

**RODGERS  
&  
BROWNE**



'Quarterlands' Quarterlands Road  
Drumbeg, BT27 5TN

*offers around £650,000*

# QUARTERLANDS

QUARTERLANDS ROAD  
DRUMBEG

## *The Agent's Perspective ...*

"A contemporary energy efficient Barn style detached new home currently under construction, designed to maximize the spacious site and offering a south facing aspect all within a semi-rural positioning.

Designed by Formative Architects who have not only taken the site and positioning into their design, but the internal layout offers great flexibility with either 4 bedrooms and a stunning open plan kitchen living and dining with a feature glazed wall to that of 3 bedrooms and two reception rooms depending on individual needs. An added feature to the layout is four rooms with vaulted ceiling.

The location is second to none with access to both Belfast City and Lisburn City centres providing the Tranquille retreat but yet within a short distance of all amenities

The property will be finished to an exceptional turnkey standard both inside and out.

Completion due SUMMER 2025"



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



## SPECIFICATIONS...

### THE MAIN STRUCTURE

#### Dwelling & Garage

Timber frame construction to main dwelling, garage block cavity wall construction with attic truss roof for storage above  
 External walls are finished in Thermowood Timber cladding to main wing and 200mm Donegal slate natural stone outer skin to bedroom wing  
 Roof covered in natural slate  
 Black UPVC windows and main screen and sliding door-set  
 The exterior is finished with black downpipes and black seamless aluminium guttering  
 Liquid floor screed, thermal bead screed and underfloor heating to whole ground floor (GF)  
 Independent 10-year structural warranty  
 Handcrafted Kitchen & Utility

#### KITCHEN

High quality tall units to include choice of door, quartz worktops, quartz up stand and handles  
 Grey Bardolino oak carcass  
 Central island with quartz top, seating area, localised power supply and provision for decorative hidden lighting  
 Integrated appliances to include Neff dishwasher, tall fridge, tall freezer, two hide and slide ovens, larder microwave, Quooker hot tap and touch control induction hob  
 Strip LED lighting  
 Integrated recycling bins

#### UTILITY

High quality units to include choice of door, handles, laminate worktop and up stand  
 Grey Bardolino oak carcass  
 Choice of contemporary sink and tap

#### WOODBURNING STOVE

Choice of wood burning stove is provided for the living room

#### ENSUITES & WC\*

Contemporary sanitary ware with matching taps  
 Concealed cisterns with floor mounted toilets  
 Free standing bath (with bath mounted taps)  
 Slimline shower trays throughout  
 Localised boxed recesses within showers  
 Towel radiators  
 Wall hung vanity units throughout  
 LED mirrors throughout  
 Recessed down lights to ceilings  
 Floor coverings & tiling\*  
 Choice of Karndean or tiled floors to:  
 Hall  
 Living/Dining/Family areas  
 Utility and WC  
 Bathroom and Ensuites  
 Choice of tiling or Karndean to living areas  
 Full height tiling to shower enclosures and localised wet areas in ensuites and WC  
 A choice of quality carpet with underlay is provided for bedrooms



### INTERNAL FEATURES

Internal woodwork and ceilings painted white  
 Neutral painted internal walls  
 Feature 4"skirting boards and 4" architrave and hockey stick  
 Contemporary internal doors and ironmongery  
 Smoke detectors, CO2 alarms and heat detectors (as per Building Regulations)  
 A generous provision of power supply points is provided throughout the house and garage (additional electrical requirements are available as an upgrade)  
 Mains internet cabling located in living room  
 Air source heat pump to under floor heating in ground floor  
 PV panels to roof with option of battery storage upgrade  
 Mechanical ventilation heat recovery system (MVHR)  
 Pressurised water system  
 Low energy LED bulbs fitted throughout  
 Modern electrical face plates to switches and sockets throughout  
 Smart controlled doorbell and security alarm

### EXTERNAL FEATURES

Generous paved area to side and adjacent main screen of house and pebbled paths surrounding the house  
 Black windows  
 Composite coloured front door  
 Glazed door to Utility room  
 Black sliding door to patio area from living room  
 All external doors have multi point locking systems and all windows are fitted with security locks  
 Roof light over hall entrance  
 Entrance pillars and electric gates (powder coated black) at entrance; video automated and APP controlled  
 Decorative gravel driveway internally  
 Outside water tap  
 Feature external lighting to front door, back door, patio, and garage  
 Spacious garage with vehicular doors, power, light and water provision, storage to garage floored garage roof accessible by loft ladder  
 Energy Efficiency  
 Air Source Heat pump  
 Photovoltaic panels (PV) to provide hot water  
 Underfloor heating  
 Energy efficient windows, doors and glass  
 Cabling for electric vehicle (EV) charging point at garage



## The Property Comprises...

### Ground Floor

#### ENTRANCE HALL

14' 6" x 9' 3" (4.426m x 2.830m)

#### CLOAKS

#### LUXURY KITCHEN OPENING TO CASUAL DINING AND LIVING ROOM

30' 8" x 21' 3" (9.338m x 6.489m) Vaulted ceiling.

