



THORNBERRY

DOAGH ROAD NORTH, BALLYCLARE

CONTEMPORARY FAMILY LIVING

WELCOME TO

THORNBERRY

Traditional architecture
with sophisticated interiors
to suit every lifestyle

THORNBERRY

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ENJOY A PERFECT NEW DESTINATION!

This outstanding new destination on the outskirts of Ballyclare combines traditional architecture with modern sophisticated interiors to create a superb collection of new homes designed to suit every lifestyle.

The countryside location coupled with excellent accessibility offers the very best of County Antrim living.

These exquisite new homes are set back off the new road with a buffer of rich planting, landscaping and green space to create a wonderful natural environment.

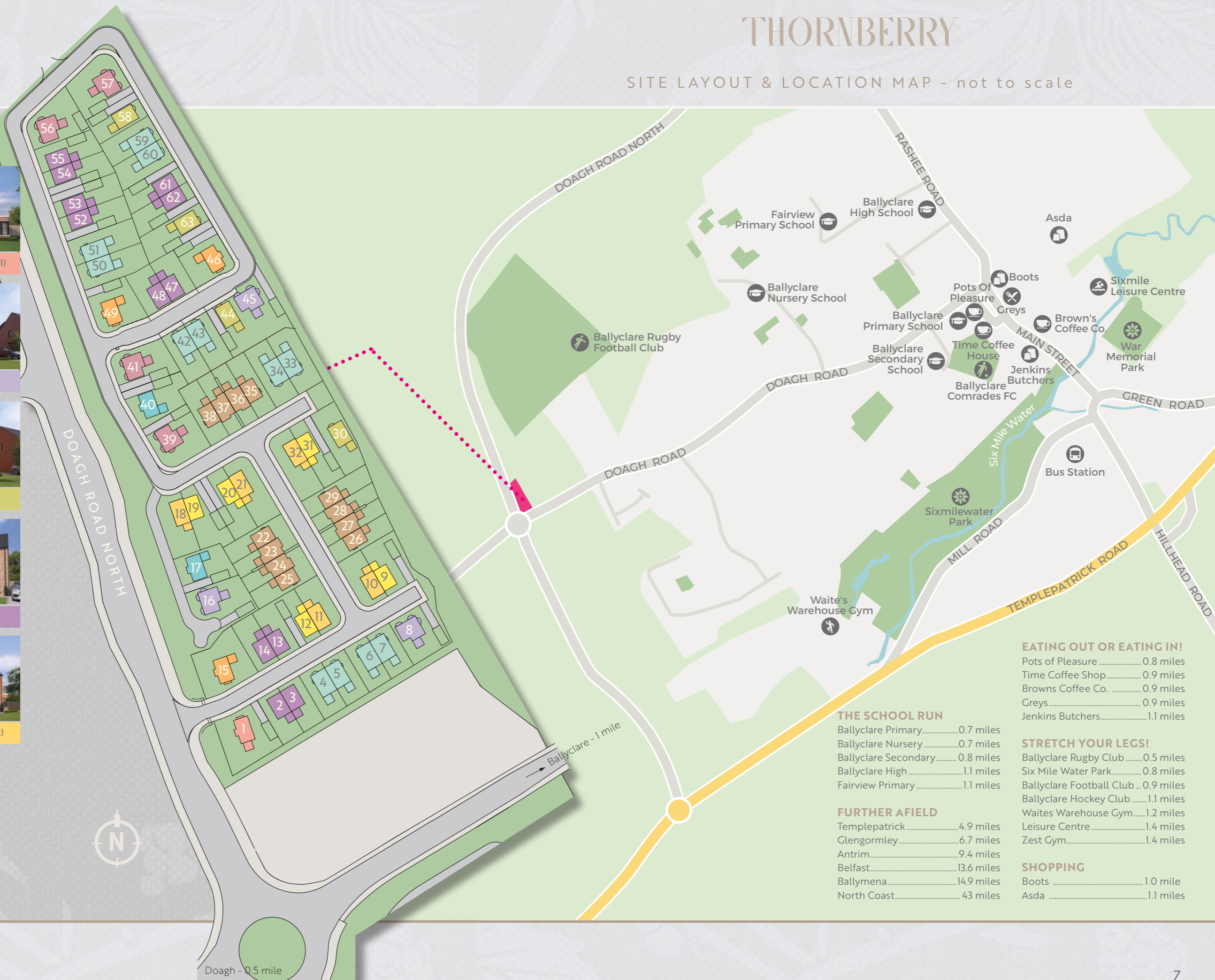
Thornberry has been planned with the natural surroundings and the great outdoors in mind. This is an ideal place for families to grow, live, work and play within the beautiful County Antrim countryside, yet never too far away from the action!

THORNBERRY

SITE LAYOUT & LOCATION MAP - not to scale



CGIs shown for illustrative purposes only



- 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

- 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

- 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

- SHOPPING**
- Boots 1.0 mile
 - Asda 1.1 miles

THORNBERRY

THE ALBANY (A)



THE ALBANY (A) 3 BEDROOM DETACHED FAMILY HOME

Total Floor Area: 1120 sq ft approx. (exc. Garden Room)

Total Floor Area: 1236 sq ft approx. (inc. Garden Room)

We are using complementary brick colours on the house types at Thornberry to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

THORNBERRY

THE ALBANY (A) - Floor Plans



GROUND FLOOR

Reception Hall with separate WC					
Lounge	ft	17'4"	x	11'5"	m 5.30 x 3.50
Kitchen Dining	ft	17'4"	x	11'5"	m 5.30 x 3.50
Utility	ft	7'3"	x	6'3"	m 2.20 x 1.90
Optional Garden Room	ft	11'2"	x	9'10"	m 3.40 x 3.00

