



WILLOWFIELD

COLERAINE


BEAUTIFULLY DETAILED FAMILY HOMES
OFFERING THE BEST OF BOTH WORLDS



WELCOME TO
Willowfield...
beautifully designed for
effortless living!



CGI shown for illustration purposes only



Welcome to Willowfield, stylish homes within minutes of the Town Centre, River Bann and the beautiful North Coast

Close proximity to excellent schools, local amenities, a thriving town centre and the beautiful north coast makes Willowfield a perfect place to call home. A vibrant shopping town, Coleraine offers an eclectic range of independent outlets alongside high-street retail names and superstores.

Alongside the nearby coastal towns of Portrush and Portstewart, it has enjoyed a culinary renaissance offering a diverse array of established and new restaurants, bars, cafes and food shops to rival the best in Northern Ireland.

Similarly, the availability of watersports, golfing, football, rugby and leisure opportunities are unrivalled with renowned links courses at Portstewart and Portrush, and historical and national trust sites within half an hour.

This is effortless living!



ON YOUR
door step...

Portstewart Strand
& Golf Course



River Bann



Coleraine Mini Rugby



Coleraine Grammar



Watersports, Coleraine



West Strand, Portrush

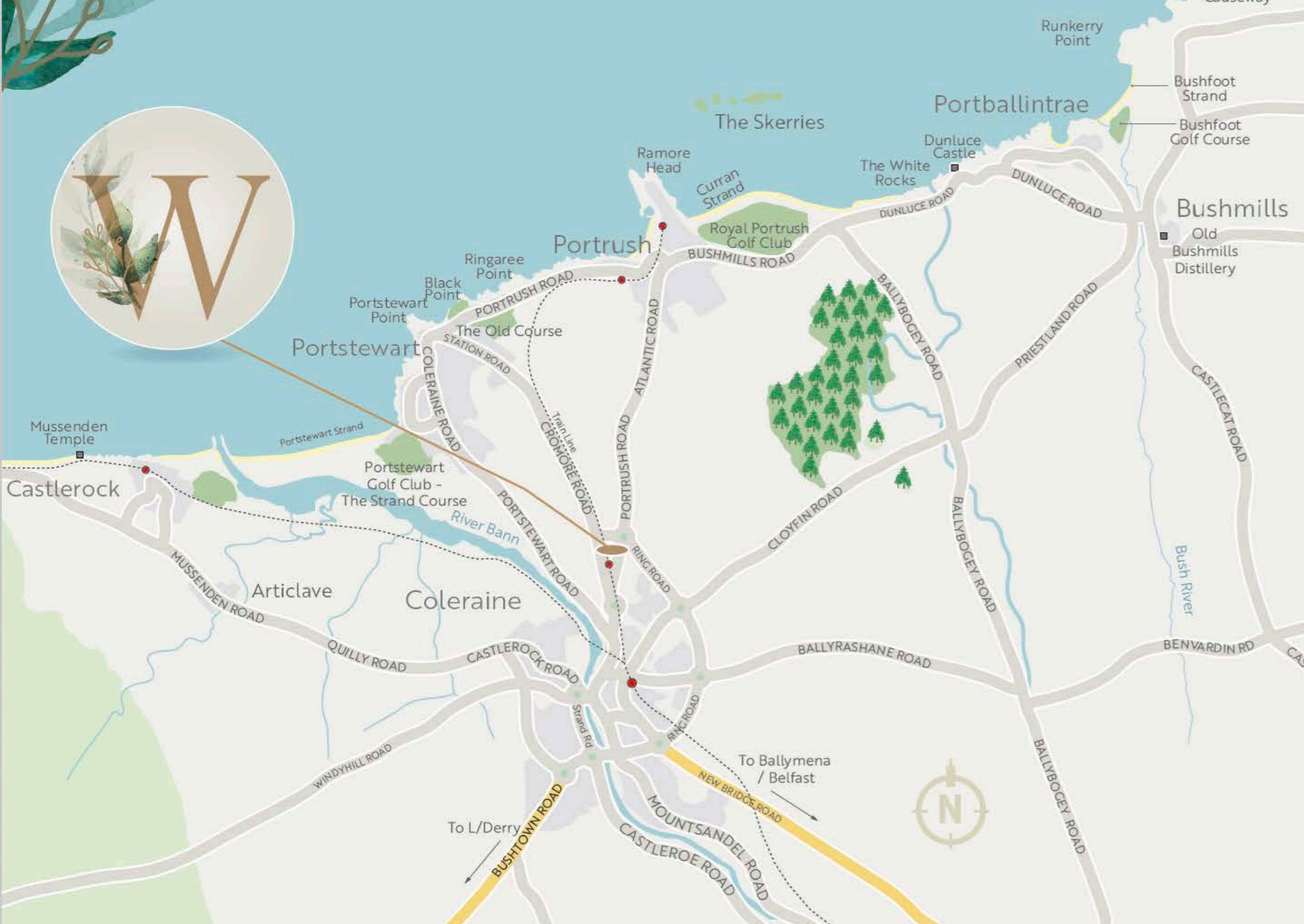


Lost & Found, Coleraine



LOCATION MAP

NOT TO SCALE



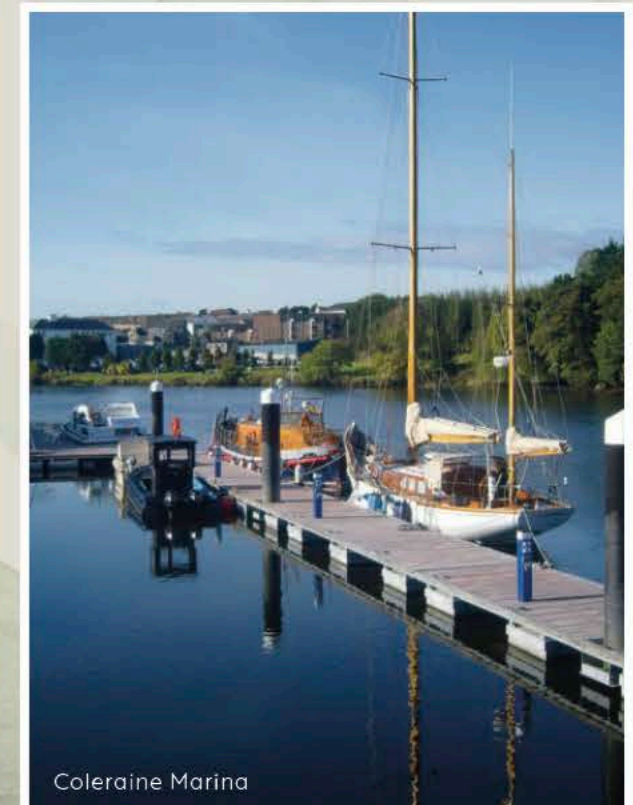
Somerset Forest, Coleraine



Kayaking on the River Bann



Coleraine Town Centre



Coleraine Marina

SCHOOL RUN

Ballysally PS	1.0 mile
Ulster University	1.2 miles
Millburn PS	1.4 miles
North Coast	
Integrated College	1.5 miles
Coleraine Grammar	2.3 miles
Harpurs Hill PS	2.4 miles
Coleraine College	2.4 miles
Loreto College	2.7 miles

RETAIL

Dunnes Stores	1.7 miles
NEXT Retail	1.7 miles
Tesco Superstore	2.1 miles
Moore's of Coleraine	2.4 miles
Heart & Home	2.7 miles
Asda Superstore	2.9 miles
Riverside Retail Park	3.0 miles

WINING & DINING

Avodah Bakehouse	1.0 mile
Lost & Found Cafe	1.7 miles
Cafe Nero	1.8 miles
Water Margin	1.8 miles
Bob & Berts	2.4 miles
Barn Door Coffee House	2.5 miles
Nando's	3.0 miles

LEISURE

Coleraine Football Club	1.8 miles
Christie Park	2.2 miles
Coleraine Leisure Centre	2.9 miles
Coleraine Rugby	
Cricket & Hockey Club	3.1 miles
Portstewart Golf Club	3.8 miles
Royal Portrush Golf Club	5.4 miles

