

CONTEMPORARY TURNKEY FAMILY HOMES



MILECROSS
MANOR

Belfast Road, Newtownards

PHASE: 1





STYLISH AND LUXURIOUS
LAKESIDE LIVING





MILECROSS
MANOR

WELCOME

TO MILECROSS MANOR

The very best in modern, lakeside living

Milecross Manor is superbly located to enjoy the very best of town life, coast and countryside.

The A20 offers fantastic connections to Belfast and the George Best Belfast City Airport, the coast can be reached within 15 minutes and the countryside is literally on your doorstep.

Overlooking the historic Scrabo Tower and Kiltonga Nature Reserve, Milecross Manor is a contemporary collection of detached and semi detached, luxurious family homes in a superb location. Designed to complement the stunning landscape and views, the spacious and generous living areas create the ideal space for high-end modern and active lifestyles.

TOWN OR COUNTRYSIDE OUR VISION FOR MODERN LIVING

Within easy walking distance of Newtownards town centre, Milecross Manor residents will benefit from the town's reputation as a great shopping destination.

The town is extremely well served with a huge array of shops, including specialist boutiques and High Street names. As you would imagine in this bustling town, there is an excellent range of eateries and pubs including Romas, The Parlour Bar and Restaurant and Hickory's Smokehouse to name a few.

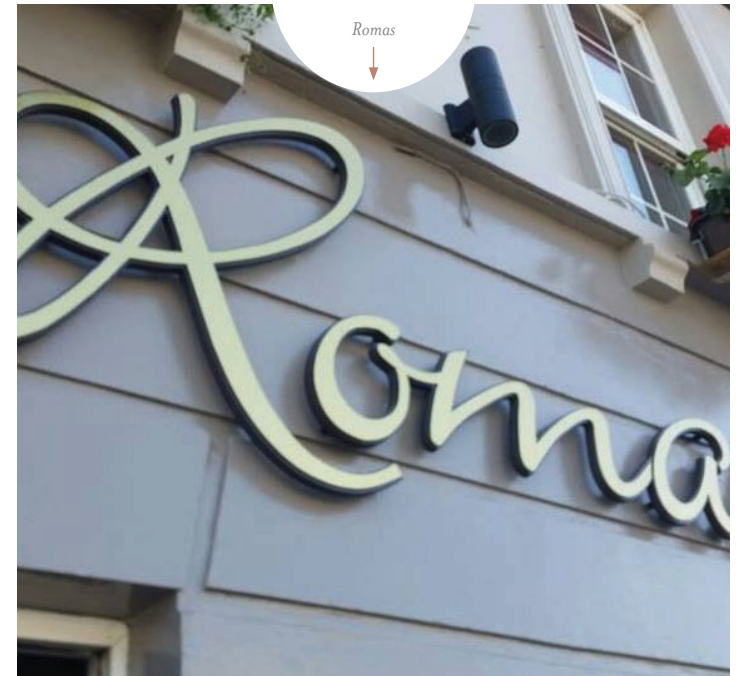
Education in the town is well catered for with an excellent choice of primary and secondary level schools nearby. As one of the largest commuter towns in North Down, Newtownards has prospered in recent years with easy transport links to the main commercial hubs and the George Best Belfast City Airport.

OUTDOOR LIVING

For those who love the outdoors, the stunning landscapes of Kiltonga Nature Reserve and Strangford Lough are on your doorstep. Within minutes drive is golfing at Scrabo or Clondeboyne Golf Clubs, the National Trust's Mount Stewart House and Gardens and a great variety of sporting clubs and heritage sites. That's the beauty of Newtownards – you can simply take life at your own pace.



Kiltonga
Nature
Reserve



Romas





↑
Strangford
Lough



↑
McKee's Farm
Shop



↑
Knotts
Bakery



↓
Market
Day



↓
Mount Stewart



↓
Clandeboyne
Golf Club

THE MARSHALL

SITES | 2 | 3

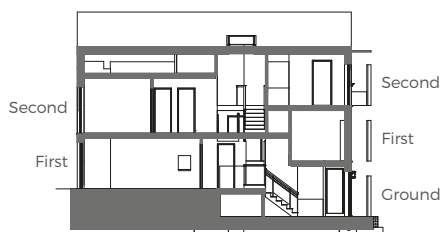
Total Area: 1711 sq ft approx (inc garage)

