



# PRIMROSE LANE

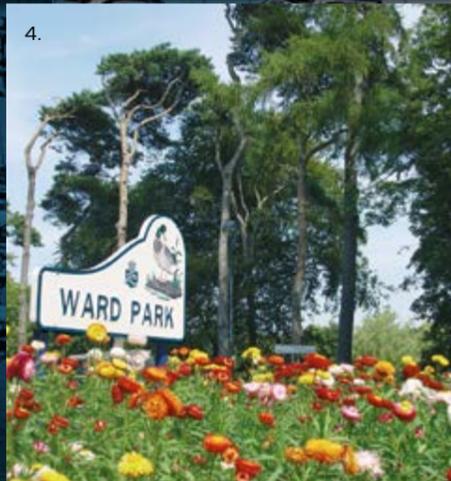
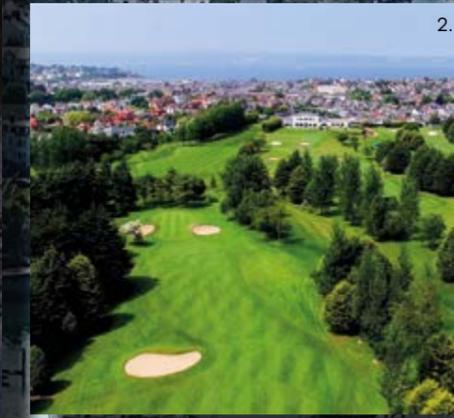
Newtownards Road, Bangor

**SIMPSON**  
DEVELOPMENTS



# PRIMROSE LANE

Newtownards Road, Bangor



# Location is everything

Situated on the outskirts of Bangor City on the Newtownards Road, Primrose Lane offers homeowners a unique collection of 3 bedroom detached homes. These smart homes are designed for energy efficiency and your increased convenience, comfort and peace of mind.

Location is everything and Primrose Lane is a fantastic location. Walk into Bangor's vibrant city centre and enjoy it's fantastic choices of restaurants, cafés, bakeries, butchers, independent boutiques, supermarkets, schools and leisure facilities, or take a short drive to the coast and enjoy the sandy beaches at Crawfordsburn, Helen's Bay and Ballyholme.

For sports enthusiasts, Bangor is home to a large variety of walking trails, cycle paths and golf courses, and is also renowned for its yacht clubs, rugby, football and hockey teams.

1. Crawfordsburn Coastal Path
2. Bangor Golf Course
3. M&S Bloomfield Shopping Centre
4. Ward Park
5. Bangor Marina



Location Map - not to scale



SITE ONE



SITE TWO



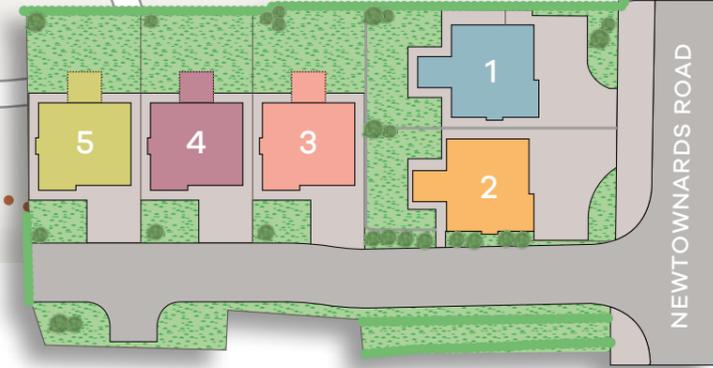
SITE THREE



SITE FOUR



SITE FIVE



**THE DAILY BREAD**

Sainsburys.....	0.9 mile
Lidl .....	1.0 mile
Bloomfield SC.....	1.4 miles
Marks & Spencer.....	1.4 miles

**NATURES THERAPY**

Castle Park.....	0.7 mile
Ward Park .....	1.1 miles
Clandeboyne Estate.....	2.5 miles
Crawfordsburn Country Park.....	2.7 miles
Helens Bay.....	4.0 miles

**OUT AND ABOUT**

City Centre.....	1.0 mile
Bangor Marina.....	1.0 mile
Bangor Train Station.....	0.5 mile
Belfast City.....	12.0 miles
Hollywood.....	7.1 miles

