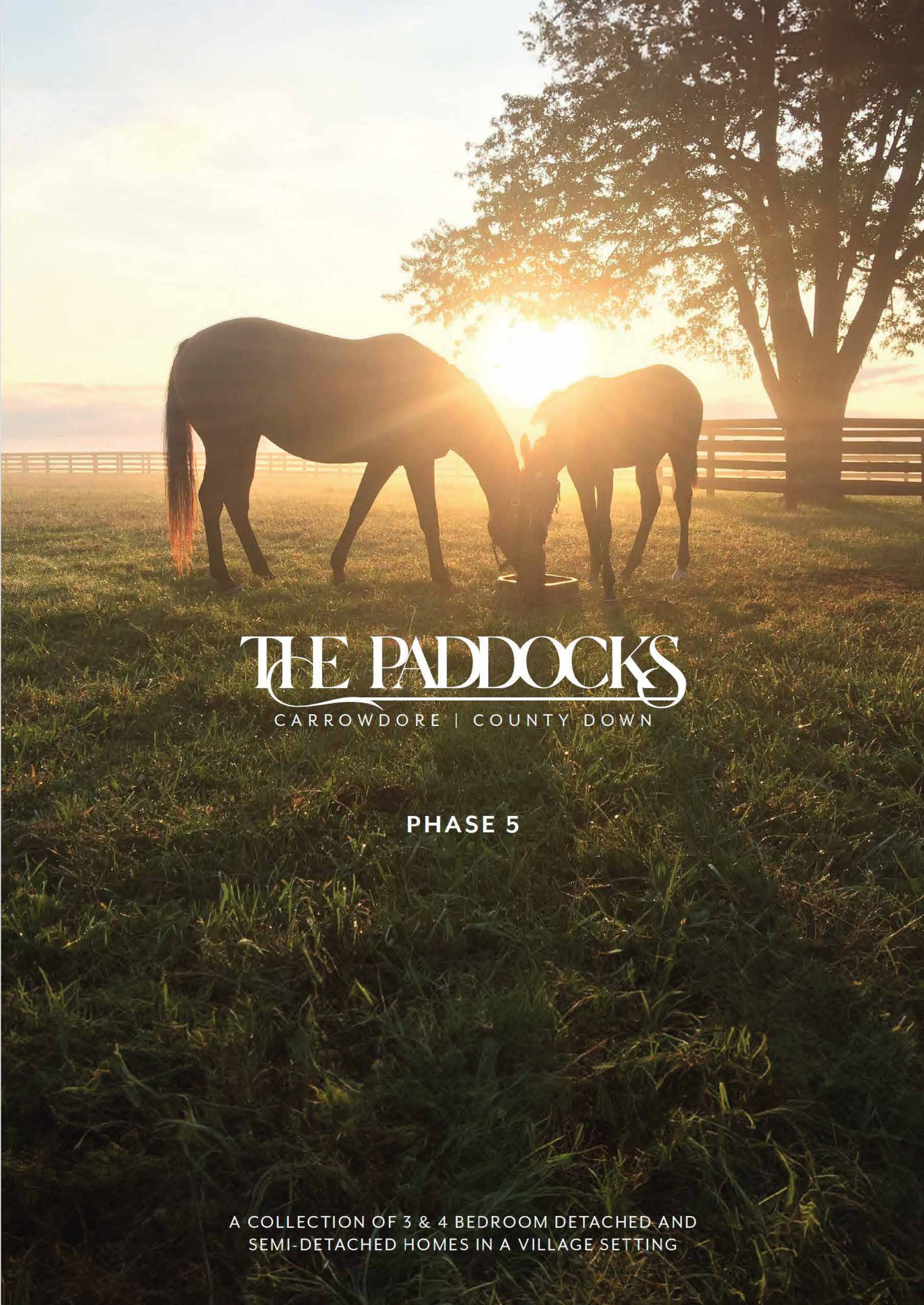




THE PADDOCKS

CARROWDORE | COUNTY DOWN

PHASE 5

A COLLECTION OF 3 & 4 BEDROOM DETACHED AND
SEMI-DETACHED HOMES IN A VILLAGE SETTING

WELCOME TO
THE PADDOCKS

...BEAUTIFULLY
DESIGNED HOMES
WHERE EVERY
DETAIL HAS BEEN
CONSIDERED

WELCOME TO THE NEIGHBOURHOOD...

Set within the friendly and welcoming village community of Carrowdore, The Paddocks is the ideal place to call home.



Millisle Beach



Strangford Lough



CGI of new Strangford Integrated College



Eden Pottery and Coffee Shop



Carrowdore Castle



Mount Stewart Temple of The Winds



Ballycopeland Windmill

Carrowdore village is the ideal spot for families and those who wish to be able to avail of the beautiful countryside surroundings whilst having the convenience of Carrowdore primary school, Strangford Integrated College which includes secondary education with grammar stream and various recreational clubs close by.

Work has started on the new state of the art Strangford College which is only a short walk from The Paddocks making it a huge

asset to the village. For those who desire ease of access to commuter routes to Belfast and beyond, The Paddocks is only 6 miles from Newtownards and equally the same distance from Bangor with both neighbouring larger towns offering main commuter routes and public transport links to Belfast City Centre. The location also benefits from the beaches of the North Down Coast and Strangford Lough on either side.

This wonderful new development of beautifully detailed homes provides the perfect marriage of privacy and location, offering the rare opportunity for "country village living" just a few miles from the busy towns of Bangor and Newtownards.

The village at Carrowdore has in recent years had the addition of a large Eurospar with filling station and some local businesses that include a butchers, coffee shop, churches, community centre and a play park.

LOCATION MAP

NOT TO SCALE



- Millisle Beach 2.8 Miles
- Newtownards Sailing Club..... 3.6 Miles
- Mount Stewart House & Gardens 4.1 Miles
- Donaghadee..... 5.4 Miles
- Londonderry Park pavilion & outdoor playing fields 6.6 Miles
- Ards Blair Mayne Wellbeing & Leisure Complex..... 7.0 Miles

- Newtownards..... 6 Miles
- Bangor 6 miles
- Belfast City Airport..... 17.3 Miles

SITE LAYOUT

NOT TO SCALE



The architectural 3D perspective is for illustration purposes only



THE MACNEICE
3 BED SEMI DETACHED
1087 sq ft (exc Garden Room)
1194 sq ft (inc Garden Room)



THE MULHOLLAND
3 BED SEMI DETACHED
1169 sq ft



THE BENN
3 BED DETACHED
1150 sq ft (exc Garden Room)
1260 sq ft (inc Garden Room)



THE GRAINGER
3 BED DETACHED
1172 sq ft (exc Garden Room)
1279 sq ft (inc Garden Room)



THE BROMPTON
3 BED SEMI DETACHED
1169 sq ft (exc Garden Room)
1279 sq ft (inc Garden Room)



THE HAMPTON
4 BED DETACHED
1300 sq ft (exc Garden Room)
1410 sq ft (inc Garden Room)



THE EUSTACE
3 BED DETACHED
1172 sq ft (exc Garden Room)
1279 sq ft (inc Garden Room)



THE MULLINS
4 BED SEMI DETACHED
1300 sq ft (exc Garden Room)
1410 sq ft (inc Garden Room)



THE CLARENCE (a)
3 BED SEMI DETACHED
1172 sq ft (exc Garden Room)
1280 sq ft (inc Garden Room)



THE CLARENCE (b)
3 BED SEMI DETACHED
1165 sq ft (exc Garden Room)
1274 sq ft (inc Garden Room)



THE HAMPTON

4 BEDROOM DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1300 sq. ft. approx

FLOOR AREA INCLUDING GARDEN ROOM 1410 sq. ft. approx



GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 16'10" x 12'1" m 5.13 x 3.69

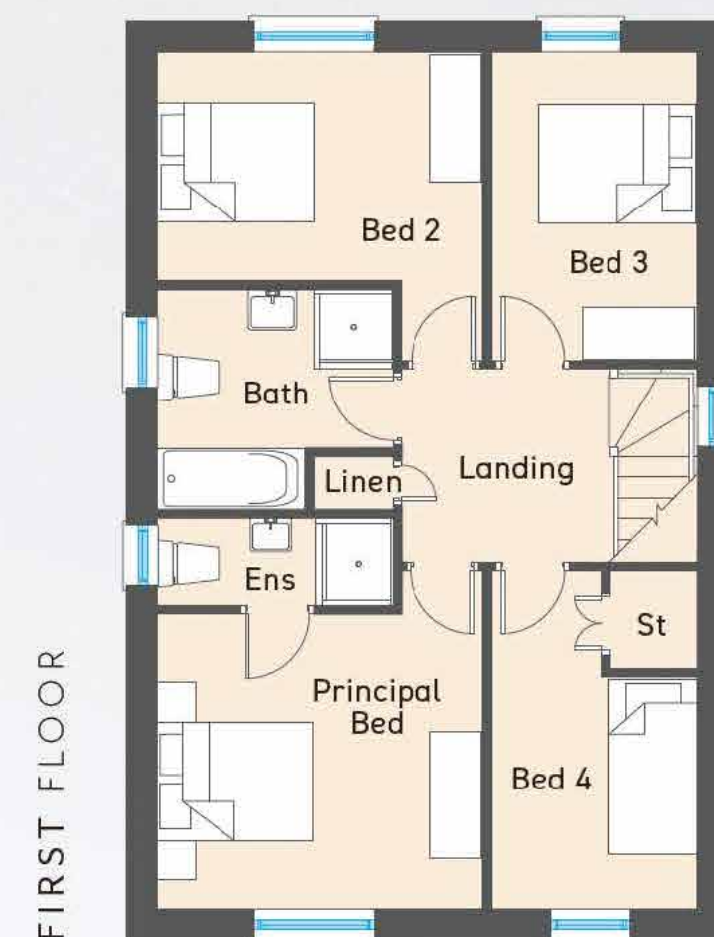
Kitchen / Dining / Family (max)