Roofspace Storage: 300 sq ft

3 Bedroom | Semi Detached



Sections showing floor levels

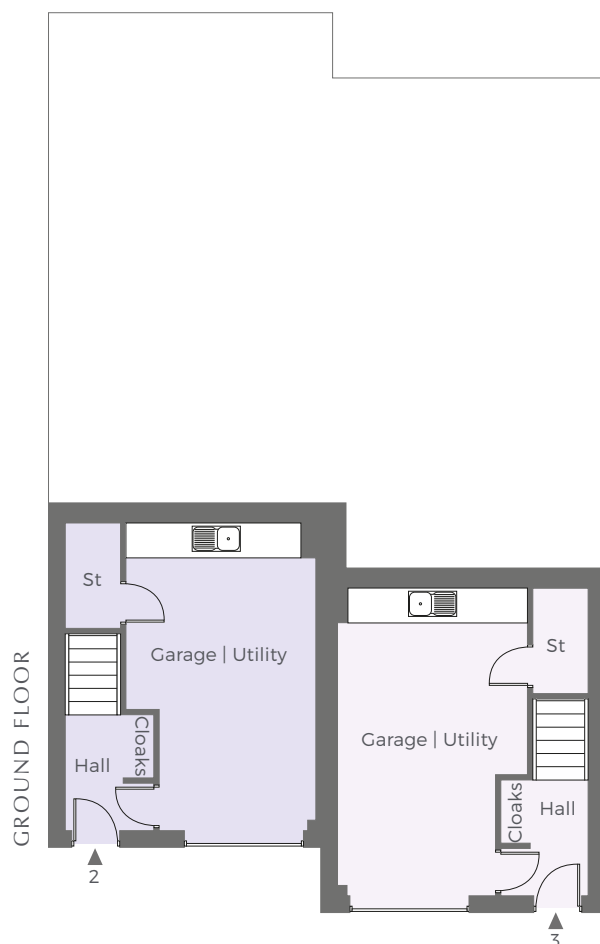


MILECROSS MANOR - FLOOR PLANS

GROUND FLOOR

Entrance Hall with Cloaks

Garage | Utility 204 sq ft | 19 sq m



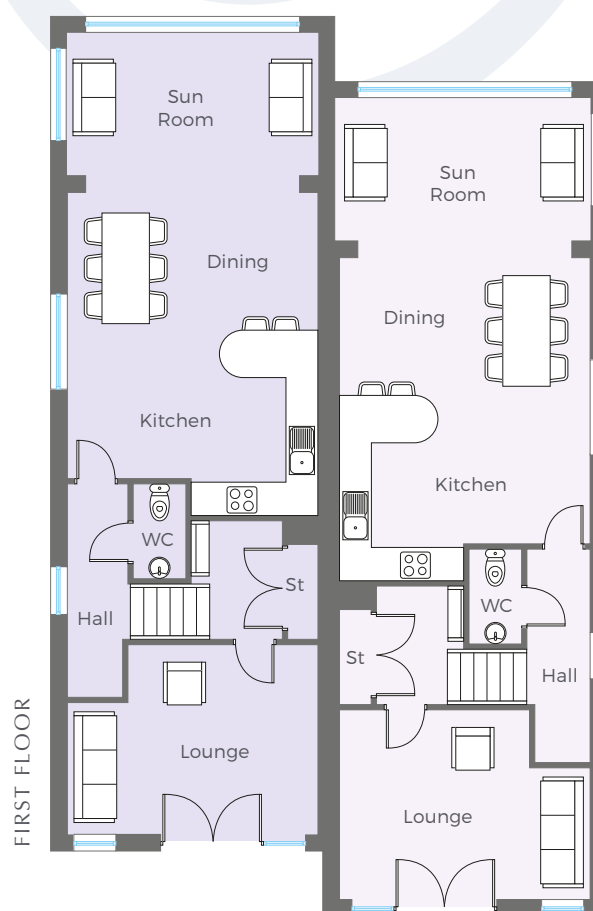
FIRST FLOOR

Lounge (max) 172 sq ft | 16 sq m

Kitchen | Dining 301 sq ft | 28 sq m

Sun Room 150 sq ft | 14 sq m

WC



SECOND FLOOR

Master Bedroom (max) 140 sq ft | 13 sq m

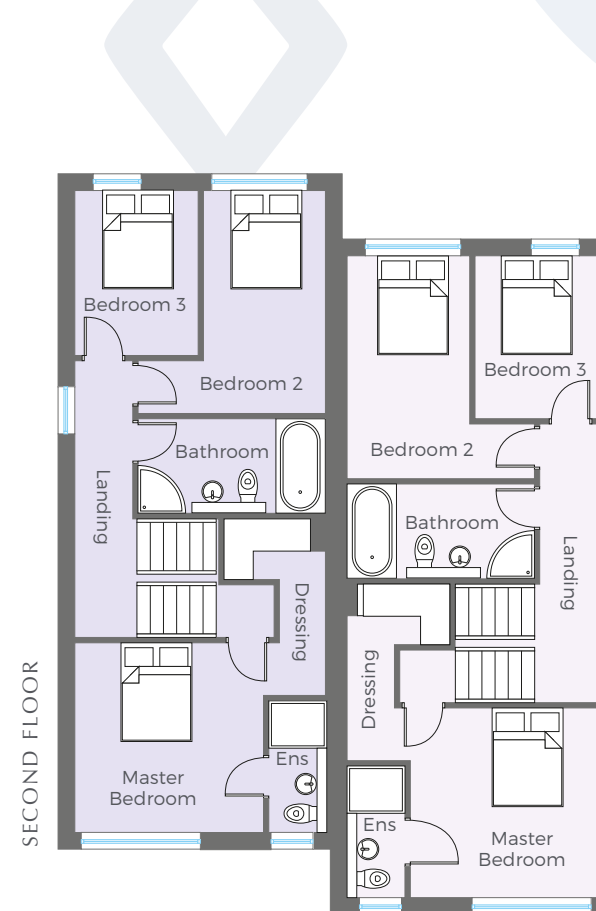
Ensuite 32 sq ft | 3 sq m

Dressing

Bedroom 2 (max) 118 sq ft | 11 sq m

