

A GATED DEVELOPEMENT OF INDIVIDUALLY  
DESIGNED, CONTEMPORARY HOMES

# THE STEADINGS

NEWTOWNARDS

FRASER HOMES

Building Homes



For Over 50 Years



## INTRODUCTION

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The Steadings, Fraser Homes beautiful new gated development combines the peace and tranquility of the countryside with excellent amenities in Newtownards town centre only minutes away.

Perched on a private hilltop and surrounded by stunning views of rolling hills and Strangford Lough, The Steadings is a one of a kind.



THE STEADINGS ORIGINAL  
FARMSTEAD

## IMMERSED IN NATURE

Originally a farm-stead, The Steadings has a unique and beautiful surrounding landscape. Sitting on top of a hill that is higher than most around it, views stretch from Scrabo Tower to Strangford Lough.



Scrabo Golf Club (10mins)



Discover the beauty of Mount Stewart (8mins)



Flood gates walk around Strangford Lough (5mins)



Enjoy a catch up with friends in the town centre (6mins)



Try something new at the Flying Club (4mins)

EXPLORE YOUR  
AREA IN UNDER  
10 MINS

Find everything your garden needs at Hillmount (3mins)



Weekly shop sorted at Tesco (9mins)



A LOCATION WITH  
EVERYTHING.



With more than 50 years experience of building homes across Northern Ireland, the Fraser Homes reputation is built on a solid foundation.

Our understanding of what home buyers are looking for combined with our dedication to building high quality developments allows us to create exceptional homes. We aim to build homes that suit your lifestyle as well as providing a space that you can enjoy calling home.

We're committed to making every single home the very best it can be, providing peace of mind for the future.

## Customer Testimonials

"I own one of the houses built in the first phase in Baronsgrange Park. We have been living here for over a year and a half. We have been delighted with the finish and condition of our new build home, attention to detail has impressed us. It's a very comfortable and warm house, easy to control temperature and air-quality. We have also found that the spend on heating has been minimal, averaging around £30 a month, with the house retaining the heat extremely effectively. We have enjoyed settling into this growing, family friendly neighbourhood and excited for the future."

A BARONSGRANGE PARK RESIDENT

"We find our apartment is very warm. In the cooler weather we run the heating for half an hour in the morning, and maybe another half an hour in the afternoon if it is a particularly cold day. We have a three bedroom apartment which is 1,275 sq ft and we spend £21 a month on gas. This is for both our heating and our hob. We've been living in our apartment for seven years now and we would highly recommend purchasing a home in a Fraser Homes development. Our home really is top quality."

