

CONTEMPORARY FAMILY LIVING



**PETTICREW PARK**

WILLENDALE, BALLYCLARE



# PETTICREW PARK

WILLENDALE, BALLYCLARE

THE TEAM AT SIMPSON  
DEVELOPMENTS BRING YOU A  
LANDMARK NEW DEVELOPMENT  
OF DESIGN LED, QUALITY HOMES



Petticrew Park will offer a superb selection of 43 modern homes featuring 2, 3, and 4 bedrooms with a specification that is far from “standard”.

These contemporary homes are notable for their external architectural styling, with specially chosen bricks used to enhance the aesthetics of the street scapes.



# LOCAL SPIRIT

...WHERE COUNTRY TOWN LIVING MEETS MODERN CITY STYLING

The superb location offers unrivalled accessibility to a fantastic combination of amenities and activities. Local nurseries, primary schools, post primary schools, shops, cafes and eateries are within a few minutes walk.

The historic market town of Ballyclare has seen an economic boost in recent years and now boasts many high street retailers and a host of traditional local retailers, coffee shops and restaurants.

The new relief road will mean that the M2 motorway to all parts north and south can be accessed in a few minutes.

1. Sleepy Hollow Restaurant
2. Sixmile Park
3. Boardwalk At Sixmile Water
4. Ballyclare Golf Club
5. Sixmile Water





# PETTICREW PARK

PERFECTLY PLACED

Site Layout & Location Map - (not to scale)



### EATING OUT OR EATING IN!

- Pots of Pleasure .....0.8 miles
- Time Coffee Shop.....0.9 miles
- Browns Coffee Co. ....0.9 miles
- Greys .....0.9 miles
- Jenkins Butchers .....1.1 miles

### SHOPPING

- Boots .....1.0 mile
- Asda .....1.1 miles

### STRETCH YOUR LEGS!

- Ballyclare Rugby Club .....0.5 miles
- Six Mile Water Park .....0.8 miles
- Ballyclare Football Club .....0.9 miles
- Ballyclare Hockey Club .....1.1 miles
- Waite's Warehouse Gym ..1.2 miles
- Leisure Centre .....1.4 miles
- Zest Gym .....1.4 miles

### THE SCHOOL RUN

- Ballyclare Primary .....0.7 miles
- Ballyclare Nursery .....0.7 miles
- Ballyclare Secondary .....0.8 miles
- Ballyclare High .....1.1 miles
- Fairview Primary .....1.1 miles

### FURTHER AFIELD

- Templepatrick .....4.9 miles
- Glengormley .....6.7 miles
- Antrim .....9.4 miles
- Belfast .....13.6 miles
- Ballymena .....14.9 miles
- North Coast .....43 miles







**THE ARCHER** (D12A)  
4 BEDROOM DETACHED FAMILY HOME

Total floor area: 1270 sq ft

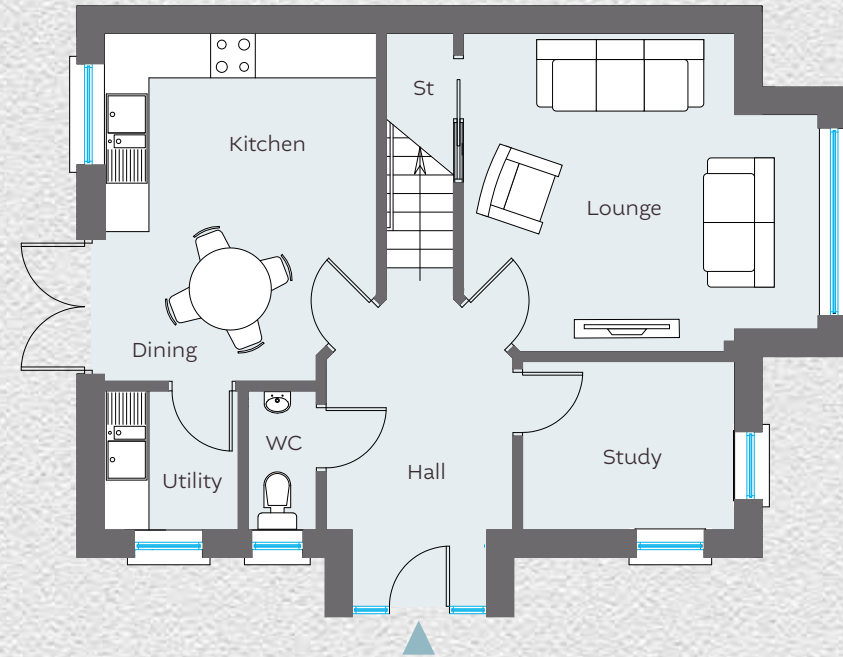
**SITES 17 & 18**

We have selected 2 complementary brick colours to further enhance the aesthetics of the street scapes.

