



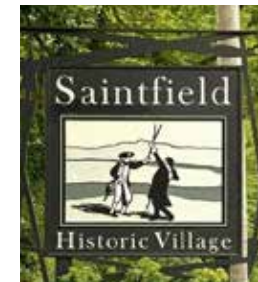
# **TODD'S HILL**

SAINTFIELD

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MODERN HOMES WITH TRADITIONAL STYLE





## WELCOME TO TODD'S HILL

This stunning new development offers a truly unique and inspired environment. Sensitively designed to reflect the architectural character of the village, this beautiful collection of homes provides the perfect location for a modern family lifestyle.

Combining elegant facades and traditional materials with contemporary yet versatile interiors, Todd's Hill has been designed to bring you the best of village living in an environment of timeless appeal.

An exciting array of facilities await the residents of Todd's Hill with a village green, sports pavilion, football pitches, tennis courts and play area to name but a few, whilst

Rowallane Gardens and the surrounding countryside encourage a rich biodiversity.

Saintfield boasts an attractive village centre which combines modern amenities with traditional market town charm. Whether it's a florist, supermarket, gift shop, antique shops, chemist, doctor's surgery, library, beauty salon or a place to eat or drink with friends, everything you need is on your doorstep.

The lifestyle here is made even more appealing by a strong sense of belonging and community - *It's an ideal place to live.*





## The Frazer

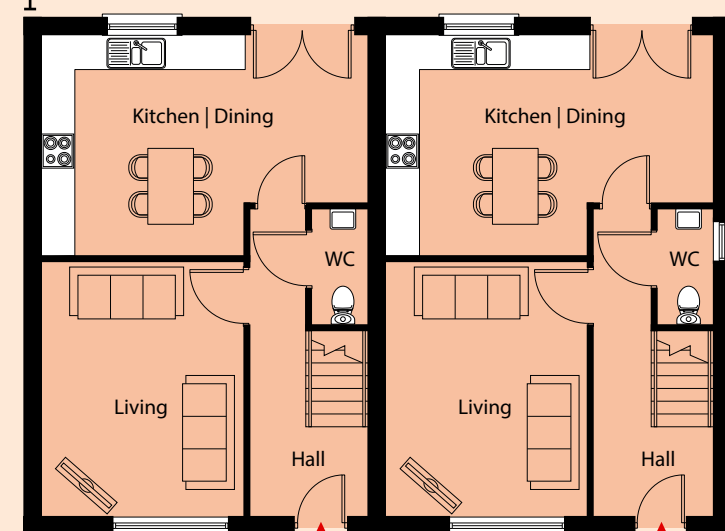
3 Bedroom Semi Detached  
Total Area: 1059 sq ft  
sites 51 - 54

CGI is for illustrative purposes only.

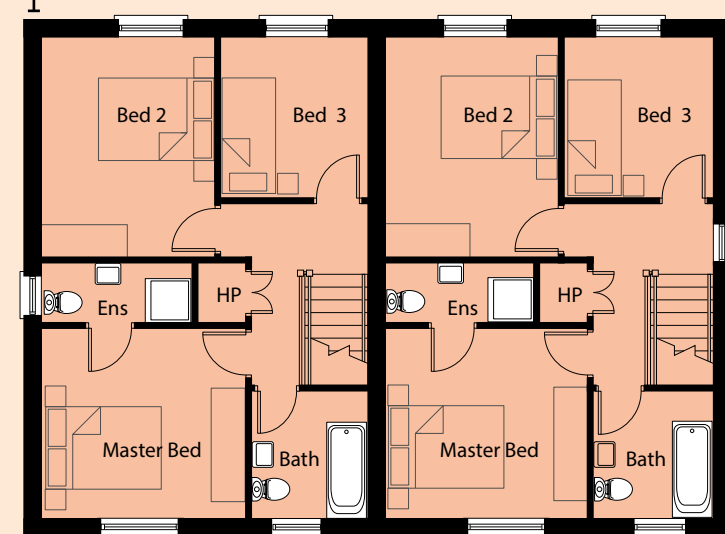
Dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the formal Reservation Agreement is signed.

SITE LAYOUT - NOT TO SCALE

### GROUND FLOOR



### FIRST FLOOR



#### GROUND FLOOR

Entrance Hall with separate WC			
Living Room	14'8" x 11'7"	5.20	x 3.40
Kitchen   Dining (max)	18'10" x 12'8"	7.20	x 3.90

#### FIRST FLOOR

Master Bedroom	11'8" x 10'10"	3.59	x 3.35
Ensuite	8'6" x 3'5"	2.63	x 1.06
Bedroom 2	12'8" x 10'1"	3.89	x 3.07
Bedroom 3	9'4" x 8'6"	2.85	x 2.62
Bathroom	7'4" x 6'9"	2.25	x 2.10

All dimensions are approximate and taken at widest points. Floor plans are not to scale.