A GREYCASTLE MANOR RESIDENT

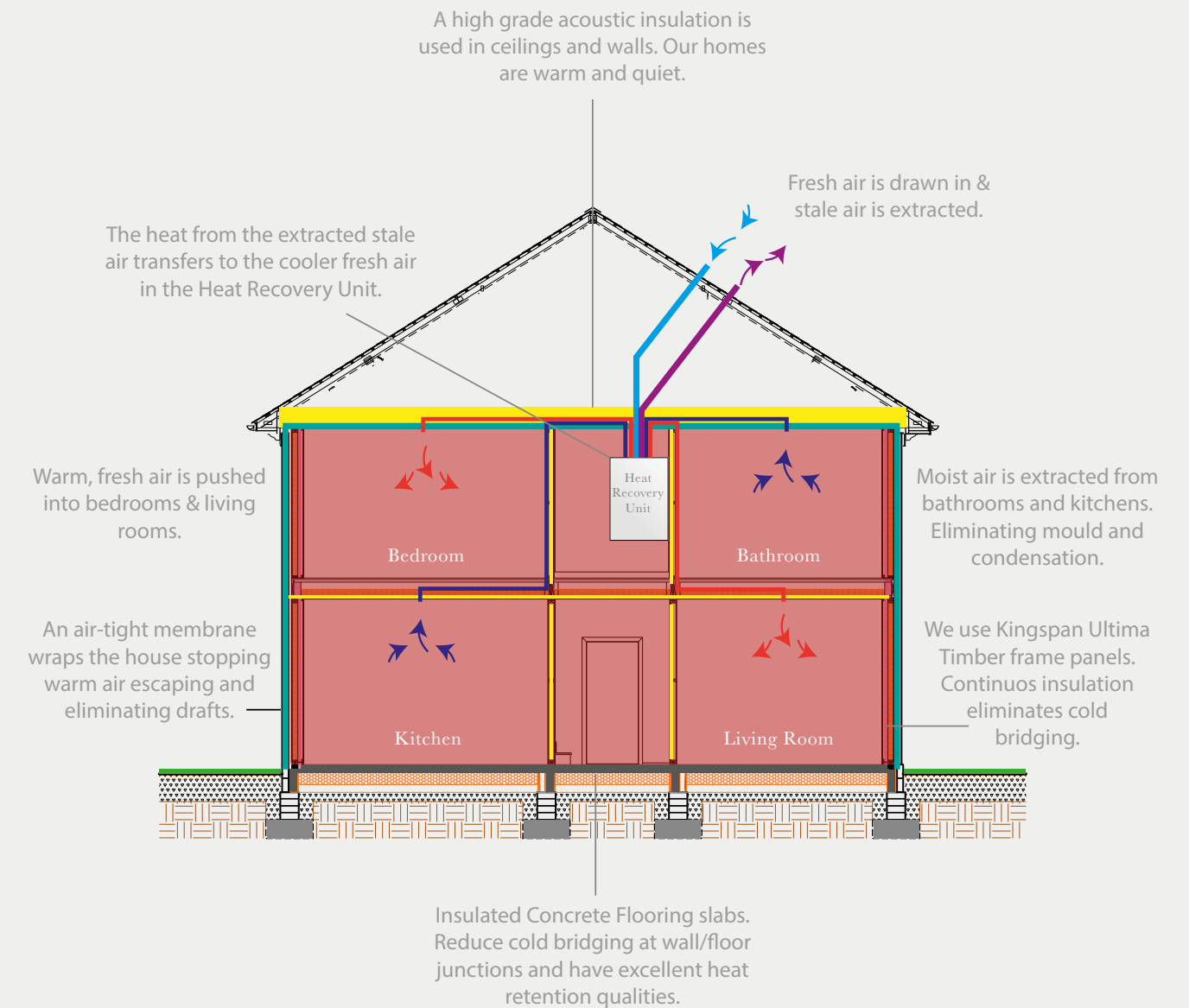


Baronsgrange Park, Carryduff



Grey Castle Manor, Castlereagh

## HEAT RECOVERY & CLEANER AIR OUR BUILD PROCESS & WHY IT SAVES YOU MONEY



Our timber frame design delivers a **peaceful, warm** and **healthy home** that costs a fraction of the price to heat compared to traditional block built houses and even a lot of other timber frame systems.

