

THE BEETLINGS

STATION ROAD DOAGH



THE BARNETT
A27.2 – SITE 183

THE DUNEANE
A15.2 – SITE 182

THE DUNEANE
A15.2 – SITE 181

THE DUNLADY
A126.1 – SITE 180

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COMPUTER VISUAL



THE BEETLINGS

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THE BARNETT
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THE DUNEANE
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THE DUNEANE
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THE ASHRIDGE
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COMPUTER VISUAL











THE BEETLINGS

STATION ROAD, DOAGH

SITE LAYOUT

Preliminary - Not to Scale

HOUSE TYPE KEY

-  Ashridge Range
-  Barnett Range
-  Duneane Range
-  Dunlady Range
-  Grange Range
-  Kildare Range
-  Portland Range
-  Rylane Range



SALES AND INFORMATION

028 9042 8661

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Ref: 20240801



THE BARNETT

A27.2



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STATION ROAD DOAGH



GROUND FLOOR



FIRST FLOOR

THE BARNETT

A27.2



GROUND FLOOR

LOUNGE	5.64 x 3.47M	18'5" x 11'4"	PLUS BAY
KITCHEN/DINING	5.64 x 3.86M	18'5" x 12'6"	MAX
GARDEN ROOM	3.15 x 3.05M	10'3" x 10'0"	
WC	2.02 x 1.03M	6'6" x 3'4"	

FIRST FLOOR

PRIMARY BEDROOM	4.34 x 3.47M	14'2" x 11'4"
ENSUITE	3.47 x 1.20M	11'4" x 3'10"
BEDROOM 2	3.46 x 3.17M	11'3" x 10'4" MAX
BEDROOM 3	3.46 x 2.37M	11'3" x 7'7" MAX
BATHROOM	2.55 x 1.77M	8'3" x 5'8"

TOTAL FLOOR AREA: 116m² OR 1,254 SQ FT APPROX.



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THE DUNLADY A126.1



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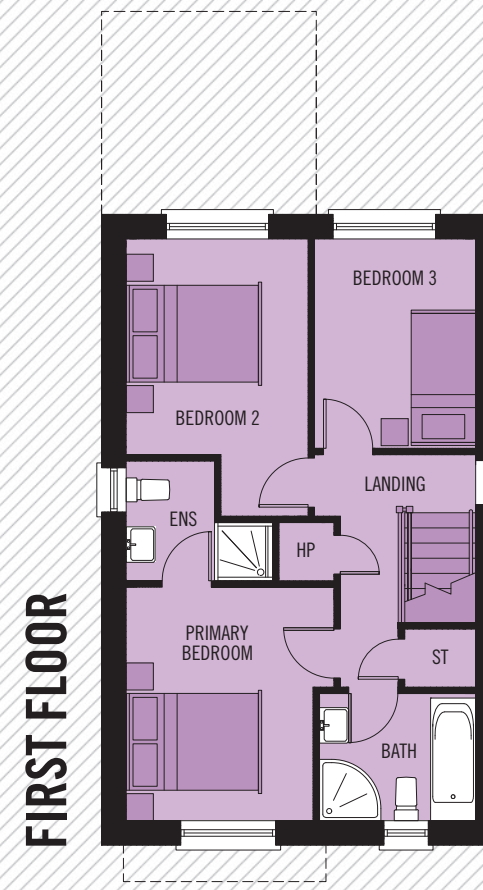
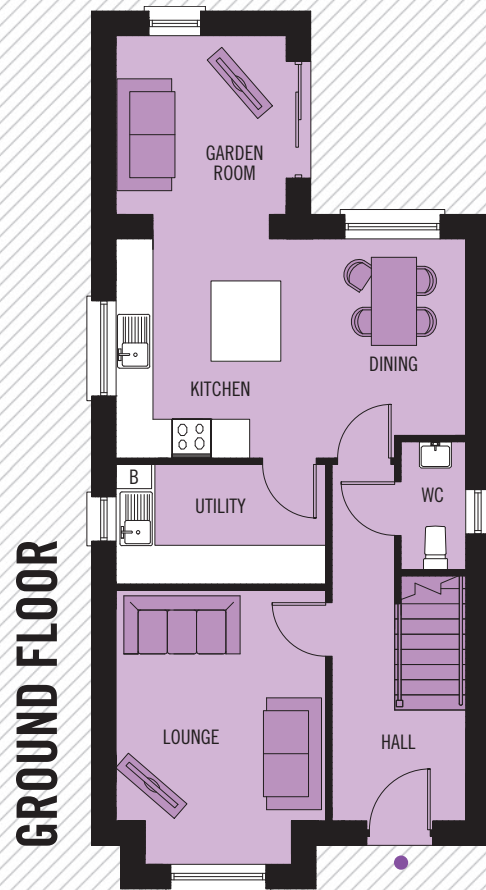


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THE BEETLINGS
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THE DUNLADY A126.1



GROUND FLOOR

LOUNGE	3.57 x 3.24M	11'7" x 10'6" PLUS BAY
KITCHEN/DINING	5.41 x 3.39M	17'7" x 11'1" MAX
UTILITY ROOM	3.24 x 1.85M	10'6" x 6'0"
GARDEN ROOM	2.77 x 2.60M	9'0" x 8'5"
WC	1.98 x 1.00M	6'4" x 3'2"

FIRST FLOOR

PRIMARY BEDROOM	3.62 x 3.22M	11'8" x 10'5" MAX
ENSUITE	2.27 x 1.82M	7'4" x 6'0" MAX
BEDROOM 2	4.30 x 2.82M	14'1" x 9'2" MAX
BEDROOM 3	3.24 x 2.49M	10'6" x 8'1"
BATHROOM	2.45 x 1.97M	8'0" x 6'4"

TOTAL FLOOR AREA: 107m² OR 1,156 SQ FT APPROX.



