



MIDLETON HILL
MIDDLE BRANIEL ROAD

PERFECTLY PLACED CONTEMPORARY LIVING



MIDLETON HILL

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A small, exclusive development of contemporary family homes with outstanding views over the city and the Castlereagh Hills on your doorstep



REFINED, CONVENIENT
LIVING WITH STUNNING
PANORAMIC VIEWS **OF THE CITY**



These stunning homes tastefully capture the essence of modern family living within easy reach of open countryside yet only minutes from Belfast. The contemporary design of the exterior is carried through to the interiors - high ceilings, generous window heights and large formal rooms combine with modern, comfortable open plan living to create the perfect family homes.

VERY WELL CONNECTED



THE ARTHUR



THE BALDWIN



THE CHICHESTER



THE DOWNSHIRE



THE SCHOOL RUN

- Gilnahirk Primary School 0.3 mile
- Our Lady & St Patrick's College..... 0.6 mile
- Braniel Primary School 0.8 mile
- Leadhill Primary School 1.4 miles
- Loughview Integrated PS 1.8 miles
- Campbell College 1.8 miles
- St Joseph's Primary School 1.9 miles
- Grosvenor Grammar School 2.2 miles
- Strathearn School 2.2 miles
- Orangefield Primary School 2.3 miles

WINING AND DINING

- General Merchants 1.2 miles
- Olivers 1.4 miles
- Horatio Todds 1.7 miles
- Greens Pizza 1.7 miles
- IL Pirata 1.7 miles
- Neill's Hill 1.8 miles
- Cyprus Avenue 2.0 miles

SHOPPING

- Supervalu 0.9 mile
- M&S Simply Food 2.0 miles
- Tesco Express 1.9 miles
- Forestside 3.8 miles

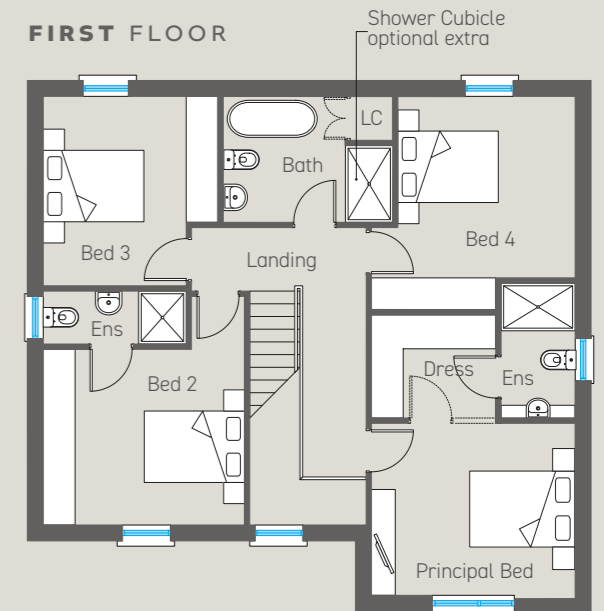
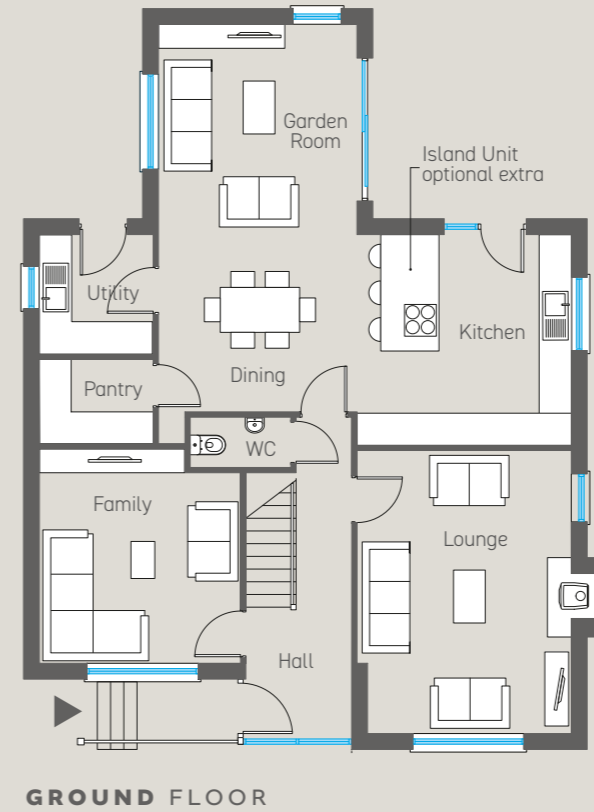
GETTING ACTIVE