Bedroom 3 75 sq ft | 7 sq m

Bathroom 64 sq ft | 6 sq m



THE O'CONNELL

SITES | 6 | 7 |

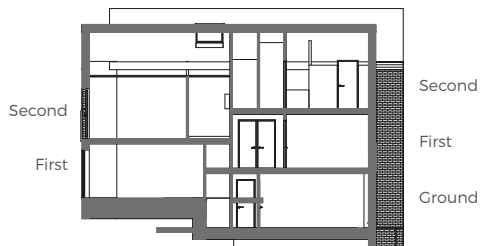
Total Area: 1722 sq ft approx (inc garage)

Roofspace Storage: 300 sq ft

3 Bedroom | Semi Detached



Sections showing floor levels



REAR GARDEN ELEVATION

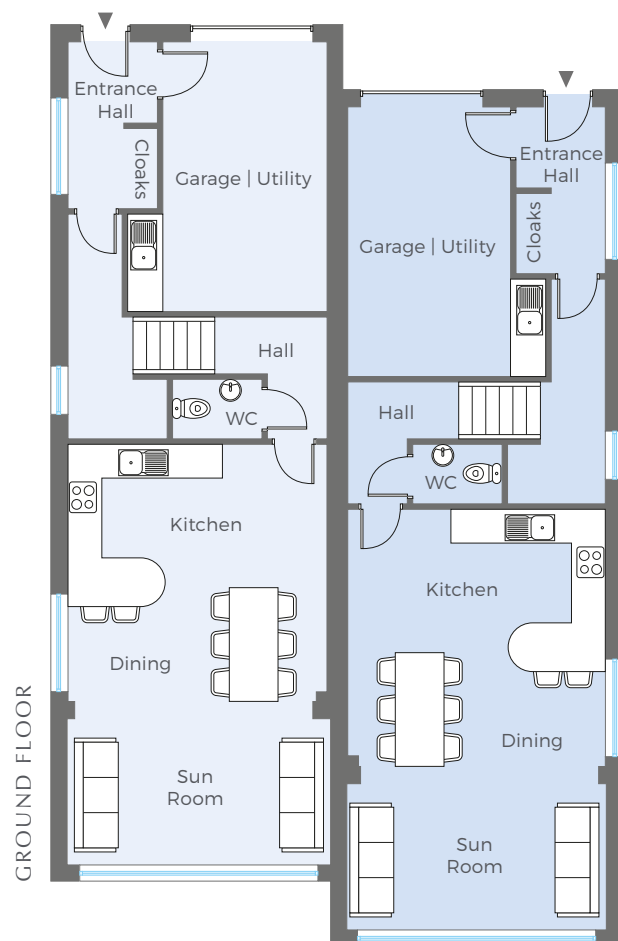


FRONT ENTRANCE ELEVATION

GROUND FLOOR

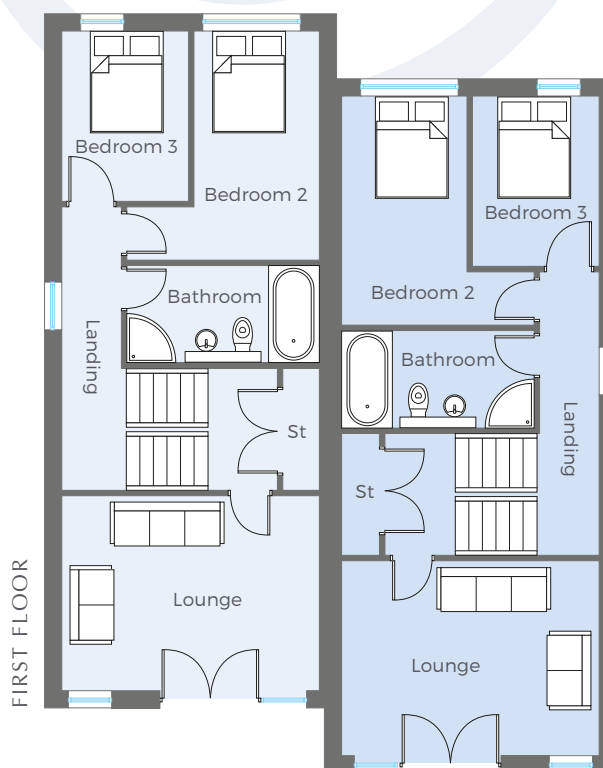
Entrance Hall with Cloaks

Garage Utility	172 sq ft		16 sq m
Kitchen Dining	236 sq ft		22 sq m
Sun Room	140 sq ft		13 sq m
WC			



