



Solicitor:
M/s McCallum, O'Kane, 8 Blindgate Street, Coleraine

**For further details and permission to view
Contact selling agents**

Property Reference: CR4532.TP.210618

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Coleraine 31 Somerset Park, BT51 3LH

A superb family home, this exceptional detached chalet not only provides versatile 4 bedroom 2 reception or 3 bedroom 3 reception, living accommodation but has also been finished and maintained to an exacting standard by the current owners. Complimented by an excellent location in the ever popular Somerset area, this really is one of those properties which will attract a keen interest on the open market and should be viewed at the earliest opportunity.

Offers Over £165,000

Coleraine Office
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www.mcafeeproperties.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		48	55
(1-20) G			
Not energy efficient - higher running costs			



**Accommodation
Comprising:**

Entrance Hall:
With storage under stairs with light,
Karndene flooring



Lounge:
16'0 x 11'11 with feature 'Hole In Wall'
style fireplace, reclaimed Brick fireback and
surround, slate tiled hearth, beam mantel,
piped for gas fire



Exterior Features

Detached Garage: 18'0 x 10'8 with automatic roller door, pedestrian doors, light and power.
Garden laid in lawn to front with feature shrub bed and coloured stone area.
Feature cobble block area and door step.
Fence enclosed terraced garden to rear with paved patio area to upper level and coloured stone area to lower level. Feature shrub beds, rotundas and maturing evergreen hedge border.
Tarmac driveway and parking area.
Outside lights and taps.

Additional Features

Oil Fired Heating
Woodgrain uPVC double glazed windows
(ex velux)
Woodgrain uPVC front and rear doors
Pine internal doors skirtings and architraves
Burglar alarm

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Bedroom (2):
11'11 x 11'5



Bedroom (3):
11'11 x 9'8 with polished wooden flooring.



Kitchen/Dining:
12'7 x 11'10 with bowl and half stainless steel sink unit, range of 'Shaker' style maple eye and low level units, display cabinets, under lighters, pelmet with down lighters. 'Siemens' hob, 'Whirlpool' double oven, 'JHC' stainless steel extractor, stainless steel splashback, 'Whirlpool' integrated dishwasher and fridge-freezer, tiled floor, recessed lighting and tiled floor.

Utility Room:
6'11 x 6'11 with stainless steel sink unit, 'Shaker Style' maple low level units, plumbed for automatic washing machine, tiled floor.



Dining Room:
11'11 x 9'11



Family Room:
11'10 x 10'11 with t.v. point and patio doors to rear



Bathroom and wc combined:
Part tiled around bath and wash hand basin, tiled walk in double shower cubicle, 'Mira Event' power shower fitting, point for wall light, recessed lighting, extractor fan, polished wooden flooring.
Hotpress and Immersion Heater



First Floor:

Landing:
With Walk-in storage cupboard



Master Bedroom:
18'2 x 11'11 with TV point.

Ensuite:
Comprising w.c., wash hand basin, tiled walk-in corner shower cubicle' 'Redring Plus Extra' jwer, extreactor fan, polished woodem flooring.

Dressing Room:
11'11 x 5'5 (ave) with shelved storage and hanging rails.

