



EARLS GATE

MOUNTSANDEL RD. COLERAIN



CGI shown for illustration purposes only

Just minutes from the town centre,
Earls Gate offers a superb collection
of beautifully detailed homes

welcome
home

find your space

ON YOUR DOORSTEP

A highly sought after location for its close proximity to schools, local amenities, Coleraine town centre and the North Coast, Earls Gate is the perfect place to call home.

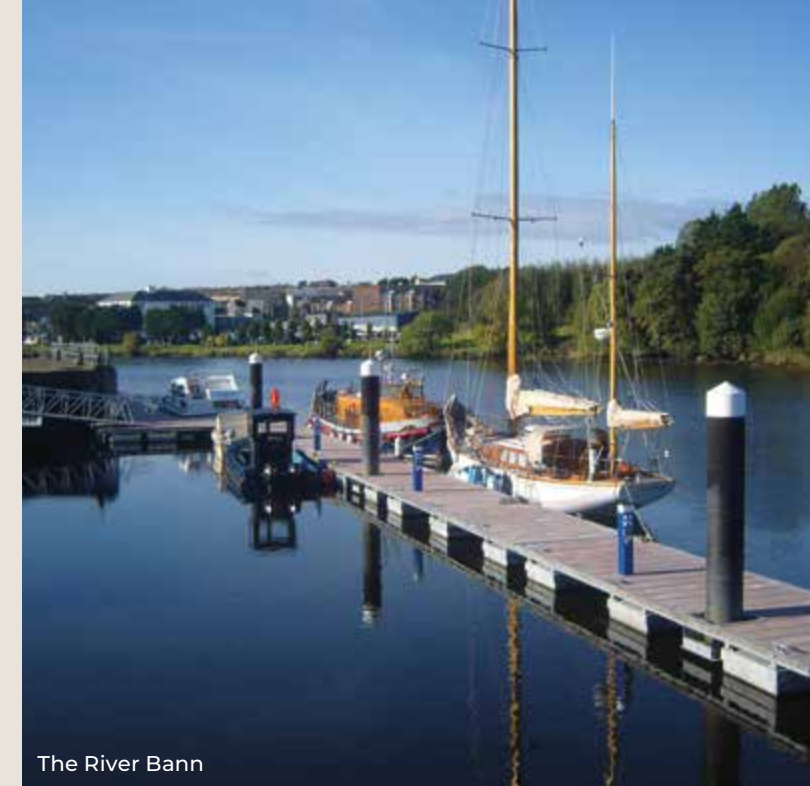
A vibrant shopping town, Coleraine offers an eclectic range of independent artisan and craft outlets alongside high-street retail names and superstores. Combine these with the renowned Moore's of Coleraine and the Diamond Shopping Centre and you have everything you'll need for convenient modern living on your doorstep.



Mountsandel Wood



The Bann Bridge



The River Bann



The Diamond



River Bann at Sunset



Lost & Found Coffee Shop



Coleraine RFC Mini Rugby



Kayaking on the scenic River Bann



Coleraine Town Centre



Coleraine Grammar School



Activities on The Bann

find your space

LEARNING & LEISURE

Watersports feature all year round on the Bann and for golfers, the renowned links courses at Portstewart and Royal Portrush are some of the best in the world.

Coleraine Mini Rugby, Coleraine Football Club and the local leisure centre are all within a 2 mile radius. Just across the Bann is the North Coast's premier entertainment centre, the Jet Centre, featuring a cinema, mini golf course and bowling alley.



local area

EXPLORE THE BEST OF THE LOCAL AREA

A short drive and you'll be spoilt for choice when it comes to historical and National Trust sites with Mussenden Temple, Dunluce Castle, Portstewart Strand and the Giant's Causeway all within easy reach. The nearby Mountsandel Forest and Fort, the first Hunter Gatherer settlement dating back to 7000BC is arguably one of the most beautiful nature spots to visit in the area.



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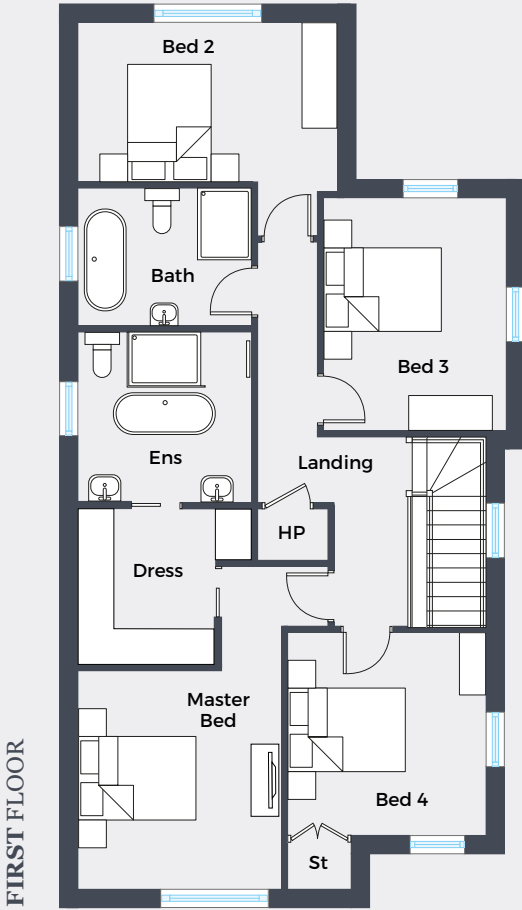
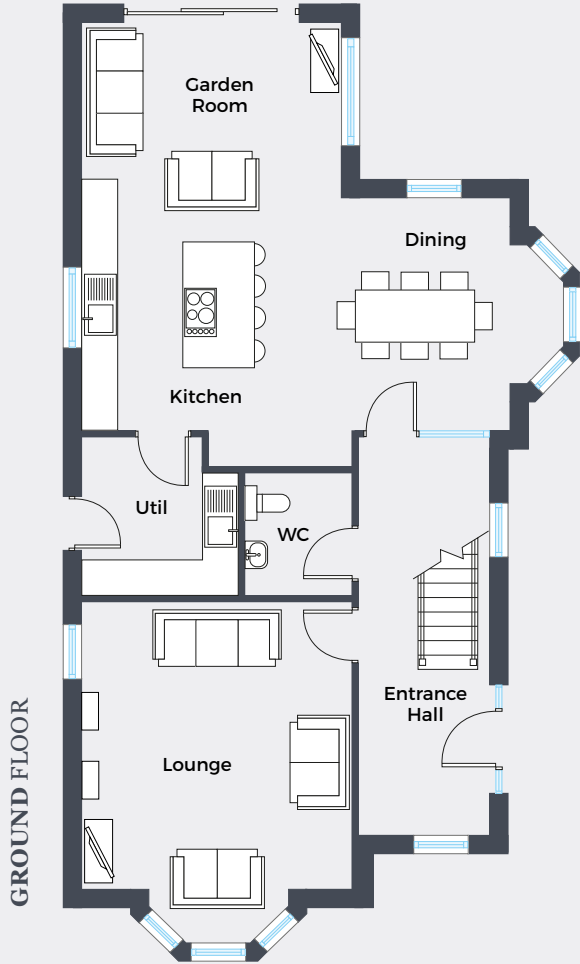
THE BROMPTON (B)

Site nos. 1|4|5 4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1987 Sq Ft



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	15'9" x 14'9"	4.80 x 4.51
Kitchen Dining (plus bay)	23'6" x 12'9"	7.15 x 3.89
Utility	8'7" x 8'8"	2.62 x 2.65
Garden Room	14'3" x 9'6"	4.34 x 2.92

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	11'11" x 11'2"	3.65 x 3.40
Ensuite	9'6" x 9'3"	2.90 x 2.82
Dressing Room	8'6" x 7'5"	2.60 x 2.27
Bedroom 2	14'3" x 8'8"	4.34 x 2.66
Bedroom 3	12'8" x 9'3"	3.89 x 2.82
Bedroom 4	11'2" x 10'9"	3.39 x 3.31
Bathroom	9'6" x 7'6"	2.90 x 2.30



Note: site 4 will be a handed version of these plans and window positions may vary

Floor plans are not to scale. Site Layout not to scale



Brick finish - sites 6 & 7

Render finish - site 8

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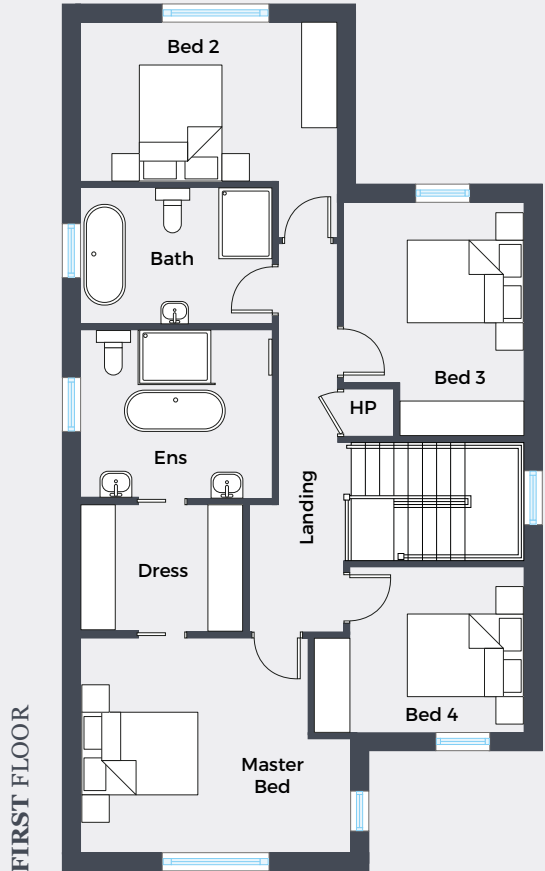
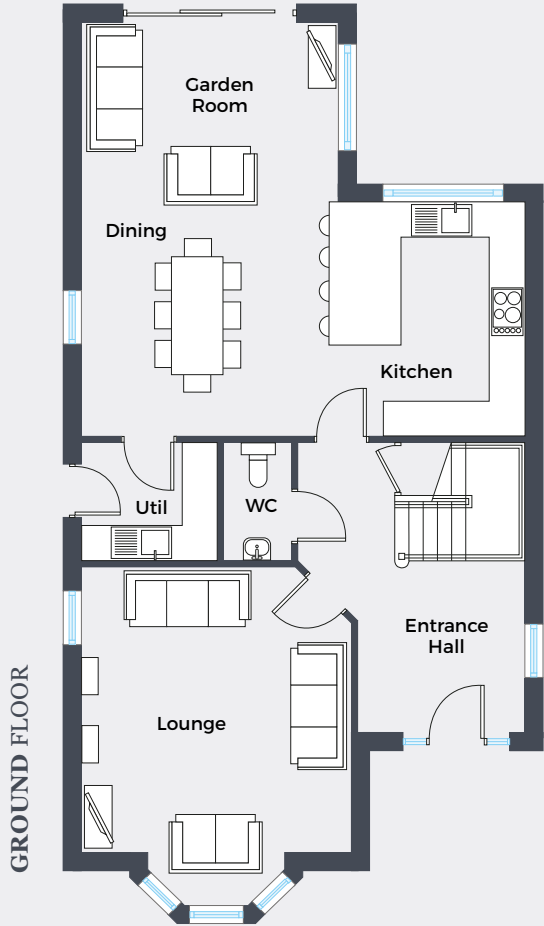
THE CRESSWELL (C)

