



Braidwater
HOMES

The Lavender bungalow at Roe Wood

Ballyquin Road,
Limavady

Open plan and highly energy
efficient bungalows in a
sought after development



A woman with dark hair tied back, wearing a blue long-sleeved shirt and a beige and white striped apron, is smiling as she whisks ingredients in a glass bowl. The scene is set in a bright, modern kitchen with various items like a glass bottle of milk, a jar of flour, and a metal bowl visible on the counter. The text "Relax, unwind and enjoy" is overlaid in white serif font across the center of the image.

Relax, unwind and enjoy



Located on the Ballyquin Road, Roe Wood is an extremely popular development and only a few minutes by car from Limavady town centre.

The development boasts a wide range of house types and to add into the mix, Braidwater has four bungalows contained within their own cul-de-sac, to the front of the site.

The new bungalows are designed to accentuate the open plan space throughout the kitchen, dining and family area and are awash with natural light.

Combined with tall windows, the open plan adds to the spacious ambience of these bright homes. Cutting edge modular construction techniques and high-performance glazing, ensure that they are highly energy efficient and easy to heat.

Additionally, residents will avail of a luxurious turnkey finish, open plan kitchen/living area, master bedroom with ensuite and walk-in shower, beautifully landscaped gardens, energy efficient heating, private driveway and as always, the option to upgrade tiles, carpet and the kitchen.



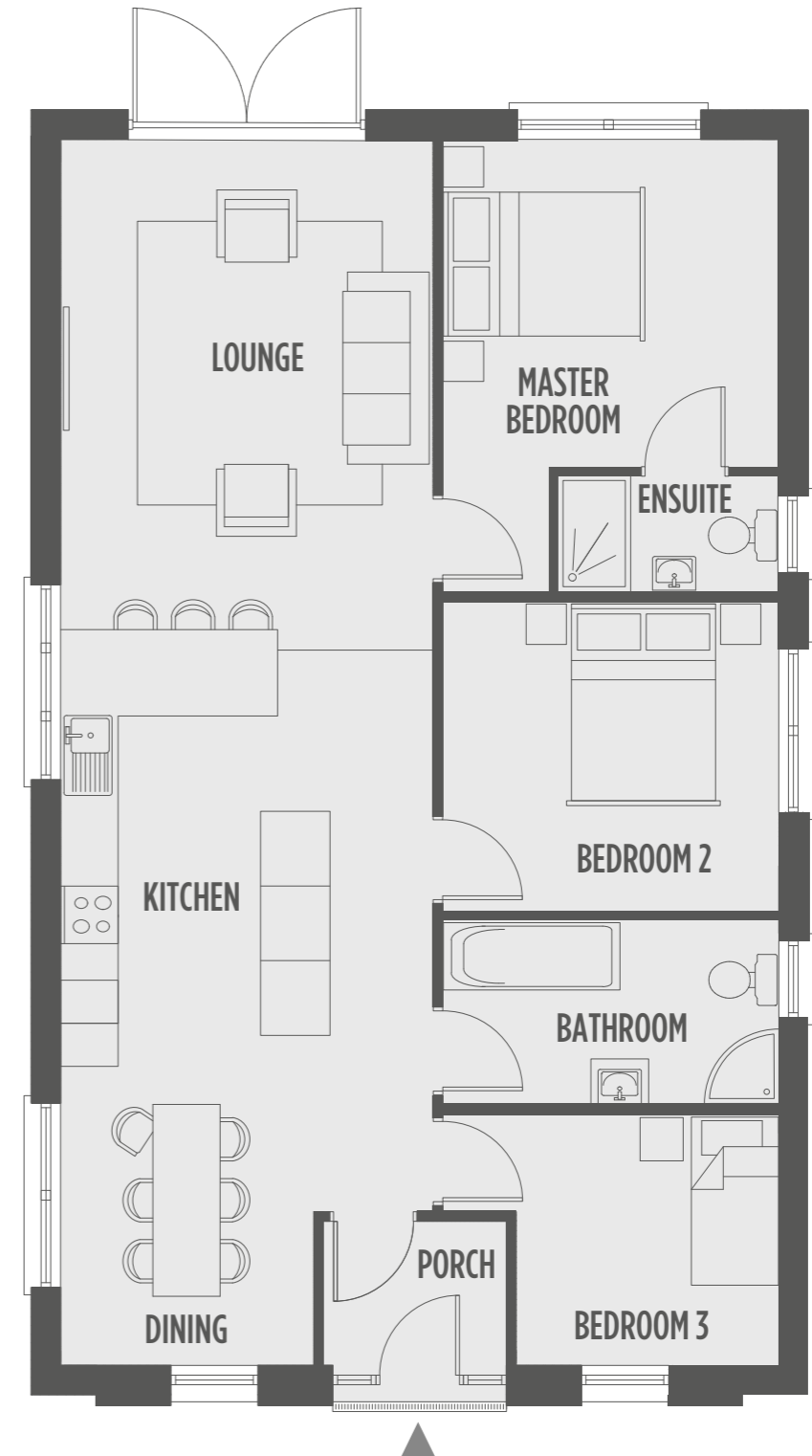


The Lavender

3 BEDROOM DETACHED BUNGALOW

CGI is for illustration only.

