

# RODGERS & BROWNE



'Darter' 40b Lisbarnet Road  
Lisbane, BT23 6AN

*Price £595,000*

**SALE AGREED**



"Nestled in the tranquil countryside just outside Killinchy is this exclusive development of two new build detached houses. Finished to an exceptionally high standard with an impressive specification, these properties will appeal to those who desire a quiet life in the beautiful County Down countryside. It is perfectly positioned close to the shoreline of Strangford Lough, The Poacher's Pocket & Balloo House, the bustling town of Comber, and easy access to the Castlereagh Hills.

With both properties boasting striking, modern exteriors and showcasing spacious, contemporary interiors, these homes exude style, quality and elegance. Carefully designed to utilise the surrounding landscape, the stunning floor-to-ceiling windows allow for an abundance of natural light and provide scenic views of this beautiful location. Thanks to high-quality fixtures and fittings throughout, these homes guarantee energy efficiency, and truly lend themselves to easy maintenance. Finished to an impeccable standard and featuring a 10-year Global Home Building Warranty, homeowners are rest-assured that these properties do not sacrifice practicality and reliability for sophistication and style.

With an abundance of generous space, it's easy to see how these properties are the perfect choice for families wishing to create lasting memories in an outstanding home."

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

## SPECIFICATIONS...

### DWELLING & GARAGE

External walls (timber-frame structure):

Outer leaf = blockwork/ render and cladding (fibre cement and/ or stone)

Cavity = 50mm (voided)

Inner leaf = timber panels filled with mineral wool insulation

Internal walls are of timber studding and plasterboard where all internal walls are plaster finish

Roof (cold roof for dwelling) consisting of a network of trusses overlaid with black fibre cement slates and crowned with dry fixed ridge tiles

Roof and external walls linked together by black seamless aluminium guttering and black uPVC square downpipes to compliment the external trim

Independent 10 year Global Homes Structural warranty (dwelling only)

### KITCHEN & UTILITY ROOM\* (PROVIDED BY ORRLEE KITCHENS)

#### KITCHEN

High quality carcass units to include a contemporary choice of doors, quartz worktops, quartz upstand and handles

Island included with seating area, localised power supply and lighting accommodation

Concealed Pantry door

Integrated appliances to include; downdraft hob, 2 x single electric ovens, separate tall fridge & tall freezer and dishwasher

Chrome sink and tap

Recessed down lighters to ceiling

Under unit lighting over sink area

Integrated bin unit included

#### UTILITY

Choice of high quality units to include doors, postform worktops & upstands and handles

Accommodation for washing machine and tumble dryer (appliances not included),

Chrome sink and tap

#### PANTRY

Full height shelving each side of door

### BATHROOMS, ENSUITES & WC \*(PROVIDED BY BATHLINE BATHROOMS)

Contemporary sanitary ware with chrome fittings

Concealed cisterns with wall hung toilets

Slimline shower trays

Towel radiators

Recess areas within showers and above toilet in WC

Wall hung vanity units

Power supply only to mirror position (mirrors not included)

Recessed downlighter lighting

Floor coverings & tiling\* (provided by Hollywood Flooring & Tileworks);

### FLOOR COVERINGS & TILING \* (PROVIDED BY HOLLYWOOD FLOORING & TILEWORKS)

Tiled floors to Hall, Living/dining/kitchen, Pantry, Store, Boot room, Utility, Wet-rooms (bathroom, ensuite and WC)

Tiling to wet areas within wet-rooms

Full height tiling to shower enclosures

A choice of carpet with quality underlay is provided for the lounge, study, stairs/landing, dressing room and bedrooms

### INTERNAL FEATURES

Floor to ceiling heights (approx.); Ground Floor = 2550mm, First Floor = 2400mm

Internal woodwork and ceiling painted white

Neutral painted internal walls

Softwood newel posts, handrails and spindles painted white

6" skirting boards with 4" architrave painted white

Wooden vertical ribbed pattern internal doors painted white with contemporary 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 (USB accompanied outlets each side of the bed positions and within island)