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THE DUNLADY A126.2



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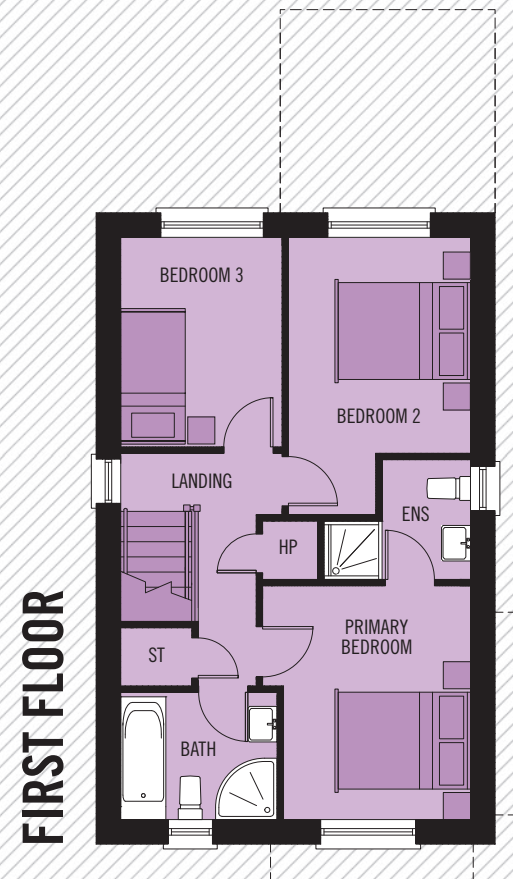
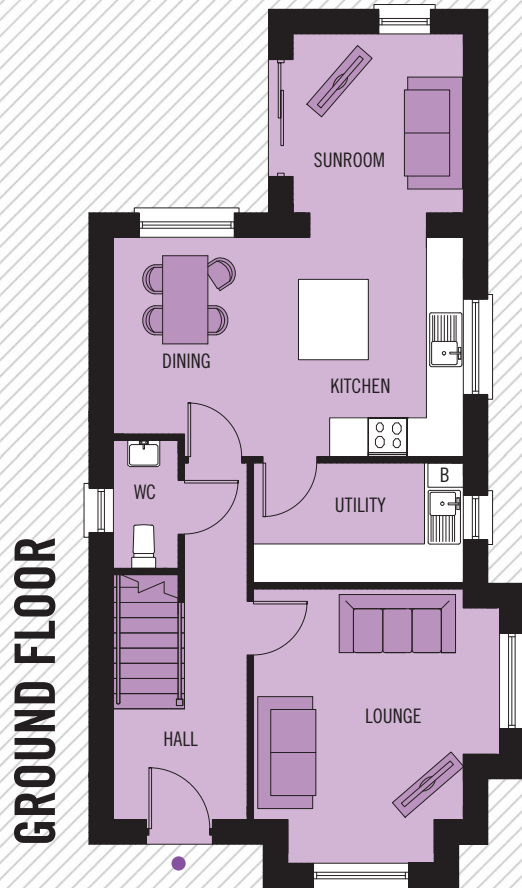


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THE DUNLADY

A126.2



GROUND FLOOR

LOUNGE	4.24 x 3.81M	13'9" x 12'5"	INTO BAYS
KITCHEN/DINING	5.41 x 3.39M	17'7" x 11'1"	MAX
UTILITY ROOM	3.24 x 1.85M	10'6" x 6'0"	
SUNROOM	2.77 x 2.63M	9'0" x 8'6"	
WC	1.98 x 1.00M	6'5" x 3'2"	

FIRST FLOOR

PRIMARY BEDROOM	3.62 x 3.22M	11'8" x 10'5"	MAX
ENSUITE	2.27 x 1.85M	7'4" x 6'0"	MAX
BEDROOM 2	4.29 x 2.82M	14'0" x 9'2"	MAX
BEDROOM 3	3.24 x 2.49M	10'6" x 8'1"	
BATHROOM	2.42 x 1.97M	7'9" x 6'4"	

TOTAL FLOOR AREA: 108m² OR 1,171 SQ FT APPROX.



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THE ASHRIDGE A2.1



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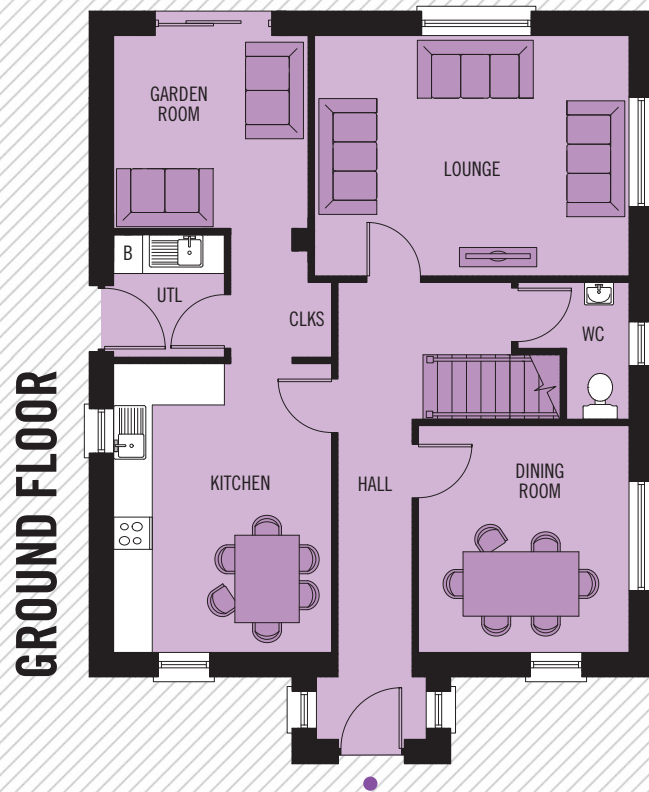


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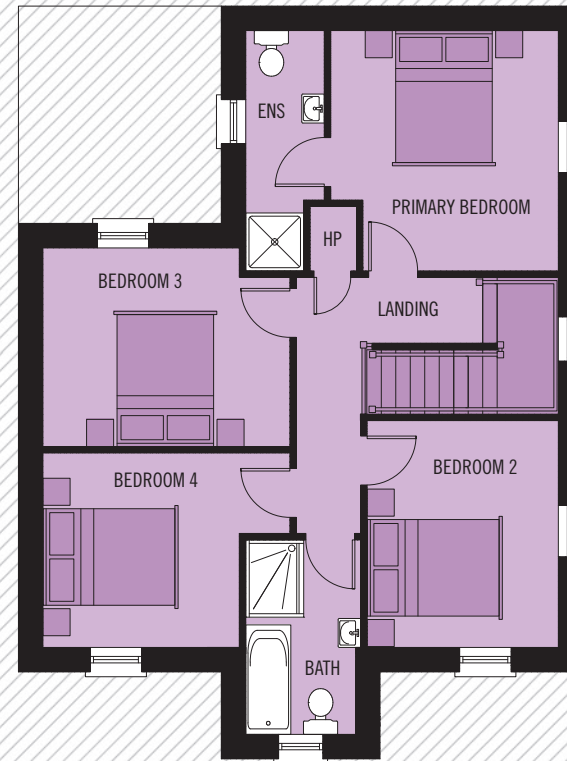
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GROUND FLOOR



FIRST FLOOR

THE ASHRIDGE A2.1



GROUND FLOOR

LOUNGE	4.88 x 3.73M	16'0" x 12'2"
KITCHEN	4.48 x 3.38M	14'7" x 11'1"
DINING	3.52 x 3.27M	11'5" x 10'7"
GARDEN ROOM	3.02 x 2.99M	9'9" x 9'8"
UTILITY ROOM	1.90 x 1.72M	6'2" x 5'6"
WC	2.12 x 1.72M	6'9" x 5'6" MAX

FIRST FLOOR

PRIMARY BEDROOM	3.73 x 3.53M	12'2" x 11'5" MAX
ENSUITE	3.73 x 1.22M	12'2" x 4'0"
BEDROOM 2	3.52 x 2.97M	11'5" x 9'7"
BEDROOM 3	3.83 x 3.08M	12'5" x 10'1" MAX
BEDROOM 4	3.83 x 3.02M	12'5" x 9'9" MAX
BATHROOM	3.02 x 1.70M	9'9" x 5'5" MIN

TOTAL FLOOR AREA: 147m² OR 1,585 SQ FT APPROX.