OUT & ABOUT

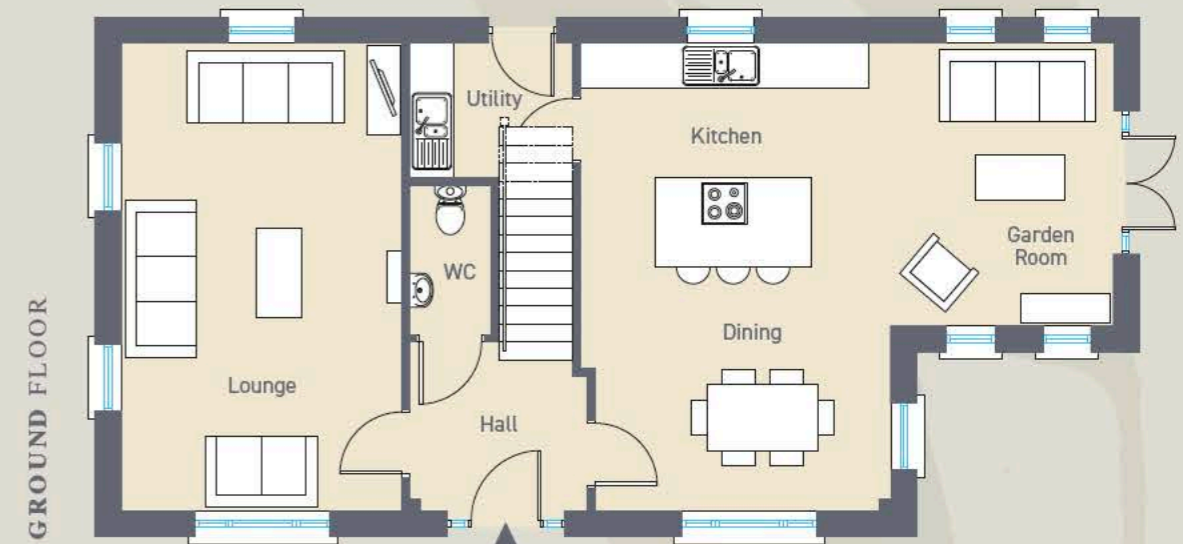
Riverside Theatre	1.4 miles
Coleraine Town Centre	1.7 miles
The Jet Centre	3.0 miles
Portstewart	3.1 miles
Portrush	3.3 miles
Portstewart Strand	3.3 miles
Somerset Forest	4.4 miles
Mussenden Temple	8.5 miles

PERFECTLY
PLACED



THE CARNEY - SITE 24

4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1516 sq. ft. approx



GROUND FLOOR

Reception Hall with Separate WC			
Lounge	ft 20'6" x 12'4"	m 6.26 x 3.76	
Kitchen Dining	ft 20'6" x 13'6"	m 6.26 x 4.12	
Utility	ft 7'2" x 5'9"	m 2.19 x 1.78	
Garden Room	ft 12'3" x 9'10"	m 3.75 x 3.00	