Site nos. 6|7 (brick finish) Site no. 8 (render finish)

4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1945 Sq Ft

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge (plus bay)	15'9" x 14'10"	4.82 x 4.56
Kitchen Dining (max)	24'6" x 12'10"	7.49 x 3.95
Utility	7'6" x 6'6"	2.30 x 2.00
Garden Room	14'3" x 9'10"	4.34 x 3.03

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	14'10" x 11'9"	4.56 x 3.62
Ensuite	10'7" x 9'4"	3.24 x 2.85
Dressing Room	9'0" x 6'10"	2.75 x 2.12
Bedroom 2	14'3" x 8'8"	4.34 x 2.69
Bedroom 3	12'10" x 10'0"	3.95 x 3.05
Bedroom 4	11'6" x 9'2"	3.54 x 2.80
Bathroom	10'7" x 7'6"	3.24 x 2.30



Floor plans are not to scale. Site Layout not to scale



CGI shown for illustration purposes only

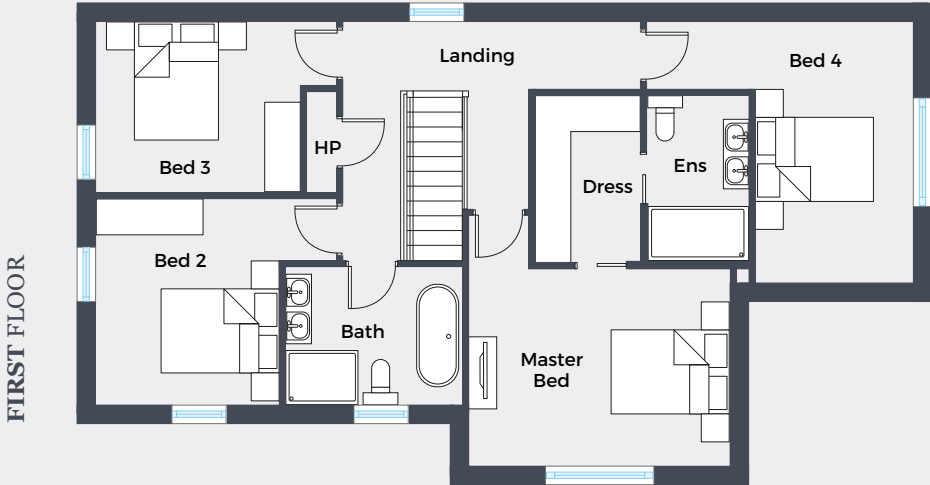
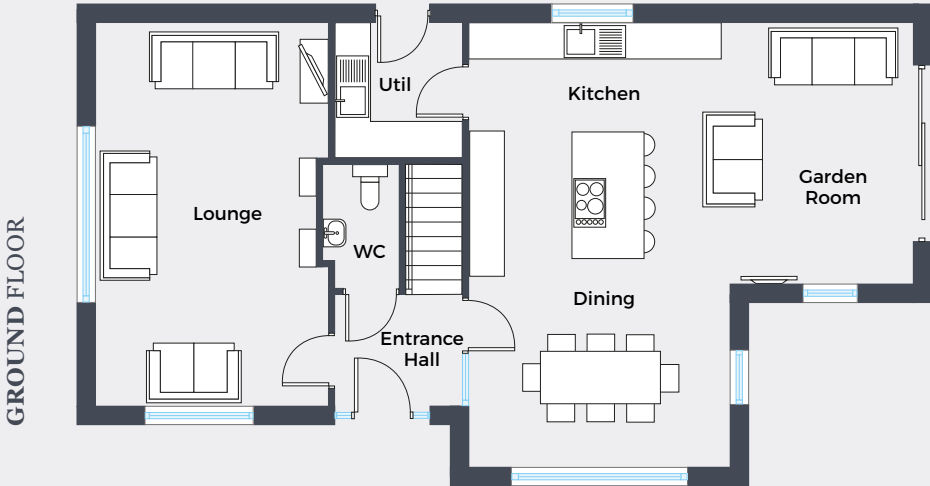
THE DELANEY (D)

Site nos. 28|31|34|37 4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1820 Sq Ft



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	20'9" x 12'7"	6.36 x 3.86
Kitchen Dining	24'2" x 14'3"	7.37 x 4.34
Utility	7'4" x 6'10"	2.25 x 2.12
Garden Room	14'3" x 9'10"	4.34 x 3.03

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	14'3" x 11'2"	4.34 x 3.27
Ensuite	9'1" x 5'8"	2.77 x 1.75
Dressing Room	9'1" x 5'6"	2.77 x 1.70
Bedroom 2	11'2" x 10'0"	3.42 x 3.05
Bedroom 3	11'2" x 9'4"	3.40 x 2.84
Bedroom 4	14'2" x 8'6"	4.33 x 2.62
Bathroom	9'6" x 7'6"	2.93 x 2.30



Note: sites 28 and 34 will be handed versions of these plans and window positions may vary

Floor plans are not to scale. Site Layout not to scale



CGI shown for illustration purposes only

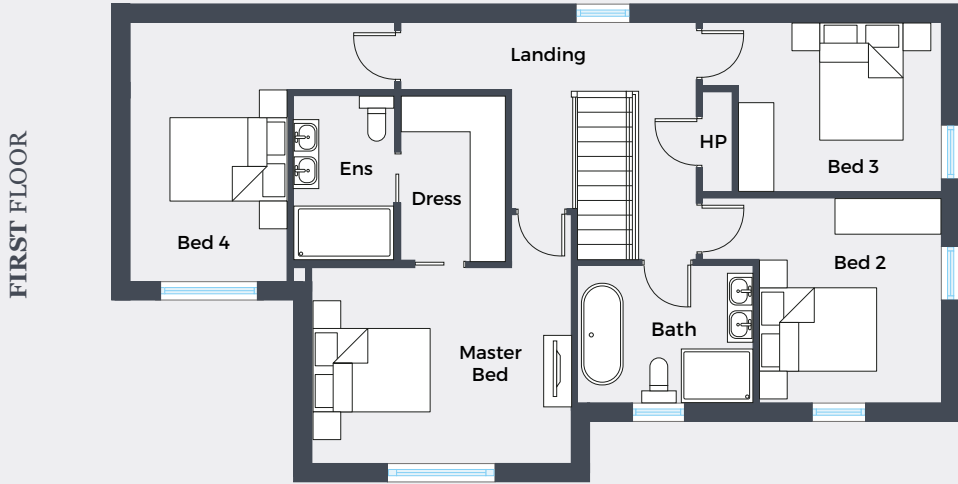
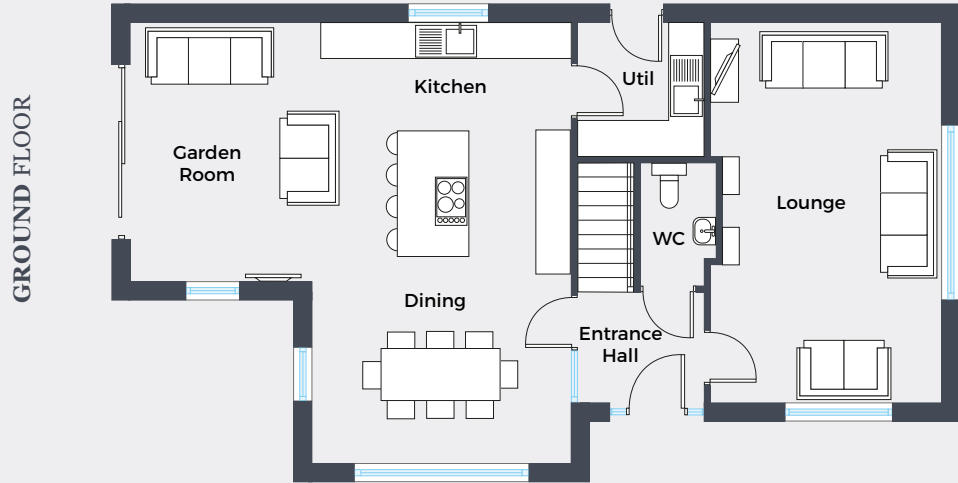
THE DOWNING (D1)

Site no. 9 4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1820 Sq Ft



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	20'10" x 12'8"	6.36 x 3.86
Kitchen Dining	24'2" x 14'3"	7.37 x 4.34
Utility	7'4" x 6'11"	2.25 x 2.12
Garden Room	14'3" x 9'10"	4.34 x 3.03

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	14'3" x 10'8"	4.34 x 3.27
Ensuite	9'1" x 5'6"	2.77 x 1.70
Dressing Room	9'1" x 5'8"	2.77 x 1.75
Bedroom 2	11'3" x 10'0"	3.42 x 3.05
Bedroom 3	11'2" x 9'4"	3.40 x 2.84
Bedroom 4	14'3" x 8'6"	4.34 x 2.62
Bathroom	9'6" x 7'6"	2.93 x 2.30



Floor plans are not to scale. Site Layout not to scale

Elegant homes,
green open spaces,
railings & hedgerows
make Earls Gate
a very special
place to live