Kitchen & Dining (max)	7.60m x 3.90m
Lounge (max)	5.10m x 3.90m
Master Bedroom (max)	4.70m x 3.50m
Ensuite (max)	1.35m x 2.25m
Bedroom 2	3.20m x 3.50m
Bathroom	1.90m x 3.50m
Bedroom 3 (max)	2.60m x 3.50m



Dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.

Your Turnkey Package

Each home at Roe Wood is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home

Kitchen

A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles

Eye level double oven

Integrated modern ceramic hob

Stainless steel extractor fan

Washing machine and tumble dryer

Integrated fridge/freezer

Integrated dishwasher

Convenient soft close drawers and doors to the kitchen

LED lighting under high level units to accommodate modern living (where applicable)

Stainless steel Leisure bowl & a half sink & Lever tap

Dining

Glazed patio doors opening out onto the garden allowing extra space & natural light

Bathroom

Premium quality white sanitary ware

Chrome shower cubicles

Slimline shower trays (where applicable)

Attractive vanity unit or half pedestal sink to main bathroom and ensuite (where applicable)

Plumbing and Heating

Natural gas central heating with an energy efficient combi boiler, supplying instant hot water for convenience

Electric shower to main bathroom

Thermostatic power shower to ensuite

Floor Coverings

A choice of floor tiling from a specified range to porch, kitchen/dining, bathroom & ensuite

A choice of wood style floor to your lounge

A choice of carpet from a specified range with a comfort felt backing to bedrooms

Wall Coverings

Splashback to hob area in kitchen

Part wall tiling to bath area in main bathroom

Shower area tiled in main bathroom & ensuite

Splashback in bathroom & ensuite

Woodwork and Painting

Oak flush veneer doors throughout with contemporary ironmongery

Classical 6" moulded skirting throughout

Classical 4" moulded architrave throughout

All wall and ceiling surfaces painted white throughout with satin finish to woodwork

Lighting and Media

Extensive range of electrical sockets & TV points throughout

Integrated downlights to kitchen and bathroom (where applicable)

Internal wiring for TV, Sky and provision of future alarm system

Wired for BT

Mains operated smoke and carbon monoxide detectors

Energy Efficiency and Design

Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations where applicable)

Enhanced window proportions to maximise natural light throughout

Exterior

Composite black front door

Front and patio doors with multi point locking system

PVC fascia and rainwater goods

Attractive paving to entrance door (where applicable)

Tarmac to driveways with cobble edging

Beautifully landscaped front & back gardens with lawn turf (where applicable)

6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable)

Outside water tap as standard

Door bell

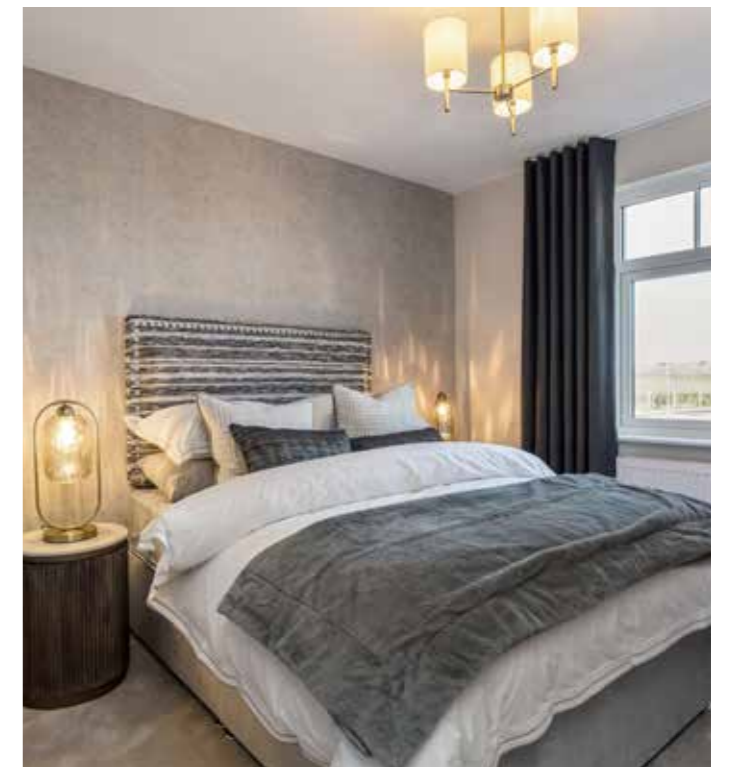
Outside lighting at front and rear entrance to enhance the appearance with added security

Warranty

In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind.

For more details, please visit www.NHBC.co.uk/homeowner

Please note: In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction





The Luxuries on Offer

Over the years, Braidwater has grown to know its customers and offers the homely turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater is pleased to offer a range of luxury optional extras which will allow your home to be tailored to your own taste.

Kitchen Upgrades

With the kitchen one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

Premium quartz worktop in a variety of designs and colours which includes quartz upstands and splashback plus a high quality undermount bowl and half Franke sink with an Hestia tap

Luxurious solid Wakefield door with a wide range of colours

Bring extra style to your kitchen units by selecting any of our upgrade door handles

Luxury Carpet Upgrades

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty

Storage Options

Stylish panelled built in storage options to bedrooms (where applicable)

Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur

Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts. High end finish with chrome tile trim

Upgrade

To discuss an upgrade please speak to our selling agent for further details.

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This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater Homes reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes.

Their purpose is to raise standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance. Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.



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