

## For Sale

17 Willowfield Drive, Off Atlantic Road, Coleraine,  
BT52 2NX

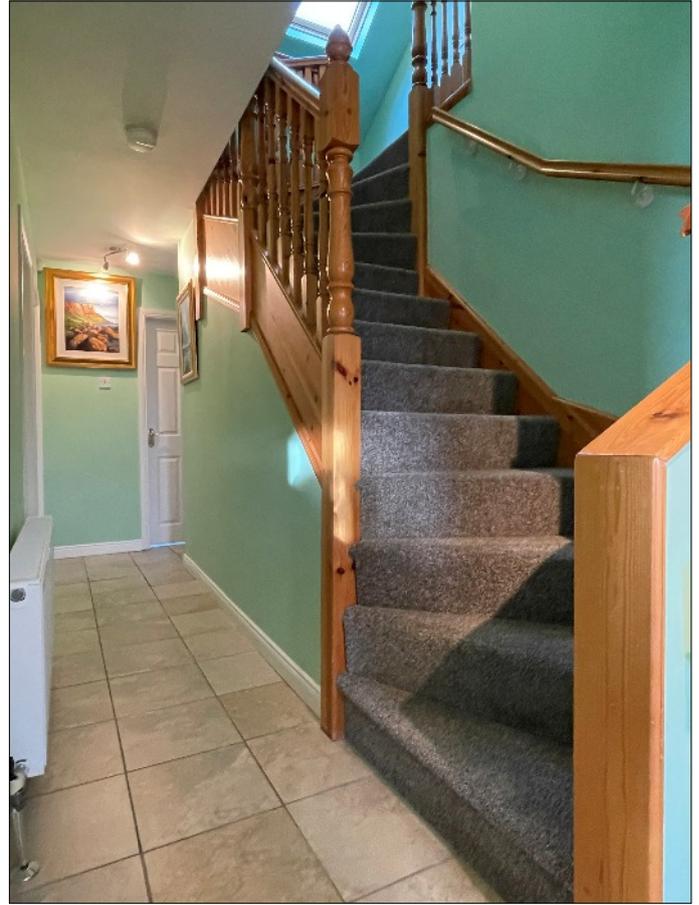
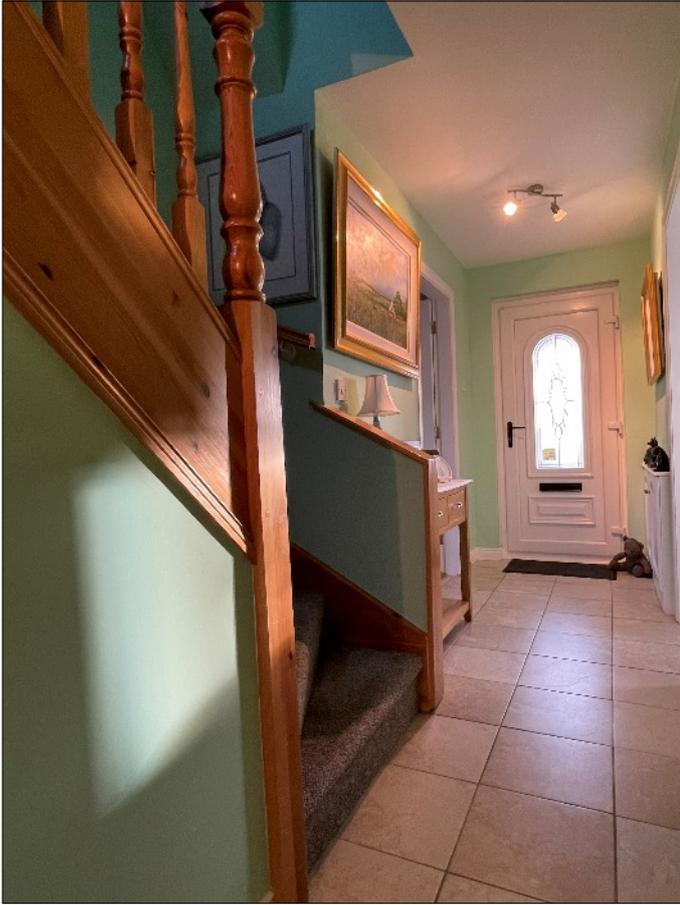
Offers Over **£239,950**



### Property Overview

- Detached Chalet Bungalow
- 5 Bedrooms, 2 Reception Rooms
- Located on a corner site with detached garage
- Oil fired central heating (New condenser boiler installed approximately 2 years ago)
- uPVC double glazed windows and doors
- uPVC fascia, soffits and guttering
- Burglar alarm installed
- Excellent decorative order throughout
- Superb family home with modern kitchen and shower rooms
- Rates: The assessment for the year 2023/2024 is £1395.75
- EPC Rating - D62

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**EXTERIOR ENTRANCE PORCH:**

With tiled step and exterior light.

