



COMPUTER VISUAL

## LISBARNET - WARBLER & DARTER



"Nestled in the tranquil countryside just outside Killinchy is this exclusive development of two new build detached houses. Finished to an exceptionally high standard with an impressive specification, these properties will appeal to those who desire a quiet life in the beautiful County Down countryside. It is perfectly positioned close to the shoreline of Strangford Lough, The Poacher's Pocket & Balloo House, the bustling town of Comber, and easy access to the Castlereagh Hills.

With both properties boasting striking, modern exteriors and showcasing spacious, contemporary interiors, these homes exude style, quality and elegance. Carefully designed to utilise the surrounding landscape, the stunning floor-to-ceiling windows allow for an abundance of natural light and provide scenic views of this beautiful location. Thanks to high-quality fixtures and fittings throughout, these homes guarantee energy efficiency, and truly lend themselves to easy maintenance. Finished to an impeccable standard and featuring a 10-year Global Home Building Warranty, homeowners are rest-assured that these properties do not sacrifice practicality and reliability for sophistication and style.

With an abundance of generous space, it's easy to see how these properties are the perfect choice for families wishing to create lasting memories in an outstanding home."



## LISBARNET - DARTER

**NOW ON RELEASE OFFERS AROUND £615,000**

### SPECIFICATIONS...

#### DWELLING & GARAGE

External walls (timber-frame structure):  
 Outer leaf = blockwork/ render and cladding (fibre cement and/ or stone)  
 Cavity = 50mm (voided)  
 Inner leaf = timber panels filled with mineral wool insulation  
 Internal walls are of timber studding and plasterboard where all internal walls are plaster finish  
 Roof (cold roof for dwelling) consisting of a network of trusses overlaid with black fibre cement slates and crowned with dry fixed ridge tiles  
 Roof and external walls linked together by black seamless aluminium guttering and black uPVC square downpipes to compliment the external trim  
 Independent 10 year Global Homes Structural warranty (dwelling only)

#### KITCHEN & UTILITY ROOM\* (PROVIDED BY ORLEE KITCHENS)

##### KITCHEN

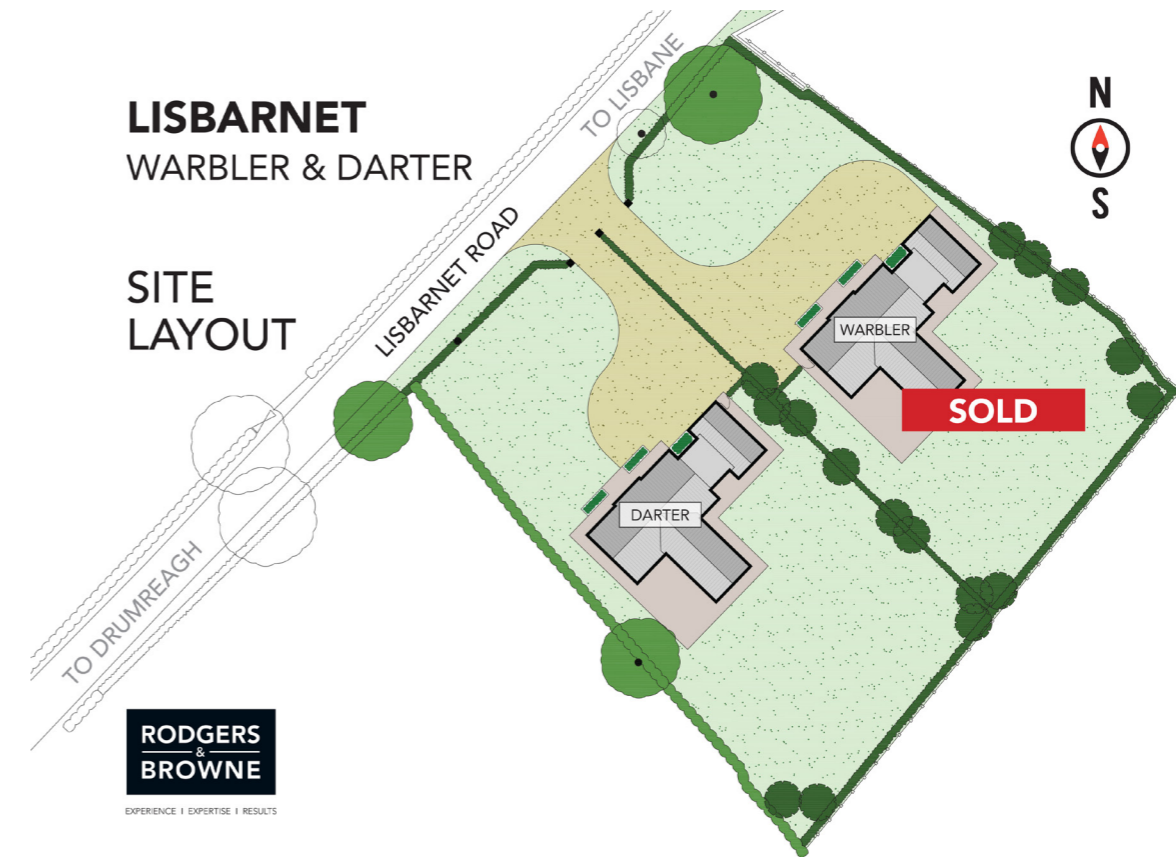
High quality carcass units to include a contemporary choice of doors, quartz worktops, quartz upstand and handles  
 Island included with seating area, localised power supply and lighting accommodation  
 Concealed Pantry door  
 Integrated appliances to include; downdraft hob, 2 x single electric ovens, separate tall fridge & tall freezer and dishwasher  
 Chrome sink and tap  
 Recessed down lighters to ceiling  
 Under unit lighting over sink area  
 Integrated bin unit included

