

RODGERS & BROWNE

SALE AGREED

'Demesne Lodge', Demesne Road
Holywood, BT18 9EX



COMPUTER VISUAL

DEMESNE ROAD

RODGERS
&
BROWNE

The Agent's perspective

"An exclusive, 'one off' contemporary designed detached bungalow nestled in a mature site within one of Old Holywood's most popular settings. It benefits from only being minutes from Holywood town centre with its restaurants, boutiques, and coffee shops and golf club just a short walk away.

'Demesne Lodge' will be constructed to an exceptionally high standard throughout providing a full 'turnkey' package personalized to individual tastes.

Designed with low maintenance and a high level of energy efficiency very much in mind, Demesne Lodge offers a tranquil, spacious, and bright option for the young family to those wishing to downsize but still retain privacy and quality all within an attractive manageable site"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

SPECIFICATIONS...

INTERNAL

All walls, ceilings, and woodwork to be painted throughout
Vaulted ceiling to the kitchen, dining and living areas with feature exposed metal beams incorporating mood lighting
Remote control contemporary gas fire within the living area
Multi zoned intruder alarm system
Profiled six inch moulded skirting boards and architraves
Recessed downlighters to open plan kitchen /dining / living / bathroom and ensuites
Feature pendant lighting over breakfast bar / dining area in kitchen
Wall mounted lights to entrance hall, living area, main bedroom and guest bedroom
Media points in all bedrooms with Freeview and Freeview satellite aerials and installation of B.T. Infinity throughout the house
USB charging points will be included to all bedrooms
Walnut veneer internal doors with quality ironmongery
Mains operated smoke, heat, and carbon monoxide detectors
Fully installed security alarm
Z stone feature wall which runs from the front exterior, through the hallway then to the rear exterior

KITCHEN

High quality units with a choice of doors and handles – Island unit with casual dining area
Choice of quartz worktop
Premium integrated appliances to include induction hob, electric single oven, combination microwave oven, fridge freezer, dishwasher and extractor
Remote control under lighting to high level units
Undercounter pull out waste bin

UTILITY

High quality units with a choice of doors and handles
Freestanding washing machine and separate dryer with concealed loading shelf

BATHROOM & EN-SUITES

High quality contemporary white sanitaryware
Freestanding bath and mixer taps to bathroom
Double vanity unit to bathroom and floor standing vanity unit to each en-suite
Thermostatic bar showers with dual head: rain drench and separate handheld fittings
LED back light mirror with heat demister

FLOORING & TILING

Contemporary machined wooden flooring to entrance hall and living / kitchen areas
Choice of quality ceramic floor tiles to bathroom and en-suites
Choice of carpets and luxury underlay to bedrooms
Choice of quality wall tiles to feature areas in bathroom and en-suites
Choice of full height tiling to shower enclosures

WC HEATING & VENTILATION

Energy efficient natural gas fired central heating
Heated chrome towel radiators to bathroom and en-suites
Brook vent airstream system to kitchen, bathroom and en-suite

EXTERNAL

Mood lighting to driveway with ballard lights, dusk lighting to the front and rear with concealed lighting to the open covered entrance porch
Grey colour woodgrain double glazed uPVC windows
Iroko individually designed front door with side and top lights
Natural slate roof
Brushed aluminium guttering and downpipes
Tobermore paved patio to rear and pathways
External power socket
Horizontal cedar fencing to rear boundaries
Landscaping plan to include hedging, planting (where applicable)
Lawns turfed to front and rear (where applicable)
External water tap
Loose gravelled driveway
Galvanized visual window heads to the front bedroom and garage
10 year builders warranty

DETACHED MATCHING GARAGE

Rendered internal walls
Ample sockets and lighting
Electric roller door
Cavity wall construction
Over storage



Location

Travelling from Holywood High Street towards Belfast continue to the top of the high street and My Lady's Mile will be on your left, continue to the end of the road at the T junction of Demesne Road turn right and No 62 will be on your left.

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 £2,500 and is non-refundable (payable to the developers solicitor) 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 of the monies will be due on the day of 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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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.