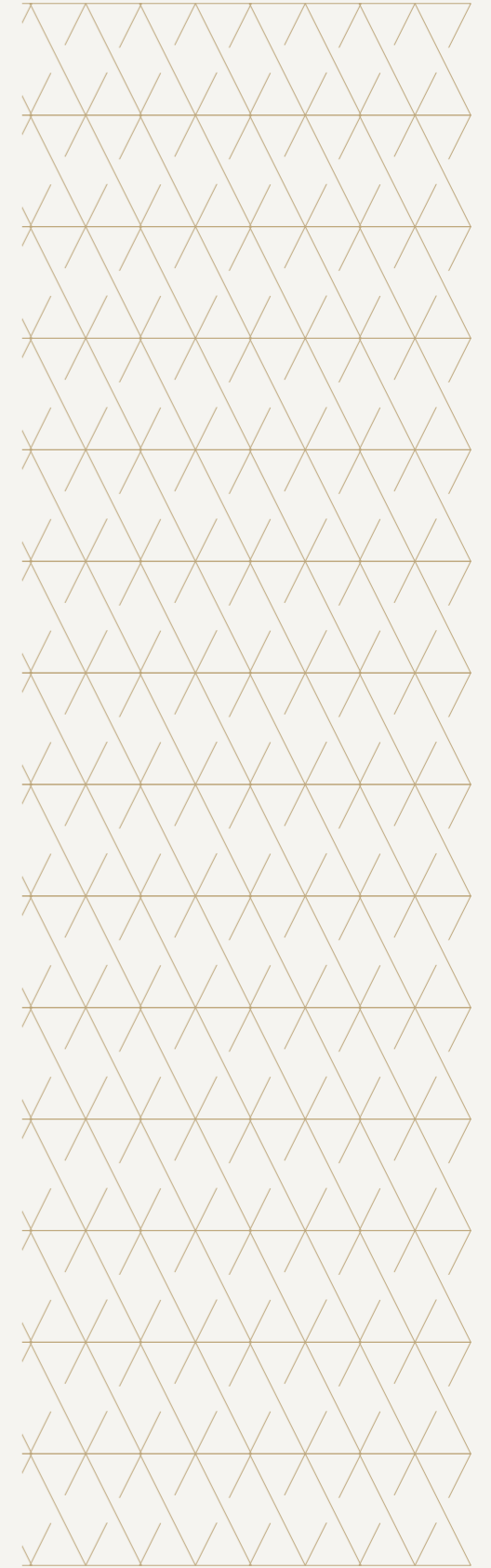




CR

63 CARNBANE ROAD
HILLSBOROUGH



ELEVATED LUXURY







Crafted for
Effortless Living

4133 SQ.FT

4 Bed + Study

DOUBLE GARAGE

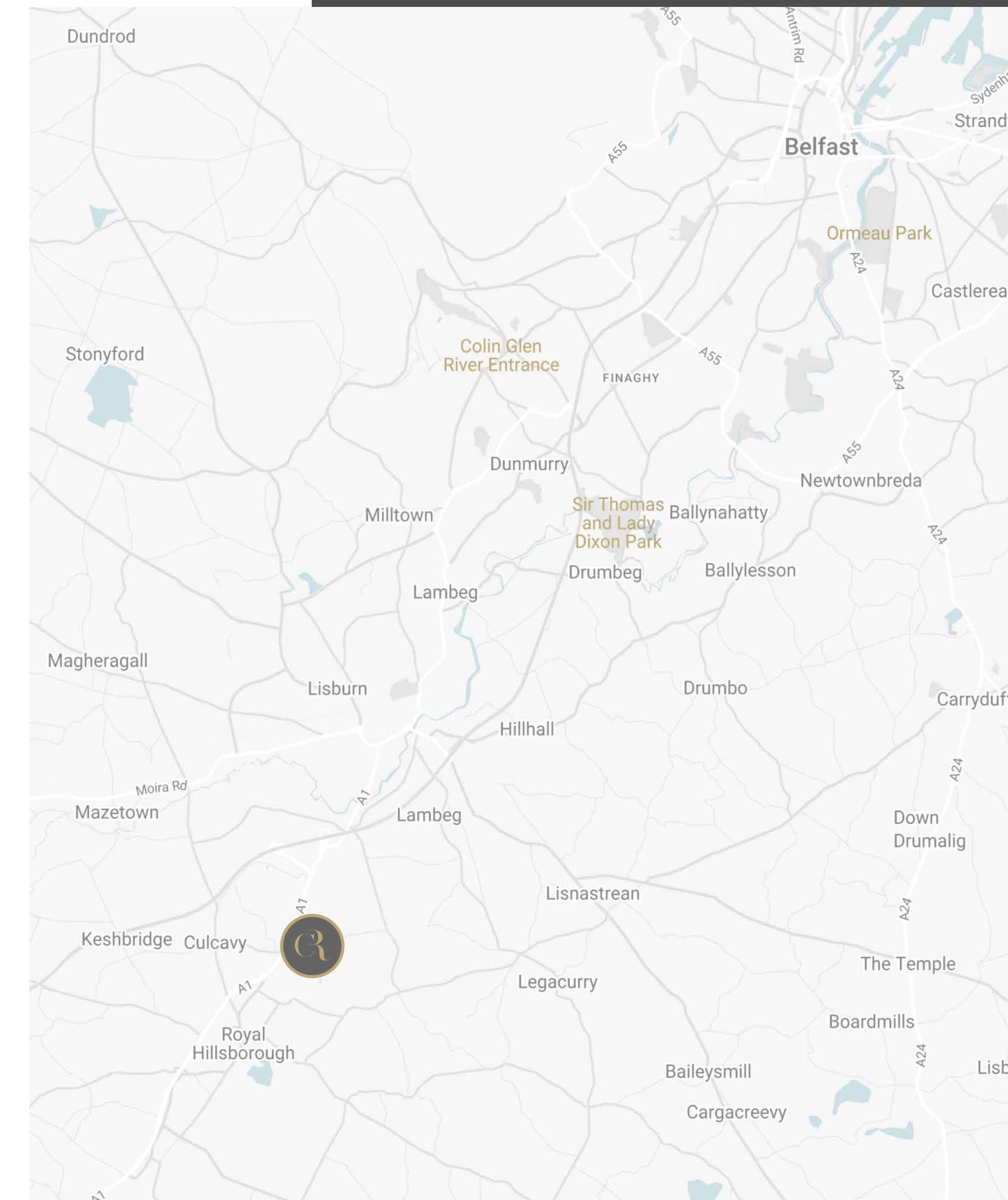
Additional 550 sq.ft office
above

EPC

Estimated A

NHBC

10 Year Structural
Warranty



A fantastic location only 1.2 miles from
Royal Hillsborough town centre.

Set in beautiful countryside, but still effortlessly close to the motorway and A1
ensures that Lisburn and Belfast are easily within reach.



