



OAKFIELD PARK
J O R D A N S T O W N

oakfieldparkjordanstown.co.uk

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OAKFIELD PARK
JORDANSTOWN

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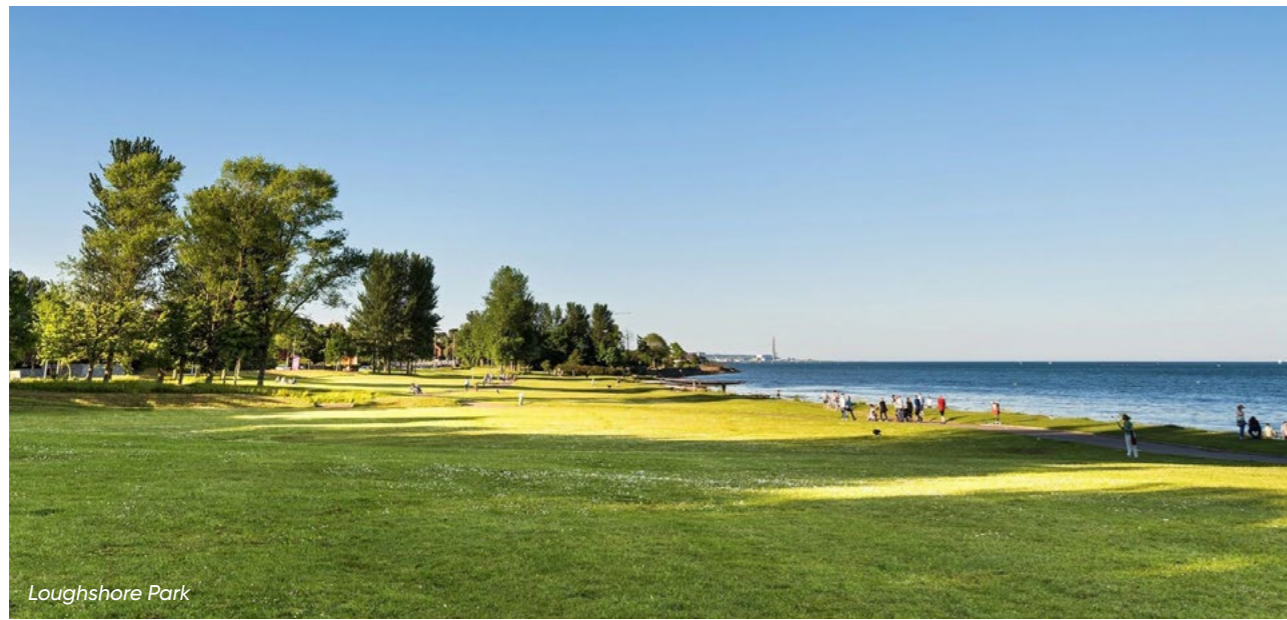


Jordanstown Loughshore Park



OAKFIELD PARK IS A STUNNING
TRADITIONAL STYLE DEVELOPMENT
CLOSE TO THE CITY BUT
SURROUNDED BY NATURE

Lifestyle



Loughshore Park



Jordanstown Railway Station



Belfast Castle

Oakfield Park is perfect for those seeking the best of both worlds.

An idyllic location for those seeking a quiet life in beautiful surroundings, Oakfield Park is ideally situated for shoreline walks, parks and local shopping.

With Jordanstown Railway station just across the road from Oakfield Park residents have access to the rest of the country via the very regular NI Railways service which reaches Belfast City and its transport hubs in around 15 minutes.

Located on the edge of Belfast Lough, Jordanstown Loughshore Park enjoys stunning panoramic views from Belfast to Helen's Bay along the coastal path and serves as the first stop along the world renowned Causeway Coastal Route. Hazelbank Park is only minutes away for paddles in the lough, picnics or exploring the traffic free paths.

With plenty of green open space, cafés and play parks, it is a popular spot for walkers, cyclists and families. Local golf clubs at Greenisland, Bentra (Whitehead) and Carrickfergus cater for new members and juniors and with clubhouse facilities they offer another local dining option.

If you're looking for a big night out then the hustle and bustle of the restaurants, bars and live entertainment in Belfast's Cathedral Quarter are only a short drive away. Excellent bus and train services from Jordanstown to Belfast allow you to make the most of the superb array of shopping, restaurants and bars without the stress of driving and parking.

Many popular primary and secondary schools are within a ten mile radius of Oakfield Park, and the excellent public transport network provides various options for travelling to Belfast schools and those further afield.

Leisure



Surrounded by trees and open spaces you are never far from award winning parks, coastal walks, play areas and local amenities.

Stroll along the coastal path for an early morning coffee or brunch with family & friends or perhaps an early morning run along the coastal path for the more energetic.

The shore of Belfast Lough is home to a wide range of wildlife. Its mudflats are rich in oysters, cockles, snails and worms, which support internationally important populations of waders and wildfowl.

The bustling high street of Whiteabbey village offers an abundance of local shops and amenities while nearby Greenisland and Carrickfergus offer a wider range of restaurants, shopping and services.

Thought about cycling to work but never got round to it? Why not skip the traffic and combine your morning commute with a stress free and picturesque cycle. The Lagan and Lough Cycle Way starts at Loughshore Park, offering a level, mostly traffic free route connecting to Belfast and on to Lisburn.

With Carrickfergus Marina nearby, children and adults can enjoy life on the water as well as life living by the water.

The nearby Ulster University has excellent sports, gym and leisure facilities.