## The Ledlie

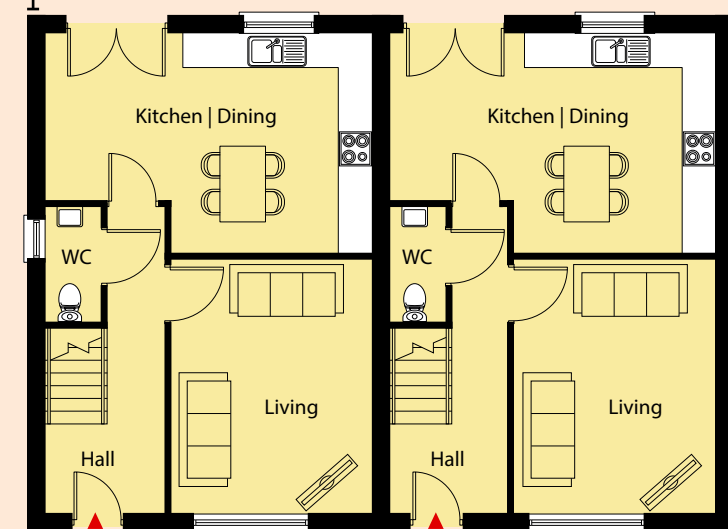
3 Bedroom Semi Detached  
Total Area: 1059 sq ft  
sites 55 - 58

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SITE LAYOUT - NOT TO SCALE

### GROUND FLOOR



### FIRST FLOOR



#### GROUND FLOOR

Entrance Hall with separate WC				
Living Room	14'8" x 11'7"	5.20	x 3.40	
Kitchen   Dining (max)	18'10" x 12'8"	7.20	x 3.90	

#### FIRST FLOOR

Master Bedroom	11'8" x 10'10"	3.59	x 3.35	
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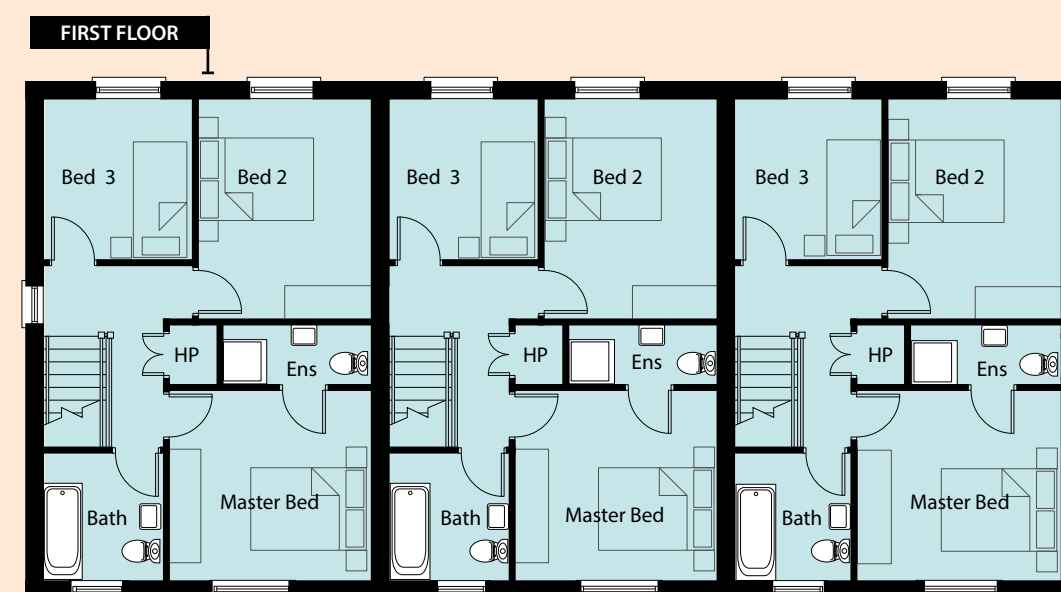
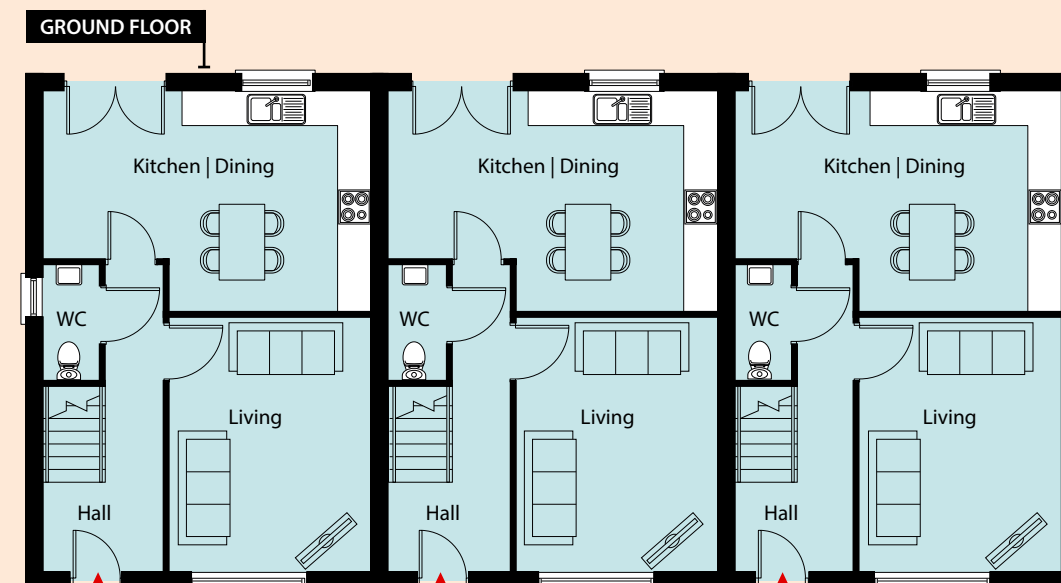
## The Lowry