- Shandon Park Golf Club 1.0 mile
- Castlereagh Hills Golf Club 1.4 miles
- Stormont Estate 1.6 miles
- Lisnasharragh Leisure Centre 2.1 miles
- David Lloyd Fitness 2.2 miles
- CIYMS Rugby Club 2.5 miles



THE ARTHUR (A)

4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 2060 sq. ft. approx
Site nos. 1, 2 & 4



GROUND FLOOR

Entrance Hall with separate WC				
Lounge	ft	17'6"	x	12'7"
	m	5.35	x	3.85
Family	ft	13'5"	x	12'5"
	m	4.10	x	3.80
Kitchen Dining	ft	25'6"	x	13'2"
	m	7.80	x	4.00
Utility	ft	7'3"	x	7'1"
	m	2.20	x	2.15
Pantry	ft	7'1"	x	5'3"
	m	2.15	x	1.60
Garden Room	ft	12'3"	x	12'3"
	m	3.75	x	3.75

FIRST FLOOR

Principal Bedroom	ft	12'7"	x	10'7"
	m	3.85	x	3.25
Dressing Room	ft	8'2"	x	6'4"
	m	2.50	x	1.95
Ensuite	ft	8'6"	x	4'6"
	m	2.60	x	1.40
Bedroom 2	ft	12'5"	x	10'9"
	m	3.80	x	3.30
Ensuite	ft	8'9"	x	3'7"
	m	2.70	x	1.10
Bedroom 3	ft	11'5"	x	10'10"
	m	3.50	x	3.30
Bedroom 4	ft	13'3"	x	11'0"
	m	4.05	x	3.35
Bathroom	ft	10'5"	x	7'9"
	m	3.20	x	2.40

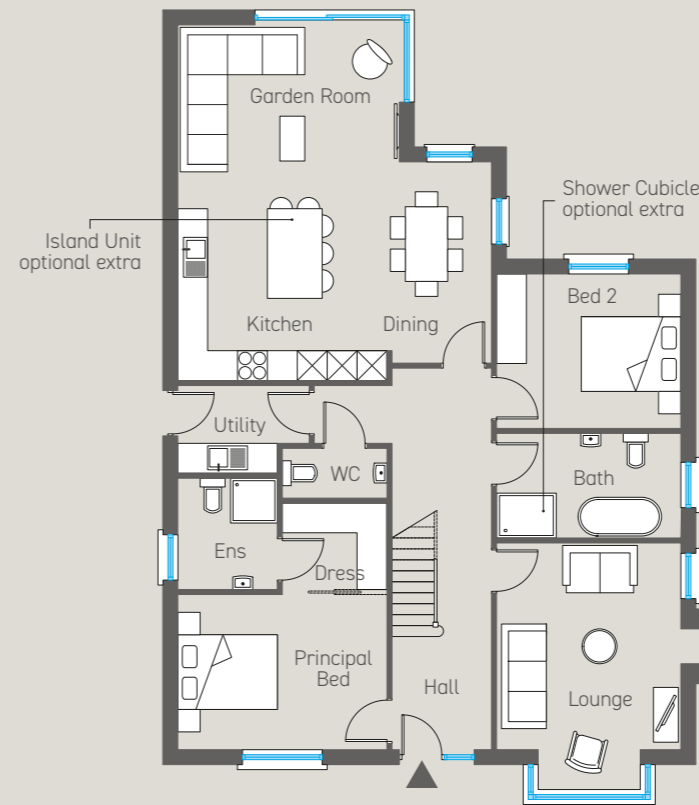
Note: Sites 2 & 4 will be a handed version of these plans