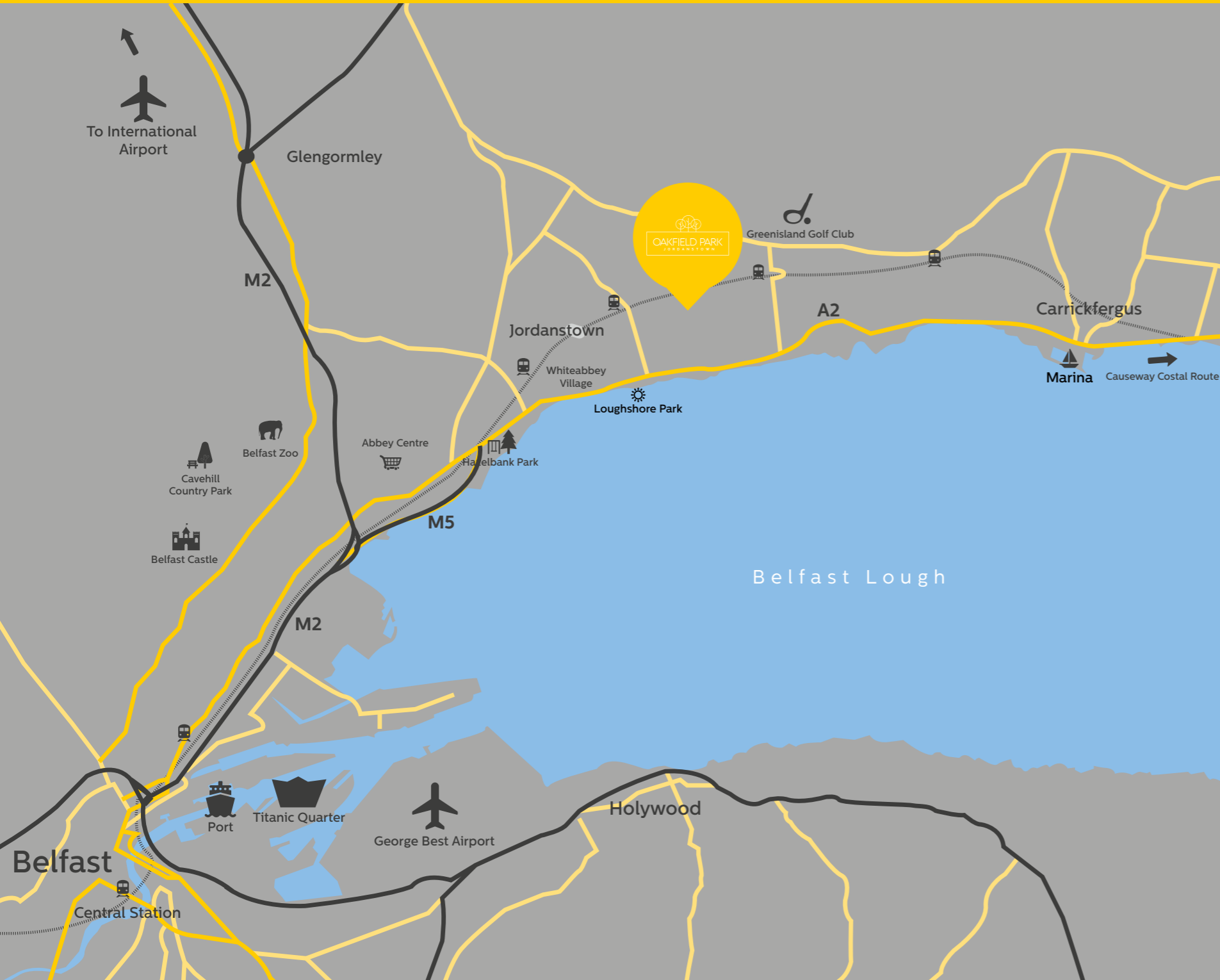


Carrickfergus Marina



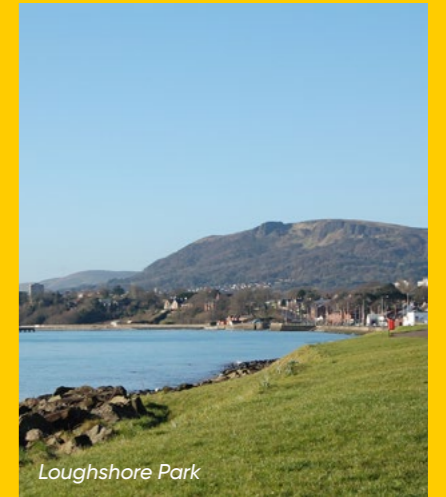
Loughshore Park

Map of Area



Travel Times

- 5 MIN: Jordanstown Railway Station
5 minute walk
- 10 MIN: University of Ulster Sports Campus
10 minute walk
- 15 MIN: Loughshore Park
15 minute walk
- 15 MIN: Whiteabbey Village
15 min walk
- 6 MIN: Hazelbank Park
2 miles / 6 min drive
- 8 MIN: Abbey Centre
3 miles / 8 min drive
- 8 MIN: Greenisland Golf Club
3 miles / 8 min drive
- 10 MIN: Carrickfergus Castle
5 miles / 10 min drive
- 10 MIN: Carrickfergus Marina
5 miles / 10 min drive
- 12 MIN: Titanic Quarter / SSE Arena
7 miles / 12 min drive
- 14 MIN: Cathedral Quarter, Belfast
7 miles / 14 min drive
- 15 MIN: Belfast Zoo
5 miles / 15 min drive
- 15 MIN: Belfast Castle
5 miles / 15 min drive
- 15 MIN: Cave Hill Country Park
5 miles / 15 min drive
- 15 MIN: Stena Line Ferry Terminal
6 miles / 15 min drive
- 16 MIN: Belfast City Centre
7.5 miles / 16 min drive
- 16 MIN: George Best Belfast City Airport
9 miles / 16 min drive
- 30 MIN: International Airport
16 miles / 30 min drive



Loughshore Park



Belfast City Hall



Titanic Belfast



Seahill, Holywood



Demesne Manor, Holywood



Balmoral Park Mews, Belfast



Ferny Park Gardens, Donaghmore



The Chapel, Belfast



Finaghy Park Gardens, Belfast



Foxleigh Wood, Lurgan

Small Enough to Care Large Enough to Cope



"We respect our clients and homebuyers, and it is our goal to hand them not just a new house at an affordable price, but a superbly built home they can be proud of."

Martin Brannigan;
MD & Founder of Alskea

With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes.

Since its inception over a decade ago, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

What can you expect from your new home in Oakfield Park?

Quality: A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

Security: With intruder alarms, locking windows and a multi locking front door, homeowners can benefit from peace of mind.

Efficiency: High levels of thermal insulation and gas fired central heating ensure warmth and efficiency.

Warranty: The industry leaders in Buildmark cover; NHBC will provide a ten-year warranty for all homes in Oakfield Park.

After Sales: Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.

