



THE PADDOCKS

CARROWDORE | COUNTY DOWN

A COLLECTION OF 3 & 4 BEDROOM DETACHED AND
SEMI-DETACHED HOMES IN A VILLAGE SETTING



WELCOME TO
THE PADDOCKS

...BEAUTIFULLY
DESIGNED HOMES
WHERE EVERY
DETAIL HAS BEEN
CONSIDERED

WELCOME TO THE NEIGHBOURHOOD...

Set within the friendly and welcoming village community of Carrowdore, The Paddocks is the ideal place to call home.



Millisle Beach



Strangford Lough



CGI of new Strangford Integrated College



Eden Pottery and Coffee Shop

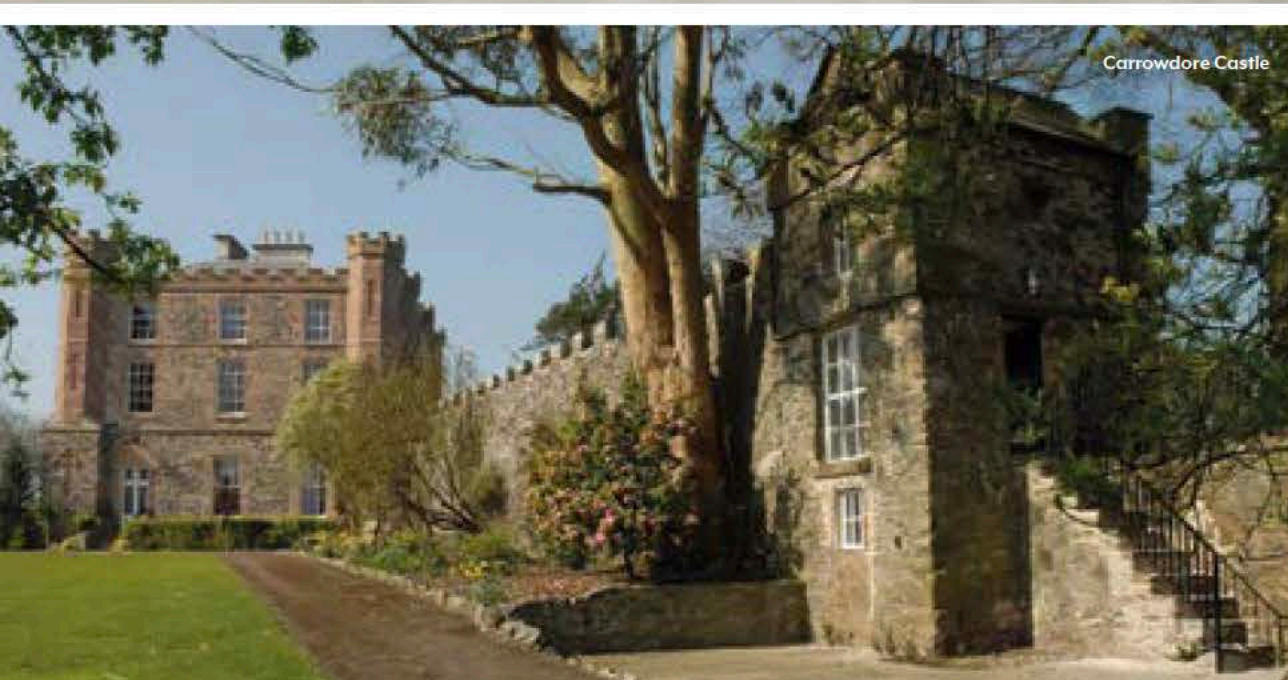
Carrowdore village is the ideal spot for families and those who wish to be able to avail of the beautiful countryside surroundings whilst having the convenience of Carrowdore primary school, Strangford Integrated College which includes secondary education with grammar stream and various recreational clubs close by.

Work has started on the new state of the art Strangford College which is only a short walk from The Paddocks making it a huge

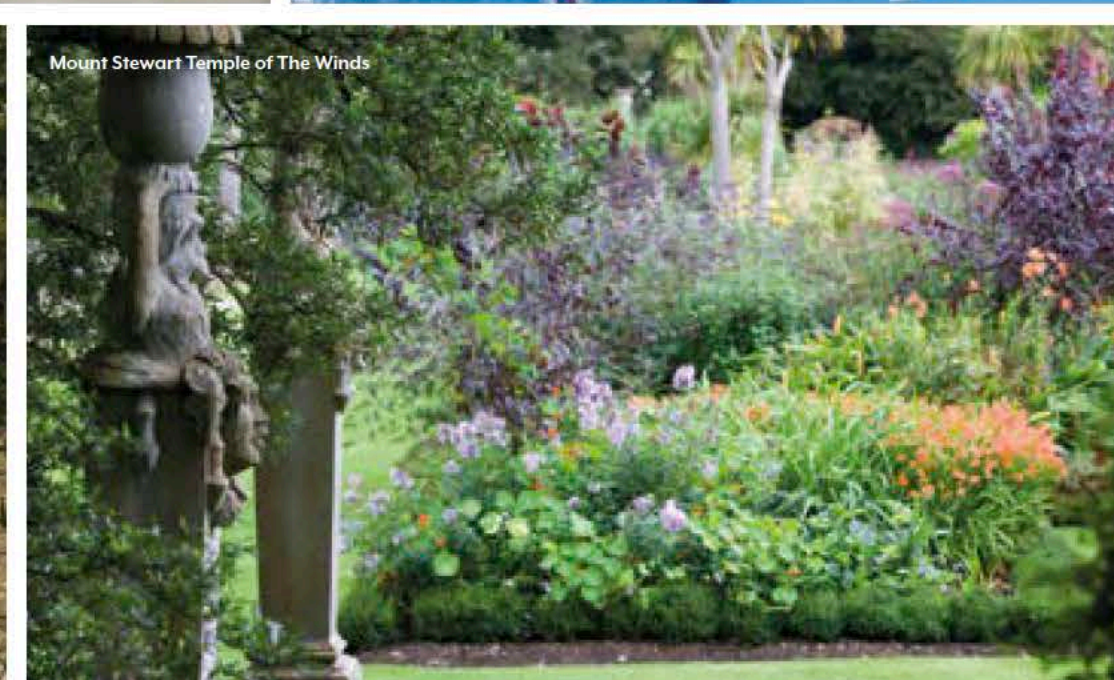
asset to the village. For those who desire ease of access to commuter routes to Belfast and beyond, The Paddocks is only 6 miles from Newtownards and equally the same distance from Bangor with both neighbouring larger towns offering main commuter routes and public transport links to Belfast City Centre. The location also benefits from the beaches of the North Down Coast and Strangford Lough on either side.

This wonderful new development of beautifully detailed homes provides the perfect marriage of privacy and location, offering the rare opportunity for “country village living” just a few miles from the busy towns of Bangor and Newtownards.

The village at Carrowdore has in recent years had the addition of a large Eurospar with filling station and some local businesses that include a butchers, coffee shop, churches, community centre and a play park.