#### UTILITY ROOM

11' 7" x 7' 10" (3.533m x 2.400m)

#### PANTRY

#### MAIN BEDROOM

17' 4" x 12' 7" (5.290m x 3.839m) Vaulted ceiling.

#### ENSUITE BATHROOM

11' 4" x 7' 9" (3.465m x 2.365m)

#### BEDROOM (2)/STUDY/FAMILY ROOM

12' 7" x 10' 10" (3.839m x 3.311m)

#### WC

#### BEDROOM (3)

14' 12" x 10' 10" (4.560m x 3.300m) Vaulted ceiling.

#### SHOWER ROOM

11' 1" x 5' 5" (3.384m x 1.645m)

#### BEDROOM (4)

14' 12" x 10' 5" (4.560m x 3.164m) Vaulted ceiling

### Outside

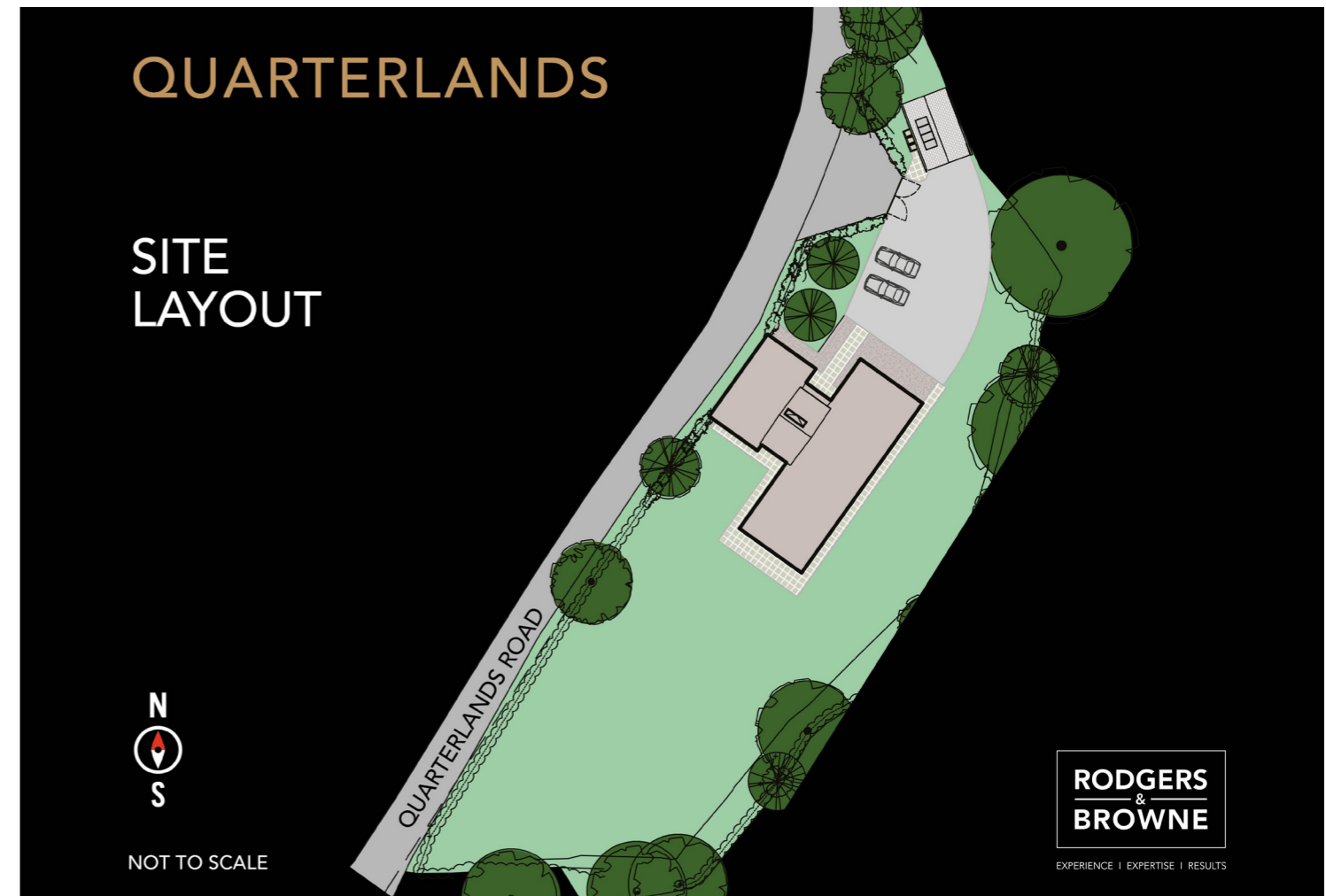
#### DETACHED GARAGE:

19' 10" x 11' 9" (6.050m x 3.575m)

\*Layouts have been optimised and modelled in conjunction with each of our specialist suppliers to maximise each room's potential. These layouts are changeable should a purchaser be in a signed contract prior to works commencing. All items can be personalised by the customer given the wide range of colour selections, sanitary ware, flooring and appliances available with our dedicated suppliers. Customers do have the option to upgrade flooring, sanitary ware and kitchen items beyond the standard package at an additional cost.

