

YOUR HOME AWAITS

The following is a selection of some of the wide range of house types available to you at Avonmore Court.

THE RUSSETT



THE COACHHOUSE



THE ESTATE COTTAGE



THE CLOCK TOWER



THE CHAMBERS COTTAGE



HOUSE TYPES AND PLANS

Avonmore Court is a development of the highest quality finish and includes the following specification:

FIREPLACES

A range of high quality fireplaces are available from the nominated suppliers.

PAINTWORK

There is extensive use of modern minimum maintenance uPVC surfaces externally. Any remaining external woodwork is primed, undercoated and painted. Internal moulded skirting and architrave will be varnished. Walls will be finished in barley cream with ceilings and doors finished in white.

DOORS

White colonial six panel internal doors are standard throughout.

INTERIOR LIGHTING

Low voltage spot lamps are provided to bathrooms, en-suites and kitchen/dining rooms.

CENTRAL HEATING

Oil fired central heating will be standard in all homes.

ENERGY EFFICIENCY

All homes benefit from high insulation levels and an SAP rating circa 30% higher than statutory requirements and an energy efficiency rating of over 50% better than the average Northern Ireland home.

EXTERIOR FINISH

Rustic facing brick with a very high standard of authentic detailing. Remaining Country/Georgian style homes will be finished with coloured render requiring no painting. Many of the homes will enjoy the charm and benefits of a Period style walled garden. Additionally, wrought iron railings are provided to certain homes, giving security and elegant attention to detail.

GLAZING

uPVC double glazed Period style windows will be fitted to all homes.

KITCHEN

A choice of kitchen designs to the purchaser's choice are available from the nominated suppliers.

BATHROOM

The bathroom will be fitted with a suite to the purchaser's choice from a range available from the nominated suppliers.

DRIVEWAY

Driveways generally will be finished in tarmac with some areas coated in a decorative stone tarmac.

LANDSCAPING AND GARDENS

Front gardens will be turf lawns and planted beds.

COMMON LANDSCAPED AREAS

The central ornamental gardens will be owned in common by each homeowner. The 10 meter wide rear landscaped buffer will be owned by the purchasers of dwelling numbers 7 - 18.

External finishes may vary from above.

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AVONMORE COURT

ESTATE COTTAGE A

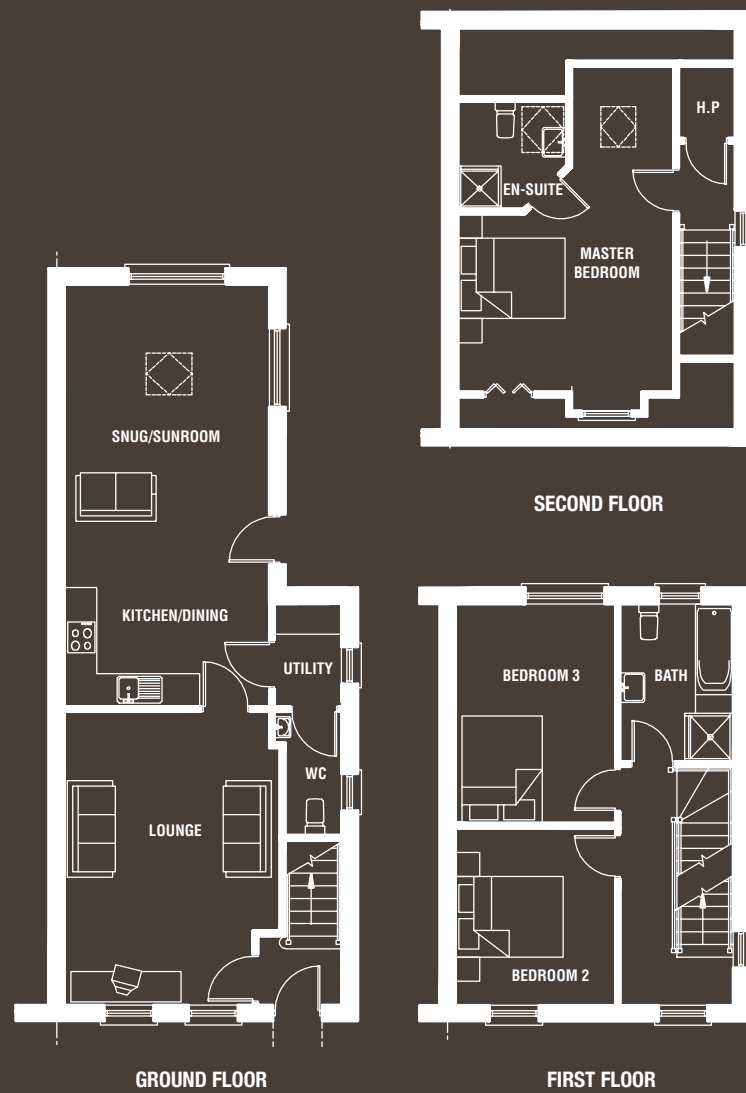
(SEMI-DETACHED VERSION)



