



Braidwater  
HOMES

# CHURCH ROAD

Waterside,  
Derry/Londonderry

Low carbon bungalows  
in an accessible and  
sought after area





Relax, unwind and enjoy



A private development in a peaceful area, all properties will combine modern day architecture with high levels of energy efficiency and environmentally friendly construction techniques such as air source heat pumps.

The homes at Church Road are designed to accentuate the open plan space throughout the kitchen, dining and family area and are awash with natural light.

Nine-foot high ceilings and tall windows add to the spacious ambience of these bright homes, while cutting edge modular construction techniques and high-performance glazing ensure that they will stay warm in winter, have a low running cost and maintain a low carbon footprint.

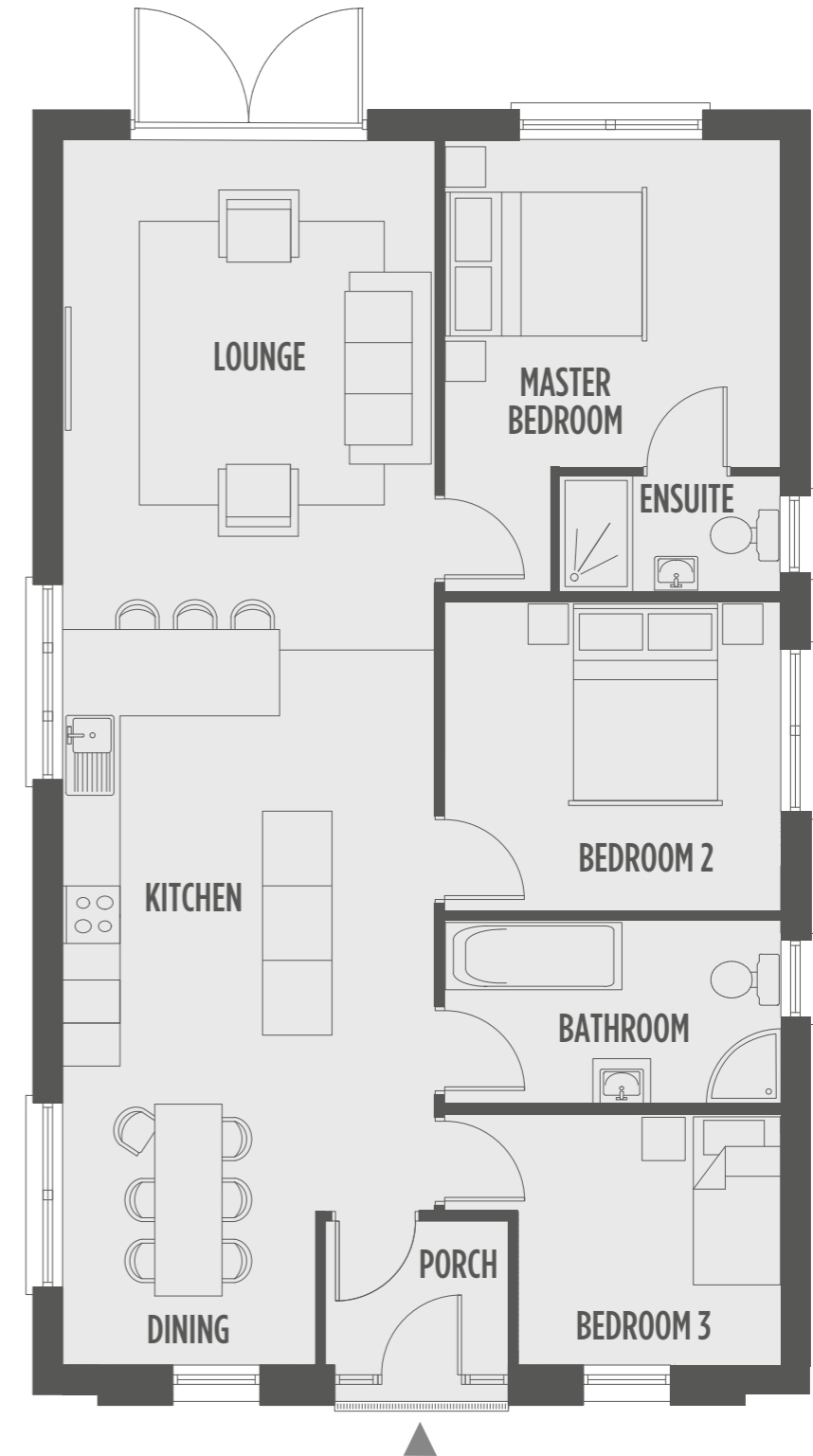




# Church Road

3 BEDROOM DETACHED BUNGALOW

Kitchen & Dining (max)	7.60m x 3.90m
Lounge (max)	5.10m x 3.90m
Master Bedroom (max)	4.70m x 3.50m
Ensuite (max)	1.35m x 2.25m
Bedroom 2	3.20m x 3.50m
Bathroom	1.90m x 3.50m
Bedroom 3 (max)	2.60m x 3.50m