HILLSBOROUGH FOREST - 5MINS

LISBURN - 8MINS

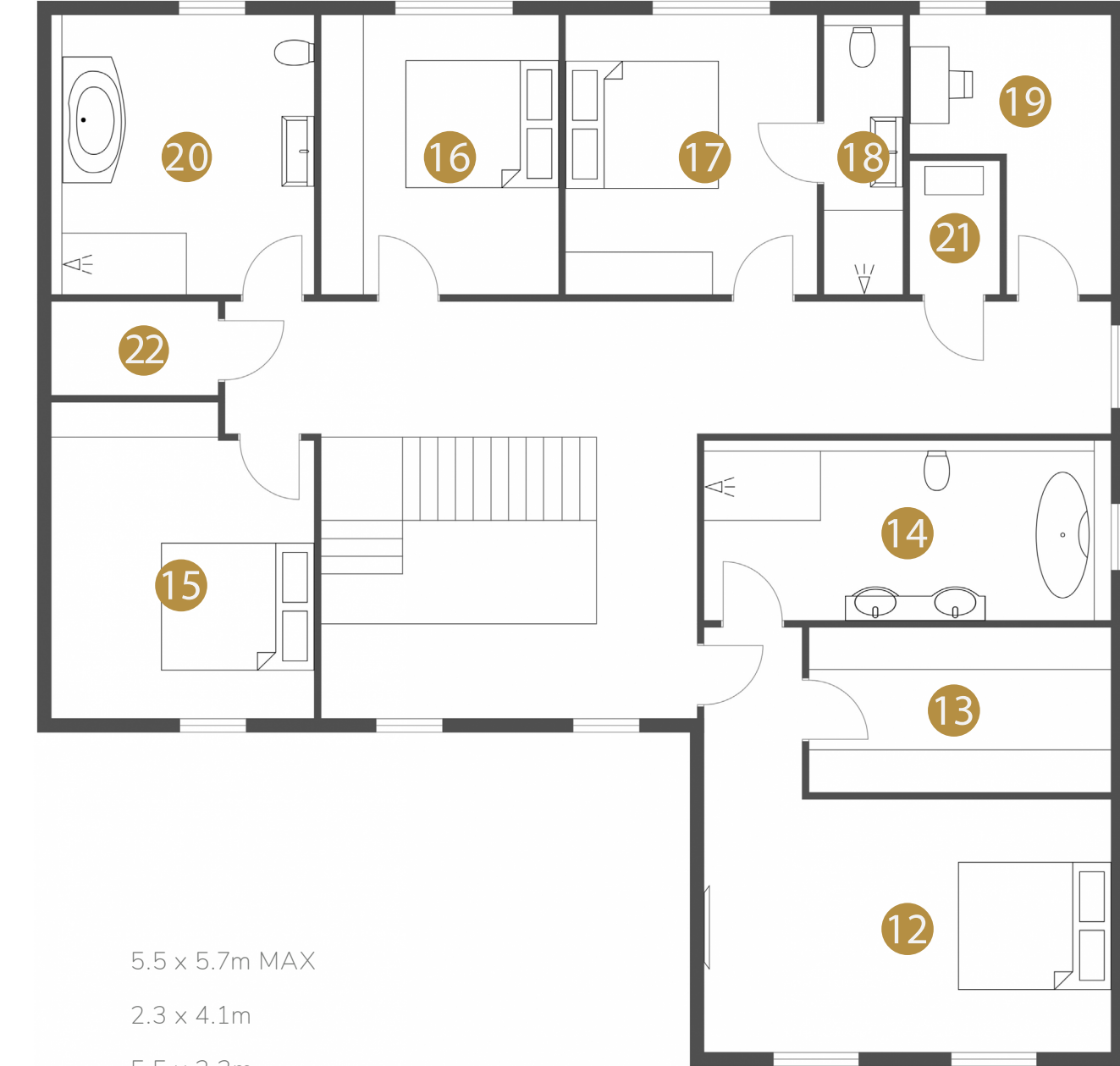
BELFAST - 15MINS





- | | |
|----------------------|----------------|
| 1. Hall | 8.9 x 2.7m MAX |
| 2. WC | 1.9 x 1.8m MAX |
| 3. Media Hub | 1.5 x 1.8m |
| 4. Lounge | 5.5 x 5.7m |
| 5. Dining | 5.2 x 5.7m |
| 6. Kitchen | 4.8 x 5.7m |
| 7. Pantry | 5.5 x 1.9m |
| 8. Living | 4.6 x 5.7m |
| 9. Office / Playroom | 4.6 x 5.7m |
| 10. Utility | 4.7 x 1.8m |
| 11. Bootroom | 4.7 x 1.9m |

Floorplan



- | | |
|----------------------|----------------|
| 12. Master Bedroom | 5.5 x 5.7m MAX |
| 13. Walk-in Wardrobe | 2.3 x 4.1m |
| 14. Ensuite | 5.5 x 2.3m |
| 15. Bedroom 2 | 4.4 x 3.5m MAX |
| 16. Bedroom 3 | 3.8 x 3.3m |
| 17. Bedroom 4 | 3.8 x 3.3m |
| 18. Ensuite | 3.8 x 1.2m |
| 19. Study | 3.8 x 2.7m MAX |
| 20. Bathroom | 3.8 x 3.5m |
| 21. Store | 1.8 x 1.2m |
| 22. Linen | 2.2 x 1.2m |

384 SQ.M. / 4,133 SQ.FT.

4 Bedroom plus study

High 9ft ceilings and large windows flood
your home with natural light.