##### UTILITY

Choice of high quality units to include doors, postform worktops & upstands and handles  
 Accommodation for washing machine and tumble dryer (appliances not included),  
 Chrome sink and tap

##### PANTRY

Full height shelving each side of door



### SPECIFICATIONS CONTINUED...

#### BATHROOMS, ENSUITES & WC \*(PROVIDED BY SOAKS BATHROOMS)

Contemporary sanitary ware with chrome fittings  
 Concealed cisterns with wall hung toilets  
 Slimline shower trays  
 Towel radiators  
 Recess areas within showers and above toilet in WC  
 Wall hung vanity units  
 Power supply only to mirror position (mirrors not included)  
 Recessed downlighter lighting  
 Floor coverings & tiling\* (provided by Hollywood Flooring & Tileworks);

#### FLOOR COVERINGS & TILING \* (PROVIDED BY HOLYWOOD FLOORING & TILEWORKS)

Tiled floors to Hall, Living/dining/kitchen, Pantry, Store, Boot room, Utility, Wet-rooms (bathroom, ensuites and WC)  
 Tiling to wet areas within wet-rooms  
 Full height tiling to shower enclosures  
 A choice of carpet with quality underlay is provided for the lounge, study, stairs/landing, dressing room and bedrooms

#### INTERNAL FEATURES

Floor to ceiling heights (approx.); Ground Floor = 2550mm, First Floor = 2400mm  
 Internal woodwork and ceiling painted white  
 Neutral painted internal walls  
 Softwood newel posts, handrails and spindles painted white  
 6" skirting boards with 4" architrave painted white  
 Wooden vertical ribbed pattern internal doors painted white with contemporary ironmongery  
 Smoke detectors, CO2 alarms and heat detectors (as per Building Regulations)  
 A generous provision of power supply points is provided throughout the house and garage (USB accompanied outlets each side of the bed positions and within island)  
 Mains telephone/internet point is installed within the study  
 Oil heating system provided, boiler located in Garage, cylinder located in Linen  
 Pressurised water system  
 APP controlled heating and hot water system  
 Mechanical extractor fans are fitted (where applicable) in wet-rooms  
 Low energy bulbs fitted throughout  
 White electrical face plates (switches/sockets) throughout  
 Sound and/or heat insulation to all walls, floors etc. as per current Building Regulations  
 APP controlled doorbell and burglar alarm