CGI shown for illustration purposes only



CGI shown for illustration purposes only

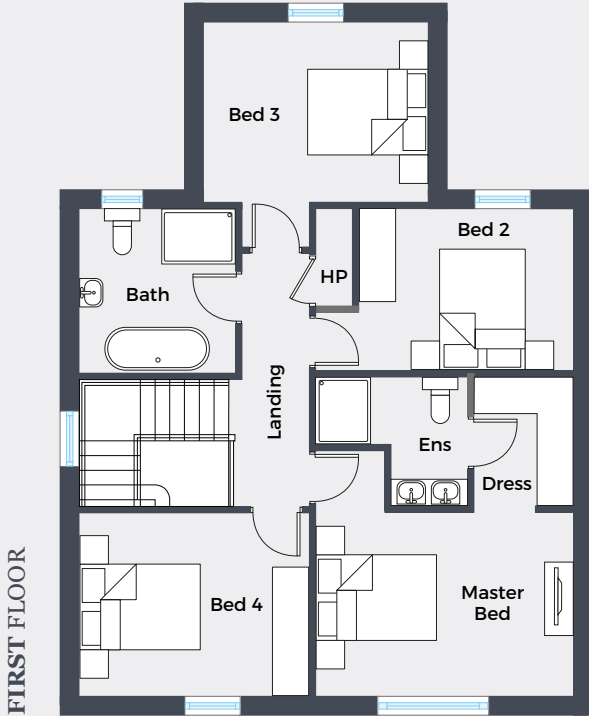
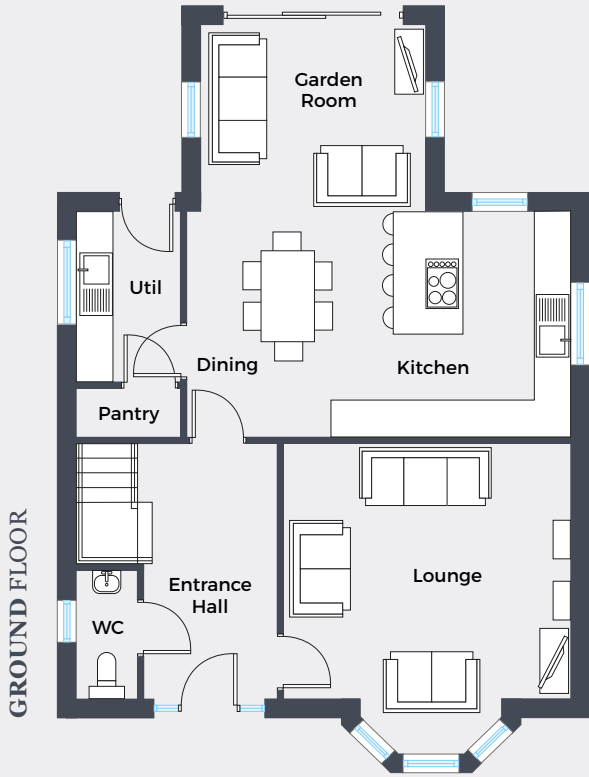
THE JURY (J)

Site nos. 13|15 (brick finish) Site no. 14 (render finish)

4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1630 Sq Ft

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge (into bay)	15'4" x 13'7"	4.67 x 4.16
Kitchen Dining	20'4" x 12'1"	6.20 x 3.68
Pantry	5'7" x 2'8"	1.70 x 0.80
Utility	8'10" x 5'6"	2.73 x 1.70
Garden Room	11'10" x 9'10"	3.64 x 3.03

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	13'8" x 9'10"	4.20 x 3.00
Dressing Room	6'10" x 5'4"	2.10 x 1.62
Ensuite	8'1" x 6'10"	2.47 x 2.10
Bedroom 2	11'6" x 8'8"	3.50 x 2.64
Bedroom 3	12'0" x 9'6"	3.66 x 2.93
Bedroom 4	12'3" x 9'10"	3.75 x 2.99
Bathroom	8'9" x 8'5"	2.68 x 2.55



Note: site 15 will be a handed version of these plans and window positions may vary

Floor plans are not to scale. Site Layout not to scale



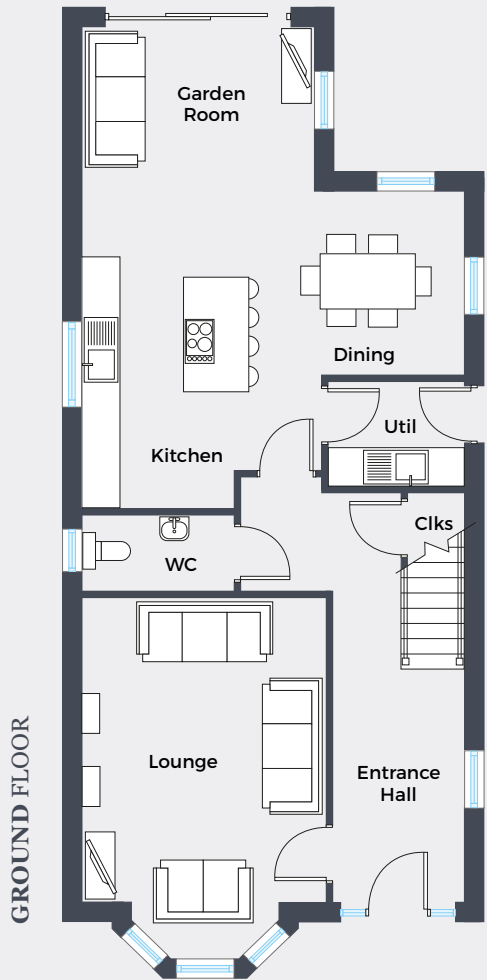
Brick finish - sites 10, 11, 18 & 19

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THE KENSINGTON (K)
Site nos. 10|11|18|19 (brick finish) Site nos. 17|44 (render finish)
4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1675 Sq Ft

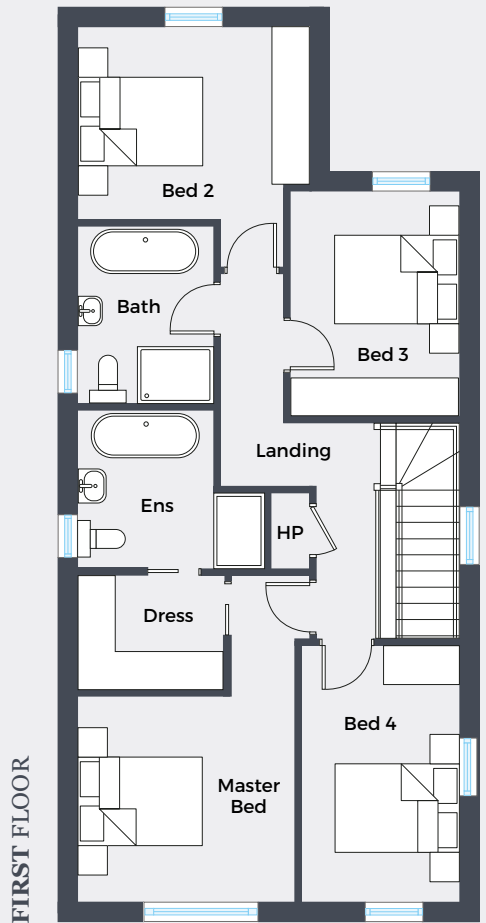
GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC & Cloakroom		
Lounge (into bay)	15'9" x 12'7"	4.80 x 3.85
Kitchen Dining	19'8" x 16'5"	6.02 x 5.01
Utility	7'1" x 5'4"	2.15 x 1.65
Garden Room	12'0" x 8'5"	3.66 x 2.58

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	11'3" x 10'8"	3.42 x 3.25
Dressing Room	7'6" x 5'9"	2.30 x 1.80
Ensuite	8'1" x 7'1"	2.47 x 2.15
Bedroom 2	12'0" x 9'10"	3.66 x 3.04
Bedroom 3	11'7" x 8'8"	3.55 x 2.67
Bedroom 4	13'3" x 8'2"	4.05 x 2.50
Bathroom	9'2" x 7'1"	2.80 x 2.15



Note: sites 17, 18, 19, 44 will be handed versions of these plans

Floor plans are not to scale. Site Layout not to scale





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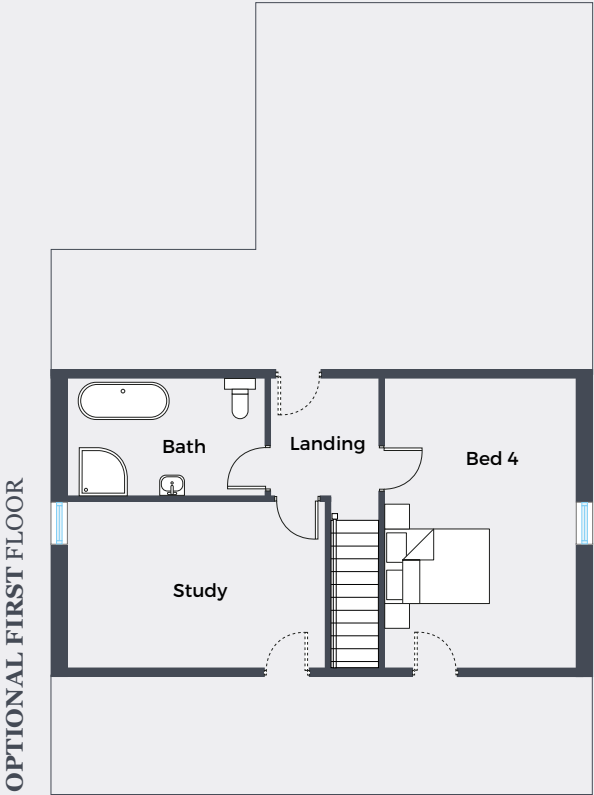
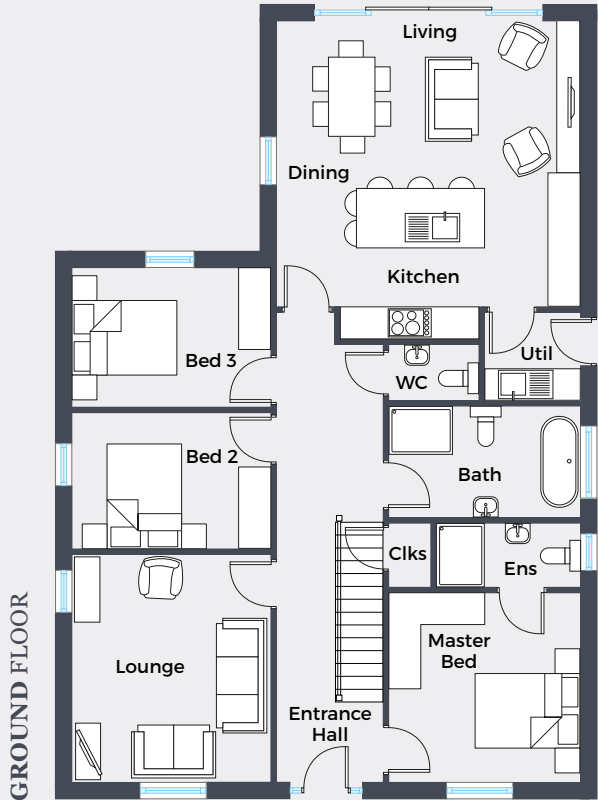
THE LANSDOWNE (L)

Site nos. 12|16 3 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1266 Sq Ft (GROUND FLOOR)
4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1880 Sq Ft (WITH OPTIONAL FIRST FLOOR)



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	13'11" x 12'2"	4.26 x 3.72
Kitchen Dining Living	18'8" x 17'7"	5.69 x 5.35
Utility	5'10" x 5'5"	1.80 x 1.65
Master Bedroom	11'9" x 11'7"	3.59 x 3.55
Ensuite	8'10" x 3'10"	2.70 x 1.20
Bedroom 2	12'2" x 8'5"	3.72 x 2.55
Bedroom 3	12'2" x 8'7"	3.72 x 2.61
Bathroom	11'6" x 6'10"	3.50 x 2.09