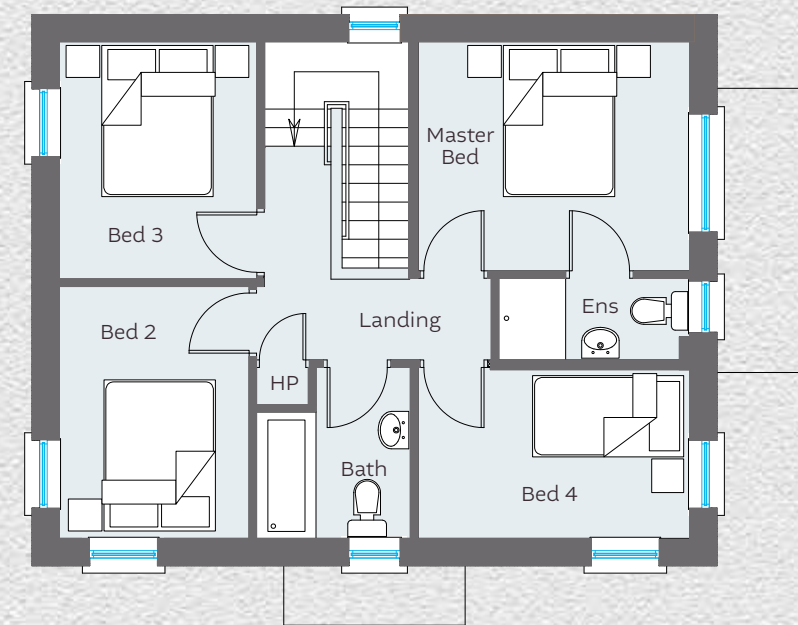


CGI shown for illustration purposes only

GROUND FLOOR



FIRST FLOOR



Note: Site 17 will be a handed version of these plans

**GROUND FLOOR**

Entrance Hall with separate WC			
Lounge (into bay)	ft 15'7" x 14'2"	m 4.80 x 4.31	
Kitchen   Dining	ft 15'5" x 12'2"	m 4.71 x 3.69	
Study	ft 9'5" x 7'6"	m 2.88 x 2.30	
Utility	ft 6'3" x 6'0"	m 1.90 x 1.83	

**FIRST FLOOR**

Master Bedroom	ft 12'1" x 10'2"	m 3.68 x 3.09
Ensuite	ft 8'6" x 3'7"	m 2.58 x 1.11
Bedroom 2	ft 10'6" x 8'8"	m 3.20 x 2.67
Bedroom 3	ft 11'2" x 8'4"	m 3.40 x 2.56
Bedroom 4	ft 12'0" x 7'6"	m 3.66 x 2.30
Bathroom	ft 7'6" x 6'8"	m 2.31 x 2.07

Floor plans are not to scale and all room dimensions are approximate and taken at widest points



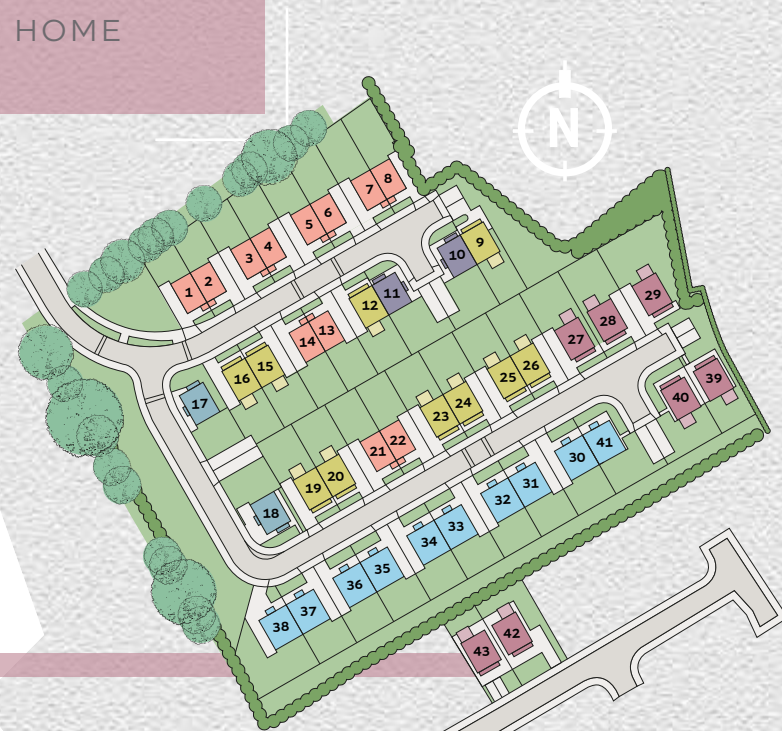


**THE GOWDY** (D12B)  
4 BEDROOM DETACHED FAMILY HOME

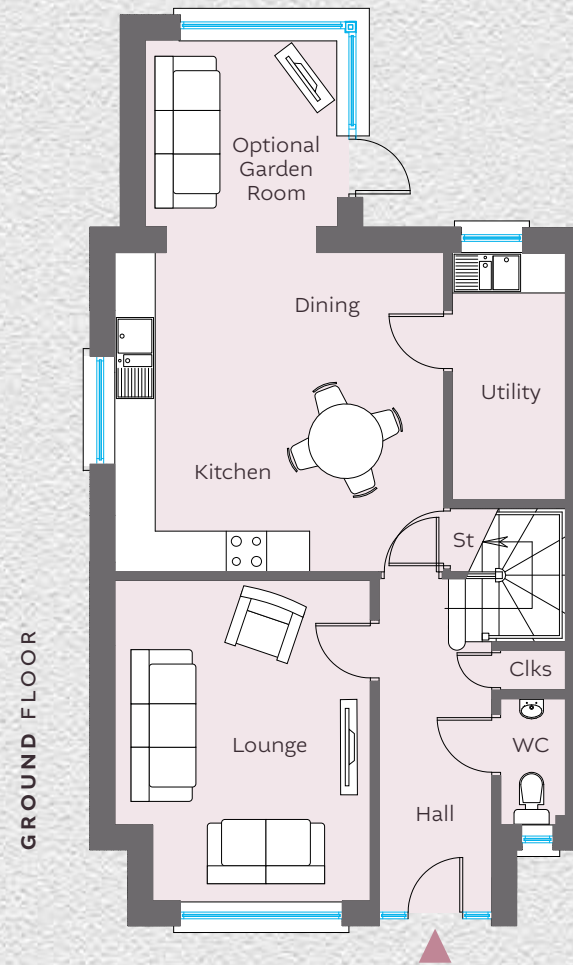
Total floor area: 1290 sq ft  
Total floor area with garden room: 1385 sq ft