The Estate Cottages with their delightful country Georgian exterior and spacious interior have been carefully designed to provide excellent living accommodation over three floors. The Semi-detached Version features a spacious three bedroom layout with a penthouse style bedroom and private en suite occupying the top floor. The mid-floor provides two generous bedrooms and a family bathroom.

Depending on the specific site, the ground floor features either an extended sunroom or standard sunroom to the rear of the property plus a spacious front lounge.

A downstairs WC and utility room are accessed from the kitchen.



ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx	
117 sq m	1,260 sq ft
GROUND FLOOR	
Kitchen/Dining	3.82m x 2.20m 12'6" x 7'3"
Lounge	5.50m x 4.00m 18'1" x 13'2" max
Snug/Sunroom	3.82m x 5.70m 12'6" x 18'8"
WC	1.25m x 2.50m 4'1" x 8'2" max
Utility	1.20m x 1.90m 3'11" x 6'3"
FIRST FLOOR	
Bedroom 2	3.30m x 3.00m 10'10" x 9'10"
Bedroom 3	4.00m x 3.00m 13'4" x 9'10"
Bathroom	2.10m x 2.90m 6'11" x 9'6"
SECOND FLOOR	
Master Bedroom	4.00m x 6.40m 13'2" x 21' max
En-suite	2.00m x 2.00m 6'7" x 6'7" max

The overall sunlounge size may vary depending on location.



AVONMORE COURT

ESTATE COTTAGE B

(SEMI-DETACHED VERSION)



