

CONTEMPORARY TURNKEY FAMILY HOMES



MILECROSS  
MANOR

Belfast Road, Newtownards

PHASE: 1 & PHASE: 2







STYLISH AND LUXURIOUS  
LAKESIDE LIVING



## WELCOME TO MILECROSS MANOR

The very best in modern, lakeside living

Milecross Manor is superbly located to enjoy the very best of town life, coast and countryside.

The A20 offers fantastic connections to Belfast and the George Best Belfast City Airport, the coast can be reached within 15 minutes and the countryside is literally on your doorstep.

Overlooking the historic Scrabo Tower and Kiltonga Nature Reserve, Milecross Manor is a contemporary collection of detached and semi detached, luxurious family homes in a superb location. Designed to complement the stunning landscape and views, the spacious and generous living areas create the ideal space for high-end modern and active lifestyles.

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# TOWN OR COUNTRYSIDE OUR VISION FOR MODERN LIVING

Within easy walking distance of Newtownards town centre, Milecross Manor residents will benefit from the town's reputation as a great shopping destination.

The town is extremely well served with a huge array of shops, including specialist boutiques and High Street names. As you would imagine in this bustling town, there is an excellent range of eateries and pubs including Romas, The Parlour Bar and Restaurant and Hickory's Smokehouse to name a few.

Education in the town is well catered for with an excellent choice of primary and secondary level schools nearby. As one of the largest commuter towns in North Down, Newtownards has prospered in recent years with easy transport links to the main commercial hubs and the George Best Belfast City Airport.

## OUTDOOR LIVING

For those who love the outdoors, the stunning landscapes of Kiltonga Nature Reserve and Strangford Lough are on your doorstep. Within minutes drive is golfing at Scrabo or Clandeboyne Golf Clubs, the National Trust's Mount Stewart House and Gardens and a great variety of sporting clubs and heritage sites. That's the beauty of Newtownards – you can simply take life at your own pace.



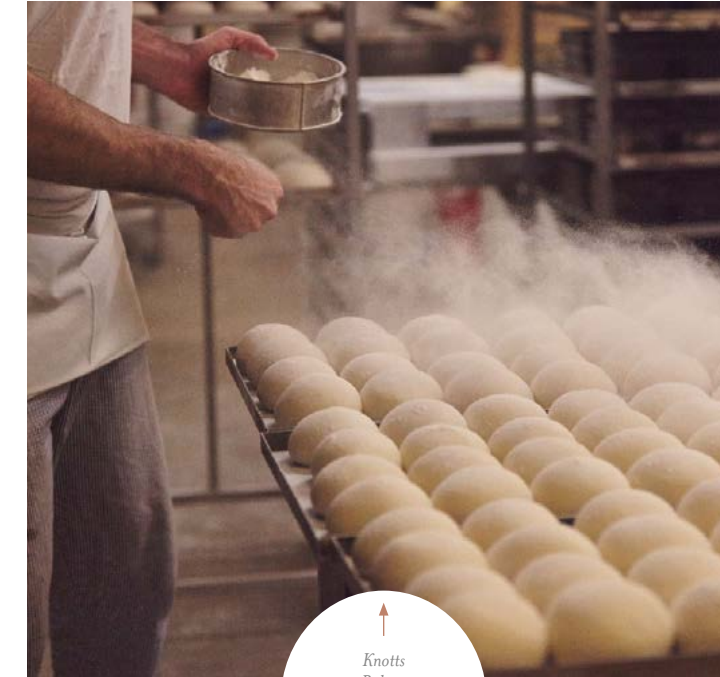
↑  
Kiltonga  
Nature  
Reserve  
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Romas