ft 20'1" x 11'5" m 6.12 x 3.49

Utility

Optional Garden Room

ft 10'7" x 9'5" m 3.23 x 2.86



FIRST FLOOR

Principal Bedroom

ft 12'1" x 10'11" m 3.69 x 3.33

Ensuite

ft 8'9" x 3'3" m 2.66 x 1.00

Bedroom 2

ft 12'1" x 8'6" m 3.69 x 2.59

Bedroom 3

ft 11'5" x 7'8" m 3.49 x 2.33

Bedroom 4

ft 12'7" x 7'8" m 3.84 x 2.33

Bathroom

ft 8'9" x 8'2" m 2.66 x 2.50

THE PADDOCKS



THE MACNEICE

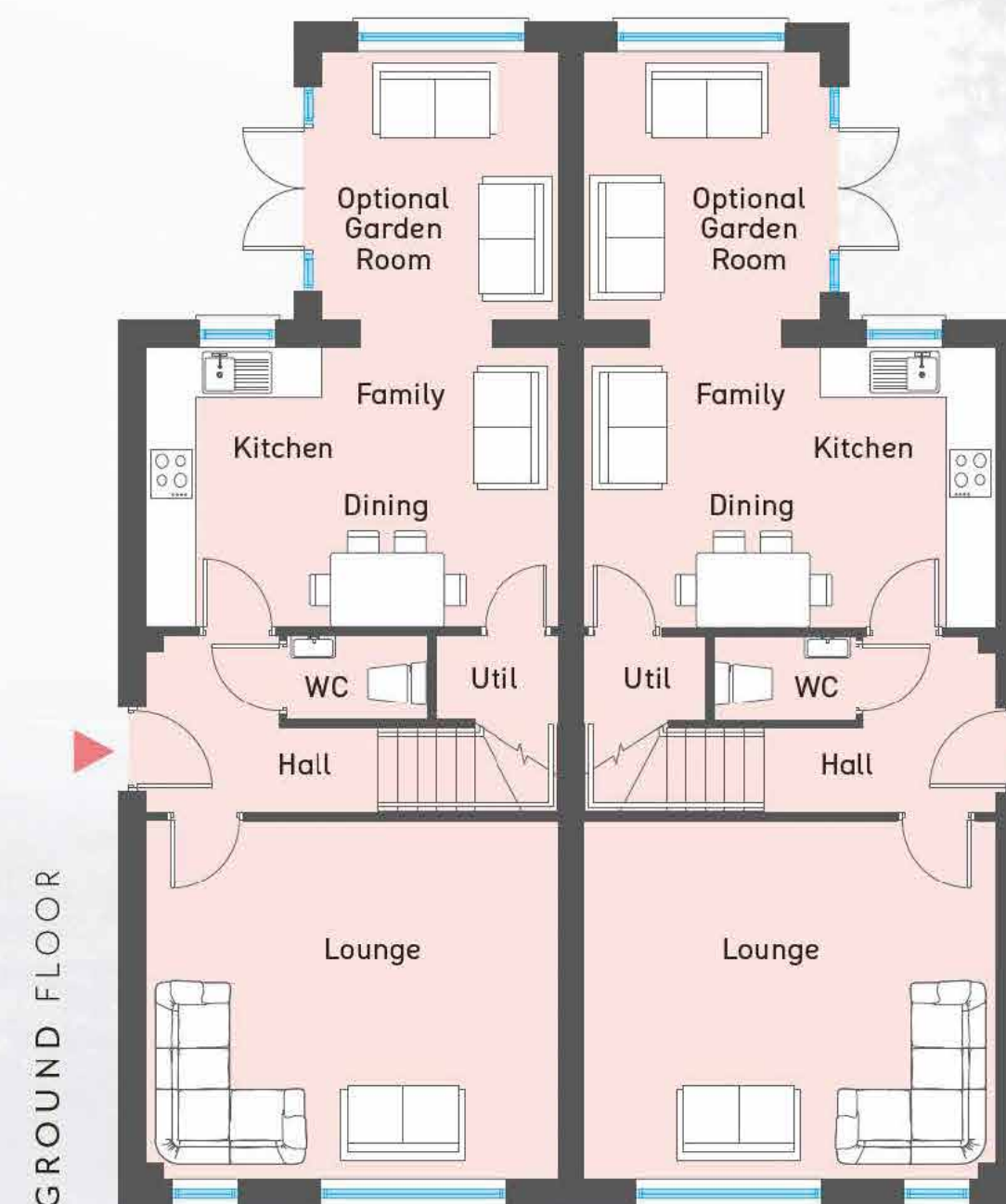
3 BEDROOM SEMI DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1087 sq. ft. approx

FLOOR AREA INCLUDING GARDEN ROOM 1194 sq. ft. approx



THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 16'5" x 14'3" m 5.00 x 4.35