Carrowdore Castle



Mount Stewart Temple of The Winds



Ballycopeland Windmill

THE PADDOCKS

LOCATION MAP NOT TO SCALE



Millisle Beach 2.8 Miles
 Newtownards Sailing Club 3.6 Miles
 Mount Stewart House & Gardens 4.1 Miles
 Donaghadee 5.4 Miles

Londonderry Park pavilion
 & outdoor playing fields 6.6 Miles
 Ards Blair Mayne Wellbeing
 & Leisure Complex 7.0 Miles

Newtownards 6 Miles
 Bangor 6 miles
 Belfast City Airport 17.3 Miles

THE PADDOCKS

SITE LAYOUT NOT TO SCALE



The architectural 3D perspective is for illustration purposes only



THE MACNEICE
 3 BED SEMI DETACHED
 1087 sq ft (exc Garden Room)
 1194 sq ft (inc Garden Room)



THE MULHOLLAND
 3 BED SEMI DETACHED
 1169 sq ft



THE BENN
 3 BED DETACHED
 1150 sq ft (exc Garden Room)
 1260 sq ft (inc Garden Room)



THE GRAINGER
 3 BED DETACHED
 1172 sq ft (exc Garden Room)
 1279 sq ft (inc Garden Room)



THE BROMPTON
 3 BED SEMI DETACHED
 1169 sq ft (exc Garden Room)
 1279 sq ft (inc Garden Room)



THE EUSTACE
 3 BED DETACHED
 1172 sq ft (exc Garden Room)
 1279 sq ft (inc Garden Room)



THE MULLINS
 4 BED SEMI DETACHED
 1300 sq ft (exc Garden Room)
 1410 sq ft (inc Garden Room)

THE PADDOCKS



THE MACNEICE

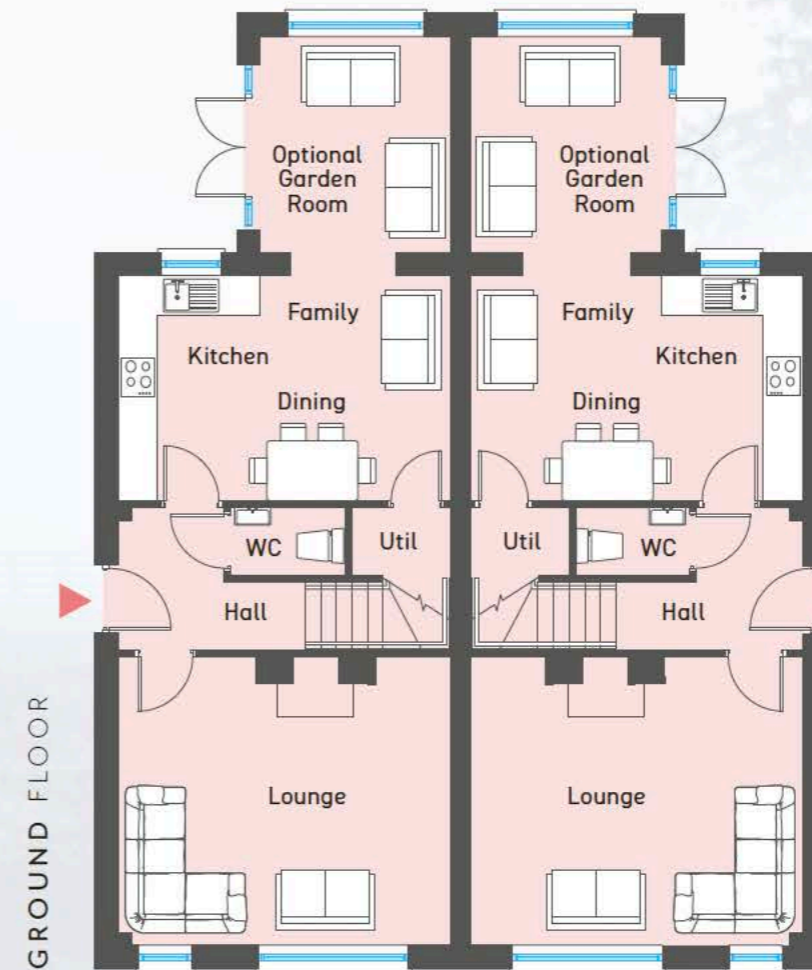
3 BEDROOM SEMI DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1087 sq. ft. approx

FLOOR AREA INCLUDING GARDEN ROOM 1194 sq. ft. approx

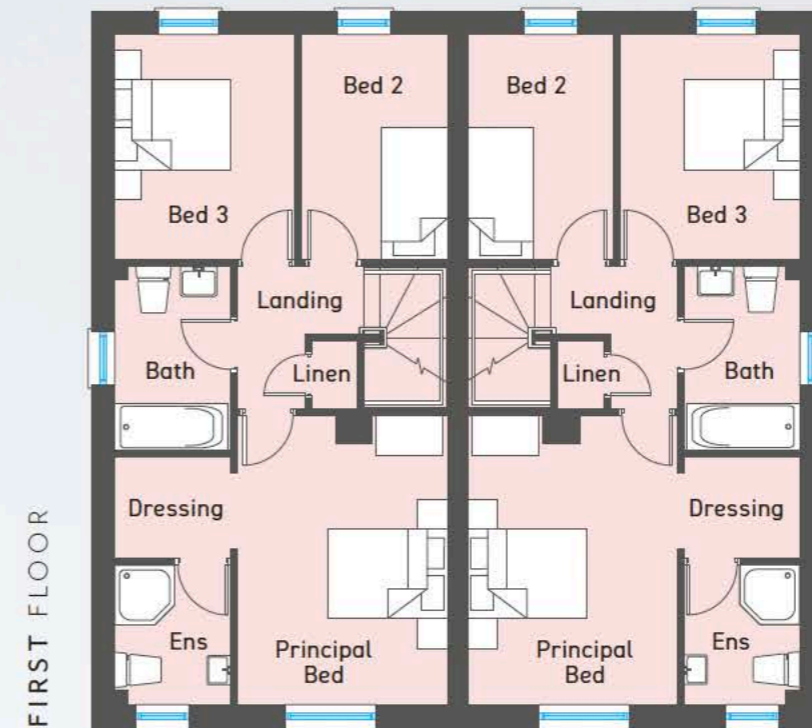
Site Nos. 79, 80, 82, 83

THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 16'5" x 14'3"	m 5.00 x 4.35
Kitchen / Dining / Family	
ft 16'5" x 11'2"	m 5.00 x 3.39
Utility	
ft 5'0" x 3'7"	m 1.50 x 1.10
Optional Garden Room	
ft 10'8" x 9'5"	m 3.25 x 2.87



