



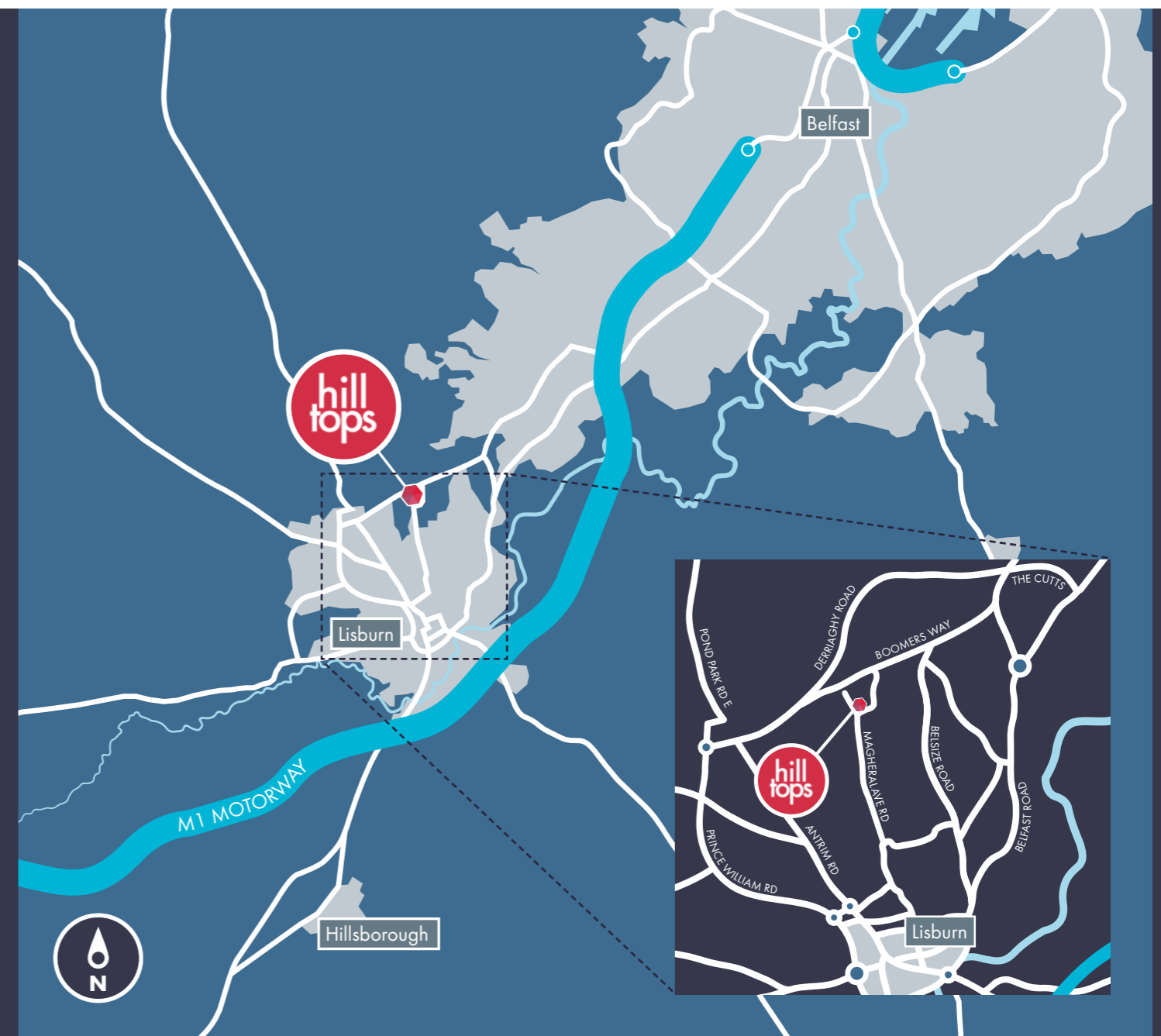
h + hills tops

MAGHERALAVE ROAD

LISBURN

MODERN HOMES WITH A DIFFERENCE

WELCOME TO
HILLTOPS
LISBURN'S MOST
EXCITING AND
REFRESHINGLY
DIFFERENT
NEW DEVELOPMENT



EASY COMMUTING

Just 8 miles from Belfast city centre and even closer to Lisburn and Hillsborough, you're never far from the action at Hilltops. Add in a choice of excellent schools, great local shops and entertainment, and you have the ideal location for your family home.