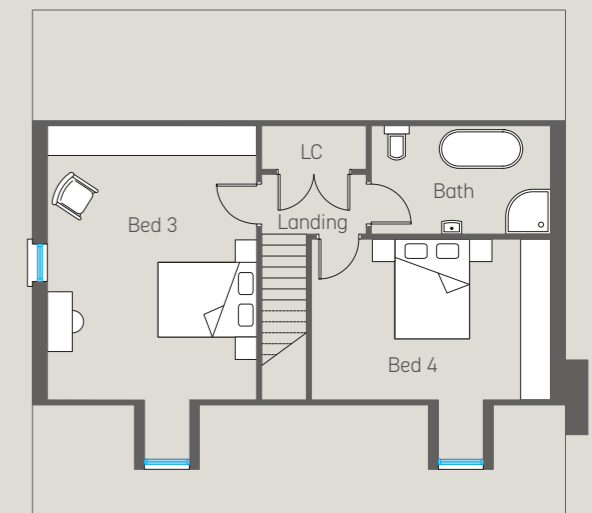
THE BALDWIN (B)

4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1983 sq. ft. approx
Site no. 3

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC				
Lounge (into bay)	ft	16'4" x 12'2"	m	5.00 x 3.70
Garden Room	ft	14'5" x 8'9"	m	4.40 x 2.70
Kitchen Dining	ft	20'7" x 14'3"	m	6.30 x 4.35
Utility	ft	6'6" x 5'9"	m	2.00 x 1.80
Principal Bedroom	ft	13'8" x 10'2"	m	4.20 x 3.10
Dressing Room	ft	6'10" x 5'6"	m	2.10 x 1.70
Ensuite	ft	7'3" x 6'6"	m	2.20 x 2.00
Bedroom 2	ft	12'2" x 10'2"	m	3.70 x 3.10
Bathroom	ft	12'2" x 6'10"	m	3.70 x 2.10

FIRST FLOOR

Bedroom 3	ft	18'1" x 13'8"	m	5.50 x 4.20
Bedroom 4	ft	15'8" x 10'7"	m	4.80 x 3.25
Bathroom	ft	11'9" x 7'1"	m	3.60 x 2.15

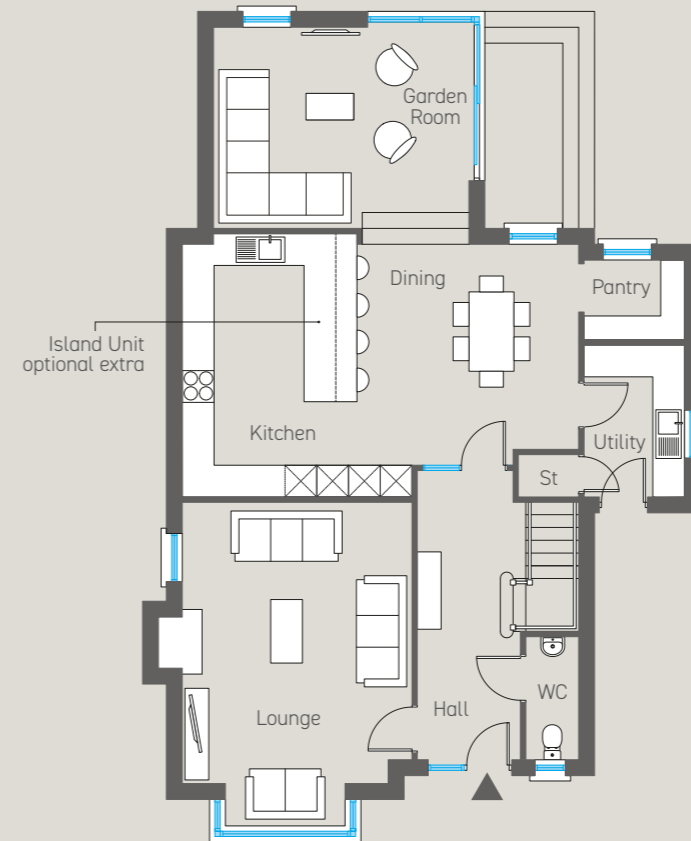


THE CHICHESTER (C)

