



PRIMROSE LANE

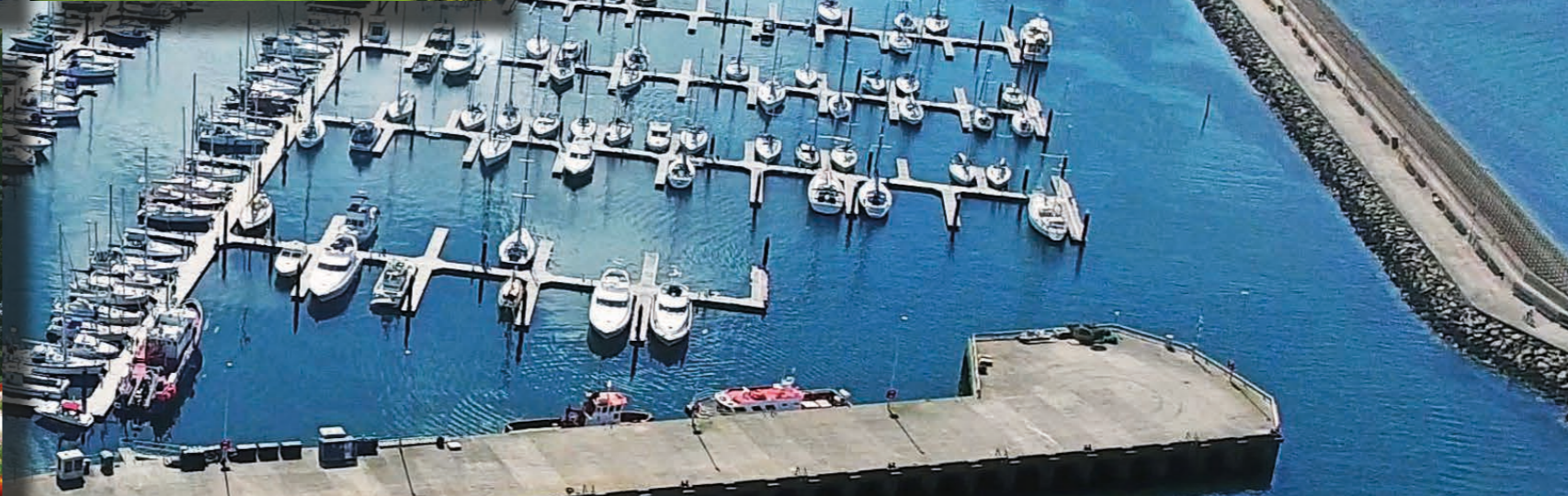
Newtownards Road, Bangor

SIMPSON
DEVELOPMENTS



PRIMROSE LANE

Newtownards Road, Bangor



Location is everything

Situated on the outskirts of Bangor City on the Newtownards Road, Primrose Lane offers homeowners a unique collection of 3 bedroom detached homes. These smart homes are designed for energy efficiency and your increased convenience, comfort and peace of mind.

Location is everything and Primrose Lane is a fantastic location. Walk into Bangor's vibrant city centre and enjoy it's fantastic choices of restaurants, cafés, bakeries, butchers, independent boutiques, supermarkets, schools and leisure facilities, or take a short drive to the coast and enjoy the sandy beaches at Crawfordsburn, Helen's Bay and Ballyholme.

For sports enthusiasts, Bangor is home to a large variety of walking trails, cycle paths and golf courses, and is also renowned for its yacht clubs, rugby, football and hockey teams.