Additional options may be considered but can only be incorporated into the property if costs are agreed and a binding contract is in existence between both parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.





ROBERT STEWART'S SPIRIT GROCER, DRUMBEG

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MALONE GOLF CLUB

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CASTLE GARDENS, LISBURN

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BELFAST CITY CENTRE

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*Location: Travelling from Malone Golf Course on the Upper Malone Road towards Drumbeg, Pass Drumbeg Road then take your next main left into Quarterlands Road, the house is located 1/2 a mile on the left side.*

## Terms Of Purchase

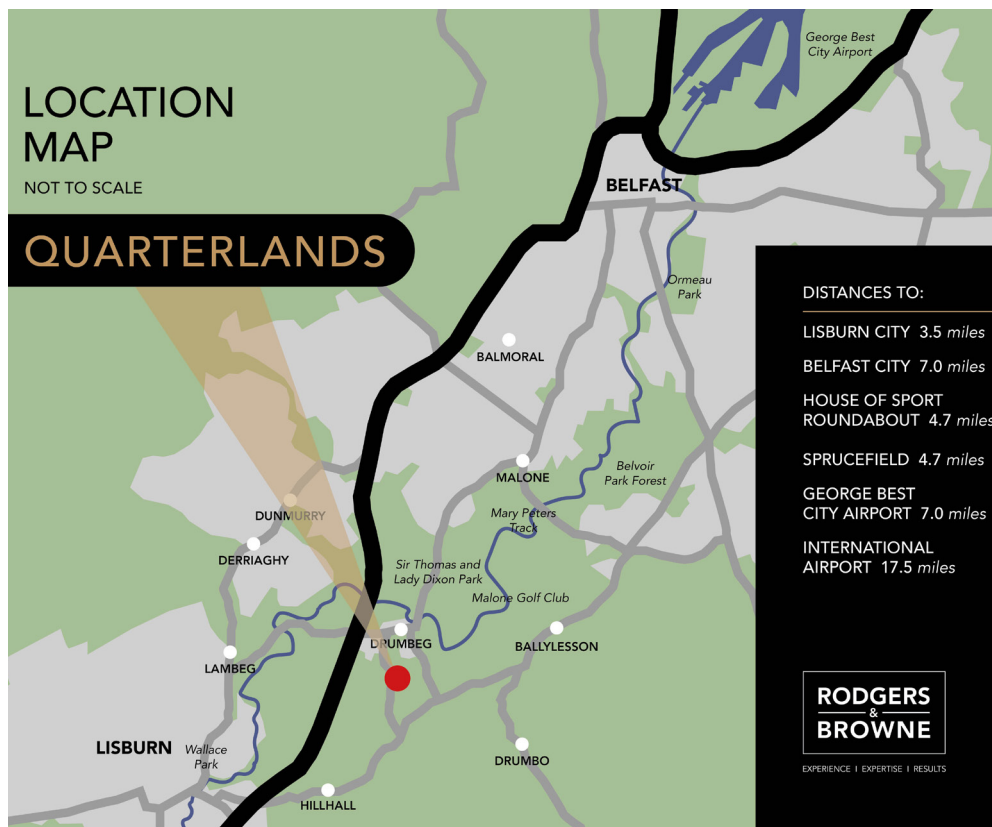
When a site is reserved, the purchaser will be granted not less than 8 weeks, known as the Reservation period, to sign and return the Building Agreements/Contract.

Reservations are normally only taken from purchasers who are in a position to sign a Building Agreement e.g. First time buyer, customer with their own property sale agreed, cash buyer etc. The booking deposit is £2,000 and is non-refundable

As the purchaser you will be liable to pay 10% of a deposit (via your solicitor and minus your booking deposit) on the signing of the building agreement.

The balance will be due on completion. You will be contacted within 2-3 weeks after the booking date to confirm an appointment for selection of items included.

You will be required to have a final decision made within 2 weeks of this appointment.



**Sales  
Lettings  
Property Management**

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Holywood, BT18 9AE  
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F (028) 9042 1400

[info@rogersandbrowne.co.uk](mailto:info@rogersandbrowne.co.uk)

[rogersandbrowne.co.uk](http://rogersandbrowne.co.uk)



### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details 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 herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.