

A unique collection of family
homes in a popular location.

DERRYHALE GARDENS

PORTADOWN

HOMES WITH CHARACTER
JUST ADD YOURS



SHERIFF
HOMES

02

Introduction

Derryhale Gardens

Nestled in the picturesque rural setting of Derryhale, Co. Armagh, Derryhale Gardens is a select development of detached and semi-detached homes that combine comfort and style with location and convenience.

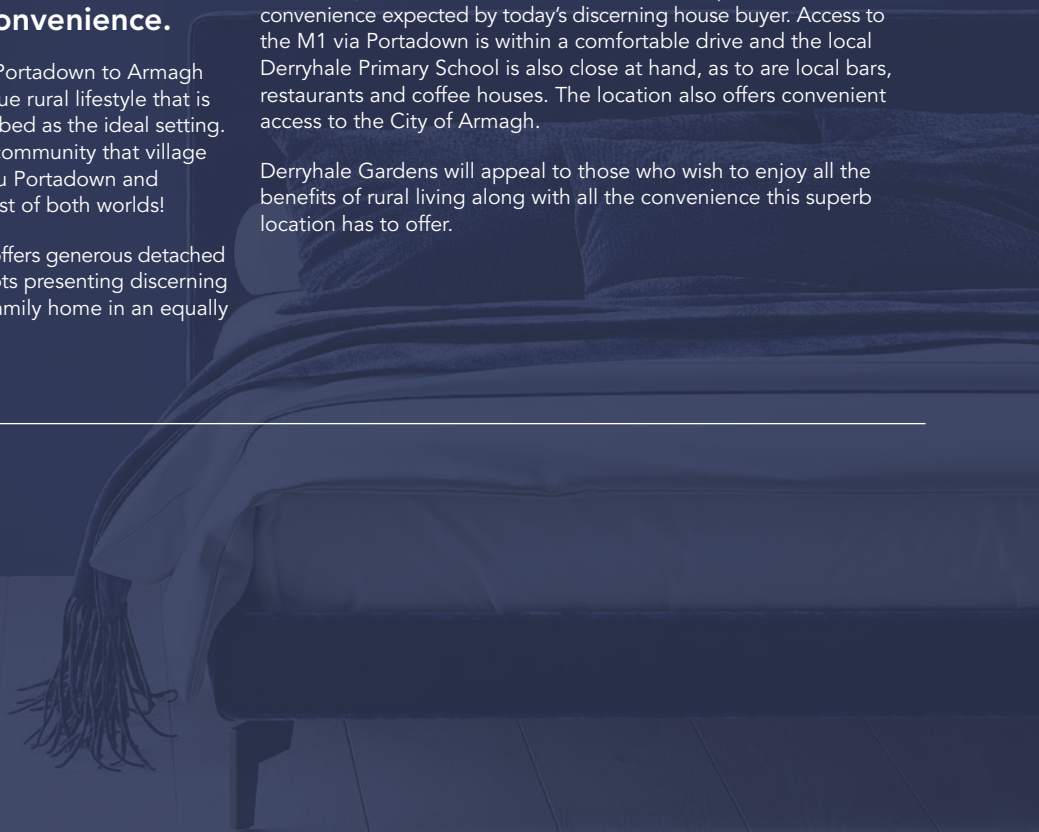
Situated a comfortable distance off the main Portadown to Armagh Road (A3), Derryhale Gardens offers that unique rural lifestyle that is craved by so many today. It can only be described as the ideal setting. And whilst you're sure to enjoy that sense of community that village living offers, a 5 and 10 minute drive takes you Portadown and Armagh City respectively. So it really is the best of both worlds!

This exclusive development of only 18 homes offers generous detached and semi-detached properties on spacious plots presenting discerning buyers an opportunity to avail of a beautiful family home in an equally beautiful location.

The homes on offer are the very essence of modern living each with spacious living accommodation on both floors along with generous outdoor plots and private driveways. Each home will be finished to the same exacting standards and ensure a stylish and comfortable abode for years to come.

Although situated in one of the most picturesque of locations Co. Armagh has to offer Derryhale Gardens still presents all the convenience expected by today's discerning house buyer. Access to the M1 via Portadown is within a comfortable drive and the local Derryhale Primary School is also close at hand, as to are local bars, restaurants and coffee houses. The location also offers convenient access to the City of Armagh.