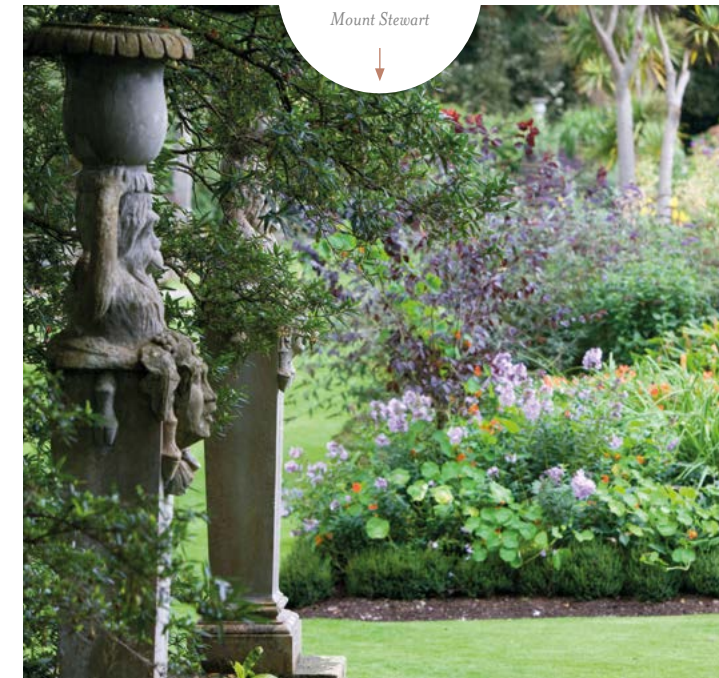
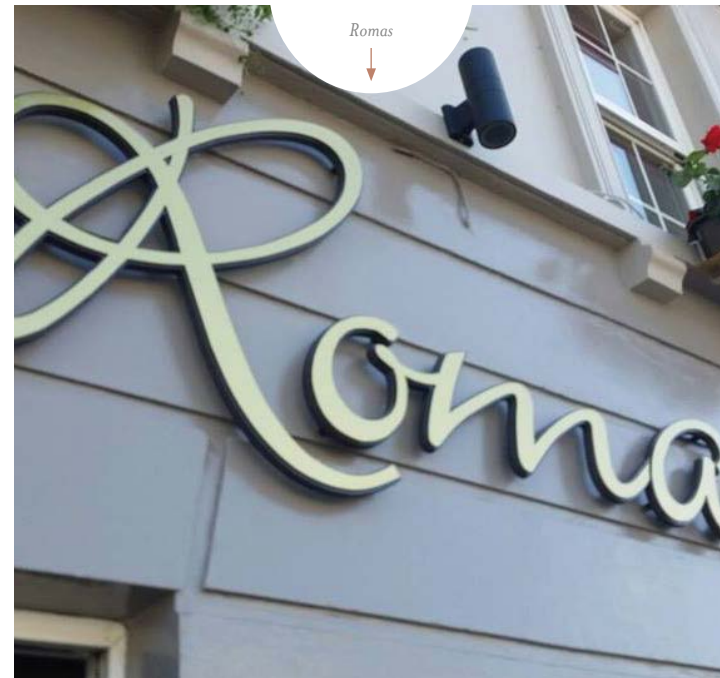
↑  
Strangford  
Lough  
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Market  
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↑  
McKee's Farm  
Shop  
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Mount Stewart



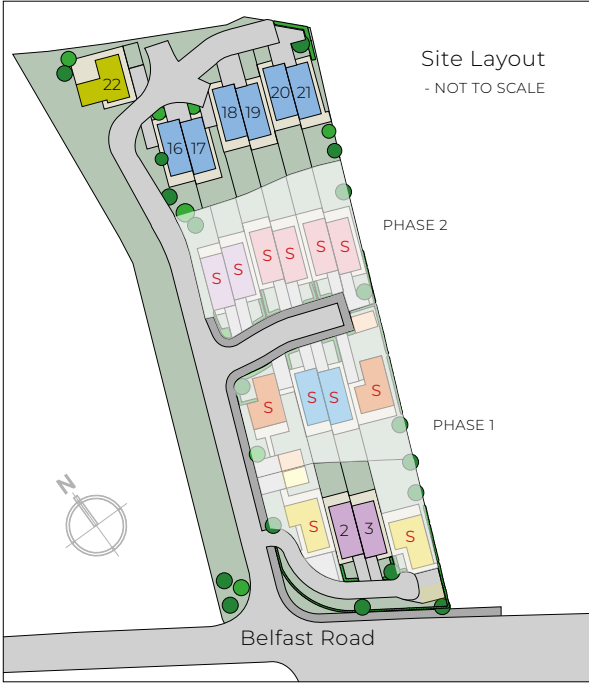
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Knotts  
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Clandeboyne  
Golf Club