**SITES 27, 28, 29, 39, 40, 42 & 43**

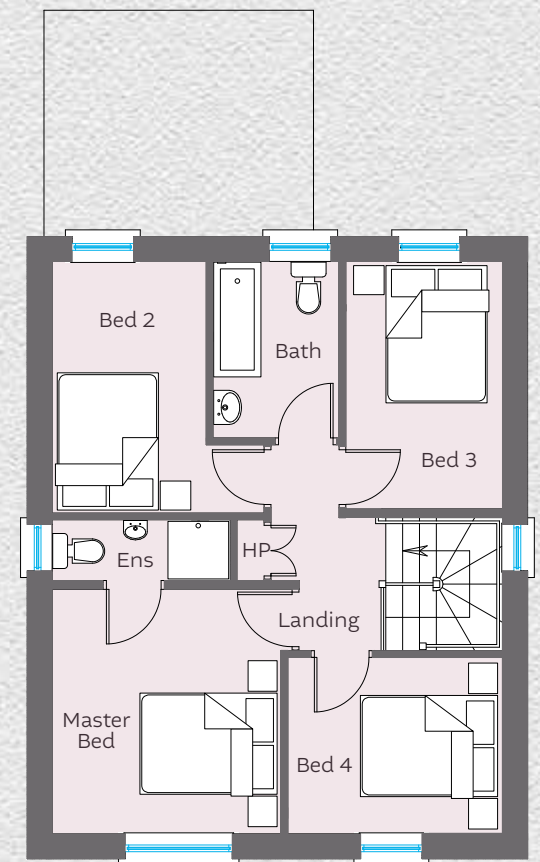
We have selected 2 complementary brick colours to further enhance the aesthetics of the street scapes.



CGI shown for illustration purposes only



GROUND FLOOR



FIRST FLOOR

Note: Sites 27 and 29 will be handed versions of these plans

**GROUND FLOOR**

Entrance Hall with separate WC and Clockroom			
Lounge (into bay)	ft	15'7" x 12'6"	m 4.77 x 3.81
Kitchen   Dining	ft	16'1" x 15'6"	m 4.90 x 4.75
Utility	ft	12'2" x 5'7"	m 3.69 x 1.70
Optional Garden Room	ft	9'5" x 9'2"	m 2.88 x 2.80

**FIRST FLOOR**

Master Bedroom	ft	12'0" x 11'2"	m	3.65 x 3.40
Ensuite	ft	8'8" x 3'0"	m	2.65 x 0.91
Bedroom 2	ft	12'2" x 7'6"	m	3.74 x 2.30
Bedroom 3	ft	12'2" x 7'8"	m	3.69 x 2.34
Bedroom 4	ft	10'6" x 8'7"	m	3.20 x 2.63
Bathroom	ft	8'7" x 6'2"	m	2.63 x 1.86



# PETTICREW PARK



## THE JACKSON (SD12B) & THE FLEMING (SD12A)

4 BEDROOM SEMI DETACHED FAMILY HOMES

### THE JACKSON

Total floor area: 1280 sq ft  
Total floor area with garden room: 1375 sq ft)

