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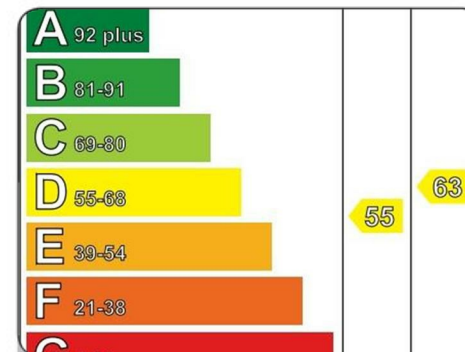
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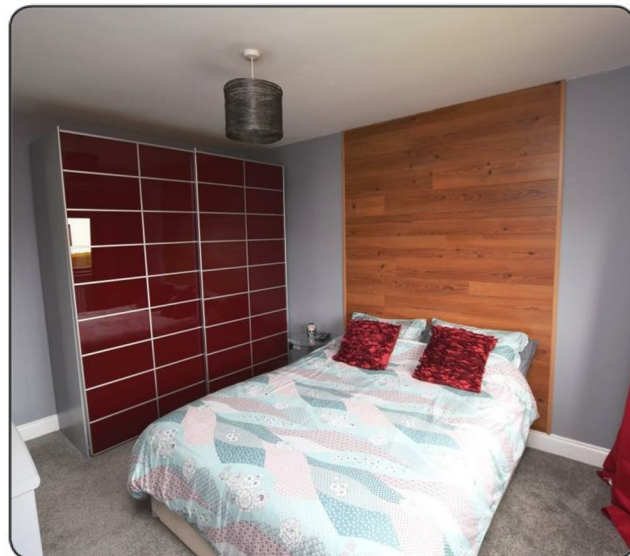
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5 College Avenue, Coleraine, BT51 3HB

- Superb Detached Family Home
- Oil fired central heating
- Hardwood double glazing
- Spacious family accommodation
- Recently refurbished kitchen & bathroom
- Situated in a quiet cul-de-sac location
- Convenient to schools, town centre & all local amenities
- EPC D55





This superb 4 bedroom, 2 reception detached house is situated in a quiet cul-de-sac location in a much sought after residential area. Boasting spacious well laid out family accommodation with a recently upgraded kitchen and bathroom and situated within walking distance to local schools and the town centre interest is sure to be high. Viewing comes highly recommended by the selling agent.

Ground Floor - Entrance Hall:
With tiled floor and recessed LED lighting.

Lounge:
18'2 x 12'4 (5.54m x 3.76m)
(including bay)
With open fireplace with tiled inset, tiled hearth and wood surround, real wood flooring.

Family Room:
14'4 x 10'4 (4.37m x 3.15m)
With real wood flooring and lighting on dimmer switch.

Kitchen/Dining Area:
16'11 x 10'6 (5.16m x 3.20m)
Fully fitted with extensive range of eye and low level deluxe units, 'Franke' stainless steel sink unit, tiled splash back, 'Nordmende' 5 burner gas hob, 'Normende' stainless steel extractor fan with glass hood, concealed underlighting, 'Normende' double eye level oven, integrated fridge, integrated 'Normende' dishwasher, recess LED kick board lighting, tiled floor and french doors leading to rear.

Utility Room:
10'4 x 5'9 (3.15m x 1.75m)
Fitted with deluxe low level units, circular stainless steel sink unit, tiled splash back, plumbed for automatic washing machine, space for tumble dryer, tiled floor, cloaks with WC and tiled floor.

Integral Garage:
20'7 x 11'9 (6.27m x 3.58m)
With up and over door, power, light and access to roofspace.

First Floor - Landing:
With hotpress and access to roofspace via Slingsby style ladder.

Bedroom 1:
12'5 x 10'5 (3.78m x 3.18m)

Bedroom 2:
10'7 x 9'9 (3.23m x 2.97m)

Bedroom 3:
12'4 x 11'5 (3.76m x 3.48m)
(inc. bay)
With laminate wood flooring.

Bedroom 4:
10'4 x 7'10 (3.15m x 2.39m)

Family Bathroom:
Comprising bath with tiled splash back, fully tiled walk-in mains shower area with feature glass brick wall, wash hand basin, WC, extractor fan, chrome heated towel rail, part tiled walls and tiled floor.

Exterior:
Property approached by pavior brick driveway with garden to front laid in lawn dotted with various shrubs. Garden to side and rear laid in lawn fully enclosed by close board fencing. Outside tap and light.