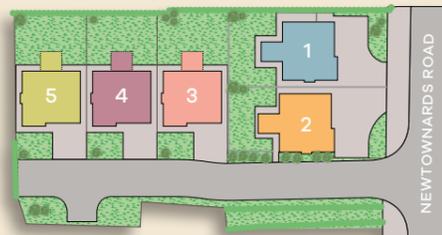
**A GOOD SPORT**

Bangor Golf Club.....	1.5 miles	Bangor Aurora Aquatic & Leisure Centre.....	0.7 mile
Bangor RFC & Cricket Club.....	1.4 miles	Bangor Ladies Hockey Club.....	0.7 mile
Carnalea Golf Club.....	2.2 miles	Bangor FC.....	0.6 mile
Ballyholme Yacht Club.....	1.8 miles		
Bangor Tennis Club.....	0.8 mile		
Clandeboyne Golf Club.....	2.1 miles		

CGIs shown for illustration purposes only  
Site layout - not to scale



**SITE No.** 1  
**4 BEDROOM DETACHED HOME**  
 Total floor area: 1260 sq ft approx

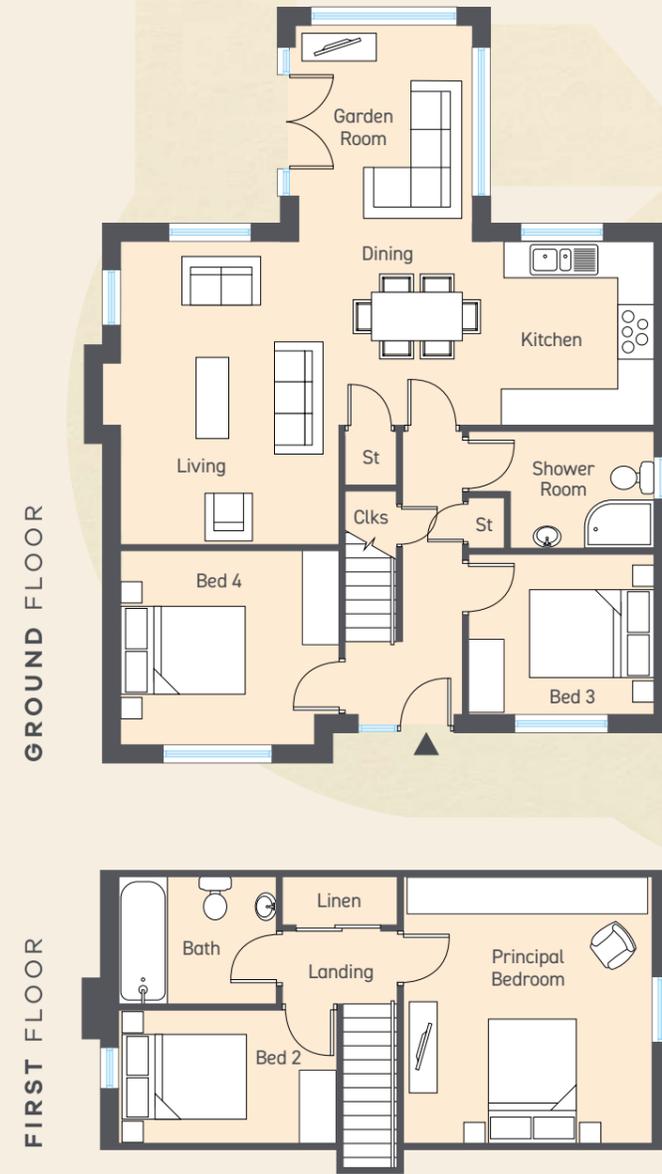


**GROUND FLOOR**

Entrance Hall			
Kitchen   Dine   Living <sub>max</sub>	ft	28'7" x 16'6"	m 8.74 x 5.04
Garden Room	ft	10'7" x 9'6"	m 3.25 x 2.88
Bedroom 3	ft	9'8" x 8'9"	m 2.99 x 2.70
Bedroom 4	ft	11'7" x 10'4"	m 3.55 x 3.15
Shower Room	ft	9'8" x 6'4"	m 2.99 x 1.94

**FIRST FLOOR**

Principal Bedroom	ft	15'1" x 13'6"	m	4.61 x 4.10
Bedroom 2	ft	11'7" x 7'10"	m	3.55 x 2.41
Bathroom	ft	8'4" x 7'9"	m	2.55 x 2.10