3 Bedroom Townhouse  
Total Area: 1059 sq ft  
sites 48 - 50

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SITE LAYOUT - NOT TO SCALE



### GROUND FLOOR

Entrance Hall with separate WC			
Living Room	14'8" x 11'7"	5.20 x 3.40	
Kitchen   Dining (max)	18'10 x 12'8"	7.20 x 3.90	

### FIRST FLOOR

Master Bedroom	11'7" x 10'10"	3.57 x 3.35	
Ensuite	8'6" x 3'5"	2.63 x 1.06	
Bedroom 2	12'8" x 10'1"	3.89 x 3.06	
Bedroom 3	9'4" x 8'6"	2.85 x 2.62	
Bathroom	7'4" x 6'9"	2.25 x 2.11	

All dimensions are approximate and taken at widest points. Floor plans are not to scale.



## SPECIFICATION

### INTERNAL FEATURES

- Light Oak flush ½ hour firecheck doors with modern satin chrome handles
- White painted skirting and architraves
- All painted woodwork will be undercoated and gloss finished in white.
- All walls and ceilings will be finished in white matt emulsion
- White painted ballustrades and grey painted handrails to stairs
- Tiled entrance hall

### KITCHEN

- Modern quality fitted kitchen with choice of doors and worktops available
- Kitchen appliances will include stainless steel extractor, electric ceramic hob, integrated microwave, integrated 70/30 fridge/freezer, stainless steel single oven, integrated dishwasher and washer dryer
- Kitchen floor will be tiled with ceramic tiles.
- Stainless steel sink with modern chrome tap
- Partial wall tiling

### ELECTRICAL SPECIFICATION

- An extensive electrical specification will include low voltage recessed lights in kitchen, hallway, landing, bathroom and en-suite. TV points in lounge, kitchen and all bedrooms as standard.
- Intruder Alarm fitted.
- Mains heat, carbon monoxide and smoke detectors will be fitted to meet current regulations

### HEATING

- Gas Central Heating
- Energy efficient boiler providing instant hot water
- Carpets to lounge, stairs, landing and bedrooms
- Electric decorative wall mounted fire will be fitted to each home


### EXTERNAL FEATURES

- Grey brick and render finish
- Black concrete roof tiles
- Traditional Cavity Wall Construction
- Double Glazed windows in White UPVC
- UPVC Facia & Soffit
- Slate Grey Composite Door
- White UPVC Double French Doors
- Exterior lights to front and rear of each home
- Outside tap provided
- Tarmac Driveway
- Gardens topsoiled, levelled and sown in grass
- Flagged Patio to rear
- Vertical timber boarded fencing to sides and rear.
- Concrete kerb to front