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THE PORTLAND A1.4



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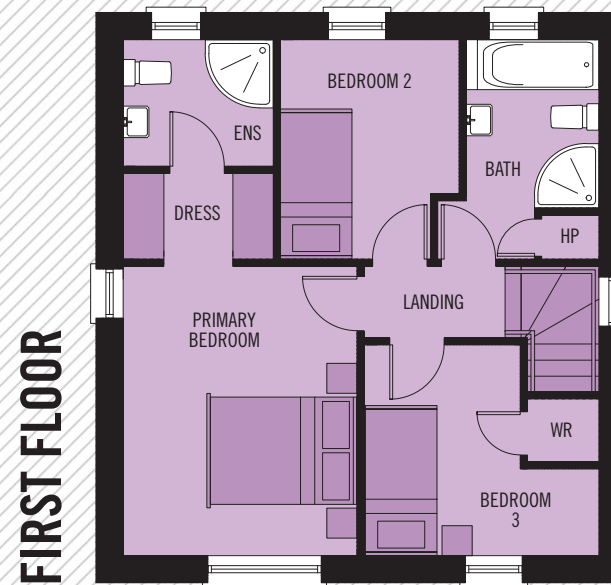
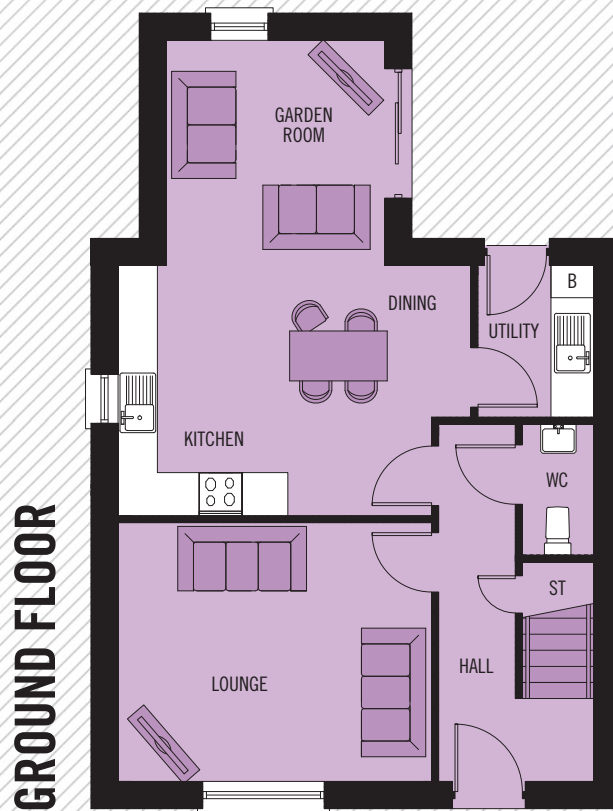
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THE PORTLAND A1.4



GROUND FLOOR

LOUNGE	4.38 x 3.62M	14'3" x 11'8"
KITCHEN/DINING	4.93 x 3.49M	16'1" x 11'4" MAX
UTILITY ROOM	2.12 x 1.62M	6'9" x 5'3"
GARDEN ROOM	3.15 x 3.05M	10'3" x 10'0"
WC	1.83 x 1.00M	6'6" x 3'2"

FIRST FLOOR

PRIMARY BEDROOM	4.04 x 3.27M	13'2" x 10'7"
DRESSING AREA	2.10 x 1.20M	6'8" x 3'9"
ENSUITE	2.10 x 1.77M	6'8" x 5'8"
BEDROOM 2	3.07 x 2.50M	10'0" x 8'2" MAX
BEDROOM 3	3.28 x 2.94M	10'7" x 9'6" MAX
BATHROOM	2.35 x 1.85M	7'8" x 6'0" MIN

TOTAL FLOOR AREA: 105m² OR 1,137 SQ FT APPROX.



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THE KILDARE A18.1



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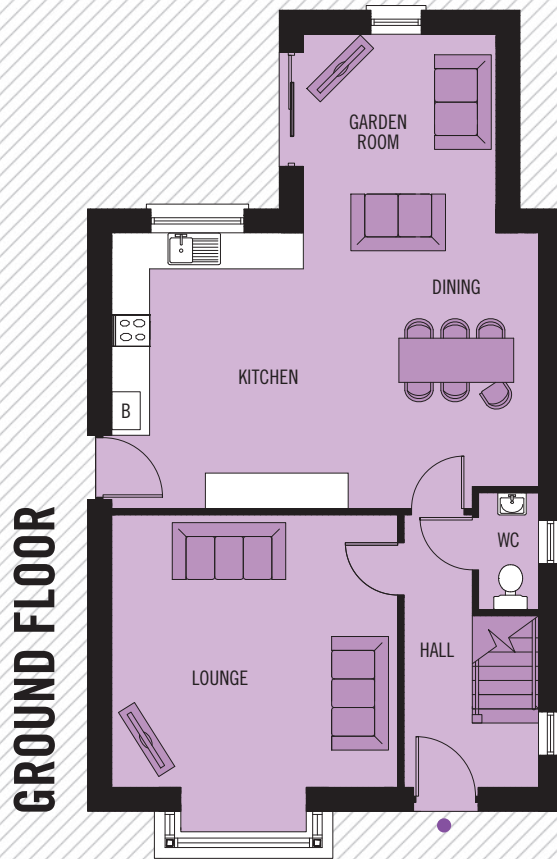


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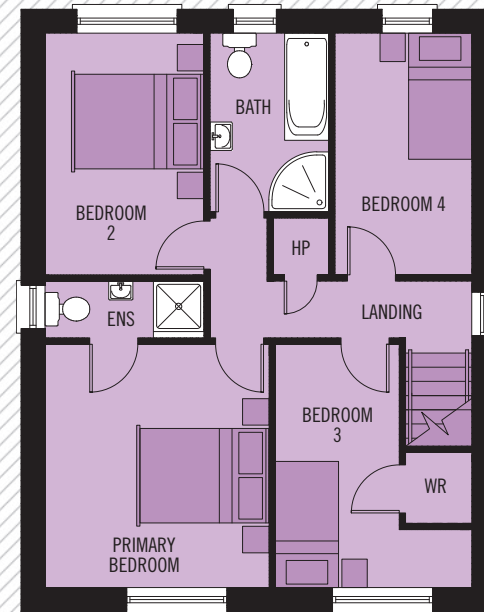
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GROUND FLOOR



FIRST FLOOR

THE KILDARE A18.1



GROUND FLOOR

LOUNGE	4.53 x 4.32M	14'8" x 14'1"	PLUS VAY
KITCHEN/DINING	6.76 x 4.37M	22'2" x 14'3"	MAX
GARDEN ROOM	3.15 x 3.05M	10'3" x 10'0"	
WC	1.85 x 0.95M	6'0" x 3'1"	

FIRST FLOOR

PRIMARY BEDROOM	3.86 x 3.55M	12'6" x 11'6"
ENSUITE	2.52 x 0.90M	8'2" x 2'10"
BEDROOM 2	3.83 x 2.52M	12'5" x 8'2"
BEDROOM 3	3.86 x 3.11M	12'6" x 10'2" MAX
BEDROOM 4	3.83 x 2.16M	12'5" x 7'1"
BATHROOM	2.83 x 1.88M	9'2" x 6'1"

TOTAL FLOOR AREA: 130m² OR 1,399 SQ FT APPROX.



