

T H E B R O O K

&

T H E B R I D G E

High specification contemporary homes of exceptional quality

THE BROOK

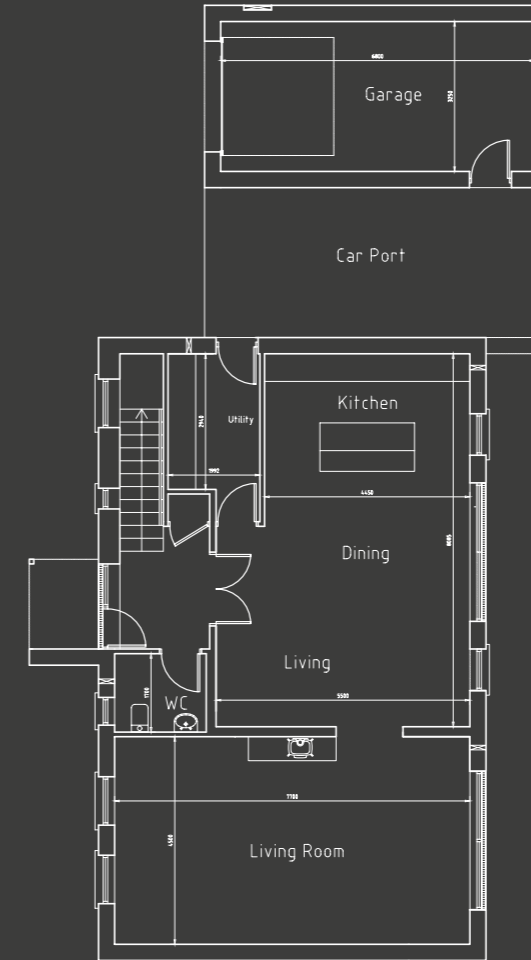


2034 sq ft / 189 sq m

(Garage 238 sq ft / 22.1 sq m) excluding carport

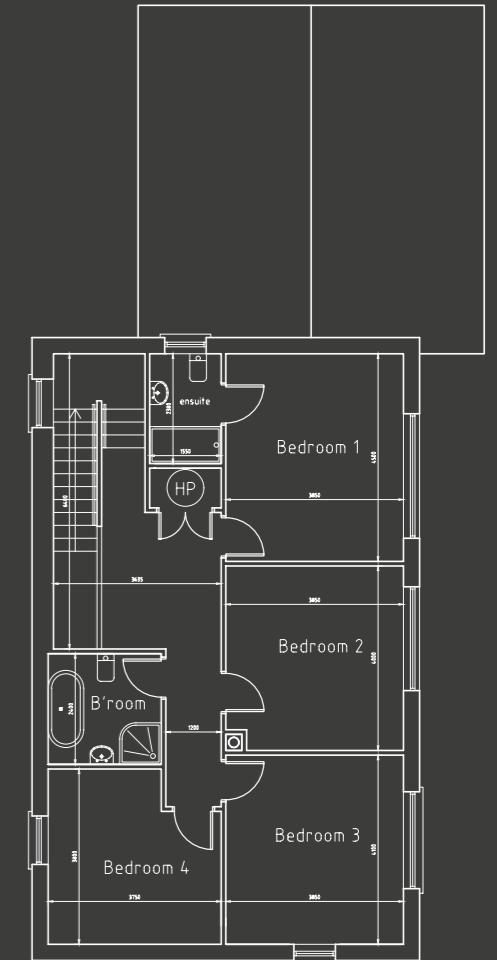
Entrance hall • Living room • Spacious open plan kitchen/dining/living area opening onto large outdoor patio

Utility room • 4 piece bathroom suite • 4 bedrooms, Master with en-suite • Carport • Garage