FIRST FLOOR

Principal Bedroom	ft	11'5"	x	11'2"	m 3.50 x 3.40
Ensuite	ft	5'10"	x	5'3"	m 1.80 x 1.60
Bedroom 2	ft	11'5"	x	8'10"	m 3.50 x 2.70
Bedroom 3	ft	11'5"	x	8'2"	m 3.50 x 2.50
Bathroom	ft	8'6"	x	7'3"	m 2.60 x 2.20

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THE BROMPTON (B1)



THE BROMPTON (B1) 3 BEDROOM DETACHED FAMILY HOME

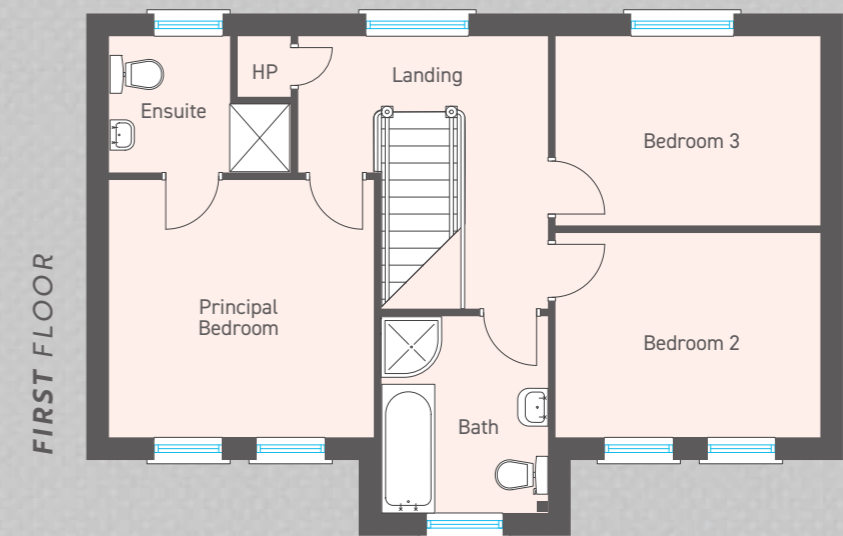
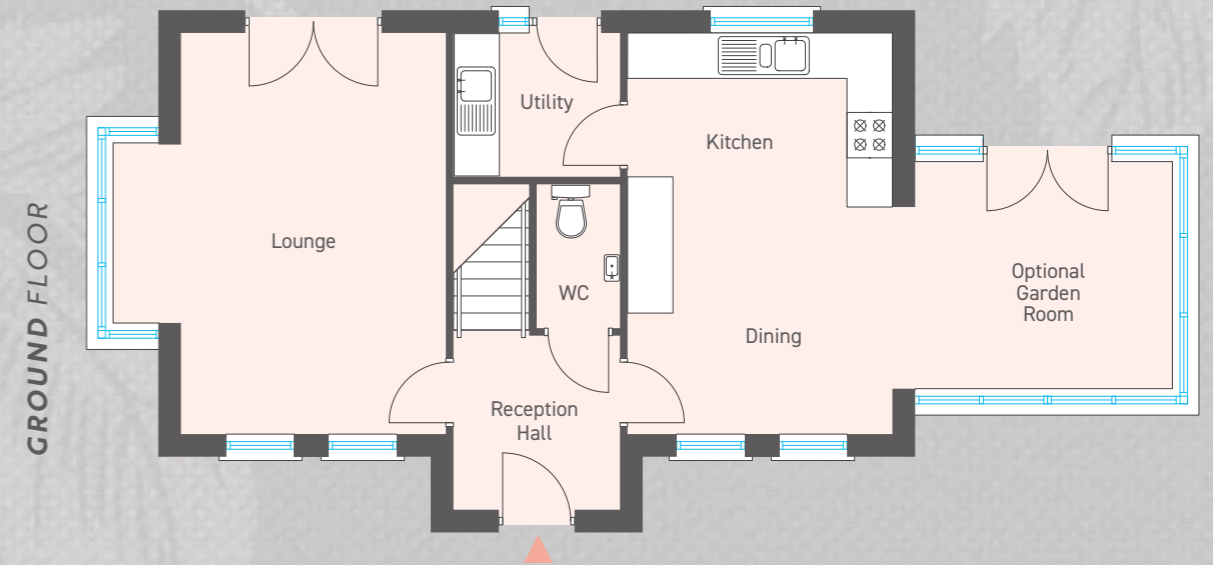
Total Floor Area: 1143 sq ft approx. (exc. Garden Room)

Total Floor Area: 1261 sq ft approx. (inc. Garden Room)

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THORNBERRY

THE BROMPTON (B1) - Floor Plans



GROUND FLOOR

Reception Hall with separate WC					
Lounge	ft	17'4"	x	11'5"	m 5.30 x 3.50
Kitchen Dining	ft	17'4"	x	11'5"	m 5.30 x 3.50
Utility	ft	7'3"	x	6'3"	m 2.20 x 1.90
Optional Garden Room	ft	11'2"	x	9'10"	m 3.40 x 3.00

FIRST FLOOR

Principal Bedroom	ft	11'5"	x	11'2"	m 3.50 x 3.40
Ensuite	ft	5'10"	x	5'3"	m 1.80 x 1.60
Bedroom 2	ft	11'5"	x	8'10"	m 3.50 x 2.70
Bedroom 3	ft	11'5"	x	8'2"	m 3.50 x 2.50
Bathroom	ft	8'6"	x	7'3"	m 2.60 x 2.20

Site layout & floor plans are not to scale. All dimensions are approximate or at the widest points

THORNBERRY

THE BELMONT (B2)