Open Plan Living

A beautifully connected kitchen, living, dining room that although large and spacious, still feels warm and cosy.

With large south facing sliding doors, natural light both warms the space and lifts your spirits. A perfect place to spend quality time as a family.

A hidden pantry adds a bit of magic to your kitchen, while the quooker boiling water tap and large quartz island add the luxury to this space.



HIDDEN PANTRY

Motion Sensed Lighting
Custom Built In Storage





Bespoke Boot-room



Master Bedroom

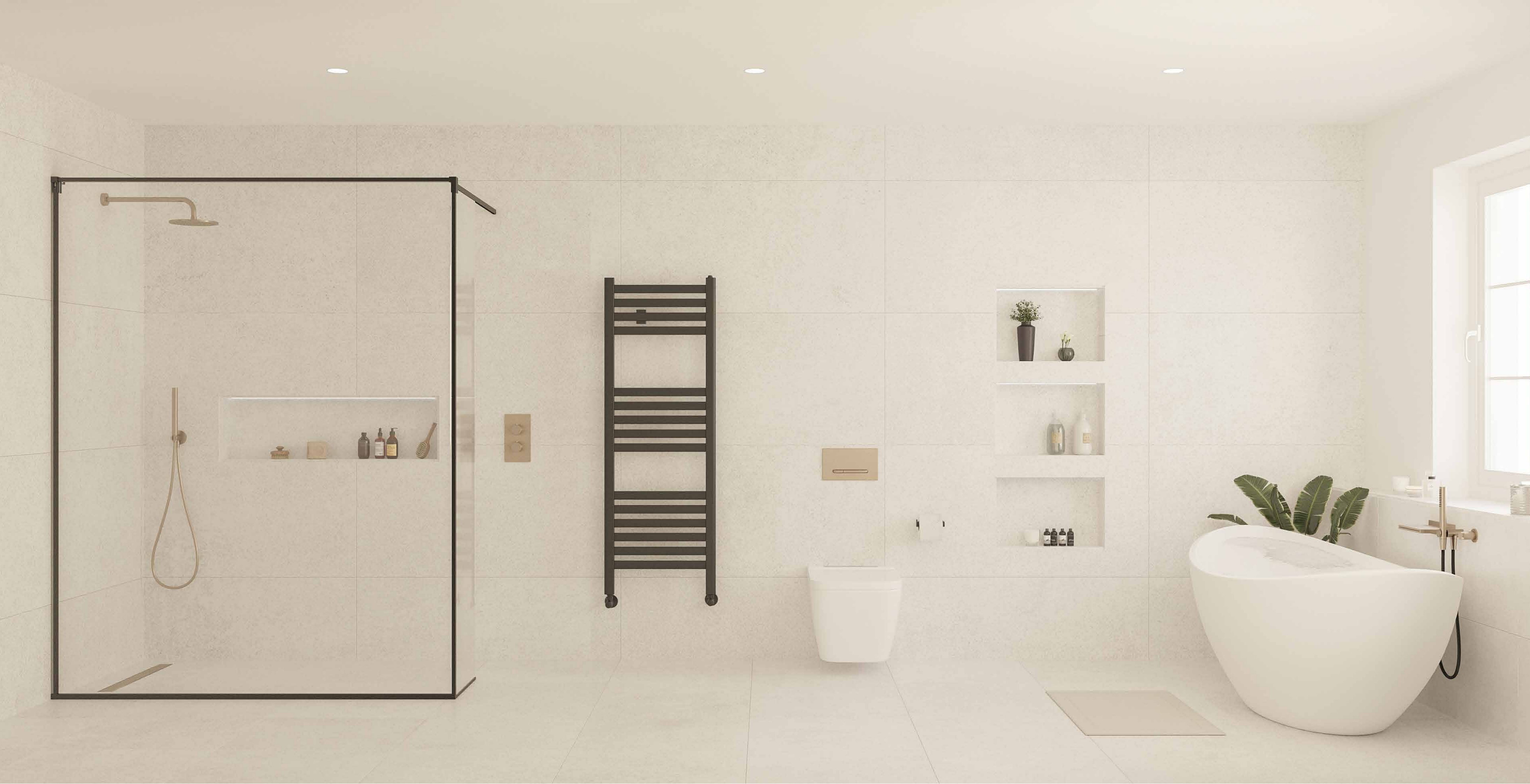