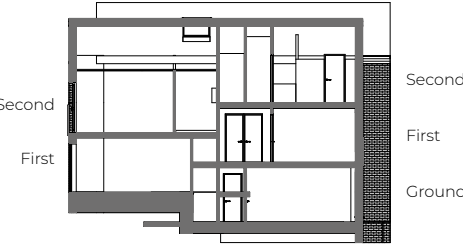


# THE O'CONNELL

SITES | 16 | 17 | 18 | 19 | 20 | 21  
Total Area: 1561 sq ft approx (inc utility/garage)  
Roofspace Storage: 300 sq ft  
3 Bedroom | Semi Detached



Sections showing floor levels



REAR GARDEN ELEVATION



FRONT ENTRANCE ELEVATION 2

## MILECROSS MANOR - FLOOR PLANS

### GROUND FLOOR

Entrance Hall with Cloaks		
Garage   Utility	172 sq ft	16 sq m
Kitchen   Dining	236 sq ft	22 sq m
WC		

### FIRST FLOOR

Lounge	183 sq ft	17 sq m
Bedroom 2 (max)	118 sq ft	11 sq m
Bedroom 3	75 sq ft	7 sq m
Bathroom	64 sq ft	6 sq m

### SECOND FLOOR

Master Bedroom (max)	172 sq ft	16 sq m
Ensuite	32 sq ft	3 sq m
Roofspace Storage	300 sq ft	29 sq m



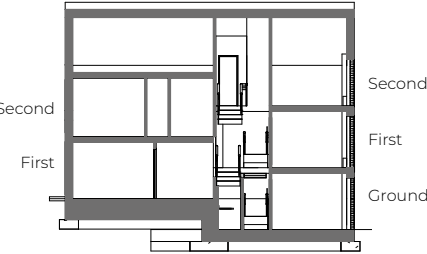


# THE LAKEHOUSE

SITE | 22  
Total Area: 2200 sq ft approx  
4 Bedroom | Detached



Sections showing floor levels



## MILECROSS MANOR - FLOOR PLANS

### GROUND FLOOR

Entrance Hall with Cloaks		
Kitchen   Living   Dining	441 sq ft	41 sq m
Pantry	21 sq ft	2 sq m
Drawing Room	161 sq ft	15 sq m
Utility	43 sq ft	4 sq m
WC	21 sq ft	2 sq m

### FIRST FLOOR

Master Bedroom	150 sq ft	14 sq m
Ensuite	54 sq ft	5 sq m
Dress	54 sq ft	5 sq m
Bedroom 2	97 sq ft	9 sq m
Viewing Room	161 sq ft	15 sq m
Bathroom	64 sq ft	6 sq m

### SECOND FLOOR

Bedroom 3	161 sq ft	15 sq m
Ensuite	43 sq ft	4 sq m
Bedroom 4	161 sq ft	15 sq m
Ensuite	43 sq ft	4 sq m