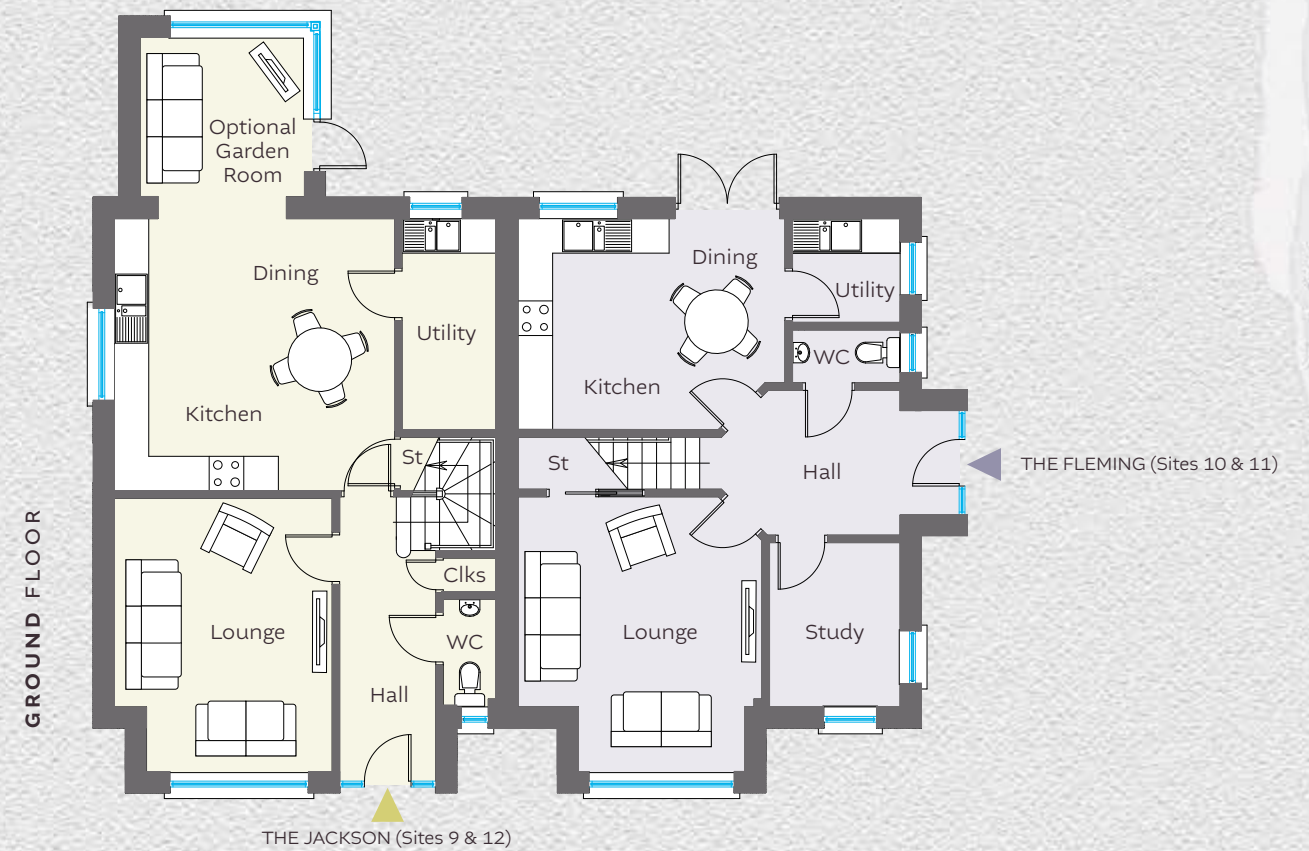
**SITES 9 & 12**

### THE FLEMING

Total floor area: 1250 sq ft

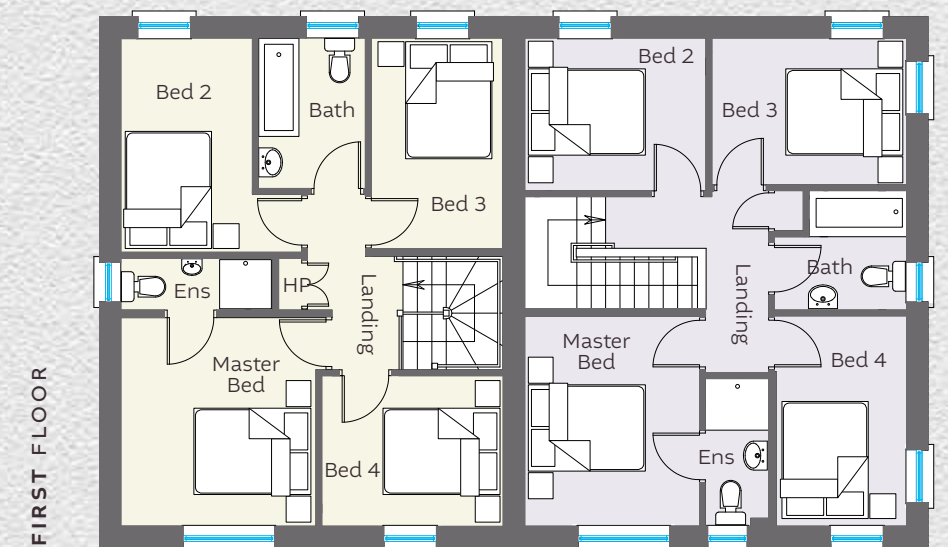
**SITES 10 & 11**

We have selected 2 complementary brick colours to further enhance the aesthetics of the street scapes.



THE JACKSON (Sites 9 & 12)

Note: Sites 11 and 12 will be handed versions of these plans



FIRST FLOOR

### THE JACKSON GROUND FLOOR

Entrance Hall with separate WC and Cloakroom			
Lounge (into bay)	ft	15'7" x 12'0"	m 4.77 x 3.65
Kitchen   Dining	ft	16'1" x 15'6"	m 4.90 x 4.75
Utility	ft	12'2" x 5'5"	m 3.69 x 1.66
Optional Garden Room	ft	9'5" x 9'2"	m 2.88 x 2.80

### THE JACKSON FIRST FLOOR

Master Bedroom	ft	12'0" x 11'2"	m 3.65 x 3.40
Ensuite	ft	8'8" x 3'0"	m 2.65 x 0.91
Bedroom 2	ft	12'2" x 7'6"	m 3.74 x 2.30
Bedroom 3	ft	12'2" x 7'6"	m 3.69 x 2.30
Bedroom 4	ft	10'4" x 8'7"	m 3.16 x 2.63
Bathroom	ft	8'7" x 6'2"	m 2.63 x 1.86

### THE FLEMING GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft	15'7" x 14'0"	m 4.80 x 4.26
Kitchen   Dining	ft	15'3" x 12'2"	m 4.66 x 3.69
Study	ft	9'5" x 7'6"	m 2.88 x 2.30
Utility	ft	6'3" x 6'0"	m 1.90 x 1.83

### THE FLEMING FIRST FLOOR

Master Bedroom	ft	12'1" x 10'0"	m 3.68 x 3.05
Ensuite	ft	8'6" x 3'7"	m 2.58 x 1.11
Bedroom 2	ft	10'4" x 8'8"	m 3.16 x 2.67
Bedroom 3	ft	11'2" x 8'4"	m 3.40 x 2.56
Bedroom 4	ft	12'0" x 7'6"	m 3.66 x 2.30
Bathroom	ft	7'6" x 6'8"	m 2.31 x 2.07