OPTIONAL FIRST FLOOR	Ft/Inch	Metres
Bedroom 4	17'9" x 11'9"	5.41 x 3.59
Study	15'9" x 10'2"	4.82 x 3.11
Bathroom	12'2" x 7'2"	3.70 x 2.20



Note: site 16 will be a handed version of these plans

Floor plans are not to scale. Site Layout not to scale



Brick finish - sites 2, 3, 38, 39, 40, 41

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THE PORTLAND (P)

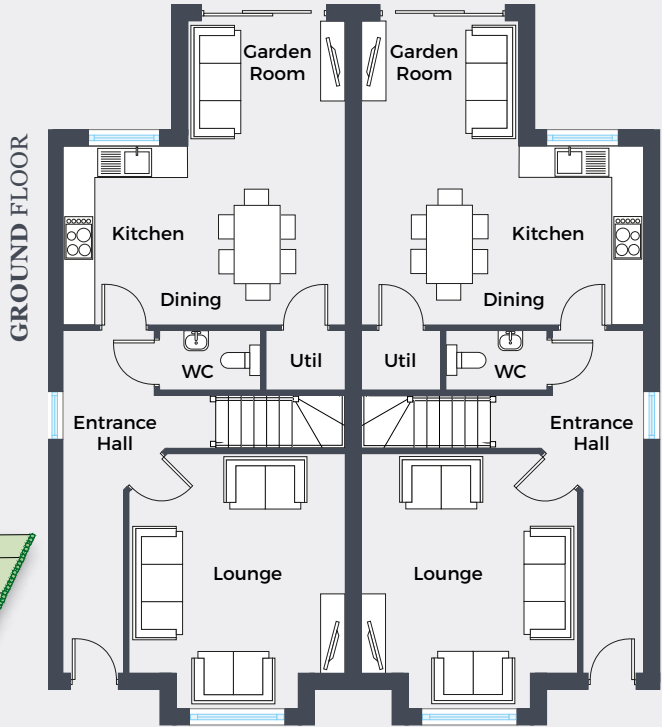
Site nos. 2|3|38|39|40|41 (brick finish) Site nos. 32|33 (render finish)

3 Bedroom Semi Detached Family Home | TOTAL FLOOR AREA: 1188 Sq Ft
Optional 4 Bedroom Semi Detached Family Home | TOTAL FLOOR AREA: 1520 Sq Ft

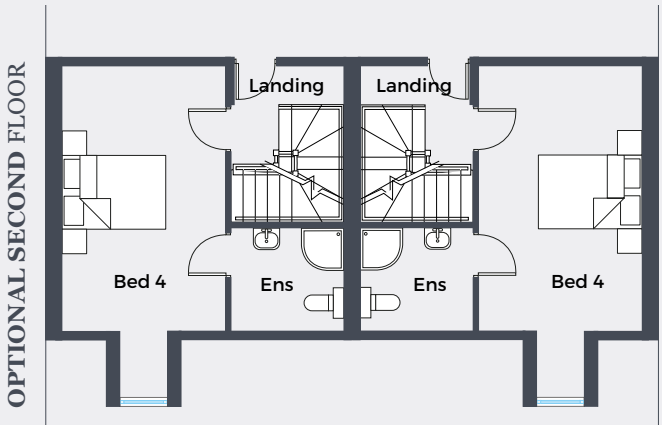
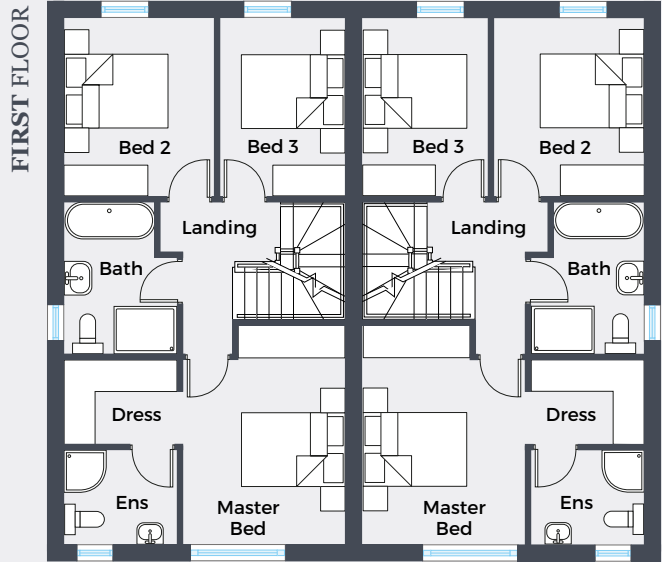
GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge (into bay)	13'7" x 13'5"	4.15 x 4.09
Kitchen Dining	17'6" x 11'1"	5.33 x 3.38
Utility	4'10" x 3'7"	1.50 x 1.13
Garden Room	9'8" x 7'8"	2.97 x 2.36

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	13'7" x 10'2"	4.15 x 3.09
Ensuite	7'1" x 5'10"	2.15 x 1.80
Dressing Room	7'1" x 5'3"	2.15 x 1.60
Bedroom 2	11'1" x 9'4"	3.38 x 2.85
Bedroom 3	11'1" x 7'9"	3.38 x 2.39
Bathroom	9'5" x 7'1"	2.88 x 2.15

SECOND FLOOR (OPT)	Ft/Inch	Metres
Bedroom 4	16'5" x 10'2"	5.01 x 3.10
Ensuite	7'1" x 6'5"	2.14 x 1.96



Floor plans are not to scale. Site Layout not to scale





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THE PORTLAND (P1)

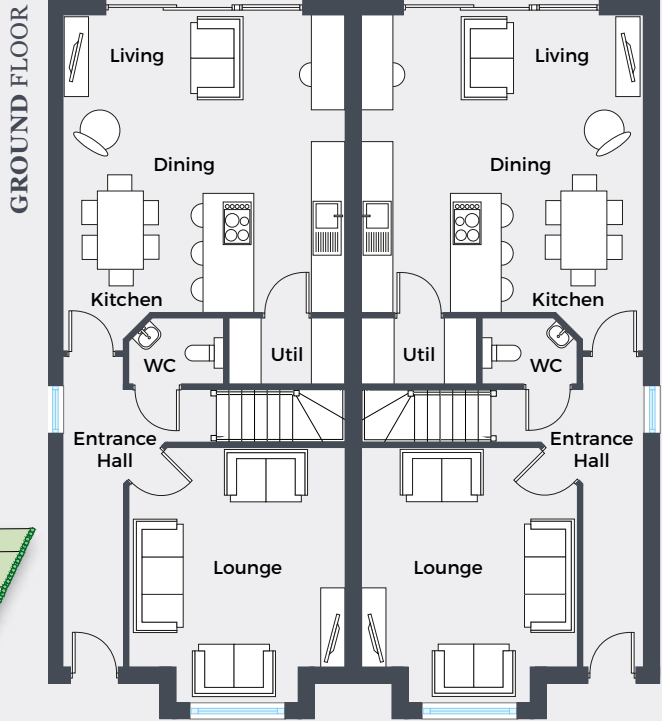
Site nos. 42|43 (brick finish)

4 Bedroom Semi Detached Family Home | TOTAL FLOOR AREA: 1600 Sq Ft

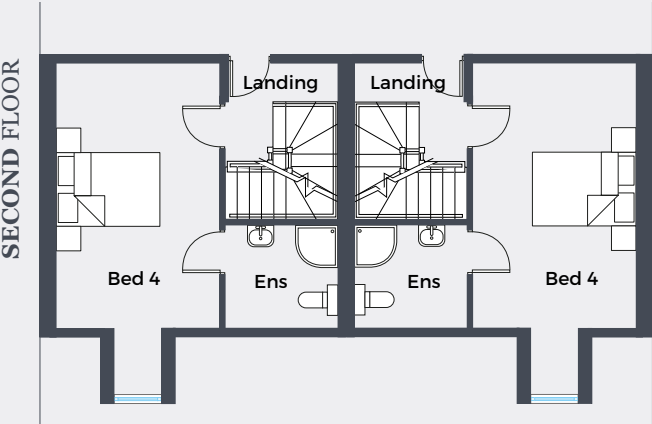
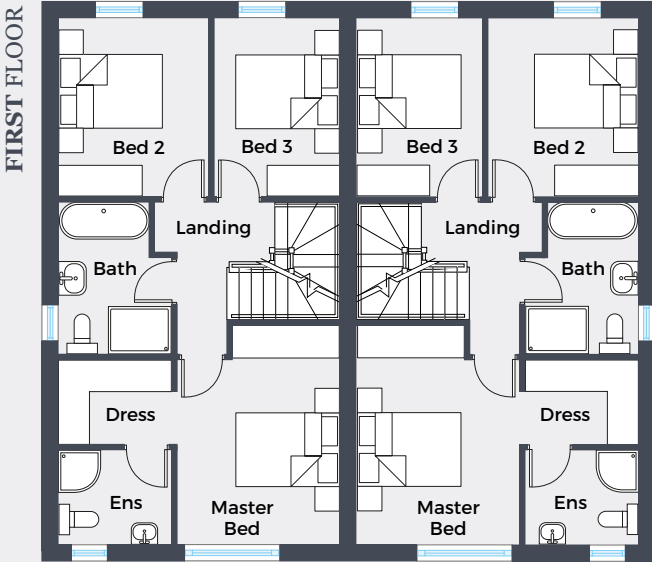
GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge (into bay)	13'7" x 13'5"	4.15 x 4.09
Kitchen Dining Living	18'5" x 17'6"	5.62 x 5.33
Utility	7'2" x 4'2"	2.18 x 1.25

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	13'7" x 10'2"	4.15 x 3.09
Ensuite	7'1" x 5'10"	2.15 x 1.80
Dressing Room	7'1" x 5'3"	2.15 x 1.60
Bedroom 2	11'1" x 9'4"	3.38 x 2.85
Bedroom 3	11'1" x 7'9"	3.38 x 2.39
Bathroom	9'5" x 7'1"	2.88 x 2.15

SECOND FLOOR	Ft/Inch	Metres
Bedroom 4	16'5" x 10'2"	5.01 x 3.10
Ensuite	7'1" x 6'5"	2.14 x 1.96



Floor plans are not to scale. Site Layout not to scale





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THE QUINLAN (Q)