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THE DUNEANE A15.2



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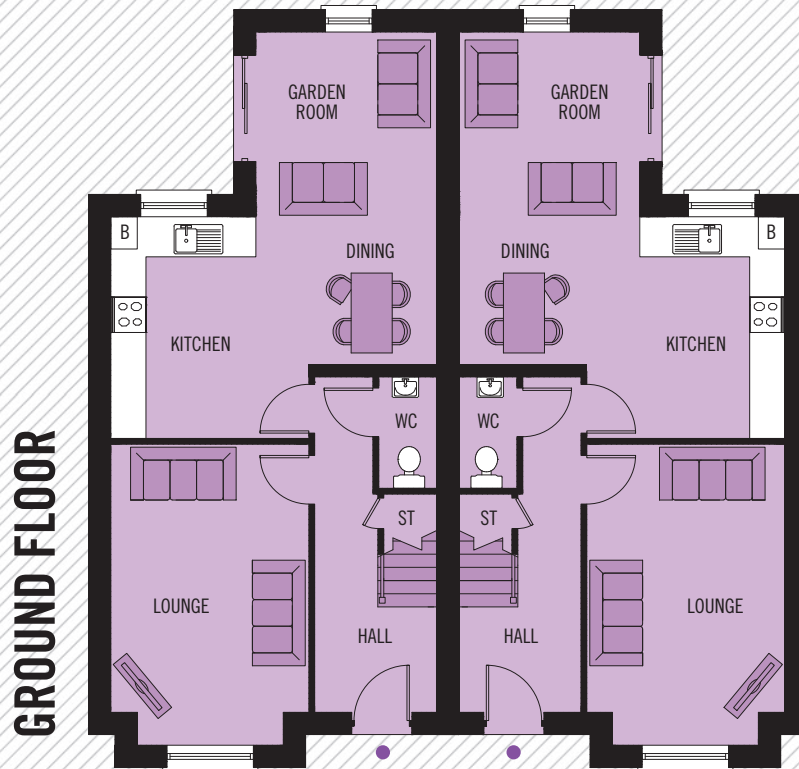


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GROUND FLOOR



FIRST FLOOR

THE DUNEANE A15.2



GROUND FLOOR

LOUNGE	4.57 x 3.37M	15'0" x 11'0"	PLUS BAY
KITCHEN/DINING	5.55 x 3.78M	18'2" x 14'4"	MAX
GARDEN ROOM	3.15 x 3.08M	10'4" x 10'1"	
WC	1.90 x 0.98M	6'2" x 3'2"	

FIRST FLOOR

PRIMARY BEDROOM	3.54 x 3.23M	11'6" x 10'7"	MIN
ENSUITE	2.63 x 1.20M	8'6" x 4'0"	MAX
BEDROOM 2	4.38 x 2.97M	14'3" x 9'7"	MAX
BEDROOM 3	2.82 x 2.48M	9'2" x 8'1"	MAX
BATHROOM	2.49 x 1.91M	8'1" x 6'2"	

TOTAL FLOOR AREA: 106m² OR 1,142 SQ FT APPROX.



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THE DUNEANE A15.2



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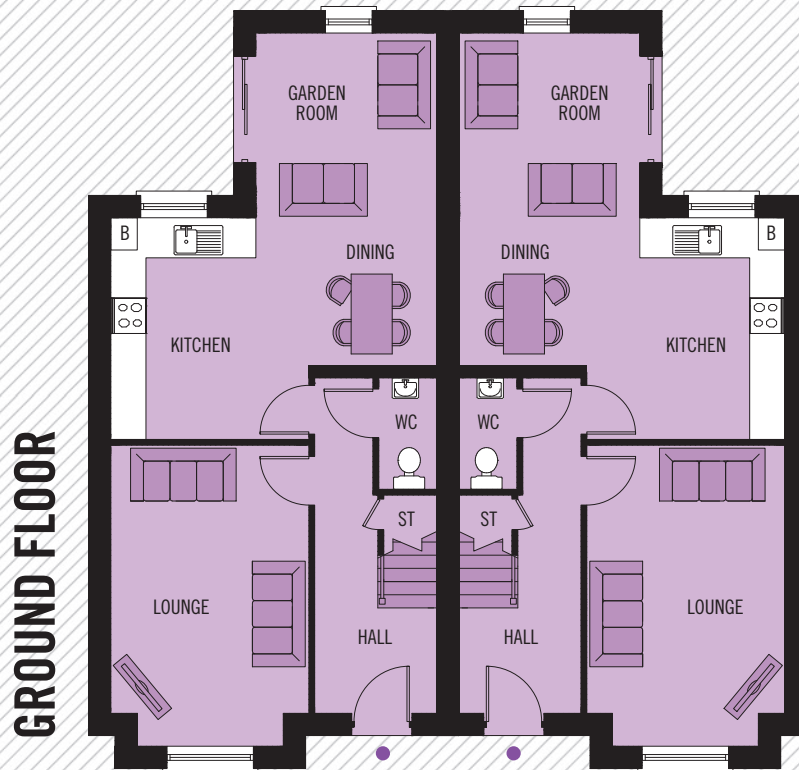


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THE BEETLINGS

STATION ROAD DOAGH



GROUND FLOOR



FIRST FLOOR

THE DUNEANE A15.2



GROUND FLOOR

LOUNGE	4.57 x 3.37M	15'0" x 11'0"	PLUS BAY
KITCHEN/DINING	5.55 x 3.78M	18'2" x 14'4"	MAX
GARDEN ROOM	3.15 x 3.08M	10'4" x 10'1"	
WC	1.90 x 0.98M	6'2" x 3'2"	

FIRST FLOOR

PRIMARY BEDROOM	3.54 x 3.23M	11'6" x 10'7"	MIN
ENSUITE	2.63 x 1.20M	8'6" x 4'0"	MAX
BEDROOM 2	4.38 x 2.97M	14'3" x 9'7"	MAX
BEDROOM 3	2.82 x 2.48M	9'2" x 8'1"	MAX
BATHROOM	2.49 x 1.91M	8'1" x 6'2"	

TOTAL FLOOR AREA: 106m² OR 1,142 SQ FT APPROX.