# Your Turnkey Package

Each home at Church Road is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home

## Kitchen

A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles

Eye level double oven

Integrated modern ceramic hob

Stainless steel extractor fan

Washing machine and tumble dryer

Integrated fridge/freezer

Integrated dishwasher

Convenient soft close drawers and doors to the kitchen

LED lighting under high level units to accommodate modern living (where applicable)

Stainless steel Leisure bowl & a half sink & Lever tap

## Dining

Glazed patio doors opening out onto the garden allowing extra space & natural light

## Bathroom

Premium quality white sanitary ware

Chrome shower cubicles

Slimline shower trays (where applicable)

Chrome towel rail to bathroom

Attractive vanity unit or half pedestal sink to main bathroom and ensuite (where applicable)

## Plumbing and Heating

Carbon neutral energy-efficient air source heat pump providing heat and hot water via the latest in environmentally friendly technology

Electric shower to main bathroom

Thermostatic power shower to ensuite

## Floor Coverings

A choice of floor tiling from a specified range to porch, kitchen/dining, bathroom & ensuite

A choice of wood style floor to your lounge

A choice of carpet from a specified range with a comfort felt backing to bedrooms

## Wall Coverings

Splashback to hob area in kitchen

Part wall tiling to bath area in main bathroom

Shower area tiled in main bathroom & ensuite

Splashback in bathroom, ensuite & wc

## Woodwork and Painting

Oak flush veneer doors throughout with contemporary ironmongery

Classical 6" moulded skirting throughout

Classical 4" moulded architrave throughout

All wall and ceiling surfaces painted white throughout with satin finish to woodwork

## Lighting and Media

Extensive range of electrical sockets & TV points throughout

Integrated downlights to kitchen and bathroom (where applicable)

Internal wiring for TV, Sky and provision of future alarm system

Wired for BT

Mains operated smoke and carbon monoxide detectors

## Energy Efficiency and Design

Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations where applicable)

Enhanced window proportions to maximise natural light throughout

## Exterior

Composite black front door

Front and patio doors with multi point locking system

PVC fascia and rainwater goods

Attractive paving to entrance door (where applicable)

Tarmac to driveways with cobble edging

Beautifully landscaped front & back gardens with lawn turf (where applicable)

6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable)

Outside water tap as standard

Door bell

Outside lighting at front and rear entrance to enhance the appearance with added security

## Warranty

In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC warranty as standard, giving homebuyers peace of mind

### Please note:

In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction



## Air Source Heat Pump

A major environmental benefit of these low carbon bungalows is the fact that the air source heat pump produces no carbon emissions onsite, unlike the traditional oil or gas burners. Add to that, they're also cheaper to run!

A win win for you, but more importantly, the environment.



# The Luxuries on Offer

Over the years, Braidwater has grown to know its customers and offers the homely turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater is pleased to offer a range of luxury optional extras which will allow your home to be smarter, more comfortable and more secure.

## A Safer Smarter Home

Ensure your new home is even smarter with our selected GoKonnnect powered system providing a modern and technically advanced solution which monitors, protects and automates your home

More than a smart app or a cool device, GoKonnnect seamlessly connects the key systems in your home on one platform so they work more intelligently together

You can control your smart security, doorbell camera, smart lighting, door locks, indoor/outdoor cameras and much more, from anywhere in the world

Ask our selling agent for a show home demonstration and to discuss the benefits of smarter more secure modern living

## Kitchen Upgrades

With the kitchen one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

Premium quartz worktop in a variety of designs and colours which includes quartz upstands and splashback plus a high quality undermount bowl and half Franke sink with an Anteleo tap

Luxurious solid Wakefield door with a wide range of colours

Bring extra style to your kitchen units by selecting any of our upgrade door handles

## Luxury Carpet Upgrades

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty

## Storage Options

Stylish panelled built in storage options to bedrooms (where applicable)

## Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur:

- Trivor Blanco
- Burlingstone Gris
- Rockland Taupe

## Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts:

- Metro (kitchen only)
- Duomo Blanco
- Burlingstone Gris
- Rockland Taupe

High end finish with chrome tile trim

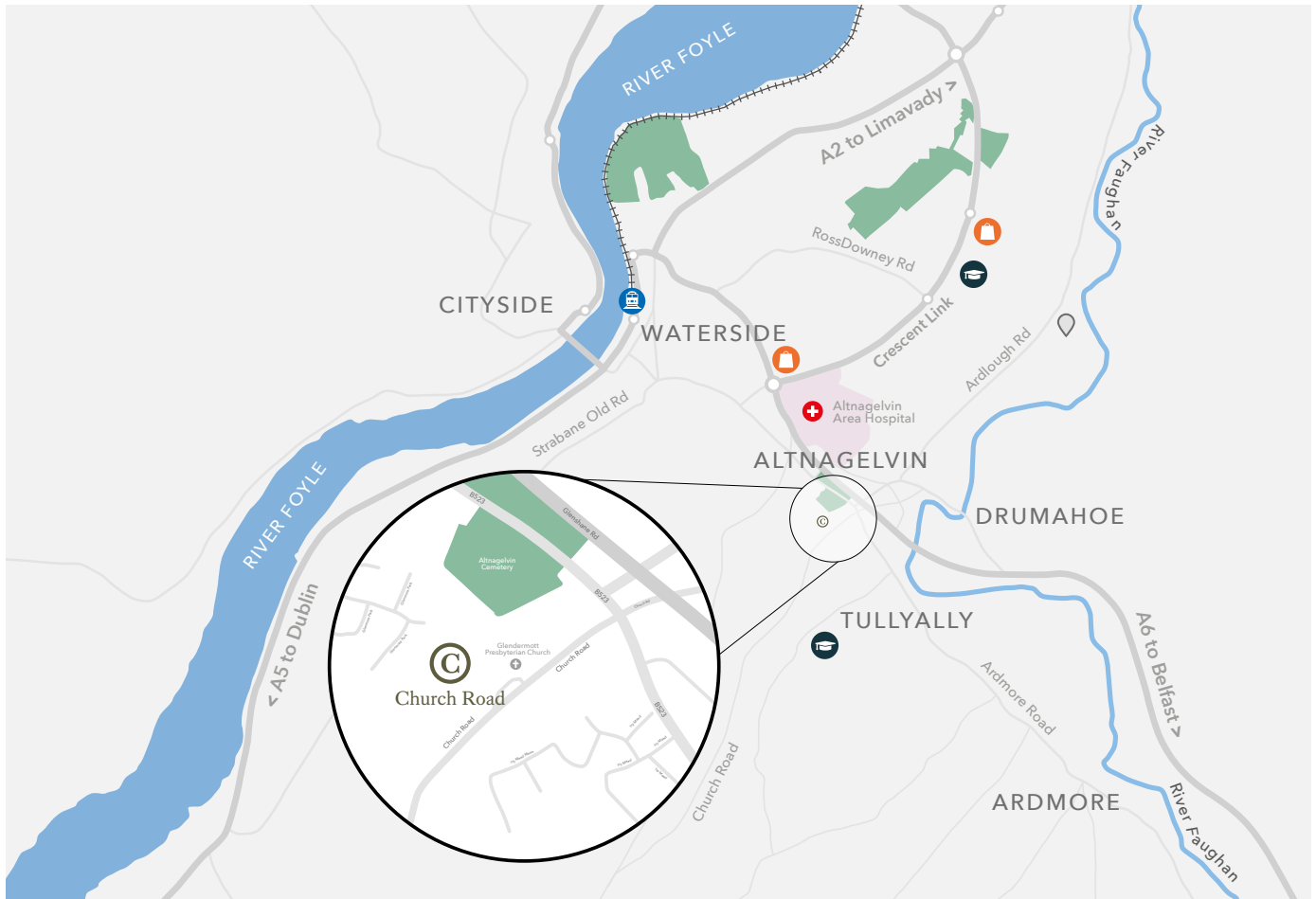
## Upgrade

To discuss an upgrade please speak to our selling agent for further details.

Please note: In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction

# Braidwater

HOMES



This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater Homes reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to raise standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.



Tel: 028 7134 3600  
donnybrookestateagents.com