Our most recent developments include;

- Demesne Manor – Holywood
- Seahill – Holywood
- Foxleigh Wood – Lurgan
- Balmoral Park Mews – Belfast
- Ferny Park Gardens – Donaghmore
- The Chapel – Belfast
- Eden Wood – Belfast
- Finaghy Park Gardens – Belfast
- Donegall Park Gardens – Belfast
- Forest Gate – Belfast
- Balmoral Park Gardens – Belfast

Multi Award Winning Home Builders



Regional Winner 2020



2014 2016 2017 2018
2019 2020 2021 2022



2019



2012 2015 2017
2019 2021



2019



Street View



House Type Summary

OP1



*3 Bed Semi Detached
1212/1223 sq ft*

Reception Room

Spacious Open Plan Kitchen,
Living, Dining

Garden Room

Three Bedrooms

Principal Bedroom with Ensuite

Bathroom & Separate W.C.

OP1.1 – 1,223 sq ft

Site Numbers;
11, 65, 66, 71a

OP 1.2 – 1,212 sq ft

Site Numbers;
11a, 28, 29, 31a, 32, 51, 52, 55,
56, 64, 67, 72

OP2



*4 Bed Semi Detached
1406/1336 sq ft*

Reception Room

Spacious Open Plan Kitchen,
Living, Dining

Utility Room

Garden Room

Four Bedrooms

Principal Bedroom with Ensuite

Bathroom & Separate W.C.

OP2.1 – 1,406 sq ft

Site Numbers;
14, 47, 53, 57, 62, 68, 73, 75, 78

OP 2.2 – 1,336 sq ft

Site Numbers;
15, 48, 54, 58, 63, 69, 74, 76, 79

OP3



*3 Bed Detached
1201/1212/1365 sq ft*

Reception Room

Spacious Open Plan Kitchen,
Living, Dining

Utility Room

Garden Room
(Where Applicable)

Three Bedrooms

Principal Bedroom with Ensuite

Bathroom & Separate W.C.

OP3.1 – 1,365 sq ft

Site Numbers;
4, 6, 9, 30, 38, 46

OP 3.2 – 1,212 sq ft

Site Numbers;
8, 12a, 16

OP 3.3 – 1,201 sq ft

Site Numbers;
33, 45

OP4



*4 Bed Detached
1596/1605 sq ft*

Reception Room

Spacious Open Plan Kitchen,
Living, Dining

Utility Room

Garden Room

Four Bedrooms

Principal Bedroom with Ensuite

Bathroom & Separate W.C.

OP4.1 – 1,596 sq ft

Site Numbers;
7, 17, 19, 22, 24, 25, 26, 27, 29a,
31, 35, 37, 39, 40, 41, 42, 44, 49

OP 4.2 – 1,605 sq ft

Site Numbers;
2, 3, 18, 21, 60, 61, 71, 77, 80

OP5



*5 Bed Detached
2519/2539 sq ft*

Two Reception Rooms

Spacious Open Plan Kitchen,
Living, Dining

Utility Room

Garden Room

Five Bedrooms

Principal Bedroom with
Dressing Room & Ensuite

Bathroom, Shower Room &
Separate W.C.

OP5.1 – 2,519 sq ft

Site Numbers;
20, 43, 50

OP 5.2 – 2,539 sq ft

Site Numbers;
34, 36

OP6



*4 Bed Detached
1948 sq ft*

Two Reception Rooms

Spacious Open Plan
Kitchen, Living, Dining

Utility Room

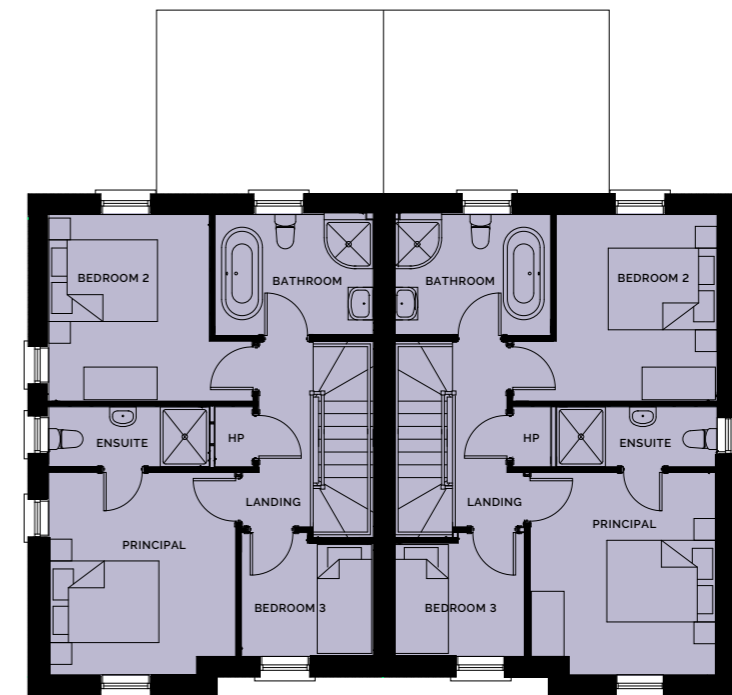
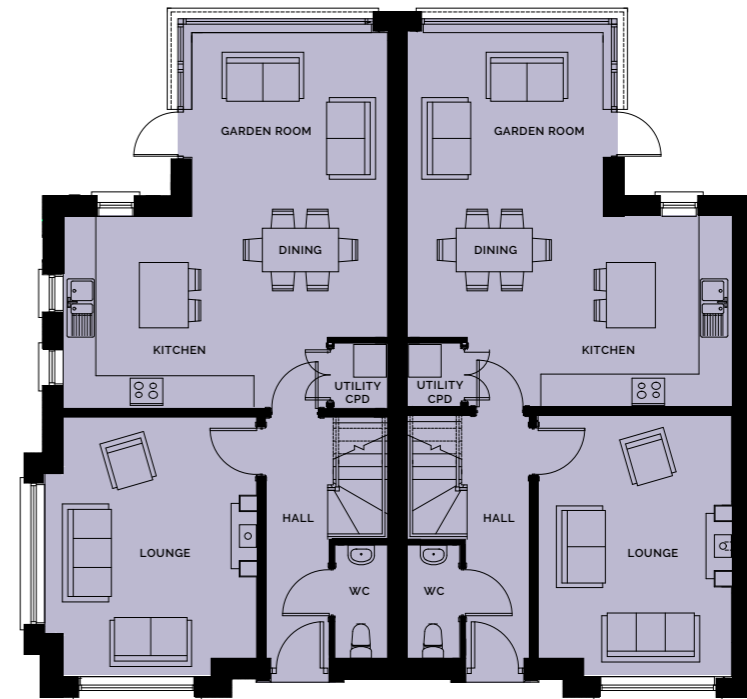
Four Bedrooms

Principal Bedroom
with Ensuite

Bathroom & Separate
W.C.