**SITE No.** 2  
**4 BEDROOM DETACHED HOME**  
 Total floor area: 1260 sq ft approx

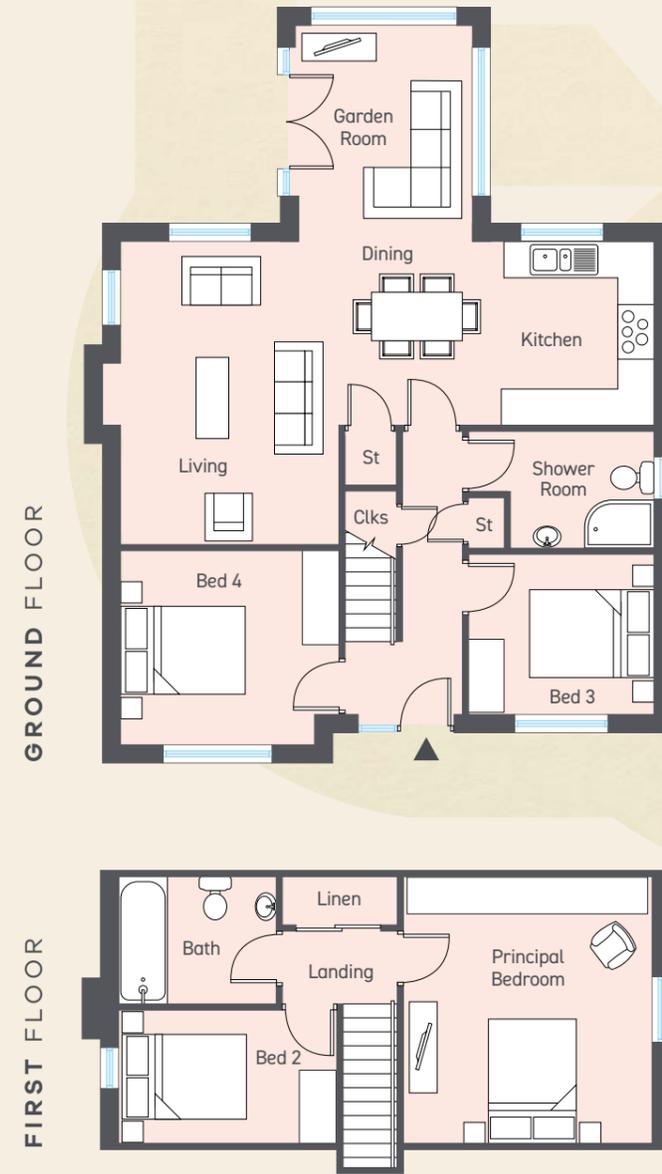


**GROUND FLOOR**

Entrance Hall			
Kitchen   Dine   Living <sub>max</sub>	ft 28'7" x 16'6"	m 8.74 x 5.04	
Garden Room	ft 10'7" x 9'6"	m 3.25 x 2.88	
Bedroom 3	ft 9'8" x 8'9"	m 2.99 x 2.70	
Bedroom 4	ft 11'7" x 10'4"	m 3.55 x 3.15	
Shower Room	ft 9'8" x 6'4"	m 2.99 x 1.94	

**FIRST FLOOR**

Principal Bedroom	ft 15'1" x 13'6"	m 4.61 x 4.10
Bedroom 2	ft 11'7" x 7'10"	m 3.55 x 2.41
Bathroom	ft 8'4" x 7'9"	m 2.55 x 2.10



