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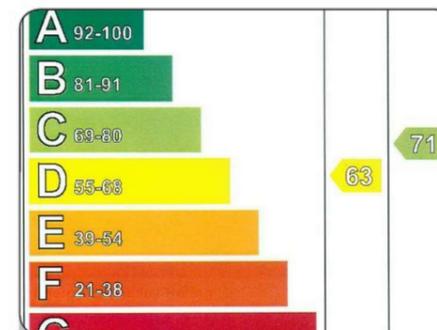
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41 Grasmere, Coleraine, BT52 2DJ

- Outstanding 4 bed detached house
- Oil fired central heating & uPVC Double Glazing
- Well laid out family accommodation
- Superb decorative order throughout
- Contemporary solid oak internal doors
- Convenient location within close proximity to town centre, schools, Causeway Hospital & all other local amenities





This detached family home offers a choice corner site affording privacy with an elevated and bright colourful outlook. Internally the property offers generous well proportioned accommodation and is decorated to an extremely high standard. With attention paid to detail and cleverly conceived colour schemes the property offers a finish which will appeal to a diverse range of prospective purchasers. Internal inspection is highly recommended by the selling agent.

GROUND FLOOR:

ENTRANCE HALL:

With tiled floor, telephone point and understairs storage

CLOAKROOM:

Fully tiled with low flush WC, modern wall hung wash hand basin with chrome tap and under storage with soft close feature, low voltage LED lighting and feature mounted radiator

LOUNGE:

20'2" x 11'8" (6.15 x 3.56)

With solid oak floor, with contemporary 'Adura' wood burning stove with slate hearth and feature wall cladding, TV point and telephone point

KITCHEN WITH DINING AREA:

13'6" x 11'8" (4.14 x 3.56)

With range of eye and low level units with recessed underlighting, tiled around worktops, stainless steel sink unit, 6 ring gas hob, 'Neff' hide and slide electric oven, integrated dishwasher, built-in microwave, extractor fan, tiled floor, TV point and patio doors leading to rear.

UTILITY ROOM:

With eye and low level units, tiled around worktops, stainless steel sink unit, plumbed for automatic washing machine, space, space for American style fridge freezer and tiled floor

FIRST FLOOR:

LANDING:

With hotpress and storage cupboard

MASTER BEDROOM:

11'8" x 11'5" (3.56 x 3.48)

With spacious walk-in ensuite fully tiled with extra large 'Heat Store' power shower cubicle, wash hand basin with chrome taps, WC, shaving point and tiled floor

BEDROOM 2:

11'8" x 10'9" (3.58 x 3.28)

(to widest points)

With laminate wood flooring and TV point

BEDROOM 3:

9'1" x 8'2" (2.77 x 2.51)

BEDROOM 4:

8'7" x 8'3" (2.64 x 2.54)

BATHROOM:

With bath with tiled splashback, fully tiled walk-in 'Redring' electric shower cubicle, wash hand basin with tiled splashback, WC and tiled floor

Exterior:

Area to front of property paved with feature stoned flowerbeds. Areas to side enclosed by close board fence with raised lawn and 'Dura' composite decked area with recessed LED lighting. Fully enclosed oil tank with tarmac driveway with parking for 2 cars. Outside water tap and security lighting.

Location: Located in the highly popular 'Grasmere' development, just off the Ring Road, Coleraine.

