

61 Farm Lodge Drive is built to meet and surpass the most recent changes to the Building Regulations making this home one of the most energy efficient dwellings currently on the market.

Fitted out to a high degree of finish it will be completed with the most up to date renewable and energy saving technology currently on the market. This will be an 'A' rated home with minimal running costs.

This bespoke home has been designed by Inside Out Architects who have an extensive portfolio of small and large scale residential and commercial projects throughout the UK.

SPECIFICATION

TO EAT - Kitchen / Utility Room

- Fully integrated kitchen with a choice of doors and handles
- Quality artificial stone worktop and upstands
- Integrated appliances include electric hob, electric oven, extractor unit, fridge freezer and dishwasher
- Utility room worktop and services to accommodate free standing washing machine and tumble dryer (appliances not supplied)
- Recessed downlights to kitchen & utility room
- LED under cupboard lighting to kitchen units where specified

TO RELAX - Bathroom, Ensuites & WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled bar showers with dual head, rain drench and separate handheld fitting
- Half height tiling around bathroom and ensuite
- Full height range of tiles to shower enclosures
- Mirror light points to bathroom and en-suite
- Recessed water resistant downlighting to bathroom and ensuite

TO SLEEP - Bedrooms

- Enhanced acoustic levels using construction techniques in line with the latest revisions to the Building Regulations which limit transfer of sound between rooms and floors

TO LIVE – Living Areas & Study

- Connection sockets for broadband and TV in living area, study and master bedroom
- Cat6 Cable to all TV Points for digital TV reception terminated at a single distribution point for connection by the homeowner's own installer
- Feature Oriel window to Study/Bedroom 5 suitable to accommodate a window seat

TO COMFORT - Floor and wall finishes

- Choose from a range of floor tiling to compliment your choice of kitchen
- Floor tiling to entrance hall, kitchen / dining, utility, WC, bathroom and en-suites
- Half height wall tiling in bathroom and en-suites
- Carpet and underlay to reception rooms, study, stairs, landing and all bedrooms
- Walls and ceilings in your new home will be painted throughout

TO WARM - Heating

- Air Source Heat Pump –with zoned digital heating controls for optimum performance
- Underfloor heating to ground floor
- Thermostatically controlled radiators to first floor
- Hot water storage cylinder
- Anthracite grey double glazed aluminium windows throughout, lift and slide aluminium doors to kitchen, living area and sun room, composite front door to main entrance
- Insulated to most recent revised building regulations with significant savings on energy bills
- Mechanical heat recovery and ventilation system fitted throughout which will harness warm air generated in rooms such as the main bathroom to offset heating other rooms in the home further reducing your energy needs

EPC RATED A

SIXTY ONE
**FARM
LODGE**
GREEN ISLAND

**McMillan
McClure**
— Always Moving —

TO BE SUSTAINABLE

- Solar panels with battery backup as supplied by Solar NI
- Solar hot water input to reduce running costs
- Inverter to export excess electricity generated to the grid
- Full digital controls to monitor your energy usage
- Energy efficient fittings and bulbs to all rooms

TO WORK - Bespoke features

- Access to the latest Superfast BT fibre optic broadband technology
- With up to five bedrooms and one or two reception rooms depending on the owners needs this new home could easily be configured for home working and, depending on the stage of construction, we can tailor the electrical installation to your needs
- Large detached double garage with electrically operated garage door

TO PLAY - External features

- Bitmac driveway with paved edging
- Front gardens landscaped and rear gardens top soiled to be augmented with soft and hard landscaping
- Existing natural hedgerows to rear to be retained - close boarded timber fencing where appropriate.
- Paved patio outdoor entertainment area

SIXTY ONE FARM LODGE GREENISLAND



TO GIVE YOU PIECE OF MIND

- NHBC 10 Year Buildmark Warranty
- White goods 1 year guarantee from date of installation
- Mains wired smoke & heat detection
- Security alarm system fitted as standard
- Five point locking system to main entrance door
- External lighting to house and garage
- Maintenance free uPVC soffit and fascia

THAT LITTLE BIT EXTRA

- Mirror light points in the bathroom and en-suites
- USB charging sockets at several convenient locations within your new home
- Outside water tap and external power point
- Prefa aluminium roof finish to entrance, sun room and plant room
- Vertical composite cladding system surrounding the sun room and plant room
- Contemporary mdf painted skirting and architrave throughout
- There are no management company fees applicable on this development

OPTIONAL EXTRAS

- Upgrades available to the solar and battery storage system
- Optional charging point for electric or hybrid vehicles
- Upgrades to the kitchen and utility room designs, appliances and worktops are available subject to stage of construction
- Additional TV/Data connections dependent on stage of construction
- Portico feature walkway shown on the rear computer generated visual is an optional extra
- Separate alarm system for detached garage

All selections to be made from our nominated suppliers only and subject to stage of construction.

Specification subject to change and should be confirmed at time of booking. All visuals are artists impressions for guidance only.

REAR VIEW COMPUTER VISUAL
SUBJECT TO CHANGE



FRONT VIEW COMPUTER VISUAL
SUBJECT TO CHANGE

EPC RATED A