

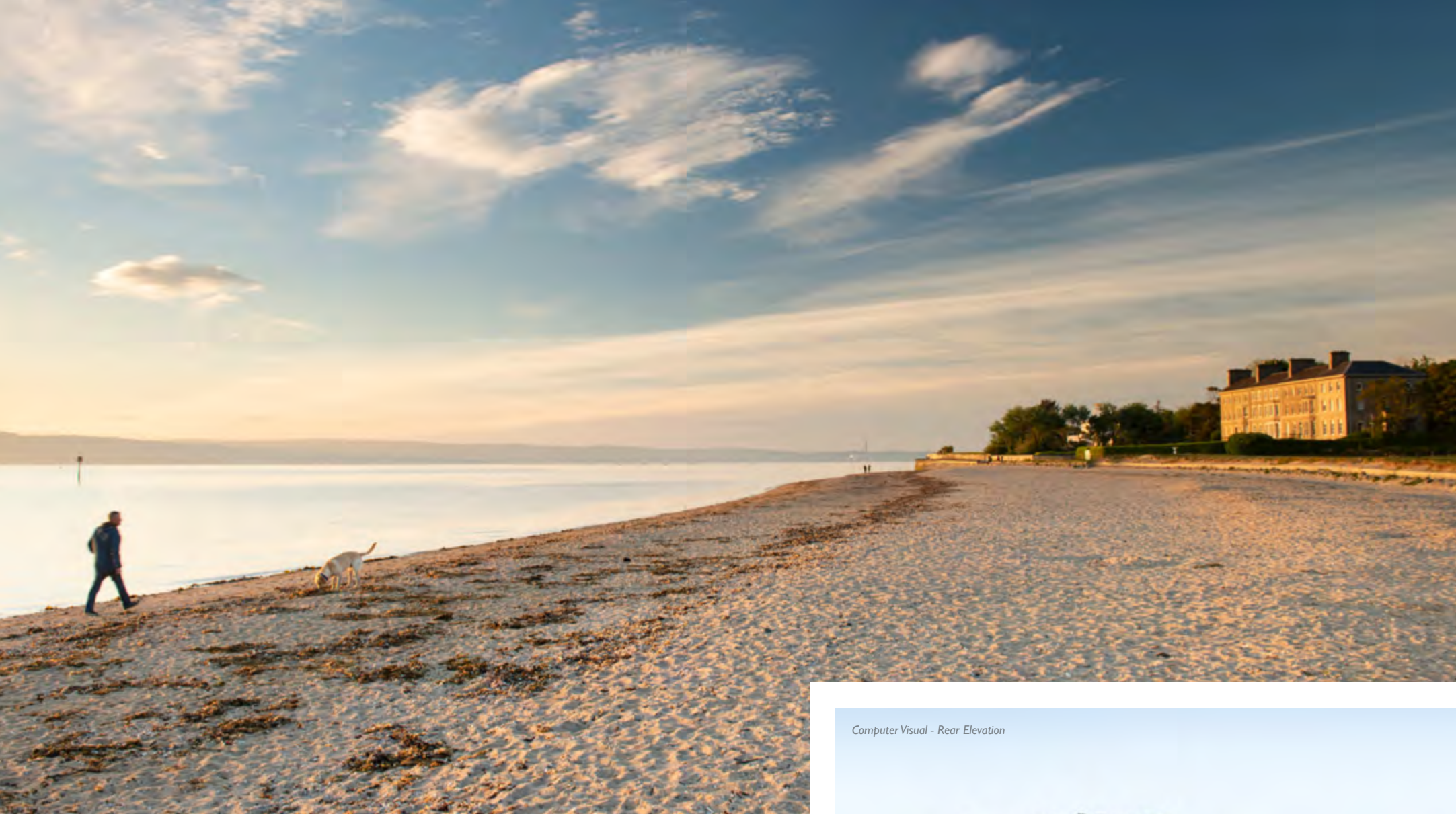


CULLODEN

WOOD

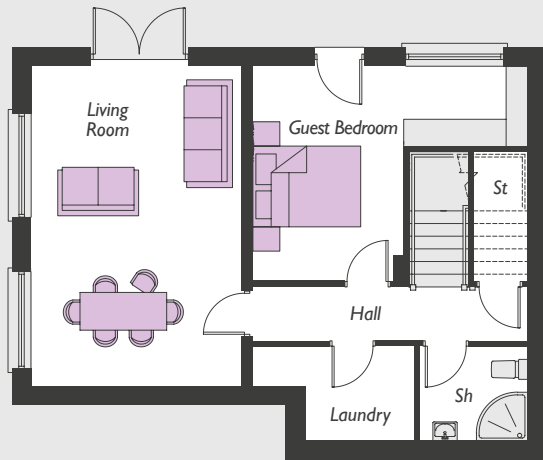
CULTRA
NORTH DOWN

HOUSE ONE



IT GOES WITHOUT
SAYING THAT
THE HOMES AT
CULLODEN WOOD
GUARANTEE THE VERY
BEST IN MODERN,
FAMILY LIVING

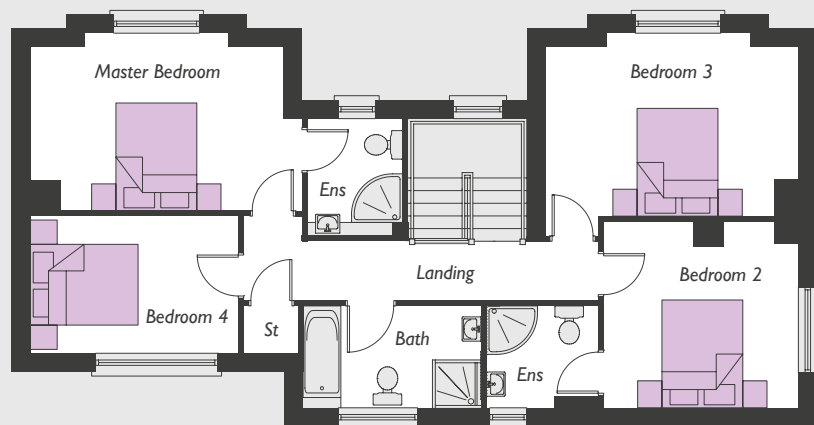
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Computer Visual - Front Elevation



Computer Visual - Rear Elevation



HOUSE ONE

TOTAL FLOOR AREA 2714 ft²

LOWER GROUND FLOOR

Hall	
Living Room	19'5" x 12'9"
Guest Bedroom <i>Max</i>	19'7" x 13'1"
Wardrobe	7'6" x 4'10"
Laundry Room	6'8" x 5'8"
Shower Room	6'6" x 5'8"

GROUND FLOOR

Entrance Hall	
Lounge <i>Max</i>	19'5" x 15'4"
Kitchen / Dining / Family Room <i>Max</i>	27'2" x 15'4"
Snug <i>Max</i>	15'4" x 12'4"
Utility Room	9'5" x 5'2"
Cloakroom <i>Max</i>	9'5" x 7'0"

FIRST FLOOR

Master Bedroom <i>Max</i>	15'4" x 10'9"
Ensuite	6'11" x 5'6"
Bedroom 2	11'10" x 11'2"
Ensuite	6'9" x 6'2"
Bedroom 3 <i>Max</i>	15'4" x 11'3"
Bedroom 4	12'7" x 8'4"
Bathroom	10'9" x 6'2"





EXQUISITE SPECIFICATION

KITCHEN

- Choice of traditional or contemporary kitchen with soft close doors and drawers
- Corian or granite worktops
- Branded integrated appliances including: electric oven, gas hob, dishwasher, fridge freezer, and wine fridge