Kitchen / Dining / Family

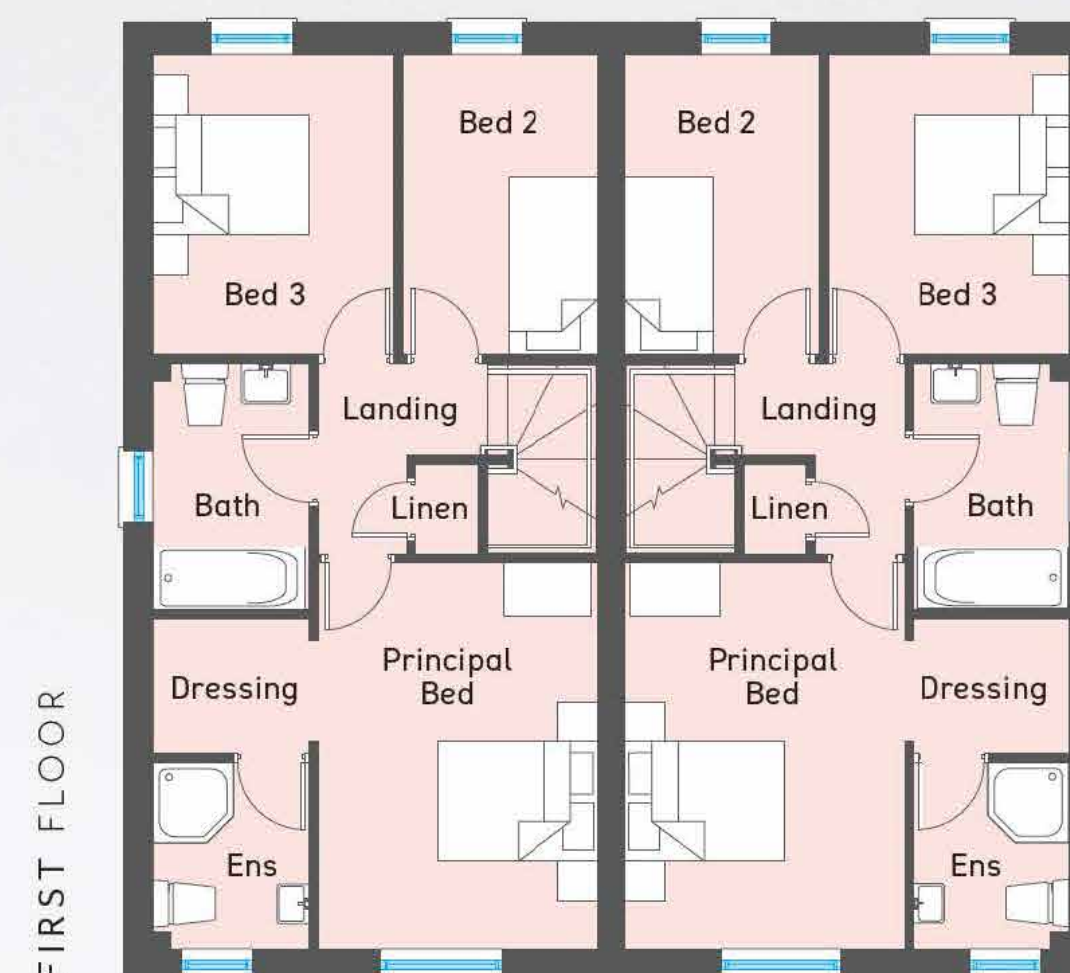
ft 16'5" x 11'2" m 5.00 x 3.39

Utility

ft 5'0" x 3'7" m 1.50 x 1.10

Optional Garden Room

ft 10'8" x 9'5" m 3.25 x 2.87



FIRST FLOOR

Principal Bedroom

ft 14'3" x 10'4" m 4.35 x 3.15

Dressing Room

ft 5'8" x 5'0" m 1.75 x 1.53

Ensuite

ft 6'9" x 5'9" m 2.10 x 1.75

Bedroom 2

ft 11'2" x 7'3" m 3.39 x 2.20

Bedroom 3

ft 11'2" x 8'10" m 3.39 x 2.70

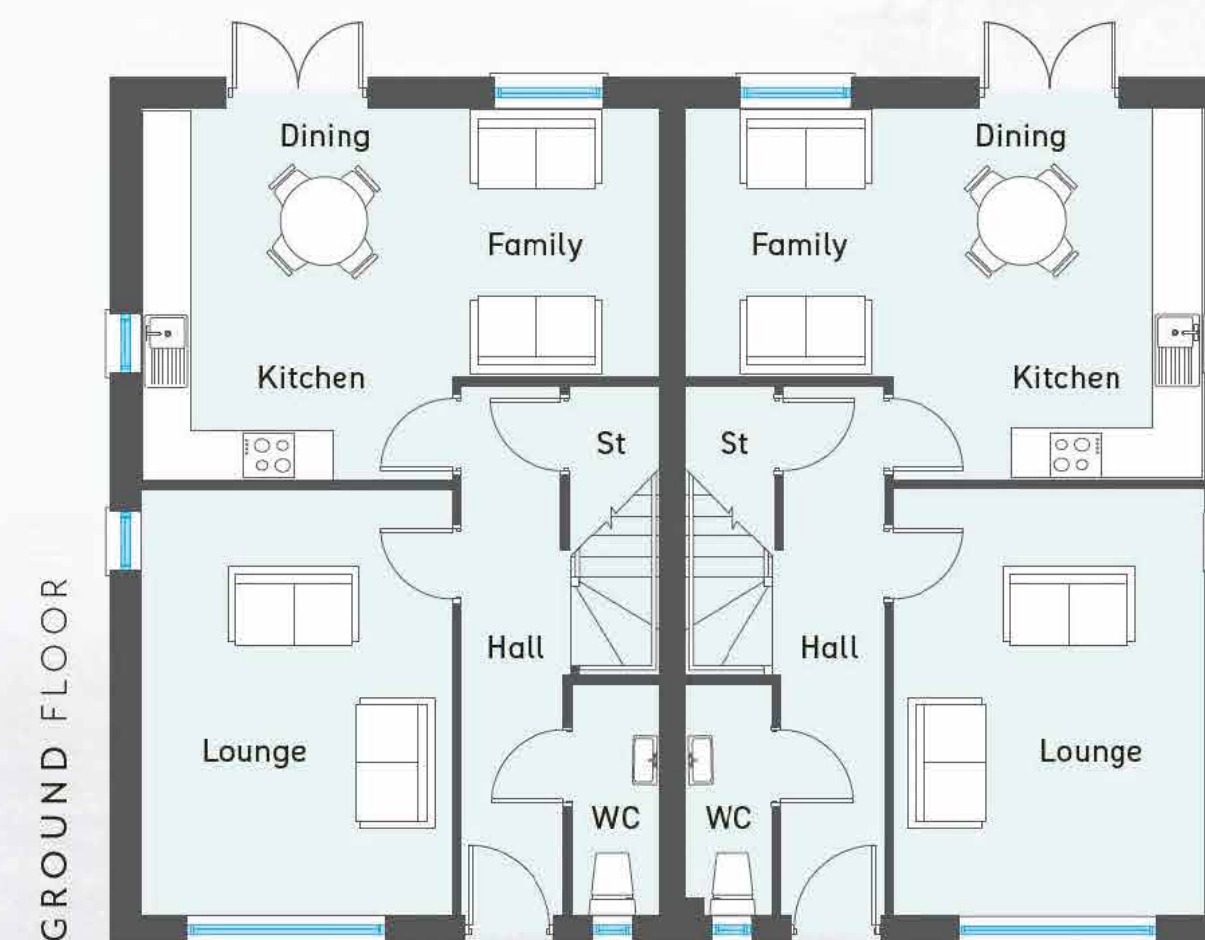
Bathroom

ft 9'0" x 5'9" m 2.76 x 1.75



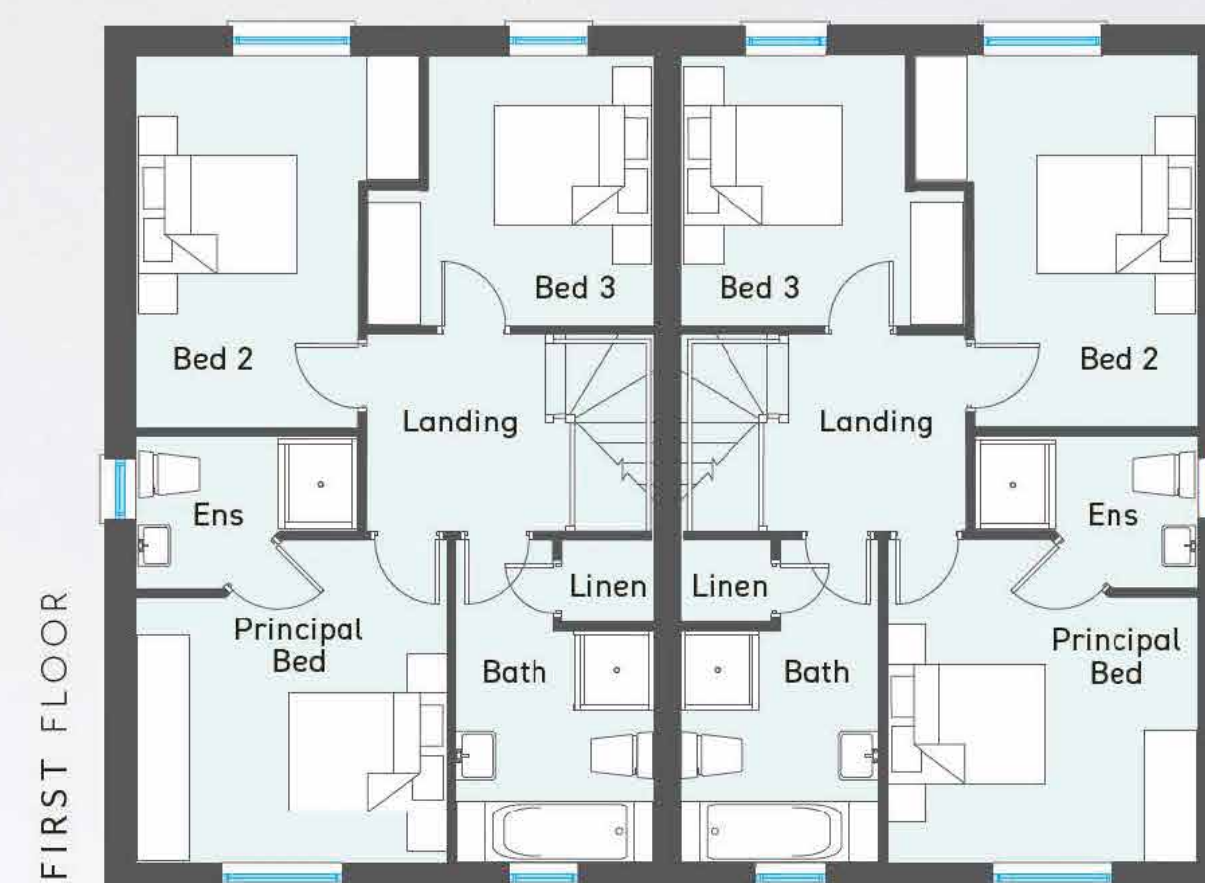
THE MULHOLLAND

3 BEDROOM SEMI DETACHED FAMILY HOME
FLOOR AREA 1169 sq. ft. approx



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 15'9" x 11'7"	m 4.85 x 3.55
Kitchen / Dining / Family (max)	
ft 19'4" x 13'10"	m 5.90 x 4.23



