

**RODGERS  
&  
BROWNE**



'Aozora' 17 Carney Hill  
Holywood, BT18 0JR

*Price £1,200,000*

**SOLD**

"AOZORA"  
**CARNEY HILL**

**HOLYWOOD**

**RODGERS  
&  
BROWNE**

*The Agent's Perspective ...*

Discover the epitome of luxury living at Aozora, on Carney Hill just outside Holywood, offering the perfect blend of a serene countryside atmosphere and easy access to the amenities of Holywood's vibrant town centre, with excellent schools and transportation links just moments away.

This modern detached house boasts breathtaking panoramic views over Belfast Lough, offering you a lifestyle of tranquility and opulence. Wake up to the blue skies and sun rising over Belfast Lough, relish the tranquility of your natural surroundings, and experience the finest in contemporary living... not just a home but a lifestyle.

The house features sleek lines and a striking facade adorned with natural timber cladding in black ebony luna wood, creating a harmonious aesthetic that is simply breathtaking. With 4,000 square feet, you'll enjoy room to breathe and room to grow. Every detail of this home exudes elegance and creates a sense of spaciousness and serenity. Built to a high specification, with no expense spared in selecting the finest materials and high-end finishes, every detail reflects uncompromising quality.

The vast site provides plenty of space for outdoor activities. Imagine hosting gatherings while gazing out at the stunning vistas. The property is surrounded by lush greenery, ensuring utmost privacy.

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

**T 028 9042 1414**

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## SPECIFICATIONS...

### THE MAIN STRUCTURE

#### DWELLING & CARPORT

Timber frame construction (with eco-joisting)  
 External walls are constructed of block & render along with natural timber (Black Ebony Luna Wood) cladding  
 Solid floor to Ground and First Floor  
 House comes with an independent 10 year Structural warranty

#### HAND CRAFTED KITCHEN, UTILITY, PANTRY\*

##### KITCHEN

High quality tall units to include choice of door, quartz worktops, quartz upstand and handles (or handleless)  
 "Hidden" walk-through Pantry door  
 Grey Bardolino oak carcass  
 Central island with quartz waterfall edge worktop, seating area, localised power supply and provision for decorative lighting  
 Integrated appliances to include Neff dishwasher, larder fridge, larder freezer, Hide and Slide oven, combi oven, warming drawer, Quooker hot tap and touch control induction Bora hob  
 Integrated recycling bins

##### UTILITY

High quality units to include choice of door, handles (or handleless), quartz worktop and upstand  
 Grey Bardolino oak carcass with bench seat  
 Appliances include; Neff washing machine and Neff tumble dryer  
 Choice of contemporary sink and tap

##### PANTRY

Open shelving throughout,  
 Grey Bardolino oak carcass, shelves & corbels,  
 Quartz worktop and upstand,  
 Motion sensitive lighting,

#### ENSUITES & WC\* by Sykes Interiors

Contemporary sanitaryware with matching taps  
 Concealed cisterns with wall hung toilets  
 Free standing bath (with free standing taps)  
 Slimline shower trays throughout  
 Recessed showers (concealed shower valves) throughout  
 Localised boxed recesses within showers  
 Towel radiators  
 Wall hung vanity units throughout  
 LED and steam-free mirrors throughout  
 Recessed down lights to ceilings



## SPECIFICATIONS CONTINUED...

#### FLOOR COVERINGS & TILING\*

Choice of Kardean or tiled floors to:  
 Hall  
 Living/Kitchen/Dining  
 Pantry  
 Plant Room  
 Utility  
 Drawing and Family rooms  
 Tiling to floors of ensuites and WC  
 Full height tiling to shower enclosures and localised wet areas in ensuites and WC  
 A choice of quality carpet with underlay is provided for stairs, landing, linen, bedrooms and dressing rooms