- 1. Crawfordsburn Coastal Path
- 2. Bangor Golf Course
- 3. M&S Bloomfield Shopping Centre
- 4. Ward Park
- 5. Bangor Marina





SITE ONE



SITE TWO



SITE THREE



SITE FOUR



SITE FIVE

THE DAILY BREAD

Sainsburys.....	0.9 mile
Lidl	1.0 mile
Bloomfield SC.....	1.4 miles
Marks & Spencer.....	1.4 miles

NATURES THERAPY

Castle Park.....	0.7 mile
Ward Park	1.1 miles
Clandeboyne Estate.....	2.5 miles
Crawfordsburn Country Park.....	2.7 miles
Helens Bay.....	4.0 miles

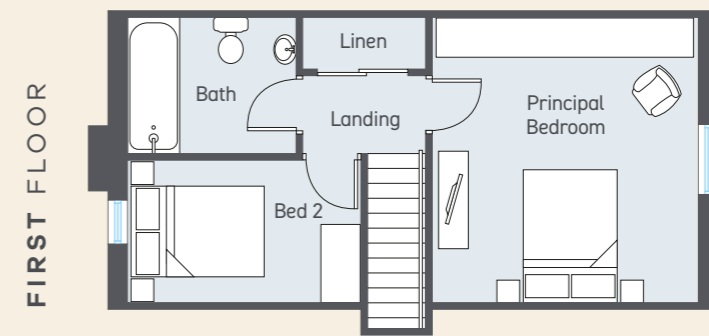
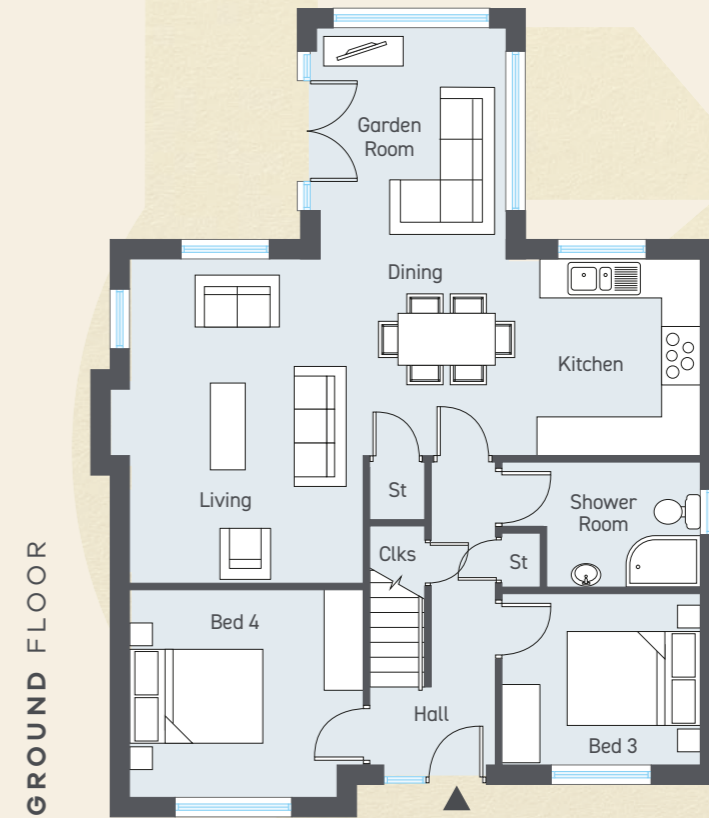
OUT AND ABOUT

City Centre.....	1.0 mile
Bangor Marina.....	1.0 mile
Bangor Train Station.....	0.5 mile
Belfast City.....	12.0 miles
Hollywood.....	7.1 miles

A GOOD SPORT

Bangor Golf Club.....	1.5 miles
Bangor RFC & Cricket Club.....	1.4 miles
Carnalea Golf Club.....	2.2 miles
Ballyholme Yacht Club.....	1.8 miles
Bangor Tennis Club.....	0.8 mile
Clandeboyne Golf Club.....	2.1 miles
Bangor Aurora Aquatic & Leisure Centre.....	0.7 mile
Bangor Ladies Hockey Club.....	0.7 mile
Bangor FC.....	0.6 mile