FIRST FLOOR

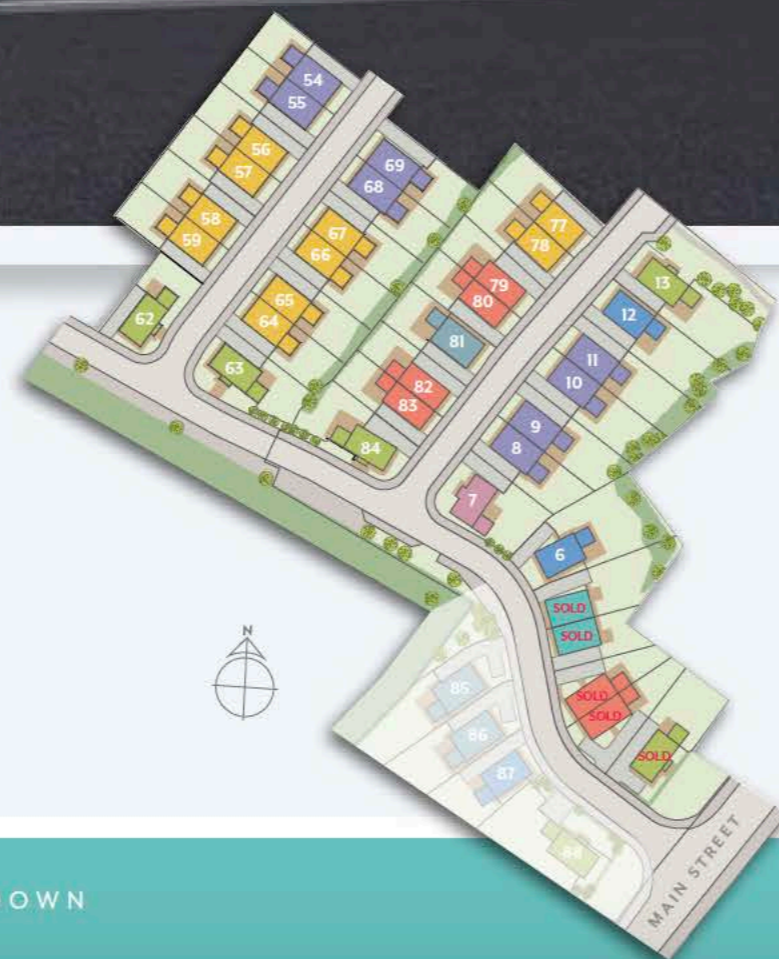
Principal Bedroom	
ft 14'3" x 10'4"	m 4.35 x 3.15
Dressing Room	
ft 5'8" x 5'0"	m 1.75 x 1.53
Ensuite	
ft 6'9" x 5'9"	m 2.10 x 1.75
Bedroom 2	
ft 11'2" x 7'3"	m 3.39 x 2.20
Bedroom 3	
ft 11'2" x 8'10"	m 3.39 x 2.70
Bathroom	
ft 9'0" x 5'9"	m 2.76 x 1.75

THE PADDOCKS

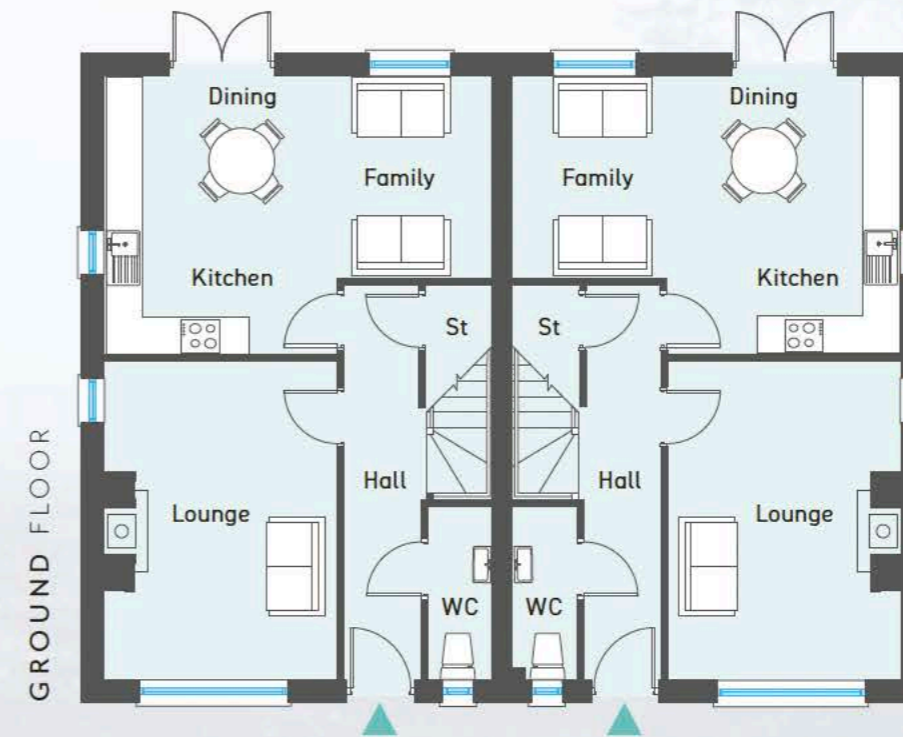


THE MULHOLLAND

3 BEDROOM SEMI DETACHED FAMILY HOME
FLOOR AREA 1169 sq. ft. approx

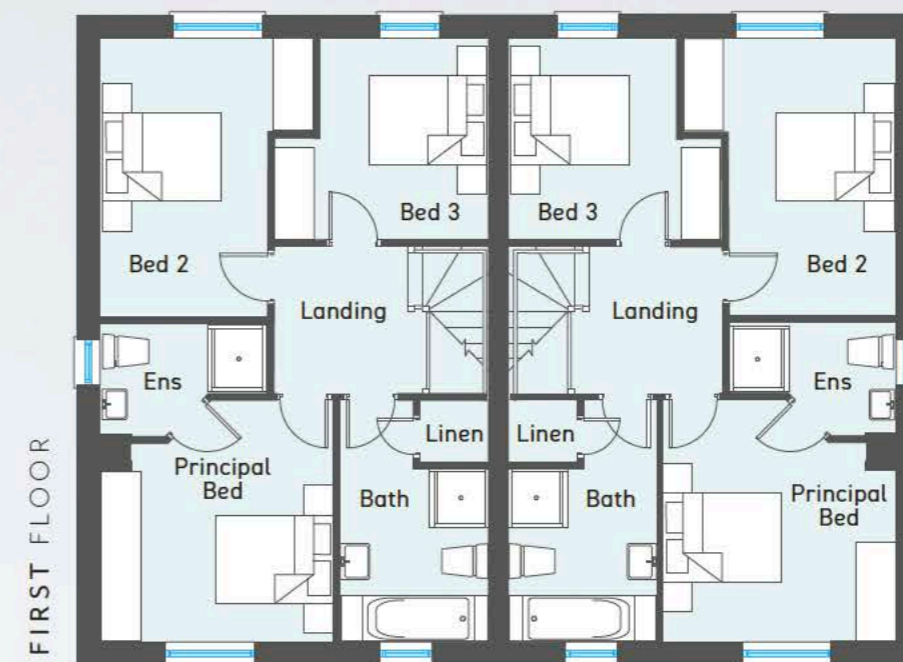


THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC
Lounge
ft 15'9" x 11'7" m 4.85 x 3.55
Kitchen / Dining / Family (max)
ft 19'4" x 13'10" m 5.90 x 4.23