#### INTERNAL FEATURES

Floor to ceiling heights (approximately);  
 Ground Floor = 2.7m  
 First Floor = 2.55m  
 Internal woodwork and ceilings painted white  
 Neutral painted internal walls  
 Contemporary staircase  
 Square edged skirting and architrave  
 Choice of contemporary solid internal doors and ironmongery  
 Open shelves, drawers and taller units (grey Bardolino oak carcass) to both Main Bedroom dressing rooms  
 Smoke detectors, CO2 alarms and heat detectors (as per Building Regulations)  
 A generous provision of power supply points are provided throughout the house and garages (additional electrical requirements are available as an upgrade)  
 TV points (with CAT 6 cabling) are provided in the Living/Kitchen/Dining, Drawing room, Family room and all bedrooms  
 Mains internet cabling located in Plant room  
 Pressurised water system  
 Low energy led bulbs fitted throughout  
 Contemporary electrical face plates to switches and sockets throughout  
 Smart controlled doorbell and security alarm

#### EXTERNAL FEATURES

Generous granite paved area to rear of house accessed from Living/Kitchen/Dining area with granite paved paths surrounding the house  
 Contemporary windows in black  
 Black glazed front door and utility door  
 Black aluminium oversized sliding door to patio area  
 All external doors have multi point locking systems and all windows are fitted with security locks  
 Stock proof fencing and hedging to boundaries  
 Feature entrance pillars with granite pillar caps, cladded walls and granite entrance  
 Electric gates at entrance which are automated with video and audio and are APP controlled  
 Square edged granite cobbled parking area at Car Port  
 Decorative gravel driveway underlaid with Gridmat  
 Outside water taps  
 External mood lighting surrounding house and entrance  
 Two concealed storage areas within carport with remote controlled doors

### ENERGY EFFICIENCY

Mechanical ventilation and heat recovery system fitted throughout  
Underfloor heating to Ground Floor and First Floor  
Energy package to include:  
Air source heat pump  
Photo Voltaic (PV) panels fitted with hot water power inverter  
Cabling for EV car charging point

\*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, sanitaryware, flooring and appliances available with our dedicated suppliers. Customers do have the option to upgrade flooring, sanitaryware 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.

## The Property Comprises...

### GROUND FLOOR

#### ENTRANCE HALL

15' 12" x 12' 5" (4.866m x 3.793m) At widest points

#### DRAWING ROOM

20' 11" x 13' 8" (6.365m x 4.175m)

#### FAMILY ROOM

16' 10" x 16' 1" (5.125m x 4.903m)

#### LIVING/ KITCHEN/ DINING

34' 4" x 26' 1" (10.462m x 7.940m) (at widest points)

#### UTILITY ROOM

8' 10" x 7' 9" (2.7m x 2.35m)

#### PANTRY

11' 6" x 4' 11" (3.5m x 1.5m)

### First Floor

#### LANDING

#### LINEN CUPBOARD

8' 12" x 5' 2" (2.74m x 1.565m)

#### MAIN BEDROOM

24' 8" x 18' 6" (7.525m x 5.64m)

#### DRESSING ROOM (1)

13' 4" x 7' 3" (4.06m x 2.2m)

#### DRESSING ROOM (2)

13' 4" x 7' 3" (4.06m x 2.2m)

#### ENSUITE BATHROOM

11' 7" x 11' 6" (3.54m x 3.5m)

#### BEDROOM (2)

13' 8" x 11' 8" (4.17m x 3.56m)

#### DRESSING ROOM

9' 2" x 7' 6" (2.8m x 2.275m)

#### ENSUITE SHOWER ROOM

8' 10" x 5' 11" (2.7m x 1.8m)

#### BEDROOM (3)

17' 8" x 11' 6" (5.39m x 3.50m) (at widest points)

#### ENSUITE SHOWER ROOM

9' 10" x 4' 7" (3m x 1.4m)

#### BEDROOM (4)

11' 6" x 10' 5" (3.5m x 3.18m)

#### ENSUITE SHOWER ROOM

11' 6" x 4' 3" (3.5m x 1.3m)