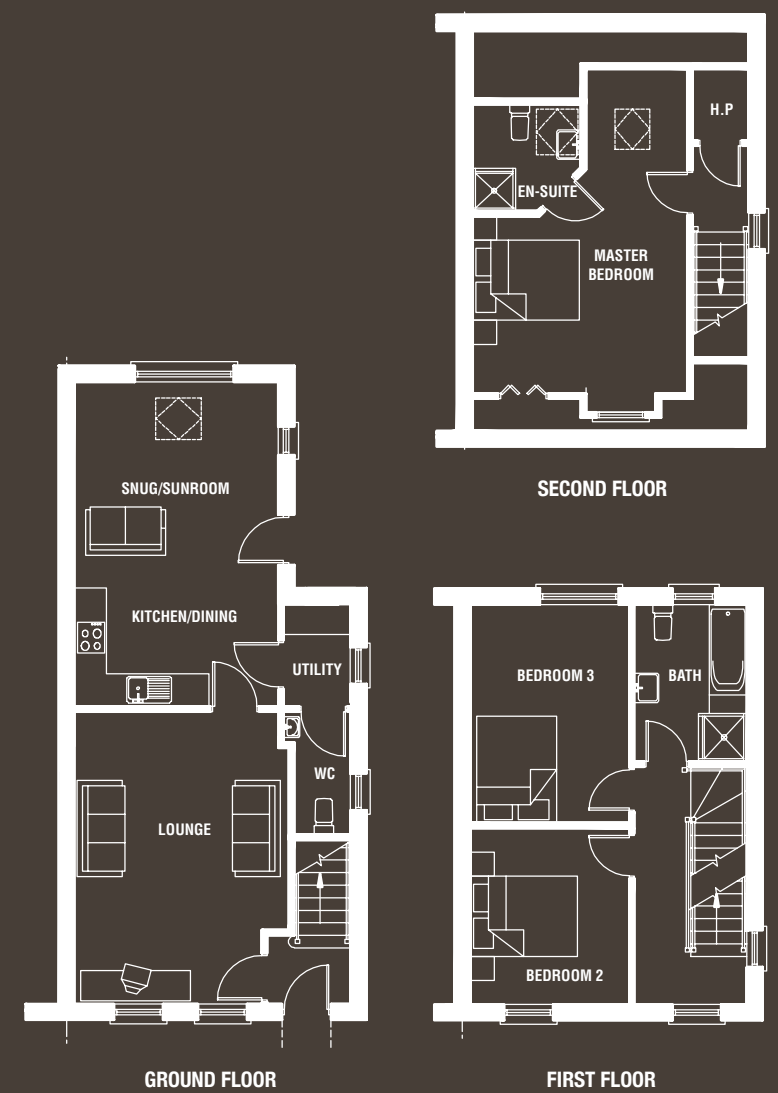
The Estate Cottages feature a well-proportioned three bedroom layout with a penthouse style bedroom and private en-suite occupying the top floor. The mid-floor provides two generous bedrooms and a family bathroom.

Depending on the specific site, the ground floor features a spacious lounge and either an extended sunroom or standard sunroom to the rear of the property leading into the rear garden plus, a spacious front lounge.

A downstairs WC and utility room are accessed from the kitchen.

GROSS FLOOR AREA approx	
109.4 sq m	1,179 sq ft
GROUND FLOOR	
Kitchen/Dining	3.82m x 2.20m 12'6" x 7'3"
Lounge	5.50m x 4.00m 18'1" x 13'2" max
Snug/Sunroom	3.82m x 3.70m 12'6" x 12'2"
WC	1.25m x 2.50m 4'1" x 8'2" max
Utility	1.20m x 1.90m 3'11" x 6'3"
FIRST FLOOR	
Bedroom 2	3.30m x 3.00m 10'10" x 9'10"
Bedroom 3	4.00m x 3.00m 13'4" x 9'9"
Bathroom	2.10m x 2.90m 6'11" x 9'6"
SECOND FLOOR	
Master Bedroom	4.00m x 6.40m 13'2" x 21' max
En-suite	2.00m x 2.00m 6'7" x 6'7" max

The overall sunlounge size may vary depending on location.





AVONMORE COURT

THE COACHHOUSE B

• 4 BEDROOM HOME WITH PLAYROOM

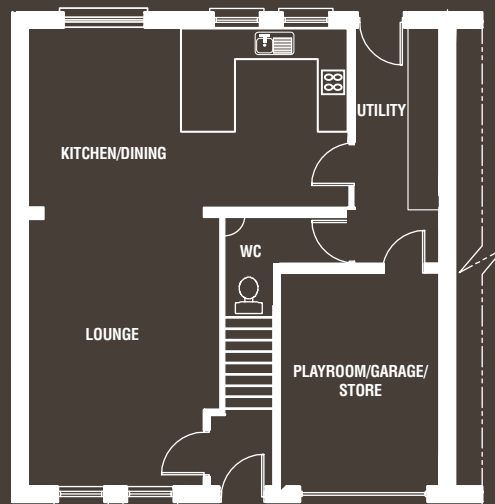


The Coachhouse B is a remarkably spacious mews-style townhouse with many individual characters both internally and externally. This layout features a fabulous open plan kitchen/living area which leads to the excellent lounge. In this version of the Coachhouse, the ground floor WC is entered via the utility room giving a highly balanced home with tremendous circulation.