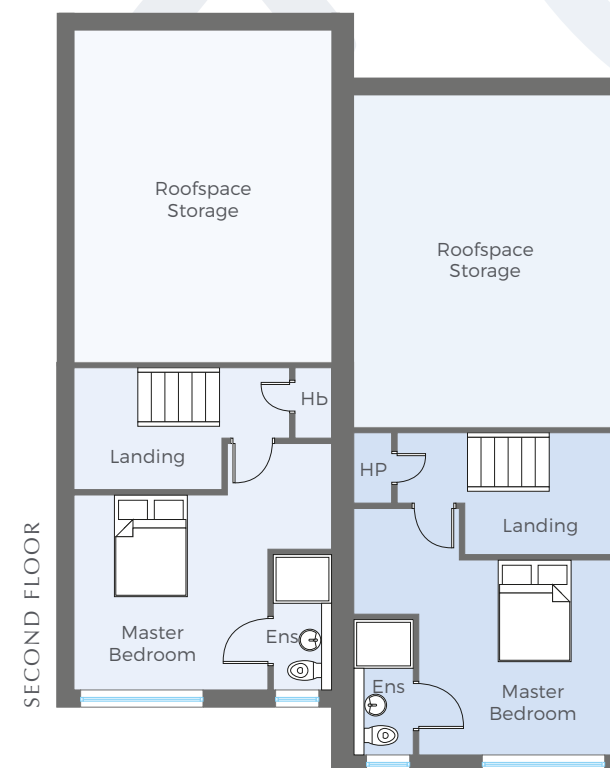
FIRST FLOOR

Lounge	183 sq ft		17 sq m
Bedroom 2 (max)	118 sq ft		11 sq m
Bedroom 3	75 sq ft		7 sq m
Bathroom	64 sq ft		6 sq m



SECOND FLOOR

Master Bedroom (max)	172 sq ft		16 sq m
Ensuite	32 sq ft		3 sq m
Roofspace Storage	300 sq ft		29 sq m



THE LOWE

SITE | 1

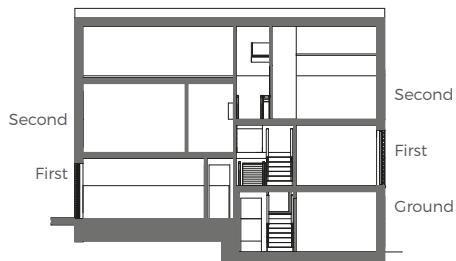
Total Area: 1720 sq ft approx (plus garage)

Roofspace Storage: 300 sq ft

4 Bedroom | Detached



Sections showing floor levels



LOWER GROUND FLOOR

Entrance Hall with Cloaks		
Bedroom 2	130 sq ft	12 sq m
Ensuite	32 sq ft	3 sq m

GROUND FLOOR

Kitchen Dining Family		
Utility	22 sq ft	2 sq m
WC		

FIRST FLOOR

Lounge	161 sq ft	15 sq m
Bedroom 3	118 sq ft	11 sq m
Bedroom 4	75 sq ft	7 sq m
Bathroom	65 sq ft	6 sq m

SECOND FLOOR

Master Bedroom	150 sq ft	14 sq m
Ensuite	32 sq ft	3 sq m
Roofspace Storage	300 sq ft	28 sq m