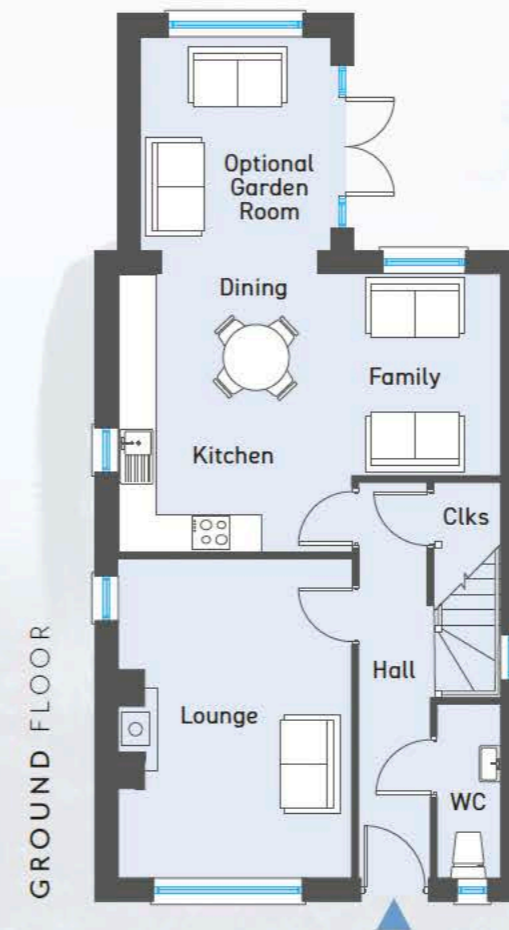
FIRST FLOOR

Principal Bedroom
ft 11'7" x 9'10" m 3.55 x 3.02
Ensuite
ft 8'4" x 5'4" m 2.53 x 1.62
Bedroom 2
ft 13'10" x 8'4" m 4.23 x 2.53
Bedroom 3
ft 10'1" x 8'5" m 3.07 x 2.57
Bathroom
ft 12'0" x 7'4" m 3.64 x 2.25

THE PADDOCKS

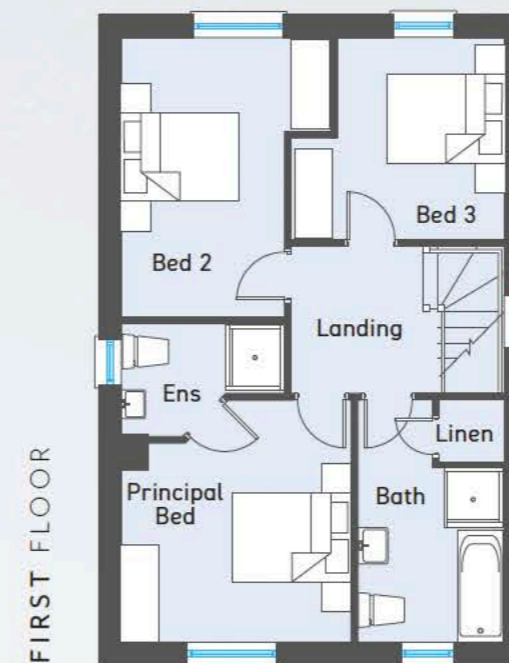


THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC & Clks	
Lounge	
ft 15'9" x 11'7"	m 4.85 x 3.55
Kitchen / Dining / Family (max)	
ft 19'1" x 13'10"	m 5.81 x 4.23
Optional Garden Room	
ft 10'7" x 9'5"	m 3.25 x 2.88



FIRST FLOOR

Principal Bedroom	
ft 11'7" x 9'10"	m 3.55 x 3.02
Ensuite	
ft 8'4" x 5'4"	m 2.53 x 1.62
Bedroom 2	
ft 13'10" x 8'4"	m 4.23 x 2.53
Bedroom 3	
ft 10'1" x 8'5"	m 3.07 x 2.57
Bathroom	
ft 12'0" x 7'4"	m 3.64 x 2.25