THE BELMONT (B2) 3 BEDROOM DETACHED FAMILY HOME

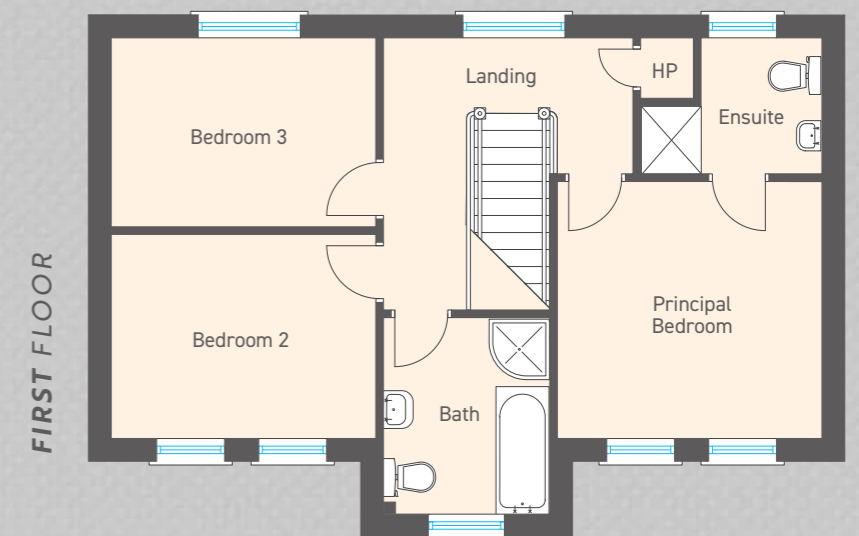
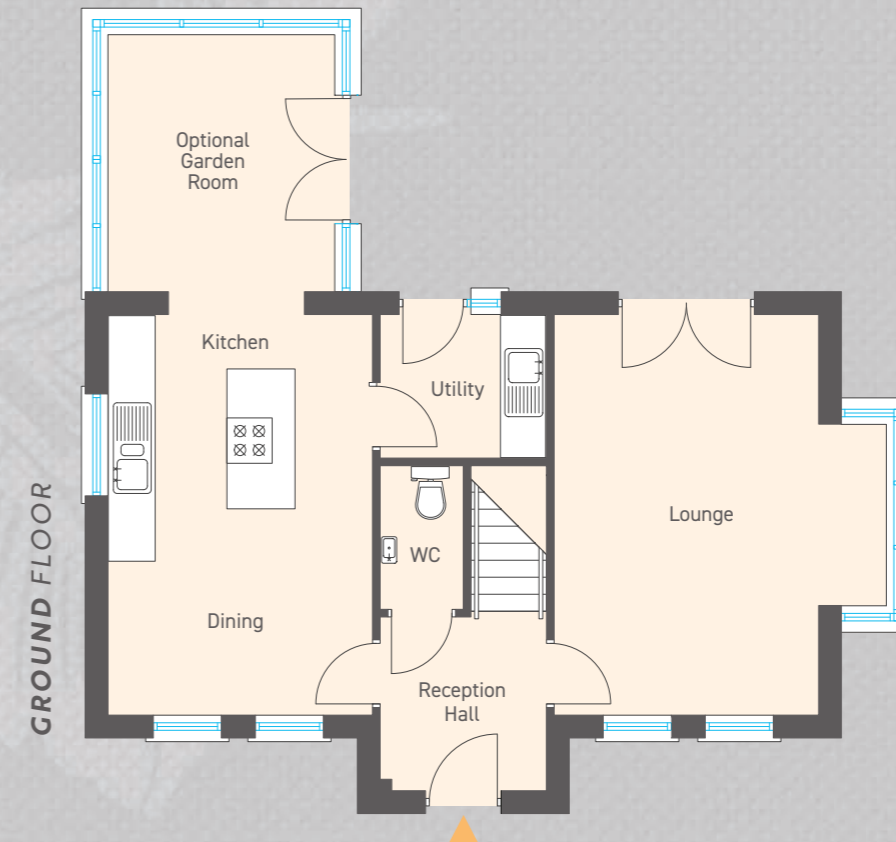
Total Floor Area: 1143 sq ft approx. (exc Garden Room)

Total Floor Area: 1259 sq ft approx. (inc. Garden Room)

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THORNBERRY

THE BELMONT (B2) - Floor Plans



GROUND FLOOR

Reception Hall with separate WC								
Lounge	ft	17'4"	x	11'5"	m	5.30	x	3.50
Kitchen Dining	ft	17'4"	x	11'5"	m	5.30	x	3.50
Utility	ft	7'3"	x	6'3"	m	2.20	x	1.90
Optional Garden Room	ft	11'2"	x	9'10"	m	3.40	x	3.00

FIRST FLOOR

Principal Bedroom	ft	11'5"	x	11'2"	m	3.50	x	3.40
Ensuite	ft	5'10"	x	5'3"	m	1.80	x	1.60
Bedroom 2	ft	11'5"	x	8'10"	m	3.50	x	2.70
Bedroom 3	ft	11'5"	x	8'2"	m	3.50	x	2.50
Bathroom	ft	8'6"	x	7'3"	m	2.60	x	2.20

Site layout & floor plans are not to scale. All dimensions are approximate or at the widest points

THORNBERRY

THE CONWAY (C1)