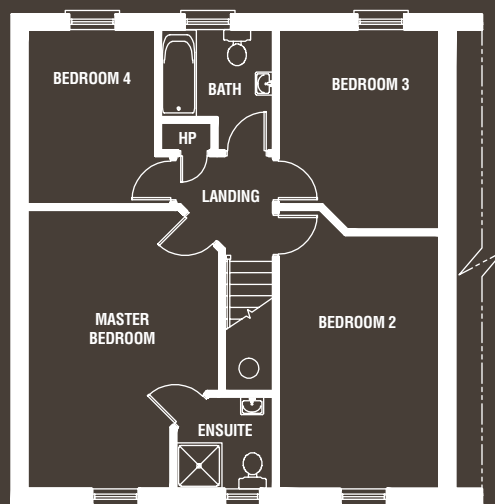
On the first floor The Coachhouse B boasts four large bedrooms and a bathroom, with an en-suite shower room off the master bedroom.

The integral garage is planned to provide a flexible space, suitable for a playroom, workshop or simply valuable extra storage.

The Coachhouse is finished in self-coloured render to minimise maintenance.



GROUND FLOOR



FIRST FLOOR

ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx
136 sq m 1,460 sq ft

GROUND FLOOR

Lounge	5.58m x 3.74m	18'4" x 12'4" max
Dining	3.36m x 3.02m	11'1" x 9'11"
Kitchen	3.26m x 3.15m	10'9" x 10'4" max
WC	2.70m x 2.00m	8'10" x 6'7" max
Utility	4.50m x 1.66m	14'9" x 5'5" max
Playroom/Garage	3.00m x 4.30m	9'10" x 14'1"

FIRST FLOOR

Master Bedroom	5.44m x 3.74m	17'10" x 12'4" max
En-suite	1.90m x 1.80m	6'3" x 5'11" max
Bedroom 2	5.44m x 3.14m	17'10" x 10'4" max
Bedroom 3	3.90m x 3.14m	12'10" x 10'4" max
Bedroom 4	3.41m x 2.80m	11'2" x 8'2" max
Bathroom	2.36m x 2.19m	7'9" x 7'3" max



AVONMORE COURT

THE COACHHOUSE C

• 5 BEDROOM 3 STOREY HOME WITH PLAYROOM

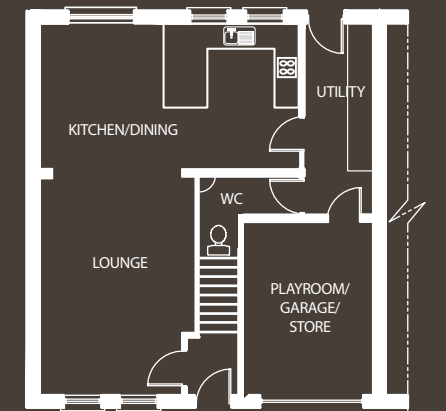


This delightful mews-style townhouse offers excellent accommodation and many individual characters both internally and externally.

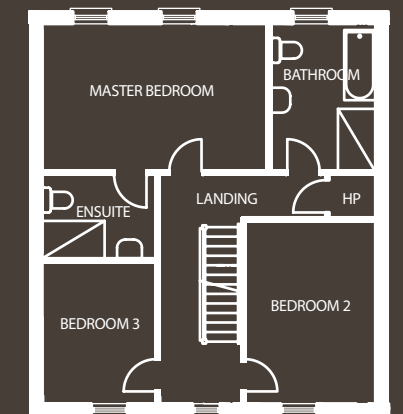
The Coachhouse C is a remarkably spacious 3-storey home, featuring a fabulous open plan kitchen/living area which leads to the excellent lounge.

The layout also provides for a utility room and downstairs WC. The integral garage is planned to provide a flexible space, suitable for a playroom, workshop or simply valuable extra storage. On the first floor The Coachhouse C boasts three large bedrooms and a bathroom, with an en-suite shower room off the master bedroom. The second floor provides a further two generous bedrooms, a bathroom and additional storage space.