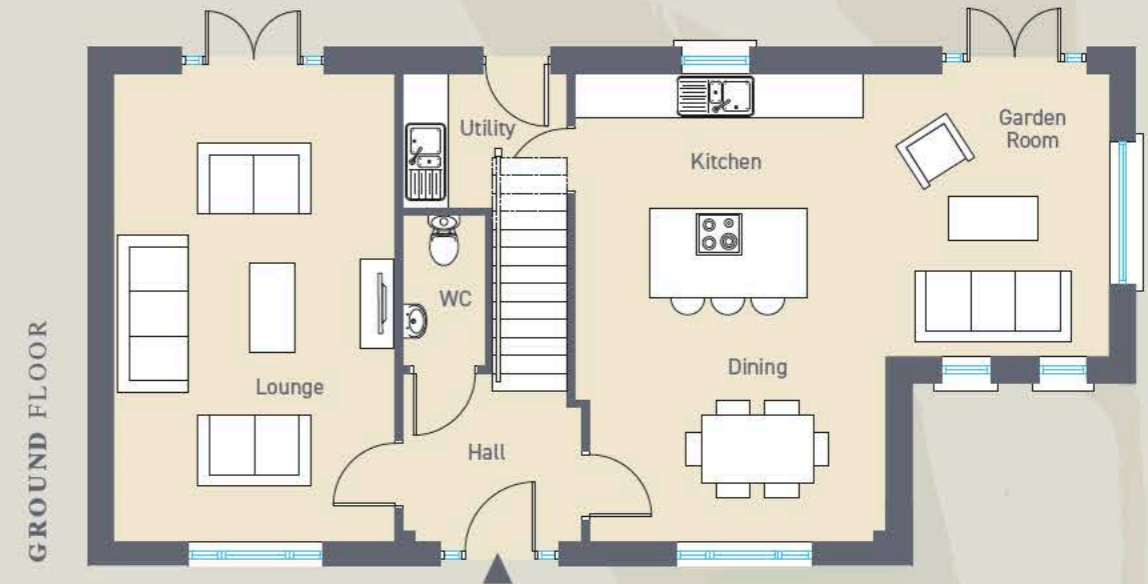
FIRST FLOOR

Principal Bedroom	ft 11'8" x 10'1"	m 3.58 x 3.06
Ensuite	ft 11'8" x 3'3"	m 3.58 x 1.00
Bedroom 2	ft 11'2" x 10'7"	m 3.41 x 3.25
Bedroom 3	ft 12'7" x 9'1"	m 3.85 x 2.75
Bedroom 4	ft 10'2" x 8'9"	m 3.11 x 2.69
Bathroom	ft 8'9" x 7'7"	m 2.70 x 2.33



THE CARNEY - SITE 32

4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1516 sq. ft. approx



GROUND FLOOR

Reception Hall with Separate WC			
Lounge	ft 20'6" x 12'4"	m 6.26 x 3.76	
Kitchen Dining	ft 20'6" x 13'6"	m 6.26 x 4.12	
Utility	ft 7'2" x 5'9"	m 2.19 x 1.78	
Garden Room	ft 12'3" x 9'10"	m 3.75 x 3.00	