THE CONWAY (C1) 4 BEDROOM DETACHED FAMILY HOME

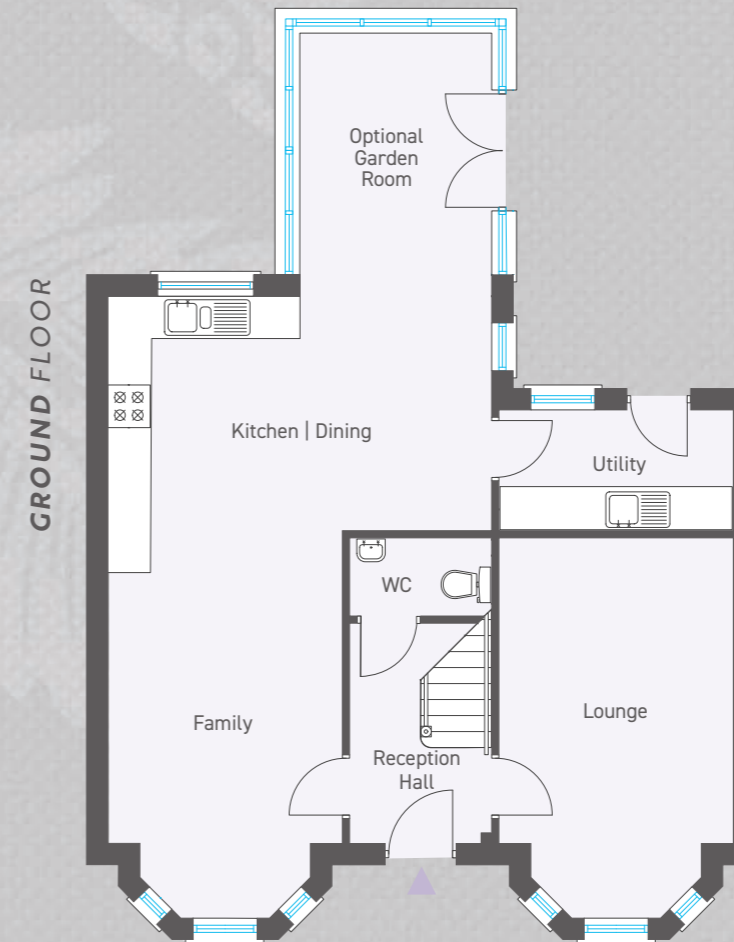
Total Floor Area: 1389 sq ft approx. (exc Garden Room)

Total Floor Area: 1496 sq ft approx. (inc. Garden Room)

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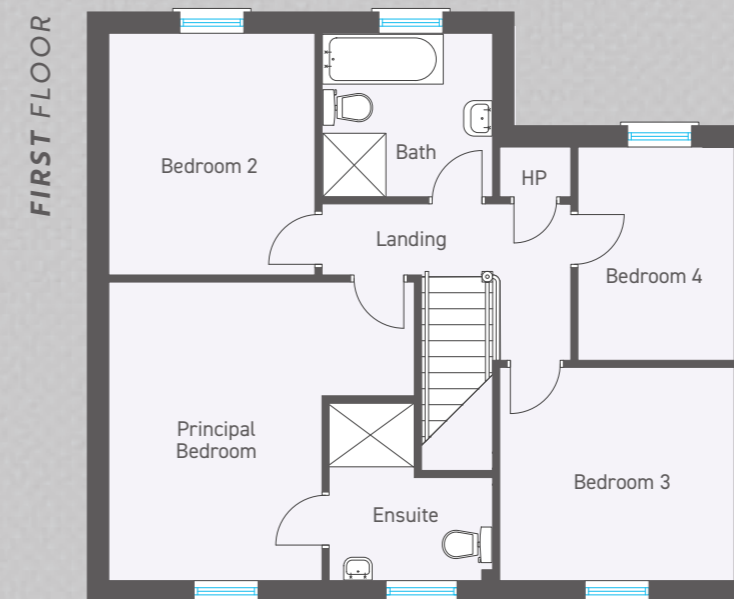
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THE CONWAY (C1) - Floor Plans



GROUND FLOOR

Reception Hall with separate WC	
Lounge (plus bay)	
ft 14'1" x 10'9"	m 4.30 x 3.30
Kitchen Dining	
ft 17'8" x 10'9"	m 5.40 x 3.30
Family (plus bay)	
ft 14'5" x 10'10"	m 4.40 x 3.30
Utility	
ft 10'9" x 5'6"	m 3.30 x 1.70
Optional Garden Room	
ft 11'2" x 8'9"	m 3.40 x 2.70



FIRST FLOOR

Principal Bedroom	
ft 14'1" x 13'8"	m 4.30 x 4.20
Ensuite	
ft 8'2" x 7'6"	m 2.50 x 2.30
Bedroom 2	
ft 11'2" x 9'6"	m 3.40 x 2.90
Bedroom 3	
ft 10'9" x 9'10"	m 3.30 x 3.00
Bedroom 4	
ft 9'10" x 7'3"	m 3.00 x 2.20
Bathroom	
ft 7'9" x 7'6"	m 2.40 x 2.30

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THE CAMBOURNE (C2)



THE CAMBOURNE (C2) 4 BEDROOM DETACHED FAMILY HOME

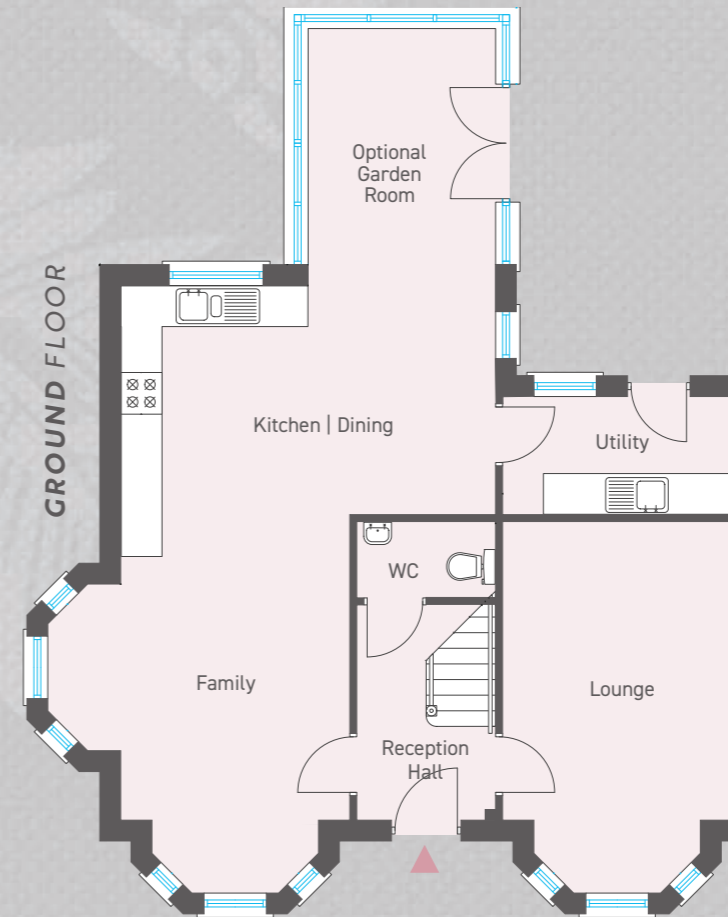
Total Floor Area: 1412 sq ft approx. (exc Garden Room)