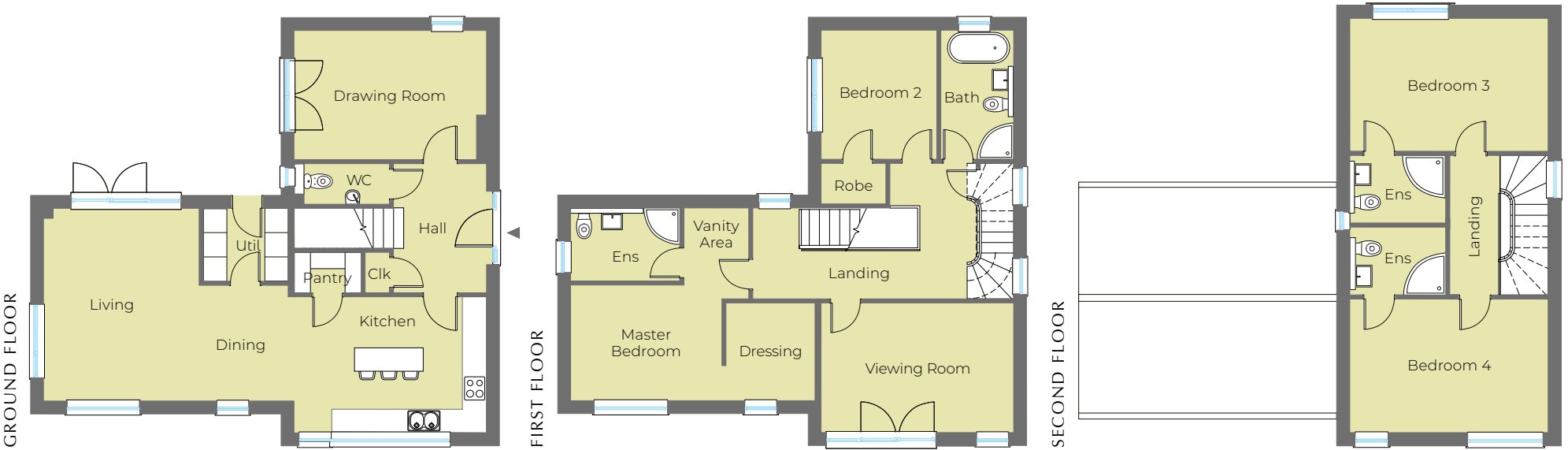






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# INTERIORS TO INSPIRE

From the bright and spacious living areas to the well appointed kitchens, the workmanship and thoughtful approach to each and every home is the reason why Milecross Manor is a superb development. Nothing has been left to chance as great care is taken to create a supreme standard of living accommodation with furnishings and fitted appliances of the highest specification. Behind the striking individual façade of each home lies a residence for the whole family to enjoy and make their own for many years to come. Milecross Manor offers innovative homes for the modern dweller.



# ATTENTION TO DETAIL

## INTERNAL FEATURES

- Internally decorated, walls and ceilings painted
- Vaulted ceilings in all master bedrooms
- Solid wood newel posts and handrails with balustrades (protected by clear preservative where appropriate) are incorporated within homes
- 6" bevelled edge skirting and 4" contemporary architrave painted satin white
- Wooden internal doors with quality brushed steel ironmongery
- Mains supply smoke detectors
- A generous provision of power points is provided throughout the house. This includes feature down lighting throughout the ground floor. TV points are provided in all bedrooms whilst a telephone point is installed beside the lounge TV point. Wiring for future satellite point
- Natural gas central heating system
- Ventilation/extractor fans are fitted in the kitchen, bathroom, ensuite & WC
- Sound proofing to bedrooms, bathroom and between ground and first floor
- Fitted security system alarm
- Excellent roofspace storage area

## EXTERNAL FEATURES

- All gardens turfed
- Brick pavior driveway
- Brick pavior/flagged patio area
- Grey U-PVC double glazed lockable windows
- Concrete roof tiles
- Modern composite front door
- Outside water tap
- 1.8m high, close-boarded timber fencing to side and rear of garden
- Feature external lighting to front & back door
- Garage with roller shutter door, internal light and power point
- Property also is covered by 10 Year Global Home Warranty insurance policy

## KITCHENS & UTILITY ROOMS

- High quality units to include doors, granite worktop and handles
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Provision for a Washing Machine and Dryer
- Under unit lighting to kitchen cupboards
- Recessed down lighters to ceilings