OP6 – 1,948 sq ft

Site Numbers;
1, 5, 12



SEMI-DETACHED TWO STOREY HOUSE

Reception Room • Spacious Open Plan Kitchen, Living, Dining
Garden Room • Three Bedrooms
Principal Bedroom with Ensuite • Bathroom & Separate W.C.

OP1.1 – 1,223 SQ FT, SITE NO. – 11, 65, 66, 71A

OP 1.2 – 1,212 SQ FT, SITE NO. – 11A, 28, 29, 31A, 32, 51, 52,
55, 56, 64, 67, 72

CGI shown for illustration purposes only.
Floor plans are not to scale and all dimensions / sq ft are approximate.
Note there are handed versions of these floor plans. Refer to site layout.

OP1.1 (1,223 SQ FT)

GROUND FLOOR

Lounge (max)	12' 8" x 15' 6"	3.89 x 4.76m
Kitchen/Dining (max)	19' 6" x 11' 5"	5.96 x 3.52m
Garden Room	11' 7" x 11'	3.59 x 3.37m
Utility CPD (max)	3' 9" x 3' 3"	1.2 x 1m
WC	3' 2" x 6' 8"	0.98 x 2.08m

FIRST FLOOR

Principal Bedroom (max)	11' 3" x 12' 2"	3.43 x 3.71m
Ensuite	3' 6" x 9' 7"	1.1 x 2.95m
Bedroom 2 (max)	12' 3" x 11' 2"	3.74 x 3.42m
Bedroom 3 (max)	7' 9" x 7' 5"	2.41 x 2.27m
Bathroom	9' 5" x 7' 3"	2.9 x 2.22m

OP1.2 (1,212 SQ FT)

GROUND FLOOR

Lounge (max)	11' 6" x 15' 7"	3.55 x 4.79m
Kitchen/Dining (max)	19' 6" x 11' 5"	5.96 x 3.52m
Garden Room	11' 7" x 11'	3.59 x 3.37m
Utility CPD (max)	3' 9" x 3' 3"	1.2 x 1m
WC	3' 2" x 6' 8"	0.98 x 2.08m

FIRST FLOOR

Principal Bedroom (max)	11' 3" x 12' 2"	3.43 x 3.71m
Ensuite	3' 6" x 9' 7"	1.1 x 2.95m
Bedroom 2 (max)	12' 3" x 11' 2"	3.74 x 3.42m
Bedroom 3 (max)	7' 9" x 7' 5"	2.41 x 2.27m
Bathroom	9' 5" x 7' 3"	2.9 x 2.22m



SEMI-DETACHED TWO STOREY HOUSE

Reception Room • Spacious Open Plan Kitchen, Living, Dining
Garden Room • Four Bedrooms
Principal Bedroom with Ensuite • Bathroom & Separate W.C.

OP2.1 – 1,406 SQ FT, SITE NO. – 14, 47, 53, 57, 62, 68, 73, 75, 78

OP 2.2 – 1,336 SQ FT, SITE NO. – 15, 48, 54, 58, 63, 69, 74, 76, 79

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OP2.1 (1,406 SQ FT)

GROUND FLOOR

Lounge (max)	13' 1" x 16' 2"	402 x 494m
Kitchen/Dining (max)	14' 4" x 14' 3"	44 x 436m
Garden Room	13' 1" x 8' 1"	402 x 247m
Utility	5' 7" x 8' 2"	173 x 25m
WC (max)	5' 5" x 5' 7"	167 x 1.73m

FIRST FLOOR

Principal Bedroom (max)	12' 1" x 14' 8"	37 x 45m
Ensuite	8' 2" x 3' 6"	25 x 11m
Bedroom 2 (max)	11' 8" x 11' 8"	36 x 359m
Bedroom 3	8' 4" x 11' 8"	256 x 359m
Bedroom 4 (max)	8' x 9' 7"	243 x 297m
Bathroom	8' 2" x 6' 7"	25 x 212m

OP2.2 (1,336 SQ FT)

GROUND FLOOR

Lounge (max)	11' 8" x 17' 3"	361 x 527m
Kitchen/Dining (max)	13' 2" x 14' 3"	403 x 436m
Garden Room	11' 8" x 8' 1"	361 x 247m
Utility	5' 7" x 8' 3"	173 x 253m
WC (max)	5' 5" x 5' 7"	168 x 1.73m

FIRST FLOOR

Principal Bedroom (max)	11' 8" x 14' 2"	36 x 432m
Ensuite	6' 7" x 5' 9"	2.04 x 18m
Bedroom 2 (max)	10' 3" x 11' 8"	315 x 359m
Bedroom 3	8' 5" x 11' 8"	2.6 x 359m
Bedroom 4 (max)	7' x 9' 2"	2.15 x 281m
Bathroom	6' 7" x 8' 7"	2.04 x 2.65m



DETACHED TWO STOREY HOUSE

Reception Room • Spacious Open Plan Kitchen, Living, Dining
Utility Room • Garden Room (Where Applicable)
Three Bedrooms • Principal Bedroom with Ensuite
Bathroom & Separate W.C.