Not all timber frames are created equal




# THE STEADINGS LOCALITY

## PRACTICAL & PICTURESQUE

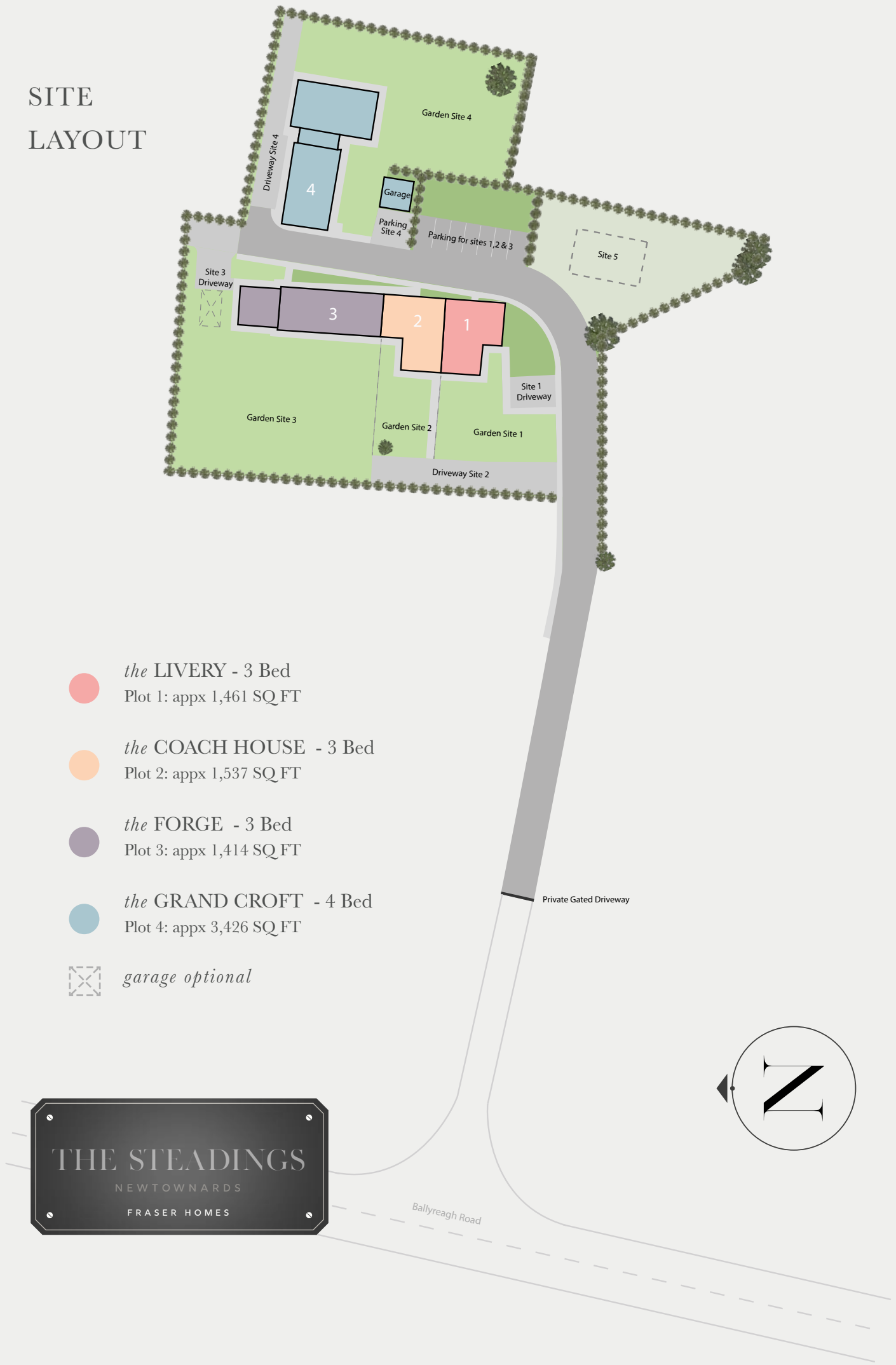
The Steadings is a rare gem that is perfect for the family that want to be surrounded by nature without sacrificing the benefits of the city.

Newtownards caters to most needs, from shopping and dining to a number of great local primary and secondary schools. Or travelling further is easy via excellent road networks that make the likes of Belfast or Bangor very accessible.

For the recreational enthusiast there is a host of activities nearby; multiple golf courses, sailing clubs, Newtownards flying club and stunning walks in some of the countries nicest surroundings, you'll never be stuck for things to do.

Travel Time by			
Belfast (city centre)	35 mins	Strangford Lough	5 mins
Hollywood	24 mins	Scrabo Golf Club	10 mins
Bangor	14 mins	Hillmount Garden Centre	3 mins
Comber	15 mins	Mount Stewart	8 mins
City Airport	26 mins	Tesco	9 mins

# SITE LAYOUT







\*Images are for illustrative purposes only

the Grand Croft



THE GRAND CROFT AT DUSK



## THE GRAND CROFT

A spacious and thoughtfully designed home, the ground floor of The Grand Croft comprises a large open plan design with floor to ceiling windows that give the house a relaxing and open feel.

This house is truly stunning as is the views it takes in.