THE BENN

3 BEDROOM DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1150 sq. ft. approx

FLOOR AREA INCLUDING GARDEN ROOM 1260 sq. ft. approx

Site Nos. 6 & 12



THE PADDOCKS



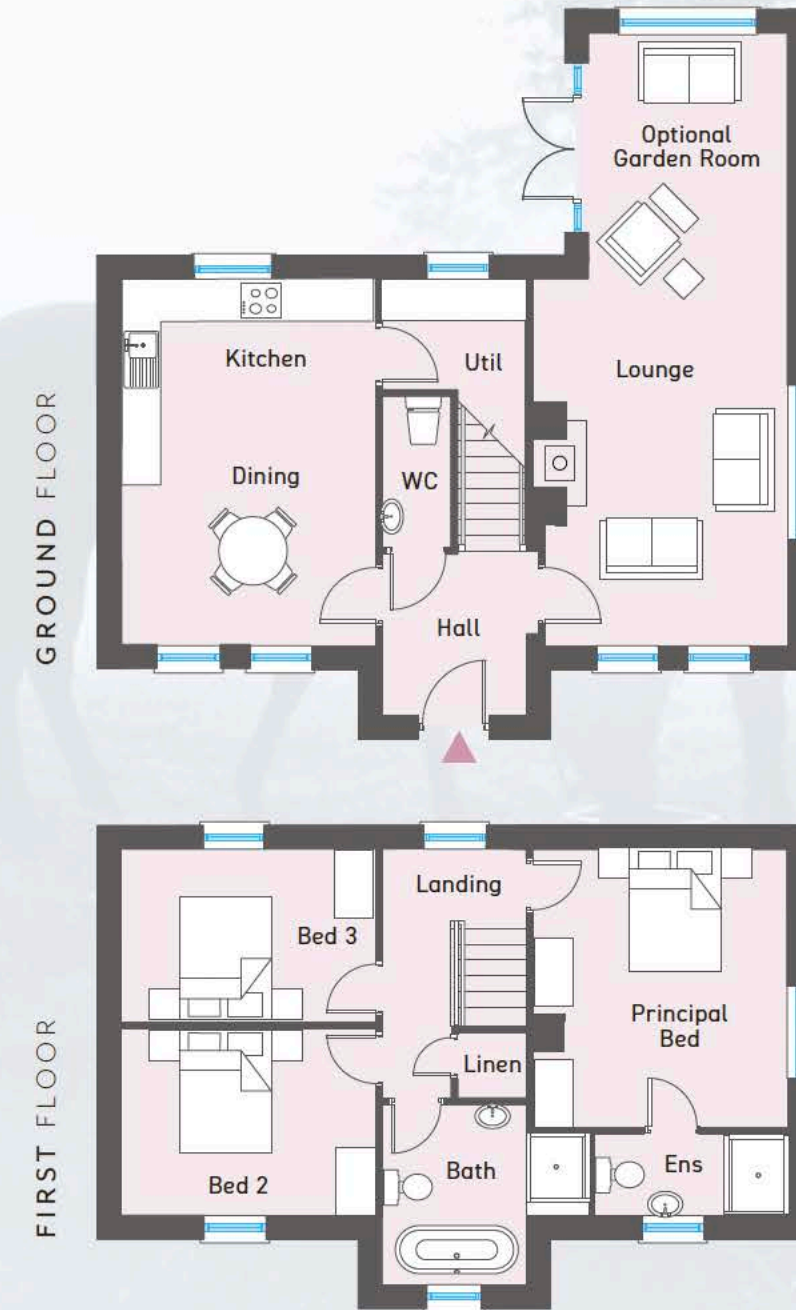
THE GRAINGER

3 BEDROOM DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1172 sq. ft. approx
FLOOR AREA INCLUDING GARDEN ROOM 1279 sq. ft. approx

Site No. 7

THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	ft 17'6" x 12'3" m 5.35 x 3.72
Kitchen / Dining	ft 17'6" x 12'3" m 5.35 x 3.72
Utility	ft 6'10" x 5'3" m 2.10 x 1.61
Optional Garden Room	ft 10'7" x 9'6" m 3.25 x 2.89

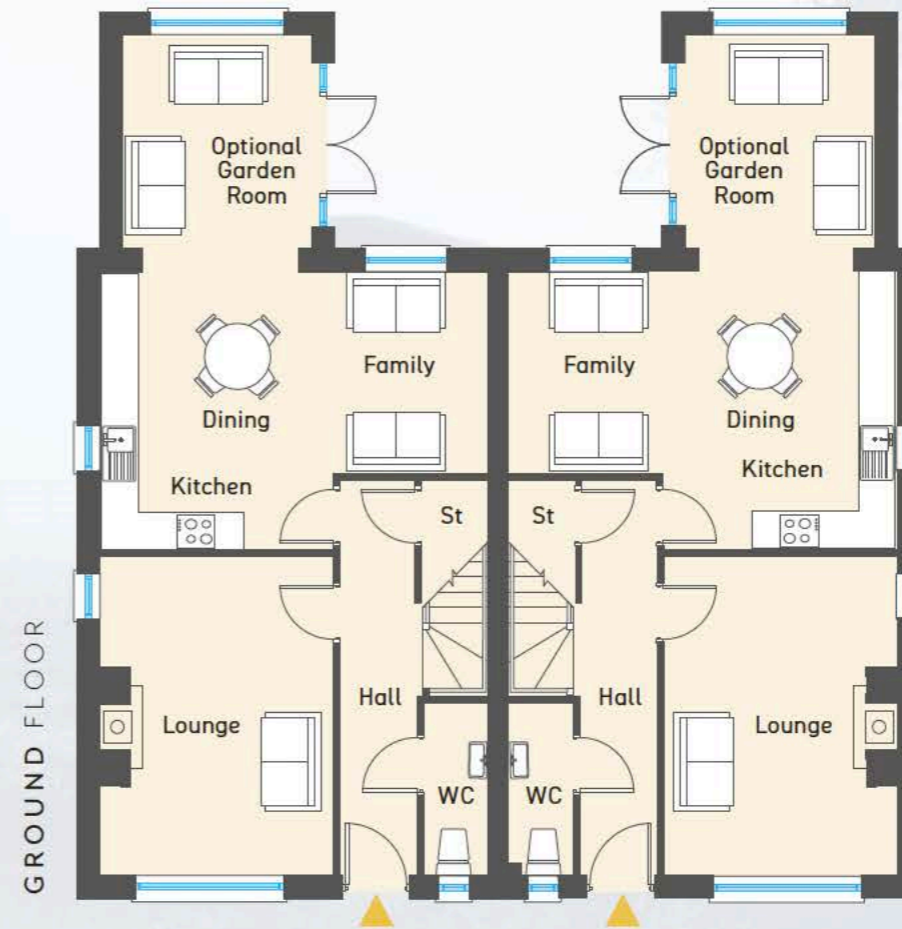
FIRST FLOOR

Principal Bedroom	ft 13'4" x 12'3" m 4.06 x 3.72
Ensuite	ft 9'3" x 3'11" m 2.82 x 1.20
Bedroom 2	ft 12'3" x 9'0" m 3.72 x 2.73
Bedroom 3	ft 12'3" x 8'4" m 3.72 x 2.53
Bathroom (max)	ft 9'10" x 8'7" m 3.00 x 2.63

THE PADDOCKS

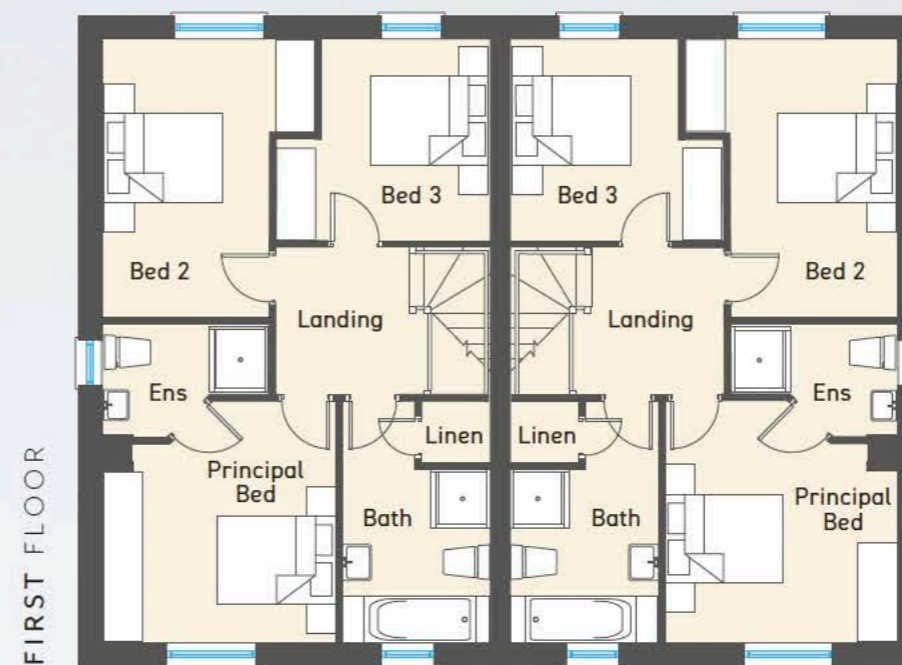


THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 15'9" x 11'7"	m 4.85 x 3.55
Kitchen / Dining / Family (max)	
ft 19'3" x 13'10"	m 5.90 x 4.23
Optional Garden Room	
ft 10'7" x 9'5"	m 3.25 x 2.87