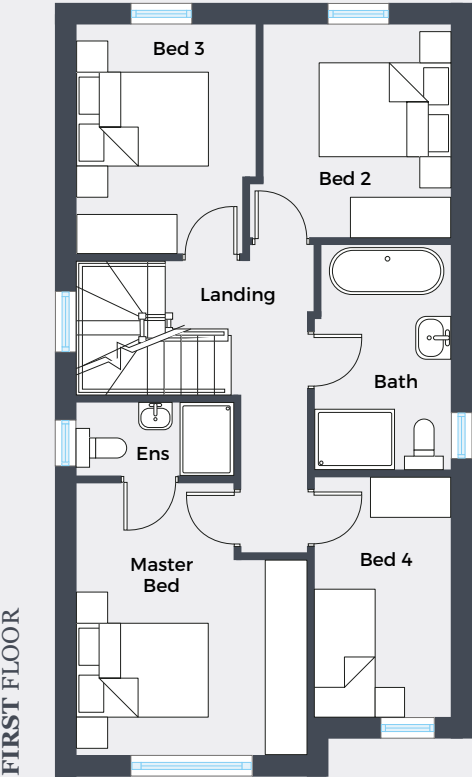
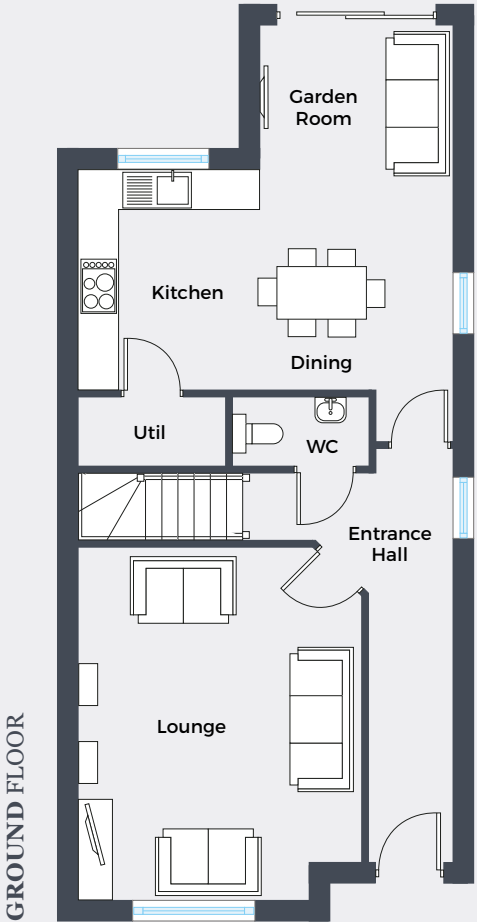
Site nos. 29|30

4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1345 Sq Ft



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	17'3" x 13'9"	5.25 x 4.21
Kitchen Dining	18'3" x 10'8"	5.57 x 3.28
Utility	7'3" x 3'4"	2.20 x 1.03
Garden Room	9'5" x 7'1"	2.87 x 2.14

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	13'3" x 11'3"	4.05 x 3.44
Ensuite	7'7" x 3'6"	2.35 x 1.10
Bedroom 2	10'4" x 9'2"	3.17 x 2.80
Bedroom 3	11'2" x 8'8"	3.41 x 2.67
Bedroom 4	11'8" x 7'1"	3.57 x 2.15
Bathroom	10'11" x 6'8"	3.35 x 2.03



Floor plans are not to scale. Site Layout not to scale



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THE QUINLAN (Q1)

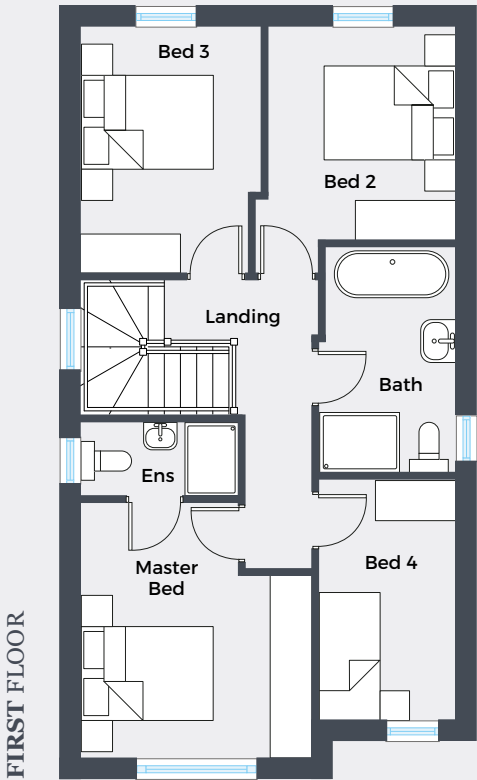
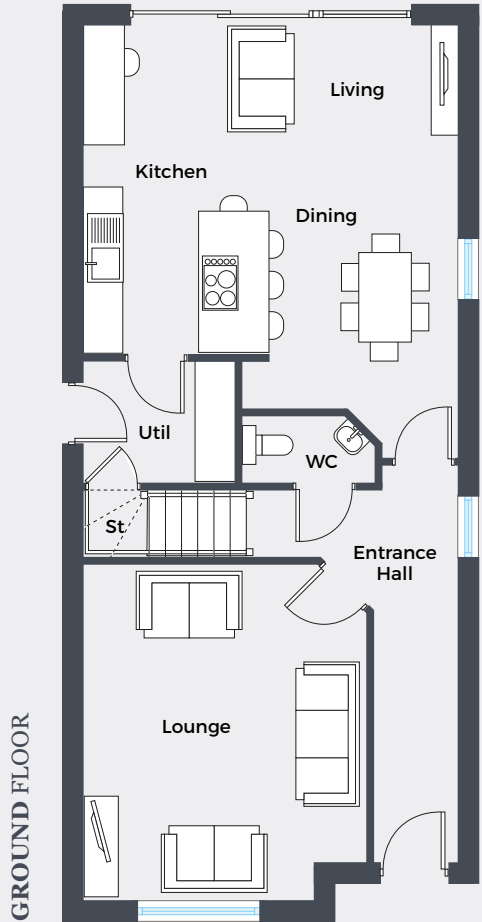
Site nos. 26|27|35|36

4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1407 Sq Ft



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	17'3" x 13'9"	5.25 x 4.21
Kitchen Dining Living	18'5" x 18'3"	5.61 x 5.57
Utility	7'3" x 5'11"	2.20 x 1.80

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	13'3" x 11'3"	4.05 x 3.44
Ensuite	7'7" x 3'6"	2.35 x 1.10
Bedroom 2	10'4" x 9'2"	3.17 x 2.80
Bedroom 3	11'2" x 8'8"	3.41 x 2.67
Bedroom 4	11'8" x 7'1"	3.57 x 2.15
Bathroom	10'11" x 6'8"	3.35 x 2.03



Floor plans are not to scale. Site Layout not to scale



Render finish - site 52



Brick finish - site 45

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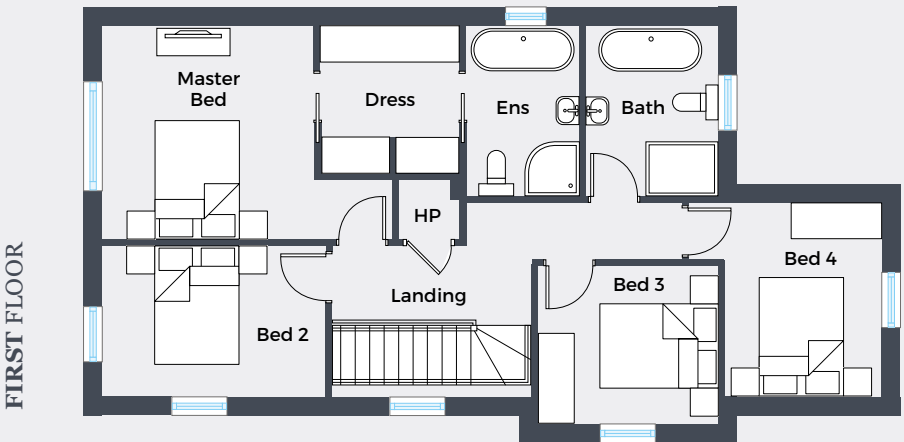
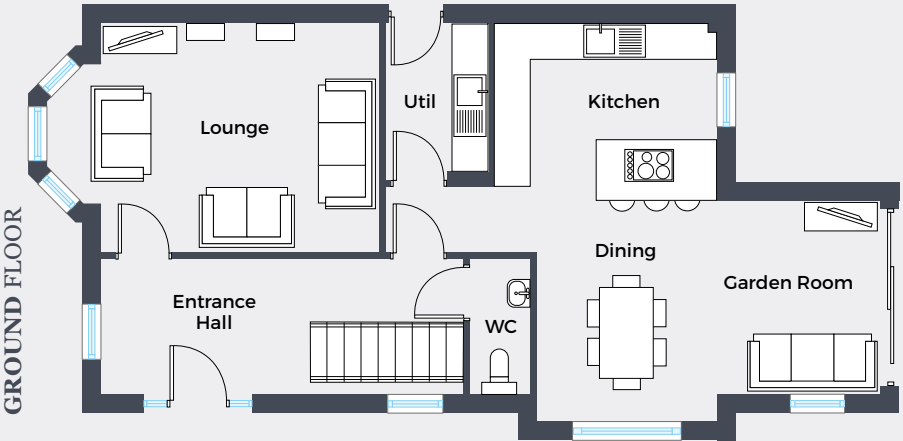
THE MAYFAIR (M)

Site no. 45 (brick finish) Site no.52 (render finish)

4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1580 Sq Ft

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	15'2" x 12'6"	4.60 x 3.80
Kitchen Dining	21'7" x 12'2"	6.58 x 3.69
Utility	8'6" x 5'7"	2.60 x 1.70
Garden Room	10'6" x 8'10"	3.21 x 2.70

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	11'7" x 11'6"	3.54 x 3.50
Ensuite	9'3" x 6'2"	2.82 x 1.89
Dressing Room	8'1" x 7'7"	2.45 x 2.30
Bedroom 2	12'2" x 8'2"	3.70 x 2.50
Bedroom 3	9'9" x 8'7"	2.99 x 2.61
Bedroom 4	10'6" x 8'7"	3.21 x 2.60
Bathroom	9'3" x 7'3"	2.82 x 2.20



