

FOXHILL

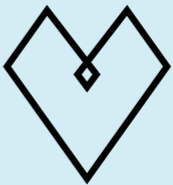
HILLSBOROUGH

EST. 2016

By View Point Developments



HILLBOROUGH VILLAGE



FOXHILL

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Set in the beautiful and historic village of Hillsborough, Foxhill is a truly unique opportunity to own your own home in an exclusive location.

Escape the hustle & bustle and relish village life knowing that you benefit from the great road links and close proximity to Sprucefield, Belfast and Dublin. Enjoy long walks in areas steeped in tradition and history. Devour delicious food from local suppliers in quirky cafés, pubs and restaurants. Join in the local festival traditions or take a stroll around the stunning village you now call home.



Beautifully Crafted

View Point Developments was founded in 2004 by two lifelong friends with a dedicated passion for the construction industry in Northern Ireland, Ben Snoddon and Justin McClay. As the two Managing Partners, they have developed their business knowledge and quality craftsmanship over the years to become a highly progressive construction and property development company dedicated to delivering the highest quality results.



FERRY QUARTER, STRANGFORD



FERRY QUARTER, STRANGFORD



SHELLING MEWS, LISBURN



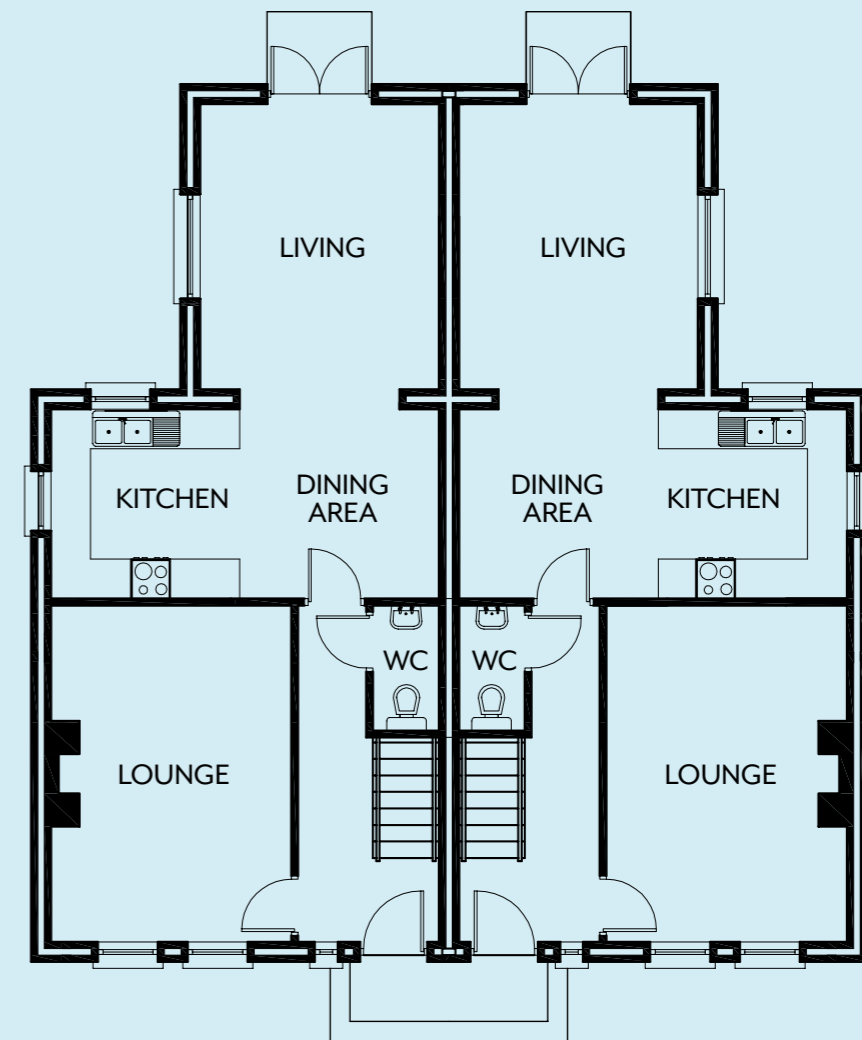
FERRY QUARTER, STRANGFORD



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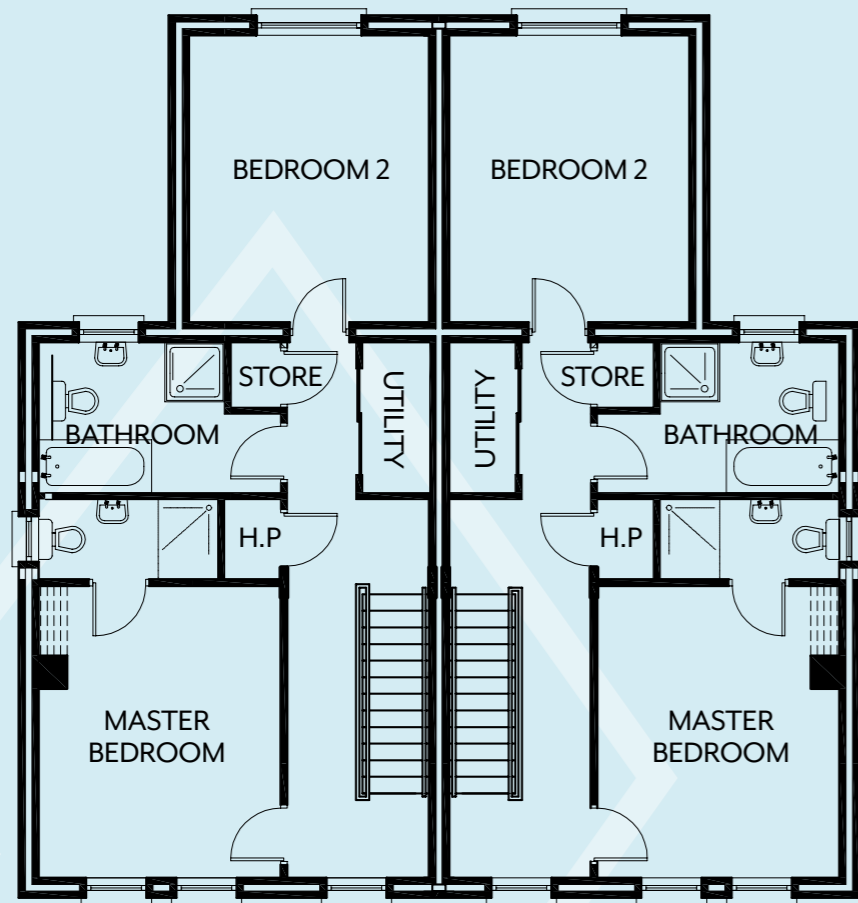



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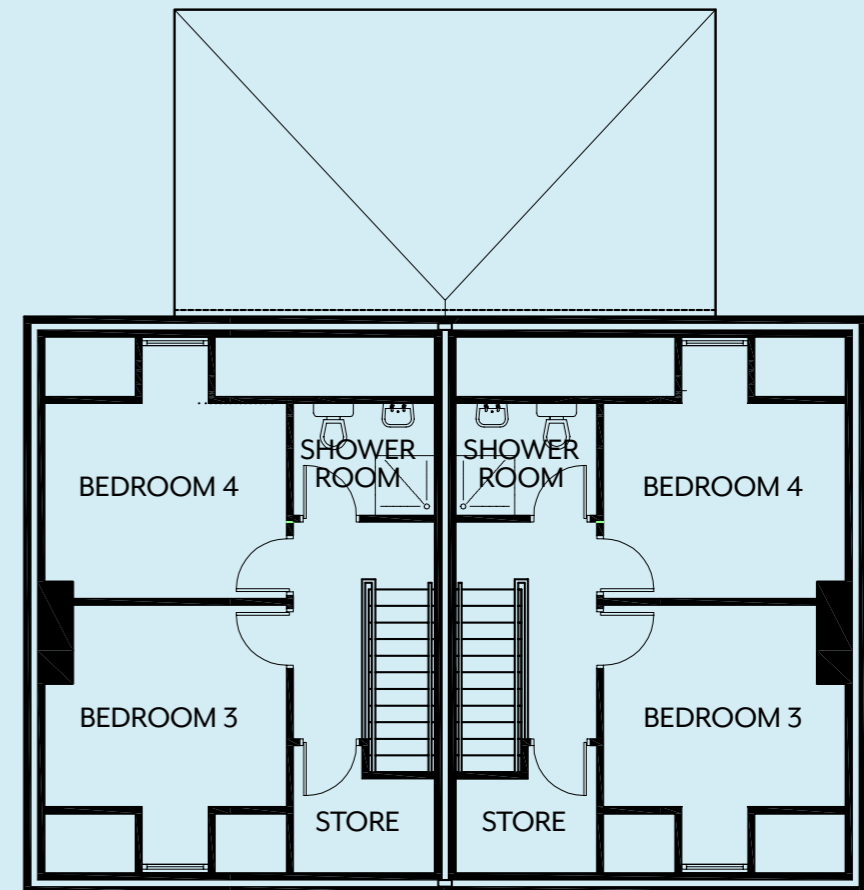
Ground Floor