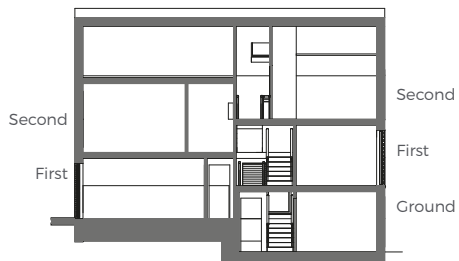
THE LOWE

SITE | 4

Total Area: 1850 sq ft approx
Roofspace Storage: 300 sq ft
4 Bedroom | Detached

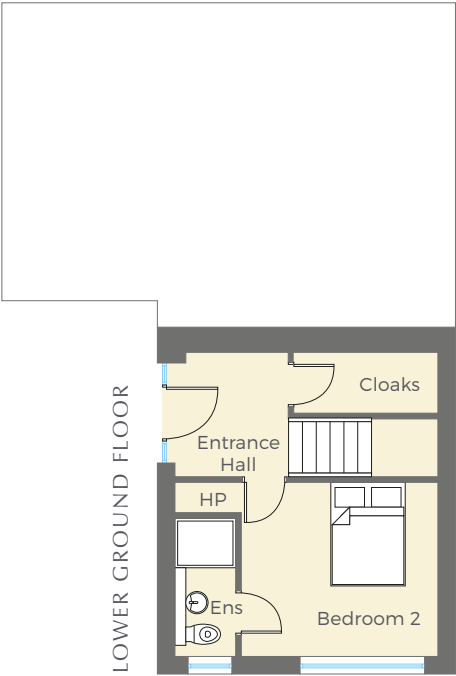


Sections showing floor levels



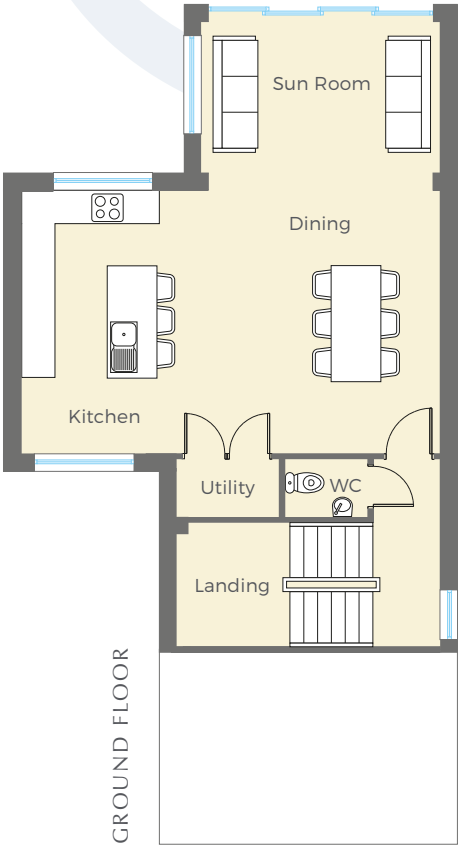
LOWER GROUND FLOOR

Entrance Hall with Cloaks		
Bedroom 2	130 sq ft	12 sq m
Ensuite	32 sq ft	3 sq m



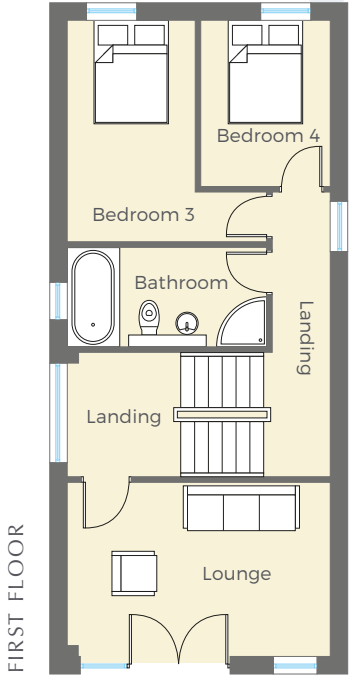
GROUND FLOOR

Kitchen Dining Family		
Sun Room	140 sq ft	13 sq m
Utility	22 sq ft	2 sq m
WC		



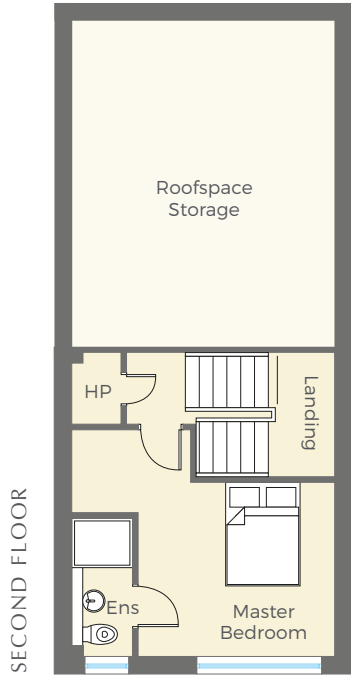
FIRST FLOOR

Lounge		
Bedroom 3	118 sq ft	11 sq m
Bedroom 4	75 sq ft	7 sq m
Bathroom	65 sq ft	6 sq m



SECOND FLOOR

Master Bedroom		
Ensuite	32 sq ft	3 sq m
Roofspace Storage	300 sq ft	28 sq m



THE WORLEY

SITES | 5 | 8 |

Total Area: 1745 sq ft approx (plus garage)