CGIs shown for illustration purposes only
Site layout - not to scale



SITE No. 1 **4 BEDROOM DETACHED HOME**
 Total floor area: 1260 sq ft approx

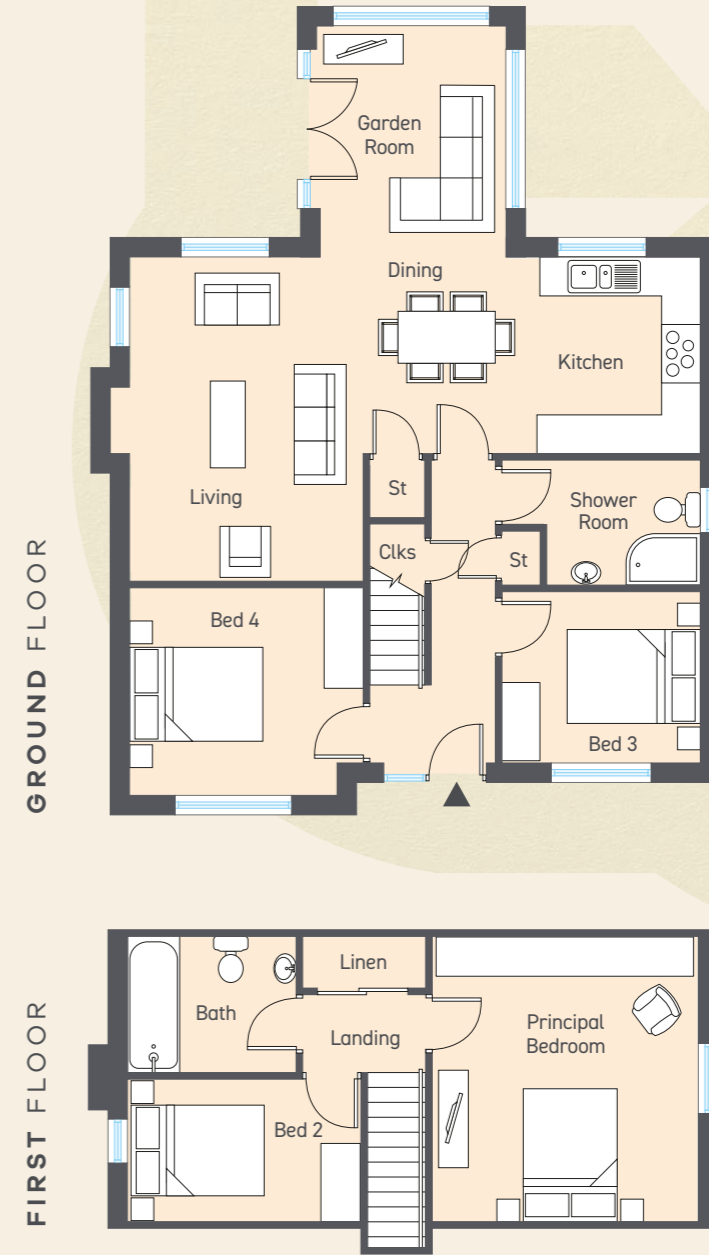


GROUND FLOOR

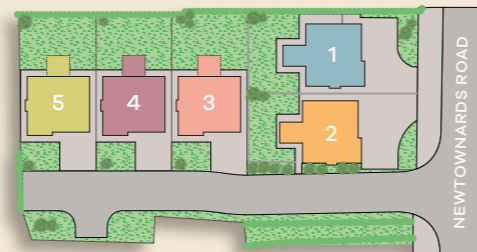
Entrance Hall			
Kitchen Dine Living _{max}	ft	28'7" x 16'6"	m 8.74 x 5.04
Garden Room	ft	10'7" x 9'6"	m 3.25 x 2.88
Bedroom 3	ft	9'8" x 8'9"	m 2.99 x 2.70
Bedroom 4	ft	11'7" x 10'4"	m 3.55 x 3.15
Shower Room	ft	9'8" x 6'4"	m 2.99 x 1.94

FIRST FLOOR

Principal Bedroom	ft	15'1" x 13'6"	m	4.61 x 4.10
Bedroom 2	ft	11'7" x 7'10"	m	3.55 x 2.41
Bathroom	ft	8'4" x 7'9"	m	2.55 x 2.10