Mains telephone/internet point is installed within the study

Oil heating system provided, boiler located in Garage, cylinder located in Linen

Pressurised water system

APP controlled heating and hot water system

Mechanical extractor fans are fitted (where applicable) in wet-rooms

Low energy bulbs fitted throughout

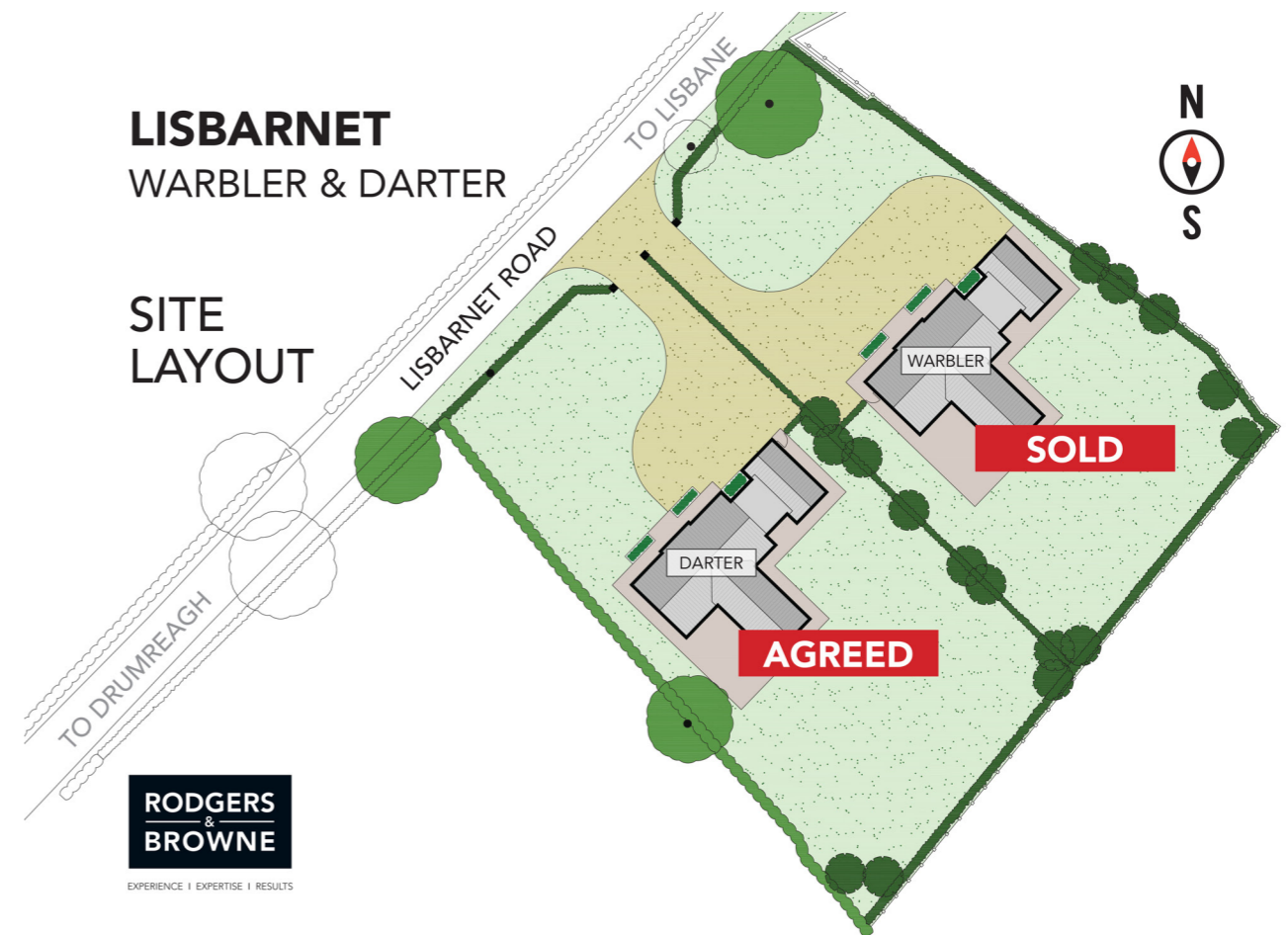
White electrical face plates (switches/sockets) throughout

Sound and/or heat insulation to all walls, floors etc. as per current Building Regulations

APP controlled doorbell and burglar alarm

## LISBARNET WARBLER & DARTER

### SITE LAYOUT



Drawing room

## SPECIFICATIONS CONTINUED...

### EXTERNAL FEATURES

All gardens top soiled and seeded

Generous paving area to rear with connecting paths to front of house each side of dwelling (as per brochure)

Box hedging in front of utility room, study and lounge windows

Local oil tank and bin store area at rear of garage (as per brochure)

Outside water tap on at bin store area

Decorative Gravel driveway

Rumble strip locally between entrance pillars

Black uPVC rear external doors

Front and back doors have multi point locking systems and all ground floor windows are lockable

Black uPVC double glazed windows

Black composite front door

Septic treatment tank located in rear garden

Stock proof fencing hedging to rear boundary

Hedging to side boundaries

Estate railing and hedging to front boundaries

Block/rendered entrance pillars with electric gates provided (APP controlled)

Feature external lighting to front door, back doors, bin area, garage & entrance

Garage with remote controlled vehicle door, black uPVC pedestrian door, black uPVC window, internal lighting and power point

\*Layouts have been optimised and 3D modelled in conjunction with each of our specialist suppliers to maximise each room's potential.