**THE JACKSON** (SD12B)  
4 BEDROOM SEMI DETACHED FAMILY HOME

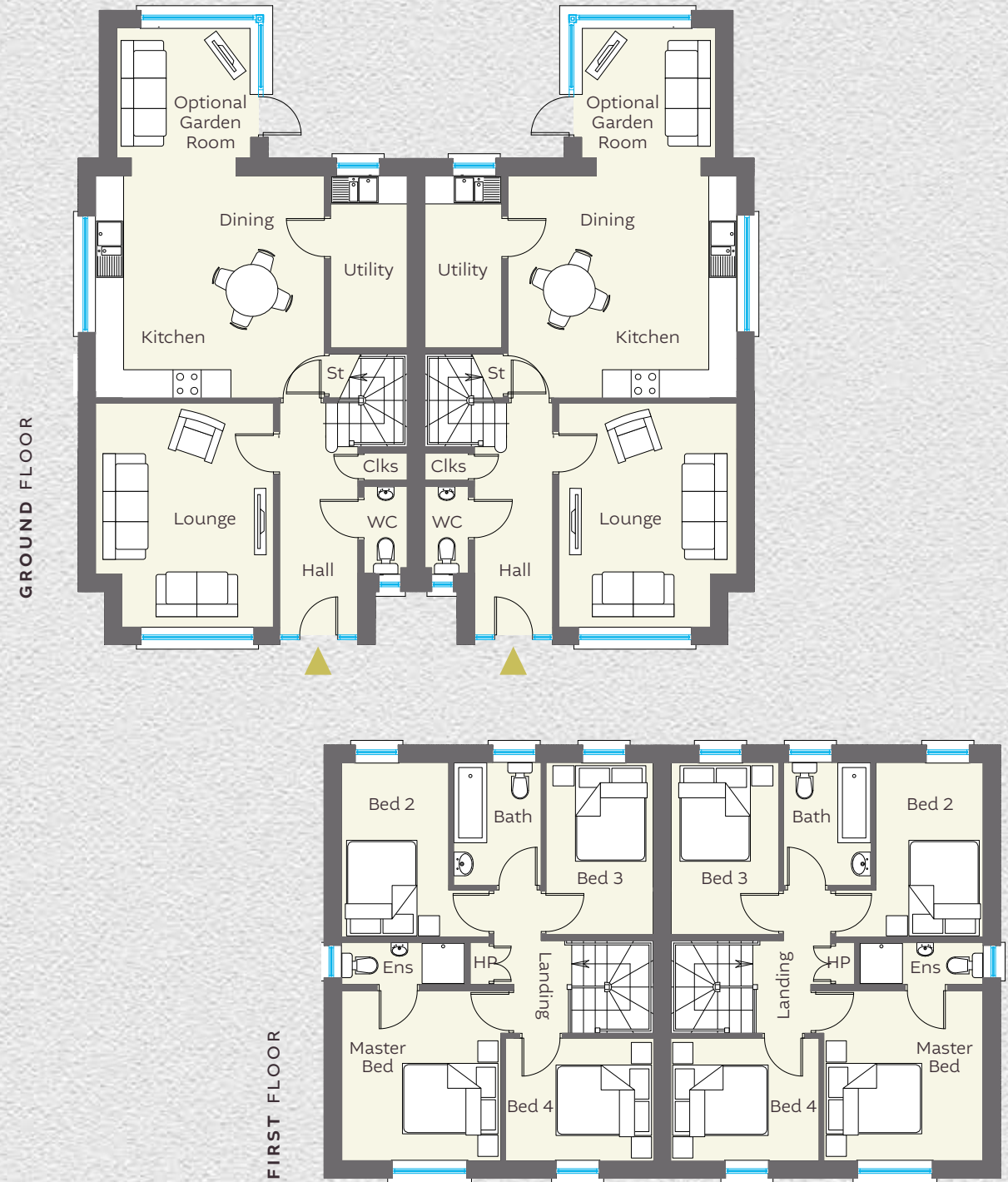
Total floor area: 1280 sq ft  
Total floor area with garden room: 1375 sq ft

**SITES 15, 16, 19, 20, 23, 24, 25 & 26**

We have selected 2 complementary brick colours to further enhance the aesthetics of the street scapes.



CGI shown for illustration purposes only



**GROUND FLOOR**

Entrance Hall with separate WC and Cloakroom			
Lounge (into bay)	ft 15'7" x 12'0"	m 4.77 x 3.65	
Kitchen   Dining	ft 16'1" x 15'6"	m 4.90 x 4.75	
Utility	ft 12'2" x 5'5"	m 3.69 x 1.66	
Optional Garden Room	ft 9'5" x 9'2"	m 2.88 x 2.80	

**FIRST FLOOR**

Master Bedroom	ft 12'0" x 11'2"	m 3.65 x 3.40
Ensuite	ft 8'8" x 3'0"	m 2.65 x 0.91
Bedroom 2	ft 12'2" x 7'6"	m 3.74 x 2.30
Bedroom 3	ft 12'2" x 7'6"	m 3.69 x 2.30
Bedroom 4	ft 10'4" x 8'7"	m 3.16 x 2.63
Bathroom	ft 8'7" x 6'2"	m 2.63 x 1.86





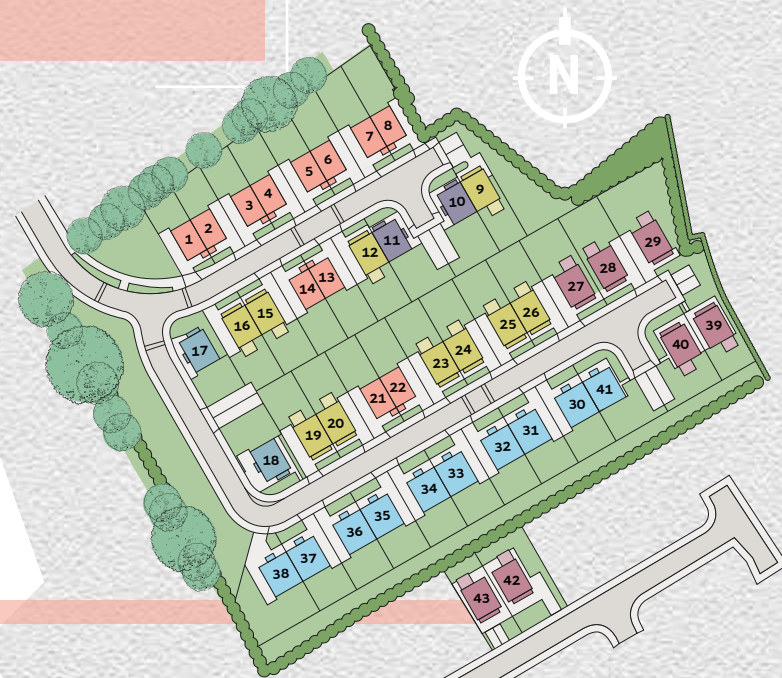
# THE THOMPSON (SD10)