OP3.1 – 1,365 SQ FT, SITE NO. – 4, 6, 9, 30, 38, 46

OP 3.2 – 1,212 SQ FT, SITE NO. – 8, 12A, 16

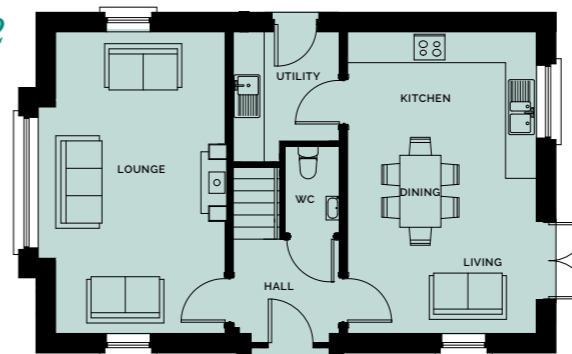
OP 3.3 – 1,201 SQ FT, SITE NO. – 33, 45

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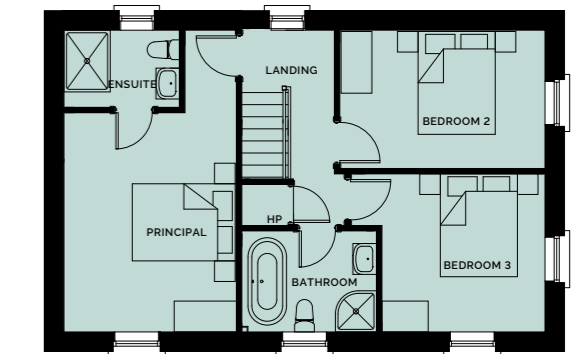
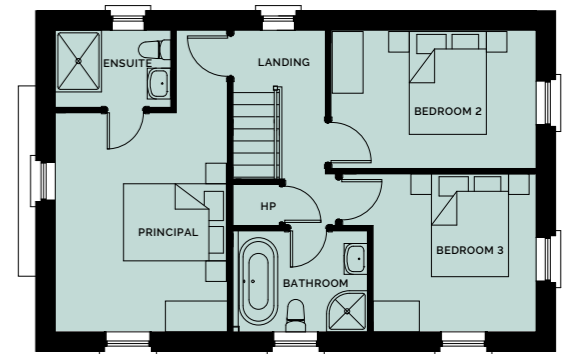
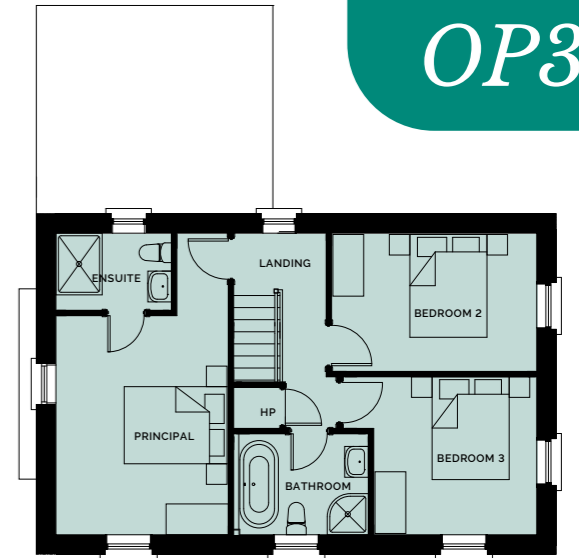
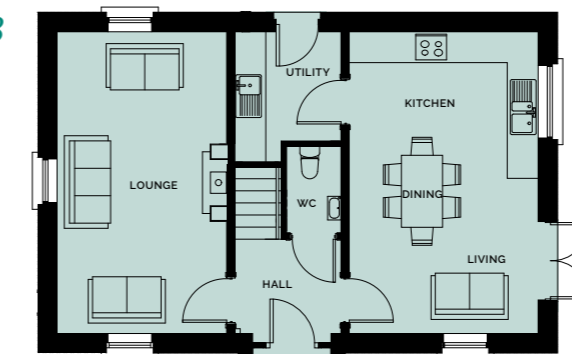
OP3.1



OP3.2



OP3.3



OP3.1 (1,365 SQ FT)

GROUND FLOOR		FIRST FLOOR	
Lounge (max)	12' x 19' 3"	Principal Bedroom (max)	11' 6' x 19' 2"
	3,6 x 5,9m		3,53 x 5,86m
Kitchen/Living/Dining	11' 9' x 19' 2"	Ensuite	7' 4' x 4' 9"
	3,63 x 5,86m		2,25 x 1,5m
Garden Room	12' 2' x 11' 9"	Bedroom 2	13' x 8' 8"
	3,73 x 3,64m		3,99 x 2,68m
Utility (max)	6' 8' x 8' 3"	Bedroom 3 (max)	12' 4' x 10'
	2,06 x 2,53m		3,78 x 3,07m
WC	3' 4' x 5' 5"	Bathroom	8' 6' x 6' 4"
	1,05 x 1,69m		2,61 x 1,96m

OP3.2 (1,212 SQ FT)

GROUND FLOOR		FIRST FLOOR	
Lounge (max)	11' 9' x 19' 2"	Principal Bedroom (max)	11' 6' x 19' 2"
	3,63 x 5,86m		3,53 x 5,86m
Kitchen/Living/Dining	12' x 19' 2"	Ensuite	7' 4' x 4' 9"
	3,67 x 5,86m		2,25 x 1,5m
Utility (max)	6' 8' x 8' 3"	Bedroom 2	13' x 8' 8"
	2,06 x 2,53m		3,99 x 2,68m
WC	5' 2' x 5' 5"	Bedroom 3 (max)	12' 4' x 10'
	1,58 x 1,69m		3,78 x 3,07m
		Bathroom	8' 6' x 6' 4"
			2,61 x 1,96m

OP3.3 (1,201 SQ FT)

GROUND FLOOR		FIRST FLOOR	
Lounge (max)	10' 8' x 19' 2"	Principal Bedroom (max)	11' 6' x 19' 2"
	3,25 x 5,86m		3,53 x 5,86m
Kitchen/Living/Dining	12' x 19' 2"	Ensuite	7' 4' x 4' 9"
	3,67 x 5,86m		2,25 x 1,5m
Utility (max)	6' 8' x 8' 3"	Bedroom 2	13' x 8' 8"
	2,06 x 2,53m		3,99 x 2,68m
WC	5' 2' x 5' 5"	Bedroom 3 (max)	12' 4' x 10'
	1,58 x 1,69m		3,78 x 3,07m
		Bathroom	8' 6' x 6' 4"
			2,61 x 1,96m



DETACHED TWO STOREY HOUSE

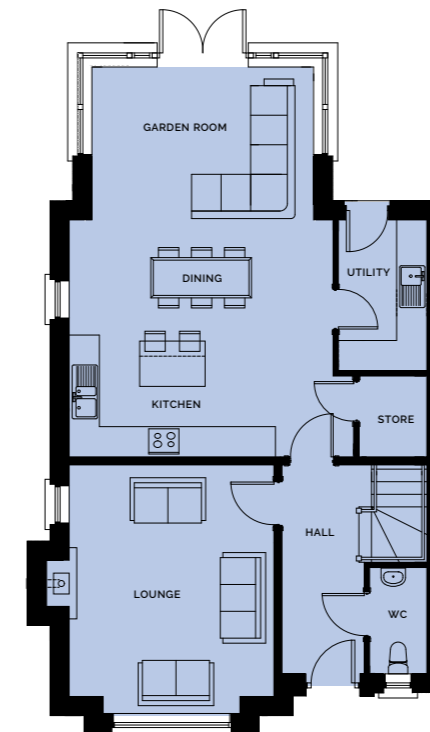
Reception Room • Spacious Open Plan Kitchen, Living, Dining
Utility Room • Garden Room • Four Bedrooms
Principal Bedroom with Ensuite • Bathroom & Separate W.C.