These pre-agreed layouts are fixed and not changeable.

However, these 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 we can only incorporate them into the property if an upfront extra over price is agreed and a binding contract is in existence between all of us 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.



PLEASE NOTE THAT THE INTERNAL IMAGES SHOWN ARE OF THE RECENTLY COMPLETED 'WARBLER' HOUSE AND THE BUYER OF THE 'DARTER' WILL HAVE THEIR OWN CHOICES



*The property comprises...*

**GROUND FLOOR**

**ENTRANCE HALL**

**CLOAKROOM**

**STUDY**  
13' 4" x 8' 7" (4.06m x 2.625m)

**LOUNGE**  
21' 11" x 13' 2" (6.68m x 4.01m)

**LIVING/ DINING/ KITCHEN**  
32' 5" x 15' 3" (9.88m x 4.65m)

**PANTRY**

**BOOT ROOM**

**WC**

**UTILITY ROOM**  
9' 2" x 8' 1" (2.79m x 2.46m)

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM**  
15' 3" x 13' 10" (4.65m x 4.22m)

**ENSUITE SHOWER ROOM**  
9' 10" x 6' 10" (3m x 2.08m)

**DRESSING ROOM**  
12' 6" x 7' 11" (3.81m x 2.41m)

**BEDROOM TWO**  
13' 5" x 10' 6" (4.09m x 3.2m)

**ENSUITE SHOWER ROOM**  
9' 8" x 3' 3" (2.95m x 0.99m)