SITE No. 2
4 BEDROOM DETACHED HOME
 Total floor area: 1260 sq ft approx

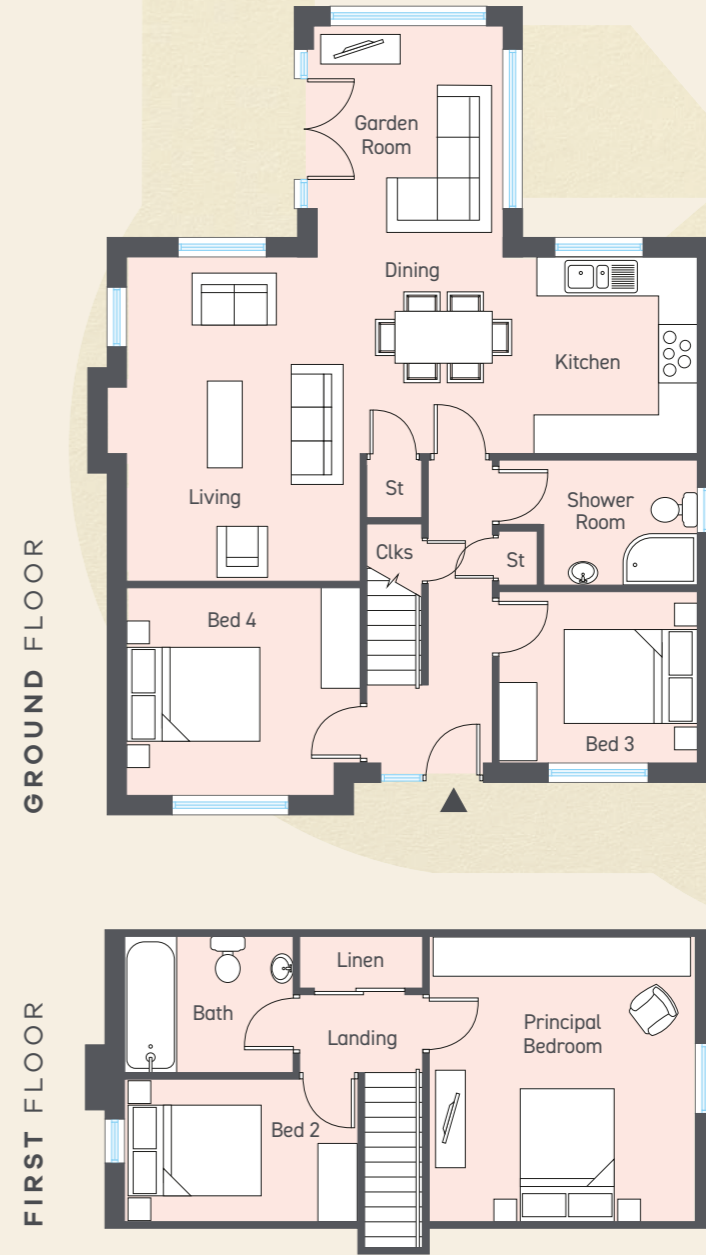


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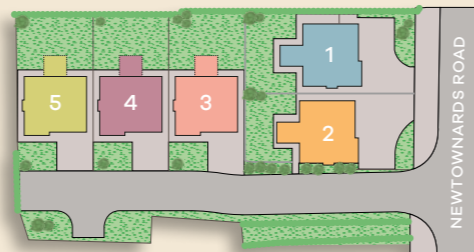
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FIRST FLOOR

Principal Bedroom	ft 15'1" x 13'6"	m 4.61 x 4.10
Bedroom 2	ft 11'7" x 7'10"	m 3.55 x 2.41
Bathroom	ft 8'4" x 7'9"	m 2.55 x 2.10