YOUR SANCTUARY

Spacious bedroom with custom wall panelling.

Large walk-in wardrobe.

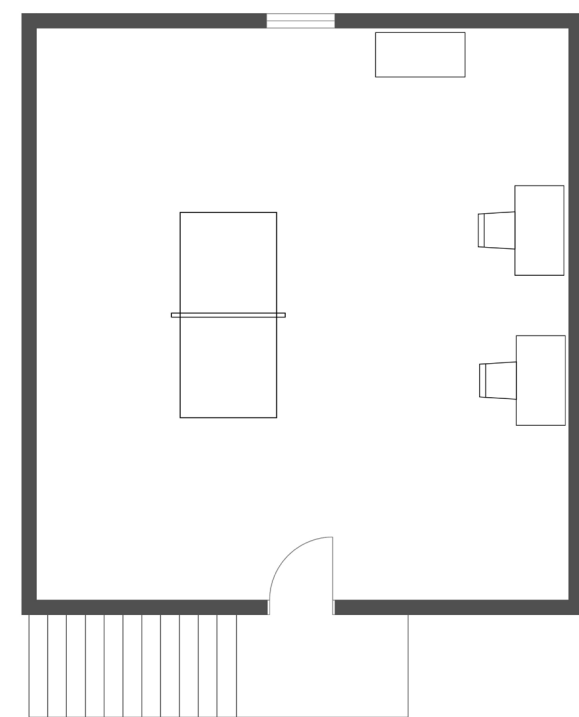
Master ensuite with tiled under-floor heating.
Motion sensed accent lighting and free
standing bath.





Master Ensuite

The garage...

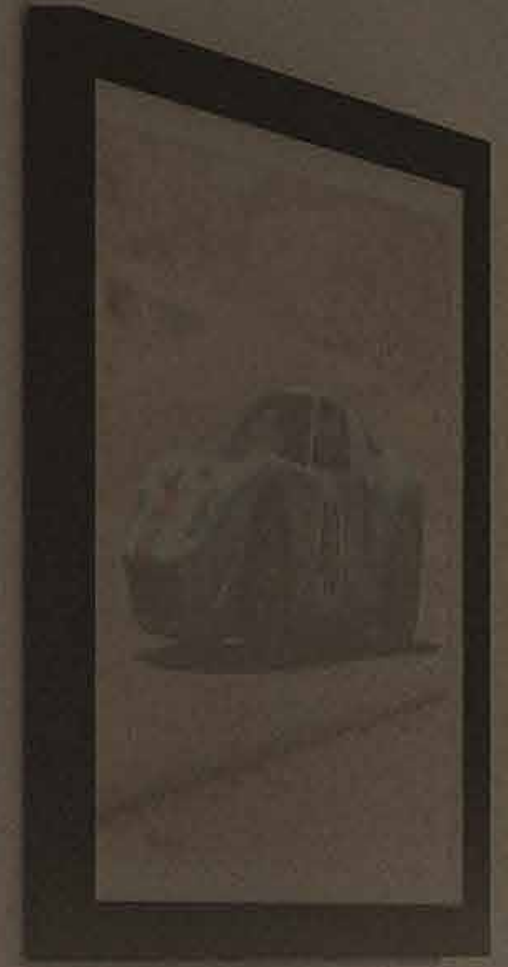


A SPACE FOR WORK AND PLAY

An additional 1100 square feet of space over both floors.
Attic trusses to give the most usable head room. Fully
insulated, painted and carpeted.
(6.9 x 7.4m)



DOUBLE CAR GARAGE WITH TWIN REMOTE
SECTIONAL GARAGE DOORS.