FIRST FLOOR

Principal Bedroom (max)	
ft 12'4" x 11'7"	m 3.67 x 3.55
Ensuite	
ft 8'4" x 5'6"	m 2.53 x 1.72
Bedroom 2	
ft 13'10" x 8'4"	m 4.23 x 2.53
Bedroom 3	
ft 10'7" x 8'5"	m 3.27 x 2.57
Bathroom	
ft 12'1" x 7'4"	m 3.67 x 2.25

THE BROMPTON

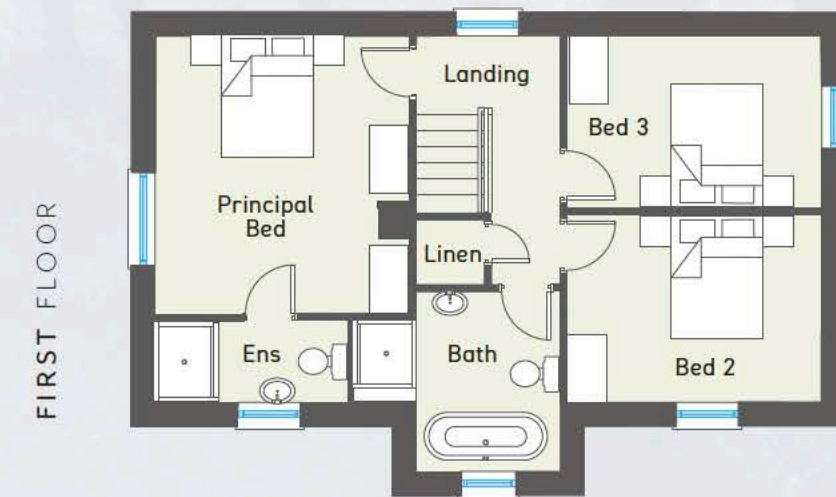
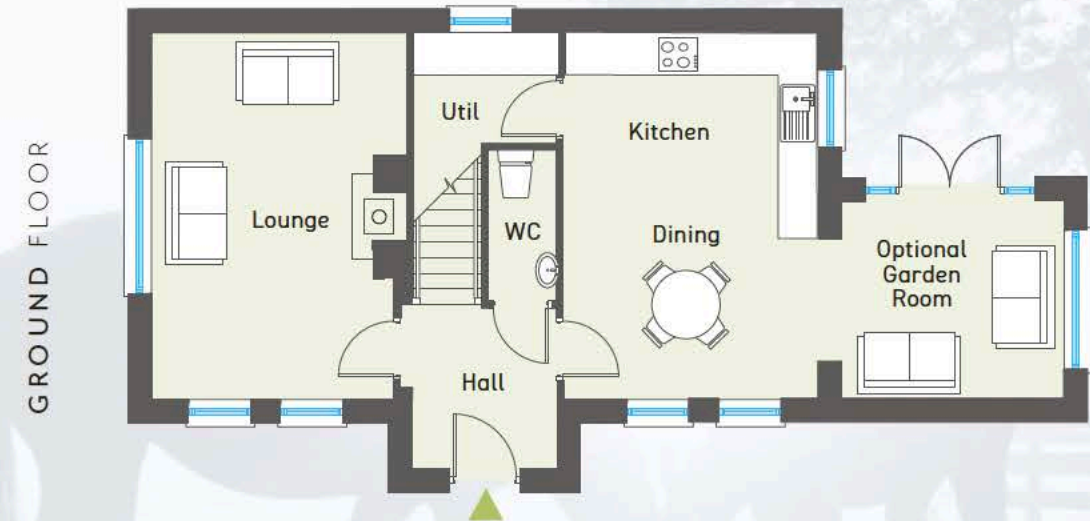
3 BEDROOM SEMI DETACHED FAMILY HOME
 FLOOR AREA EXCLUDING GARDEN ROOM 1169 sq. ft. approx
 FLOOR AREA INCLUDING GARDEN ROOM 1279 sq. ft. approx
 Site Nos. 56, 57, 58, 59, 64, 65, 66, 67, 77, 78



THE PADDOCKS



THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	
ft 17'6" x 12'3"	m 5.35 x 3.72
Kitchen / Dining	
ft 17'6" x 12'3"	m 5.35 x 3.72
Utility	
ft 6'10" x 5'3"	m 2.10 x 1.61
Optional Garden Room	
ft 10'7" x 9'6"	m 3.25 x 2.89

FIRST FLOOR

Principal Bedroom	
ft 13'4" x 12'3"	m 4.06 x 3.72
Ensuite	
ft 9'3" x 3'11"	m 2.82 x 1.20
Bedroom 2	
ft 12'3" x 9'0"	m 3.72 x 2.73
Bedroom 3	
ft 12'3" x 8'4"	m 3.72 x 2.53
Bathroom (max)	
ft 9'10" x 8'7"	m 3.00 x 2.63