### Outside

#### CAR PORT

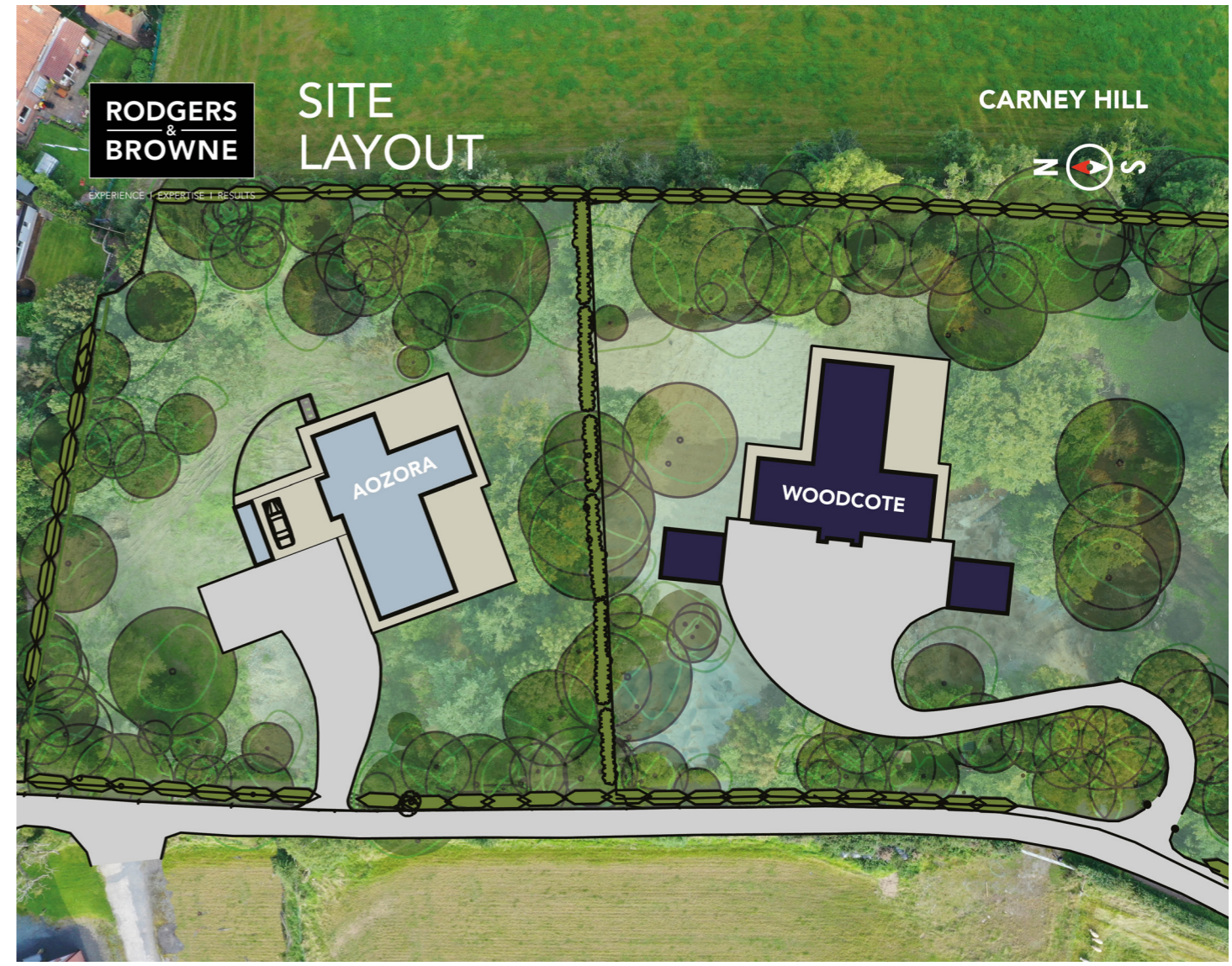
#### STORE (1)

9' 10" x 5' 3" (2.99m x 1.6m)

#### STORE (2)

9' 10" x 5' 3" (2.99m x 1.6m)





## Location

Travelling along the main Bangor carriageway towards Bangor, turn right onto Carney Hill after Seahill Road and 'Aozora' is on the left hand 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.



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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.