Total Floor Area: 1520 sq ft approx. (inc. Garden Room)

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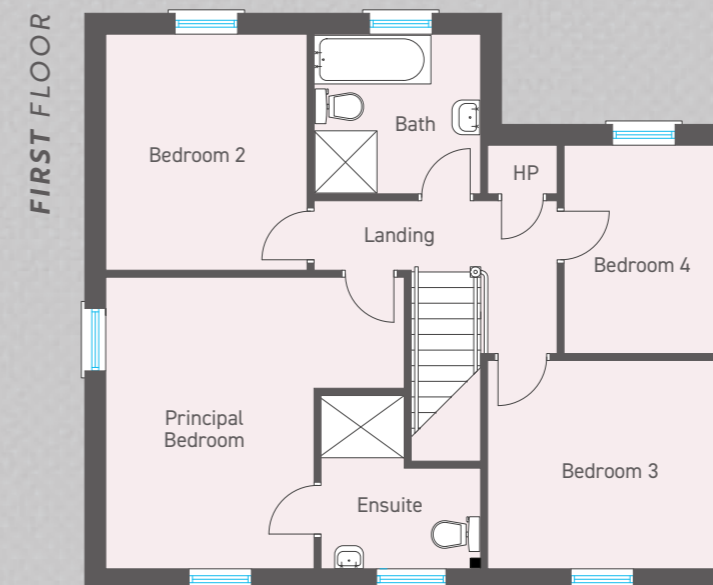
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THE CAMBOURNE (C2) - Floor Plans



GROUND FLOOR

Reception Hall with separate WC		
Lounge (plus bay)		
ft 14'1" x 10'9"	m 4.30	x 3.30
Kitchen Dining		
ft 17'8" x 10'9"	m 5.40	x 3.30
Family (plus bays)		
ft 14'5" x 10'9"	m 4.40	x 3.30
Utility		
ft 10'9" x 5'6"	m 3.30	x 1.70
Optional Garden Room		
ft 11'2" x 8'9"	m 3.40	x 2.70



FIRST FLOOR

Principal Bedroom		
ft 14'1" x 13'8"	m 4.30	x 4.20
Ensuite		
ft 8'2" x 7'6"	m 2.50	x 2.30
Bedroom 2		
ft 11'2" x 9'6"	m 3.40	x 2.90
Bedroom 3		
ft 10'9" x 9'10"	m 3.30	x 3.00
Bedroom 4		
ft 9'10" x 7'3"	m 3.00	x 2.20
Bathroom		
ft 7'9" x 7'6"	m 2.40	x 2.30



THORNBERRY

THE DAWSON (D)



THE DAWSON (D) 3 BEDROOM DETACHED FAMILY HOME

Total Floor Area 1087 sq ft approx. (exc. Garden Room)

Total Floor Area 1194 sq ft approx. (inc. Garden Room)

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THORNBERRY

THE DAWSON (D) - Floor Plans



GROUND FLOOR

Entrance Hall with separate WC					
Lounge (plus bay)	ft	15'5"	x	11'5"	m 4.70 x 3.50
Kitchen Dining	ft	19'2"	x	12'2"	m 5.85 x 3.70
Optional Garden Room	ft	11'2"	x	8'9"	m 3.40 x 2.70

FIRST FLOOR

Principal Bedroom	ft	13'3"	x	10'7"	m 4.05 x 3.25
Ensuite	ft	9'4"	x	3'3"	m 2.85 x 1.00
Bedroom 2	ft	10'7"	x	10'0"	m 3.25 x 3.05
Bedroom 3	ft	8'2"	x	7'7"	m 2.50 x 2.35
Bathroom	ft	8'9"	x	7'1"	m 2.70 x 2.15

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THE ELMWOOD (E)



THE ELMWOOD (E)

4 BEDROOM SEMI DETACHED FAMILY HOME

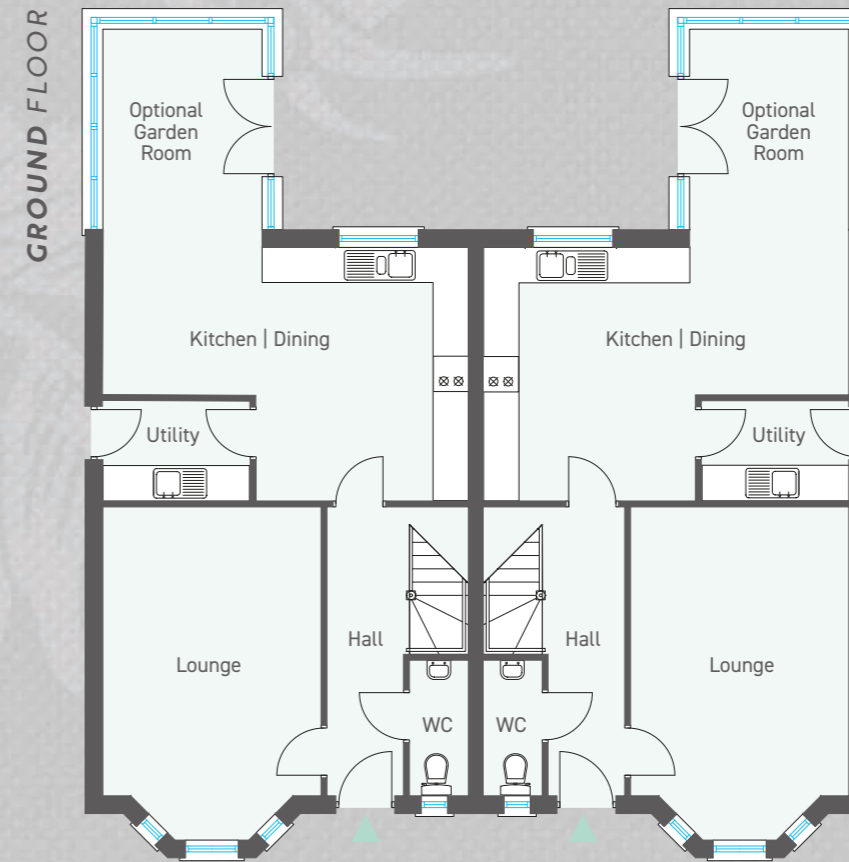
Total Floor Area: 1257 sq ft approx. (exc. Garden Room)