## SPECIFICATIONS CONTINUED...

### EXTERNAL FEATURES

All gardens top soiled and seeded  
 Generous paving area to rear with connecting paths to front of dwelling (as per brochure)  
 Box hedging in front of utility room, study and lounge windows  
 Local oil tank and bin store area at rear of garage (as per brochure)  
 Outside water tap on at bin store area  
 Decorative Gravel driveway  
 Rumble strip locally between entrance pillars  
 Black uPVC rear external doors  
 Front and back doors have multi point locking systems and all ground floor windows are lockable  
 Black uPVC double glazed windows  
 Black composite front door  
 Septic treatment tank located in rear garden  
 Stock proof fencing hedging to rear boundary  
 Hedging to side boundaries  
 Estate railing and hedging to front boundaries  
 Block/rendered entrance pillars with electric gates provided (APP controlled)  
 Feature external lighting to front door, back doors, bin area, garage & entrance  
 Garage with remote controlled vehicle door, black uPVC pedestrian door, black uPVC window, internal lighting and power point  
 \*Layouts have been optimised and 3D modelled in conjunction with each of our specialist suppliers to maximise each room's potential. These pre-agreed layouts are fixed and not changeable.  
 However, these can be personalised by the customer given the wide range of colour selections, sanitary ware, flooring and appliances available with our dedicated suppliers.  
 Customers do have the option to upgrade flooring, sanitary ware and kitchen items, beyond the standard package, at an additional cost.  
 Additional options may be considered but we can only incorporate them into the property if an upfront extra over price is agreed and a binding contract is in existence between all of us at the requisite stage of construction.  
 This specification is for guidance only and may be subject to variation.  
 Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract.  
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## The Property Comprises...

### GROUND FLOOR

#### ENTRANCE HALL

#### CLOAKROOM

#### STUDY

13' 4" x 8' 7" (4.06m x 2.625m)

#### LOUNGE

21' 8" x 13' 4" (6.6m x 4.06m)

#### LIVING/ DINING/ KITCHEN

32' 4" x 15' 0" (9.85m x 4.575m)

#### PANTRY

#### BOOT ROOM

#### WC

#### UTILITY ROOM

9' 2" x 8' 2" (2.79m x 2.485m)

### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

15' 0" x 13' 9" (4.575m x 4.2m)

#### ENSUITE SHOWER ROOM

#### DRESSING ROOM

#### BEDROOM TWO

13' 4" x 10' 6" (4.06m x 3.2m)

#### ENSUITE SHOWER ROOM

#### BEDROOM (3)

13' 4" x 11' 7" (4.06m x 3.525m)

#### BEDROOM (4)

13' 4" x 9' 9" (4.06m x 2.975m)