Derryhale Gardens will appeal to those who wish to enjoy all the benefits of rural living along with all the convenience this superb location has to offer.

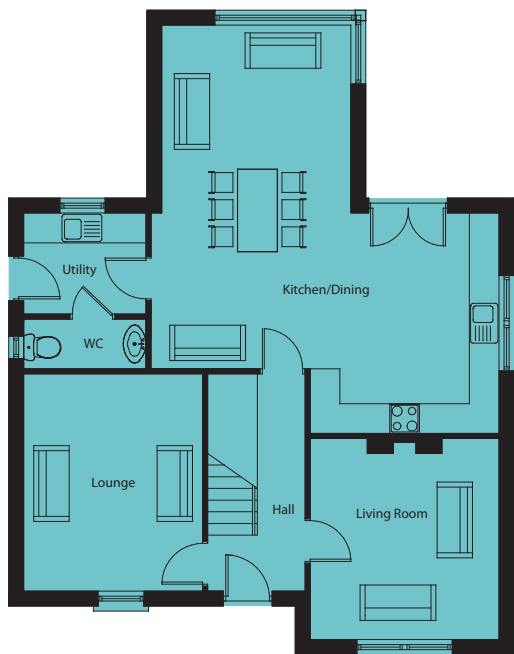




1735 sq ft

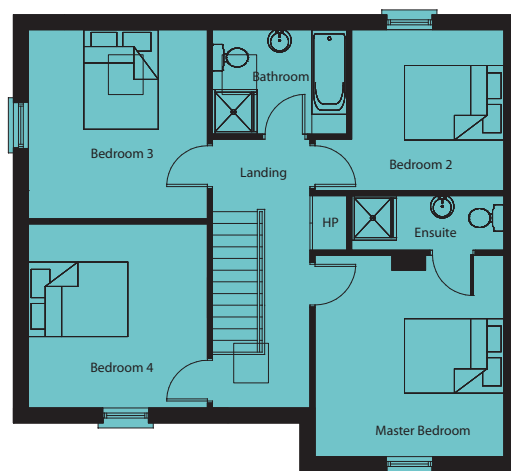
House Type 1 | Detached

03



Ground Floor

Lounge	3.60m x 4.40m
Living Room	3.80m x 4.10m
Kitchen/Dining	7.00m x 4.40m (at widest point)
Sunroom	3.8m x 3.8m
Utility	2.50m x 2.00m
WC	2.50m x 1.00m



First Floor

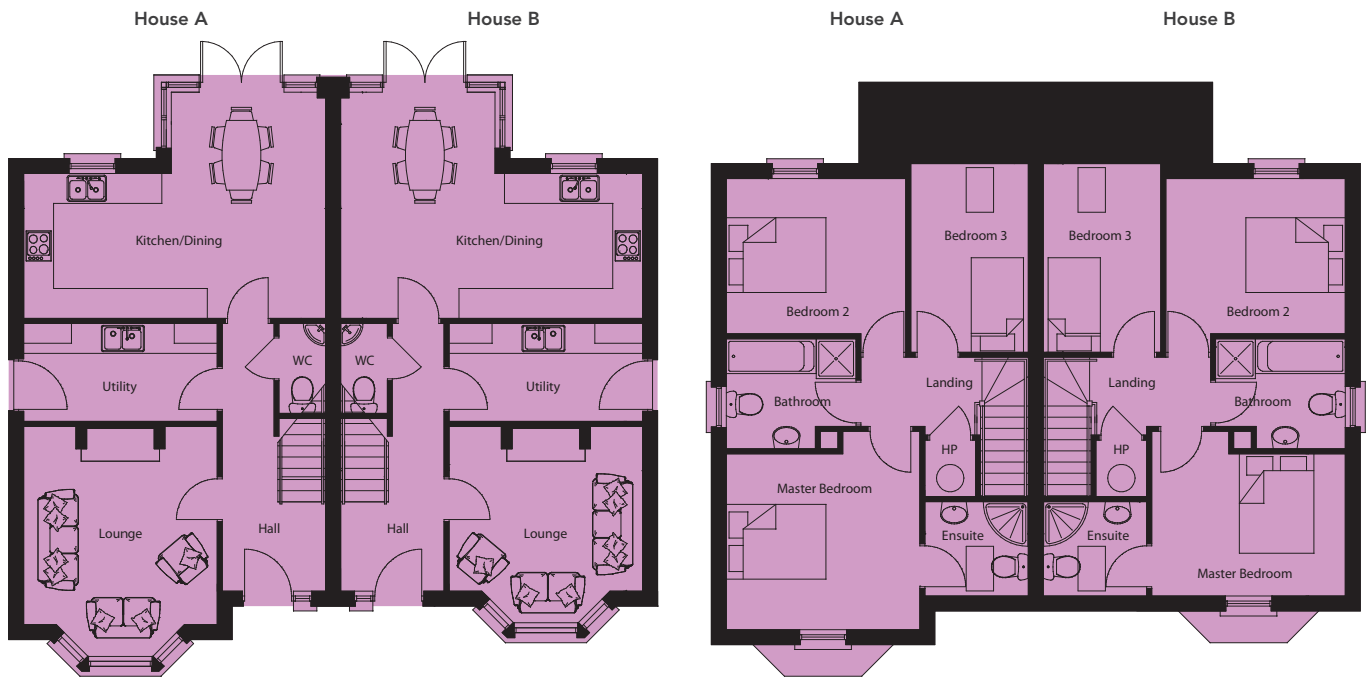
Master Bedroom	3.80m x 4.00m
Ensuite	2.85m x 1.10m
Bedroom 2	3.80m x 3.20m
Bedroom 3	3.60m x 3.80m
Bedroom 4	3.60m x 3.70m
Bathroom	2.70m x 2.10m