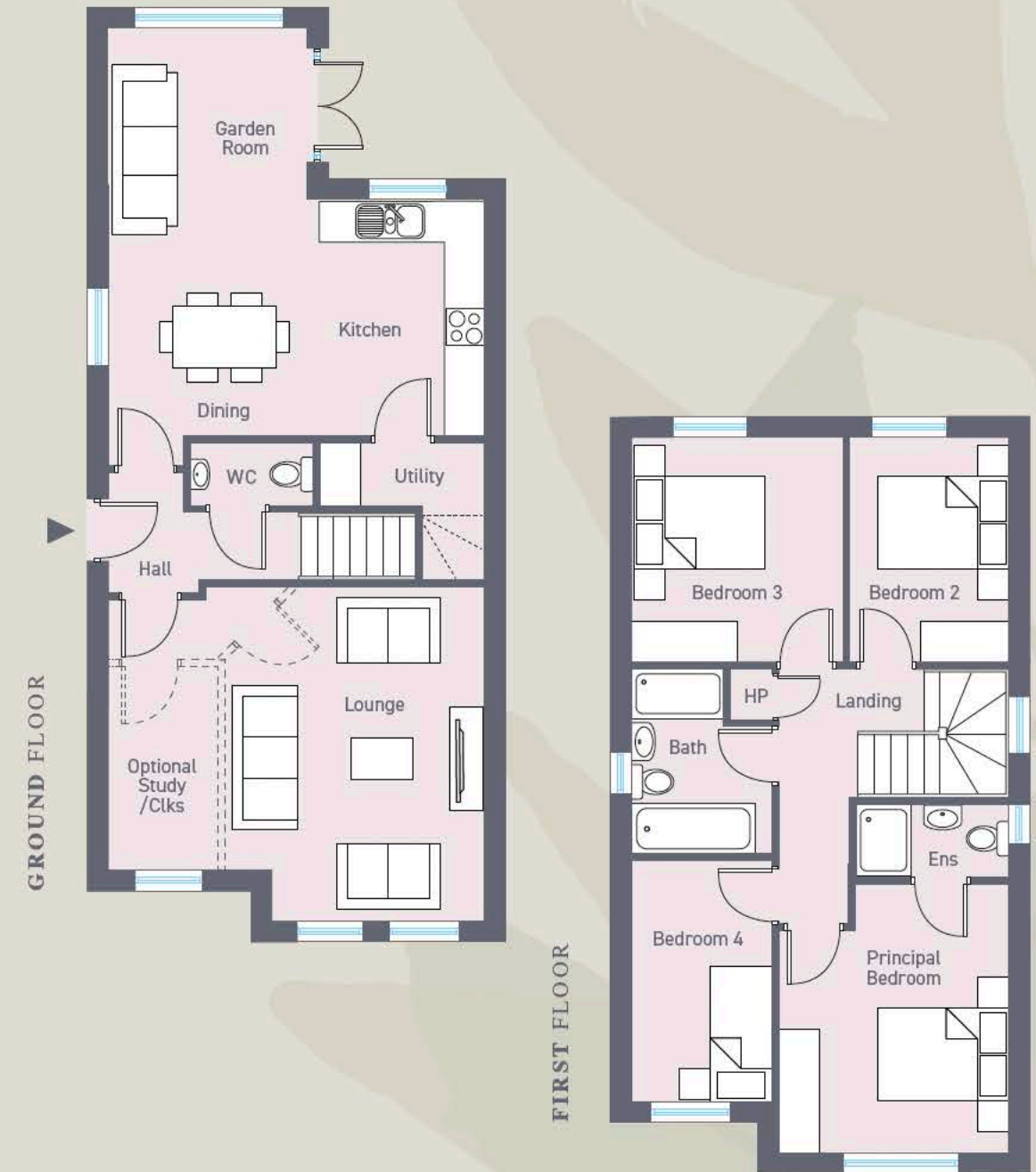
FIRST FLOOR

Principal Bedroom	ft 11'8" x 10'1"	m 3.58 x 3.06
Ensuite	ft 11'8" x 3'3"	m 3.58 x 1.00
Bedroom 2	ft 11'2" x 10'7"	m 3.41 x 3.25
Bedroom 3	ft 12'7" x 9'1"	m 3.85 x 2.75
Bedroom 4	ft 10'2" x 8'9"	m 3.11 x 2.69
Bathroom	ft 8'9" x 7'7"	m 2.70 x 2.33



THE DRUMMOND

4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1300 sq. ft. approx



GROUND FLOOR

Reception Hall with Separate WC and Cloakroom				
Lounge (into bay)	ft	18'6" x 15'4"	m	5.65 x 4.70
Optional Study / Cloaks	ft	10'7" x 5'0"	m	3.25 x 1.51
Kitchen Dining	ft	18'7" x 10'3"	m	5.70 x 3.15
Utility	ft	7'6" x 5'5"	m	2.30 x 1.65
Garden Room	ft	10'2" x 7'8"	m	3.10 x 2.36

FIRST FLOOR

Principal Bedroom	ft	11'7" x 11'6"	m	3.56 x 3.51
Ensuite	ft	8'1" x 3'7"	m	2.47 x 1.10
Bedroom 2	ft	11'2" x 8'10"	m	3.39 x 2.71
Bedroom 3	ft	11'2" x 9'6"	m	3.39 x 2.89
Bedroom 4	ft	11'2" x 6'7"	m	3.39 x 2.03
Bathroom	ft	10'1" x 6'3"	m	3.09 x 2.03



THE FORMBY

3 BEDROOM SEMI DETACHED FAMILY HOME
TOTAL FLOOR AREA 1160 sq. ft. approx



GROUND FLOOR

Reception Hall with Separate WC				
Lounge	ft	15'9" x 15'2"	m	4.83 x 4.62
Kitchen Dining	ft	15'8" x 11'4"	m	4.81 x 3.45
Utility	ft	4'3" x 3'5"	m	1.30 x 1.05
Garden Room	ft	9'10" x 8'1"	m	3.00 x 2.47

