



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

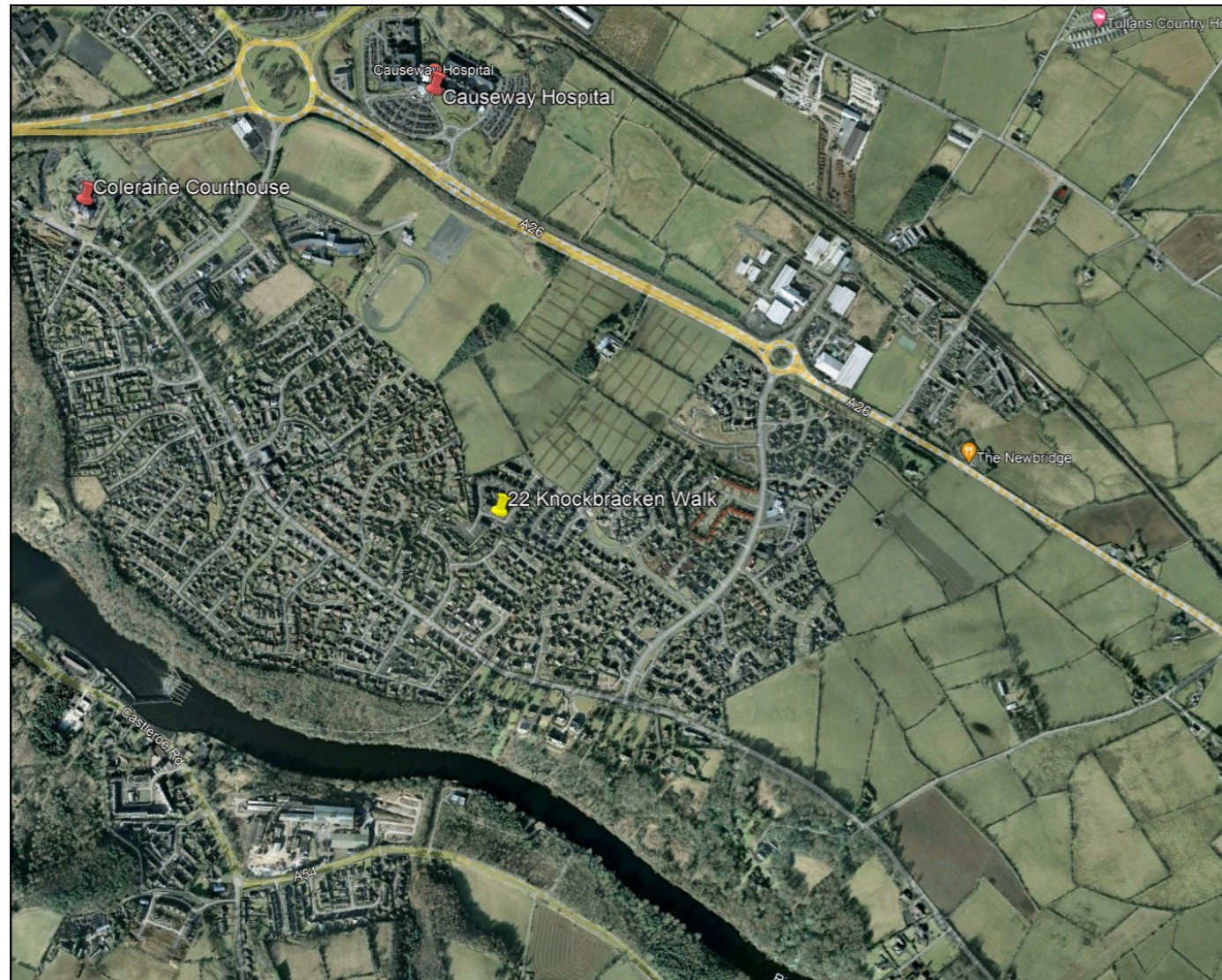
ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COLERAINE

22 Knockbracken Walk

BT52 1XP

Offers Over £365,000

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

A delightful five bedroom three reception detached family home which is immaculately presented and has been finished to an exacting standard throughout. Having been constructed circa 2014, the property itself offers well laid out and luxury living space and has been finished to an exceptional finish and high specification right through. Internally the property is both bright and spacious. 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 will be easy to maintain and benefits from an integral garage. Location wise, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry. This is a fantastic and one off opportunity to acquire a fabulous family home of exceptional design and quality all around.

From the Mountsandel Road turn onto the Knocklynn Road. Take your third left into Knockbracken Drive and third left again into Knockbracken Walk. No 22 will be located on your left hand side.

GROUND FLOOR: ACCOMMODATION COMPRISES:

Granite front step leading to:

Entrance Hall:

7'3 wide with under stairs storage cupboard, recessed lighting and porcelain tiled floor.

Separate W.C.:

With wall mounted wash hand basin set in vanity unit with storage below and tiled splashback, extractor fan, recessed lighting and Porcelain tiled floor.