Kitchen & Dining	19' 0" x 9' 2"	5.8 x 2.8m
Living Room	12' 0" x 14' 2"	3.6 x 4.3m
Lounge	12' 0" x 17' 8"	3.6 x 5.1m



First Floor

Master Bedroom	12' 0" x 14' 5"	3.6 x 4.4m
Ensuite	3' 9" x 8' 7"	1.2 x 2.7m
Bathroom	9' 2" x 7' 2"	2.8 x 2.2m
Bedroom 2	12' 0" x 14' 2"	3.6 x 4.3m
Utility	6' 9" x 4' 0"	2.1 x 1.4m



Second Floor

Bedroom 3	12' 0" x 10' 0"	3.6 x 3.0m
Bedroom 4	12' 0" x 10' 0"	3.6 x 3.0m
Shower Room	6' 9" x 5' 6"	2.1 x 1.7m

Specification

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance with a 10 year warranty.

EXTERNAL FEATURES

Traditional cavity wall construction with red brick external finish

High standard of floor, wall and loft insulation to reduce heat loss

Natural slate roof with blue or black coloured tiles to ridge.

Decorative aluminium rainwater goods, with uPVC Downpipes.

uPVC double glazed windows with stone cills.

Painted hardwood panelled external door and quality ironmongery

INTERNAL FEATURES

INTERNAL TRIMMING & DOORS

Moulded skirting & architraves with hockey stick detail painted white. Solid panelled painted doors with quality ironmongery.

STAIRS

Stairways will incorporate timber stairs, Painted newel posts, Oak handrails and Painted balustrades.

CEILINGS AND WALLS

Smooth plastered ceilings and walls, painted a neutral colour.

KITCHEN

Quality Kitchen with choice of doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable.

BATHROOMS

Pre-selected designer sanitary ware with chrome fittings, panel bath, slimline shower trays, vanity units. Chrome towel radiators, will be fitted in all bathrooms and ensuite areas.

FIREPLACE

A choice of multi fuel stoves on a slate hearth with black metal surround.

FLOORING

Choice of carpets with underlay to Entrance hall, Lounge, Stairs, Landing & Bedrooms

Choice of floor tiles to Kitchen, Dining, Garden room, Utility, Bathrooms, Ensuites & W.C's

Choice of full height tiling to shower enclosures

Choice of splash back tiling to sinks and baths

HEATING/PLUMBING

Pressurised hot and cold water system, oil fired central heating with energy efficient boiler and thermostatically controlled radiators.

ELECTRICITY

Comprehensive range of electrical sockets, switches, TV and Telephone points. Wiring for future satellite points. Smoke, heat & Carbon monoxide detectors. Energy efficient down lighting to ceilings.

SECURITY

Zoned burglar alarm system provided.

GARDENS

Landscaped front and rear gardens.

Double boarded fencing to rear boundaries

Bitmac parking areas

Paved patio area to rear gardens

Feature external lighting to front and rear

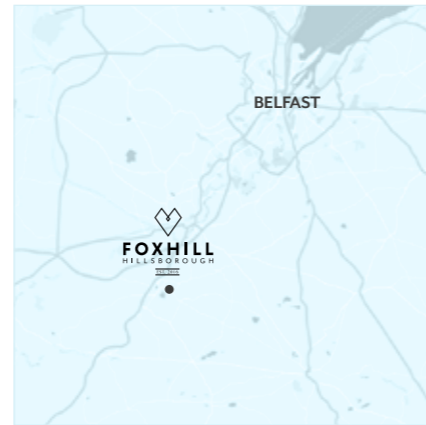
Outside tap provided.

ADDITIONAL INFORMATION

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

There will be a nominal service charge payable to maintain the estate communal.



For further information please contact:



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