A FEW MILES AWAY

M1 Motorway - 1.1 miles
Belfast City - 7.9 miles
Hillsborough - 5.6 miles
Moira - 9.7 miles
Lisburn City - 2.2 miles

hill
tops

REFRESHINGLY DIFFERENT...

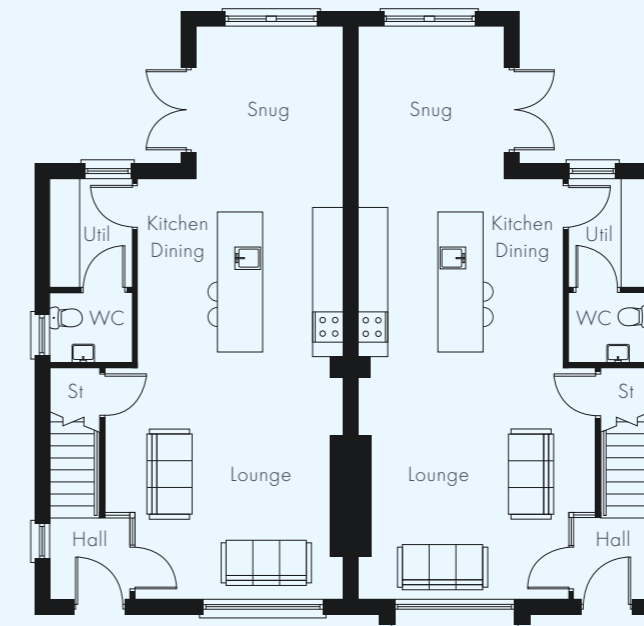


...CONTEMPORARY HOMES



THE NEWLAND

3 bedroom semi-detached 1150 sq ft approx



GROUND FLOOR

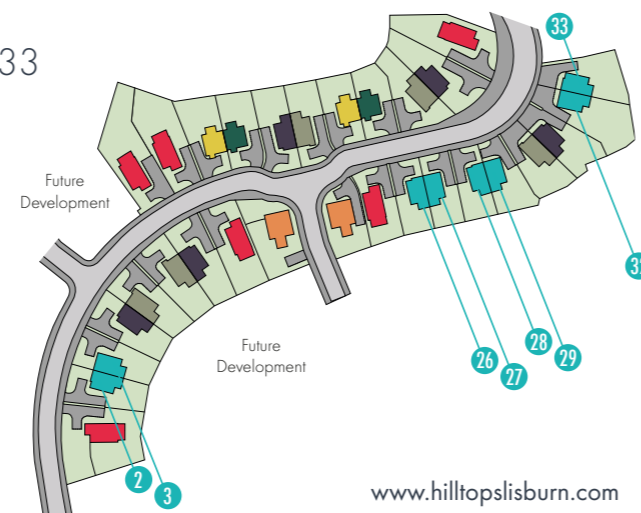
Entrance Hall	
Lounge (max)	15'6" x 15'1"
Store	
Kitchen Dining	13'5" x 12'4"
Snug	9'11" x 9'7"
Utility Area	7'1" x 5'5"
WC	