Kitchen/Dining/Family Area: 23'11 x 21'4 max

Pronorm kitchen by Ballycastle Homecare, with undermount 'Blanco' stainless steel sink unit with integrated Renewell Water pro elite water filtration system, set in Siquistone blocked worktops and upstands, high and low level built in two tone units with under unit lighting, space for Rangemaster cooker, built in cooker hood above with lights and Siquistone splashback, eye level integrated Bosch oven combi microwave and integrated Bosch coffee machine, integrated Bosch dishwasher, pull out recycling bin, drawer bank and saucepan drawers. Additional storage featuring integrated full length Bosch fridge, separate full length Bosch freezer and larder cupboard with pull out drawers. Island unit with additional pull out drawer bank including saucepan drawers, Siquistone worktop, double electrical sockets and additional built in seating area off island. Integrated multi fuel stove with feature stone mantel and slate hearth, recessed lighting, porcelain tiled floor and double glass doors leading to conservatory.



Lounge:

With custom made marble surround fireplace with granite inset and hearth, feature bay window, recessed lighting and solid oak floor. 18'11 into bay x 13'7



Sun Room:

With recessed lighting, porcelain tiled floor and PVC French doors leading to rear garden. 15'7 x 12'0



Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with partial tiling between, space for washing machine and tumble dryer, double larder unit, single tall cupboard, porcelain tiled floor and pedestrian door leading to rear garden.



FIRST FLOOR:

Landing:

With hot press, access to roof space and recessed lighting.

Bedroom 1:

With recessed lighting. 17'0 x 11'3

Ensuite off with w.c., wall hung feature elements sink unit and tall boy, illuminated mirror above, extensive fully tiled walk in shower area with rainfall shower head and separate telephone hand shower, recessed shower shelving, fully tiled walls, chrome towel rail, recessed lighting and tiled floor.



Walk in wardrobe/Dressing Room: 12'0 x 4'11

Designed and made by Ballycastle Homecare, with two built in wardrobes (one is mirrored), drawers and dressing table, recessed lighting and porcelain tiled floor.



Bedroom 2:

With recessed lighting. 15'10 x 13'9



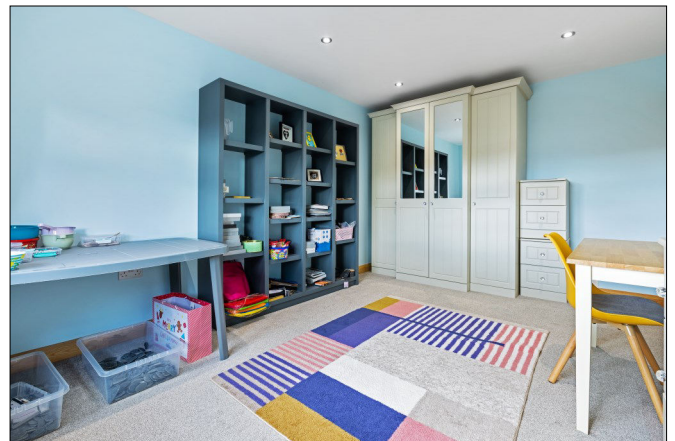
Bedroom 3:

With recessed lighting. 15'1 x 10'8



Bedroom 4:

With recessed lighting. 15'2 x 10'5



Bedroom 5:

With recessed lighting. 10'0 x 7'2



Bathroom:

With white suite comprising w.c., wall mounted feature element sink unit and tall boy, illuminated mirror above, freestanding bath with free standing mixer tap, feature elements shelf above bath, fully tiled walk in shower cubicle with rainfall shower system with additional telephone hand shower and recessed shelves in shower, chrome towel rail, fully tiled walls, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Tobermore paviour driveway with parking for several cars leading to integral garage with electric operated up and over door 21'2 x 11'4 with light, power points, gas boiler, radiator and door leading to utility. Garden to front is laid in lawn. Garden to rear is fenced in with extensive Tobermore paving and brick elevated seating circle area. Garden to rear is laid in lawn. Light to front and rear. Tap to rear.



SPECIAL FEATURES:

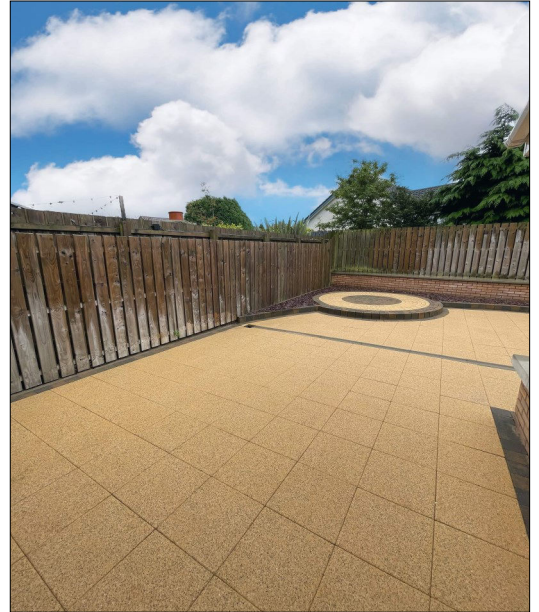
- ** Gas Fired Central Heating
- ** Beam Vacuum System
- ** Beam Positive Ventilation System
- ** Whole House Done In LED Spotlights
- ** Reinforced Steel Front & Back Door
- ** Tobermore Bricks & Paving Front & Back Garden With Feature Brick Circle In Back Garden
- ** Integrated Garage With Electric Roller Door & Radiator
- ** Solid Oak Doors, Skirting & Architrave
- ** Wired Smoke and Carbon Monoxide Alarms
- ** Alarm System
- ** Fitted For Fibre Broadband