**SITE No.** 3  
**4 BEDROOM DETACHED HOME**  
 Total floor area: 1260 sq ft approx

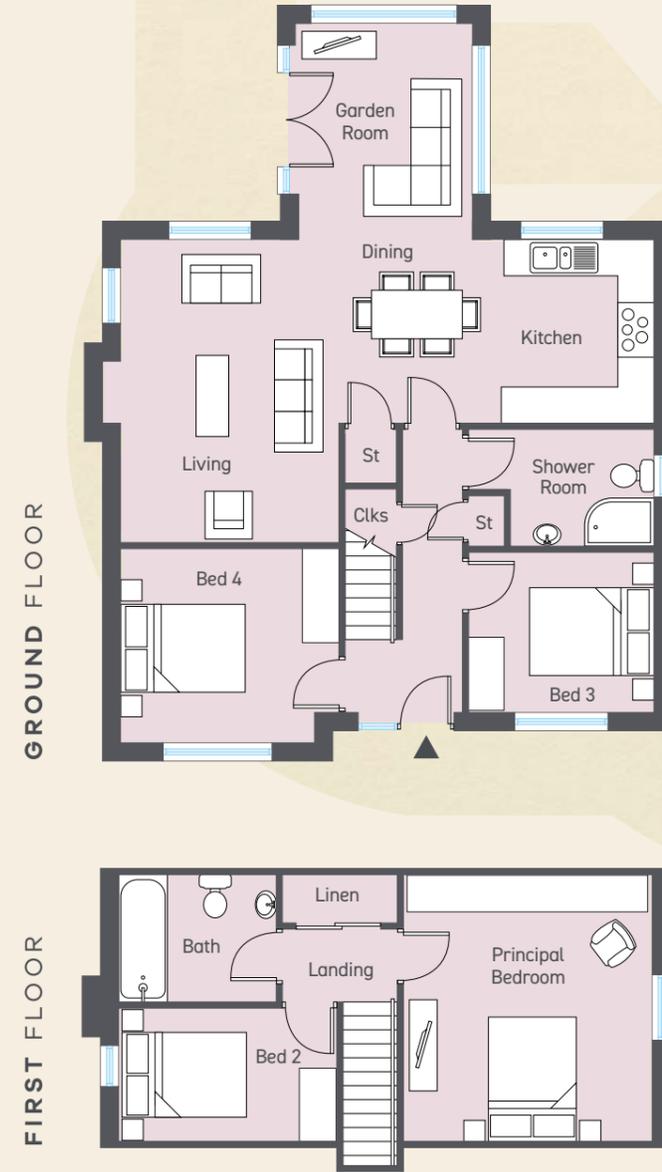


**GROUND FLOOR**

Entrance Hall			
Kitchen   Dine   Living <sub>max</sub>	ft 28'7" x 16'6"	m 8.74 x 5.04	
Garden Room	ft 10'7" x 9'6"	m 3.25 x 2.88	
Bedroom 3	ft 9'8" x 8'9"	m 2.99 x 2.70	
Bedroom 4	ft 11'7" x 10'4"	m 3.55 x 3.15	
Shower Room	ft 9'8" x 6'4"	m 2.99 x 1.94	

**FIRST FLOOR**

Principal Bedroom	ft 15'1" x 13'6"	m 4.61 x 4.10
Bedroom 2	ft 11'7" x 7'10"	m 3.55 x 2.41
Bathroom	ft 8'4" x 7'9"	m 2.55 x 2.10