FIRST FLOOR

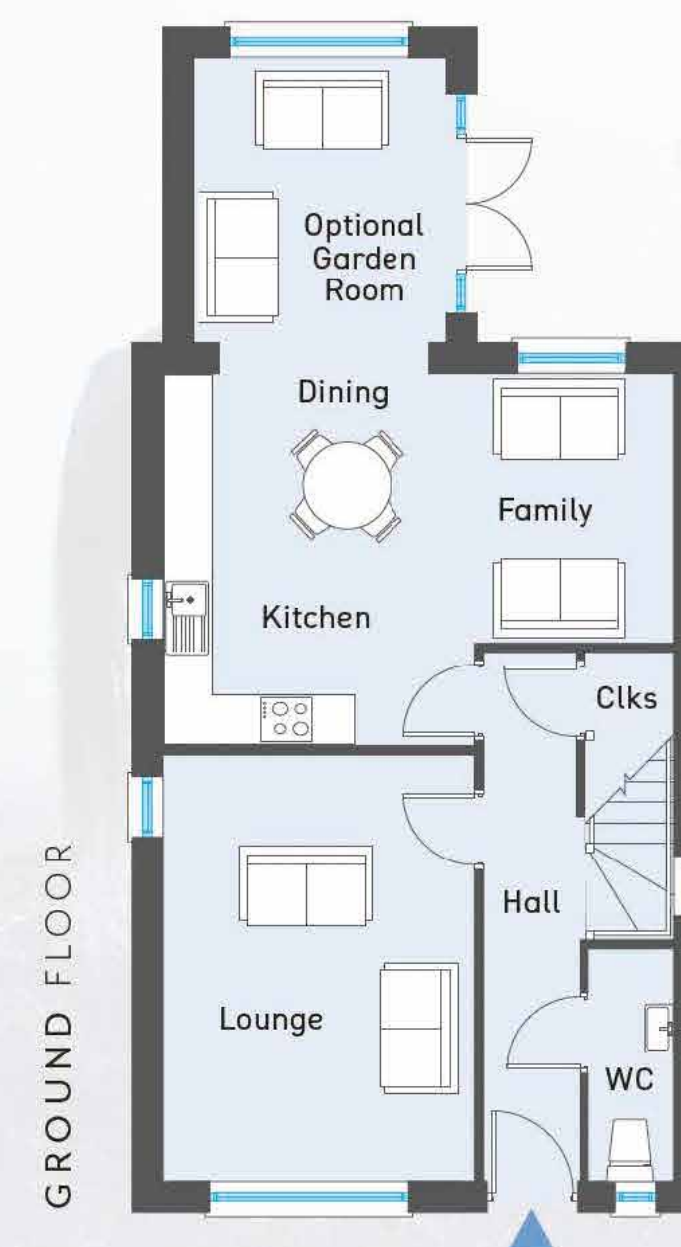
Principal Bedroom	
ft 11'7" x 9'10"	m 3.55 x 3.02
Ensuite	
ft 8'4" x 5'4"	m 2.53 x 1.62
Bedroom 2	
ft 13'10" x 8'4"	m 4.23 x 2.53
Bedroom 3	
ft 10'1" x 8'5"	m 3.07 x 2.57
Bathroom	
ft 12'0" x 7'4"	m 3.64 x 2.25



THE BENN

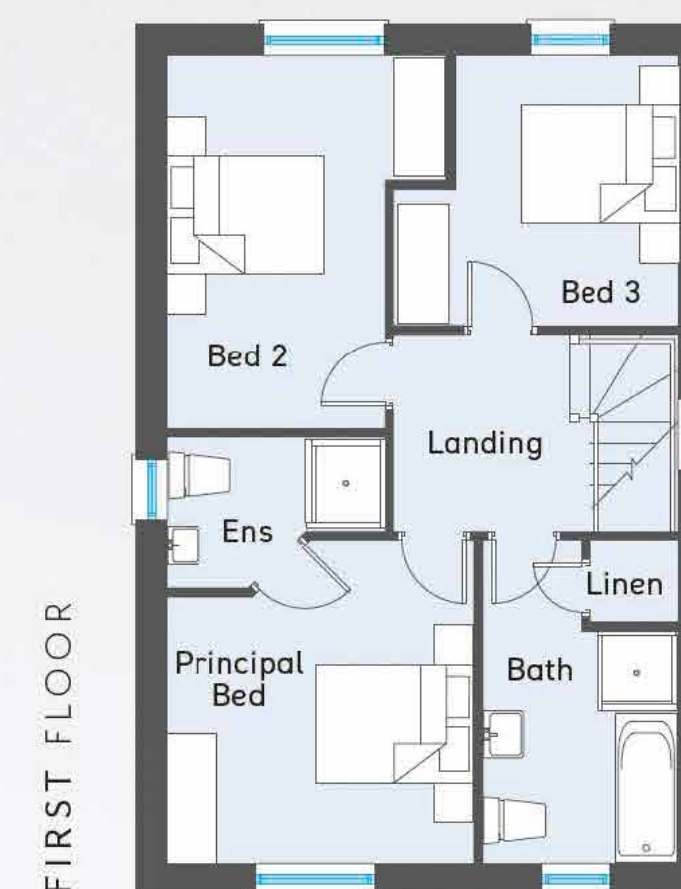
3 BEDROOM DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1150 sq. ft. approx
FLOOR AREA INCLUDING GARDEN ROOM 1260 sq. ft. approx



GROUND FLOOR

Entrance Hall with separate WC & Clks			
Lounge			
ft	15'9"	x	11'7"
m	4.85	x	3.55
Kitchen / Dining / Family (max)			
ft	19'1"	x	13'10"
m	5.81	x	4.23
Optional Garden Room			
ft	10'7"	x	9'5"
m	3.25	x	2.88



FIRST FLOOR

Principal Bedroom			
ft	11'7"	x	9'10"
m	3.55	x	3.02
Ensuite			
ft	8'4"	x	5'4"
m	2.53	x	1.62
Bedroom 2			
ft	13'10"	x	8'4"
m	4.23	x	2.53
Bedroom 3			
ft	10'1"	x	8'5"
m	3.07	x	2.57
Bathroom			
ft	12'0"	x	7'4"
m	3.64	x	2.25

THE PADDOCKS



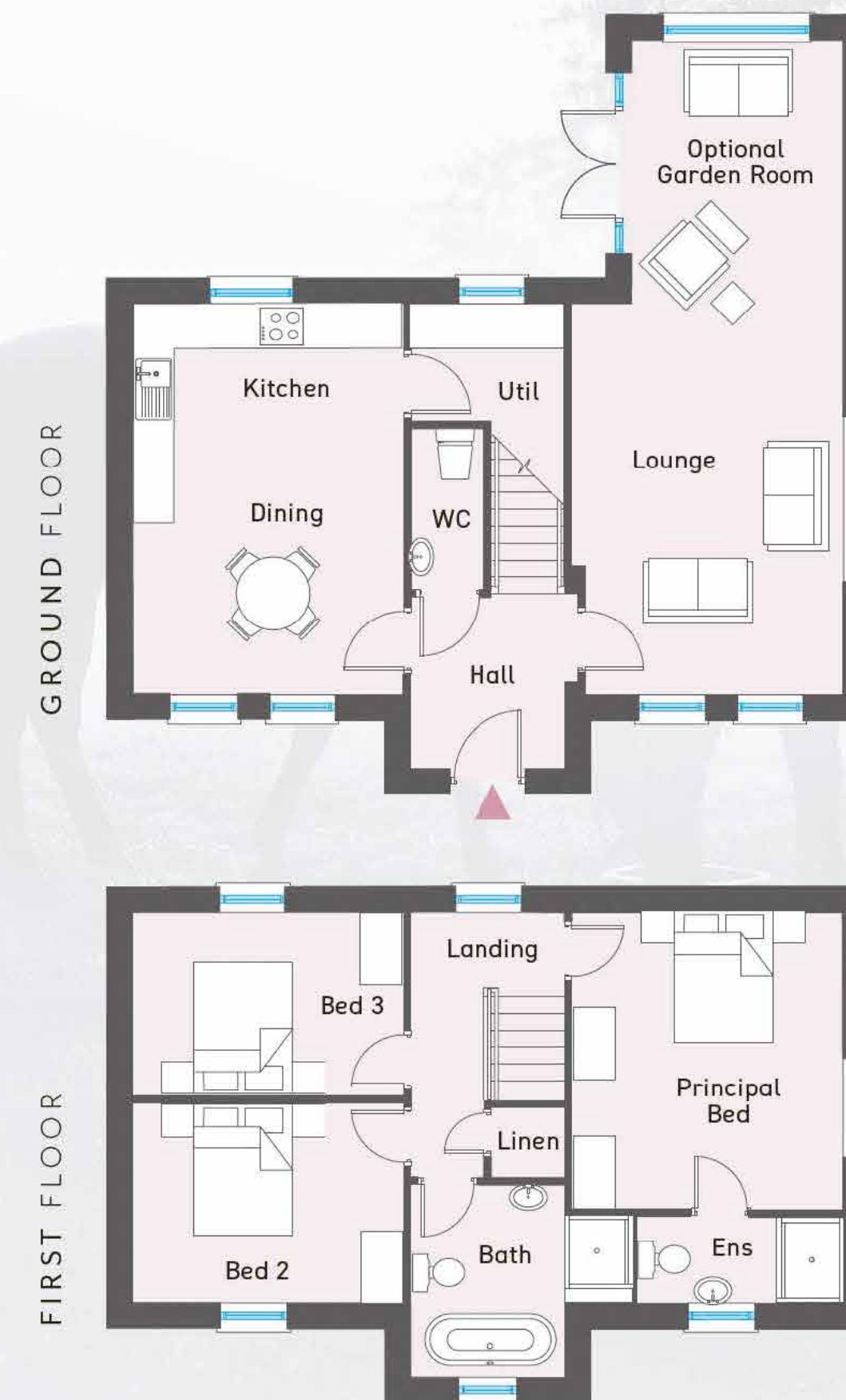
THE GRAINGER

3 BEDROOM DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1172 sq. ft. approx
FLOOR AREA INCLUDING GARDEN ROOM 1279 sq. ft. approx



THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 17'6" x 12'3"	m 5.35 x 3.72
Kitchen / Dining	
ft 17'6" x 12'3"	m 5.35 x 3.72
Utility	
ft 6'10" x 5'3"	m 2.10 x 1.61
Optional Garden Room	
ft 10'7" x 9'6"	m 3.25 x 2.89

FIRST FLOOR

Principal Bedroom	
ft 13'4" x 12'3"	m 4.06 x 3.72
Ensuite	
ft 9'3" x 3'11"	m 2.82 x 1.20
Bedroom 2	
ft 12'3" x 9'0"	m 3.72 x 2.73
Bedroom 3	
ft 12'3" x 8'4"	m 3.72 x 2.53
Bathroom (max)	
ft 9'10" x 8'7"	m 3.00 x 2.63

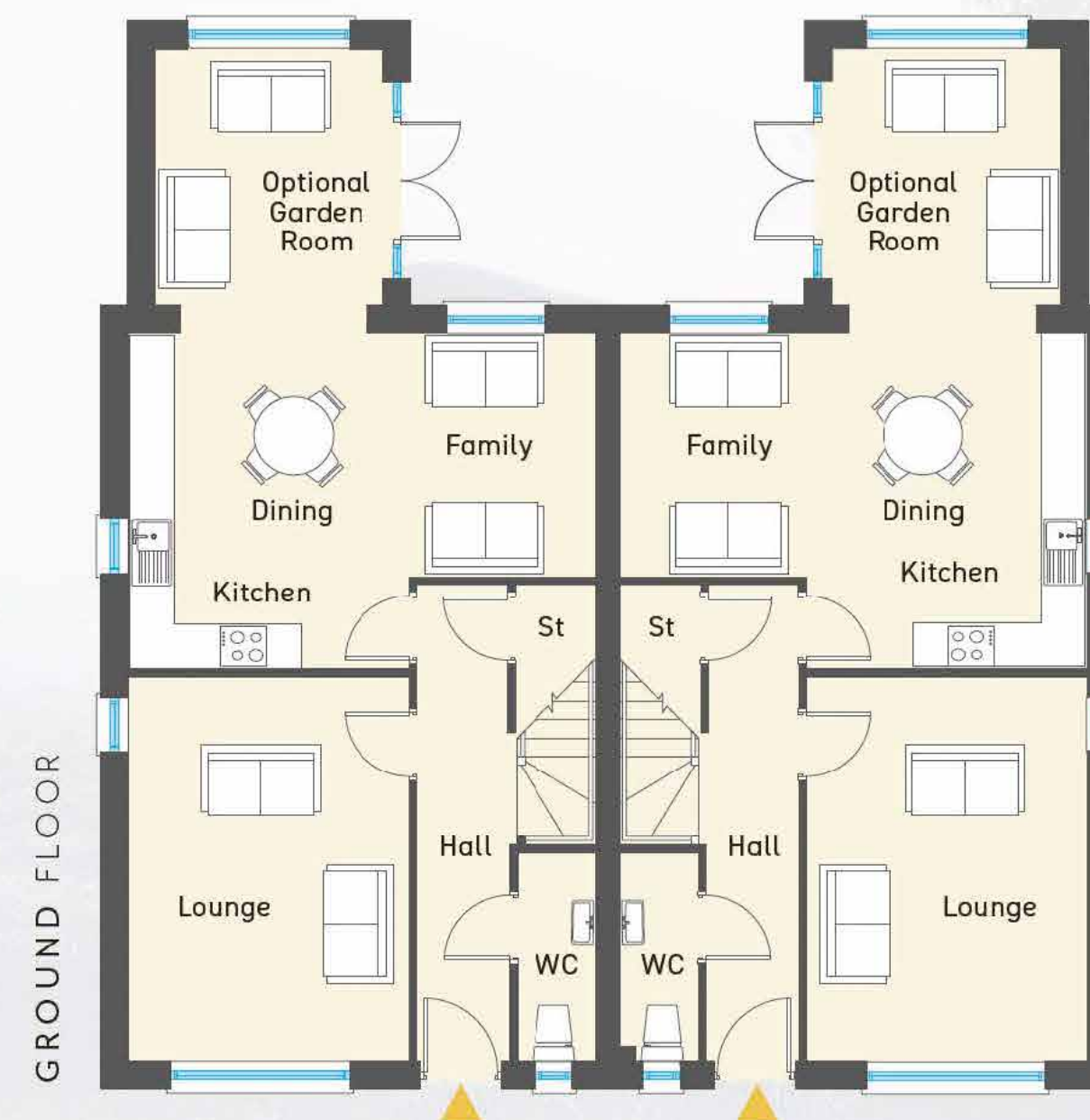


THE BROMPTON

3 BEDROOM SEMI DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1169 sq. ft. approx

FLOOR AREA INCLUDING GARDEN ROOM 1279 sq. ft. approx



GROUND FLOOR

Entrance Hall with separate WC

Lounge

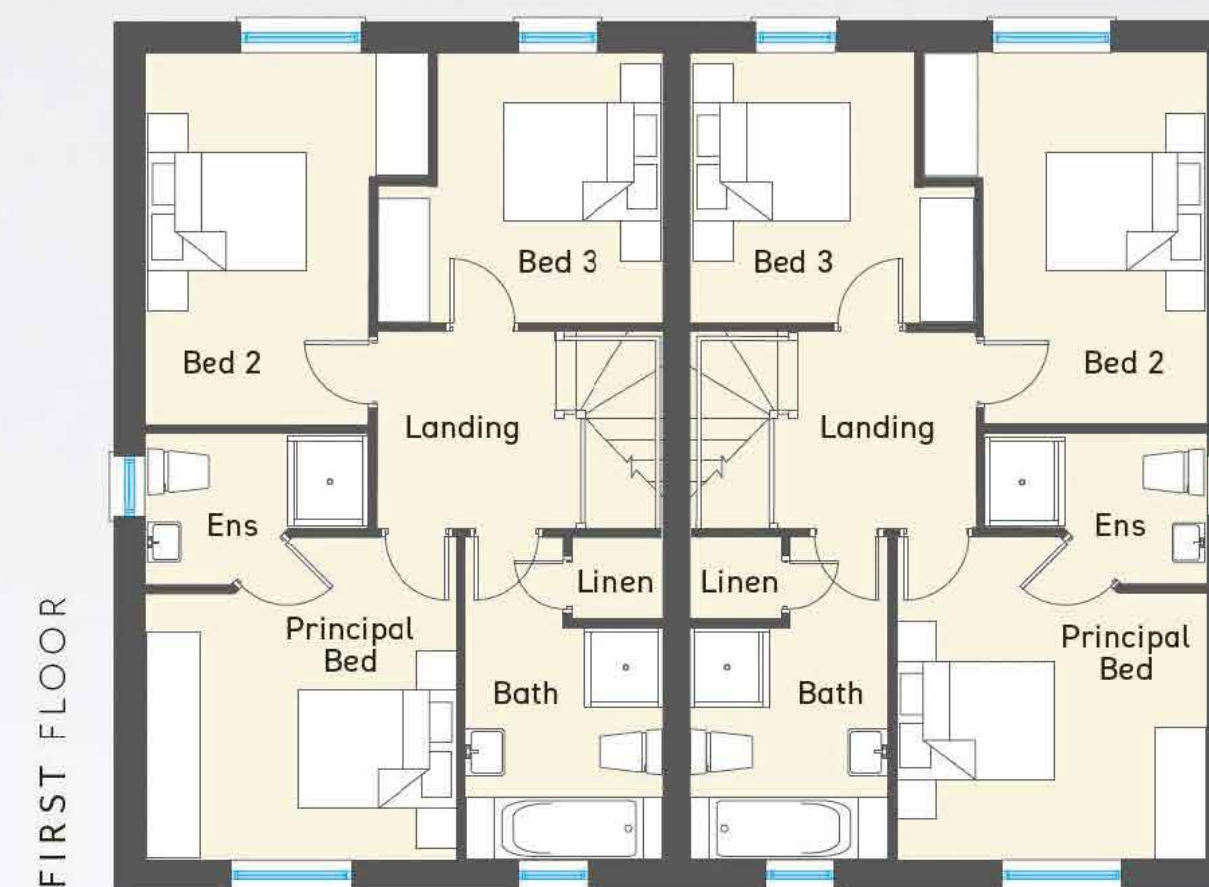
ft 15'9" x 11'7" m 4.85 x 3.55

Kitchen / Dining / Family (max)

ft 19'3" x 13'10" m 5.90 x 4.23

Optional Garden Room

ft 10'7" x 9'5" m 3.25 x 2.87



FIRST FLOOR

Principal Bedroom (max)