SITE No. 3
4 BEDROOM DETACHED HOME
 Total floor area: 1260 sq ft approx

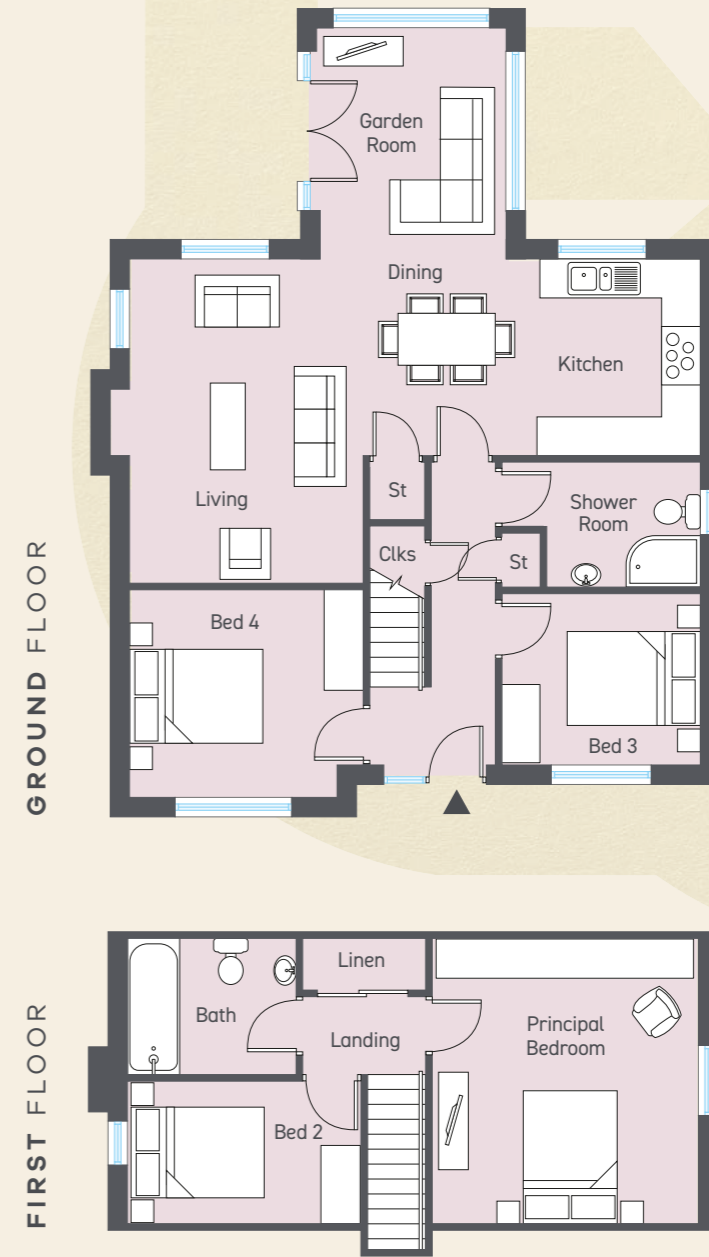


GROUND FLOOR

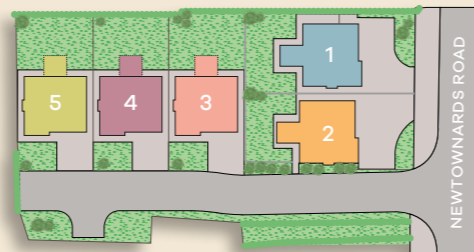
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Bedroom 4	ft 11'7" x 10'4"	m 3.55 x 3.15	
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FIRST FLOOR

Principal Bedroom	ft 15'1" x 13'6"	m 4.61 x 4.10
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Bathroom	ft 8'4" x 7'9"	m 2.55 x 2.10