**SITE No.** 4 **4 BEDROOM DETACHED HOME**  
 Total floor area: 1260 sq ft approx

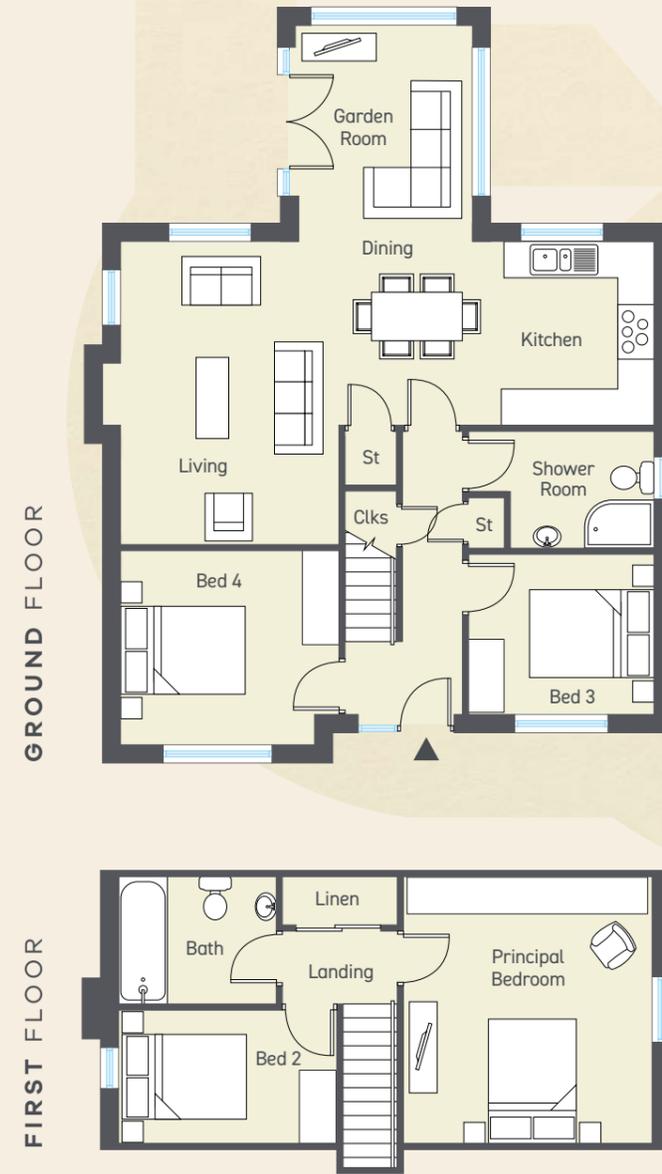


**GROUND FLOOR**

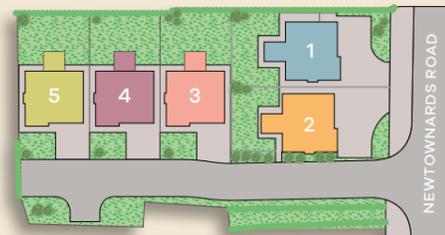
Entrance Hall			
Kitchen   Dine   Living <sub>max</sub>	ft 28'7" x 16'6"	m 8.74 x 5.04	
Garden Room	ft 10'7" x 9'6"	m 3.25 x 2.88	
Bedroom 3	ft 9'8" x 8'9"	m 2.99 x 2.70	
Bedroom 4	ft 11'7" x 10'4"	m 3.55 x 3.15	
Shower Room	ft 9'8" x 6'4"	m 2.99 x 1.94	

**FIRST FLOOR**

Principal Bedroom	ft 15'1" x 13'6"	m 4.61 x 4.10
Bedroom 2	ft 11'7" x 7'10"	m 3.55 x 2.41
Bathroom	ft 8'4" x 7'9"	m 2.55 x 2.10



**SITE No. 5** **4 BEDROOM DETACHED HOME**  
Total floor area: 1260 sq ft approx



**GROUND FLOOR**

Entrance Hall			
Kitchen   Dine   Living <sub>max</sub>	ft 28'7" x 16'6"	m 8.74 x 5.04	
Garden Room	ft 10'7" x 9'6"	m 3.25 x 2.88	
Bedroom 3	ft 9'8" x 8'9"	m 2.99 x 2.70	
Bedroom 4	ft 11'7" x 10'4"	m 3.55 x 3.15	
Shower Room	ft 9'8" x 6'4"	m 2.99 x 1.94	

**FIRST FLOOR**

Principal Bedroom	ft 15'1" x 13'6"	m 4.61 x 4.10
Bedroom 2	ft 11'7" x 7'10"	m 3.55 x 2.41
Bathroom	ft 8'4" x 7'9"	m 2.55 x 2.10