Roofspace Storage: 300 sq ft

4 Bedroom | Detached



Sections showing floor levels



REAR GARDEN ELEVATION



FRONT ENTRANCE ELEVATION

LOWER GROUND FLOOR

Kitchen Dining Family	322 sq ft		30 sq m
Utility	32 sq ft		3 sq m

GROUND FLOOR

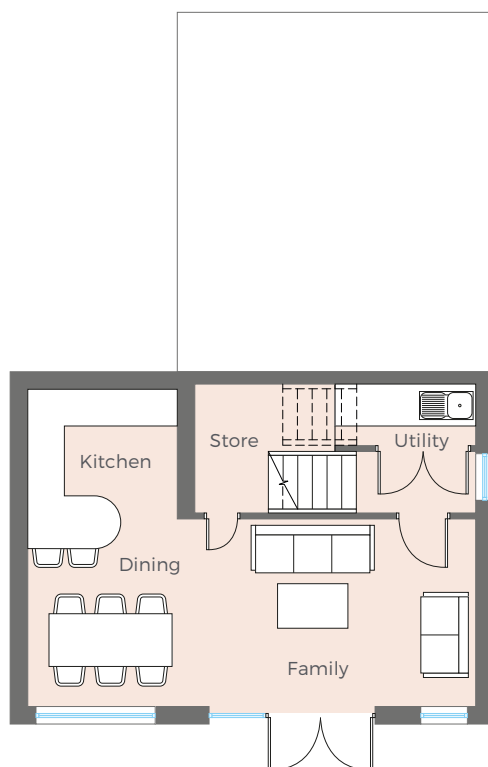
Entrance Hall			
Bedroom 2	130 sq ft		12 sq m
Shower Room	43 sq ft		4 sq m
Study	64 sq ft		6 sq m

FIRST FLOOR

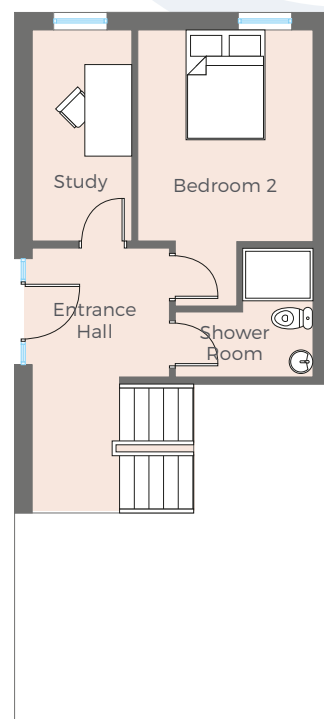
Lounge	161 sq ft		15 sq m
Bedroom 3	118 sq ft		11 sq m
Bedroom 4	75 sq ft		7 sq m
Bathroom	75 sq ft		7 sq m

SECOND FLOOR

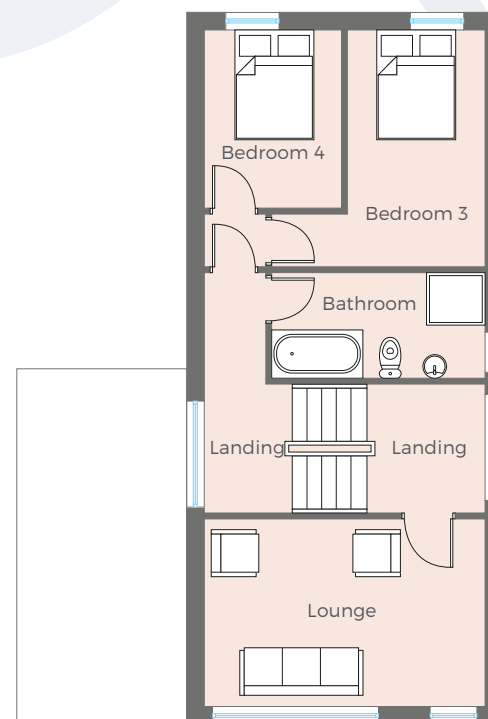
Master Bedroom	129 sq ft		12 sq m
Ensuite	32 sq ft		3 sq m
Roofspace Storage	300 sq ft		28 sq m



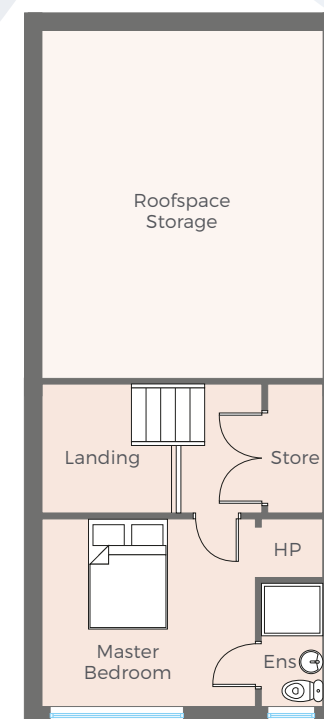
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Image for illustration purposes only



INTERIORS TO INSPIRE

From the bright and spacious living areas to the well appointed kitchens, the workmanship and thoughtful approach to each and every home is the reason why Milecross Manor is a superb development. Nothing has been left to chance as great care is taken to create a supreme standard of living accommodation with furnishings and fitted appliances of the highest specification. Behind the striking individual façade of each home lies a residence for the whole family to enjoy and make their own for many years to come. Milecross Manor offers innovative homes for the modern dweller.