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THE DUNEANE A15.2(s1)



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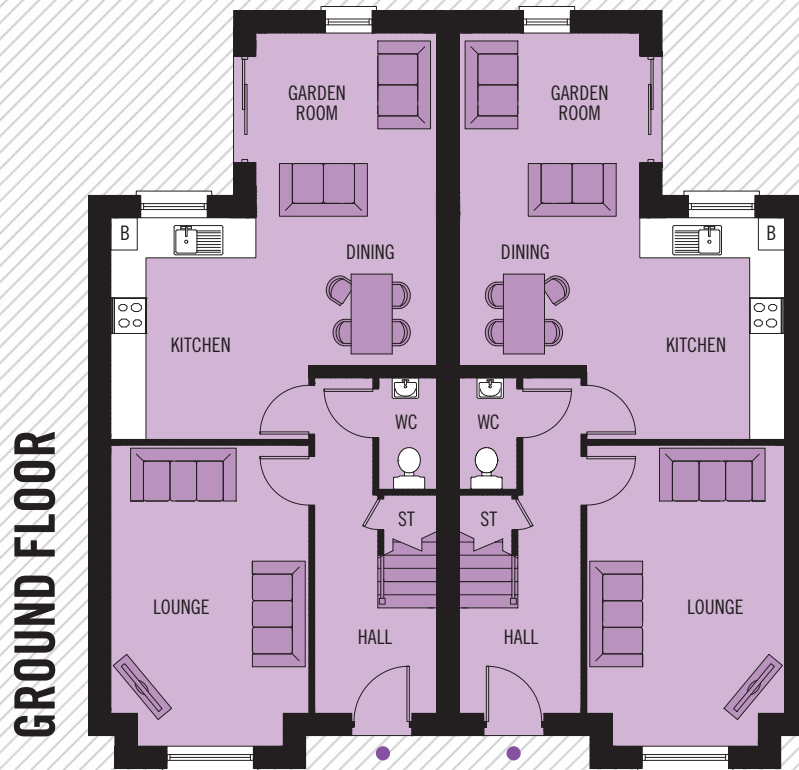
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THE BEETLINGS
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THE DUNEANE

A15.2(s1)



GROUND FLOOR

LOUNGE	4.57 x 3.37M	15'0" x 11'0"	PLUS BAY
KITCHEN/DINING	5.55 x 3.78M	18'2" x 14'4"	MAX
GARDEN ROOM	3.15 x 3.08M	10'4" x 10'1"	
WC	1.90 x 0.98M	6'2" x 3'2"	

FIRST FLOOR

PRIMARY BEDROOM	3.54 x 3.23M	11'6" x 10'7"	MIN
ENSUITE	2.63 x 1.20M	8'6" x 4'0"	MAX
BEDROOM 2	4.38 x 2.97M	14'3" x 9'7"	MAX
BEDROOM 3	2.82 x 2.48M	9'2" x 8'1"	MAX
BATHROOM	2.49 x 1.91M	8'1" x 6'2"	

TOTAL FLOOR AREA: 106m² OR 1,142 SQ FT APPROX.



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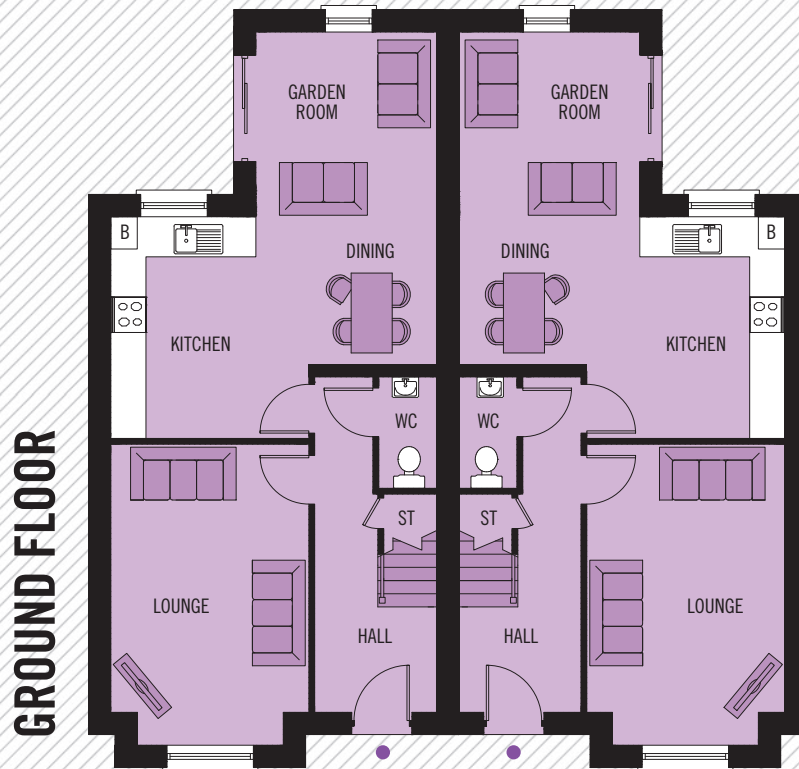
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GROUND FLOOR



FIRST FLOOR

THE DUNEANE A15.2(s1)



GROUND FLOOR

LOUNGE	4.57 x 3.37M	15'0" x 11'0"	PLUS BAY
KITCHEN/DINING	5.55 x 3.78M	18'2" x 14'4"	MAX
GARDEN ROOM	3.15 x 3.08M	10'4" x 10'1"	
WC	1.90 x 0.98M	6'2" x 3'2"	

FIRST FLOOR

PRIMARY BEDROOM	3.54 x 3.23M	11'6" x 10'7"	MIN
ENSUITE	2.63 x 1.20M	8'6" x 4'0"	MAX
BEDROOM 2	4.38 x 2.97M	14'3" x 9'7"	MAX
BEDROOM 3	2.82 x 2.48M	9'2" x 8'1"	MAX
BATHROOM	2.49 x 1.91M	8'1" x 6'2"	

TOTAL FLOOR AREA: 106m² OR 1,142 SQ FT APPROX.



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THE RYLANE A108.1



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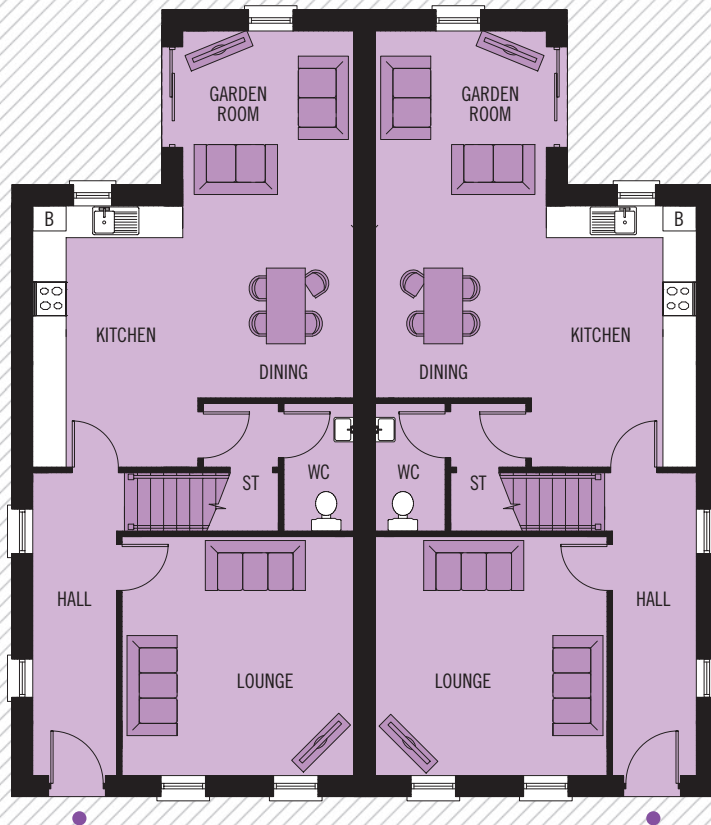
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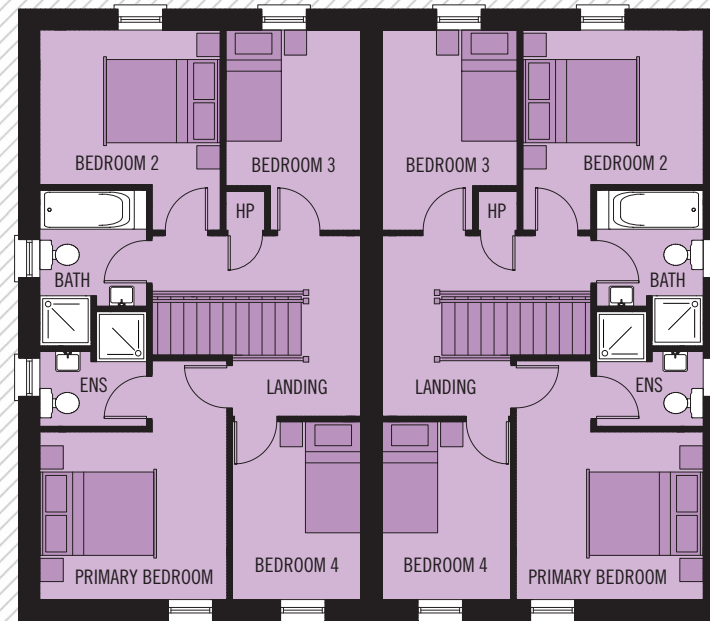
THE BEETLINGS