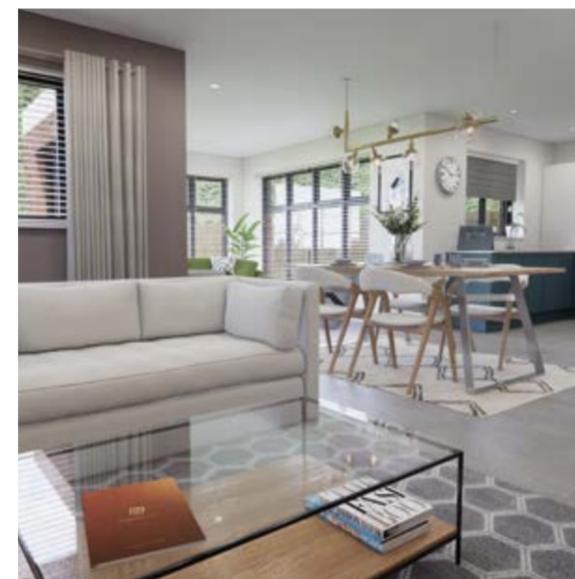
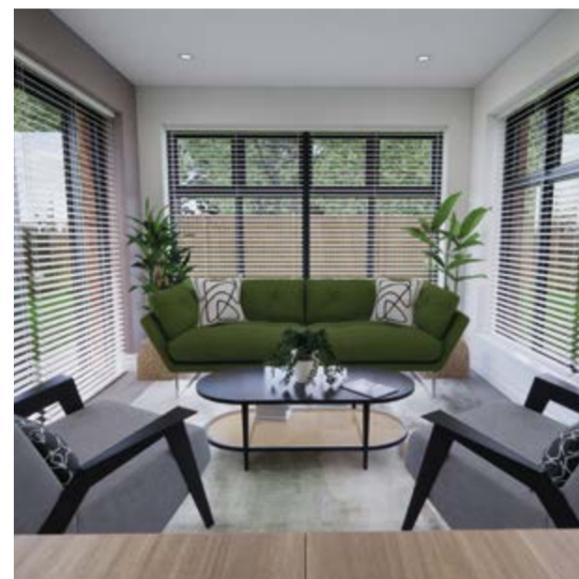
# Designed with you in mind

## KITCHENS & UTILITY ROOMS

- 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 & WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to bathroom ceilings
- Ceramic floor tiling
- Multi board finish around shower enclosures
- Thermostatically controlled showers
- Full height tiled splashback to wash hand basins in bathroom and shower room
- Oversized shower cubicle in downstairs shower room
- Shower over bath in upstairs bathroom



Photographs for illustration purposes only

#### INTERNAL FEATURES

- Stained Oak handrail to stairs with white painted spindles
- Interior painted finish to all walls (Skimming Stone) and ceilings (white)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets with underlay to living, stairs, landing and bedrooms
- Tiling to hall, kitchen / dining, garden room, utility and bathrooms
- 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 shower room
- Optional stove can be fitted at additional cost