3 BEDROOM SEMI DETACHED FAMILY HOME

Total floor area: 1050 sq ft

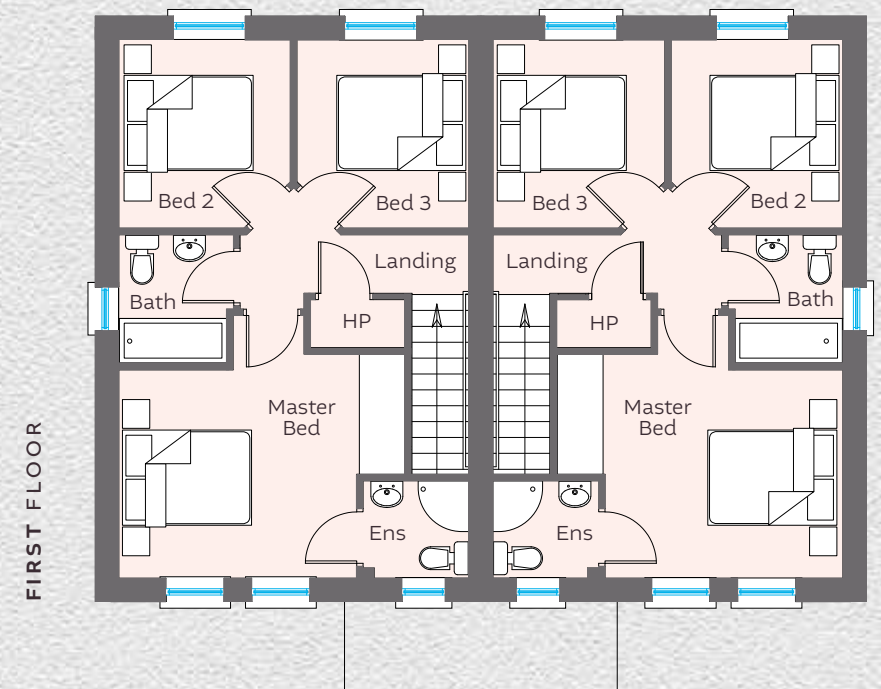
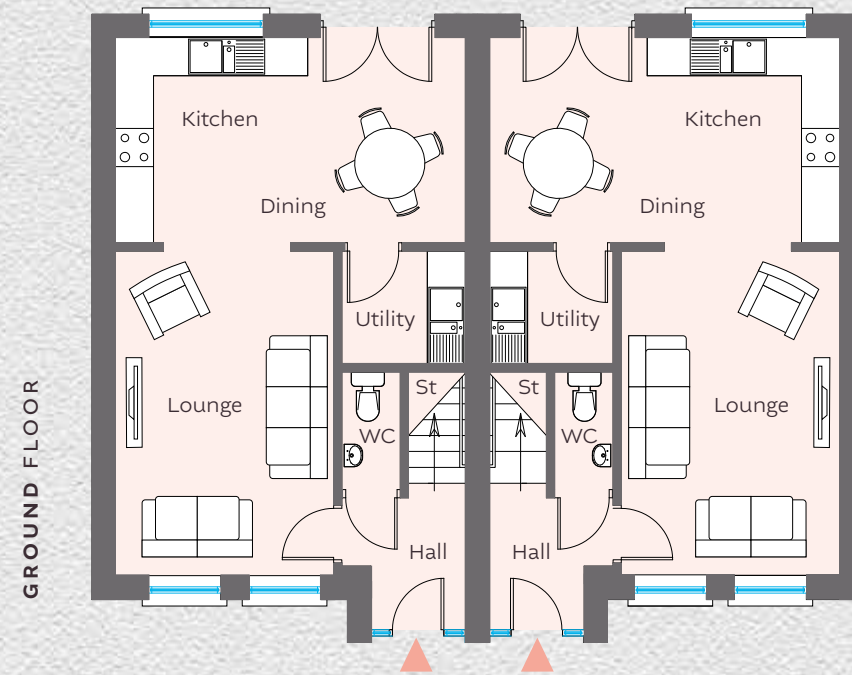
SITES 1-8, 13, 14, 21 & 22

We have selected 2 complementary brick colours to further enhance the aesthetics of the street scapes.



CGI shown for illustration purposes only

# PETTICREW PARK



### GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft 16'10" x 11'4"	m 5.15 x 3.46	
Kitchen   Dining	ft 18'2" x 10'8"	m 5.54 x 3.26	
Utility	ft 6'6" x 5'10"	m 1.97 x 1.80	

### FIRST FLOOR

Master Bedroom	ft 14'9" x 10'9"	m 4.53 x 3.29
Ensuite	ft 5'6" x 5'0"	m 1.68 x 1.55
Bedroom 2	ft 9'8" x 8'10"	m 2.98 x 2.72
Bedroom 3	ft 9'8" x 8'10"	m 2.98 x 2.72
Bathroom	ft 6'7" x 5'6"	m 2.02 x 1.70

Floor plans are not to scale and all room dimensions are approximate and taken at widest points