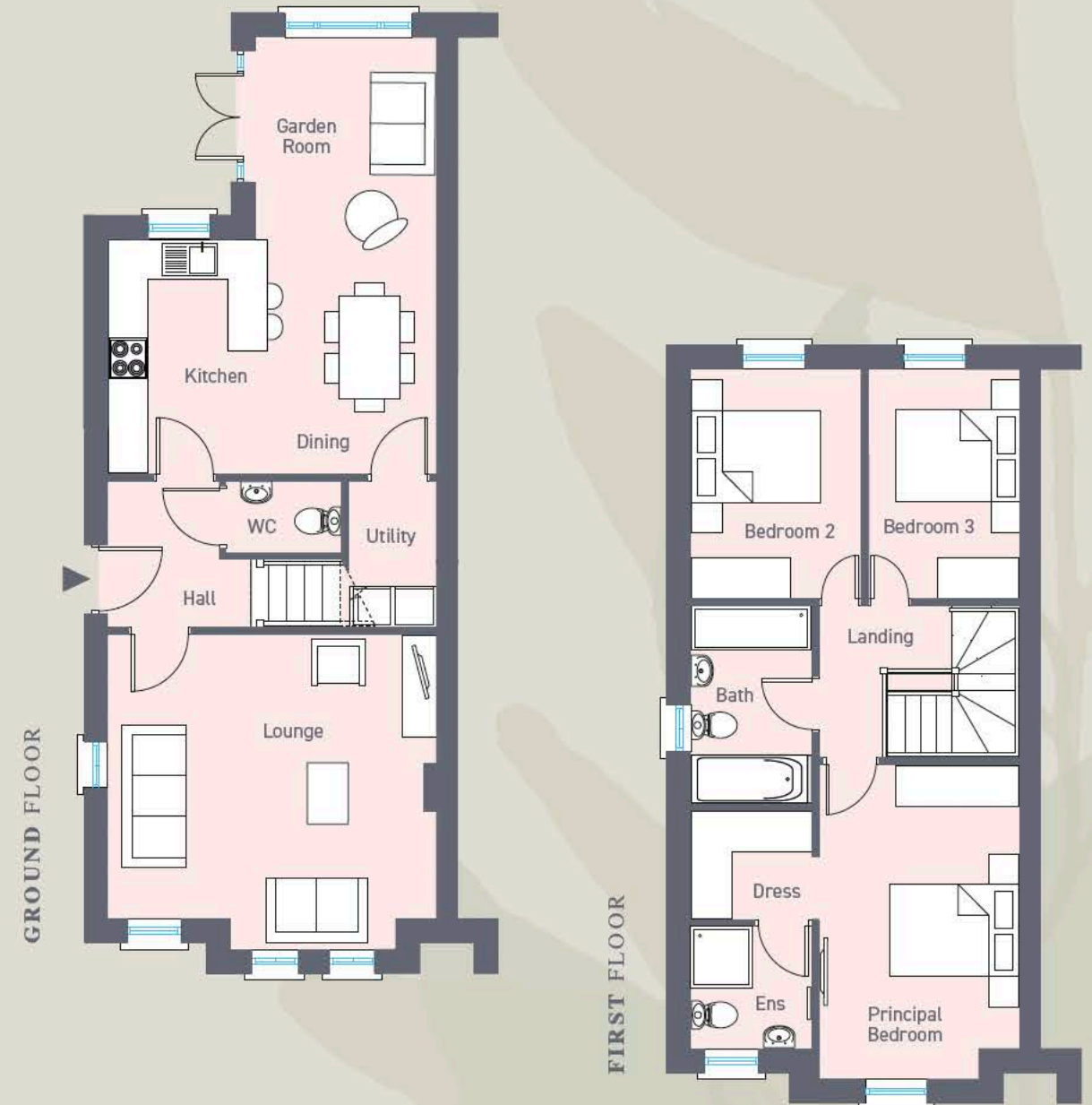
FIRST FLOOR

Principal Bedroom	ft	15'2" x 9'7"	m	4.62 x 2.95
Ensuite	ft	5'9" x 5'9"	m	1.80 x 1.78
Dressing Room	ft	5'9" x 5'3"	m	1.78 x 1.60
Bedroom 2	ft	11'1" x 7'9"	m	3.37 x 2.37
Bedroom 3	ft	11'1" x 7'9"	m	3.37 x 2.37
Bathroom	ft	9'6" x 5'8"	m	2.90 x 1.75



THE FAIRLEY

3 BEDROOM SEMI DETACHED FAMILY HOME
TOTAL FLOOR AREA 1250 sq. ft. approx



GROUND FLOOR

Reception Hall with Separate WC			
Lounge	ft	17'4" x 15'2"	m 5.28 x 4.62
Kitchen Dining	ft	17'4" x 11'4"	m 5.28 x 3.45
Utility	ft	4'6" x 3'5"	m 1.38 x 1.05
Garden Room	ft	9'10" x 8'6"	m 3.00 x 2.57

FIRST FLOOR

Principal Bedroom	ft	15'2" x 10'8"	m 4.62 x 3.28
Ensuite	ft	6'3" x 5'9"	m 1.90 x 1.80
Dressing Room	ft	6'3" x 5'3"	m 1.90 x 1.60
Bedroom 2	ft	11'1" x 8'9"	m 3.37 x 2.70
Bedroom 3	ft	11'1" x 8'2"	m 3.37 x 2.48
Bathroom	ft	9'6" x 6'3"	m 2.90 x 1.90