ft 12'4" x 11'7" m 3.67 x 3.55

Ensuite

ft 8'4" x 5'6" m 2.53 x 1.72

Bedroom 2

ft 13'10" x 8'4" m 4.23 x 2.53

Bedroom 3

ft 10'7" x 8'5" m 3.27 x 2.57

Bathroom

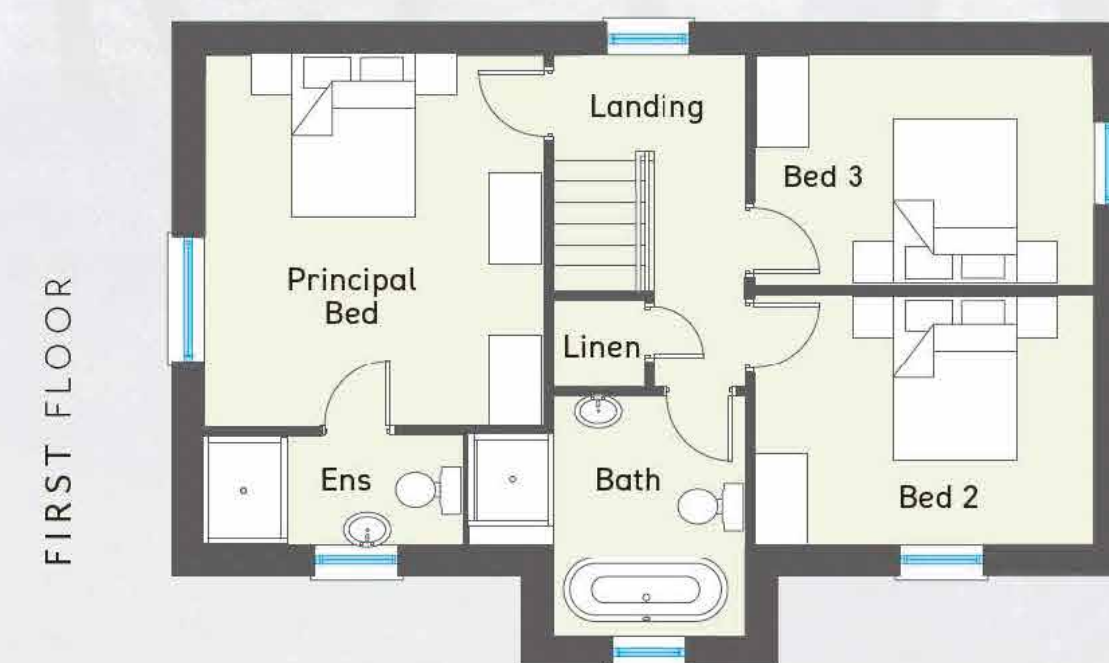
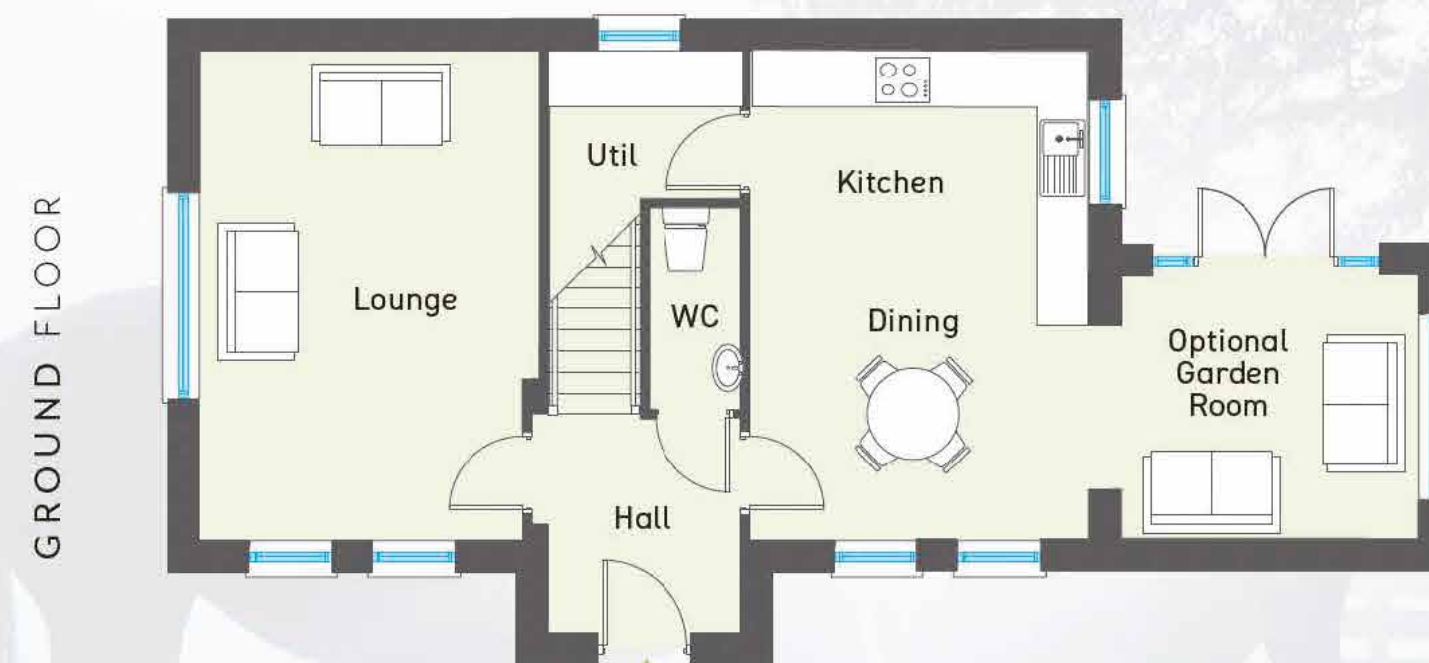
ft 12'1" x 7'4" m 3.67 x 2.25



THE EUSTACE

3 BEDROOM DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1172 sq. ft. approx
FLOOR AREA INCLUDING GARDEN ROOM 1279 sq. ft. approx



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 17'6" x 12'3"	m 5.35 x 3.72
Kitchen / Dining	
ft 17'6" x 12'3"	m 5.35 x 3.72
Utility	
ft 6'10" x 5'3"	m 2.10 x 1.61
Optional Garden Room	
ft 10'7" x 9'6"	m 3.25 x 2.89

FIRST FLOOR

Principal Bedroom	
ft 13'4" x 12'3"	m 4.06 x 3.72
Ensuite	
ft 9'3" x 3'11"	m 2.82 x 1.20
Bedroom 2	
ft 12'3" x 9'0"	m 3.72 x 2.73
Bedroom 3	
ft 12'3" x 8'4"	m 3.72 x 2.53
Bathroom (max)	
ft 9'10" x 8'7"	m 3.00 x 2.63

THE PADDOCKS



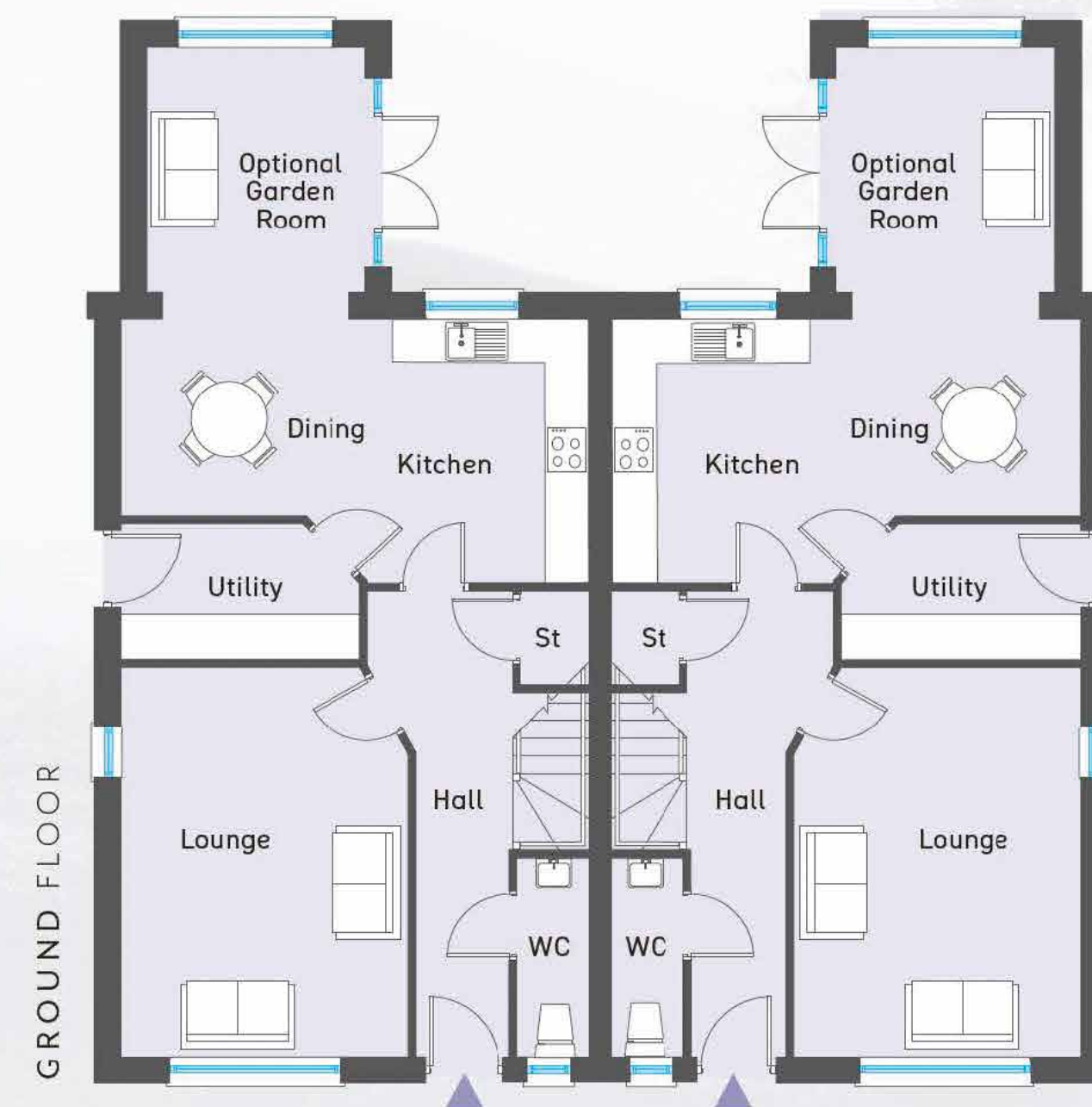
THE MULLINS

4 BEDROOM SEMI DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1300 sq. ft. approx
FLOOR AREA INCLUDING GARDEN ROOM 1410 sq. ft. approx