Total Floor Area: 1365 sq ft approx. (inc. Garden Room)

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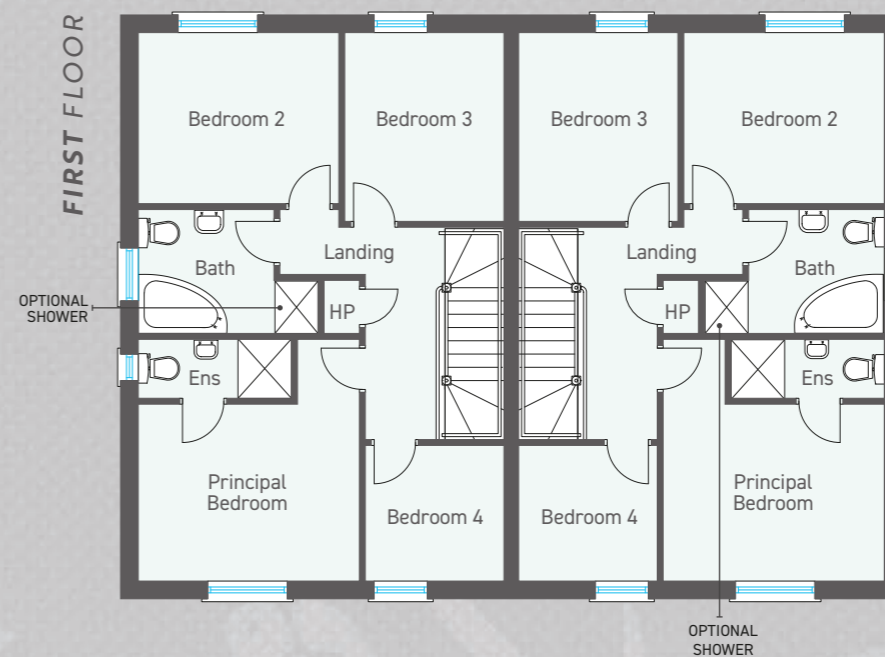
THORNBERRY

THE ELMWOOD (E) - Floor Plans



GROUND FLOOR

Entrance Hall with separate WC	
Lounge (plus bay)	
ft 16'1" x 12'2"	m 4.90 x 3.70
Kitchen Dining	
ft 20'4" x 14'2"	m 6.20 x 4.30
Utility	
ft 8'2" x 5'6"	m 2.50 x 1.70
Optional Garden Room	
ft 11'2" x 8'9"	m 3.40 x 2.70



FIRST FLOOR

Principal Bedroom	
ft 12'3" x 9'10"	m 3.75 x 3.00
Ensuite	
ft 8'6" x 3'3"	m 2.60 x 1.00
Bedroom 2	
ft 11'2" x 9'6"	m 3.40 x 2.90
Bedroom 3	
ft 10'5" x 8'9"	m 3.20 x 2.70
Bedroom 4	
ft 7'7" x 7'6"	m 2.35 x 2.30
Bathroom	
ft 7'6" x 6'9"	m 2.30 x 2.10

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THE FORMBY (F)



THE FORMBY (F) 3 BEDROOM SEMI DETACHED FAMILY HOME

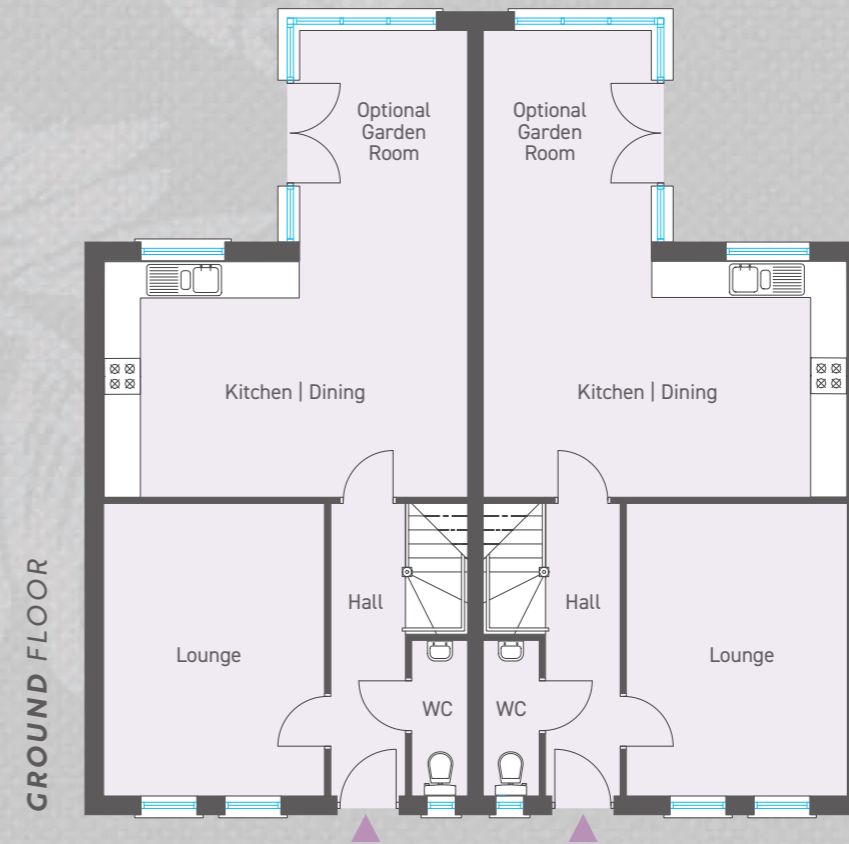
Total Floor Area: 1083 sq ft approx. (exc. Garden Room)