6

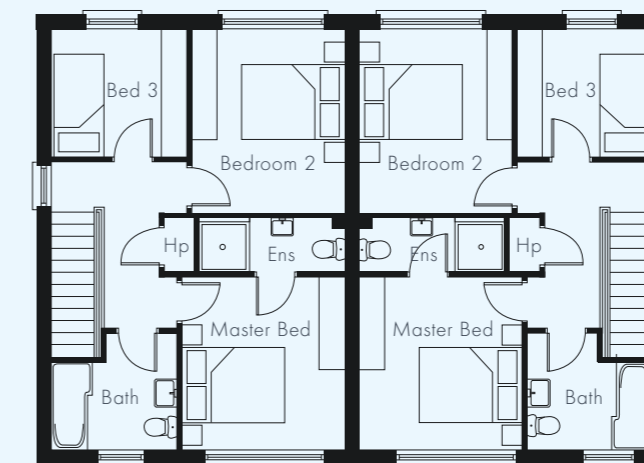
THE NEWLAND

3 bedroom semi-detached 1150 sq ft approx

SITE Nos. 02|03|26|27|28|29|32|33



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FIRST FLOOR

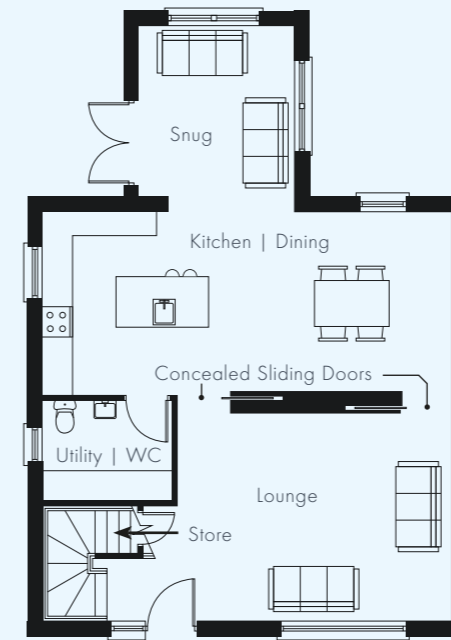
Landing - Hot Press	
Master Bedroom	11'5" x 10'7"
Ensuite	
Bedroom 2	12'0" x 10'0"
Bedroom 3	8'10" x 8'4"
Bathroom	

The architectural 3D perspective is for illustration purposes only and as such the elevation shown may vary from the actual finish on site. All dimensions are approximate



THE BRANDON

4 bedroom detached 1550 sq ft approx



GROUND FLOOR

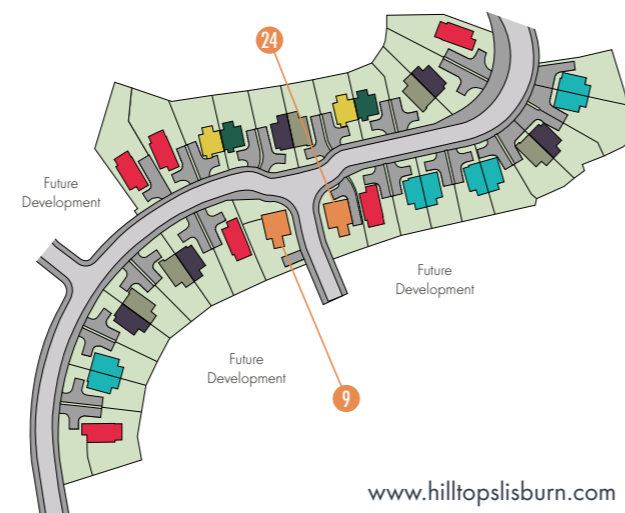
Lounge (max)	22'6" × 14'5"
Store	
Kitchen Dining	26'9" × 12'0"
Snug (max)	12'2" × 10'2"
Utility WC Area	8'5" × 6'6"

8

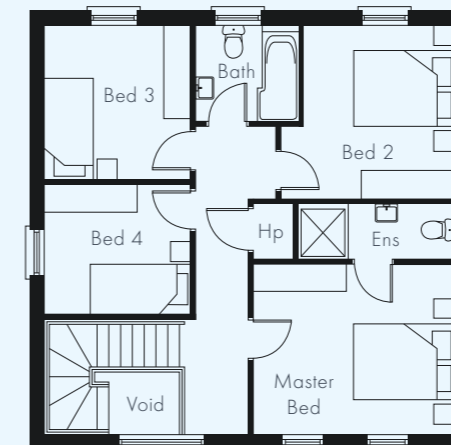
THE BRANDON

4 bedroom detached 1550 sq ft approx

SITE Nos. 09 | 24



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FIRST FLOOR

Landing - Hot Press	
Master Bedroom	13'1" × 11'4"
Ensuite	
Bedroom 2 (max)	11'4" × 11'3"
Bedroom 3	10'0" × 9'6"
Bedroom 4	9'6" × 8'6"
Bathroom	