Details...

GENERAL

- Timberframe construction offers exceptional performance through well insulated and highly airtight design
- Estimated EPC: Category A
- Solar PV
- uPVC triple glazed windows
- Gas Boiler
- Mechanical Ventilation and Heat Recovery System
- Underfloor Heating (Ground Floor)
- Flooring includes choice of high quality carpets, tiles and high pressure laminate
- Gas Fireplace in Kitchen/Living/Dining and Lounge

PAINTED THROUGHOUT

- Six inch skirting and three inch architrave (appx)
- All skirting and architraves painted
- All internal walls and ceilings painted
- High quality, solid panelled doors painted
- Chrome door furniture

KITCHEN

- High quality units with a contemporary finish
- Quartz Worktop
- Quooker instant boiling water tap
- Soft close doors and drawers
- Large Island unit
- High quality integrated appliances to include eye-level double oven, dishwasher, fridge/freezer, induction hob
- Large hidden pantry with automatic lighting.

UTILITY ROOM & BOOT-ROOM

- High quality units with choice of doors and finishes

BATHROOM & ENSUITE

- Modern sanitary ware and fittings
- Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite and bathroom.
- Thermostatically controlled showers
- Bespoke wall mounted vanity unit in main bathroom and master ensuite
- Heated towel rail
- Tiled shower enclosure
- Cosy-toes underfloor heating in main bathroom and master ensuite

ELECTRICS

- Sky digital satellite
- Excellent range of TV, light and double socket points
- Internet connection points
- Telephone connection points

OUTSIDE

- Double Garage included
- Office above garage insulated, painted and carpeted
- Rear external double socket
- Front and Rear Lighting
- Outside water tap fitted
- Tarmac driveway
- Paved patio area to the rear