STATION ROAD DOAGH

GROUND FLOOR



FIRST FLOOR



THE RYLANE A108.1



GROUND FLOOR

LOUNGE	4.30 x 4.17M	14'1" x 13'6"	PLUS BAY
KITCHEN/DINING	5.78 x 4.70M	18'9" x 15'4"	MAX
GARDEN ROOM	3.15 x 3.08M	10'3" x 10'1"	
WC	2.29 x 1.26M	7'5" x 4'1"	

FIRST FLOOR

PRIMARY BEDROOM	3.36 x 3.02M	11'0" x 9'9"	MAX
ENSUITE	2.06 x 1.92M	6'7" x 6'3"	MAX
BEDROOM 2	3.24 x 2.78M	10'6" x 9'1"	MIN
BEDROOM 3	3.60 x 2.43M	11'8" x 7'10"	MAX
BEDROOM 4	3.20 x 2.43M	10'5" x 7'9"	
BATHROOM	2.80 x 1.92M	9'1" x 6'2"	MAX

TOTAL FLOOR AREA: 128m² OR 1,380 SQ FT APPROX.



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THE RYLANE

A108.1(s)



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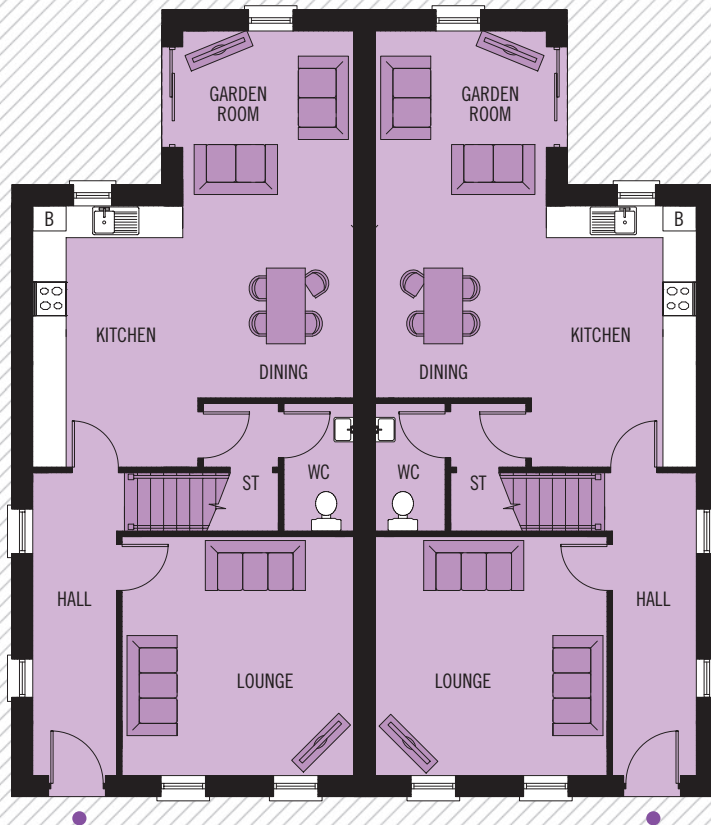
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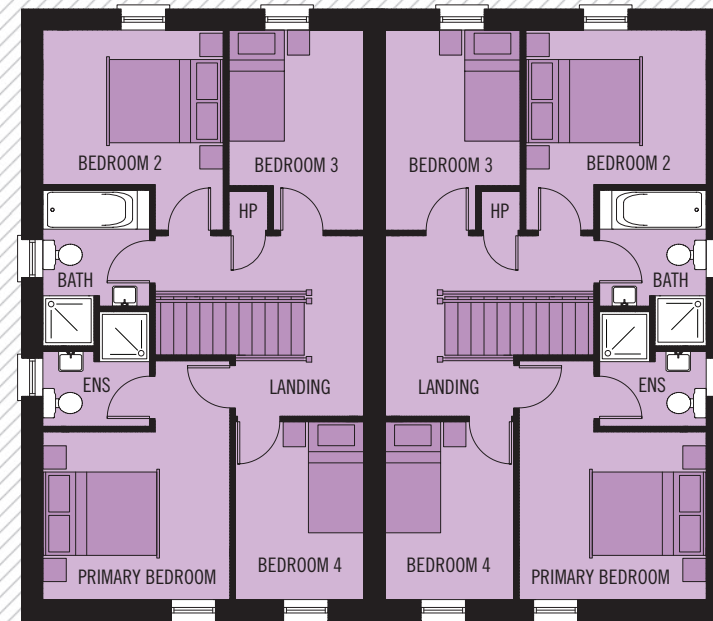
THE BEETLINGS

STATION ROAD DOAGH

GROUND FLOOR



FIRST FLOOR



THE RYLANE A108.1(s1)



GROUND FLOOR

LOUNGE	4.30 x 4.17M	14'1" x 13'6"	PLUS BAY
KITCHEN/DINING	5.78 x 4.70M	18'9" x 15'4"	MAX
GARDEN ROOM	3.15 x 3.08M	10'3" x 10'1"	
WC	2.29 x 1.26M	7'5" x 4'1"	

FIRST FLOOR

PRIMARY BEDROOM	3.36 x 3.02M	11'0" x 9'9"	MAX
ENSUITE	2.06 x 1.92M	6'7" x 6'3"	MAX
BEDROOM 2	3.24 x 2.78M	10'6" x 9'1"	MIN
BEDROOM 3	3.60 x 2.43M	11'8" x 7'10"	MAX
BEDROOM 4	3.20 x 2.43M	10'5" x 7'9"	
BATHROOM	2.80 x 1.92M	9'1" x 6'2"	MAX

TOTAL FLOOR AREA: 128m² OR 1,380 SQ FT APPROX.