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THE VELVETON

THE SLATEN

10 **THE VELVETON** (1302 sq ft approx)

THE SLATEN (1356 sq ft approx)

4 bedroom semi-detached

THE VELVETON
SITE Nos. 04 | 07 | 31 | 35 | 40

THE SLATEN
SITE Nos. 05 | 06 | 30 | 36 | 39

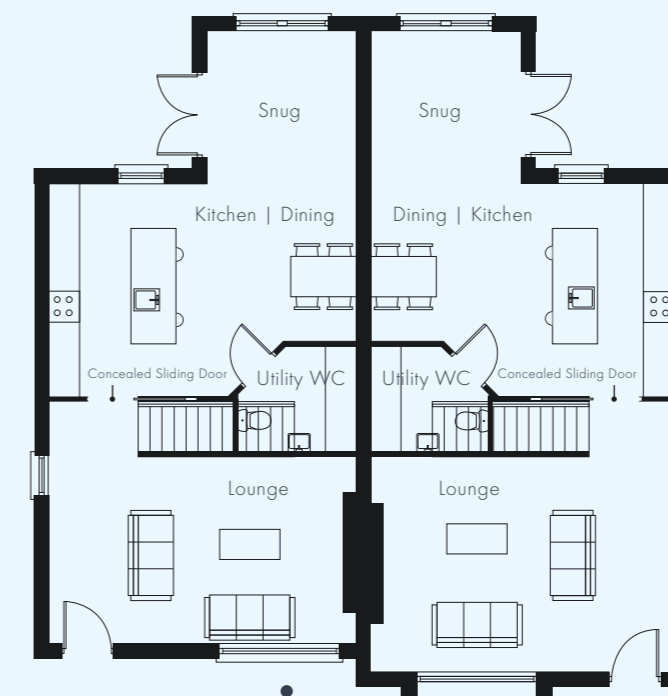


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THE VELVETON (1302 sq ft approx)

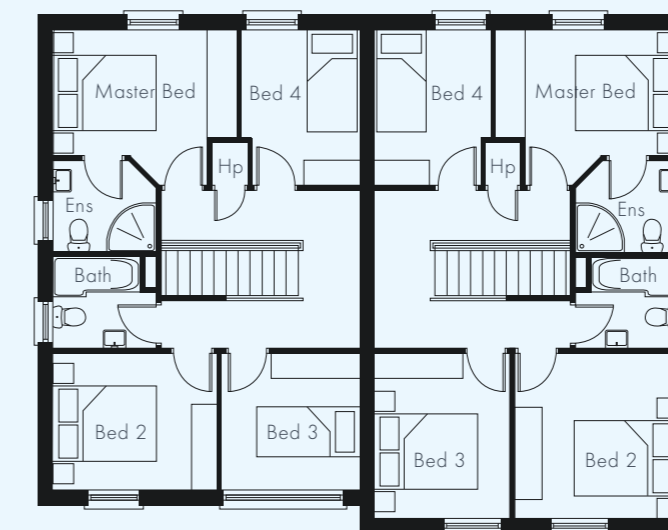
THE SLATEN (1356 sq ft approx)

4 bedroom semi-detached



THE VELVETON

THE SLATEN



GROUND FLOOR VELVETON

Lounge	20'0" × 12'2"
Kitchen Dining (max)	20'0" × 13'11"
Snug	9'11" × 9'8"
Util WC Area (max)	7'8" × 6'10"

GROUND FLOOR SLATEN

Lounge	19'9" × 14'1"
Kitchen Dining (max)	19'9" × 13'11"
Snug	9'9" × 9'11"
Util WC Area (max)	7'5" × 6'10"

FIRST FLOOR VELVETON

Landing - Hot Press	
Master Bed (max)	12'0" × 10'2"
Ensuite	
Bedroom 2	10'8" × 8'11"
Bedroom 3	9'0" × 8'11"
Bedroom 4 (max)	10'2" × 7'8"
Bathroom	