Floor plans are not to scale. Site Layout not to scale



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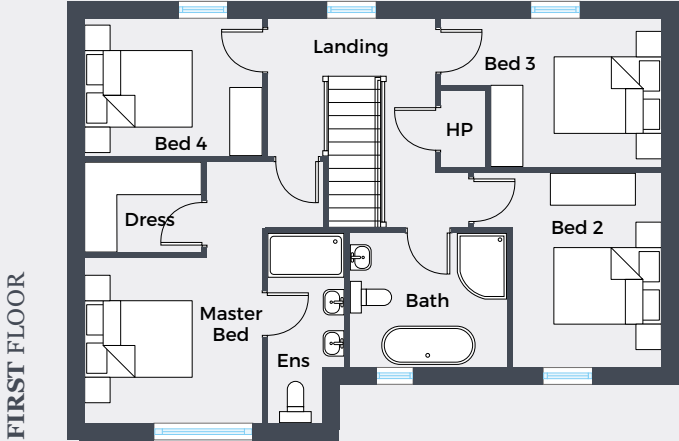
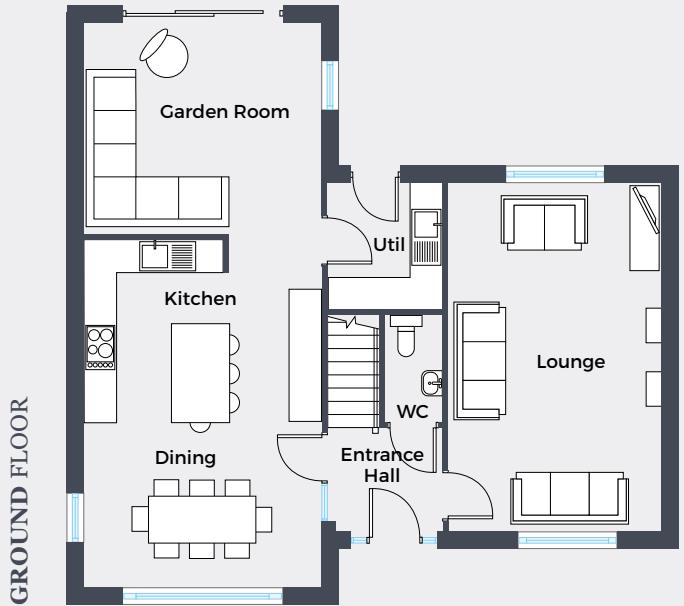
THE FINCH (F)

Site no. 20 4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1660 Sq Ft



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	20'10" x 12'9"	6.36 x 3.88
Kitchen Dining	20'9" x 14'4"	6.33 x 4.34
Utility	7'7" x 6'10"	2.31 x 2.10
Garden Room	12'8" x 14'4"	3.87 x 4.34

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	10'8" x 9'10"	3.24 x 3.01
Ensuite	11'4" x 4'7"	3.45 x 1.40
Dressing Room	7'1" x 5'5"	2.14 x 1.65
Bedroom 2	11'7" x 8'10"	3.54 x 2.72
Bedroom 3	13'3" x 8'10"	4.02 x 2.71
Bedroom 4	10'8" x 8'3"	3.25 x 2.51
Bathroom	9'5" x 8'1"	2.86 x 2.44



Floor plans are not to scale. Site Layout not to scale



Render finish - sites 46, 47

Brick finish - sites 21, 22, 23, 24, 53, 54

CGIs shown for illustration purposes only

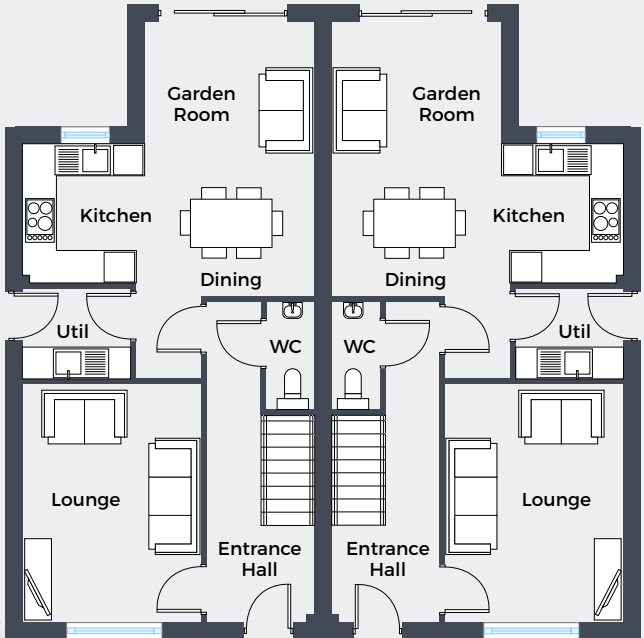
THE REGENT (R)

Site nos. 21|22|23|24|53|54 (brick finish) Site nos. 46|47 (render finish)

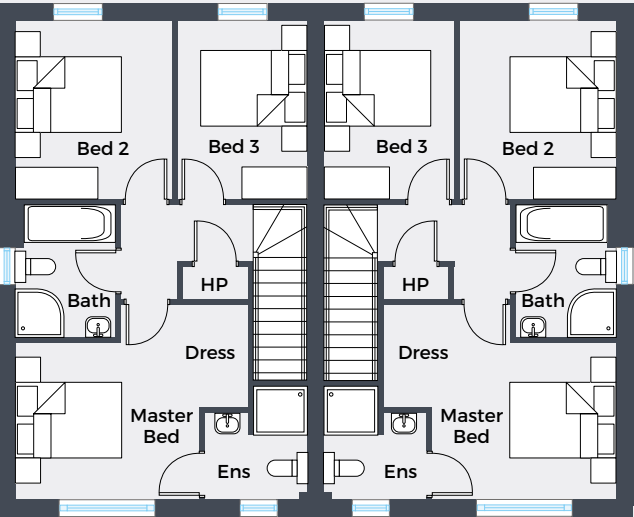
3 Bedroom Semi Detached Family Home | TOTAL FLOOR AREA: 1110 Sq Ft

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	14'5" x 10'8"	4.40 x 3.29
Kitchen Dining	17'8" x 9'3"	5.39 x 2.83
Utility	6'4" x 5'5"	1.95 x 1.66
Garden Room	10'4" x 7'4"	3.14 x 2.25

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	11'8" x 11'2"	3.60 x 3.40
Ensuite	6'2" x 6'0"	1.89 x 1.60
Dressing Room	6'3" x 3'0"	1.90 x 0.90
Bedroom 2	10'9" x 9'6"	3.30 x 2.89
Bedroom 3	10'9" x 7'9"	3.30 x 2.40
Bathroom	8'0" x 6'2"	2.44 x 1.86



GROUND FLOOR



FIRST FLOOR

Floor plans are not to scale. Site Layout not to scale



The feature entrance
pillars & planting combine
a charming rural feel with
contemporary connected living

CGI shown for illustration purposes only



CGI shown for illustration purposes only

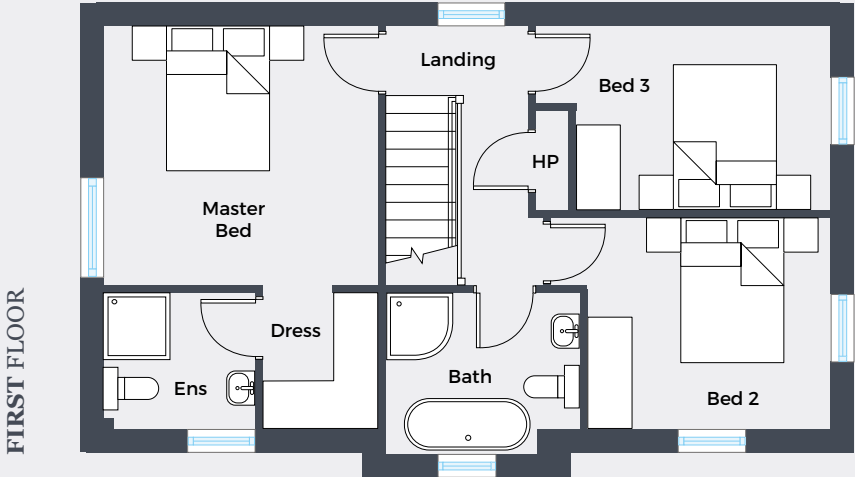
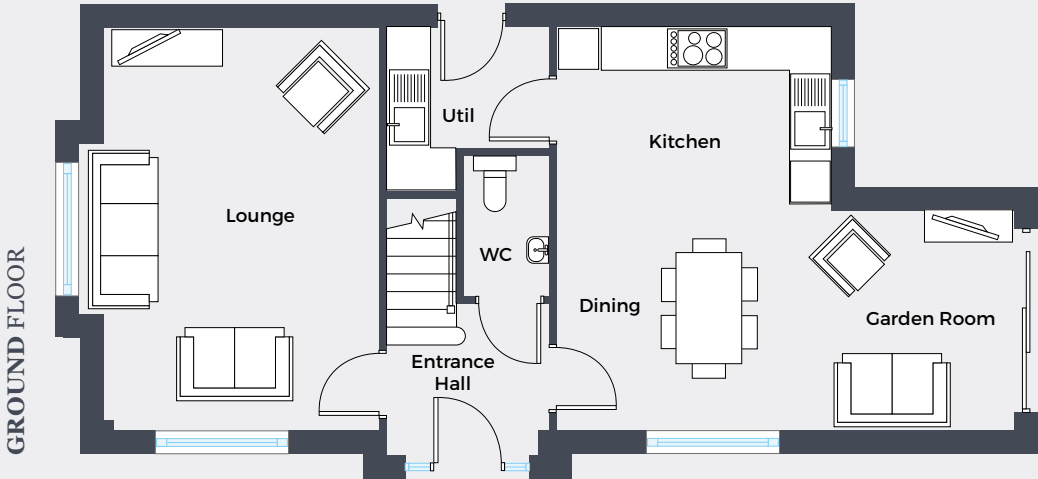
THE NIGHTINGALE (N1)

Site no. 25 3 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1265 Sq Ft



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	17'7" x 12'3"	5.36 x 3.72
Kitchen Dining	17'7" x 12'3"	5.36 x 3.72
Utility	7'3" x 5'5"	2.20 x 1.65
Garden Room	9'6" x 8'2"	2.89 x 2.47

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	12'3" x 11'6"	3.72 x 3.51
Ensuite	6'9" x 6'2"	2.06 x 1.85
Dressing Room	6'2" x 5'2"	1.85 x 1.56
Bedroom 2	10'9" x 9'5"	3.30 x 2.86
Bedroom 3	11'4" x 8'2"	3.45 x 2.50
Bathroom	8'2" x 7'2"	2.47 x 2.18



Floor plans are not to scale. Site Layout not to scale



THE NIGHTINGALE
Site 49

THE REGENT
Site 48

CGI shown for illustration purposes only

THE NIGHTINGALE (N) & THE REGENT (R)

3 Bedroom Semi Detached Family Home

THE NIGHTINGALE (SITE 49) | TOTAL FLOOR AREA: 1265 Sq Ft

THE REGENT (SITE 48) | TOTAL FLOOR AREA: 1110 Sq Ft

THE NIGHTINGALE

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	17'7" x 12'3"	5.36 x 3.72
Kitchen Dining	17'7" x 12'3"	5.36 x 3.72
Utility	7'3" x 5'5"	2.20 x 1.65
Garden Room	9'6" x 8'2"	2.89 x 2.47