ATTENTION TO DETAIL

INTERNAL FEATURES

- Internally decorated, walls and ceilings painted
- Vaulted ceilings in all master bedrooms
- Solid wood newel posts and handrails with balustrades (protected by clear preservative where appropriate) are incorporated within homes
- 6" bevelled edge skirting and 4" contemporary architrave painted satin white
- Wooden internal doors with quality brushed steel ironmongery
- Mains supply smoke detectors
- A generous provision of power points is provided throughout the house. This includes feature down lighting throughout the ground floor. TV points are provided in all bedrooms whilst a telephone point is installed beside the lounge TV point. Wiring for future satellite point
- Natural gas central heating system
- Ventilation/extractor fans are fitted in the kitchen, bathroom, ensuite & WC
- Sound proofing to bedrooms, bathroom and between ground and first floor
- Fitted security system alarm
- Excellent roofspace storage area

EXTERNAL FEATURES

- Juliet balcony to all lounges
- All gardens turfed
- Brick pavior driveway
- Brick pavior/flagged patio area
- Grey U-PVC double glazed lockable windows
- Concrete roof tiles
- Modern composite front door
- Outside water tap
- 1.8m high, close-boarded timber fencing to side and rear of garden
- Feature external lighting to front & back door
- Garage with roller shutter door, internal light and power point to sites 1, 5, and 8
- Property also is covered by 10 Year Global Home Warranty insurance policy

KITCHENS & UTILITY ROOMS

- Choice of high quality units to include door, granite worktop and handles
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Provision for a Washing Machine and Dryer
- Under unit lighting to kitchen cupboards
- Recessed down lighters to ceilings