#### BATHROOM

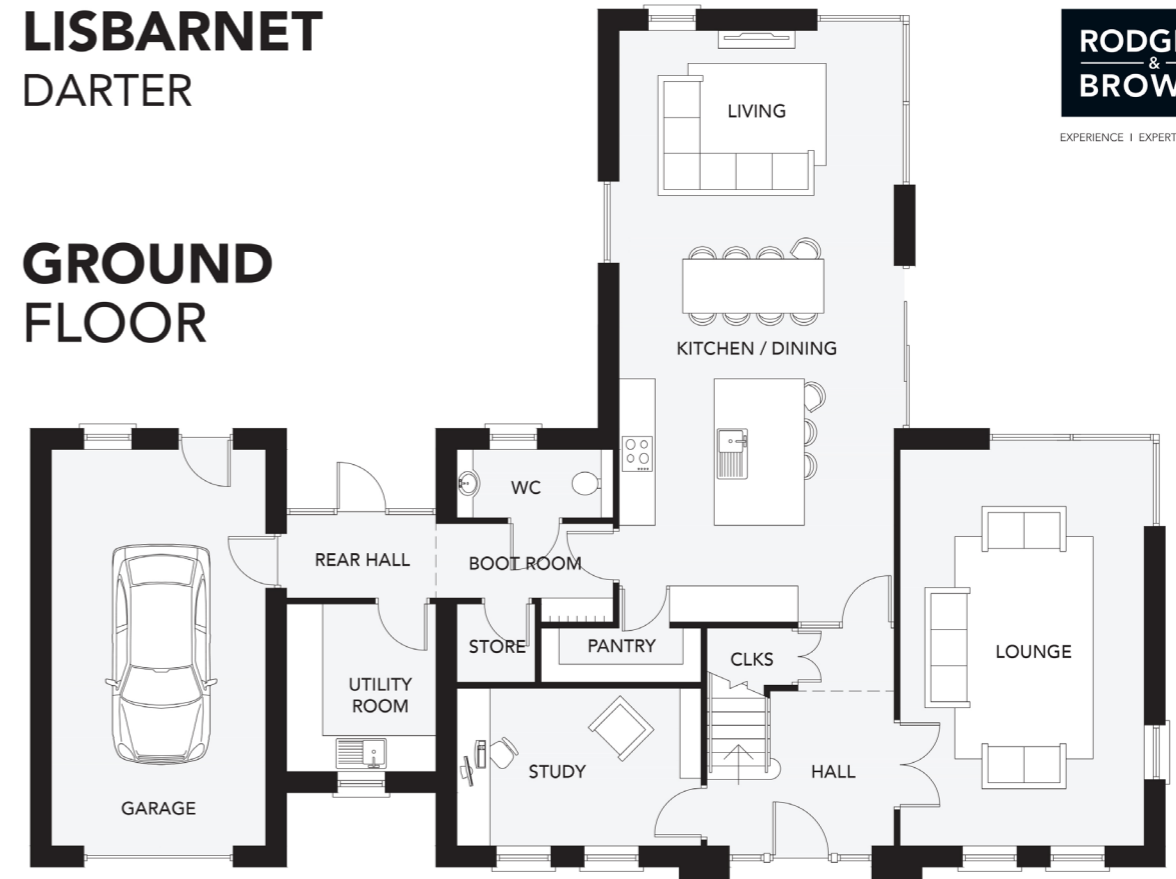
#### Outside

#### ATTACHED GARAGE

21' 8" x 11' 8" (6.6m x 3.565m)