**BEDROOM (3)**  
13' 3" x 11' 7" (4.04m x 3.53m)

**BEDROOM (4)**  
13' 2" x 9' 10" (4.01m x 3m)

**BATHROOM**  
9' 10" x 7' 3" (3m x 2.21m)

**Outside**

**ATTACHED GARAGE**  
21' 10" x 11' 11" (6.65m x 3.63m)

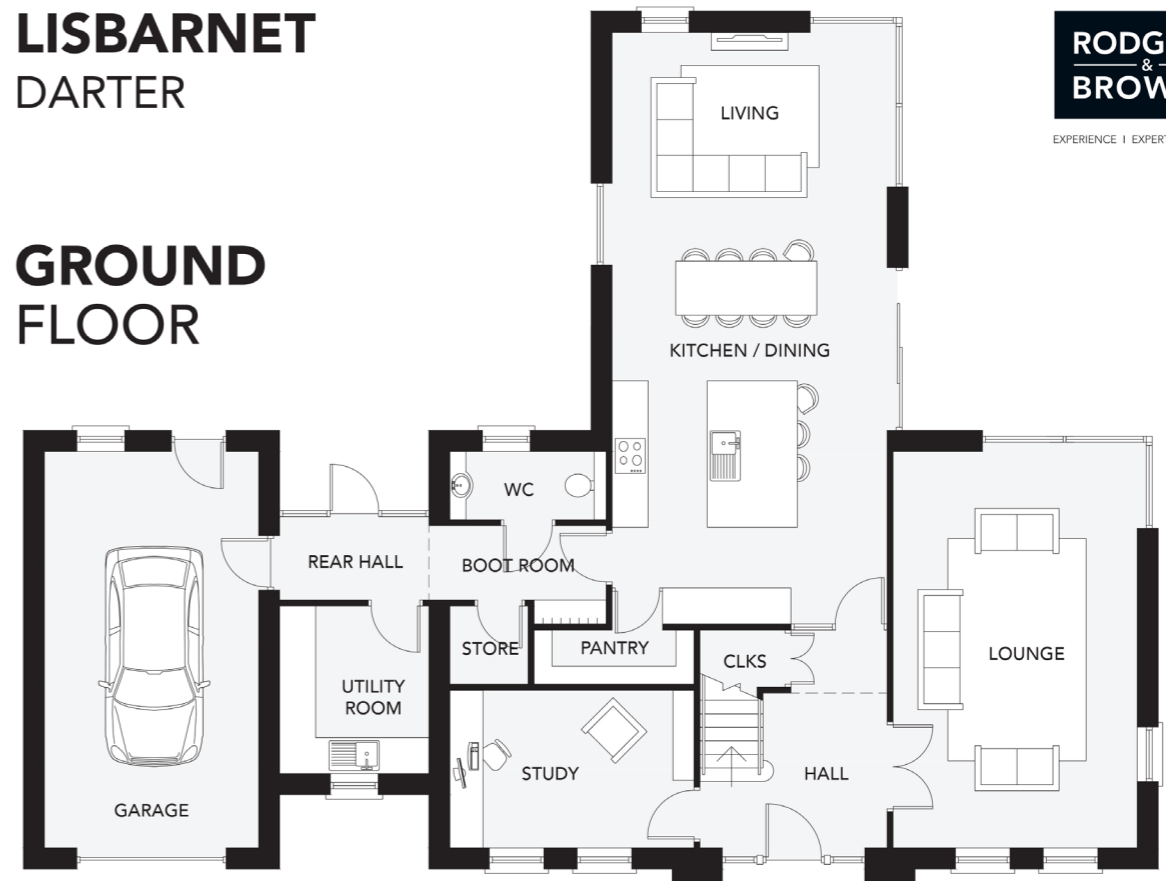


**LISBARNET  
DARTER**

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&  
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EXPERIENCE | EXPERTISE | RESULTS

**GROUND  
FLOOR**

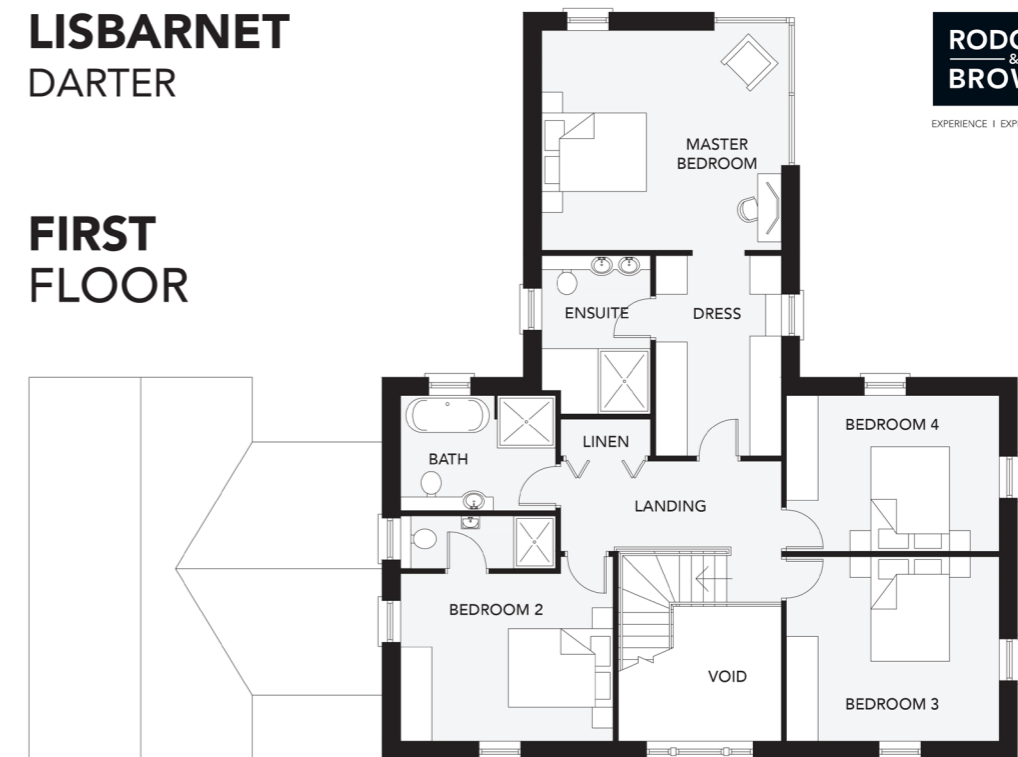


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EXPERIENCE | EXPERTISE | RESULTS

**FIRST  
FLOOR**



## Location

From Comber, travel along Killinchy Road for approximately 3 miles and turn right just after The Poachers Pocket onto Lisbarnet Road. The site will be approximately 1 mile 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 (payable to Hart & Company)

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.



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Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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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.