



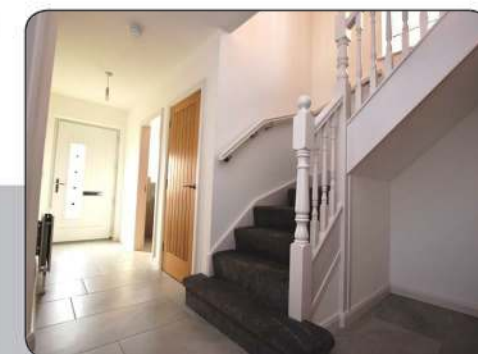
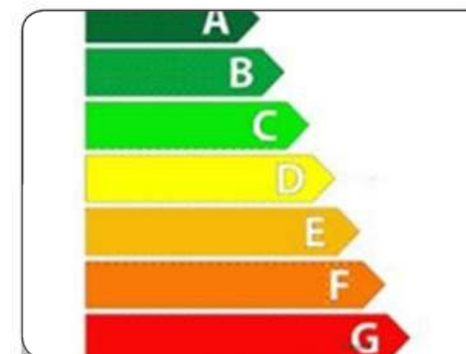
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **R. Benson & Son**
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.rbensonandson.com

Site 1 Laurel Lodge, Coleraine,

- Superb new-build 3 bedroom detached house
- High specification finish throughout
- uPVC double glazing, fascia & guttering
- Gas fired central heating
- Bison slab flooring on first floor
- Full turnkey finish to include all appliances, blinds and fitted mirrored sliderobes
- Last unit remaining in development
- Ideal central location within walking distance of schools, town centre, health centre & all other local amenities

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
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4. All measurements quoted are approximate.
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This last remaining 3 bed detached house is situated within the new 'Laurel Lodge' Development on the periphery of Coleraine Town Centre. Finished to an extremely high standard throughout and offering superb family accommodation this stunning house comes highly recommended by the selling agent.

Ground Floor - Entrance Hall:

With tiled floor, telephone point, 2 walk-in storage cupboards and cloaks comprising WC, wash hand basin with vanity unit, half tiled walls, tiled floor, extractor fan and chrome heated towel rail.

Lounge:

16'9 x 12'1 (5.11m x 3.68m)
(inc. bay)

With feature modern fireplace with stone surround, stone hearth and electric inset, high specification laminate wood flooring, TV point and telephone point.

Kitchen/Dining Area:

16'8 x 15'6 (5.08m x 4.72m)

Fully fitted with an extensive range of eye and low level contemporary deluxe units, matching worktops and upstands, stainless steel sink unit, built-in eye level 'Indesit' electric oven and combi microwave oven, integrated dishwasher and fridge freezer; centre island with 'Hotpoint' 4 burner gas hob, stainless steel cooker hood with glass canopy, breakfast bar and storage, tiled floor, recessed lighting and French doors leading to paved patio area to rear.

Utility Room:

10'4 x 6'1 (3.15m x 1.85m)

With eye and low level contemporary units, stainless steel sink unit, matching worktops and upstands, integrated 'Indesit' washing machine and tumble dryer, extractor fan, tiled floor and access to rear.

First Floor - Landing:

Spacious landing with airing cupboard and access to roofspace.

Master Bedroom:

12'6 x 11'7 (3.81m x 3.53m)

With walk-in wardrobe, TV point, telephone point and ensuite comprising fully tiled walk-in mains shower cubicle, wash hand basin with vanity unit, WC, chrome heated towel rail, half tiled walls, tiled floor and extractor fan.

Bedroom 2:

14'7 x 10'3 (4.45m x 3.12m)

With bespoke mirrored wall to wall fitted wardrobes incorporating power points and TV point.

Bedroom 3:

10'3 x 10'0 (3.12m x 3.05m)

With TV point.

Bathroom:

With suite comprising bath, fully tiled walk-in mains shower cubicle, wash hand basin with vanity unit, WC, half tiled walls, tiled floor, heated towel rail, recessed lighting and extractor fan.

Exterior:

Property approached by tarmac driveway to front. Garden to rear laid in lawn with paved patio area to side, enclosed by red brick wall.