## LISBARNET DARTER

### GROUND FLOOR

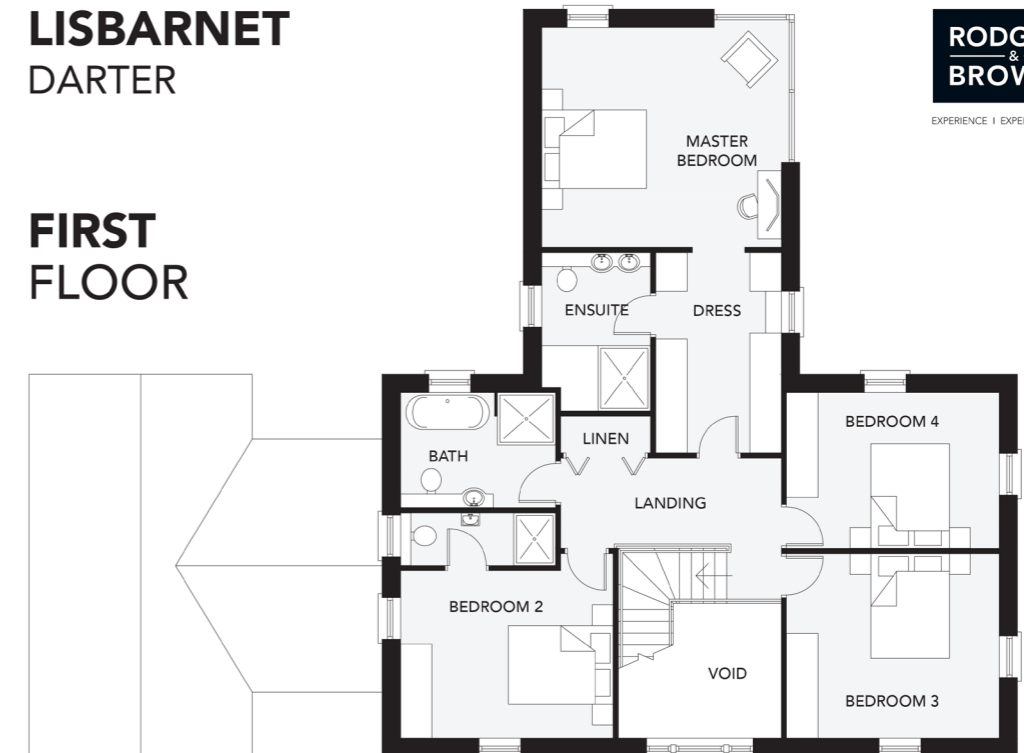


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&  
BROWNE**

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## LISBARNET DARTER

### FIRST FLOOR



**RODGERS  
&  
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Activities close to the site



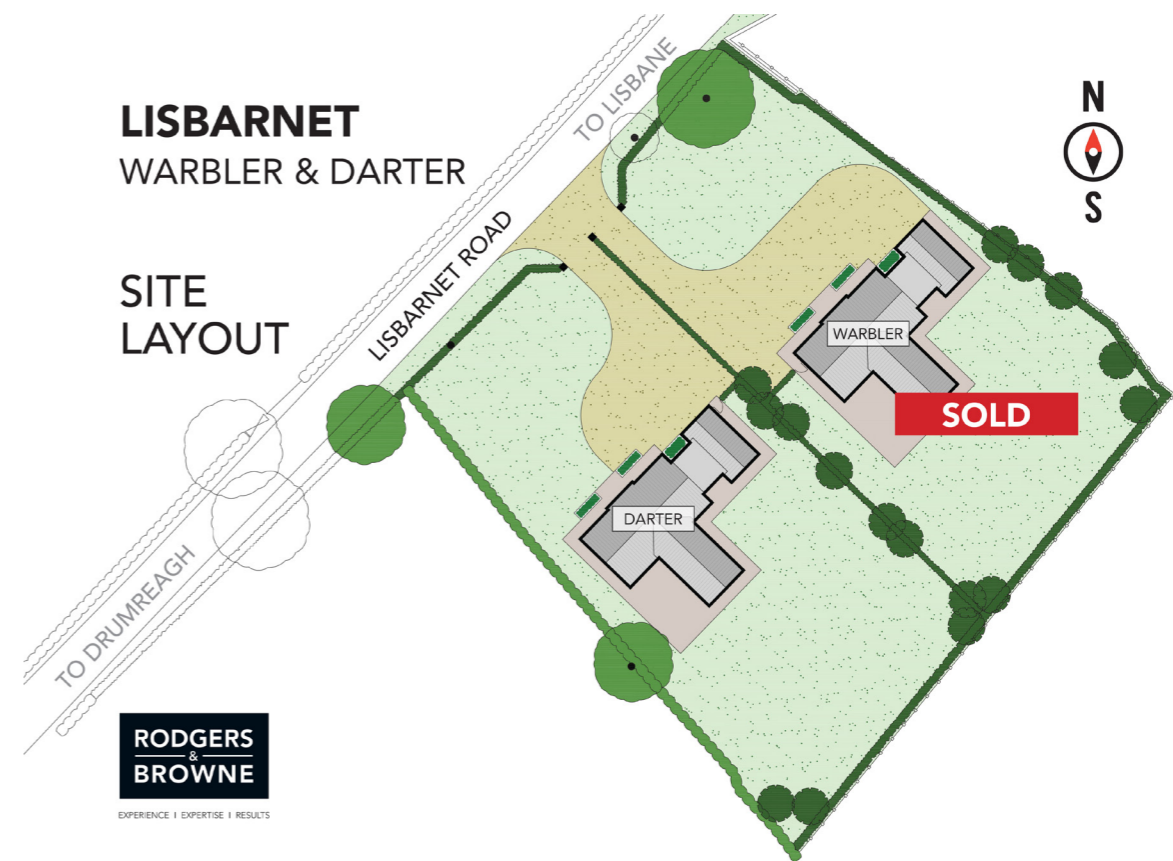
THE POACHER'S POCKET, LISBANE



NENDRUM MONASTERY



STRANGFORD LOUGH



**SOLD**

**SPECIFICATIONS...**

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 Independent 10 year Global Homes Structural warranty (dwelling only)

**KITCHEN & UTILITY ROOM\* (PROVIDED BY ORRLEE KITCHENS)**

**KITCHEN**

High quality carcass units to include a contemporary choice of doors, quartz worktops, quartz upstand and handles  
 Island included with seating area, localised power supply and lighting accommodation  
 Concealed Pantry door  
 Integrated appliances to include; downdraft hob, 2 x single electric ovens, separate tall fridge & tall freezer and dishwasher  
 Chrome sink and tap  
 Recessed down lighters to ceiling  
 Under unit lighting over sink area  
 Integrated bin unit included

**UTILITY**

Choice of high quality units to include doors, postform worktops & upstands and handles  
 Accommodation for washing machine and tumble dryer (appliances not included),  
 Chrome sink and tap