SITE No. 4 **4 BEDROOM DETACHED HOME**
Total floor area: 1260 sq ft approx

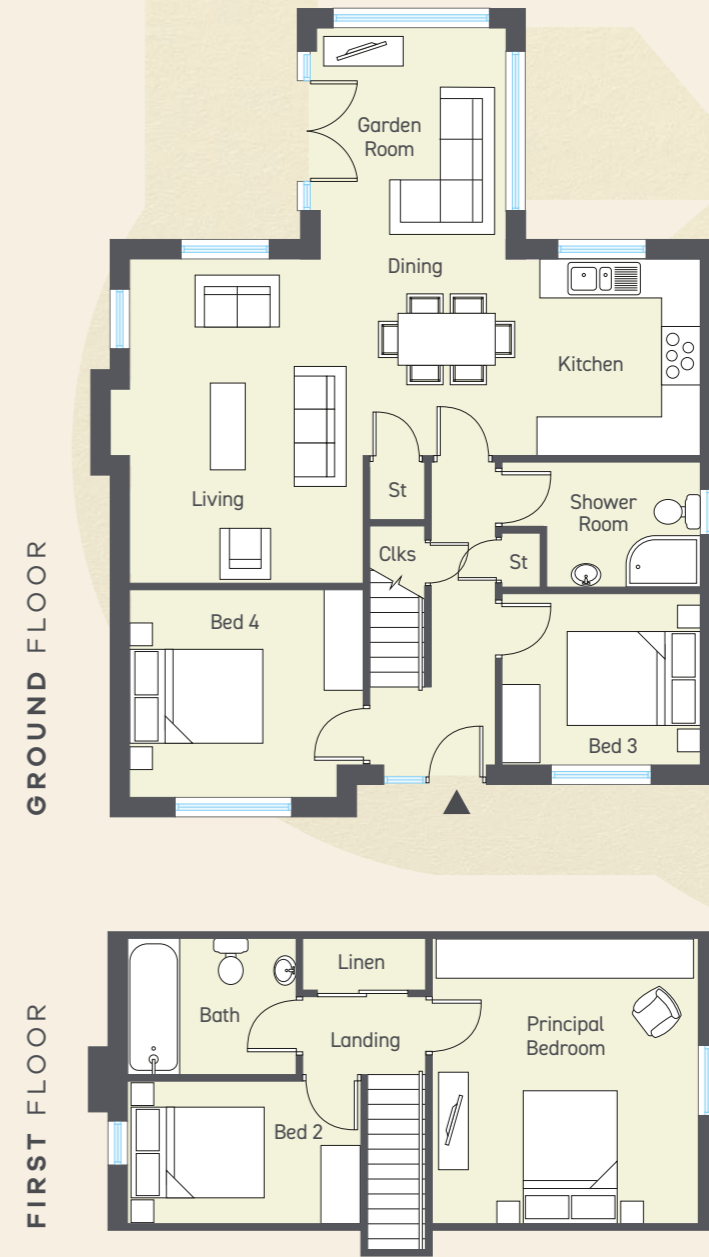


GROUND FLOOR

Entrance Hall			
Kitchen Dine Living _{max}	ft 28'7" x 16'6"	m 8.74 x 5.04	
Garden Room	ft 10'7" x 9'6"	m 3.25 x 2.88	
Bedroom 3	ft 9'8" x 8'9"	m 2.99 x 2.70	
Bedroom 4	ft 11'7" x 10'4"	m 3.55 x 3.15	
Shower Room	ft 9'8" x 6'4"	m 2.99 x 1.94	

FIRST FLOOR

Principal Bedroom	ft 15'1" x 13'6"	m 4.61 x 4.10
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Bathroom	ft 8'4" x 7'9"	m 2.55 x 2.10



SITE No. 5
4 BEDROOM DETACHED HOME
 Total floor area: 1260 sq ft approx



GROUND FLOOR

Entrance Hall			
Kitchen Dine Living _{max}	ft	28'7" x 16'6"	m 8.74 x 5.04
Garden Room	ft	10'7" x 9'6"	m 3.25 x 2.88
Bedroom 3	ft	9'8" x 8'9"	m 2.99 x 2.70
Bedroom 4	ft	11'7" x 10'4"	m 3.55 x 3.15
Shower Room	ft	9'8" x 6'4"	m 2.99 x 1.94

FIRST FLOOR

Principal Bedroom	ft	15'1" x 13'6"	m	4.61 x 4.10
Bedroom 2	ft	11'7" x 7'10"	m	3.55 x 2.41
Bathroom	ft	8'4" x 7'9"	m	2.55 x 2.10

Designed with you in mind

KITCHENS & UTILITY ROOMS

- Fully bespoke contemporary kitchen customisable with your choice of finishes, styles and colours
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Wired for under unit strip lights
- Ceramic floor tiling to kitchen and dining areas
- Fully tiled splashback to kitchen