**ENTRANCE HALL:**

With uPVC glass panel front door, tiled floor, telephone point, under stairs storage, glass panel doors to lounge and kitchen.

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**LOUNGE:**  
16' 8" x 14' 1" (5.07m x 4.30m) (MAX) With ornamental Pine surround fireplace, cast iron inset and tiled hearth, television point, recess lighting, box window, Mahogany glass panel French doors to:

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**SUN ROOM:**

11' 6" x 10' 2" (3.50m x 3.10m) (MAX) With raised ceiling, tiled floor, recess lighting, television point, wall mounted radiator, feature etched glass arched window, uPVC glass panel French doors to the front garden.



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#### KITCHEN / DINETTE

17' 1" x 10' 10" (5.21m x 3.30m) With eye and low level units including saucepan drawers and larder unit with pull out drawers, integrated Electrolux fridge, Neff oven and microwave / oven, integrated Neff dishwasher, Neff 5 ring induction hob, glass / stainless steel extractor fan, granite worktop, up stand, window cill and splash back above hob, Teka one and a half bowl stainless steel sink unit with Quooker tap, recess lighting, tiled floor, television point, uPVC glass panel door with tiled step leading to side driveway.

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**BEDROOM 1:**  
10' 10" x 10' 5" (3.30m x 3.18m) With built in mirrored sliderobes, wooden effect flooring.

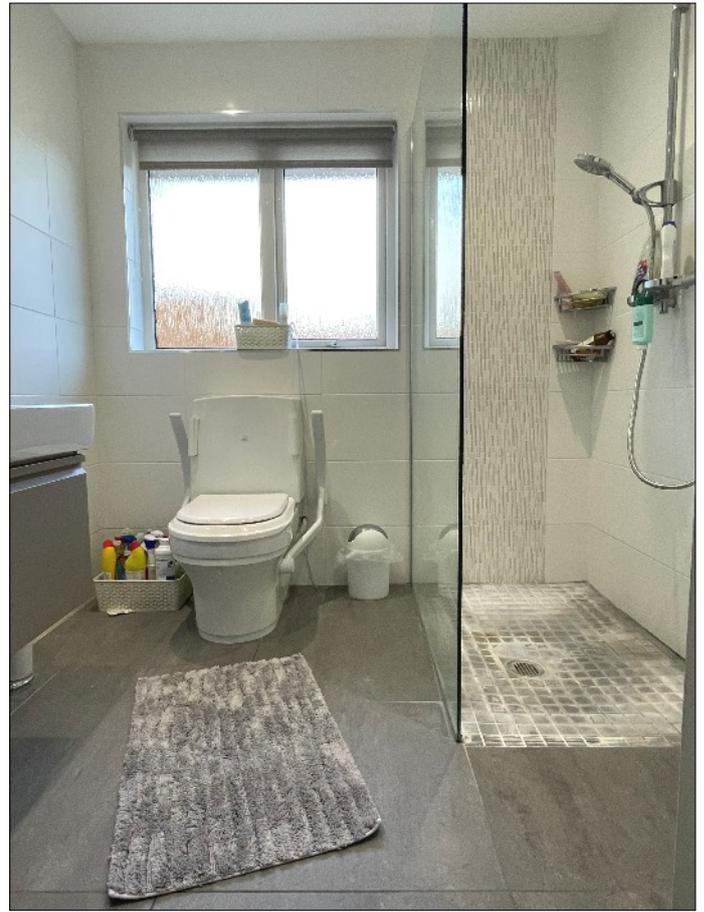
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**BEDROOM 2:**  
10' 10" x 9' 10" (3.30m x 3.00m)  
(MAX) With built in mirrored  
sliderobes, wooden effect  
flooring.

**BEDROOM 3:**  
16' 9" x 11' 5" (5.10m x 3.49m)  
With wood effect flooring.

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### **SHOWER ROOM:**

Comprising Clos Mat wash and dry w.c., wash hand basin set in vanity unit, soak away shower enclosure with mains power shower and glass screen, recess lighting, tiled floor, fully tiled walls, extractor fan, heated towel rail, wall mounted mirror with touch button lighting.



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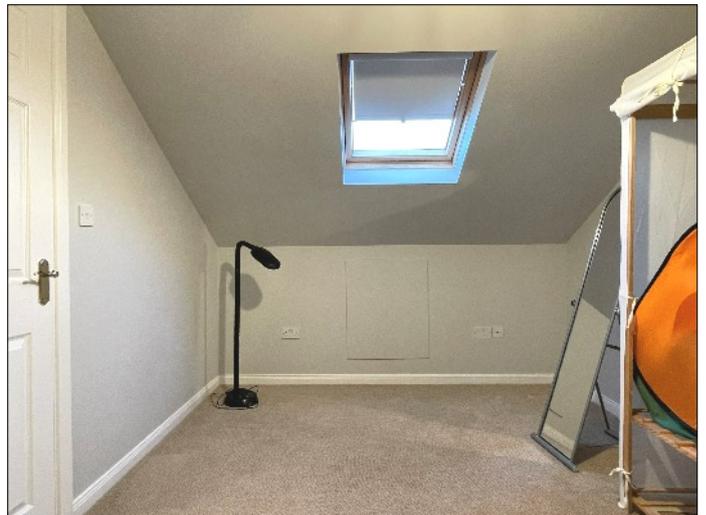
**LANDING:**

With Velux window, linen cupboard with light, telephone point.