**PANTRY**

Full height shelving each side of door

**SPECIFICATIONS CONTINUED...**

**BATHROOMS, ENSUITES & WC \*(PROVIDED BY SOAKS BATHROOMS)**

Contemporary sanitary ware with chrome fittings  
 Concealed cisterns with wall hung toilets  
 Slimline shower trays  
 Towel radiators  
 Recess areas within showers and above toilet in WC  
 Wall hung vanity units  
 Power supply only to mirror position (mirrors not included)  
 Recessed downlighter lighting  
 Floor coverings & tiling\* (provided by Hollywood Flooring & Tileworks);

**FLOOR COVERINGS & TILING \* (PROVIDED BY HOLLYWOOD FLOORING & TILEWORKS)**

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 Smoke detectors, CO2 alarms and heat detectors (as per Building Regulations)  
 A generous provision of power supply points is provided throughout the house and garage (USB accompanied outlets each side of the bed positions and within island)  
 TV points are provided in lounge, living/dining area and all bedrooms, HDMI provided within lounge and living area  
 Mains telephone/internet point is installed within the study  
 Oil heating system provided, boiler located in Garage, cylinder located in Linen  
 Pressurised water system  
 APP controlled heating and hot water system  
 Mechanical extractor fans are fitted (where applicable) in wet-rooms  
 Low energy bulbs fitted throughout  
 White electrical face plates (switches/sockets) throughout  
 Sound and/or heat insulation to all walls, floors etc. as per current Building Regulations  
 APP controlled doorbell and burglar alarm

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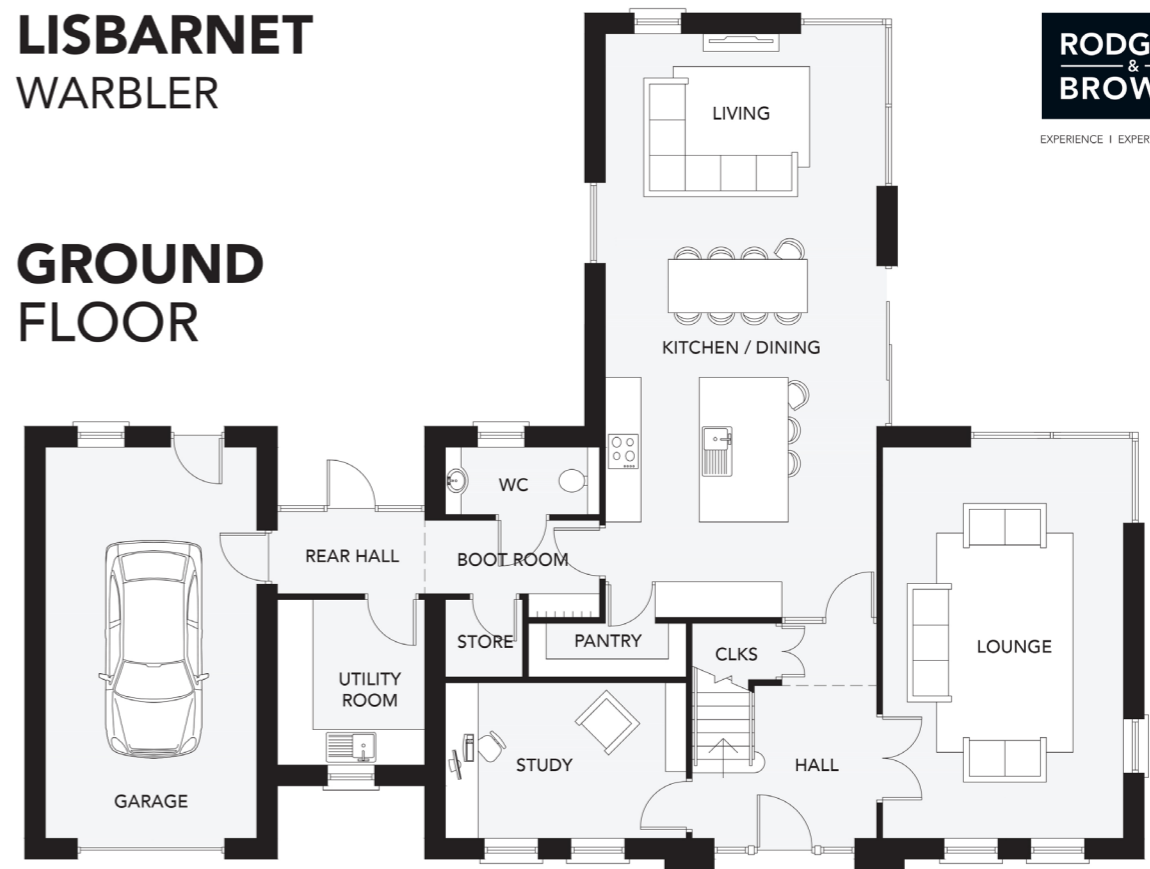
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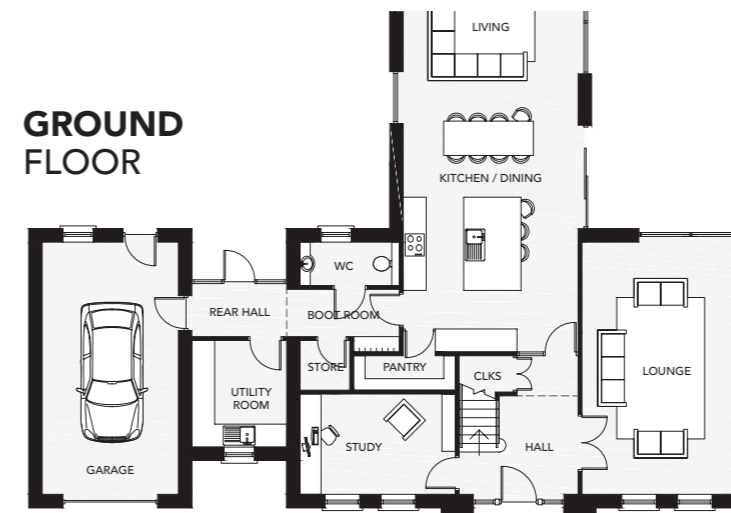
### BATHROOM

