

LESLEY GRANGE

HAWTHORNDEN ROAD, BELFAST, BT4

Another exciting development by Lesley Residential.



Another exciting development by Lesley Residential.

Lesley Grange is set to be one of the finest developments ever constructed in this prestigious residential locality in the east of the city.

Due for completion towards the end of 2019 and comprising just six substantial family homes plus a delightful Gatelodge, Lesley Grange will be a superb combination of period-influenced style and modern conveniences.

Attention To Detail

Designed by award-winning Coogan Architects, attention to detail will be to the fore.

These stunning, energy efficient homes will be finished to an exacting specification. Buyers who secure their sites at early stages will have an input in to some of the finishes including kitchen doors, worktops and tiling.

Ideal Location

Enjoying a mature setting off renowned Hawthornden Road, the superb location is ideal for availing of some of the province's leading schools for all ages.

Lesley Grange is also within walking distance of both Belmont and Ballyhackamore Villages with their vibrant mix of independent and national shops, amenities and eateries.





House Types

Please contact our Ballyhackamore office on 028 9065 0000
for up-to-date information on the availability and status of sites

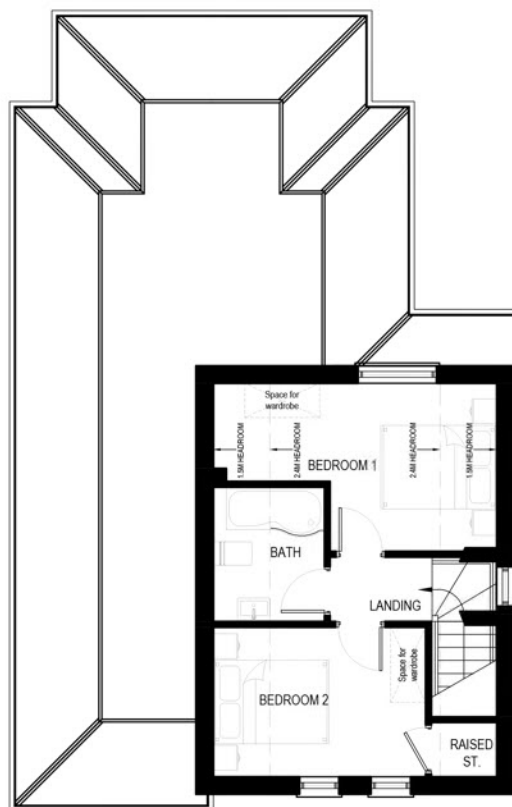




- 2 bedrooms • Open-plan kitchen with dining and sitting areas • Lounge with fireplace and gas fire
- Additional shower room downstairs • Garden and parking to rear



GROUND FLOOR PLAN. (920 sqft)



FIRST FLOOR PLAN. (350 sqft)



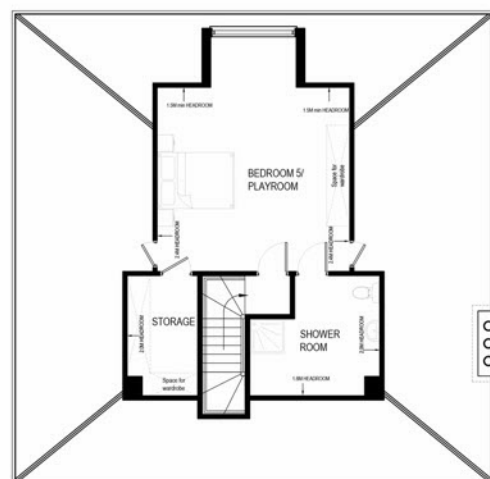
- 5 bedrooms • 4 first floor bedrooms: all with en suite facilities • Open-plan kitchen with dining and sitting areas
- 2 separate reception rooms including lounge with open fire • Fronting Hawthornden Road



FIRST FLOOR PLAN. (1300sqft)



GROUND FLOOR PLAN. (1360sqft)



SECOND FLOOR PLAN. (500sqft)



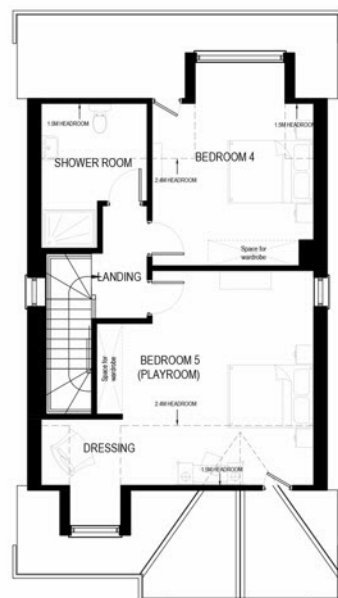
- 5 bedrooms • 3 first floor bedrooms: 2 with en suite facilities • Open-plan kitchen with dining and sitting areas
- Lounge with fireplace and gas fire • Integral garage • South west-facing side/rear gardens • Fronting Hawthornden Road