UTILITY ROOM

- High quality units with choice of door finishes, worktops and handles
- Free standing washing machine and tumble dryer

BATHROOM & ENSUITE

- Branded contemporary white sanitary ware with chrome fittings
- Drench shower head and retractable hand held shower
- WC with soft close function
- Chrome heated towel radiators
- Fully tiled shower enclosure and bath, partially tiled elsewhere

DECORATION

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Bespoke chrome ironmongery
- Deep moulded skirting boards and architraves

ELECTRICAL INSTALLATION

- Multi room wiring to living area and master bedroom
- Energy efficient downlighters throughout
- Security alarm system
- Comprehensive range of chrome slimline electrical sockets and switches to ground floor
- 5 Amp sockets to living area and master bedroom
- Mains supply smoke and carbon monoxide detectors with battery backup

FLOORING

- Tiled flooring to hall, reception room and kitchen
- Tiled flooring to bathrooms and ensuites
- Carpeted flooring with high quality underlay to bedrooms, stairs and landing

HEATING

- Underfloor heating to ground floor and high output radiators on lower ground and first floors
- High efficiency mains gas boiler
- Wood burning stove to family room

GLAZING

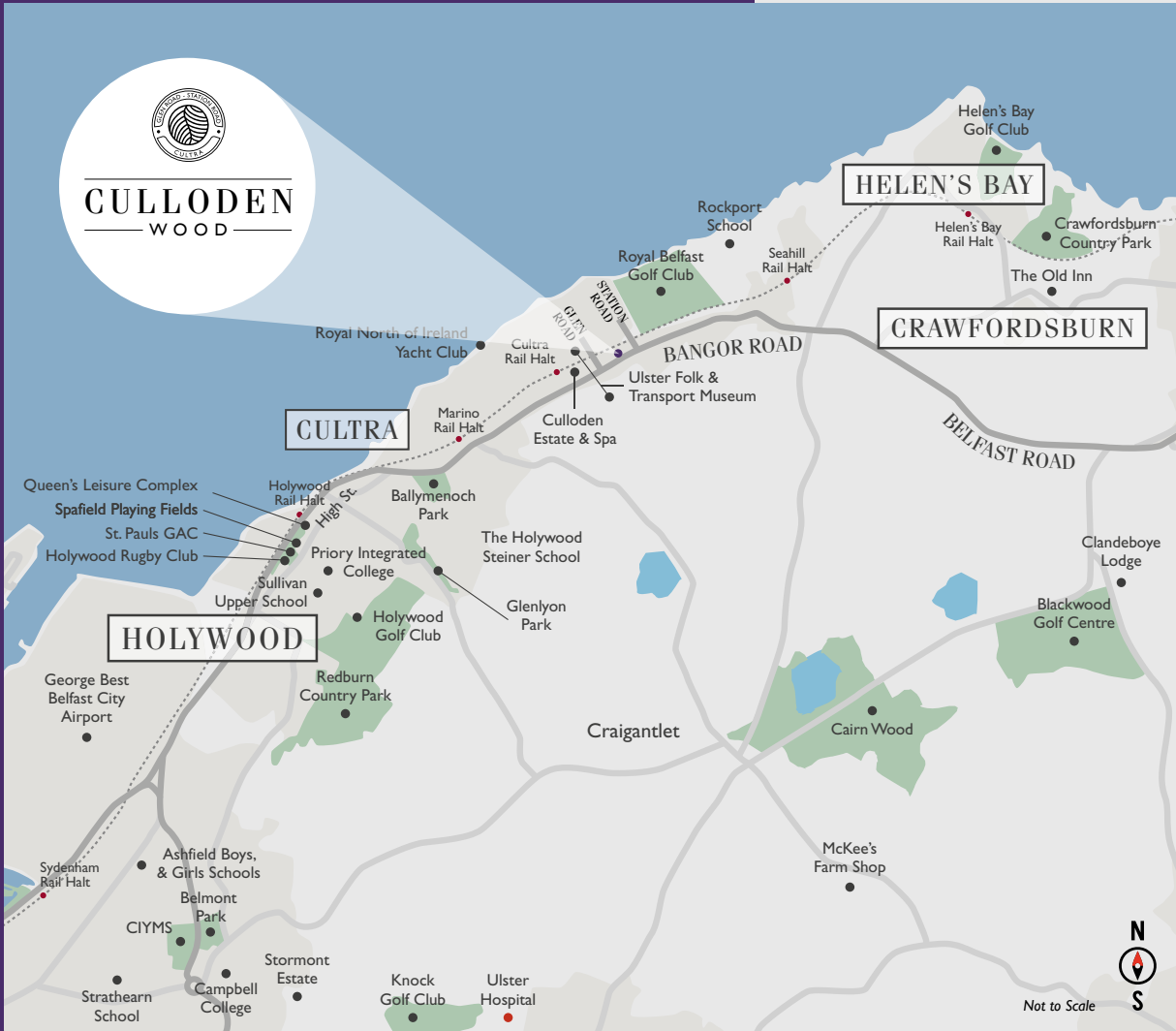
- High quality uPVC framed double glazed windows