THE EUSTACE

3 BEDROOM DETACHED FAMILY HOME

FLOOR AREA EXCLUDING GARDEN ROOM 1172 sq. ft. approx

FLOOR AREA INCLUDING GARDEN ROOM 1279 sq. ft. approx

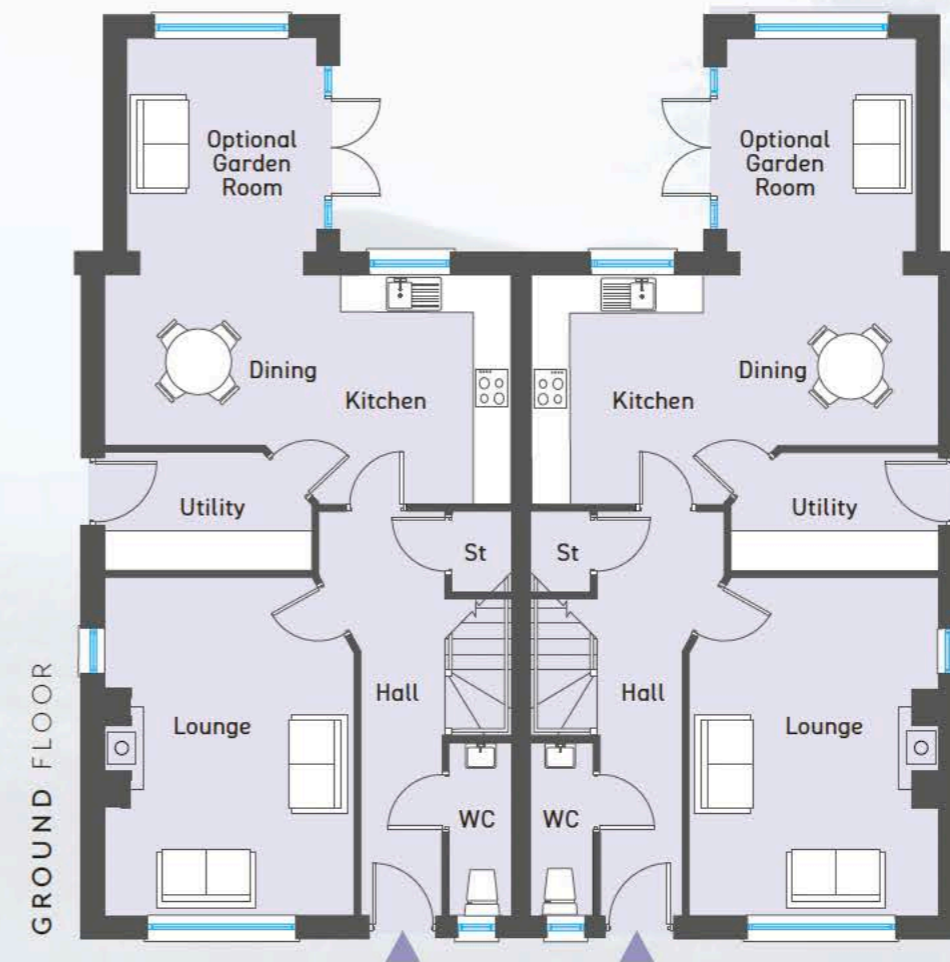
Site Nos. 13, 62, 63, 84



THE PADDOCKS

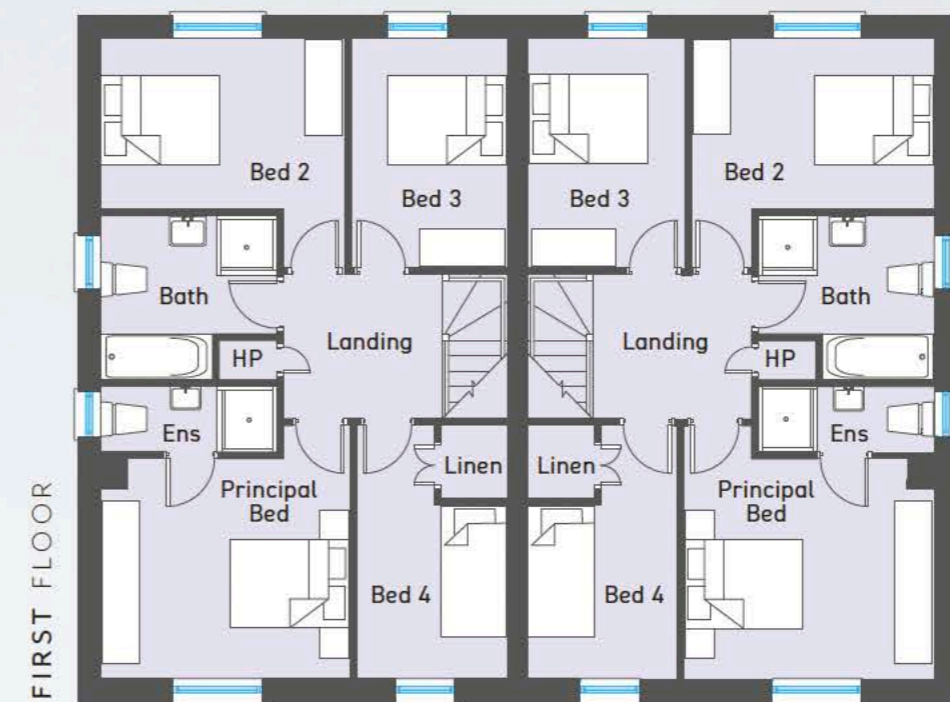


THE PADDOCKS



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	ft 16'10" x 12'6" m 5.15 x 3.80
Kitchen / Dining	ft 20'3" x 11'5" m 6.18 x 3.49
Utility	ft 10'4" x 6'0" m 3.16 x 1.80
Optional Garden Room	ft 10'7" x 9'6" m 3.25 x 2.89

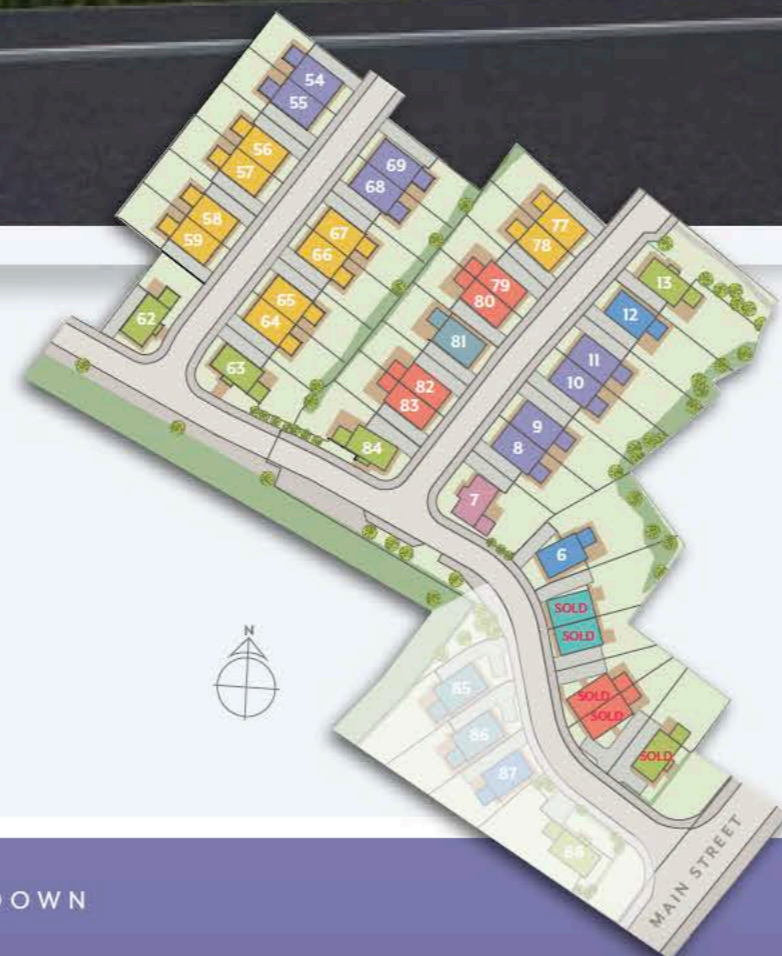


FIRST FLOOR

Principal Bedroom	ft 12'6" x 11'0" m 3.80 x 3.35
Ensuite	ft 8'9" x 3'3" m 2.70 x 1.00
Bedroom 2	ft 12'2" x 8'6" m 3.70 x 2.60
Bedroom 3	ft 11'6" x 7'6" m 3.50 x 2.28
Bedroom 4	ft 12'7" x 7'6" m 3.85 x 2.28
Bathroom	ft 8'9" x 8'3" m 2.70 x 2.50

THE MULLINS

4 BEDROOM SEMI DETACHED FAMILY HOME
 FLOOR AREA EXCLUDING GARDEN ROOM 1300 sq. ft. approx
 FLOOR AREA INCLUDING GARDEN ROOM 1410 sq. ft. approx
 Site Nos. 8, 9, 10, 11, 54, 55, 68, 69