GROUND FLOOR PLAN. (1070 sq ft)
INTEGRAL GARAGE. (200 sq ft)



FIRST FLOOR PLAN. (810 sq ft)



SECOND FLOOR PLAN. (620 sq ft)



- 5 bedrooms • 3 first floor bedrooms: 2 with en suite facilities • Open-plan kitchen with dining and sitting areas
- Lounge with fireplace and open fire • South-Facing Rear Garden



FIRST FLOOR PLAN. (890 sqft)



SECOND FLOOR PLAN. (630 sqft)



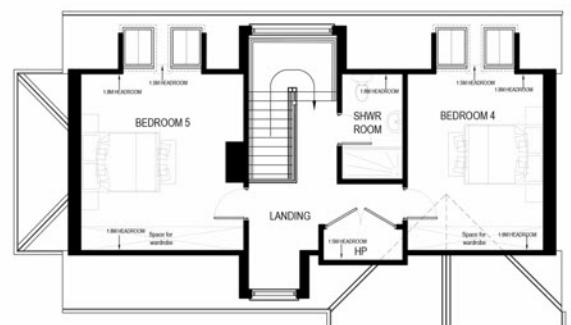
GROUND FLOOR PLAN. (1160 sqft)



- 5 bedrooms • 3 first floor bedrooms: 2 with en suite facilities • Open-plan kitchen with dining and sitting areas
- Lounge with fireplace and open fire • Corner site with south-facing rear/side gardens • Acoustic glazed to rear



FIRST FLOOR PLAN. (890 sqft)



SECOND FLOOR PLAN. (630 sqft)



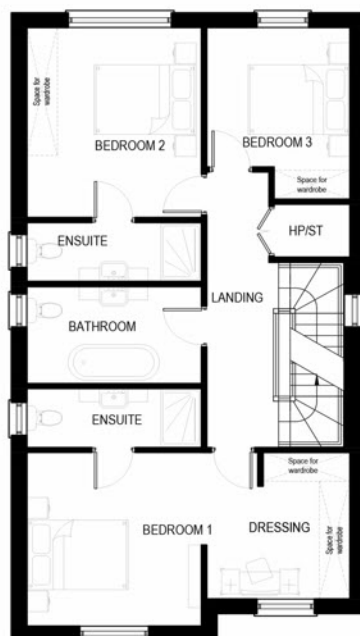
GROUND FLOOR PLAN. (1160 sqft)



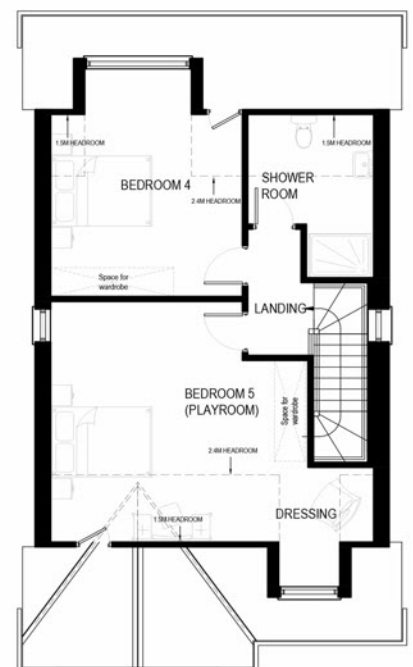
- 5 bedrooms • 3 first floor bedrooms: 2 with en suite facilities • Open-plan kitchen with dining and sitting areas
- Lounge with fireplace and gas fire • Acoustic glazed to rear



GROUND FLOOR PLAN. (870 sqft)



FIRST FLOOR PLAN. (810 sqft)



SECOND FLOOR PLAN. (620 sq ft)



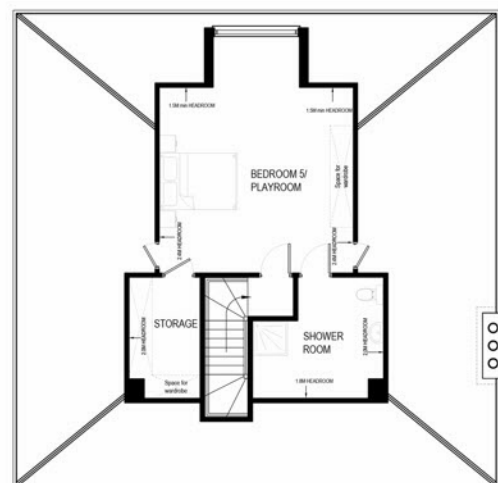
- 5 bedrooms • 4 first floor bedrooms: all with en suite facilities • Open-plan kitchen with dining and sitting areas
- 2 separate reception rooms including lounge with open fire • Acoustic glazed to rear