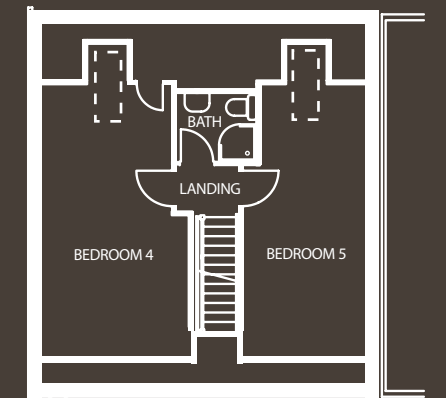
The Coachhouse is finished in self-coloured render to keep maintenance to a minimum.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx
181 sq m 1,950 sq ft

GROUND FLOOR

Lounge	5.58m x 3.74m	18'4" x 12'4" max
Dining	3.36m x 3.02m	11'1" x 9'11"
Kitchen	3.26m x 3.15m	10'9" x 10'4" max
WC	2.70m x 2.00m	8'10" x 6'7" max
Utility	4.50m x 1.66m	14'9" x 5'5" max
Playroom/Garage	3.00m x 4.30m	9'10" x 14'1"

FIRST FLOOR

Master Bedroom	5.43m x 3.41m	17'10" x 11'2"
En-suite	2.74m x 2.00m	9' x 6'7"
Bedroom 2	3.14m x 4.34m	10'4" x 14'3"
Bedroom 3	2.74m x 3.35m	9' x 11'
Bathroom	2.50m x 3.41m	8'2" x 11'2"

SECOND FLOOR

Bedroom 4	3.57m x 6.83m	11'8" x 22'5" max
Bedroom 5	3.14m x 6.83m	10'4" x 22'5" max
Bathroom	1.95m x 1.66m	6'5" x 5'5"



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THE RUSSETT COTTAGES



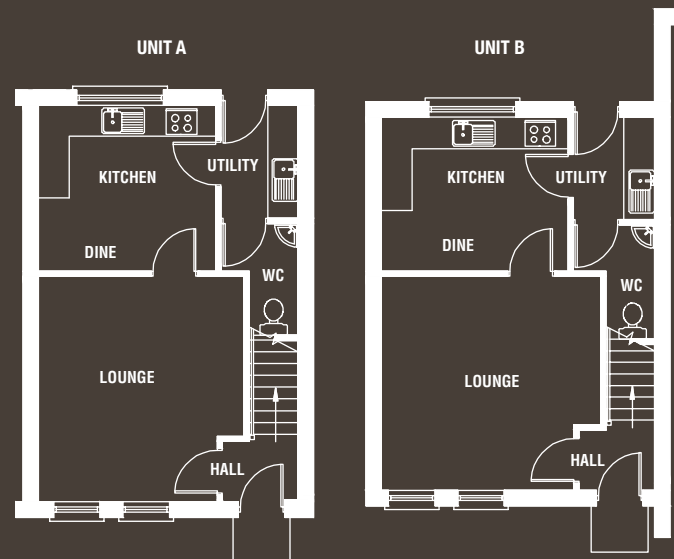
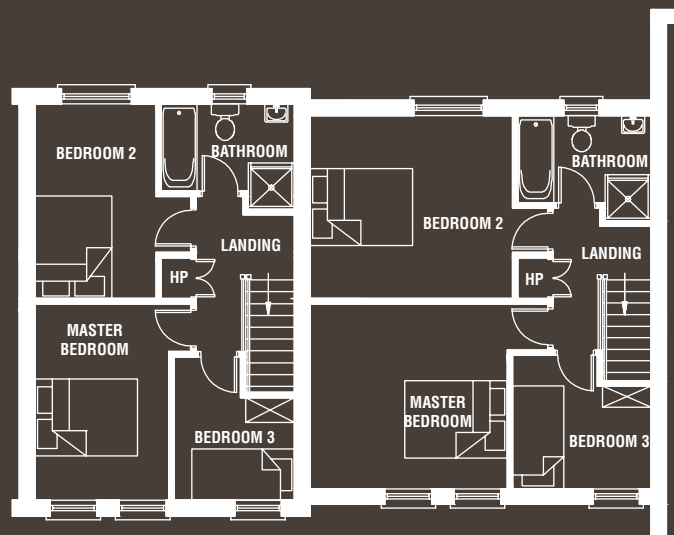
AVONMORE COURT