OP4.1 – 1,596 SQ FT, SITE NO. – 7, 17,19, 22, 24, 25, 26, 27, 29A, 31, 35, 37, 39, 40, 41, 42, 44, 49

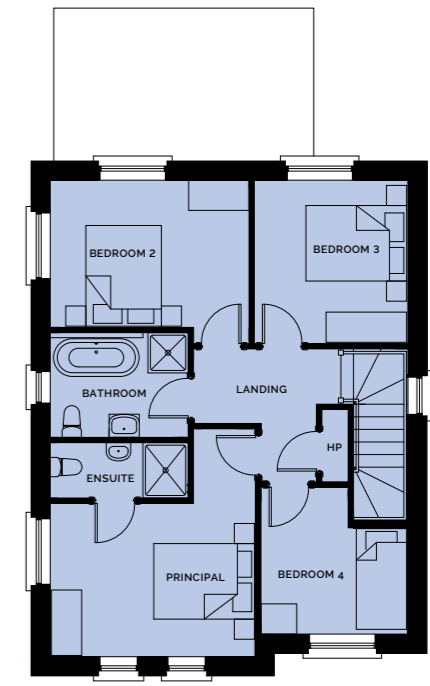
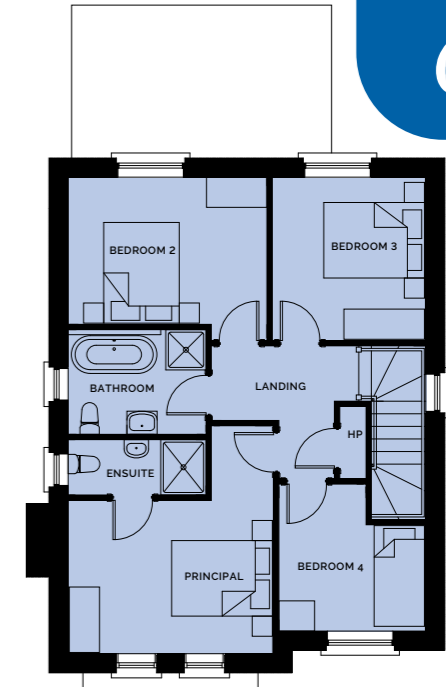
OP4.2 – 1,605 SQ FT, SITE NO. – 2, 3, 18, 21, 60, 61, 71, 77, 80

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Note there are handed versions of these floor plans. Refer to site layout.

OP4.1



OP4.2



OP4.1 (1,596 SQ FT)

GROUND FLOOR		FIRST FLOOR	
Lounge (max)	13' 3" x 16' 2" 4.06 x 4.93m	Principal Bedroom (max)	14' 8" x 13' 3" 4.52 x 4.06m
Kitchen/Dining (max)	18' 5" x 15' 4" 5.65 x 4.7m	Ensuite	9' x 3' 6" 2.74 x 1.1m
Garden Room	14' 4" x 9' 9" 4.4 x 3.03m	Bedroom 2 (max)	13' x 10' 6" 3.95 x 3.24m
Utility	5' 7" x 9' 8" 1.75 x 3m	Bedroom 3	10' x 10' 7" 3.05 x 3.24m
WC	3' 7" x 6' 9" 1.13 x 2.11m	Bedroom 4 (max)	9' 5" x 9' 5" 2.91 x 2.91m
Store (max)	4' 4" x 5' 2" 1.35 x 1.6m	Bathroom	8'6 x 6'6 2.74 x 2m

OP4.2 (1,605 SQ FT)

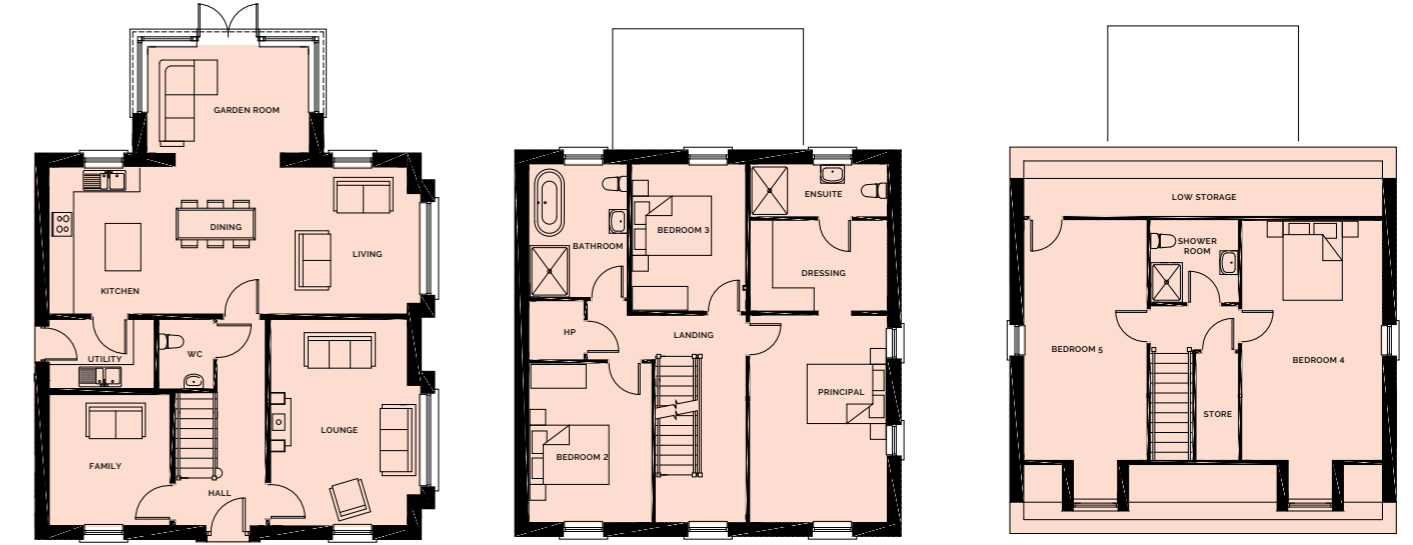
GROUND FLOOR		FIRST FLOOR	
Lounge (max)	14' 4" x 16' 2" 4.4 x 4.93m	Principal Bedroom (max)	14'8 x 13'3 4.52 x 4.06m
Kitchen/Dining (max)	18' 5" x 15' 4" 5.65 x 4.7m	Ensuite	9' x 3' 6" 2.74 x 1.1m
Garden Room	14' 4" x 9' 9" 4.4 x 3.03m	Bedroom 2 (max)	13' x 10' 6" 3.95 x 3.24m
Utility	5' 7" x 9' 8" 1.75 x 3m	Bedroom 3	10' x 10' 7" 3.05 x 3.24m
WC	3' 7" x 6' 9" 1.13 x 2.11m	Bedroom 4 (max)	9' 5" x 9' 5" 2.91 x 2.91m
Store (max)	4' 4" x 5' 2" 1.35 x 1.6m	Bathroom	9' x 6' 6" 2.74 x 2m