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	12'3" x 11'6"	3.72 x 3.51
Ensuite	6'9" x 6'2"	2.06 x 1.85
Dressing Room	6'2" x 5'2"	1.85 x 1.56
Bedroom 2	10'9" x 9'5"	3.30 x 2.86
Bedroom 3	11'4" x 8'2"	3.45 x 2.50
Bathroom	8'2" x 7'2"	2.47 x 2.18



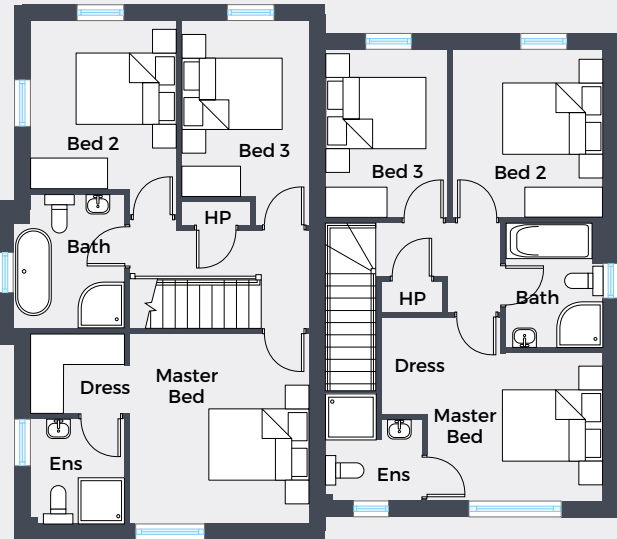
GROUND FLOOR



THE REGENT

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	14'6" x 10'11"	4.40 x 3.33
Kitchen Dining	17'9" x 9'4"	5.43 x 2.83
Utility	6'8" x 5'6"	2.05 x 1.66
Garden Room	7'5" x 7'5"	2.25 x 2.25

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom (max)	14'3" x 11'9"	4.33 x 3.60
Ensuite	3'11" x 6'3"	1.20 x 1.89
Bedroom 2	10'10" x 9'7"	3.30 x 2.40
Bedroom 3	10'10" x 7'10"	3.30 x 2.40
Bathroom	8'0" x 6'3"	2.44 x 1.90



FIRST FLOOR

Floor plans are not to scale. Site Layout not to scale





THE REGENT
Site 51

THE NIGHTINGALE
Site 50



THE REGENT (R) & THE NIGHTINGALE (N)

3 Bedroom Semi Detached Family Home

THE REGENT (SITE 51) | TOTAL FLOOR AREA: 1110 Sq Ft
THE NIGHTINGALE (SITE 50) | TOTAL FLOOR AREA: 1265 Sq Ft

THE REGENT

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	14'5" x 10'8"	4.40 x 3.29
Kitchen Dining	17'8" x 9'3"	5.39 x 2.83
Utility	6'4" x 5'5"	1.95 x 1.66
Garden Room	10'4" x 7'4"	3.14 x 2.25

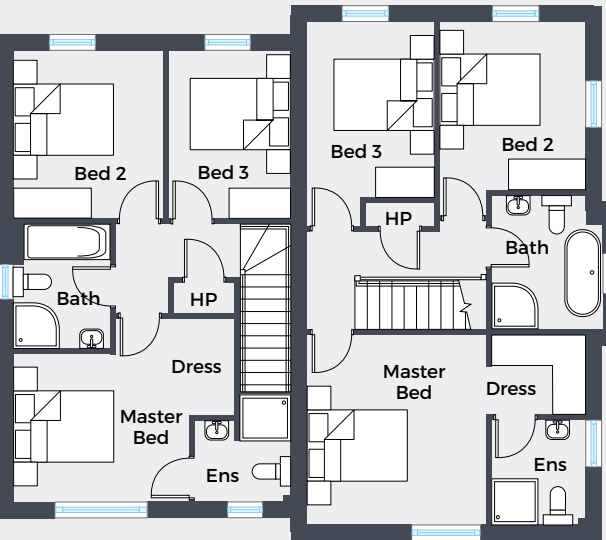
FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	11'8" x 11'2"	3.60 x 3.40
Ensuite	6'2" x 6'0"	1.89 x 1.60
Dressing Room	6'3" x 3'0"	1.90 x 0.90
Bedroom 2	10'9" x 9'6"	3.30 x 2.89
Bedroom 3	10'9" x 7'9"	3.30 x 2.40
Bathroom	8'0" x 6'2"	2.44 x 1.86



THE NIGHTINGALE

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	17'7" x 12'3"	5.36 x 3.72
Kitchen Dining	17'7" x 12'3"	5.36 x 3.72
Utility	7'3" x 5'5"	2.20 x 1.65
Garden Room	9'6" x 8'2"	2.89 x 2.47

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	12'3" x 11'6"	3.72 x 3.51
Ensuite	6'9" x 6'2"	2.06 x 1.85
Dressing Room	6'2" x 5'2"	1.85 x 1.56
Bedroom 2	10'9" x 9'5"	3.30 x 2.86
Bedroom 3	11'4" x 8'2"	3.45 x 2.50
Bathroom	8'2" x 7'2"	2.47 x 2.18



FIRST FLOOR

Floor plans are not to scale. Site Layout not to scale

EARLS GATE, COLERAINE



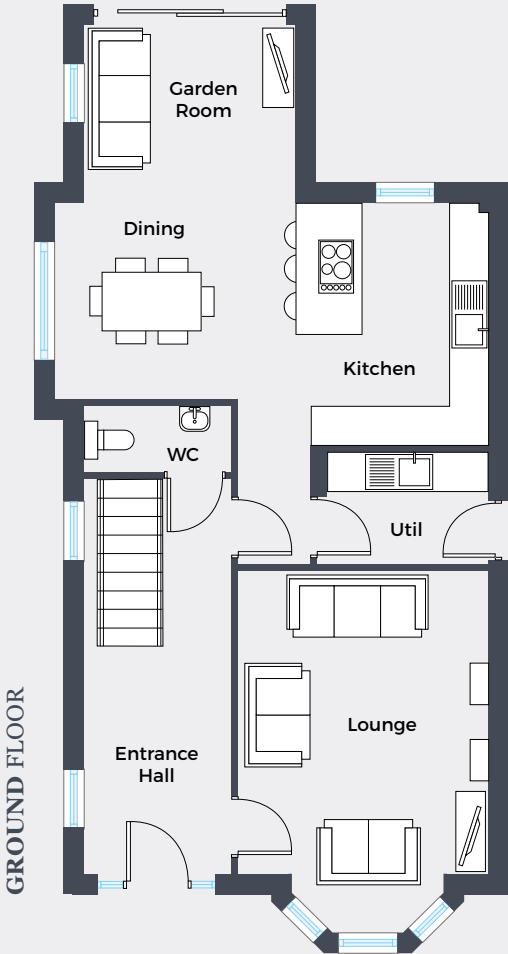
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THE MARYLEBONE (M1)

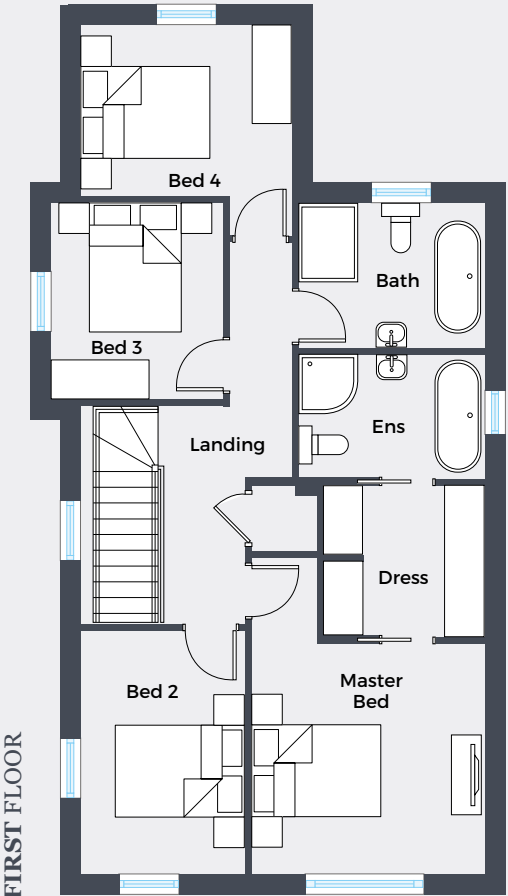
Site no. 55 4 Bedroom Detached Family Home | TOTAL FLOOR AREA: 1580 Sq Ft

GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge	15'2" x 12'6"	4.60 x 3.80
Kitchen Dining	21'7" x 12'2"	6.58 x 3.69
Utility	8'6" x 5'7"	2.60 x 1.70
Garden Room	10'6" x 8'10"	3.21 x 2.70

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	11'7" x 11'6"	3.54 x 3.50
Ensuite	9'3" x 6'2"	2.82 x 1.89
Dressing Room	8'1" x 7'7"	2.45 x 2.30
Bedroom 2	12'2" x 8'2"	3.70 x 2.50
Bedroom 3	9'9" x 8'7"	2.99 x 2.61
Bedroom 4	10'6" x 8'7"	3.21 x 2.60
Bathroom	9'3" x 7'3"	2.82 x 2.20



Floor plans are not to scale. Site Layout not to scale





DESIGNED FOR
LIVING



Your Turnkey Package

KITCHEN

- High quality units with choice of traditional or contemporary doors with a range of colours and stainless steel handles
- High quality worktop and 4" worktop upstand with tiled splashback at cooker
- Soft closing drawers and doors
- Integrated appliances to include ceramic hob, electric oven & integrated fridge/freezer, dishwasher and extractor fan.
- Stainless steel sink with contemporary chrome monoblock tap
- LED lighting under high level units (where applicable)

UTILITY

- High quality units with choice of traditional or contemporary doors with a range of colours, laminate worktops and stainless steel handles
- Range of low level storage units
- Single bowl stainless steel sink and taps
- Plumbed and wired for free standing washing machine and tumble dryer or washer / dryer combi (where applicable)
- Washer / dryer supplied (where applicable)

BATHROOMS, ENSUITES & WC

- High quality contemporary white sanitary ware
- 4 piece contemporary bathroom suite
- Free standing bath (where applicable)
- Back to wall WC
- Low profile shower trays and toughened glass doors and panels throughout (where applicable)
- Attractive vanity unit or half pedestal sink (where applicable)
- Rain drench shower to ensuite
- Chrome towel rail to bathroom

FLOORING & TILES

- Choice of quality ceramic floor tiles to Entrance Hall, Kitchen / Dining / Family Area, Garden Room (where applicable), Utility Room, Bathroom, Ensuite & WC
- Choice of high quality carpet to Lounge, stairs & landings and bedrooms
- Choice of full height tiling to shower enclosures
- Choice of tiled splashback at WHB to sinks and bath.