THE CHAMBERS COTTAGE



A unique collection of homes built in a country Georgian style, the Russett Cottages offer a well-proportioned lounge and kitchen/snug area on the ground floor and three bedrooms on the first floor. Because of the ground floor passageway, Version B enjoys additional space on the first floor whilst the deeper layout of Version A adds to the already generous accommodation.

ACCOMMODATION SCHEDULE		
UNIT A	GROSS FLOOR AREA approx 75.9 sq m 815 sq ft	
GROUND FLOOR	Lounge	4.39m x 4.00m 14'1" x 13'1" max
	Kitchen/Dining	3.46m x 3.23m 11'4" x 10'7"
	Utility	2.20m x 1.50m 7'2" x 4'11"
	WC	2.20m x 1.50m 7'2" x 4'11" max
FIRST FLOOR	Master Bedroom	3.83m x 3.00m 12'7" x 9'10" max
	Bedroom 2	3.79m x 3.00m 12'5" x 9'10" max
	Bedroom 3	2.80m x 2.35m 9'2" x 7'8" max
	Bathroom	2.60m x 2.05m 8'6" x 6'8" max
UNIT B	GROSS FLOOR AREA approx 85.1 sq m 915 sq ft	
GROUND FLOOR	Lounge	4.28m x 4.17m 14'0" x 13'8" max
	Kitchen/Dining	3.64m x 3.00m 11'11" x 9'10"
	Utility	2.00m x 1.59m 6'7" x 5'2"
	WC	2.23m x 1.59m 7'4" x 5'2" max
FIRST FLOOR	Master Bedroom	4.63m x 3.60m 15'2" x 11'10" max
	Bedroom 2	4.63m x 3.57m 15'2" x 11'8" max
	Bedroom 3	2.70m x 2.60m 8'10" x 8'6" max
	Bathroom	2.60m x 2.05m 8'6" x 6'8" max



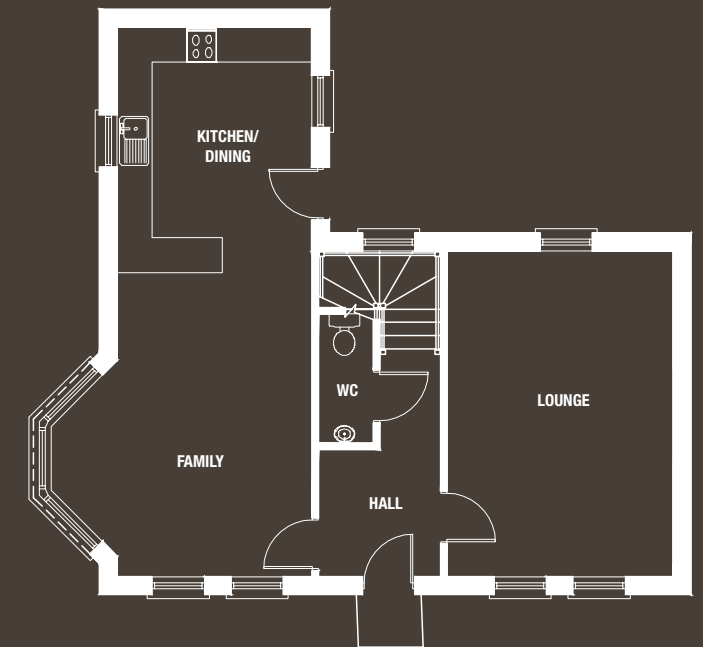
GROUND FLOOR

The detached Chambers Cottage is a classic Georgian influenced home of remarkable style. The impressive frontage and striking octagonal bays create a living space that is exceptionally bright and well-proportioned.