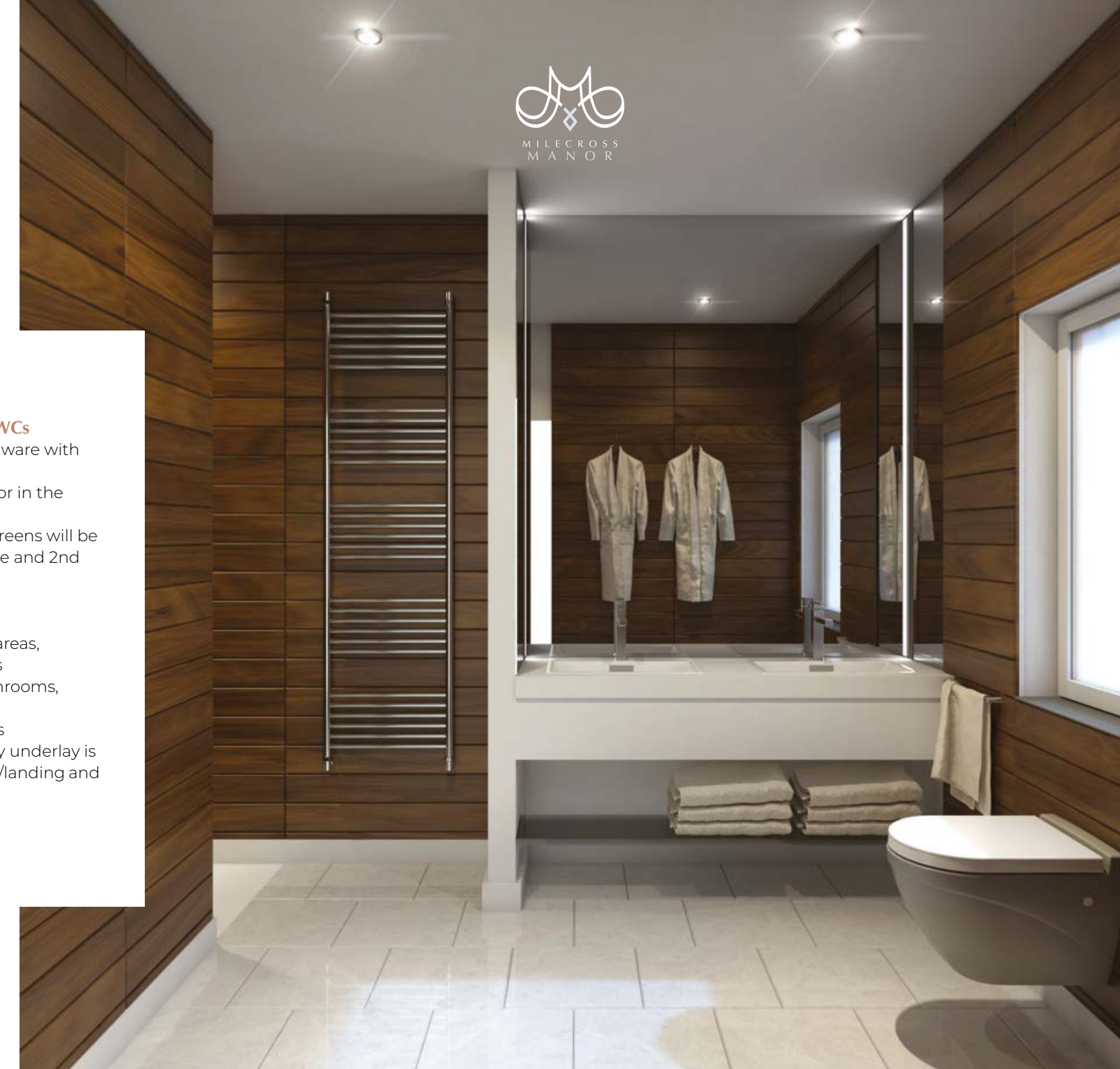
## BATHROOMS, ENSUITES AND WCs

- Contemporary white sanitary ware with chrome fittings
- Chrome finished towel radiator in the main bathroom and ensuite
- Shower cubicles with glass screens will be fitted in the bathroom, ensuite and 2nd floor shower room