GROUND FLOOR PLAN

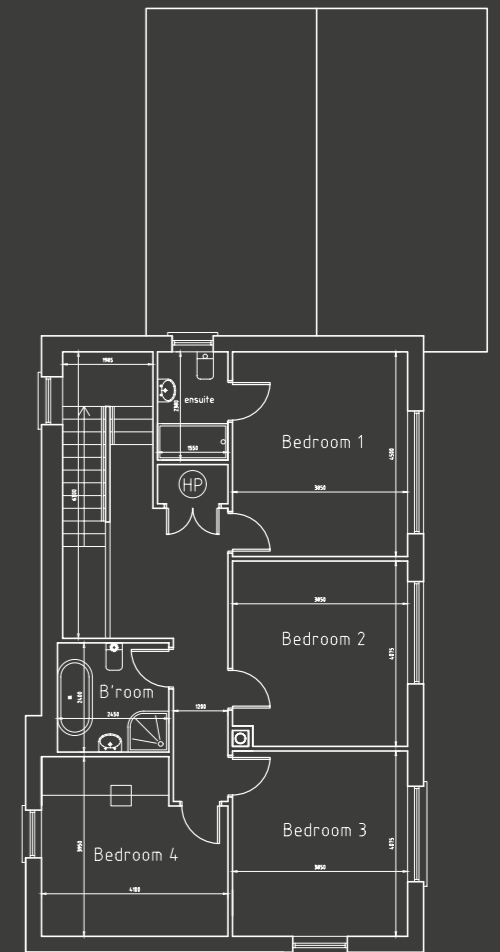
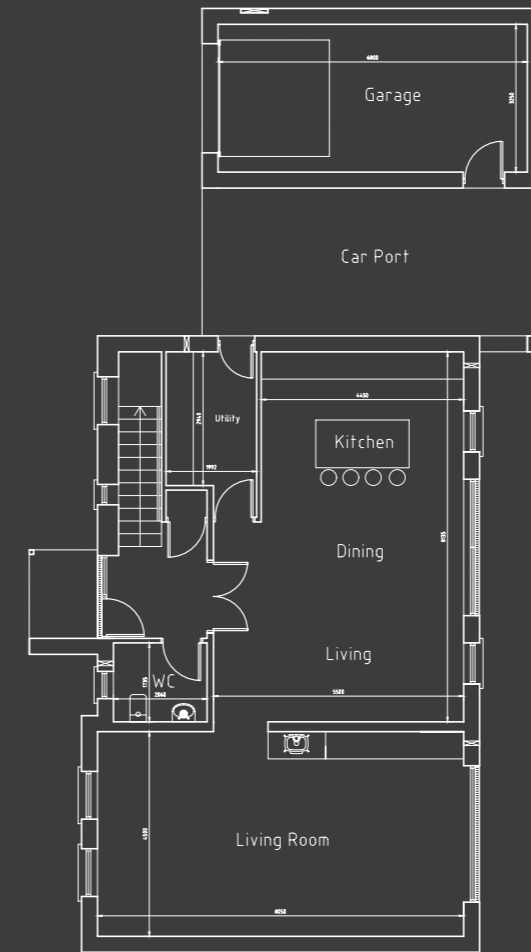
Room	ft	m
Kitchen/Dining/Living	14'5" - 18' x 26'6"	4.5 - 5.5 x 8.1
Utility	9'6" x 6'6"	2.9 x 2
WC	5'6" x 5'10"	1.7 x 1.8
Living Room	25'3" x 14'9"	7.7 x 4.5



FIRST FLOOR PLAN

Room	ft	m
Master Bed	12'9" x 14'9"	3.9 x 4.5
Ensuite	5'3" x 7'10"	1.6 x 2.4
Bed 2	12'9" x 13'1"	3.9 x 4
Bed 3	12'5" x 13'5"	3.8 x 4.1
Bed 4	12'5" x 12'5"	3.8 x 3.8
Bathroom	7'10" x 7'10"	2.4 x 2.4

THE BRIDGE



GROUND FLOOR PLAN

Room	ft	m
Kitchen/Dining/Living:	14'5" - 18' x 26'6"	4.5 - 5.5 x 8.1
Utility:	9'6" x 6'6"	2.9 x 2
WC:	5'6" x 6'6"	1.7 x 2
Living:	26'2" x 14'9"	8 x 4.5