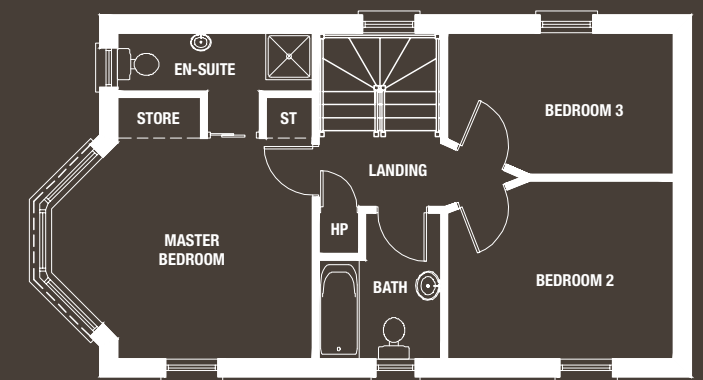
On the ground floor, this home features a generous hall with its arched staircase window and ground floor WC. There are two main living areas on this floor. On one side of the hall is the spacious private lounge whilst the other side leads into the bright family room with its octagonal bay and spacious kitchen/dining area.

Upstairs the layout provides for a master bedroom with octagonal bay, built-in storage space and en-suite as well as two generous additional bedrooms and a bathroom.

ACCOMMODATION SCHEDULE		
	GROSS FLOOR AREA approx 124 sq m 1,334 sq ft	
GROUND FLOOR	Kitchen/Dining	3.33m x 4.00m 10'11" x 13'1"
	Family	3.33m x 5.10m 10'11" x 16'9" + bay
	Lounge	3.86m x 3.05m 12'8" x 10'
	WC	0.90m x 2.20m 2'11" x 7'3" max
	Entrance Hall	1.90m x 3.80m 6'2" x 12'6" max
FIRST FLOOR	Master Bedroom	3.35m x 4.40m 10'11" x 14'15" + bay
	En-suite	3.35m x 1.70m 10'11" x 5'7" max
	Bedroom 2	3.90m x 3.00m 12'9" x 9'10" max
	Bedroom 3	4.00m x 2.40m 13'2" x 7'11" max
	Bathroom	2.50m x 2.10m 8'2" x 6'10" max



GROUND FLOOR



FIRST FLOOR



AVONMORE COURT

THE CLOCK TOWER



Built in handmade brick, The Clock Tower exudes a stately elegance that perfectly complements its imposing Georgian style façade. The property offers an impressive and thoughtfully planned internal layout over three floors that is the perfect living space for a growing family.

The lower ground floor provides a shower room and WC, a family room or fourth bedroom and access to an internal garage. A spacious upper floor features a bright lounge and an exceptional kitchen/dining area with a bathroom on the landing leading to the top floor which boasts three well-proportioned bedrooms including a master bedroom with en-suite shower room and high level storage.

ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx
140 sq m 1,506 sq ft

GROUND FLOOR

Family	3.45m x 3.56m	11'3" x 11'7"
Utility	2.11m x 2.40m	6'11" x 7'10"
Integral Garage	5.82m x 3.32m	19'1" x 10'11" max
Entrance Hall/Foyer	2.80m x 2.11m	9'2" x 6'11"

FIRST FLOOR

Lounge	3.46m x 5.80m	11'4" x 19' max
Kitchen/Dining	5.60m x 3.70m	18'5" x 12'1"
Bathroom	2.10m x 2.11m	6'11" x 6'11"

SECOND FLOOR

Master Bedroom	4.72m x 3.46m	15'6" x 11'4" max
En-suite	1.20m x 2.30m	3'11" x 7'6"
Bedroom 2	3.71m x 2.96m	12'2" x 9'8"
Bedroom 3	3.71m x 2.61m	12'2" x 8'6"
Hall/Landing storage	2.11m x 2.10m	6'11" x 6'11"