04

House A: 1270 sq ft / House B: 1216 sq ft

House Type 2 | Semi-Detached



Ground Floor - House A

Ground Floor - House B

First Floor - House A

First Floor - House B

Lounge	3.90m x 4.00m
Kitchen/Dining	6.10m x 4.50m (at widest point)
Utility	3.90m x 2.00m
WC	0.90m x 1.80m

Lounge	3.90m x 3.30m
Kitchen/Dining	6.10m x 4.50m (at widest point)
Utility	3.90m x 2.00m
WC	0.90m x 1.80m

Master Bedroom	3.90m x 3.50m
Ensuite	2.00m x 1.90m
Bedroom 2	3.60m x 3.10m
Bedroom 3	3.80m x 2.40m
Bathroom	2.60m x 2.20m

Master Bedroom	3.90m x 2.90m
Ensuite	2.00m x 1.90m
Bedroom 2	3.60m x 3.10m
Bedroom 3	3.80m x 2.40m
Bathroom	2.60m x 2.20m

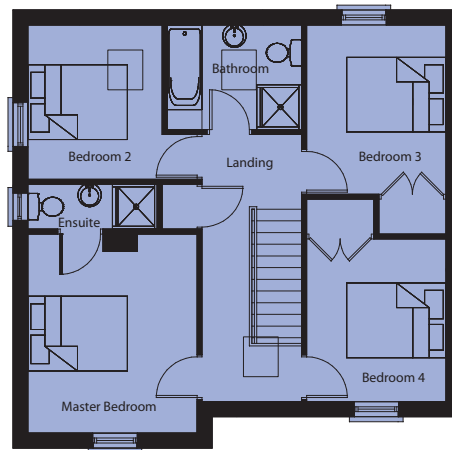




1410 sq ft

House Type 3 | Detached

05



Ground Floor

Lounge	3.40m x 4.00m
Study	2.80m x 2.60m
Kitchen	4.90m x 3.10m
Dining	3.40m x 4.10m
Utility	2.80m x 1.70m
WC	0.90m x 1.70m

