

BROOMHILL MANOR

Dobbin Road Portadown

the Luxury Specification

Note: Plots 11,12 & 14 will be finish internally by our interior design team

- Beautifully designed homes by McAdam Stewarts Architects
- 10 Year Structural Warranty
- Double Glazed high performance lockable UPVC Windows
- High Performance feature front doors with 5 point locking system
- Mains gas central heating with high efficiency rating
- High thermal and energy efficiency rating
- Smoke, heat and CO2 detectors

the Interiors

- Comprehensive range of electrical sockets throughout
- USB socket in Living Room, Kitchen and Master bedroom
- Chrome plug sockets in all ground floor rooms
- TV and telephone points
- Wooden venation blinds fitted throughout and perfect fit blinds on patio doors
- All internal walls and ceilings painted throughout
- 5 Panel painted internal doors with chrome ironmongery
- Painted skirting, architraves, stair handrails and balustrades
- Wood burning stove with granite hearth & tiled inner chambers

the kitchens & utility rooms

- A modern shaker style fitted kitchen & utility
- Integrated appliances where applicable including, built in oven and electric hob, extractor hood, dishwasher and fridge freezer
- Chrome spotlights in Kitchen /Dining

the bathrooms, en-suite & WC

- Contemporary white sanitary ware including free standing bath with chrome fittings
- Centrally heated chrome towel rails in Bathroom and en suite
- Chrome spotlights in Bathroom and en suite
- LED feature mirrors in bathroom and en suite

the floor coverings and tiles

- Ceramic floor tiling to, hall, kitchen/dining, utility room, bathroom, en suite and WC
- Splash back tiling to all wash hand basins
- Fully tiled bathroom and en suite
- Carpets to stairs and landing and all bedrooms
- Premium wood effect laminate flooring in Livingroom

the exteriors

- Front and rear rolled lawns
- Tarmac driveway with parking for 2 cars.
- High close board timber fencing with gate to rear garden boundaries.
- Traditional masonry construction with brickwork and render.
- LED feature light to front and rear doors.
- Cobbled paths and patio area in rear garden.