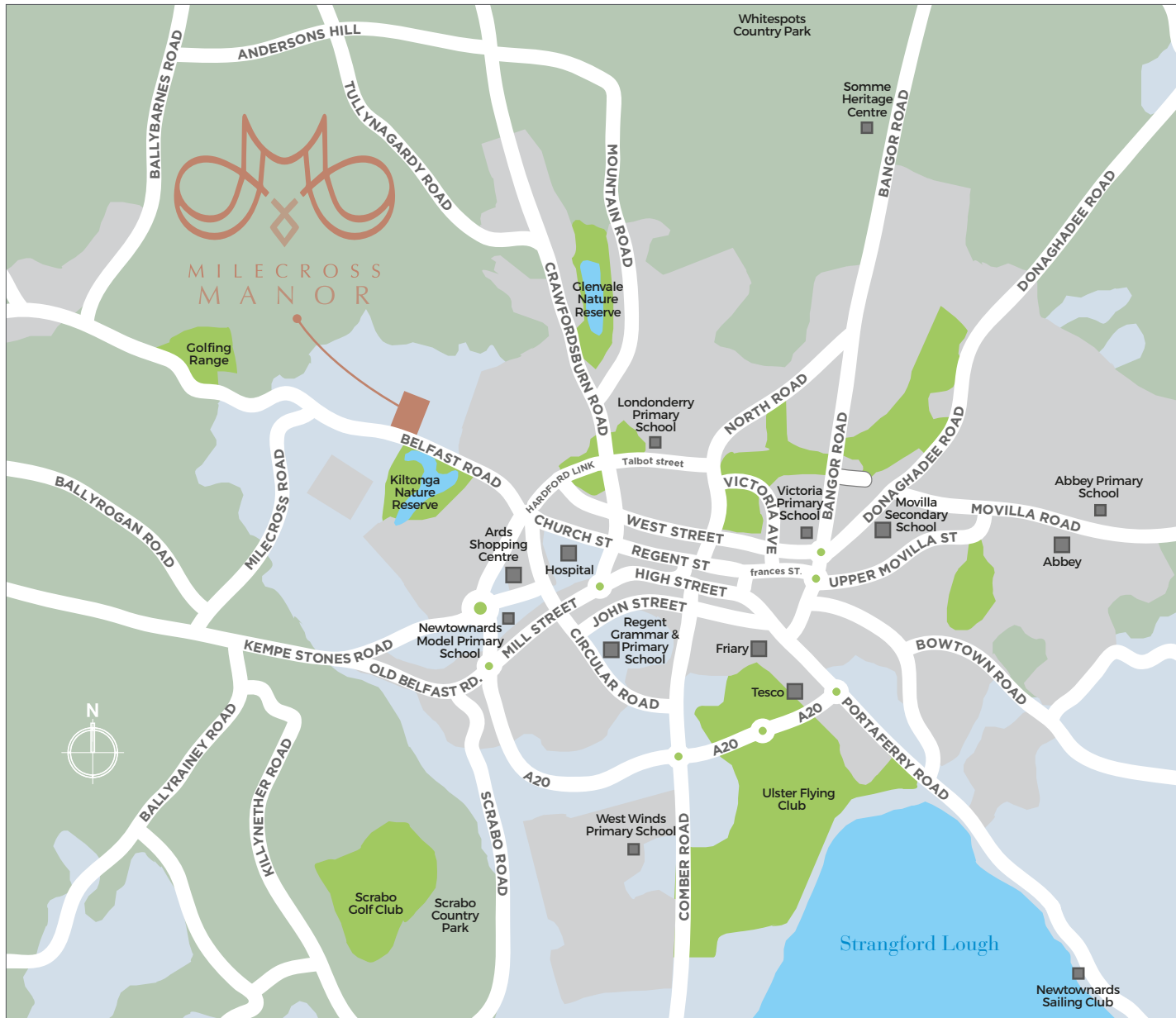
BATHROOMS, ENSUITES AND WCs

- Contemporary white sanitary ware with chrome fittings
- Chrome finished towel radiator in the main bathroom and ensuite
- Shower cubicles with glass screens will be fitted in the bathroom, ensuite and 2nd floor shower room

FLOOR COVERINGS & TILING

- Tiled floors to kitchen/dining areas, bathrooms, ensembles and WCs
- Tiling to wet areas within bathrooms, ensembles and WCs
- Parquet flooring in all lounges
- A choice of carpet with quality underlay is provided for the lounge, stairs/landing and all bedrooms





WELL
CONNECTED

Newtownards
Town Centre

0.6 Miles

Bangor

5 Miles

Comber

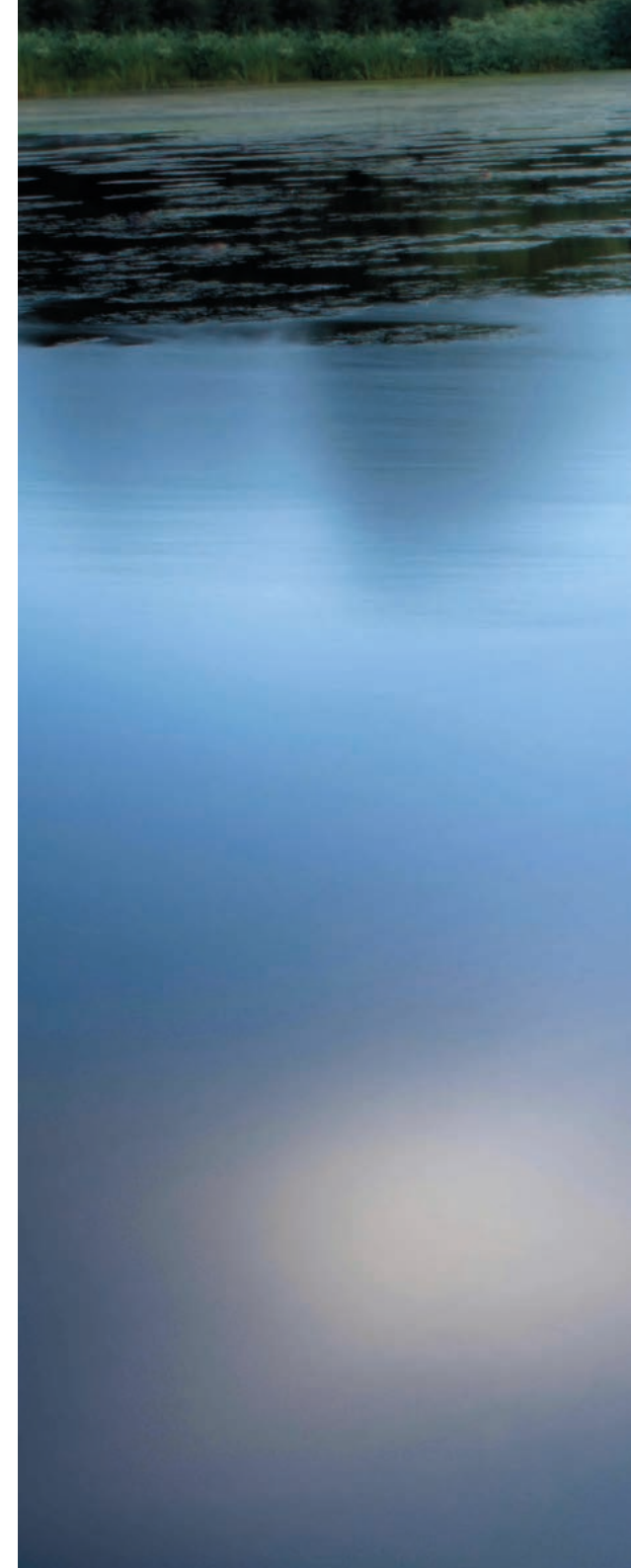
5.5 Miles

Hollywood

8.5 Miles

Belfast

11 Miles







MILECROSS
MANOR

JOINT SELLING AGENTS

TEMPLETON
ROBINSON

028 9065 0000

www.templetonrobinson.com



02891 888881

www.johnminnis.co.uk

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