## THE MASON (CB11)

4 BEDROOM SEMI DETACHED FAMILY HOME  
ALSO AVAILABLE WITHOUT FIRST FLOOR

2 Bedroom total floor area: 750 sq ft  
4 Bedroom total floor area: 1050 sq ft

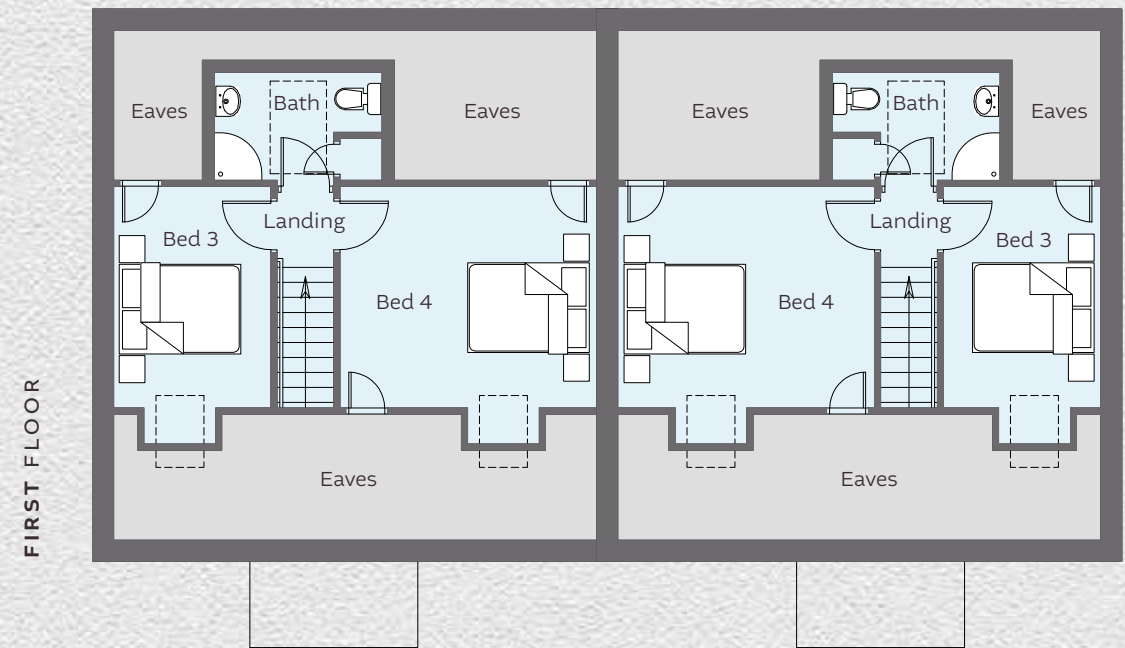
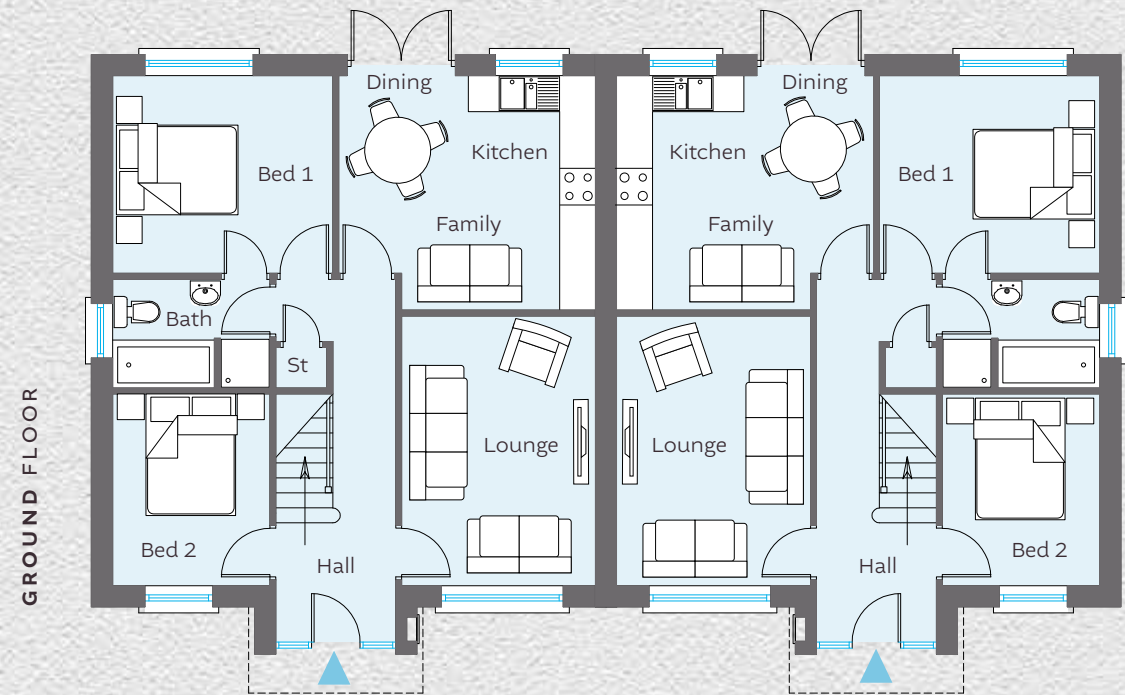
**SITES 30, 31-38 & 41**

We have selected 2 complementary brick colours to further enhance the aesthetics of the street scapes.



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# PETTICREW PARK



### GROUND FLOOR

Entrance Hall			
Lounge	ft 14'9" x 10'6"	m 4.50 x 3.19	
Kitchen   Dining   Family	ft 13'11" x 12'9"	m 4.24 x 3.91	
Bedroom 1	ft 12'0" x 10'9"	m 3.67 x 3.30	
Bedroom 2	ft 10'6" x 8'6"	m 3.20 x 2.62	
Bathroom	ft 8'6" x 6'3"	m 2.62 x 1.91	

### FIRST FLOOR

Bedroom 3	ft 13'11" x 12'2"	m 4.23 x 3.70
Bedroom 4	ft 12'2" x 8'6"	m 3.70 x 2.62
Bathroom	ft 9'2" x 5'11"	m 2.80 x 1.80