OP5.1



OP5.2



DETACHED THREE STOREY HOUSE

Two Reception Rooms • Spacious Open Plan Kitchen, Living, Dining
Utility Room • Garden Room • Five Bedrooms
Principal Bedroom with Dressing Room & Ensuite
Bathroom, Shower Room & Separate W.C.

OP5.1 – 2,519 SQ FT, SITE NO. – 20, 43, 50

OP 5.2 – 2,539 SQ FT, SITE NO. – 34, 36

CGI shown for illustration purposes only.
Floor plans are not to scale and all dimensions / sq ft are approximate.

OP5.1 (2,519 SQ FT)

GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
Lounge		Principal Bedroom		Bedroom 4 (max)	
11' 2" x 17' 6"	342 x 535m	11' 3" x 17'	344 x 521m	11' 5" x 23' 5"	352 x 715m
Kitchen, Living, Dining		Dressing		Bedroom 5 (max)	
29' 5" x 11' 5"	9 x 35m	11' 3" x 7' 5"	344 x 229m	10' 1" x 23' 5"	308 x 715m
Garden Room		Ensuite		Shower Room	
13' 3" x 8' 7"	406 x 265m	11' 3" x 4' 2"	344 x 13m	7' 2" x 6' 8"	22 x 207m
Utility		Bedroom 2		Store	
8' 7" x 6' 3"	264 x 19m	10' x 13' 1"	307 x 399m	5' x 8' 9"	152 x 27m
WC		Bedroom 3			
4' 5" x 6' 3"	138 x 191m	9' 5" x 10'	289 x 304m		
Family		Bathroom			
9' 9" x 10' 7"	302 x 327m	8' x 11'	246 x 334m		

OP5.2 (2,539 SQ FT)

GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
Lounge (max)		Principal Bedroom		Bedroom 4 (max)	
12' 3" x 17'	375 x 517m	11' 3" x 17'	344 x 521m	11' 5" x 23' 5"	352 x 715m
Kitchen, Living, Dining (max)		Dressing		Bedroom 5 (max)	
30' 7" x 12'	935 x 368m	11' 3" x 7' 5"	344 x 229m	10' 1" x 23' 5"	308 x 715m
Garden Room		Ensuite		Shower Room	
13' 3" x 8' 7"	406 x 265m	11' 3" x 4' 2"	344 x 13m	7' 2" x 6' 8"	22 x 207m
Utility		Bedroom 2		Store	
8' 7" x 5' 7"	264 x 173m	10' x 13' 1"	307 x 399m	5' x 8' 9"	152 x 27m
WC		Bedroom 3			
4' 5" x 5' 8"	138 x 176m	9' 5" x 10'	289 x 304m		
Family		Bathroom			
9' 9" x 10' 7"	302 x 327m	8' x 11'	246 x 334m		