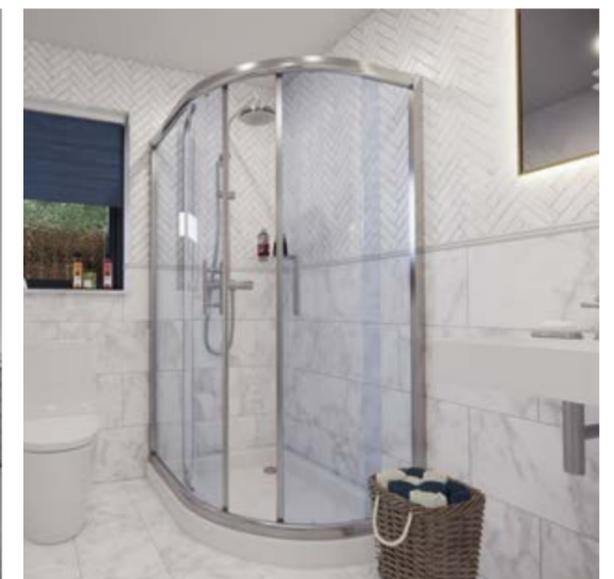
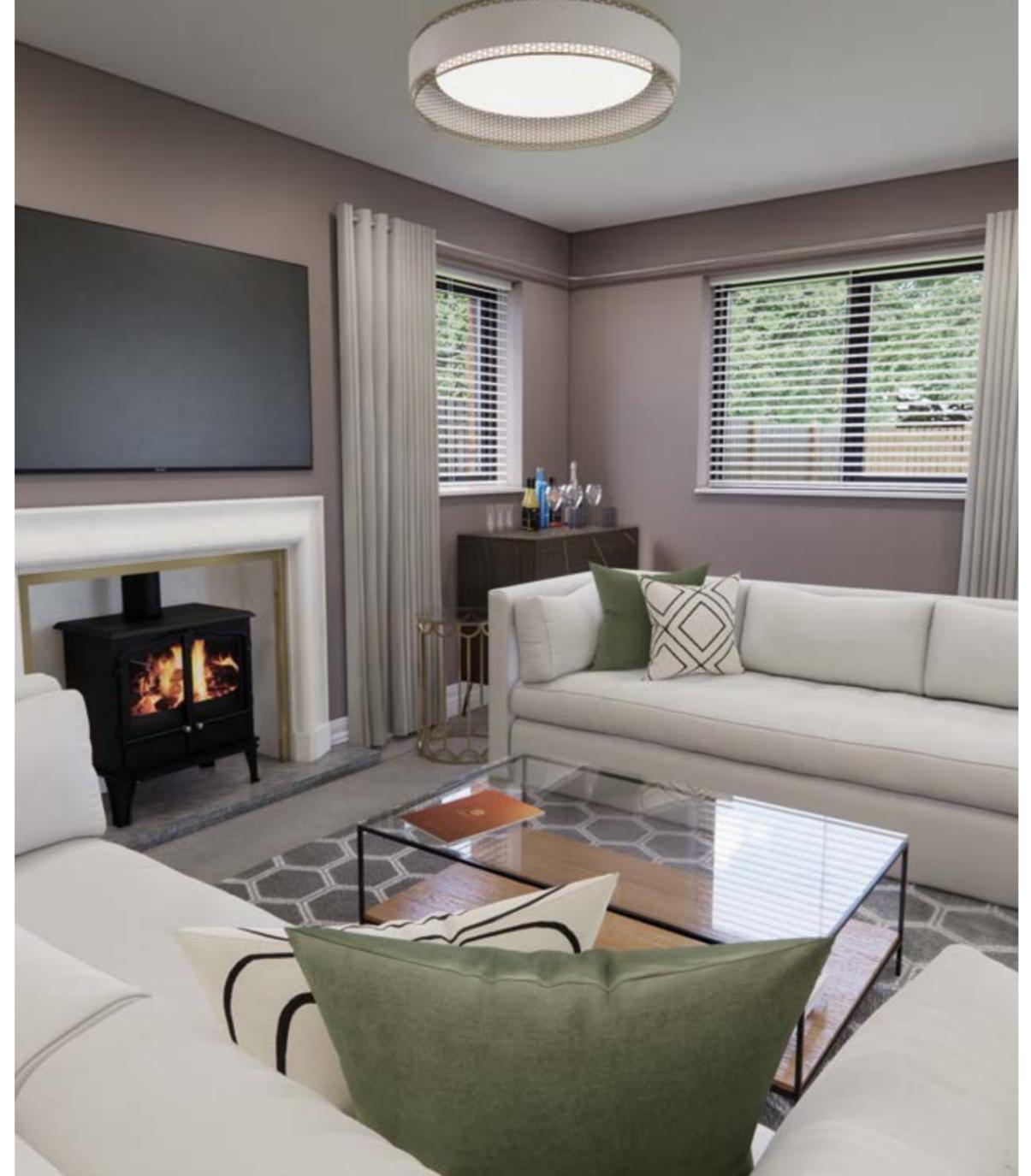
#### EXTERNAL FEATURES

- Decorative gravel driveway
- 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 as standard
- Contemporary feature exterior light at front door
- Exterior light at rear 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





## ELECTRIC VEHICLE CHARGING POINT

A home EV charging point which uses your domestic supply can be installed in your driveway as an optional extra, allowing you to charge your car overnight, providing a great way to reduce your carbon footprint.



## SMART ALARM

Smart Alarms can let you know your home is secure when you're not there. You can add sensors and cameras that will alert you when triggered - all controlled from an app on your phone!

# Extra "smart" options

# we can build smarter so you can live better



## VIDEO DOORBELL

Acting like a digital concierge, this optional extra can manage visitors to your home. These internet-connected doorbells alert you if a parcel has arrived, and enable you to see who is at your door via your phone or tablet - even if you're not at home!

## SMART HEATING

Smart Heating can allow you to control the temperature in different rooms of your house when you are away from home by using an app on your phone or tablet.



Contact us for prices of these smart home extras

TAP OR SCAN OUR QR CODES  
BELOW WITH YOUR CAMERA  
AND LOOK AROUND OUR  
VIRTUAL SHOW HOMES



TAP OR SCAN



VIRTUAL TOUR

TAP OR SCAN



HOUSE TYPES

TAP OR SCAN



VIDEO

TAP OR SCAN



STEP BY STEP GUIDE



**SIMPSON**  
DEVELOPMENTS

Look forward  
to a warm welcome home  
at the end of a  
busy day...



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