ACCESS  
VIA  
HUNTINGDALE  
GREEN

TAP OR SCAN OUR QR CODE WITH  
YOUR CAMERA AND LOOK AROUND  
OUR VIRTUAL SHOW HOME



# PETTICREW PARK

WILLENDALE, BALLYCLARE



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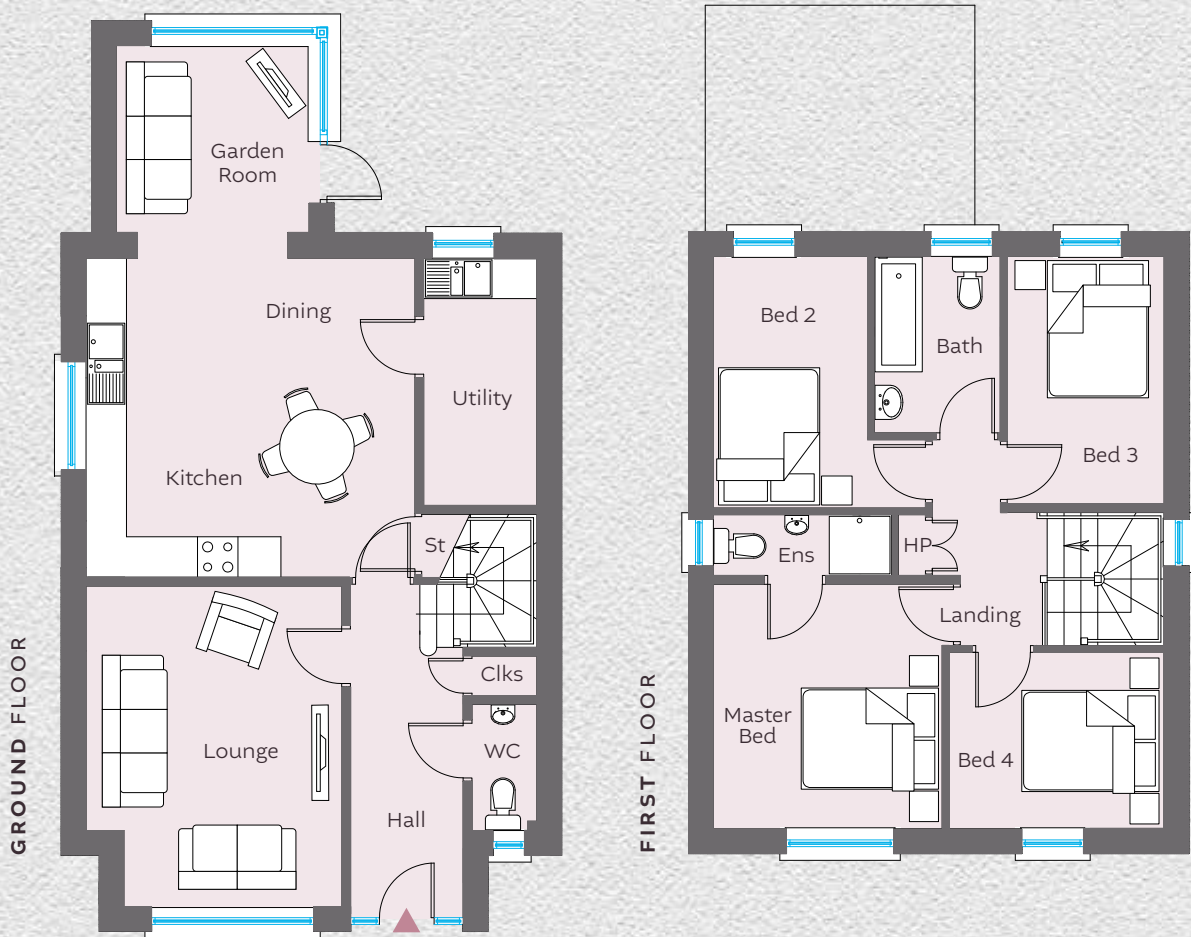
## THE BANBURY (D12B) 4 BEDROOM DETACHED FAMILY HOME



# THE BANBURY (D12B)

## 4 BEDROOM DETACHED FAMILY HOME

Floor plans are not to scale and all room dimensions are approximate and taken at widest points



### GROUND FLOOR

Entrance Hall with separate WC and Clockroom

Lounge (into bay)	ft 15'7" x 12'6"	m 4.77 x 3.81
Kitchen   Dining	ft 16'1" x 15'6"	m 4.90 x 4.75
Utility	ft 12'2" x 5'7"	m 3.69 x 1.70
Garden Room	ft 9'5" x 9'2"	m 2.88 x 2.80

### FIRST FLOOR

Master Bedroom	ft 12'0" x 11'2"	m 3.65 x 3.40
Ensuite	ft 8'8" x 3'0"	m 2.65 x 0.91
Bedroom 2	ft 12'2" x 7'6"	m 3.74 x 2.30
Bedroom 3	ft 12'2" x 7'8"	m 3.69 x 2.34
Bedroom 4	ft 10'6" x 8'7"	m 3.20 x 2.63
Bathroom	ft 8'7" x 6'2"	m 2.63 x 1.86

Total floor area with garden room: 1382 sq ft

### SITES 1 & 2



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# PETTICREW PARK

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THE JACKSON, THE GOWDY  
& THE BANBURY VIRTUAL  
SHOW HOMES



THE MASON  
VIRTUAL SHOW HOME



AVAILABLE  
HOUSE TYPES



INTERIOR SHOW HOME  
VIDEO SHOWREEL

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# DESIGNED FOR LIVING

Our superior specification and attention to detail is what sets us apart



## KITCHENS & UTILITY ROOMS (where applicable)

- Fully bespoke contemporary kitchen customisable with your choice of finishes, styles and colours
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Wired for under unit strip lights
- Ceramic floor tiling to kitchen and dining areas
- Fully tiled splashback to kitchen

## BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers
- Full height tiled splashback to wash hand basins in bathroom and ensuite

## INTERNAL FEATURES

- Stained Oak handrail to stairs with white painted spindles
- Interior painted finish to all walls (Elephants Breath) and ceilings (white)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets with underlay to lounge, stairs, landing and bedrooms
- Tiling to hall
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for security alarm
- Gas fired central heating with high efficiency boiler
- High thermal insulation and energy efficiency rating
- Heated chrome towel radiator to bathroom and ensuite

## EXTERNAL FEATURES

- Decorative gravel driveways
- Front gardens turfed and rear gardens topsoiled
- Rear gardens to have perimeter vertical timber fencing
- Double glazed high performance uPVC windows
- GRP composite front door
- Garden room available as optional extra (where applicable)
- Contemporary feature exterior light at front door
- Exterior light at rear door
- Doorbell at front door
- Paved patio area at rear
- Traditional masonry construction
- 10 year NHBC warranty



SIMPSON DEVELOPMENTS RESERVE THE RIGHT TO CHANGE OR ALTER THE SPECIFICATION AT ANY TIME

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.

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