HEATING

- Gas heating system with high energy boiler
- Pressurised water system
- Gas or Electric stove in Lounge (where applicable)

INTERNAL

- Solid period internal doors with complimentary moulded skirting, architrave and hockey stick (where applicable)
- Tasteful internal decoration throughout

ELECTRICAL

- Comprehensive range of sockets, TV Points (including satellite) and telephone
- USB double sockets will be provided in lounge, living areas and master bedroom
- LED downlights to kitchen/ dining, bathroom and ensuite
- CAT6 cabling (optional extra)
- Pre-wired for BT Ultrafast broadband
- Mains operated smoke, heat and carbon monoxide detectors
- Wired for security alarm

EXTERNAL

- Feature lighting to front and rear
- Double glazed uPVC windows (where applicable)
- Period feature entrance doors
- Large feature sliding doors leading to patio
- Seamless aluminium guttering and downpipes
- Flagged patio areas and paths with tarmac driveway
- Outside water tap
- Cabling for future EV charging point (by customer)
- Vertical boarded timber fencing to rear gardens
- Turfed lawn to front garden and topsoil and seeded gardens to rear
- Landscaping plan to include hedging, railing & planting (where applicable)

WARRANTY

O'Kane Group are an A1 rated NHBC registered company with a 10 year warranty as standard giving homebuyers peace of mind

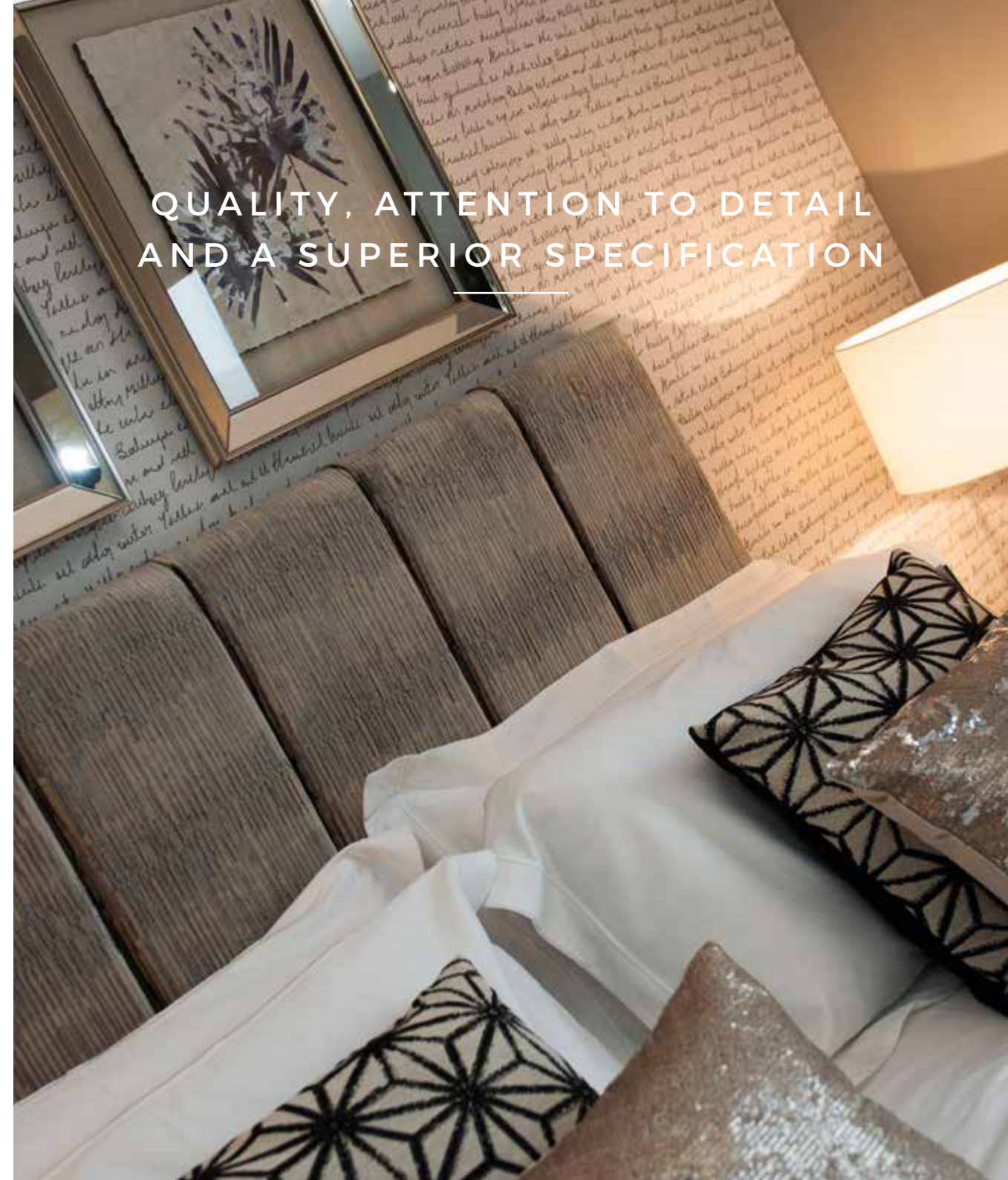


OPTIONAL EXTRAS

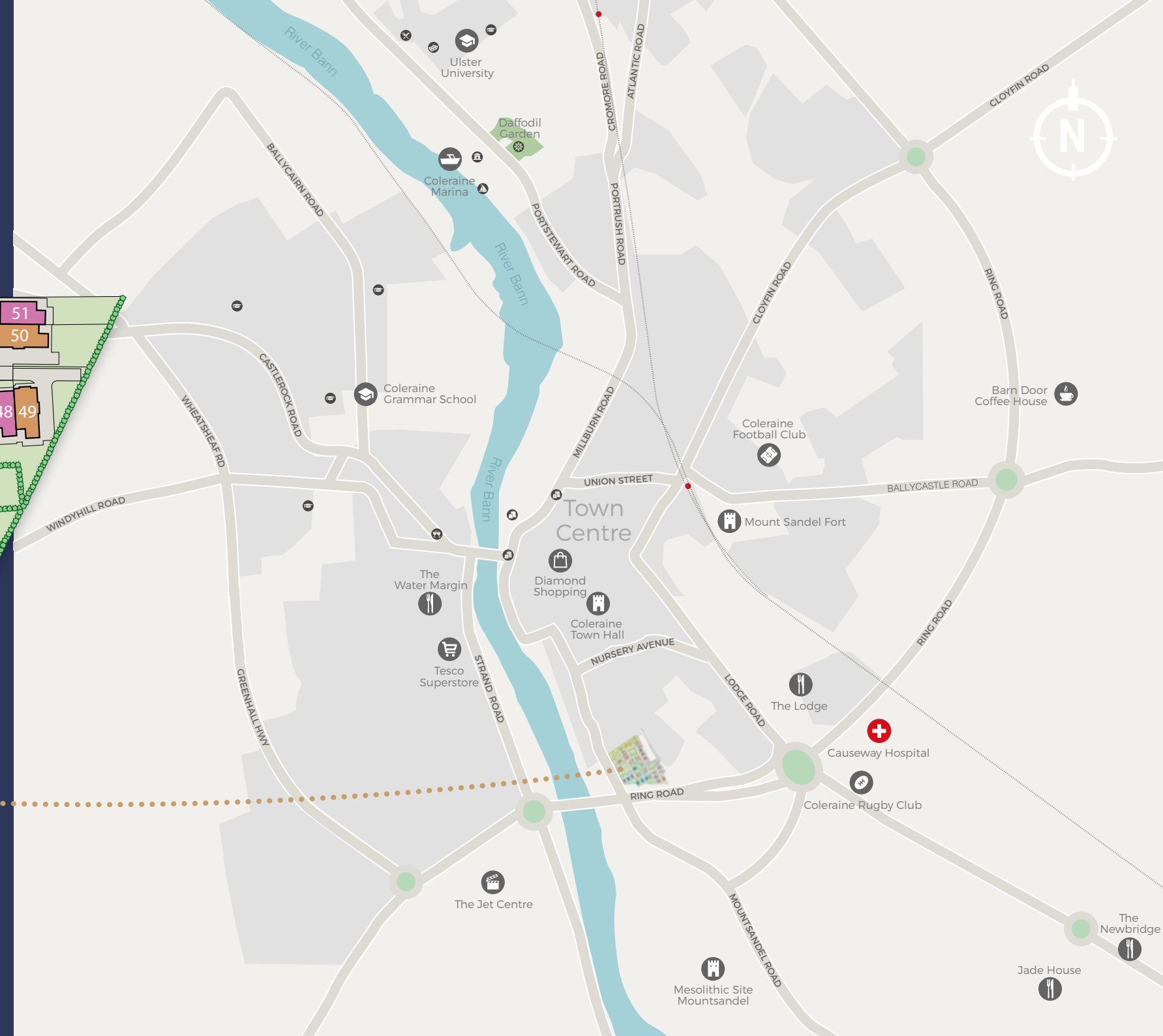
Additional upgrade options can be facilitated on request



QUALITY, ATTENTION TO DETAIL
AND A SUPERIOR SPECIFICATION



NOT TO SCALE



SCHOOLS

St Malachy's Primary School.....	0.4 mile
Northern Regional College	0.5 mile
Killowen Primary School.....	1.6 miles
Harpurs Hill Primary School.....	1.7 miles
Millburn Primary School	1.2 miles
St John's Primary School	1.6 miles
Coleraine Grammar School	1.7 miles
Coleraine College.....	1.8 miles
Loreto College.....	2.1 miles
Dominican College Portstewart	5.3 miles
Ulster University Campus	4.4 miles

RETAIL

Coleraine Town centre.....	0.7 mile
M&S.....	0.7 mile
Asda.....	1.1 miles
Tesco Superstore.....	1.4 miles
Sainsbury's.....	2 miles
B&Q.....	2 miles
The Jet Centre.....	2.2 miles
Lidl.....	2.3 miles

WINING & DINING

Lost & Found Cafe.....	1.1 miles
Whoosh.....	1.1 miles
Water Margin.....	1.2 miles
Costa Coffee.....	2 miles
Native Seafood & Scrان.....	2 miles
The Boatyard Coffee Shop.....	3.9 miles
Harry's Shack.....	5.2 miles
Bushmills Inn Hotel.....	9.5 miles

LEISURE

Coleraine Rugby, Cricket
& Hockey Club.....0.7 miles
Coleraine Leisure Centre1 mile
Coleraine Football Club1.1 miles
Christie Park.....1.9 miles

OUT & ABOUT

Portstewart Promenade	5.1 miles
Portstewart Strand	5.2 miles
Whiterocks Beach	7.5 miles
Dunluce Castle	9.6 miles
Portballintrae	10.3 miles
Mussenden Temple	10.9 miles
Giant's Causeway	13.4 miles



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