**BEDROOM 4:**

14' 5" x 8' 0" (4.39m x 2.43m) (MAX) With access to eaves storage.



**BEDROOM 5:**

14' 4" x 9' 2" (4.36m x 2.80m) With Velux window, access to eaves storage, television point.

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**Shower Room:**

Comprising PVC panelled shower enclosure with mains power shower, Nostalgia w.c. and wash hand basin, heated towel rail, Velux window, extractor fan, ceiling light.

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**EXTERIOR FEATURES:**

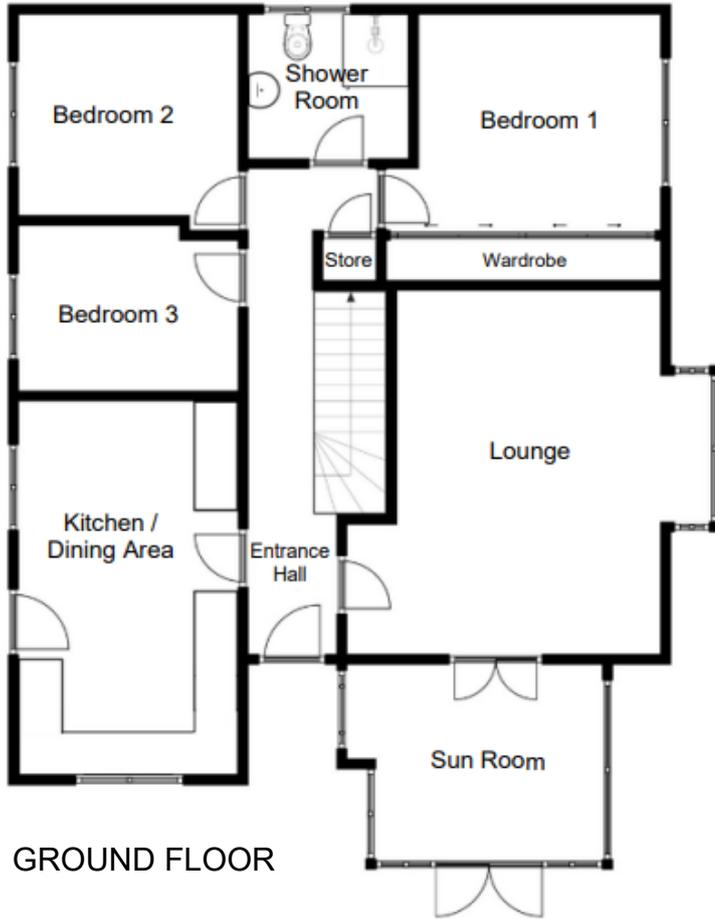
Garden laid in lawn to the front and side with screened shrub beds with feature stones and some small trees. Paved patio area to the rear with steps up to a raised decking area, with fencing to the rear and side. Wooden garden shed. Large square pond suitable for Koi Carp. Outside lights to the front, sensor light to the side, to the front and side of the garage. Water tap to the rear. PVC oil tank. Tarmac driveway to the side leading to detached garage.

**DETACHED GARAGE:**

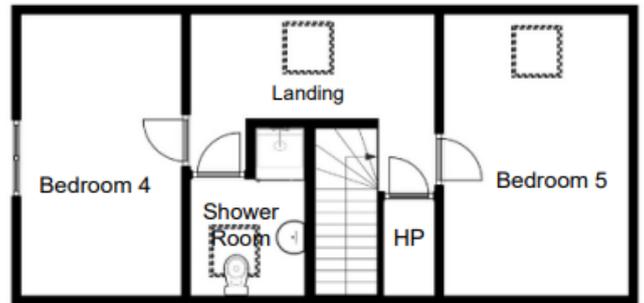
18' 8" x 11' 1" (5.70m x 3.37m) With electronic remote controlled roller door, wooden single glazed window, power and strip lighting, access to overhead storage with light, Grant condenser boiler (newly installed approximately 2 years ago), plumbed for washing machine.

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## FLOOR PLANS



FIRST FLOOR



**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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**Property Location:**

On leaving Coleraine town along the Atlantic Road in the direction of Portrush, just before the Portrush Road roundabout turn left into Willowfield Drive and Number 17 is situated on the right hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	62 D	65 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Northern Ireland EU Directive 2002/91/EC 

**Full EPC available on request**

### OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

### WEBSITE AND E-MAIL

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

### PROPERTY REFERENCE

COL0229      080124/JM  
 PC:040324/JM

### OUR OFFICE LOCATION



Google maps



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