
BT52 1FY
Offers Over £425,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

This is a truly outstanding four bedroom detached family home which is currently a showhouse is immaculately presented and has been finished to an exacting standard throughout. Having been constructed summer 2024 by well renowned construction company, Glenoak Developments, the property itself extends to approximately 1735 sq ft of luxury living space and has been finished to an exceptional finish and high specification right through. Internally the property is both bright and spacious and has been creatively and beautifully presented creating a contemporary flow. Located in a development of family residences, the property has been designed with modern and traditional themes offering a warm and stylish atmosphere in every room. Externally the property is laid in lawn to front and rear with tarmac driveway. Location wise, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry and being located so close to Coleraine town centre, local amenities are only a short walk away. This is a fantastic opportunity to acquire a fabulous family home of exceptional design and quality all round.

Travelling along Lodge Road past the former Coleraine Grammar School, Boundary Lodge will be located on your left after the turn off for Nursey Avenue. No 12 (site 7) will be located bottom right corner of the development.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
6'8 wide with tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback, heated towel rail, extractor fan and tiled floor.

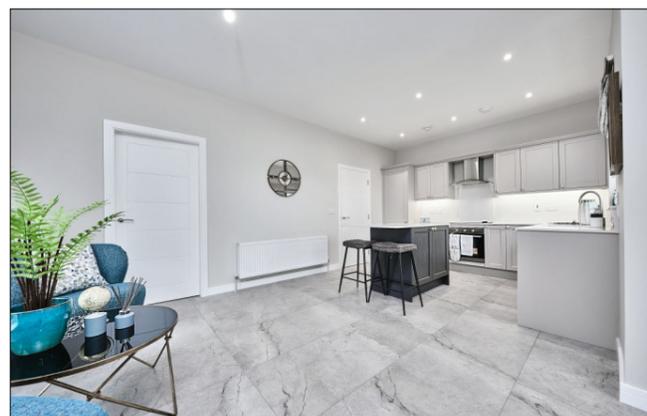
Lounge:

With recess and piped for gas fire. 17'2 x 12'6



Kitchen/Dining Area: 20'6 x 18'0 (L-Shaped)

With single drainer 'Hafele' bowl and half stainless steel sink unit set on Silestone worktop with upstands, high and low level built in units, integrated fridge freezer, ceramic hob, integrated 'Indesit' oven and stainless steel extractor fan above with Silestone splashback, integrated dishwasher, saucepan drawers, matching island with storage below and seating for two people, breakfast bar, recessed lighting, tiled floor and sliding patio doors leading to rear garden.



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine, space for tumble dryer, extractor fan and tiled floor.

FIRST FLOOR:

Landing:

With hot press.

Bedroom 1:

With feature floor to ceiling windows. 15'1 x 11'2



Dressing Room:

9'0 x 8'5

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 and additional telephone hand shower, heated towel rail, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

11'4 x 11'2



Bedroom 3:

11'3 x 8'5



Bathroom:

With white suite comprising w.c., floating wash hand basin with storage below, tiled splashback and illuminated mirror above, feature stand alone bath, fully tiled walk in shower cubicle with rainfall shower, additional telephone hand shower, part tiled walls, heated towel rail, extractor fan, recessed lighting and tiled floor.



SECOND FLOOR:

Landing:

With large walk in cupboard.

Bedroom 4:

With access to eaves. 16'6 average x 12'2

Ensuite off with 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, extractor fan, 'Velux' window, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Garden to rear is laid in lawn with paved patio area. Light to front and rear. Tap to rear. Tarmac driveway leading to side of property, parking for several cars. Paved patio area to front with lawned and screened area. Lawn to side.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** Double Glazed Windows In uPVC Frames
- ** Burglar Alarm
- ** Luxury Specification To Show Home Standard

TENURE:

Freehold