WHILST EVERY CARE IS TAKEN IN PREPARING THIS INFORMATION, NO REPRESENTATION IS GIVEN, AND IT DOES NOT FORM ANY PART OF A CONTRACT. ANY INTENDING PURCHASER MUST SATISFY HIMSELF/HERSELF AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS. WE RESERVE THE RIGHT TO ALTER SPECIFICATIONS WITHOUT DUE NOTICE.

THE RYLANE A108.2



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THE RYLANE A108.2



GROUND FLOOR

LOUNGE	5.78 x 3.93M	18'9" x 12'9"
KITCHEN/DINING	5.81 x 3.70M	19'0" x 12'1"
GARDEN ROOM	3.15 x 3.08M	10'3" x 10'1"
WC	2.29 x 1.26M	7'5" x 4'1"

FIRST FLOOR

PRIMARY BEDROOM	3.36 x 3.00M	11'0" x 9'8" MIN
ENSUITE	2.18 x 1.92M	7'1" x 6'2" MAX
BEDROOM 2	3.24 x 2.78M	10'6" x 9'1" MIN
BEDROOM 3	3.60 x 2.43M	11'8" x 7'10" MAX
BEDROOM 4	3.00 x 2.31M	9'8" x 7'5"
BATHROOM	2.70 x 1.92M	8'8" x 6'2" MAX

TOTAL FLOOR AREA: 128m² OR 1,380 SQ FT APPROX.



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THE GRANGE

A6c / A6.1b



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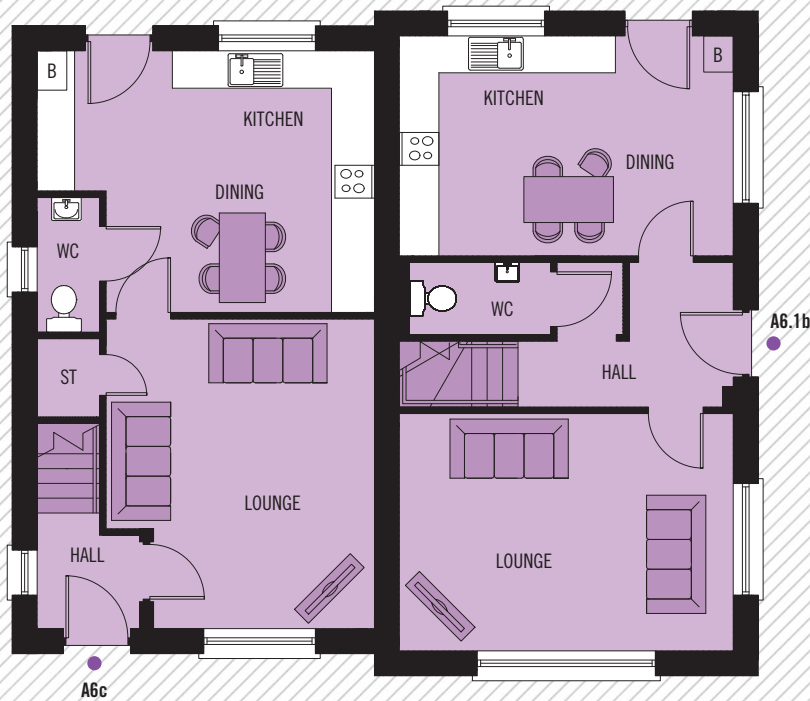


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COMPUTER VISUAL

GROUND FLOOR



FIRST FLOOR



THE GRANGE

A6c / A6.1b



THE BEETLINGS

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GROUND FLOOR - A6c

LOUNGE	4.72 x 4.07M	15'6" x 13'3" MAX
KITCHEN/DINING	5.13 x 3.98M	16'8" x 13'0" MAX
WC	2.05 x 0.95M	6'7" x 3'1"

FIRST FLOOR - A6c

BEDROOM 1	3.78 x 3.06M	12'4" x 10'0" MAX
DRESSING AREA	2.10 x 1.35M	6'9" x 4'4"
BEDROOM 2	3.96 x 3.06M	12'9" x 10'0" MAX
BEDROOM 3	2.92 x 2.47M	9'5" x 8'1" MAX
BATHROOM	2.73 x 1.97M	8'9" x 6'4"

GROUND FLOOR - A6.1b

LOUNGE	5.08 x 3.61M	16'6" x 11'8"
KITCHEN/DINING	5.08 x 3.34M	16'6" x 10'9" MAX
WC	2.30 x 1.10M	7'5" x 3'6"

FIRST FLOOR - A6.1b

PRIMARY BEDROOM	3.78 x 2.91M	12'4" x 9'6" MIN
ENSUITE	3.26 x 1.20M	10'8" x 3'11"
BEDROOM 2	3.61 x 2.49M	11'8" x 8'1" MAX
BEDROOM 3	2.49 x 2.47M	8'2" x 8'1" MAX
BATHROOM	2.63 x 2.19M	8'7" x 7'2" MAX

TOTAL FLOOR AREA: A6C - 90m² OR 971 SQ FT APPROX.
A6.1b - 95m² OR 1,023 SQ FT APPROX.



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ABOUT YOUR NEW HOME



SALES AND INFORMATION
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Ref: 20240924



Living in Doagh, County Antrim, offers a perfect blend of rural charm and commuter convenience. Nestled in the heart of Northern Ireland, this picturesque village provides residents with a peaceful retreat while still being just a short drive from bustling towns like Ballyclare and the city of Belfast. With excellent transport links, including easy access to major roads and nearby public transport options, commuting to work or exploring the stunning Antrim countryside is both effortless and enjoyable. In Doagh, you can truly experience the best of both worlds—tranquil village living with all the amenities of modern life within easy reach.

The Main Structure

Your new home is crafted using traditional, proven cavity wall construction for durability and thermal efficiency. The external finish features a blend of brick and/or plaster render, while external timber elements are painted in a coordinated palette to enhance the architectural design. The roof is topped with dark, flat concrete tiles, crowned by a dry fixed ridge tile for a sleek, modern finish.

To complement the external trim, uPVC round guttering and matching round downpipes are installed.

Windows

Energy-saving, gas-filled double-glazed uPVC windows (black exterior, white interior) with locking latches provide excellent insulation and security. French doors or sliding patio doors, made of high-quality uPVC, bring natural light into your home, while a low-maintenance GRP front door and a uPVC rear door with double glazing complete the stylish exterior.

External Features

Every detail of your outdoor space is carefully designed for immediate enjoyment. Front and rear gardens will feature a lush lawn unless otherwise specified in the site layout. The front lawn is professionally turfed for a polished look, while the back lawn may be either turfed or seeded, depending on the season, at the discretion of ACC Ltd.

Flat top garden edging, along with treated rail fencing, will be installed for a clean, contemporary border. Privacy is ensured between adjoining properties with timber privacy screens, while other areas are enclosed with treated timber posts and open rail fences (approx. 900mm high).

Driveways, extending at least 10 metres or more, will be finished in smooth bitmac for a premium look. If your property includes a garage, it will be considered a parking space and may reduce the driveway length.

A beautifully designed coloured pavia brick path will lead to both the front and rear entrances, ensuring level access to at least one external door. A spacious patio, with a minimum area of 5.75m², will be perfect for outdoor dining or relaxing. For your convenience, an outside tap is included as standard.