Total Floor Area: 1191 sq ft approx. (inc. Garden Room)

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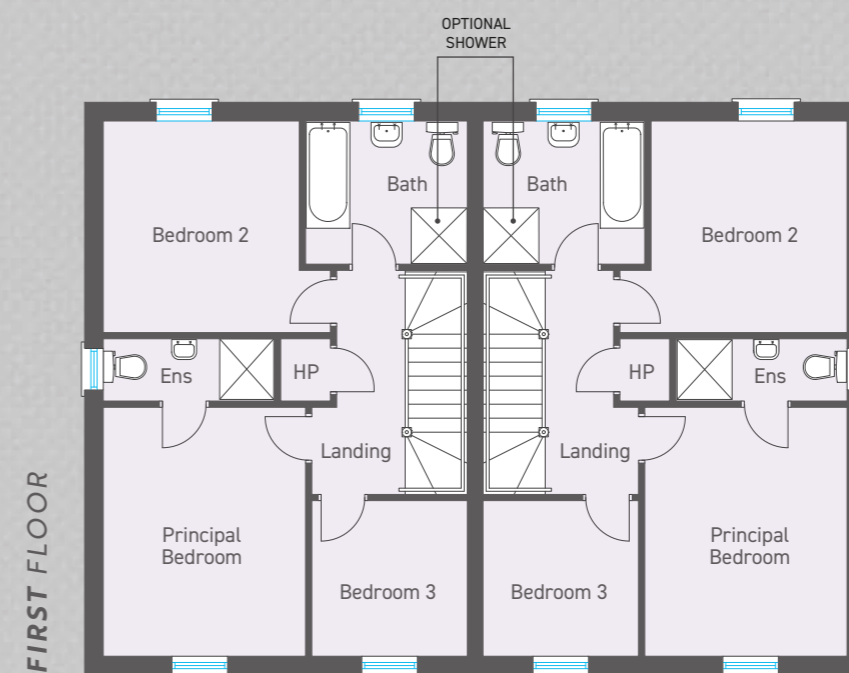
THORNBERRY

THE FORMBY (F) - Floor Plans



GROUND FLOOR

Entrance Hall with separate WC			
Lounge			
ft	15'5"	x	11'7"
m	4.70	x	3.55
Kitchen Dining			
ft	19'2"	x	12'5"
m	5.85	x	3.80
Optional Garden Room			
ft	12'2"	x	8'9"
m	3.70	x	2.70



FIRST FLOOR

Principal Bedroom			
ft	13'2"	x	10'7"
m	4.00	x	3.25
Ensuite			
ft	9'1"	x	3'3"
m	2.75	x	1.00
Bedroom 2			
ft	11'2"	x	10'4"
m	3.40	x	3.15
Bedroom 3			
ft	8'2"	x	8'2"
m	2.50	x	2.50
Bathroom			
ft	8'6"	x	7'6"
m	2.60	x	2.30

THORNBERRY

THE GORMLEY (G1) & GARFIELD (G2)



We are using complementary brick colours on the house types at Thornberry to ensure that the streetscapes are varied and unique and purchasers should check with agents for site specific brick colours.

THE GORMLEY (G1) 3 BEDROOM SEMI DETACHED

Total Floor Area: 1028 sq ft approx. (exc. Garden Room)

Total Floor Area: 1135 sq ft approx. (inc. Garden Room)

THE GARFIELD (G2) 3 BEDROOM SEMI DETACHED

Total Floor Area: 1062 sq ft approx. (exc. Garden Room)

Total Floor Area: 1158 sq ft approx. (inc. Garden Room)



