



# SPINNERS GATE

DOAGH ROAD | BALLYEARL | NEWTOWNABBEY



## KITCHEN

Modern style design with a choice of doors, handles and worktops. Integrated appliances include: single electric oven, extractor fan, gas hob, dishwasher and fridge freezer. The Kitchen has been designed with the addition of a laundry housing unit with plumbing for a washing machine.\*



## BATHROOM, ENSUITE & WC

Contemporary white sanitaryware complemented with quality chrome fittings. All homes will be complete with the added benefit of a feature showerbath, matching screen and thermostatically controlled shower to main bathroom, plus a thermostatically controlled shower in en-suite. Chrome heated towel rail to bathroom and en-suite.



## HEATING

Energy efficient heating system comprising gas fired combination boiler, zoned heating control with 24-hour programmable electronic timeclock to control heating. Hot water separately on demand.



## WOODWORK, DOORS, HANDLES & INTERIOR DECORATION

Feature internal doors complemented with polished chrome handles. Internal woodwork, square edge skirting boards and architraves. All woodwork to be painted white. Walls and ceilings to be painted white.



## FLOORING

Hall, kitchen, dining area, WC, bathroom and en-suite floors will be tiled. Lounge, stairs, landing and all bedrooms to be carpeted including underfelt.\*



## ELECTRICAL

Range of electrical outlets and switches. Mains operated smoke, heat and carbon monoxide detectors. Low energy led downlights to kitchen area plus en-suite and bathroom. Additional CAT6 cabling supplied to linen cupboard suitable for future installation of a WAP/WIFI extender point (not supplied) to enhance signal.



## INTERNET

Your new home will have a direct fibre connection enabling ultra-fast broadband speeds (subject to your chosen provider.) Ideal if you're working from home, social networking, online gaming and much more.



## FEATURE TV WALL

Feature TV wall to the lounge, with rebated panel to house a wall mounted TV, complete with CAT6 cabling hard wired to router position to facilitate smart TV if required. Electric focal point fire.\*



## TILING

Splashback tiling to WC, bathroom and ensuite sink. Full height tiling to shower enclosure in ensuite and shower-bath in main bathroom.



## SECURITY

Installed and commissioned intruder alarm with activation key pad covering ground floor. PIR detection at front and rear entrance.



## WINDOWS & EXTERNAL DOORS

Windows and french doors will be low maintenance Upvc frames with thermally efficient double glazed units and window locks. Entrance door will be a modern composite door with brushed steel ironmongery complete with 3 point locking system.



## GARDENS & OUTSIDE SPACE

Paved patio area to rear. All driveways will be tarmac and decorative slate stone with paving to paths. Gardens will be sown in grass seed (season dependant) with select landscaping throughout the development. Timber fencing to rear boundaries with ranch style 'D' rail fence between sites. Outside tap. Front and rear external light fitting.



## ENVIRONMENTAL

Energy efficient timber-frame construction. High levels of floor, wall and roofspace insulation. Homes built to the new building regulations taking into account both 'robust' and 'energy efficient' detailing.



## WARRANTY

Your home will be covered by the NHBC Buildmark Warranty. The Consumer Code for Home Builders gives protection and rights to purchasers of new homes.



\*all selections are from preselected ranges and are subject to the stage of construction



Reeds Rains

• Since 1868 •

T: 028 9084 3427 [www.reedsrains.co.uk](http://www.reedsrains.co.uk)



[www.vaughan-homes.com](http://www.vaughan-homes.com)