EXTERNAL FINISHES

- Bitmac driveways edged with paviour
- Gardens to front and rear in lawns
- Landscape plan incorporating planting and hedging
- Flagged patio areas and paths
- Front and rear external lighting
- Exterior water and electrical supply

WARRANTY

- A 10 year NHBC structural warranty will be provided



Hollywood
2.6 miles

Belfast City Centre
7.3 miles

Newtownards
7.2 miles

Bangor
5.5 miles

Lisburn
15.8 miles

George Best
Belfast City Airport
4.8 miles

Belfast International
Airport
20.7 miles

A LITTLE FURTHER AFIELD

These images reflect the style of finish at Culloden Wood and are used for illustrative purposes.



Situated on the southern side of the picturesque Belfast Lough, the renowned area of North Down long remains one of Northern Ireland's most sought-after places to live. Steeped in history and culture, this unparalleled location offers something for everyone. See for yourself and enjoy a tranquil walk along the stunning coastal pathways of North Down, letting this exceptional location truly speak for itself.

Nestled just off the Bangor Road, the exclusive development of Culloden Wood offers two spacious homes, each immaculately designed and finished to luxury turnkey specification. With exceptionally high-quality fixtures and fittings throughout, it goes without saying that the homes at Culloden Wood guarantee residents the very best in modern, family living.

Homeowners certainly don't have far to travel to access outstanding facilities, with every amenity that could possibly be needed located close by. With a selection of

renowned Golf Clubs, and the prestigious Royal North of Ireland and Holywood Yacht Clubs situated right on the doorstep, it's easy to see how this area is amongst the most celebrated places to live in all of the country. In addition, the luxurious Culloden Estate and Spa is the perfect choice when it comes to kicking back and relaxing in a tranquil paradise.

What's more, an abundance of family-friendly spaces can be found nearby. Whether its spending the afternoon exploring the forests of Reburn Park, delving into the past at the Ulster Folk and Transport Museum, or strolling

along the sandy shores of Helen's Bay beach, there's plenty of opportunity to create lasting memories with all of the family.

Whilst not only surrounded by beautiful landscapes, Culloden Wood is situated a short distance from the charming town of Holywood which offers an excellent selection of acclaimed restaurants, bars and cafés, chic boutiques and a host of recreational facilities. Located nearby Culloden Wood, a multitude of leading nurseries, primary and secondary schools can also be found.



PLENTY OF
OPPORTUNITY TO
CREATE LASTING
MEMORIES WITH ALL
OF THE FAMILY



For all sales enquiries:



028 9024 4000
www.colliersni.com



AbbeyRealEstate

028 9332 3136
www.abbeyrealestate.co.uk

In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.