CREATE SPACES THAT TELL A STORY WITH CONTEMPORARY, EFFORTLESS FINISHES



FEATURES

- Traditional construction
- Internal walls, ceilings and internal woodwork painted in neutral colour
- Panelled internal doors with quality ironmongery
- Painted, moulded skirting and architrave
- Mains and battery operated smoke, heat and carbon monoxide detectors
- Grade A Predicted Energy Rating - High level of thermal insulation internally and 6 recessed solar panels as standard with each home to reduce running costs. Also option of upgrading to battery storage pack
- Black composite front door with 5 point security locking system, chrome door handle, finished with a lifelike grain
- Finished in premium brick with uPVC fascias & soffits
- Energy efficient double glazed windows and back door with multi point locking, chrome push button handles (windows) and key locking in black uPVC frames - (external)
- Feature external lighting to front door
- Bitmac driveways
- Front gardens turfed
- Rear gardens top soiled and enclosed with timber fencing where applicable
- Outside tap
- Landscaping to common areas

KITCHEN

- Bespoke kitchen with choice of soft close doors and drawers, worktop including matching upstand, hob splashback and complementary handles
- Quality integrated appliances (fridge/freezer, dishwasher, electric oven, extractor fan, electric hob and washer/dryer)
- Concealed under unit lighting
- Recessed LED down lighters to ceiling



10 year NHBC warranty

Selections to be made from the builder's nominated suppliers only and all choices are from a pre-selected range and may be subject to change

BATHROOM / ENSUITE / CLOAKROOM

- Contemporary white sanitary ware with chrome taps and mixers
- Chrome heated towel radiators to bathroom and ensuite
- Thermostatic controlled showers with overhead drench shower to ensuite
- Fully tiled shower enclosure (where applicable)
- Splash back tiling to bathroom, ensuite and cloakroom
- Recessed LED down lighters to ceilings

FLOORING

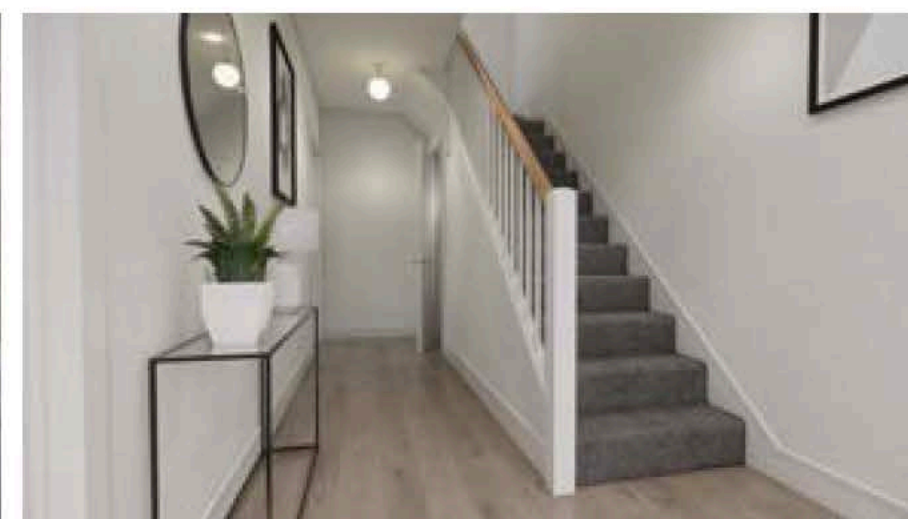
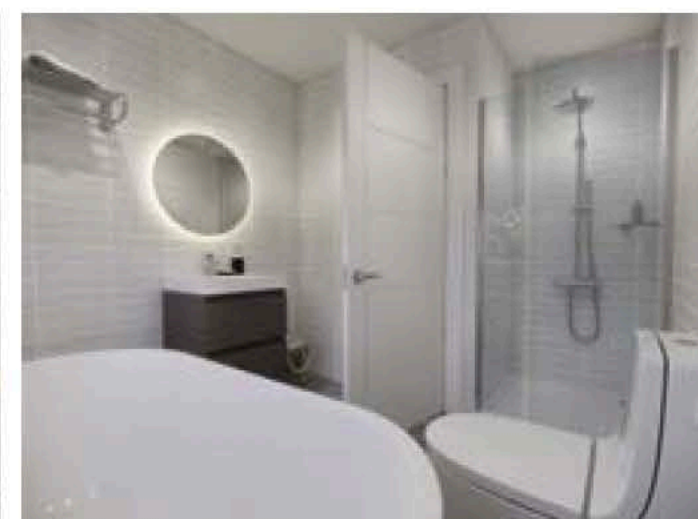
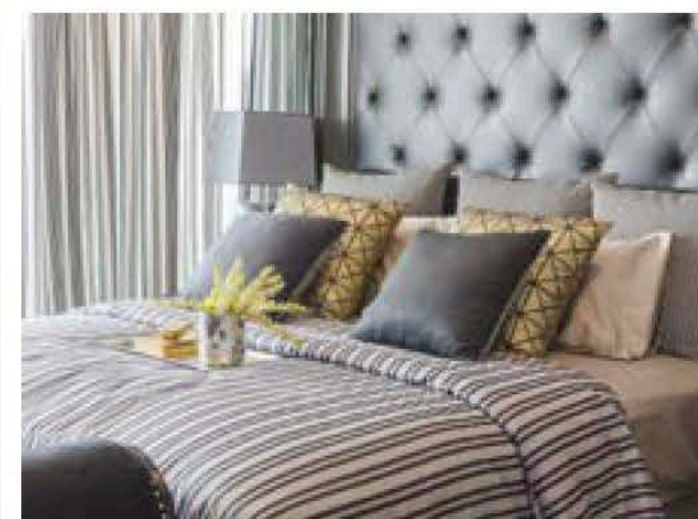
- Choice of luxury carpets to lounge, family room, stairs, landing and bedrooms
- Choice of ceramic floor tiling from a superior range for hall, kitchen, cloakroom and utility floors (where applicable).

HEATING / TECHNOLOGY

- Oil fired central heating with thermostatically controlled radiators.
- Stove to lounge with slate pad hearth
- Comprehensive range of electrical sockets throughout with USB connections fitted to kitchen and master bedroom
- TV/data cabling connections and hardware for ethernet point

ENERGY EFFICIENCY

- Each home will offer a grade "A" for energy efficiency creating a more affordable and ecofriendly home
- 6 Recessed solar roof panels will be fitted to each home to reduce electricity bills with the option to upgrade to additional battery storage
- High level of insulation to floors, walls and ceilings to assist with heat retention



Interior CGIs are for illustration purposes only



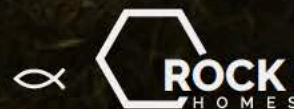


SELLING AGENT

SimonBrien
NEW HOMES

028 9180 0700

www.simonbrien.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

B L O C K
creative property marketing