FIRST FLOOR PLAN

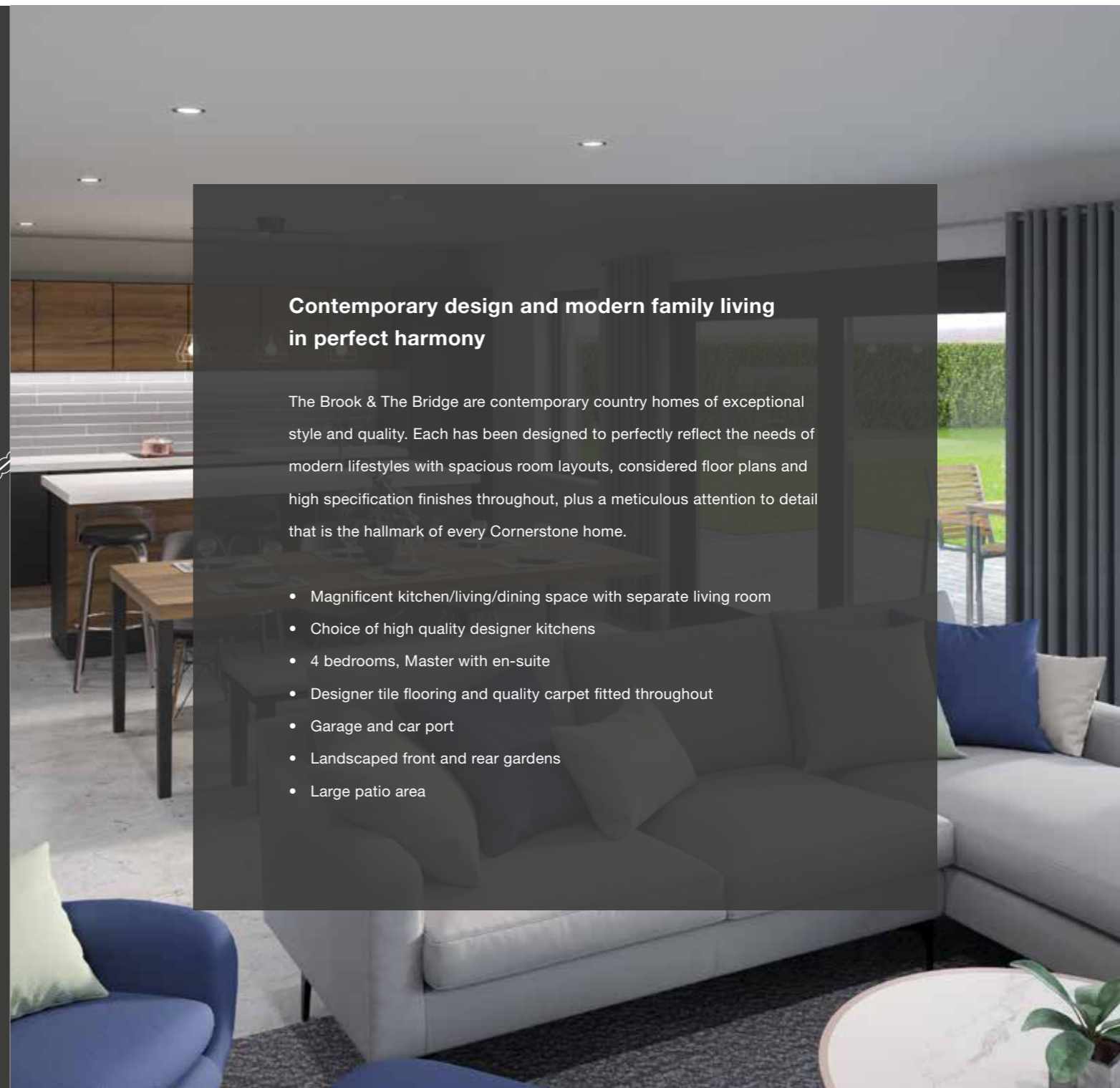
Room	ft	m
Master Bed	12'9" x 14'9"	3.9 x 4.5
Ensuite	5'3" x 7'10"	1.6 x 2.4
Bed 2	12'9" x 13'1"	3.9 x 4
Bed 3	12'9" x 13'1"	3.9 x 4
Bed 4	12'5" x 12'5"	3.8 x 3.8
Bathroom	7'10" x 8'2"	2.4 x 2.5

2067 sq ft / 192 sq m

(Garage 238 sq ft / 22.1 sq m) excluding carport

Entrance hall • Living room • Spacious open plan kitchen/dining/living area opening onto large outdoor patio

Utility room • 4 piece bathroom suite • 4 bedrooms, Master with en-suite • Carport • Garage



Contemporary design and modern family living in perfect harmony

The Brook & The Bridge are contemporary country homes of exceptional style and quality. Each has been designed to perfectly reflect the needs of modern lifestyles with spacious room layouts, considered floor plans and high specification finishes throughout, plus a meticulous attention to detail that is the hallmark of every Cornerstone home.