BATHROOMS, ENSUITES & WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to bathroom ceilings
- Ceramic floor tiling
- Multi board finish around shower enclosures
- Thermostatically controlled showers
- Full height tiled splashback to wash hand basins in bathroom and shower room
- Oversized shower cubicle in downstairs shower room
- Shower over bath in upstairs bathroom



INTERNAL FEATURES

- Stained Oak handrail to stairs with white painted spindles
- Interior painted finish to all walls (Elephants Breath) and ceilings (white)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets with underlay to family, stairs, landing and bedrooms
- Tiling to hall, kitchen / living / dining, garden room, utility and bathrooms
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for security alarm
- Gas fired central heating with high efficiency boiler
- High thermal insulation and energy efficiency rating
- Heated chrome towel radiator to bathroom and shower room
- Optional stove can be fitted at additional cost

EXTERNAL FEATURES

- Decorative gravel driveway
- Front gardens turfed and rear gardens topsoiled
- Rear gardens to have perimeter vertical timber fencing
- Double glazed high performance uPVC windows
- GRP composite front door
- Garden room as standard
- Contemporary feature exterior light at front door
- Exterior light at rear door
- Paved patio area at rear
- Traditional masonry construction

10 year NHBC warranty



SIMPSON DEVELOPMENTS RESERVE THE RIGHT TO CHANGE OR ALTER THE SPECIFICATION AT ANY TIME



ELECTRIC VEHICLE CHARGING POINT

A home EV charging point which uses your domestic supply can be installed in your driveway as an optional extra, allowing you to charge your car overnight, providing a great way to reduce your carbon footprint.



SMART ALARM

Smart Alarms can let you know your home is secure when you're not there. You can add sensors and cameras that will alert you when triggered - all controlled from an app on your phone!

Extra "smart" options

we can build smarter so you can live better



VIDEO DOORBELL

Acting like a digital concierge, this optional extra can manage visitors to your home. These internet-connected doorbells alert you if a parcel has arrived, and enable you to see who is at your door via your phone or tablet - even if you're not at home!

SMART HEATING

Smart Heating can allow you to control the temperature in different rooms of your house when you are away from home by using an app on your phone or tablet.

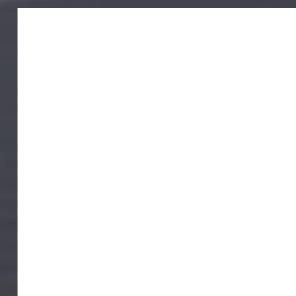


Contact us for prices of these smart home extras

TAP OR SCAN OUR QR CODES
BELOW WITH YOUR CAMERA
AND LOOK AROUND OUR
VIRTUAL SHOW HOMES

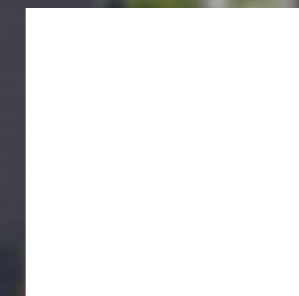


TAP OR SCAN



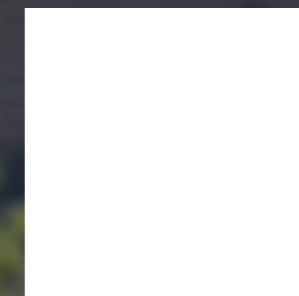
VIRTUAL TOUR

TAP OR SCAN



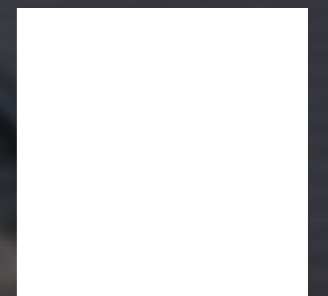
HOUSE TYPES

TAP OR SCAN



VIDEO

TAP OR SCAN



STEP BY STEP GUIDE



SIMPSON
DEVELOPMENTS

Look forward
to a warm welcome home
at the end of a
busy day...



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