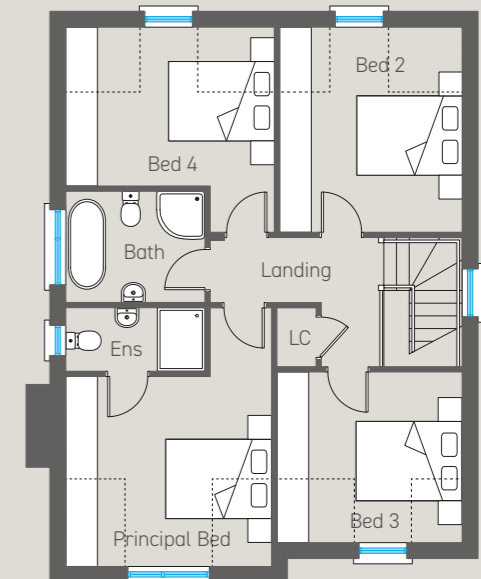
4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1933 sq. ft. approx
Site nos. 5, 6, 8 & 9



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC				
Lounge (into bay)	ft	20'2" x 14'3"	m	6.15 x 4.35
Garden Room	ft	15'8" x 12'5"	m	4.80 x 3.80
Kitchen Dining	ft	24'6" x 16'4"	m	7.50 x 5.00
Utility	ft	9'2" x 6'2"	m	2.80 x 1.90
Pantry	ft	6'2" x 5'3"	m	1.90 x 1.60

FIRST FLOOR

Principal Bedroom	ft	12'8" x 11'7"	m	3.90 x 3.55
Ensuite	ft	8'8" x 3'10"	m	2.65 x 1.20
Bedroom 2	ft	12'5" x 11'4"	m	3.80 x 3.45
Bedroom 3	ft	11'5" x 10'2"	m	3.50 x 3.10
Bedroom 4	ft	12'10" x 9'10"	m	3.95 x 3.00
Bathroom	ft	8'7" x 6'10"	m	2.65 x 2.10

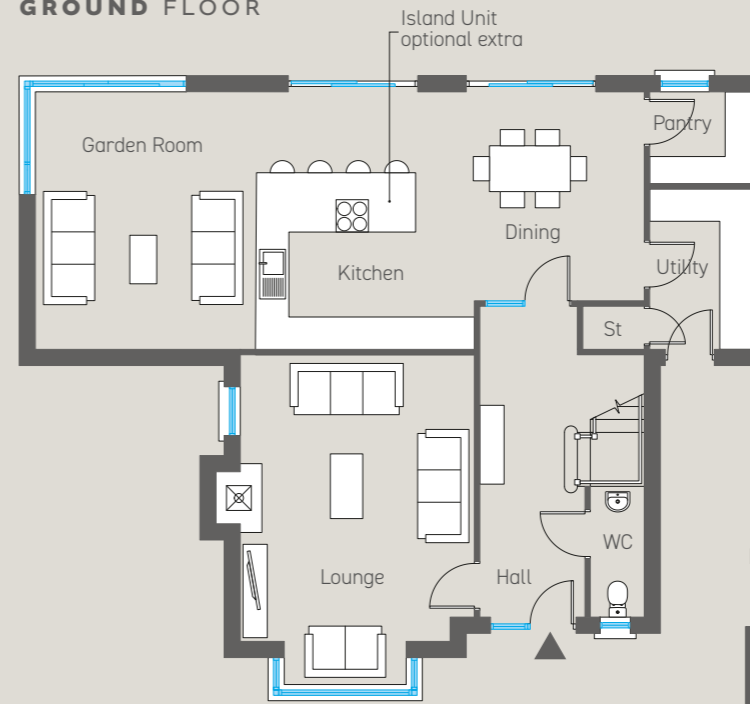
Note: Sites 8 & 9 will be handed versions of these plans



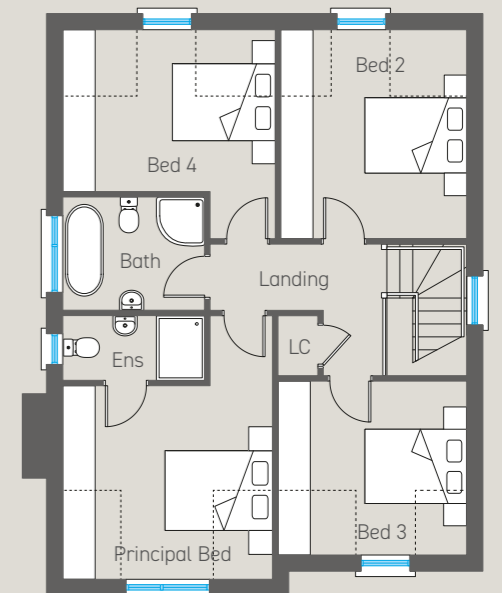
THE DOWNSHIRE (D)