Interior Finishes

Your home's interior exudes elegance and attention to detail. Contemporary 5" MDF skirting and 3" architrave, painted in crisp white, offer a refined trim throughout each room. Seamless MDF cillboard complement the windows, while moulded 'ladder' style internal doors, finished in white with brushed chrome handles, complete the sophisticated look.

Homes with stairways feature striking ash newel posts and handrails, paired with sleek white painted square balustrades. Smooth plastered ceilings, combined with a white insulated uPVC loft access door, ensure a polished and cohesive interior. For optimal ventilation, extractor fans are installed in the kitchen, bathroom, ensuite (where applicable), and WC. Water-resistant light fittings are thoughtfully placed in bathrooms and ensuites for added safety.

Heating & Energy Efficiency

Your comfort and energy savings are our priority. High-performance thermal insulation is integrated into walls, roof spaces, and all habitable areas, significantly reducing energy consumption. Each home is fitted with an Ember Smart Home heating control, allowing remote access from your mobile device via an app, offering unparalleled convenience.

The central heating system is powered by mains gas and features a separate boiler. Radiators are installed in all main rooms, and the system is designed to be programme-controlled for optimal efficiency, providing a

separate hot water supply. Additionally, your home benefits from a pressurised water system, ensuring quick, consistent, water flow.

Renewable Energy Solutions

To further enhance energy efficiency, an integrated in-roof Solar PV system is included. This system harnesses the sun's power, transferring surplus electricity back to the grid. Please note, not all energy suppliers will compensate for this export, and you may need to set up a renewables account with your energy provider. The quantity and placement of Solar PV panels are carefully designed at the discretion of ACC Ltd, ensuring balanced performance. Consult with our sales team for specific details.

Peace of Mind

For your security and peace of mind, an intruder alarm system is installed. Both the front and back doors are equipped with advanced multi-lock systems, while all ground-floor windows are fitted with secure locking mechanisms. Smoke, heat, and carbon monoxide detectors, powered by electricity, are standard in every home.

External lights are thoughtfully installed at both the front and rear doors, enhancing both safety and aesthetic appeal. A modern smart doorbell with video and intercom functionality ensures you can monitor visitors from anywhere via an app.

Every property is registered with the National House Building Council (NHBC) 10 Year warranty and insurance scheme known as Buildmark, the first 2 years of which are directly with Antrim Construction and backed by NHBC's Resolution Service. The NHBC Buildmark cover also provides deposit protection from the point of exchange, and structural defects insurance in years 3-10. More details are available on our website "Useful Links" page.



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THE BEETLINGS
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PLATINUM TURNKEY FINISH



SALES AND INFORMATION
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Did you know you could personalize your new home even before you move in?

We offer you the exciting opportunity to design and tailor your living space to reflect your individual style and needs. From luxurious flooring and bespoke kitchens to the precise positioning of power sockets and an array of premium finishes, the possibilities are endless. Our goal is to provide you with a truly blank canvas—one where your creative vision can come to life.

As we construct your new home, we build in a variety of customization choices and upgrades, giving you the freedom to select from an extensive range of features. The earlier you reserve, the more options you'll have to create a home that is uniquely yours.

Our expert team will guide you through the available selections and bespoke options for your chosen property, ensuring that your new home is a perfect reflection of your personal taste from the moment you move in.

Practical Kitchen Design: Beautifully crafted kitchens with premium doors, elegant worktops and sophisticated handles tailored to your personal taste, from our carefully selected supplier. Soft-closing drawers and doors come as standard for a seamless and quiet touch. The Platinum finish includes a coordinated upstand to match your chosen worktop, complemented by a stunning glass splashback above the hob. Additional bespoke finishes and enhancements are available to create a truly unique space.

Quality Appliances: No kitchen is complete without appliances. We supply and install a sleek 4-ring gas hob, a high-performance single electric oven, and a chic curved glass extractor canopy. Your kitchen will also feature integrated modern appliances, including a 70/30 fridge freezer, dishwasher, washing machine, and a tumble dryer. For select properties, a modern combi washer/dryer will be fitted to optimize storage space. Upgrade options, such as advanced appliance brands or smart features, are available for those seeking the ultimate in convenience and innovation.

Elegant Bathroom & Ensuite Spaces:

Your bathrooms, WCs, and ensuites (where applicable) are designed with contemporary flair, featuring luxurious white sanitary ware and sophisticated chrome-finished fixtures. Indulge in the warmth of a chrome heated towel radiator in both the main bathroom and ensuite. Relax in stylish shower cubicles with glass screens, or, where space is at a premium, enjoy a thermostatically controlled shower over a sleek bathtub. For homes with multiple showers (3 or more), additional electric shower options are available to ensure constant comfort. Personalise your bathroom experience further with an array of floor tiles and finishes.

Custom Flooring Options: Tailor your home's flooring with our curated selection of high-quality ceramic tiles, available for hallways, kitchens, dining, garden rooms, utilities, bathrooms, and ensuites/WCs. For properties with an internal porch and hallway, we offer ceramic tiles for the porch and luxurious carpet for the hallway. Consult with our expert supplier in their modern showroom to explore additional options, such as porcelain or natural stone flooring, for a refined and sophisticated look.

Sophisticated Wall Finishes: Extend your customization to bath and sink splashbacks in the bathroom, ensuite, and WC/cloaks with a range of modern, decorative, branded, multi-panel finishes. Select from various styles and designs to complement your interior aesthetic. Shower cubicles complete with low profile trays also feature your choice of low-maintenance, stylish multi-panels, ensuring your home is as functional as it is beautiful.

Luxurious Carpeting: Experience comfort underfoot with a choice of high-quality carpets, complete with underlay, available for your lounge, stairs, landing, and all bedrooms. Opt for plush textures and rich hues to match your personal style, or explore upgrade options for bespoke carpets.

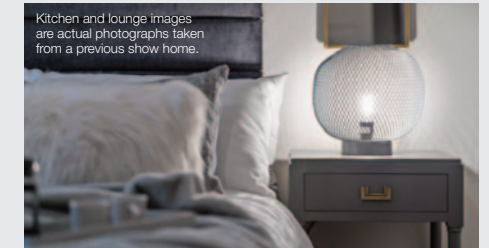
This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

Thoughtful Power Solutions: Enjoy convenience with a generous provision of power points throughout your home, strategically positioned to suit your individual needs. Our standard package includes elegant downlighting in both the lounge and kitchen. USB charging sockets are thoughtfully installed in all bedrooms for easy device charging.

Electric Vehicle Charging: Our new homes will be equipped with pre-installed cabling to facilitate potential electric vehicle (EV) connections, enabling "EV ready." This forward-thinking infrastructure allows homeowners to add charging stations as needed, subject to their service provider and vehicle type, providing a seamless transition to electric vehicle use and supporting a sustainable, eco-friendly lifestyle.

Cutting-Edge Connectivity: Your new home is equipped with ultra-fast fibre to the premises (FTTP) technology, offering lightning-speed broadband access (service provider contract required). Additionally, we install ethernet points in the principal bedroom and one other room of your choice (subject to the build stage at the time of reservation), perfect for home offices or entertainment hubs. Upgrade options for smart home integration or additional data points are also available.

Finishing Touches: To complete the luxurious look of your new home, ceilings will be elegantly painted in crisp white, while walls will be finished in one neutral colour.



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