FIRST FLOOR SLATEN

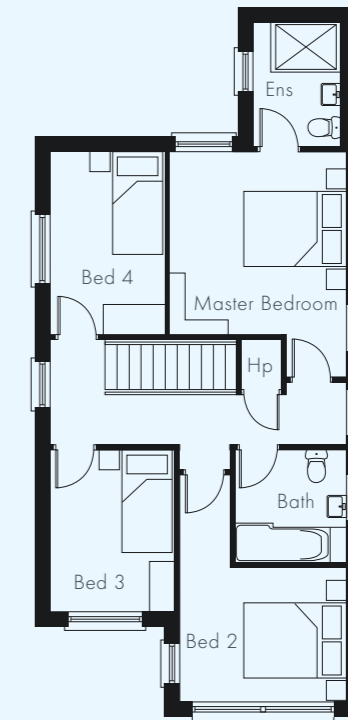
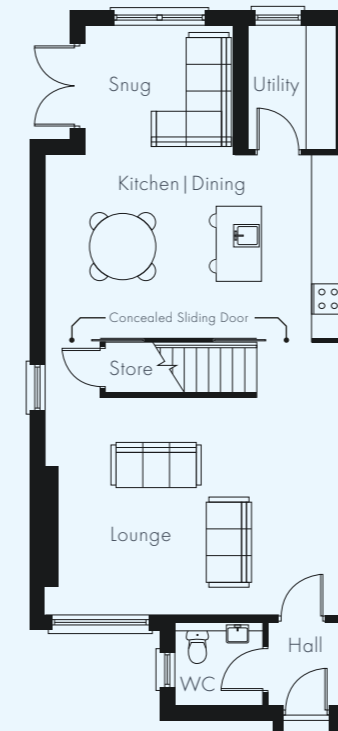
Landing - Hot Press	
Master Bed (max)	11'8" × 10'2"
Ensuite	
Bedroom 2	10'9" × 10'7"
Bedroom 3	10'9" × 8'9"
Bedroom 4	10'2" × 7'8"
Bathroom	

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THE GRISWOOD

4 bedroom detached 1486 sq ft approx

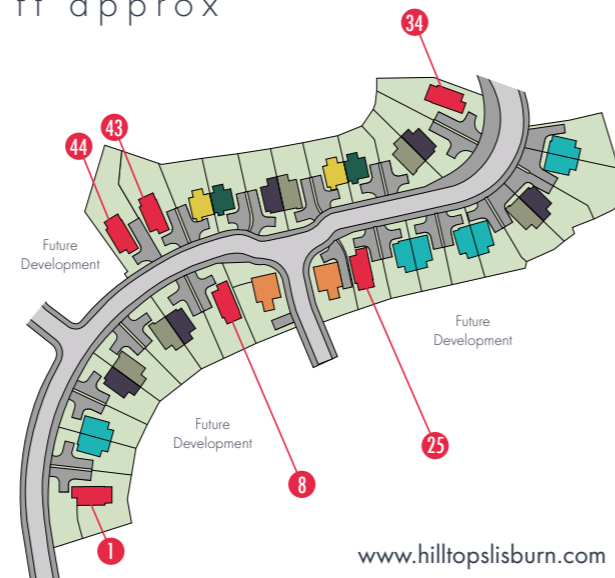


12

THE GRISWOOD

4 bedroom detached 1486 sq ft approx

SITE Nos. 01 | 08 | 25 | 34 | 43 | 44



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GROUND FLOOR

Entrance Hall	
WC	
Lounge (max)	19'4" x 17'9"
Store	
Kitchen Dining	19'4" x 11'11"
Snug	9'8" x 8'5"
Utility Area	8'1" x 6'1"

FIRST FLOOR

Landing - Hot Press	
Master Bed (max)	14'8" x 11'6"
Ensuite	
Bedroom 2 (max)	14'10" x 10'10"
Bedroom 3	10'6" x 8'1"
Bedroom 4	11'11" x 7'6"
Bathroom	