4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1939 sq. ft. approx
Site no. 7

GROUND FLOOR



FIRST FLOOR

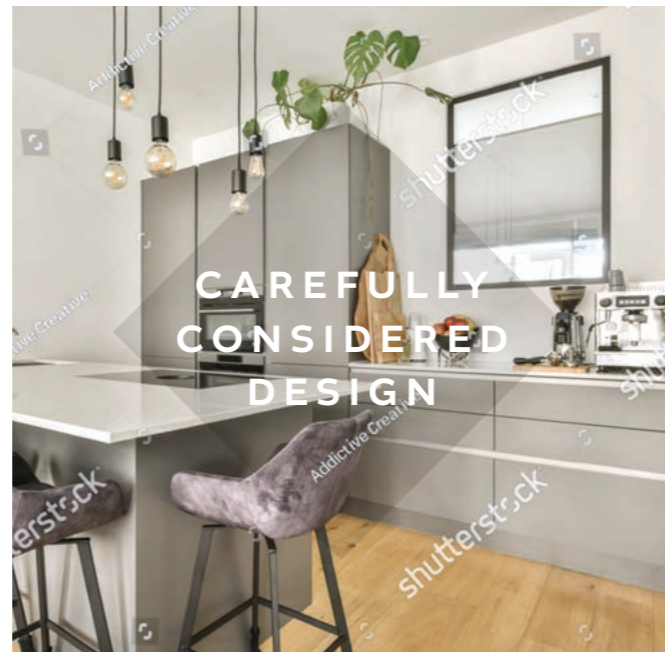


GROUND FLOOR

Entrance Hall with separate WC								
Lounge (into bay)	ft	20'2"	x	14'3"	m	6.15	x	4.35
Garden Room	ft	15'8"	x	13'5"	m	4.80	x	4.10
Kitchen Dining	ft	24'8"	x	15'8"	m	7.55	x	4.80
Utility	ft	10'2"	x	6'3"	m	3.10	x	1.90
Pantry	ft	6'3"	x	5'3"	m	1.90	x	1.60

FIRST FLOOR

Principal Bedroom	ft	12'8"	x	11'7"	m	3.90	x	3.55
Ensuite	ft	8'7"	x	3'10"	m	2.65	x	1.20
Bedroom 2	ft	12'5"	x	11'4"	m	3.80	x	3.45
Bedroom 3	ft	11'5"	x	10'2"	m	3.50	x	3.10
Bedroom 4	ft	12'10"	x	9'10"	m	3.95	x	3.00
Bathroom	ft	8'7"	x	6'10"	m	2.65	x	2.10



OUR LUXURY SPECIFICATION FEATURES MORE THAN YOU COULD POSSIBLY IMAGINE

KITCHEN AND UTILITY

- Contemporary kitchen with a choice of door styles, colours and worktops. Island Unit optional extra.
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include electric hob, electric oven and hood, fridge freezer and dishwasher
- Energy efficient LED down lights
- Choice of floor tiling
- Quality utility units with choice of door finishes, worktops and handles
- 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
- Thermostatically controlled shower to ensuite
- 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
- Energy efficient LED down lights

FLOORING

- Carpet and underlay in lounge, bedrooms, stairs and landing
- Tiled floor to kitchen, dining, garden room, utility, bathroom, ensuite and WC

HEATING

- Gas fired central heating
- Energy efficient boiler
- Woodburning stove available as an optional extra

INTERNAL FINISHES

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

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Front and rear external lighting
- Black seamless guttering and downpipes
- Double glazed high performance windows in anthracite uPVC frames
- Outside water supply
- Composite front door
- Tarmac driveways available as optional extra
- A management company will be formed to organise the upkeep and wellbeing of the development

10 year structural warranty



DISCOVER A **PEACEFUL**
WELCOMING HAVEN

in the charming Castlereagh Hills, yet only a few minutes from
the hustle and bustle of the city's most popular suburbs

SELLING AGENT

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goestateagents.com



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