

Luxury Turnkey Specification



KITCHEN

- Impressive high quality modern units with soft close drawers and doors all with a choice of doors, handles, worktop with upstand
- Concealed LED under lighting to high level wall units
- Integrated electrical appliances to include 4 ring gas hob and stainless steel electric oven, glass extractor unit (where applicable), integrated 70/30 fridge/freezer and integrated dishwasher

BATHROOM, ENSUITE & WC

- Contemporary designer white sanitary ware with chrome fittings
- Shower over bath in bathroom with screen door
- Chrome heated towel rail in bathroom and ensuite
- LED backlit mirror in bathroom and ensuite
- Full height tiling to shower enclosures
- Where shower / bath is fitted the enclosure walls will be fully tiled
- Feature tiling to bathroom, ensuite and downstairs cloakroom basin areas

HEATING

- Gas fired central heating with energy efficient boiler
- Zoned heating with time clock for improved efficiency

CHOICE OF FLOORING FROM AN EXTENSIVE RANGE

- Choice of tiling throughout the ground floor
- Choice of tiling to bathroom and ensuite
- Lounge, stairs, landing and bedrooms finished with a choice quality carpets and underlay
- Choice of tiling to bathroom and ensuite walls

INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Chamfered skirting and architrave
- Contemporary internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets with x1 USB connections fitted to the lounge, kitchen and master bedroom
- TV connection to living, kitchen / dining, and main bedroom (where applicable)
- Your new home has fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to your chosen provider
- Thermostatically controlled radiators
- Recessed energy efficient LED downlighting to lounge, kitchen, sunroom, bathroom and ensuite

EXTERNAL FEATURES

- Composite entrance door with 5 point locking system
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Maintenance free uPVC fascia and soffit
- Driveways to be finished in bitmac
- Silver granite effect paving to pathways and patio area
- Front gardens turfed with soft landscaping
- Rear gardens turfed
- Landscaping to common areas
- Timber fencing to boundaries (where appropriate)
- Outside tap
- Outside power point
- Management company will be formed to organise the upkeep and well-being of the development
- Hadlow Hills has been designed by award winning architects Coogan & Co. with the objective to create high quality, beautiful homes to enhance people's lives and reflect and strengthen local character

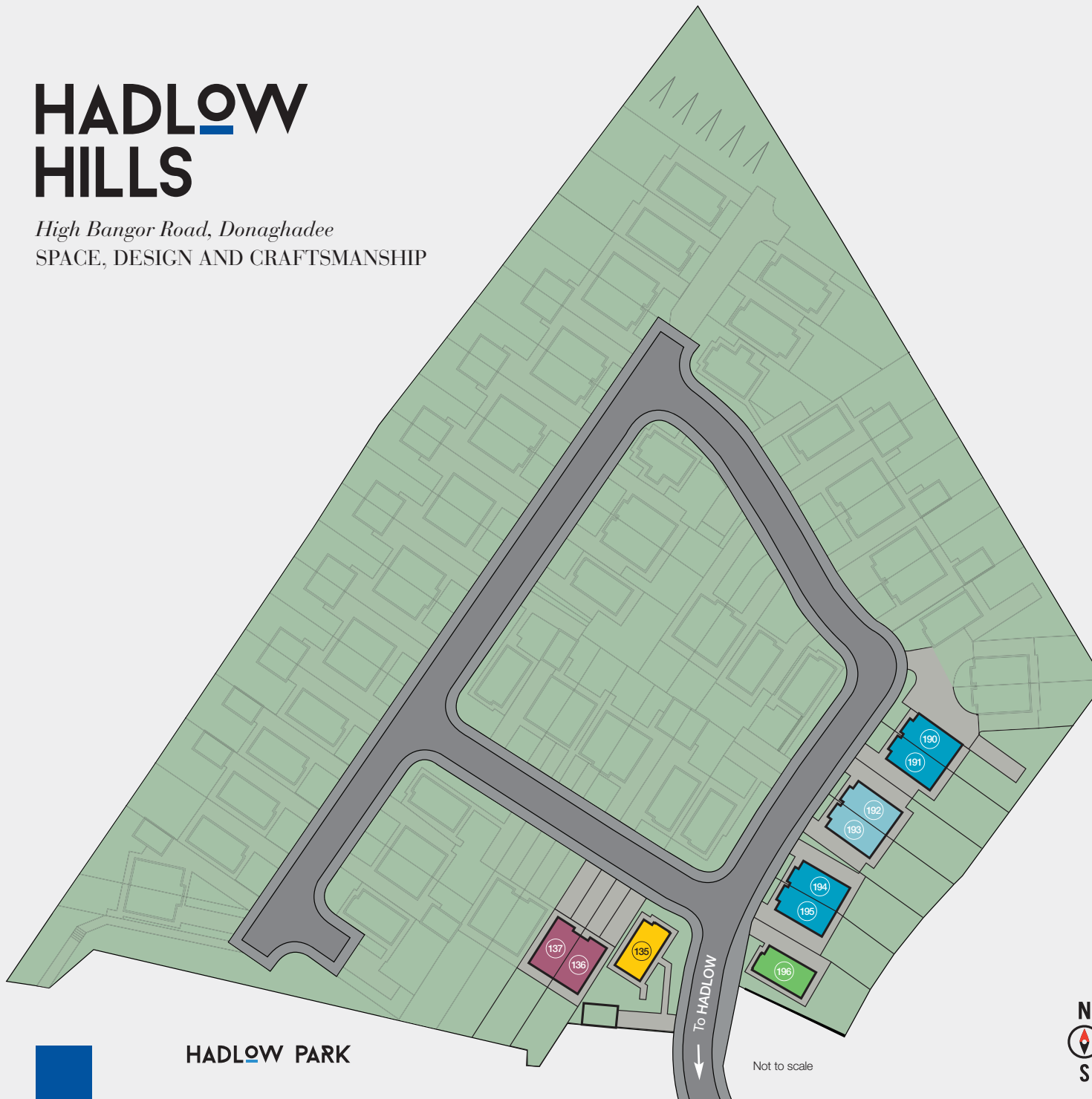
WARRANTY

- Global 10 year home warranty



HADLOW HILLS

High Bangor Road, Donaghadee
SPACE, DESIGN AND CRAFTSMANSHIP



Hadlow Hills *Site Layout*

House Type Key

The Bowmead

Brick Finish / 1400 sq ft approx.
162, 163, 164, 165

The Windsor

Render Finish / 1145 sq ft approx.
166, 167

The Hounslow

Render & Brick Finish / 1110 sq ft approx.
135, 140, 143, 171, 177, 178, 187

The Alnwick

Render & Stone Finish / 1110 sq ft approx.
146, 147, 148, 149, 170, 176, 179, 182, 196

The Peston

Render Finish / 1080 sq ft approx.
156, 157, 158, 159, 185, 186, 190, 191, 194, 195

The Peston

Brick & Render Finish / 1080 sq ft approx.
160, 161, 168, 169, 188, 189, 192, 193

The Cranston

Render & Brick Finish / 1050 sq ft approx.
136, 137, 138, 139, 183, 184

The Harland

Stone & Render Finish / 930 sq ft approx.
144, 145, 153, 153, 174, 175, 180, 181

The Harting

Render & Brick Finish / 915 sq ft approx.
141, 142, 150, 151, 154, 155, 172, 173