- Magnificent kitchen/living/dining space with separate living room
- Choice of high quality designer kitchens
- 4 bedrooms, Master with en-suite
- Designer tile flooring and quality carpet fitted throughout
- Garage and car port
- Landscaped front and rear gardens
- Large patio area

Specification

External Features

New Build Bespoke homes

UPVC double glazed windows and patio double doors with secure locking systems

Hardwood front door with secure locking system

A slim profiled black tile roof

Landscaped front and rear gardens

Bitmac private driveway

Large patio area to rear

External porch and patio lighting

Outside water supply

Garage/ Carport

Carport & Garage lighting

Automated garage wide panel sectional door

Two double sockets

Side door to garage

Internal Features

Interior fixtures and fittings selected by our in house design team

Painted internal walls and ceilings

Painted doors, architraves and skirting

One panel shaker style doors with brushed chrome/silver ironmongery

Extensive range of white electrical switches, phone points, sockets including USB charge points in kitchen and Master bedroom.

Energy efficient LED down lighters in kitchen/dining/living areas, bathroom, en-suite, cloakroom and hallways, pendant lights in all other rooms

Multi-room wiring for TV in living areas and Master bedroom

Broadband and WiFi enabled, just call your chosen provider to set up

Smoke and carbon monoxide detectors wired in to mains

Pre-wired for security

Heating

Oil fired central heating

Energy efficient boiler

Thermostatically controlled underfloor heating to ground floor

Kitchen

Quality designer kitchen with choice of 3 designs, 4 door colours and 4 worktops

Soft close cupboards

Integrated appliances to include, ceramic hob, electric oven, extractor fan, fridge freezer, dishwasher

Under lighting to kitchen units

Recessed down lighters

Utility

Quality designer units to match kitchen with choice of door colour and worktop

Stainless steel sink

Bathroom, En-suite & WC

Contemporary white sanitary ware with chrome fittings including freestanding bath

Vanity unit in WC

Chrome towel radiators

Recessed down lighters

Designer shower panels to showers in bathroom and en-suite

Flooring/Tiling

Designer contemporary tile flooring to the ground floor areas

Carpet to stairs, landing and bedrooms

Tile flooring to bathroom and en-suite

Feature tiling to sink splash backs in bathroom and en-suite

Living Room

Wood burning stove and slate hearth

Warranty

10 year structural warranty

Optional Extras

For more information on optional extras, please contact our agents.



Crossgar

THE BROOK
&
THE BRIDGE



Enjoy the peace & tranquility of village living just 17 miles from Belfast

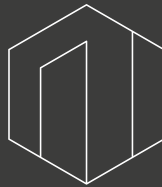
Set in the beautiful village of Crossgar, between Downpatrick and Saintfield, The Brook & The Bridge really do enjoy the perfect location for the modern family. The thriving village community offers a wonderful choice of boutique shops, top class restaurants and cafes right on your doorstep. The nearby Tobar Mhuire Estate features scenic walking and cycle trails to explore whilst the tight fairways of the delightful 18 hole course at Crossgar Golf Club are a good test for any golfer. With the outstanding natural beauty of Strangford Lough, Rowallane Garden, Delamont Country Park and Castle Ward just a short drive away, and good road links to Newtownards and Belfast you really are living at the heart of it all in Crossgar.

- Belfast 17 miles
- Newtownards 17 miles
- Downpatrick 5 miles
- Saintfield 6 miles
- Castle Ward 11 miles
- Rowallane Garden 6 miles

THE BROOK

&

THE BRIDGE



CORNERSTONE

BUILDING FOR TOMORROW



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.co.uk

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