TENURE:

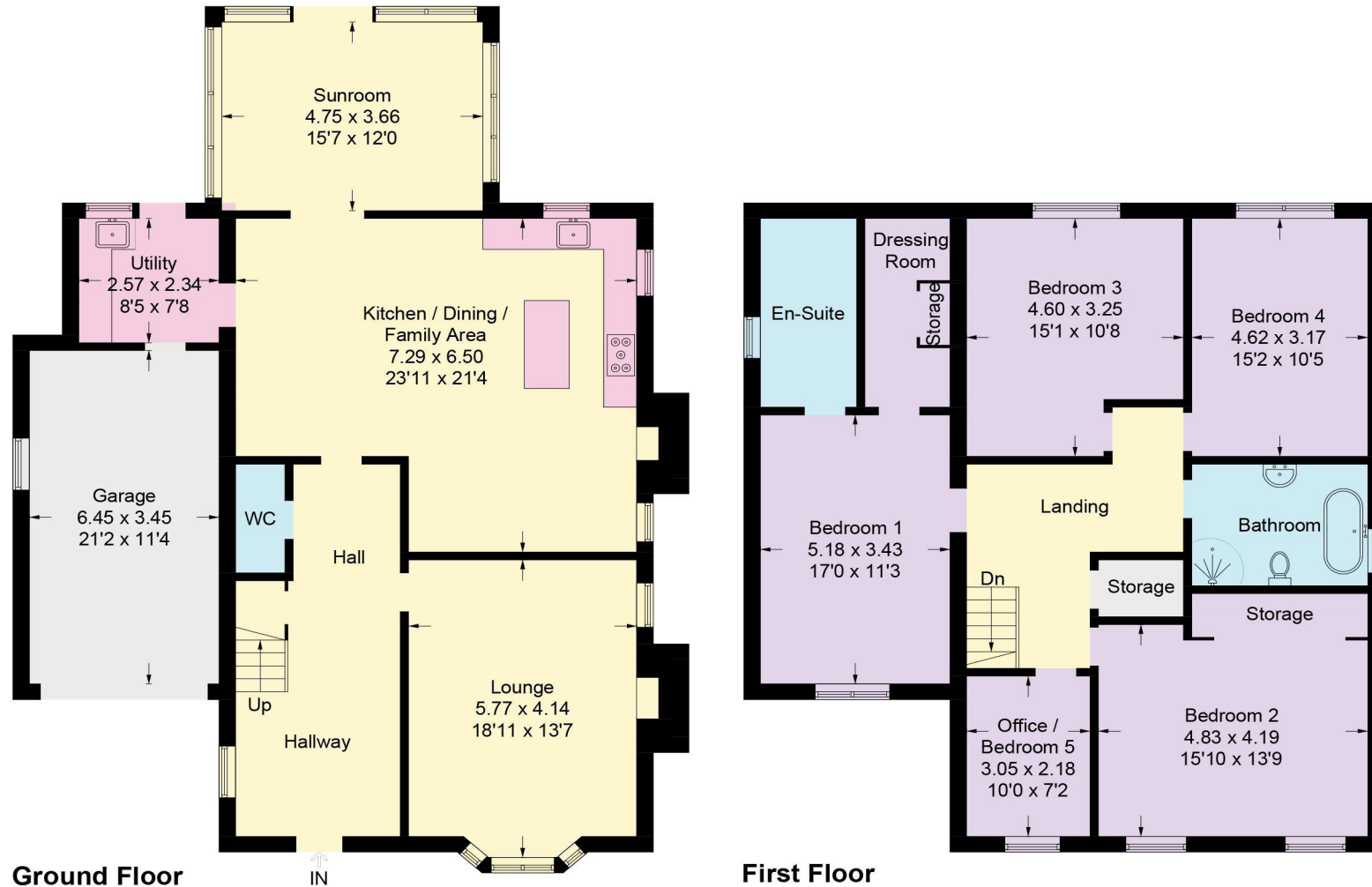
TBC

CAPITAL VALUE:

£225,000 (Rates: £2093.63 p/a approx.)



22 Knockbracken Walk



ARMSTRONG GORDON
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1026543)