SAFE & SECURE

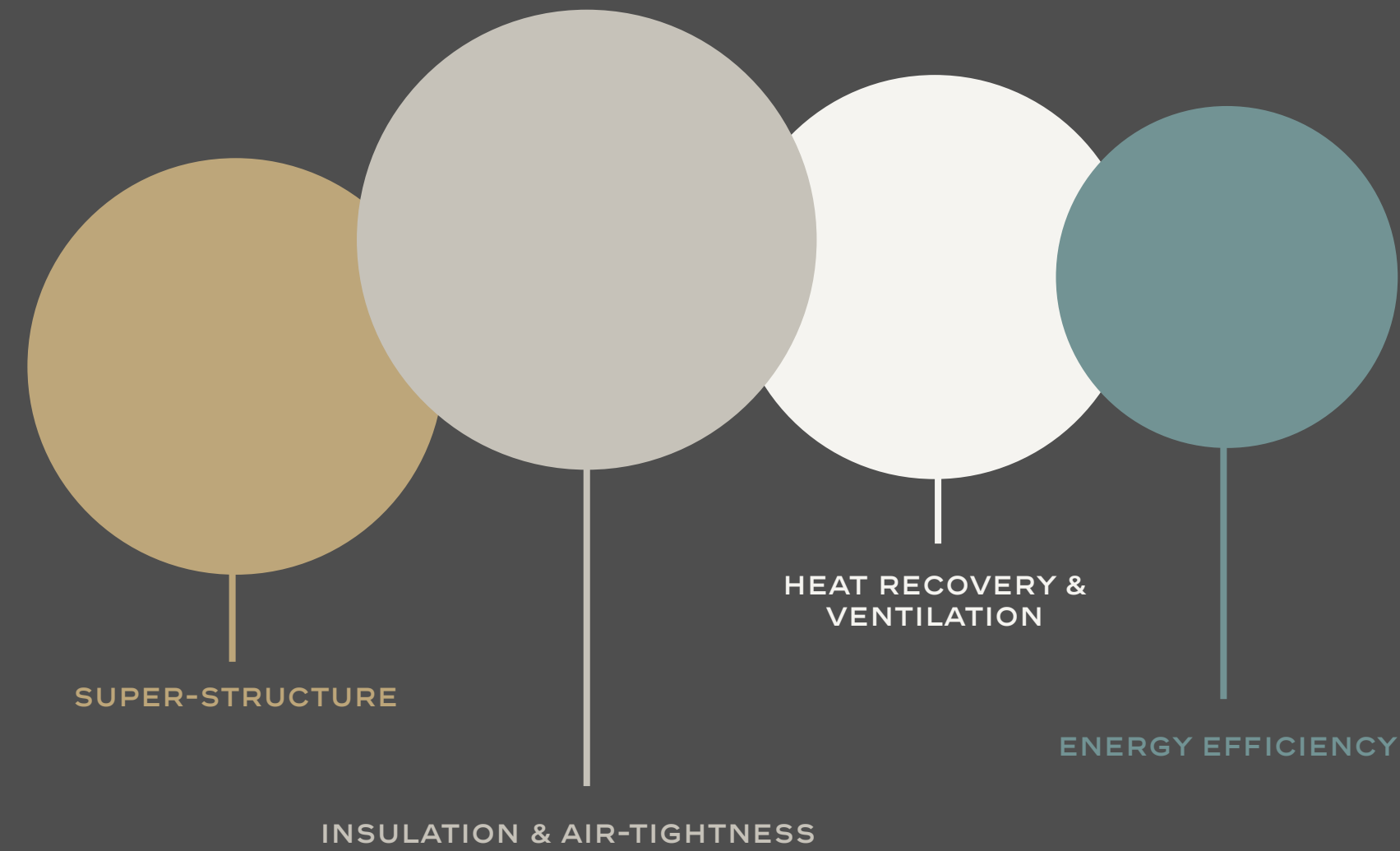
- Security alarm system fitted
- Audio & visual front door bell.
- Mains powered smoke alarms
- Mains powered carbon monoxide alarms
- 10 Year Structural Warranty Cover



More Than A Pretty Face

ENERGY EFFICIENCY THROUGH ENGINEER LED INNOVATION

From early on in the design process our architect and engineers work together to create an energy efficient design that maximises the performance of the home.



SUPER-STRUCTURE

Timber-frame structure with external concrete block and rendered finish provide the bones of the house.

Triple glazed windows with low-e argon filled glass help reduce any heat loss through glazing.

Insulated, pre-cast concrete slabs reduce heat loss through the floor by eliminating cold bridging.

INSULATION & AIR-TIGHTNESS

Well insulated walls both help to keep your house warm in the winter and cool in the summer.

Special tapes and attention to detail help to massively improve the air-tightness of the house and in turn reduce heating bills.

HEAT RECOVERY & VENTILATION

With such an air tight house ventilation is key. The heat recovery and ventilation unit has a built in heat exchanger which transfers the heat from the stale air it is drawing out of your house and warms the fresh cool air drawn in.

Apart from reducing heat loss these systems also help sufferers of asthma and hay fever as the air change creates a healthier environment to live in.

ENERGY EFFICIENCY

The ultimate aim in our design is to create a home that is comfortable to live in and not sore on your wallet to run. The addition of Solar PV panels aid in the running of these systems.

Estimated EPC : A

THOMAS MOORE

HOME BUILDER

Thomas Moore Homes are dedicated to producing highly energy-efficient homes that go a long way to reducing running costs for our clients and creating wonderful places to live.

The company's founder, David Fraser, has been building houses across Northern Ireland for the past 50 years. He brings a team with a wealth of knowledge and experience who are able to deliver homes of the highest quality.

For all other information and enquiries please go to:

63CARNBANEROAD.COM



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