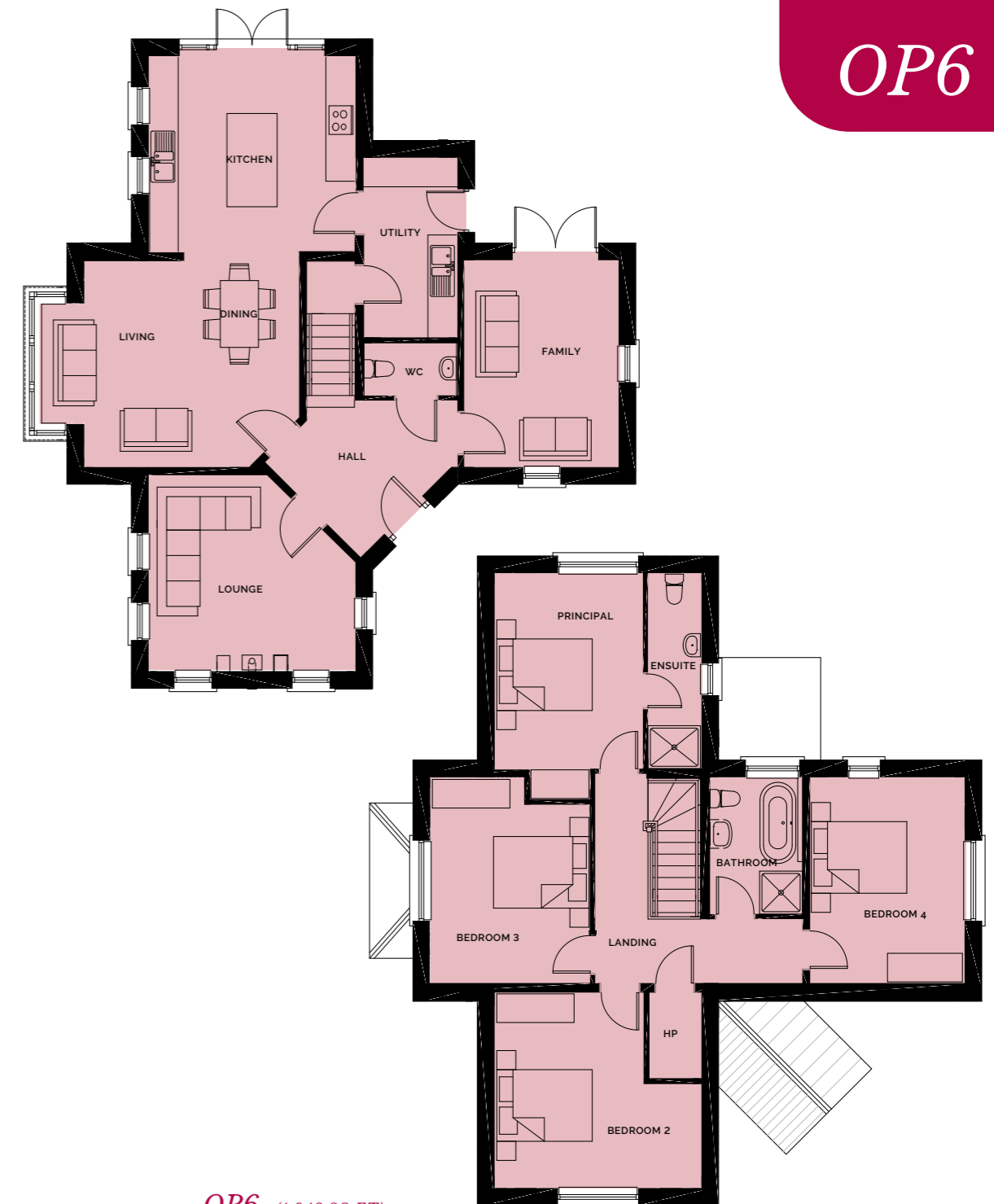


DETACHED TWO STOREY HOUSE

Two Reception Rooms • Spacious Open Plan Kitchen, Living, Dining
Utility Room • Four Bedrooms
Principal Bedroom with Ensuite • Bathroom & Separate W.C.

OP6 – 1,948 SQ FT, SITE NO. – 1, 5, 12

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OP6 (1,948 SQ FT)

GROUND FLOOR

Lounge (max)	13' 4" x 14'	4.07 x 4.29m
Kitchen	13' 4" x 14'	4.07 x 4.29m
Dining/Living (max)	14' x 17' 7"	4.26 x 5.36m
Utility	12' 3" x 6' 3"	3.75 x 1.93m
WC	3' 6" x 6' 3"	1.1 x 1.93m
Family	14' x 10' 5"	4.29 x 3.21m

FIRST FLOOR

Principal Bedroom (max)	15' 5" x 10' 1"	4.72 x 3.08m
Ensuite	13' 4" x 3' 6"	4.07 x 1.1m
Bedroom 2 (max)	13' 4" x 14'	4.07 x 4.29m
Bedroom 3 (max)	14' x 10' 8"	4.29 x 3.3m
Bedroom 4	16' 1" x 10' 6"	4.9 x 3.2m
Bathroom	9' 3" x 6' 3"	2.84 x 1.93m
HP	5' 9" x 3' 5"	1.8 x 1.07m

All in the Detail - Luxury Specification

KITCHEN

- High quality units with choice of traditional / contemporary doors with a range of colours and stainless steel handles.
- Island units dependent on house type.
- High quality 'Topshape' worktop and upstand.
- Soft closing drawers and doors.
- Branded integrated appliances to include; 4 zone ceramic hob, eye level electric single oven, combination microwave oven, fridge/freezer, dishwasher and extractor.
- Contemporary chrome monoblock tap.
- 1.5 bowl low profile stainless steel sink.
- Choice of coloured glass splashback to kitchen hob.

UTILITY ROOM (Where Applicable)

- High quality units with choice of traditional / contemporary doors with a range of colours, laminate worktops, upstands and stainless steel handles.
- Range of low level and tall housing storage units (where applicable).
- Single bowl stainless steel sink and taps.
- Plumbed for free standing washing machine and tumble dryer or washer / dryer combi (where applicable).

BATHROOMS, ENSUITES & W.C.

- High quality contemporary white sanitary ware.
- 4 piece contemporary bathroom suite.
- Free standing bath.
- Back to wall W.C.
- Large inset feature mirror above bath.
- Wall hung vanity units.
- Low profile shower trays and toughened glass doors and panels throughout.
- Thermostatic bar showers with dual head: rain drench and separate hand held fitting.
- LED mirror light in Bathroom & Ensuite.

FLOORING & TILES

- Choice of high quality ceramic floor tiles to Entrance Hall, Kitchen / Dining / Garden Room, Bathroom, Ensuites, Shower Room, W.C. and Utility (where applicable).
- Choice of high quality timber laminate or carpet to Lounge and Bedrooms.
- Choice of high quality carpets to Stairs & Landings.
- Choice of full height tiling to shower enclosures.
- Choice of quality wall tiles to feature areas in Bathroom, Ensuites & Shower Room
- Choice of tiled wall panel to W.C.

HEATING & VENTILATION

- Energy efficient natural gas fired central heating with high output radiators.
- Heated chrome towel rail to Bathroom, Ensuite & Shower Room (Where applicable).
- Gas stove in Lounge with granite hearth, trims and feature tiling.
- System boiler large capacity hot water cylinder.

INTERNAL

- All walls to be painted light grey matt emulsion.
- Ceilings and woodwork to be painted white.
- Classical moulded skirting boards & architrave with hockey stick.
- White painted internal doors with quality brushed stainless-steel ironmongery.
- Comprehensive range of electrical light fittings and electrical sockets throughout as well as TV points in Lounge, Kitchen & Bedrooms, data point in the Lounge for main BT connection and a light fitting in the roofspace.
- Recessed downlighters to open plan Kitchen / Dining, Bathroom, Ensuite & Shower Room (Where applicable).
- Pre-wired for BT Fibre Optic.
- Mains operated smoke, heat and carbon monoxide detectors.
- Fully installed security alarm.

EXTERNAL

- Traditional cavity wall construction with red clay brick facing walls, soldier course, blue base brick, render wall panels & precast door surrounds (Where applicable).
- Feature lighting to front & rear (Where applicable).
- Dual colour uPVC double glazed windows (black woodgrain external frames & white smooth internal frames).
- Black roof tile.
- Black PVC soffits, fascia and bargeboards.
- Black seamless aluminium guttering and PVC downpipes.
- Bevelled grey flags around house and patio areas (Where applicable).
- External power socket.
- Vertical boarded timber fencing to rear gardens (Where applicable).
- External water tap.
- Black front door with multi-lock system.
- Decorative chimney stacks & pots (Where applicable).
- Bitmac driveways.
- Turfed lawns to front & rear gardens (Where applicable).
- Landscaping plan to include hedging, black metal railing & planting (Where applicable).



WARRANTY

- NHBC 10 year warranty



EXPERTLY DEVELOPED BY:



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BROCHURE DESIGNED BY



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The Development sale contracts to be released by the Developer's solicitor shall constitute the only contract between the Developer and purchaser. No employee of the Selling Agent or the Developer or contractor of the Developer has any authority to give any representation or warranty whatsoever concerning the design, dimensions or specification of any dwelling within the Development.

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