CGI shown for illustration purposes only

THORNBERRY

THE GORMLEY (G1) & GARFIELD (G2) - Floor Plans



THE GORMLEY (G1) GROUND FLOOR

Entrance Hall with separate WC

Lounge

ft 17'1" x 10'7" m 5.20 x 3.25

Kitchen | Dining

ft 18'2" x 10'9" m 5.55 x 3.30

Optional Garden Room

ft 12'2" x 8'9" m 3.70 x 2.70

THE GARFIELD (G2) GROUND FLOOR

Entrance Hall with separate WC

Lounge

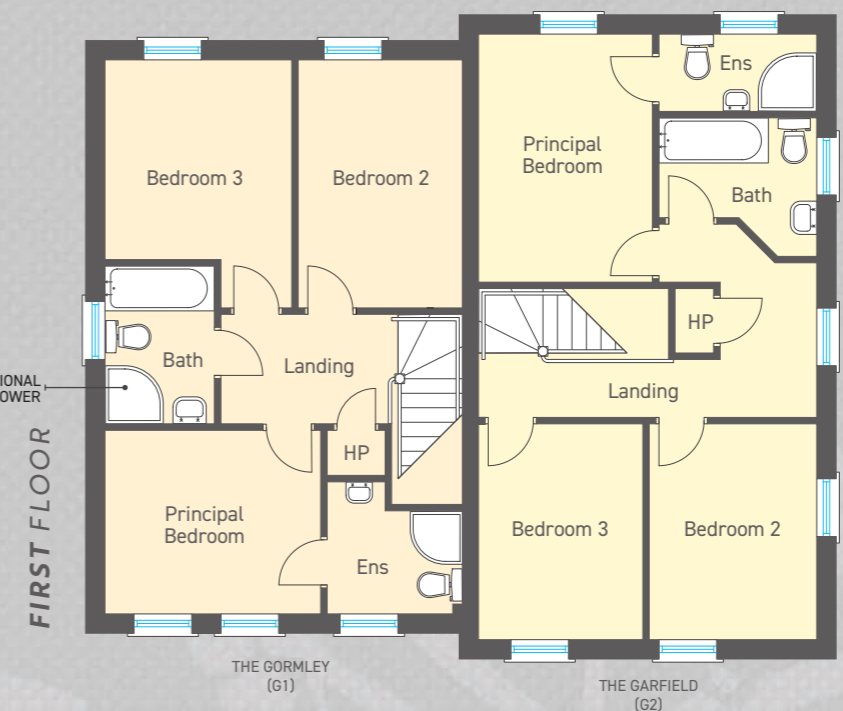
ft 17'3" x 10'10" m 5.25 x 3.35

Kitchen | Dining

ft 17'3" x 12'7" m 5.25 x 3.85

Optional Garden Room

ft 10'9" x 8'9" m 3.30 x 2.70



THE GORMLEY (G1) FIRST FLOOR

Principal Bedroom

ft 10'10" x 9'4" m 3.35 x 2.85

Ensuite

ft 6'9" x 5'3" m 2.10 x 1.60

Bedroom 2

ft 12'7" x 8'4" m 3.85 x 2.55

Bedroom 3

ft 10'2" x 9'6" m 3.10 x 2.90

Bathroom

ft 8'1" x 5'6" m 2.45 x 1.70

THE GARFIELD (G2) FIRST FLOOR

Principal Bedroom

ft 12'7" x 8'9" m 3.85 x 2.70

Ensuite

ft 8'1" x 3'10" m 2.45 x 1.20

Bedroom 2

ft 10'10" x 8'6" m 3.35 x 2.60

Bedroom 3

ft 10'10" x 8'4" m 3.35 x 2.55

Bathroom

ft 8'1" x 7'1" m 2.45 x 2.15

THORNBERRY

THE JACKSON (J1) & THE JUNIPER (J2)



THE JACKSON (J1) 3 BEDROOM TOWNHOUSE

Total Floor Area: 949 sq ft approx. (exc. Garden Room)
Total Floor Area: 1060 sq ft approx. (inc. Garden Room)

THE JUNIPER (J2) 3 BEDROOM TOWNHOUSE

Total Floor Area: 1084 sq ft approx. (exc. Garden Room)
Total Floor Area: 1192 sq ft approx. (inc. Garden Room)

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THORNBERRY

THE JACKSON (J1) & THE JUNIPER (J2) - Floor Plans



GROUND FLOOR THE JACKSON (J1)

Entrance Hall with separate WC							
Lounge	ft	14'6"	x 11'2"	m	4.45	x	3.40
Kitchen Dining	ft	19'1"	x 10'1"	m	5.80	x	3.05
Optional Garden Room	ft	12'2"	x 9'2"	m	3.70	x	2.80

GROUND FLOOR THE JUNIPER (J2)

Entrance Hall with separate WC							
Lounge	ft	17'9"	x 11'2"	m	5.45	x	3.40
Kitchen Dining	ft	19'1"	x 10'7"	m	5.80	x	3.25
Optional Garden Room	ft	11'2"	x 9'2"	m	3.40	x	2.80

FIRST FLOOR THE JACKSON (J1)

Principal Bedroom	ft	11'2"	x 10'4"	m	3.40	x	3.15
Ensuite	ft	7'9"	x 3'10"	m	2.40	x	1.20
Bedroom 2	ft	10'4"	x 9'2"	m	3.15	x	2.80
Bedroom 3 (max)	ft	7'6"	x 8'4"	m	2.30	x	2.55
Bathroom	ft	8'4"	x 7'6"	m	2.55	x	2.30

FIRST FLOOR THE JUNIPER (J2)

Principal Bedroom	ft	12'5"	x 10'5"	m	3.80	x	3.20
Ensuite	ft	7'3"	x 4'6"	m	2.20	x	1.40
Bedroom 2	ft	11'2"	x 10'5"	m	3.40	x	3.20
Bedroom 3 (max)	ft	10'4"	x 7'3"	m	3.15	x	2.20
Bathroom	ft	9'2"	x 7'6"	m	2.80	x	2.30



DESIGNED WITH YOU IN MIND

QUALITY SPECIFICATION

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of kitchen units, door handles and worktops
- Integrated appliances in houses to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Houses will be plumbed for washer / dryer (where applicable)
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas (where applicable)
- 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 (where applicable)
- Heated chrome towel radiator to bathroom and ensuite
- Splashback tiling to bathroom and ensuite wash hand basins

INTERNAL FEATURES

- High thermal insulation and energy efficiency rating
- Stained oak handrail to stairs with white painted spindles (where applicable)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets and underlay to lounge, stairs, landing and bedrooms
- Tiling to hall, kitchen and bathroom floors
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Gas fired central heating with high efficiency boiler
- Focal point electric fire as optional extra (where applicable)

EXTERNAL FEATURES

- Gravel driveway (tarmac available as optional extra)
- 10 year warranty
- 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 with 5 point locking system
- Garden room available as optional extra (where applicable)
- Paved patio area to rear
- Exterior light to rear door

The developer reserves the right to change the specification at any time





SALES REPRESENTATION:



GLENGORMLEY: 028 9083 0803 BALLYCLARE: 028 9334 0726

country-estates.com

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B L O C K
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