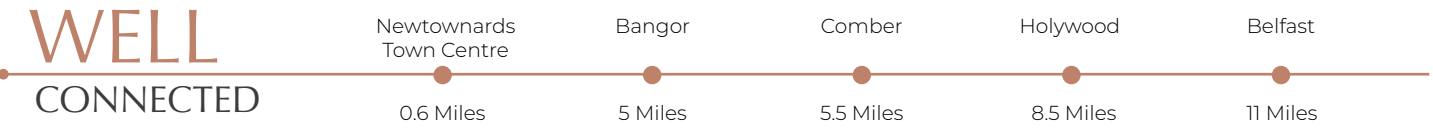
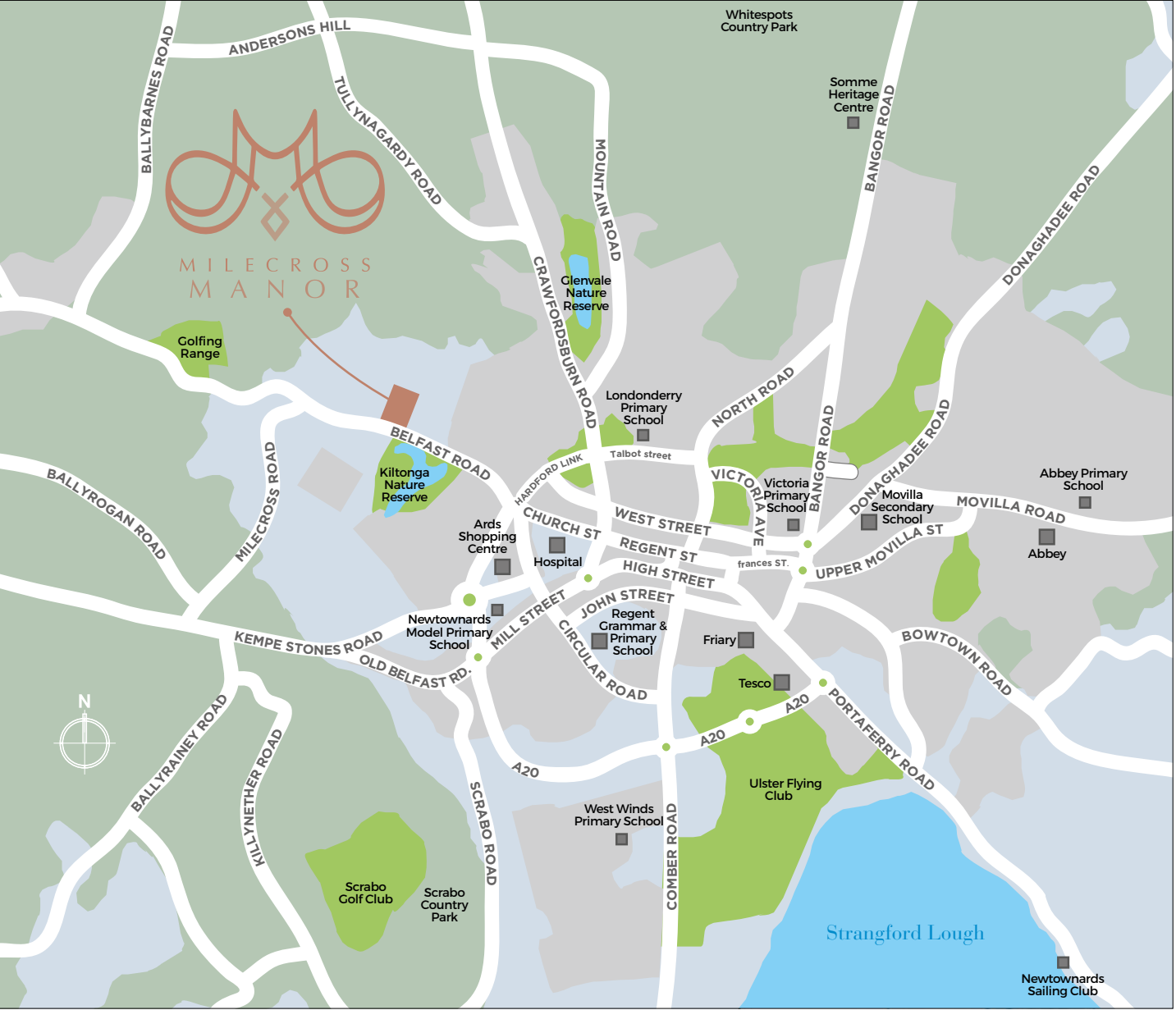
## FLOOR COVERINGS & TILING

- Tiled floors to kitchen/dining areas, bathrooms, ensuites and WCs
- Tiling to wet areas within bathrooms, ensuites and WCs
- Parquet flooring in all lounges
- A choice of carpet with quality underlay is provided for the lounge, stairs/landing and all bedrooms

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MILECROSS  
MANOR

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CONTACT FOR FURTHER DETAILS



**07712 473905**

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