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THE MUNRO

THE HARRISON

14 **THE MUNRO** (1201 sq ft approx) ◆
THE HARRISON (1162 sq ft approx) ◆

3 bedroom semi-detached

THE MUNRO
 SITE Nos. 38 | 42

THE HARRISON
 SITE Nos. 37 | 41



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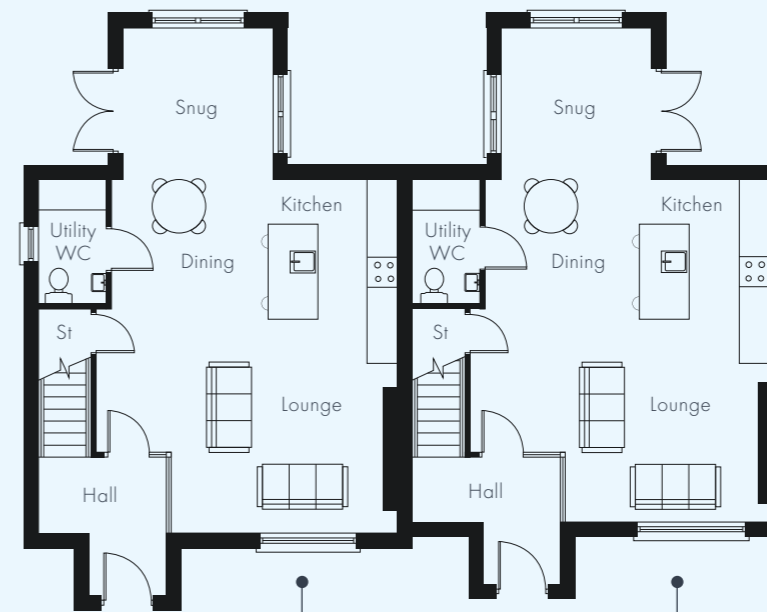
THE MUNRO (1201 sq ft approx)
THE HARRISON (1162 sq ft approx)
 3 bedroom semi-detached

GROUND FLOOR ◆ MUNRO

- Entrance Hall
- Store
- Lounge | Kitchen & Dining (max) 23'1" × 19'10"
- Snug 10'1" × 9'9"
- Utility | WC Area 8'1" × 4'5"

GROUND FLOOR ◆ HARRISON

- Entrance Hall
- Store
- Lounge | Kitchen & Dining (max) 22'4" × 19'9"
- Snug 10'1" × 9'9"
- Utility | WC Area 8'1" × 4'5"



THE MUNRO

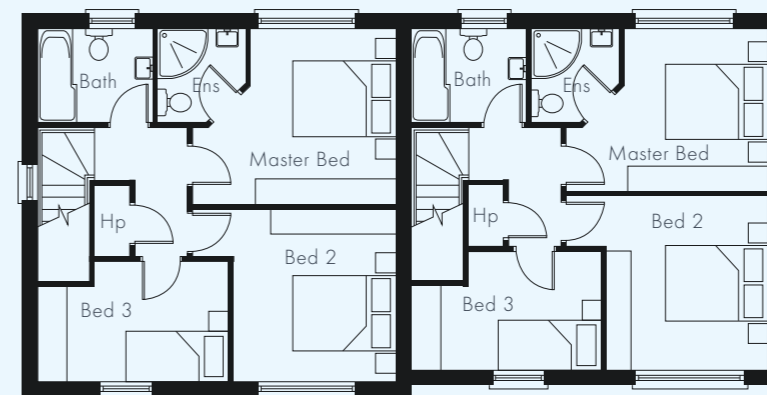
THE HARRISON

FIRST FLOOR ◆ MUNRO

- Landing - Hot Press
- Master Bed (max) 13'3" × 11'5"
- Ensuite
- Bedroom 2 (max) 13'3" × 11'3"
- Bedroom 3 (max) 12'6" × 7'10"
- Bathroom

FIRST FLOOR ◆ HARRISON

- Landing - Hot Press
- Master Bed (max) 13'2" × 10'7"
- Ensuite
- Bedroom 2 (max) 13'2" × 11'4"
- Bedroom 3 (max) 12'5" × 7'9"
- Bathroom



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REFRESHINGLY DIFFERENT

The Vaughan difference has always been in the detail. In every Hilltops home you'll find a special feature or inspired touch that's been designed to impress.

The design team at Vaughan Homes have invested a great deal of time and effort into providing a style and finish which will set the benchmark. We consistently strive to be at the forefront of design and innovation, and we continue to review new and emerging finishes coupled with on-trend interiors to ensure you create your own truly inspirational, unique home.

