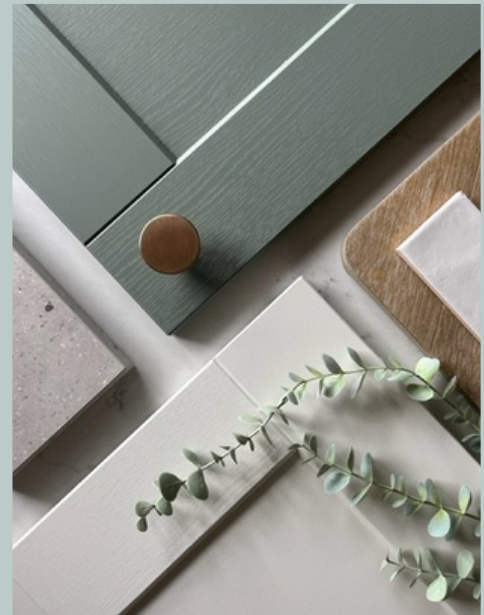




11 OLD ROAD, UPPER BALLINDERRY

BESPOKE INTERIORS PACKAGE



LUXURY RURAL LIVING

11 OLD ROAD, UPPER BALLINDERY



11 Old Road is presented for your consideration with an optional bespoke interiors package included in the price of the property, to ease the decision making process that comes with purchasing a new build home.

We have selected items in keeping with the modern, bright and airy feel of the house in a range of contemporary colours and durable materials from trusted and experienced local suppliers.



A BESPOKE INTERIORS PACKAGE

Items included in the optional bespoke interiors package for 11 Old Road, should the prospective buyer wish to select them, are as follows:

- Internal doors, skirting, architrave and window sills - already fitted.
- Staircase - this has been fitted but the buyer may select the paint/varnish finish
- Fitted kitchen with island - including worktops, sink, taps, double fridge/freezer and tiles behind oven
- Rangemaster oven
- Fitted utility room and 'boot room' area including worktops, sink and taps
- Fitted and tiled (walls and floors) main bathroom, master ensuite, Jack and Jill ensuite and downstairs wc
- Downstairs flooring
- Upstairs carpet

N.B. The items listed above and detailed in this document are optional and have been included in the price of the property. Changes to this interiors package and the items proposed will alter the price of the property.

EXTERIOR FINISH - completed and included in property price

The property has been expertly finished externally with bespoke landscaping including a bitmac driveway, kerbing, beautiful natural stone patio, grassed and planted areas.



LUXURY RURAL LIVING

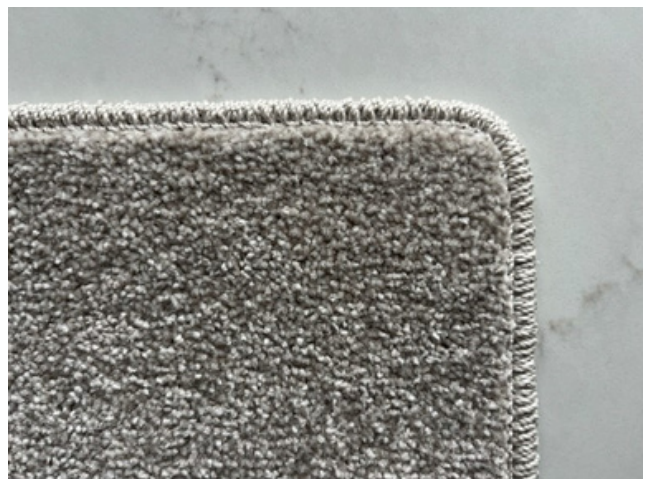


FLOORING



Downstairs will be floored in Gerflor
Creation 55 gluedown 'Honey Oak'.

Upstairs will be carpeted in
Primo Naturals 'Bankside
Beige'.



KITCHEN



The kitchen truly is the heart of the home in this property with the open plan cooking, dining and living space at the rear. A kitchen and utility design has been selected, in keeping with the modern-country appeal of the house.

The main kitchen will be finished in 'Porcelain' with the island, utility and boot room area finished in a beautiful, yet practical 'Reed Green'.

The worktop has been selected in a concrete style finish and a Belfast sink and copper handles and taps complement the kitchen.

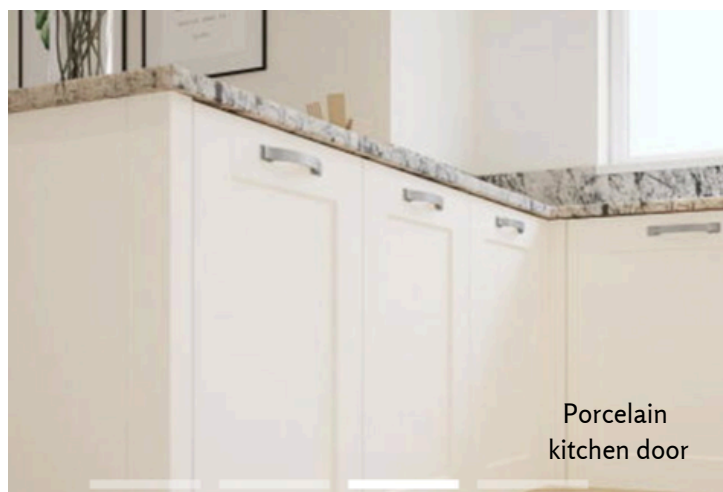
A stunning 90cm Rangemaster dual fuel oven completes the look.



KITCHEN



Village White herringbone tiles behind cooker



LUXURY RURAL LIVING



UTILITY ROOM



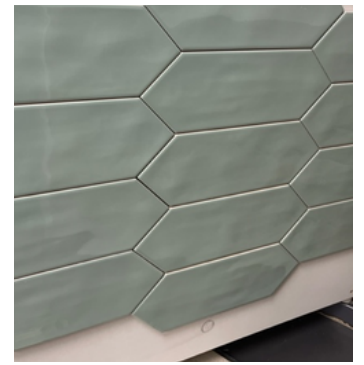
N.B - colour is for design/layout illustration purposes only

The spacious utility room featuring a handy 'boot room' area will be finished in the same stunning 'Reed Green' as the kitchen island.

DOWNSTAIRS WC



The downstairs WC will feature a wall mounted basin unit in grey and a splashback tiled in green



LUXURY RURAL LIVING

BATHROOMS

The upstairs main bathroom, master bedroom ensuite and Jack and Jill ensuite are all similar in style, using the same toilet and wall mounted basin units, wall and floor tiles. The main bathroom also features a contemporary 'Capri' bath and wood-look shower tiling, creating a relaxing, spa-like feel.

Wood look shower tile

Textured wall tiles above basins



Wall tile



Floor tile