FIRST FLOOR PLAN. (1300sqft)



GROUND FLOOR PLAN. (1360sqft)



SECOND FLOOR PLAN. (500sqft)

Specification

KITCHEN

Choice of stylish contemporary doors and worktops.
Integrated kitchen appliances to include gas hob, electric oven, extractor unit, fridge/freezer, dishwasher with washing machine and tumble dryer in utility room.
1.5 bowl stainless steel sink and drainer.
Low voltage LED lighting in kitchen/living areas.

BATHROOMS, ENSUITES AND CLOAKROOMS / WC

Designer white sanitary ware with vanity unit to main bathroom.
Slim line shower trays.
Chrome taps and mixers.
Chrome towel rails to bathrooms and ensuites.
Thermostatic shower to shower cubicles.
Soft close seats.

ELECTRICAL FEATURES

Intruder alarm.
BT brought into the property to allow for BT infinity connection.
TV point in all bedrooms.
Low voltage led down lighters in kitchen/dining, hall, first floor landing and bathroom/ensuites.
5 amp sockets to lounge.
Comprehensive range of electrical sockets.
Integrated USB charging points per room.
Cabling for digital/SKY TV.
Smoke, heat and carbon monoxide detectors.

HEATING

Gas fired central heating with energy efficient boiler and pressurised hot water cylinder. Site 1 to have Combi Boiler in lieu of H/W cylinder.
Underfloor heating to ground floor kitchen/living areas, wc's and entrance halls.
Thermostatically controlled radiators.
Wall hung feature gas fire to lounges in Site 1, 3 and 6.
Open fires to Sites 2, 4, 5 and 7.

CARPET

Luxury soft touch carpets to all bedrooms, stairs, landing and lounge.

INTERNAL FEATURES

Internal walls and ceilings painted along with the internal woodwork.
9ft high ceilings to ground floor in Sites 2-7.
H/W veneered internal doors with quality ironmongery.
Choice of floor and wall tiling from nominated supplier.
Floor tiling to kitchen/dining area, entrance hall, bathroom, ensuites, WC, and utility room.
Full height splashback tiling to wash hand basins.
Full height wall tiling to shower enclosures and around baths. Half height to remaining walls.

EXTERNAL FEATURES

Traditional cavity wall construction.
High standard of floor, wall and loft insulation to ensure minimal heat loss.
Maintenance free PVC energy efficient double glazed windows and doors with lockable system.
Feature front door lighting to both sides.
Back door light.
Textured flags to patio areas.
Mains operated door bell.
Lawns laid in turf front and seeded rear.
Rear outside electrical socket.
Outside tap.
Modular granite effect paving to path to front door.
Timber fencing to boundary between gardens.
Tarmac driveways.
Feature entrance gates to Sites 2, 3, 4, 5, 6 and 7
Optional detached garage to Sites 2, 4, 5, 6 and 7, (subject to Planning).
Maintenance free uPVC soffit and fascia.

WARRANTY

NHBC 10 year Buildmark warranty.

ABOUT LESLEY

Building homes of distinction throughout the province since 1982, Lesley Residential is a local, family-run company specialising in bespoke developments for discerning buyers.

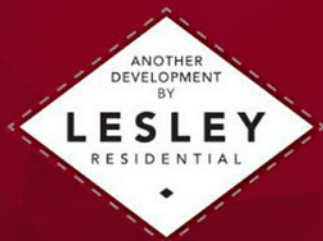
Our philosophy is to provide homeowners with beautiful houses and apartments where attention-to-detail is to the fore and tall ceilings, natural light, modern features and character abound.

Templeton Robinson is proud to have been entrusted with three recent, successful developments in North Down and South Belfast.

Like every other Lesley Residential scheme over the past 37 years, the properties sold out. With exciting new projects in the pipeline in Belmont, Upper Malone, Lisburn Road, Stormont, Parklands BT4, Belfast City Centre, Killinchy, Glengormley and Holywood ... there will be a Lesley home for everyone.

CONTACT US

Ballyhackamore Office: 326 Upper Newtownards, Road, Ballyhackamore, Belfast, BT4 3EX
028 9065 0000 ballyhackamore@templetonrobinson.com



TEMPLETON
ROBINSON