On the exterior we have added characteristic detailing to each home which highlights and compliments the clean lines of the architecture. The streamlined finish of the slate stone porches and window surrounds blend seamlessly with the modern brick and render elevations.

TEGRAL CEDRAL CLICK CLADDING
Our use of Tegral Cedral cladding on selected house types enhances the modern, clean aesthetics and adds interest to gable walls - this maintenance free alternative to traditional timber weatherboard needs no upkeep.

SLATTED ZEN STAIRCASE
The staircases to The Velveton, The Slaten and The Griswood will be finished with Zen style vertical floor to ceiling timber battens, which add to the open plan living ethos.

FEATURE TV WALLS
An inspired, contrasting TV wall will have a rebated panel to house a wall mounted TV.

CONCEALED SLIDING DOORS
The introduction of concealed sliding doors to the ground floor of The Brandon, The Velveton, The Slaten and The Griswood really adds to the feeling of open space, with the option to section off living and kitchen areas if needed.

These details make the difference.



The images used are for illustration purposes only and as such should not be taken as factual representation of any individual home



SPECIFICATION

*all selections are from preselected ranges and are subject to the stage of construction



KITCHEN

Modern style design with choice of door, 25mm worktop & upstand. Integrated appliances include high level electric oven, extractor fan, microwave, gas hob, dishwasher, fridge freezer. Plumbing for washing machine to utility area. *



BATHROOM & ENSUITE

Contemporary sanitary ware all complemented with chrome fittings including the added benefit of a showerbath, matching screen and thermostatically controlled shower to main bathroom. Thermostatically controlled shower in en-suite/ chrome heated towel rail to bathroom & en-suite.



HEATING

Energy efficient heating system comprising gas fired combination boiler, zoned heating control with weather compensation and 24 hour programmable electronic time clock to control central heating and hot water separately. Underfloor heating to ground floor areas excluding utility & WC.



WOODWORK

Handrail, spindles, architrave and skirting with modern square edge profile painted with a contemporary grey satin finish. Feature timber design to stair in selected homes (Velveton | Slaten | Griswood).*



FLOORING

All ground floor areas will be complete with quality laminate wooden floor. Bathroom & en-suite floors will be tiled.*



ELECTRICAL

Full range of electrical outlets, cabling for digital and Sky reception terminating to one point in roofspace and facility to remote mount Sky Box within hub store. Mains operated smoke, heat and carbon monoxide detectors. Low energy LED downlights to ground floor areas plus en-suite and bathroom.



SECURITY

Installed and commissioned intruder alarm covering the ground floor. PIR detection at front and French doors with activation key pad.



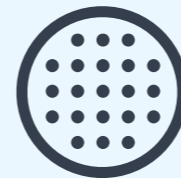
DOORS AND HANDLES

Quality flush doors with modern brushed and polished steel ironmongery



TILING

WC - splashback tiling at sink. Bathroom & ensuite feature splashback tiling at sinks. Full height tiling to shower enclosure in ensuite. Tiling around bath.*



CARPET

Stairs, landing and all bedrooms to be carpeted including underfelt.*



INTERIOR DECORATION

Walls and ceilings will be painted white. Statement colour added to feature wall with suitable rebate for wall mounted TV.*



WINDOWS & EXTERNAL DOORS

Windows and French doors will be low maintenance upvc frames with thermally efficient double glazed units, window locks and prestige handles and hinges. Entrance door will be a modern composite with brushed steel ironmongery complete with 3 point locking system.



GARDENS & OUTSIDE SPACE

All driveways will be brick set/bitmac and decorative slate with paving to paths. Gardens will be sown in grass seed and landscaped. Close board timber fencing to rear boundaries. Outside tap. Front entrance door light fitting.



ENVIRONMENTAL

Energy efficient timber frame construction. High levels of floor, wall and roofspace insulation. Homes built to the new Building Regulations taking into account both 'robust' and 'energy efficient' detailing. Improved indoor air quality utilising both 'positive input ventilation' and 'mechanical extract ventilation' systems.



WARRANTY

 Your home will be covered by the NHBC buildmark warranty.

 The consumer code for home builders gives protection and rights to purchasers of new homes.



Reeds Rains

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www.reedsrains.co.uk

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