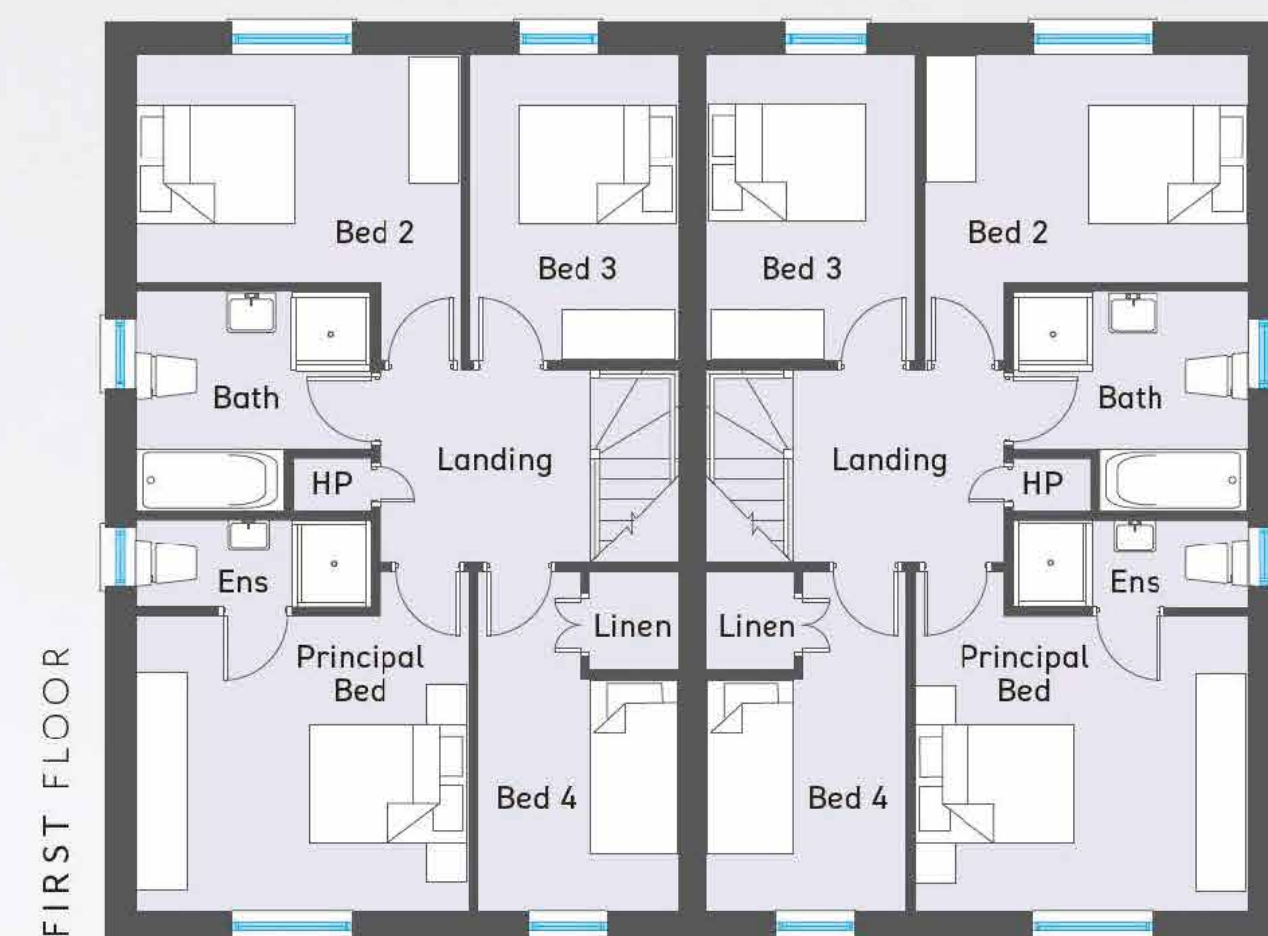


THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC			
Lounge			
ft	16'10"	x	12'6"
m	5.15	x	3.80
Kitchen / Dining			
ft	20'3"	x	11'5"
m	6.18	x	3.49
Utility			
ft	10'4"	x	6'0"
m	3.16	x	1.80
Optional Garden Room			
ft	10'7"	x	9'6"
m	3.25	x	2.89



FIRST FLOOR

Principal Bedroom			
ft	12'6"	x	11'0"
m	3.80	x	3.35
Ensuite			
ft	8'9"	x	3'3"
m	2.70	x	1.00
Bedroom 2			
ft	12'2"	x	8'6"
m	3.70	x	2.60
Bedroom 3			
ft	11'6"	x	7'6"
m	3.50	x	2.28
Bedroom 4			
ft	12'7"	x	7'6"
m	3.85	x	2.28
Bathroom			
ft	8'9"	x	8'3"
m	2.70	x	2.50

THE PADDOCKS



THE CLARENCE



3 BEDROOM SEMI DETACHED
FAMILY HOME

THE CLARENCE (a)

FLOOR AREA EXCLUDING GARDEN ROOM 1172 sq. ft. approx
FLOOR AREA INCLUDING GARDEN ROOM 1280 sq. ft. approx

THE CLARENCE (b)

FLOOR AREA EXCLUDING GARDEN ROOM 1165 sq. ft. approx
FLOOR AREA INCLUDING GARDEN ROOM 1274 sq. ft. approx



THE PADDOCKS

THE CLARENCE (a)

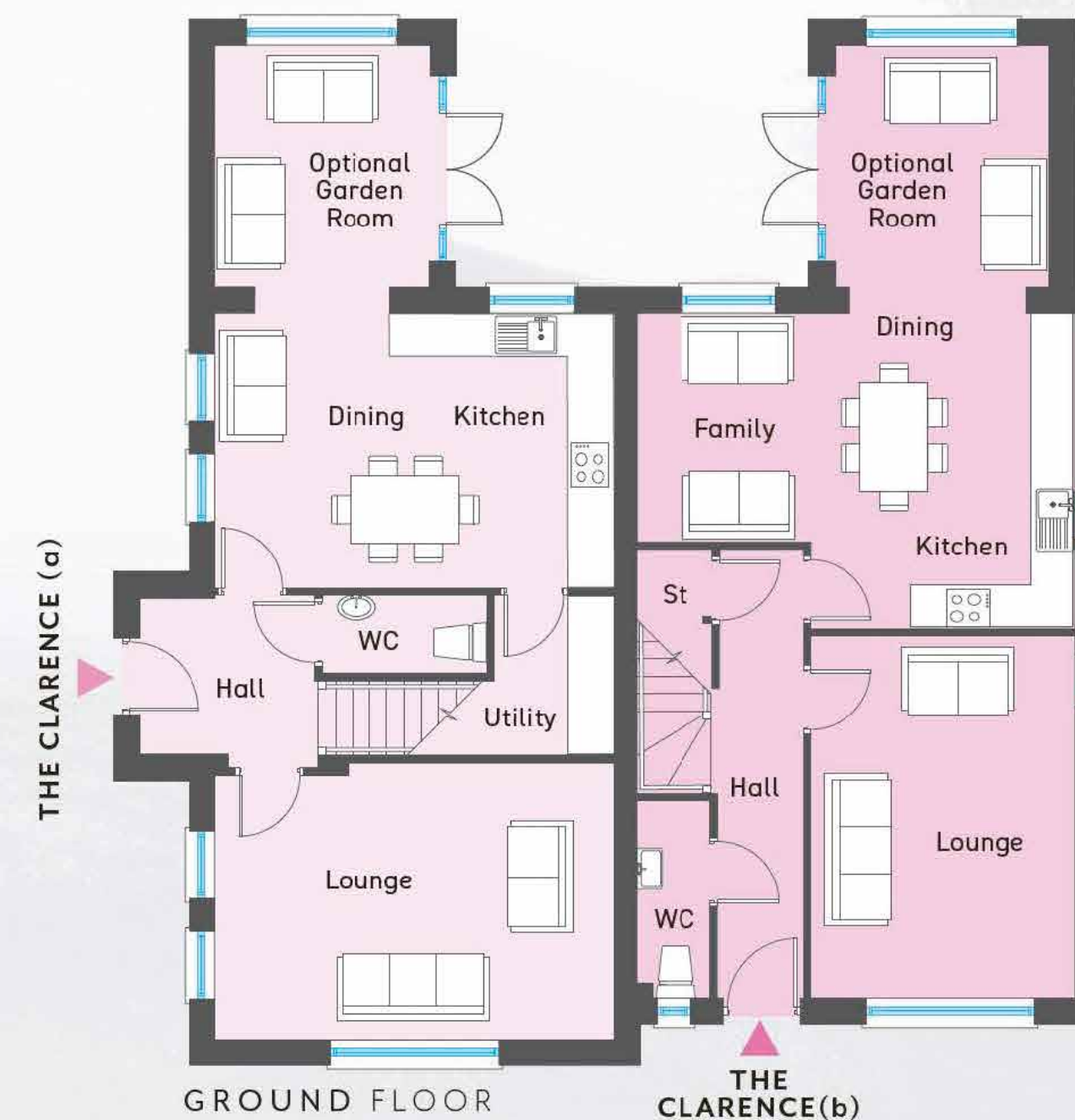
GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 17'6" x 12'3"	m 5.36 x 3.71
Kitchen / Dining	
ft 17'6" x 12'3"	m 5.36 x 3.69
Utility	
ft 6'10" x 5'3"	m 2.14 x 1.60
Optional Garden Room	
ft 10'7" x 9'6"	m 3.25 x 2.88