First Floor

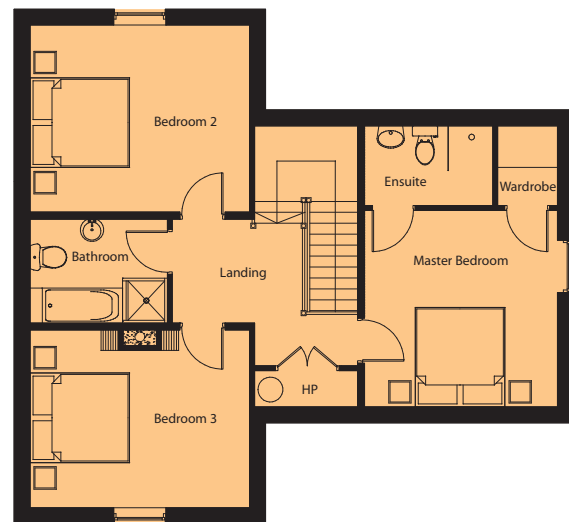
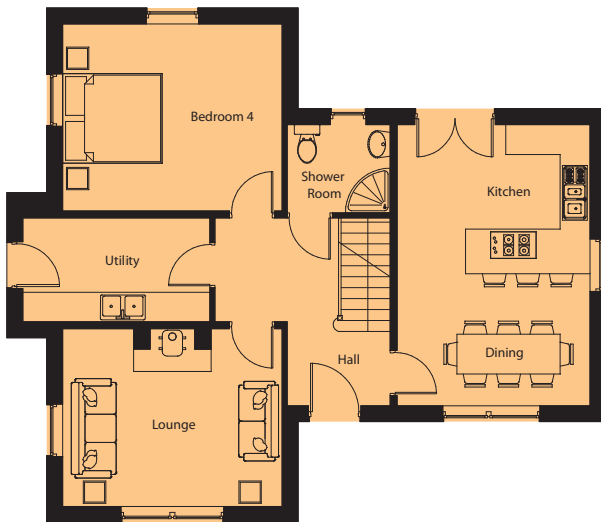
Master Bedroom	3.40m x 4.00m
Ensuite	2.70m x 0.90m
Bedroom 2	2.70m x 3.10m
Bedroom 3	2.80m x 3.40m
Bedroom 4	2.80m x 3.30m
Bathroom	2.70m x 2.10m



06

1692 sq ft

House Type 4 | Detached



Ground Floor

Lounge	4.40m x 3.60m
Kitchen/Dining	3.90m x 5.70m
Bedroom 4	4.40m x 3.80m
Utility	3.80m x 2.10m
Shower Room	2.10m x 1.80m

First Floor

Master Bedroom	3.90m x 4.00m
Ensuite	2.60m x 1.60m
Bedroom 2	4.40m x 3.80m
Bedroom 3	4.40m x 3.60m
Bathroom	3.00m x 2.10m





Luxury Turn Key Specification

07

Our superior build methods include solid brick and block wall construction with extra wide insulated cavity walls and extra deep insulation in the attic as well as concrete floor slabs to first floor to create a warm and efficient home. We provide 10 Year structural warranty with all our homes.

Kitchen

- Luxury high quality units with a choice of either contemporary or classical finishes to create a functional and inviting space
- Choice of doors, worktops and handles to satisfy all tastes
- All kitchens will have integrated appliances including fridge/freezer and dishwasher
- Utility area will be plumbed for a washing machine and dryer

Bathrooms and Ensuite

- Bathrooms and ensuite will be fitted with the latest contemporary white premium quality sanitary ware
- Bathroom will have a vanity unit.
- Thermostatically controlled shower in the ensuite
- Both bathroom and ensuite will have a choice of high end luxury designer style tiling

Floor Covering

- Premium quality tiles, carpet and wooden floor throughout
- Floor tiling to the hall, WC, kitchen, dining, utility and sunroom areas (where applicable)
- Tiling to Bathroom and ensuite floors and showering areas
- Wooden floor to lounge and carpet to stairs, landing and bedrooms

Heating

- All homes will be fitted with highly efficient Worcester gas combi boilers providing instant hot water and fitted with an underfloor heating system

General

- Internal panel doors with brushed chrome handles
- Moulded skirting and architrave throughout
- All walls, ceilings, doors and woodwork fully painted
- Attractive wood burning stove with hearth to the lounge
- Comprehensive electrical specification with electrical points, sockets, TV and telephone points
- A socket with built-in USB point will be fitted in the kitchen area
- Recessed LED downlighters to kitchen, bathroom and ensuite areas
- Mains powered smoke alarm and carbon monoxide detectors

External Features

- Brick finishes throughout the site
- uPVC windows and external doors with high security locking systems
- uPVC fascia and soffits
- Fully boarded fence to the rear and side of all properties
- External door lights fitted
- Outside tap fitted to all properties
- Outside electrical socket fitted to all properties
- Driveways are finished in bitmac
- Gardens will be turfed and sown out depending on season
- Extensive planting of hedgerows and shrubs throughout the site



KEY

House Type 1
Detached

House Type 2
Semi-Detached

House Type 3
Detached

House Type 4
Detached

Developer



Selling Agent



nextmovepropertysales.co.uk
Tel: 028 3884 0318

Architect



mc creanor & co
architects
mccreanorandco.com

General Note:

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