### BATHROOM, ENSUITE AND WC

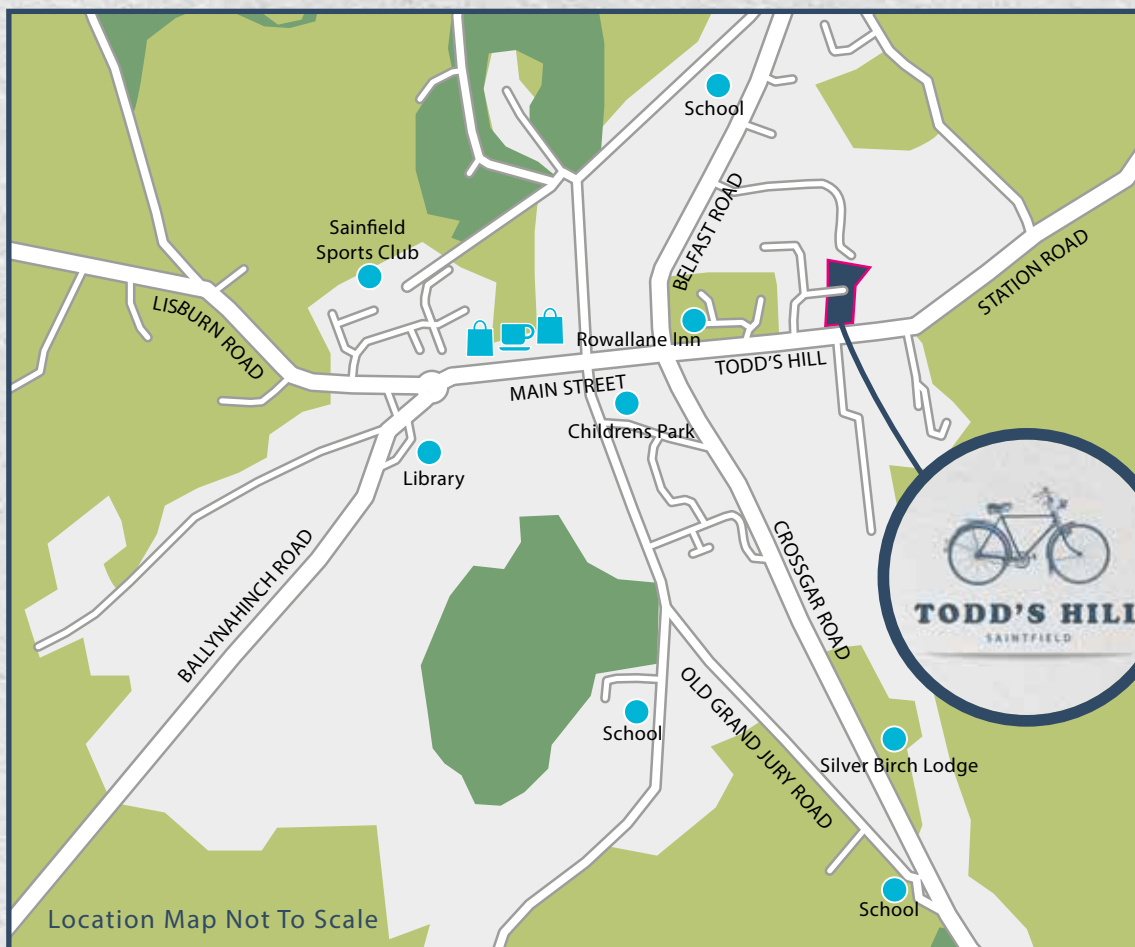
- Modern White Sanitary ware to downstairs w.c. with tiled floor and tiled splashback to basin.
- Modern White Sanitary ware with chrome fittings, shower mixer and glass shower screen to bathroom with chrome heated towel rail.
- Walls will be fully tiled around bath area and tiled splashback to basin. Floor fully tiled
- Modern White Sanitary ware with chrome fittings. Neptune white shower cubicle with thermostatic chrome shower, chrome shower door and chrome heated towel rail to en-suite.
- Fully tiled floor and tiled splashback to basin.

### WARRANTY

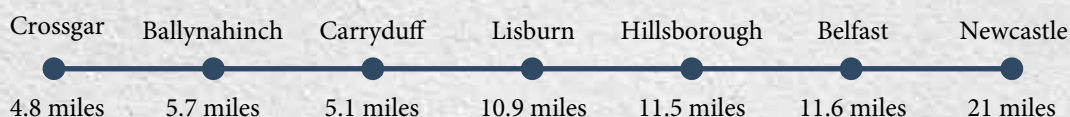
- 10 year NHBC warranty 
- There is a management company set up to look after the common areas in the development. Management fee to be confirmed







## MAKING CONNECTIONS



DEVELOPER



**Tel: 028 9044 8237**

SELLING AGENT



**Tel: 07540 117476**

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustration only. Plans are not to scale and all the dimensions shown are approximate. The development name is purely for marketing purposes and is not a guarantee that the local council will adopt it in the street naming.