QUALITY design SPECIFICATION

KITCHEN AND UTILITY

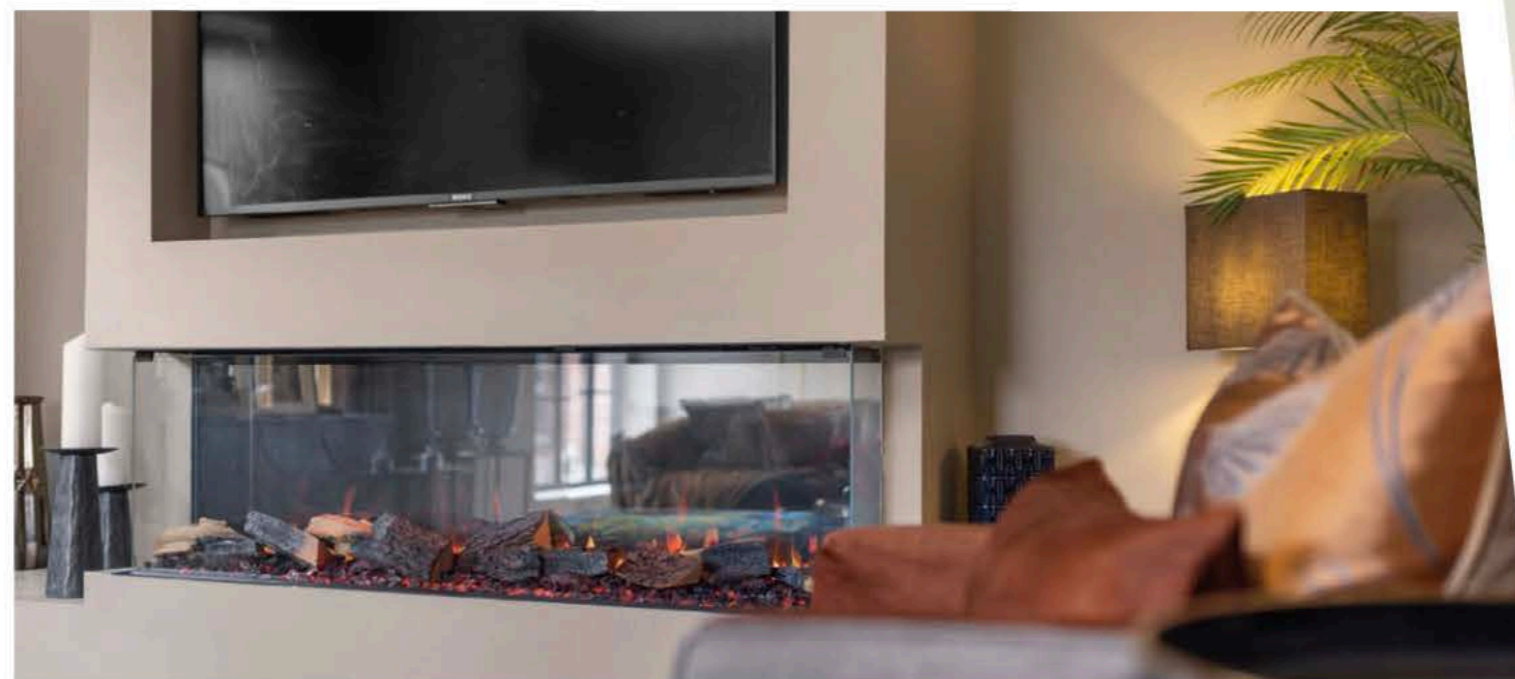
- Luxury Kitchen with a choice of door styles, colours and worktops from chosen designer
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, electric oven and hood, fridge freezer and dishwasher
- LED down lights
- Choice of floor tiling
- Quality utility units (where applicable)
- Plumbed space for washing machine and tumble drier

BATHROOM, ENSUITE AND WC

- Contemporary white sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Low profile shower tray with contemporary glass panels and doors to bathroom (The Carney and The Drummond)
- Thermostatically controlled shower to Bathroom and Ensuite (where applicable)
- Shower enclosures will be fully tiled with a choice of tiling
- Tiled splash backs to wash hand basins and baths with a choice of tiling
- Tiled floor to Bathroom, Ensuite and WC with a choice of tiling
- Heated chrome towel rails to bathroom and ensuites
- LED down lights