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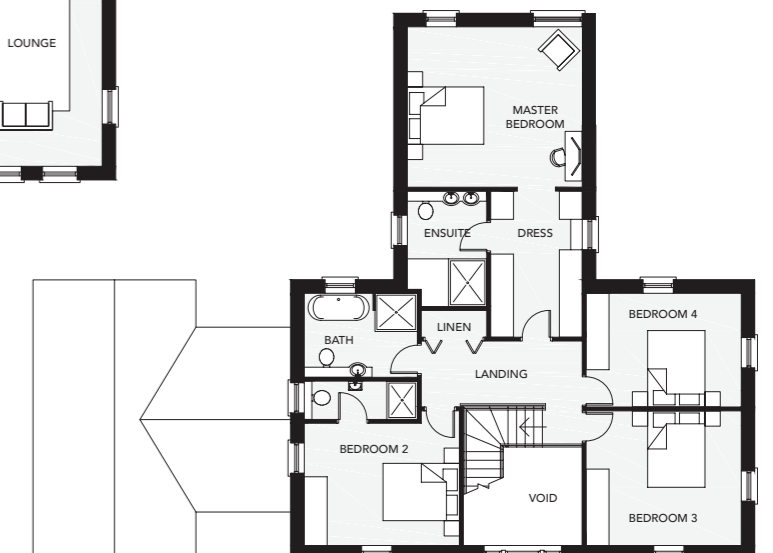
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### GROUND FLOOR



## LISBARNET WARBLER

### FIRST FLOOR



## Location

From Comber, travel along Killinchy Road for approximately 3 miles and turn right just after The Poachers Pocket onto Lisbarnet Road. The site will be approximately 1 mile on the left hand side.

## Terms Of Purchase

When a site is reserved, the purchaser will be granted not less than 8 weeks, known as the Reservation period, to sign and return the Building Agreements/Contract.

Reservations are normally only taken from purchasers who are in a position to sign a Building Agreement e.g. First time buyer, customer with their own property sale agreed, cash buyer etc.

The booking deposit is £2,000 and is non-refundable (payable to Hart & Company)

As the purchaser you will be liable to pay 10% of a deposit (via your solicitor and minus your booking deposit) on the signing of the building agreement. The balance of the monies will be due on the day of completion)

You will be contacted within 2-3 weeks after the booking date to confirm an appointment for selection of items included. You will be required to have a final decision made within 2 weeks of this appointment.



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[rogersandbrowne.co.uk](http://rogersandbrowne.co.uk)



### *Disclaimer*

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