THE CLARENCE (b)

GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 15'9" x 11'7"	m 4.85 x 3.55
Kitchen / Dining / Family (max)	
ft 19'3" x 13'10"	m 5.90 x 4.23
Optional Garden Room	
ft 10'7" x 9'5"	m 3.25 x 2.87



THE CLARENCE (a)

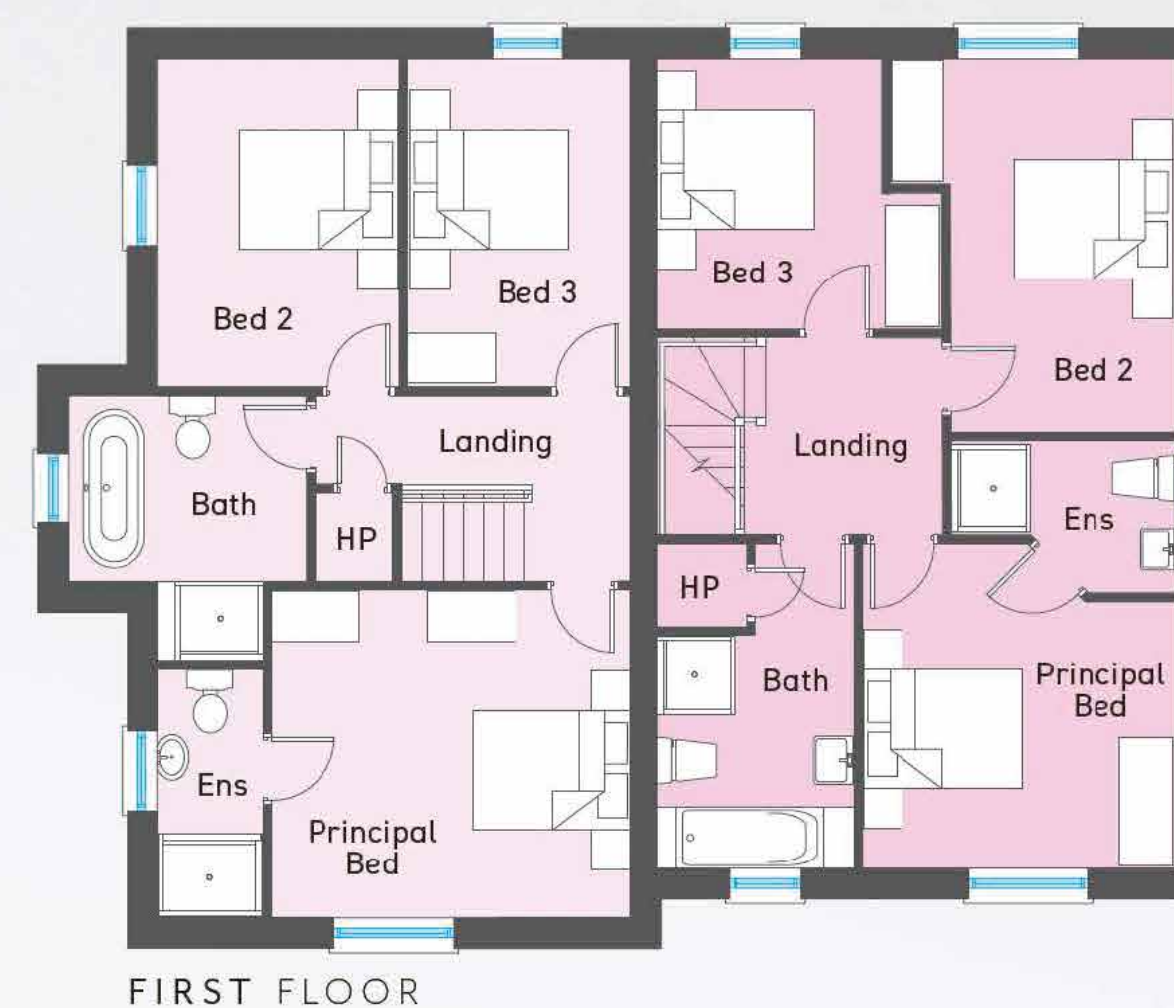
FIRST FLOOR

Principal Bedroom	
ft 13'4" x 12'3"	m 4.06 x 3.72
Ensuite	
ft 9'3" x 3'11"	m 2.82 x 1.20
Bedroom 2	
ft 12'3" x 9'0"	m 3.72 x 2.73
Bedroom 3 (max)	
ft 12'3" x 8'4"	m 3.72 x 2.53
Bathroom (max)	
ft 9'10" x 8'8"	m 3.00 x 2.70

THE CLARENCE (b)

FIRST FLOOR

Principal Bedroom (max)	
ft 12'4" x 11'7"	m 3.68 x 3.55
Ensuite (max)	
ft 8'4" x 5'6"	m 2.53 x 1.72
Bedroom 2	
ft 13'10" x 10'7"	m 4.23 x 3.23
Bedroom 3	
ft 10'6" x 10'1"	m 3.24 x 3.07
Bathroom	
ft 12'1" x 7'4"	m 3.68 x 2.23



The architectural 3D perspective is for illustration purposes only
Site layout is not to scale. Floor plans are not to scale

CREATE SPACES THAT TELL A STORY WITH CONTEMPORARY, EFFORTLESS FINISHES



THE PADDOCKS

FEATURES

- Internal walls, ceilings and internal woodwork painted in neutral colour
- Panelled internal doors with quality ironmongery
- Painted, moulded skirting and architrave
- Mains and battery operated smoke, heat and carbon monoxide detectors
- Grade A Predicted Energy Rating - High level of thermal insulation internally and 6 recessed solar panels as standard with each home to reduce running costs. Also option of upgrading to battery storage pack
- Black composite front door with 5 point security locking system, chrome door handle, finished with a lifelike grain
- Finished in premium brick with uPVC fascias & soffits
- Energy efficient double glazed windows and back door with multi point locking, chrome push button handles (windows) and key locking in black uPVC frames - (external)
- Feature external lighting to front door
- Bitmac driveways
- Front gardens turfed
- Rear gardens top soiled and enclosed with timber fencing where applicable
- Landscaping to common areas

KITCHEN

- Bespoke kitchen with choice of soft close doors and drawers, worktop including matching upstand, hob splashback and complementary handles
- Quality integrated appliances (fridge/freezer, dishwasher, electric oven, extractor fan, electric hob and washer/dryer)
- Concealed under unit lighting
- Recessed LED down lighters to ceiling



10 year NHBC warranty

Selections to be made from the builder's nominated suppliers only and all choices are from a pre-selected range and may be subject to change

BATHROOM / ENSUITE / CLOAKROOM

- Contemporary white sanitary ware with chrome taps and mixers
- Chrome heated towel radiators to bathroom and ensuite
- Thermostatic controlled showers with overhead drench shower to ensuite
- Fully tiled shower enclosure (where applicable)
- Splash back tiling to bathroom, ensuite and cloakroom
- Recessed LED down lighters to ceilings

FLOORING

- Choice of luxury carpets to lounge, family room, stairs, landing and bedrooms
- Choice of ceramic floor tiling from a superior range for hall, kitchen, cloakroom and utility floors (where applicable).

HEATING / TECHNOLOGY

- Oil fired central heating with thermostatically controlled radiators
- Focal point electric fire
- Comprehensive range of electrical sockets throughout with USB connections fitted to kitchen and master bedroom
- TV/data cabling connections and hardwire for ethernet point

ENERGY EFFICIENCY

- Each home will offer a grade "A" for energy efficiency creating a more affordable and ecofriendly home
- 6 Recessed solar roof panels will be fitted to each home to reduce electricity bills with the option to upgrade to additional battery storage
- High level of insulation to floors, walls and ceilings to assist with heat retention



Interior CGIs are for illustration purposes only



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