FLOORING

- Carpet and underlay in Lounge, Bedrooms, Hall, stairs and landing
- Tiled floor to Kitchen, Dining, Garden Room, Utility, Bathroom, Ensuite and WC



HEATING

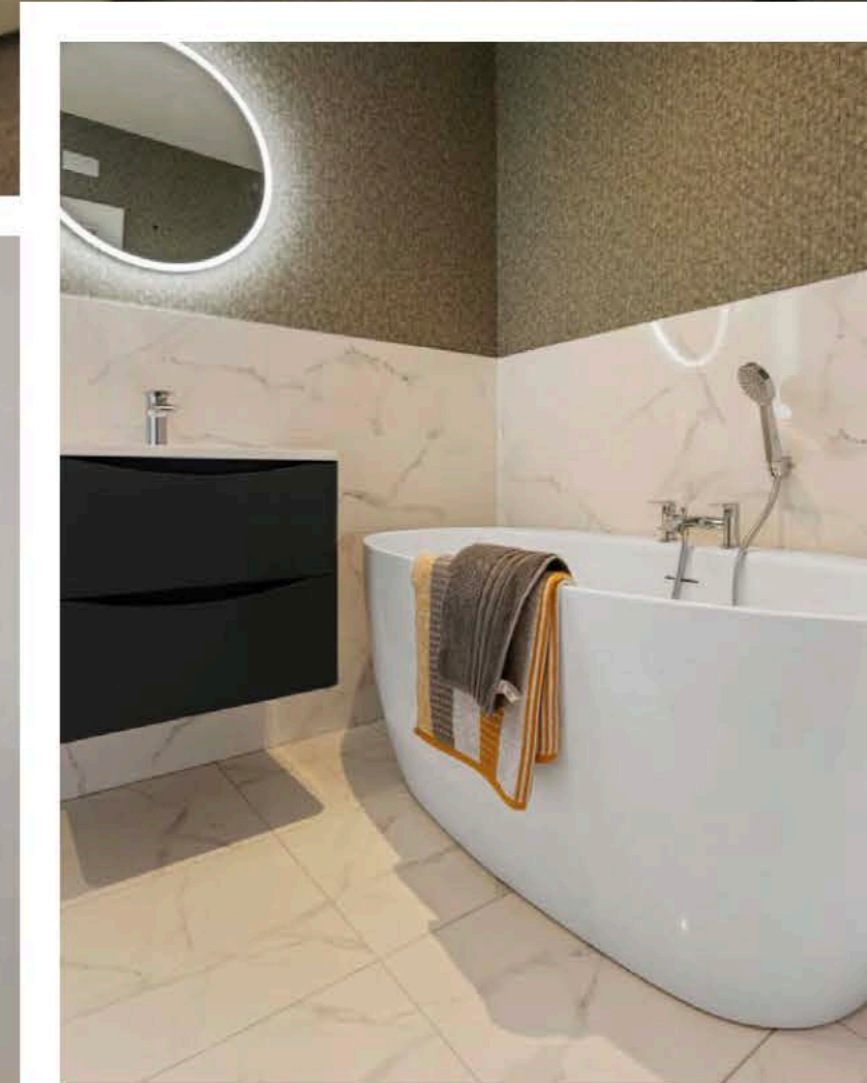
- Gas fired central heating
- Energy efficient boiler

INTERNAL FINISHES

- Painted internal walls and ceilings
- Feature painted internal doors with chrome lever handles
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Mains smoke and carbon monoxide detectors

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Front and rear external lighting
- Black guttering and downpipes
- Double glazed windows to front elevation in uPVC with 3 heritage colours
- Panelled front door finished in complementary colours
- Outside water supply
- A management company will be formed to organise the upkeep and wellbeing of the development
- Perspex Willowfield house number sign fitted at front door
- 10 year structural warranty



A row of brick houses at dusk. The houses have a gabled roof and are constructed of brick. The interior lights are on, and the windows are glowing. The sky is a deep blue. The houses are arranged in a row, with a road in front of them. There are some trees and bushes in front of the houses. A car is parked on the road to the left of the first house. Another car is parked on the road to the right of the second house. The overall scene is a peaceful and warm residential setting.

**A WARM
WELCOME** awaits
AT THE END OF A BUSY DAY

SALES REPRESENTATION BY:



028 7083 2000
www.armstronggordon.com

A DEVELOPMENT BY:



DESIGNED BY:



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