Welcome to Hilltops
Lisburn’s Most Exciting and Refreshingly Different New Development

Easy Commuting

Just 8 miles from Belfast city centre and even closer to Lisburn and Hillsborough, you’re never far from the action at Hilltops. Add in a choice of excellent schools, great local shops and entertainment, and you have the ideal location for your family home.

A Few Miles Away

M1 Motorway: 1.1 miles
Belfast City: 7.9 miles
Hillsborough: 5.6 miles
Moira: 9.7 miles
Lisburn City: 2.2 miles
REFRESHINGLY DIFFERENT...

...CONTEMPORARY HOMES
THE NEWLAND
3 bedroom semi-detached 1150 sq ft approx

GROUNDFLOOR
Entrance Hall
Lounge (max) 15'6” × 15’1”
Store
Kitchen | Dining 13’5” × 12’4”
Snug 9’1” × 9’7”
Utility Area 7’1” × 5’5”
WC

FIRST FLOOR
Landing - Hot Press
Master Bedroom 11’5” × 10’2”
Ensuite
Bedroom 2 12’0” × 10’0”
Bedroom 3 8’10” × 8’4”
Bathroom

SITE Nos. 02 03 26 27 28 29 32 33

www.hilltopslisburn.com
THE BRANDON
4 bedroom detached 1550 sq ft approx

SITE Nos. 09|24

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**THE GRISWOOD**

4 bedroom detached 1486 sq ft approx

**GROUND FLOOR**
- Entrance Hall
- WC
- Lounge (max) 19'4" × 17'9"
- Store
- Kitchen | Dining 19'4" × 11'11"
- Snug 9'8" × 8'5"
- Utility Area 8'1" × 6'1"

**FIRST FLOOR**
- Landing - Hot Press
- Master Bed (max) 14'8" × 11'6"
- Ensuite
- Bedroom 2 (max) 14'10" × 10'10"
- Bedroom 3 10'6" × 8'1"
- Bedroom 4 11'11" × 7'6"
- Bathroom

SITE Nos. 01|08|25|34|43|44

The architectural 3D perspective is for illustration purposes only and as such the elevation shown may vary from the actual finish on site. All dimensions are approximate.

www.hilltopslisburn.com
**THE MUNRO** (1201 sq ft approx)

**THE HARRISON** (1162 sq ft approx)

3 bedroom semi-detached

**GROUND FLOOR**
- **THE MUNRO**
  - Entrance Hall
  - Snug: 10'1" × 9'9"
  - Utility WC Area: 8'1" × 4'5"
- **THE HARRISON**
  - Entrance Hall
  - Snug: 10'1" × 9'9"
  - Utility WC Area: 8'1" × 4'5"

**FIRST FLOOR**
- **THE MUNRO**
  - Master Bed: 13'2" × 10'7"
  - Bedroom 2: 13'3" × 11'3"
  - Bedroom 3: 12'6" × 7'9"
  - Bathroom
- **THE HARRISON**
  - Master Bed: 13'3" × 11'3"
  - Bedroom 2: 13'2" × 11'4"
  - Bedroom 3: 12'6" × 7'9"
  - Bathroom

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The Vaughan difference has always been in the detail. In every Hilltops home you’ll find a special feature or inspired touch that’s been designed to impress.

The design team at Vaughan Homes have invested a great deal of time and effort into providing a style and finish which will set the benchmark. We consistently strive to be at the forefront of design and innovation, and we continue to review new and emerging finishes coupled with on-trend interiors to ensure you create your own truly inspirational, unique home.

On the exterior we have added characteristic detailing to each home which highlights and compliments the clean lines of the architecture. The streamlined finish of the slate stone porches and window surrounds blend seamlessly with the modern brick and render elevations.

TEGRAL CEDRAL CLICK CLADDING
Our use of Tegral Cedral cladding on selected house types enhances the modern, clean aesthetics and adds interest to gable walls - this maintenance free alternative to traditional timber weatherboard needs no upkeep.

SLATTED ZEN STAIRCASE
The staircases to The Velveton, The Slaten and The Griswood will be finished with Zen style vertical floor to ceiling timber battens, which add to the open plan living ethos.

FEATURE TV WALLS
An inspired, contrasting TV wall will have a rebated panel to house a wall mounted TV.

CONCEALED SLIDING DOORS
The introduction of concealed sliding doors to the ground floor of The Brandon, The Velveton, The Slaten and The Griswood really adds to the feeling of open space, with the option to section off living and kitchen areas if needed.

These details make the difference.
**SPECIFICATION**

*All selections are from preselected ranges and are subject to the stage of construction*

**KITCHEN**
Modern style design with choice of door. 25mm worktop & upstand. Integrated appliances include high level electric oven, extractor fan, microwave, gas hob, dishwasher, fridge freezer. Plumbing for washing machine to utility area.

**BATHROOM & ENSUITE**
Contemporary sanitary ware all complemented with chrome fittings including the added benefit of a showerbath, matching screen and thermostatically controlled shower to main bathroom. Thermostatically controlled shower in en-suite/ chrome heated towel rail to bathroom & ensuite.

**HEATING**
Energy efficient heating system comprising gas fired combination boiler, zoned heating control with weather compensation and 24 hour programmable electronic time clock to control central heating and hot water separately. Underfloor heating to ground floor areas excluding utility & WC.

**WOODWORK**
Handrail, spindles, architrave and skirting with modern square edge profile painted with a contemporary grey satin finish. Feature timber design to stair in selected homes (Velveton | Slaten | Griswood).

**FLOORING**
All ground floor areas will be complete with quality laminate wooden floor. Bathroom & ensuite floors will be tiled.

**ELECTRICAL**
Full range of electrical outlets, cabling for digital and Sky reception terminating to one point in roofspace and facility to remote mount Sky Box within hub store. Mains operated smoke, heat and carbon monoxide detectors. Low energy LED downlights to ground floor areas plus ensuite and bathroom.

**SECURITY**
Installed and commissioned intruder alarm covering the ground floor. PIR detection at front and French doors with activation key pad.

**DOORS AND HANDLES**
Quality flush doors with modern brushed and polished steel ironmongery.

**TILING**
WC – splashback tiling at sink. Bathroom & ensuite feature splashback tiling at sinks. Full height tiling to shower enclosure in ensuite. Tiling around bath.

**CARPET**
Stairs, landing and all bedrooms to be carpeted including underfelt.

**INTERIOR DECORATION**
Walls and ceilings will be painted white. Statement colour added to feature wall with suitable rebate for wall mounted TV.

**WINDOWS & EXTERNAL DOORS**
Windows and French doors will be low maintenance upvc frames with thermally efficient double glazed units, window locks and prestige handles and hinges. Entrance door will be a modern composite with brushed steel ironmongery complete with 3 point locking system.

**GARDENS & OUTSIDE SPACE**
All driveways will be brick set/bitmac and decorative slate with paving to paths. Gardens will be sown in grass seed and landscaped. Close board timber fencing to rear boundaries. Outside tap. Front entrance door light fitting.

**ENVIRONMENTAL**
Energy efficient timber frame construction. High levels of floor, wall and roofspace insulation. Homes built to the new Building Regulations taking into account both ‘robust’ and ‘energy efficient’ detailing. Improved indoor air quality utilizing both ‘positive input ventilation’ and ‘mechanical extract ventilation’ systems.

**WARRANTY**
Your home will be covered by the NHBC buildmark warranty. The consumer code for home builders gives protection and rights to purchasers of new homes.
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist’s impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

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