# THE GRAND CROFT

4 Bedrooms  
Total Floor Area 3426 Sq. Ft.



## DIMENSIONS

### GROUND FLOOR

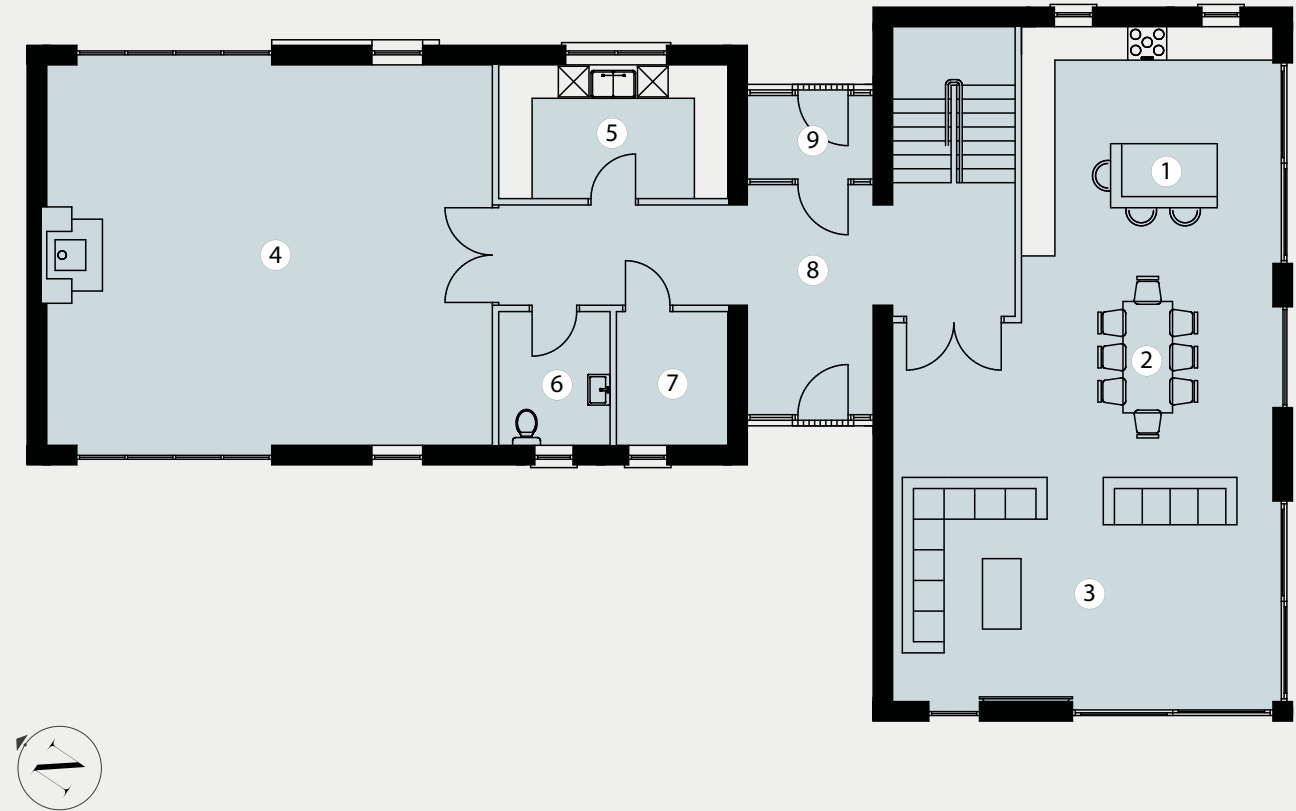
1. Kitchen	4.5m x 4.5m	14'9" x 14'9"
2. Dining	4.3m x 6.8m	14'1" x 22'4"
3. Family Room	6.6m x 3.6m	21'8" x 11'9"
4. Living Room	8.0m x 6.8m	26'3" x 22'4"
5. Utility	4.1m x 2.4m	13'5" x 7'10"
6. WC	2.4m x 2.0m	13'5" x 6'7"
7. Cloakroom	2.4m x 2.0m	13'5" x 6'7"
8. Entrance Hall		
9. Porch	2.3m x 1.4m	7'7" x 4'7"

### FIRST FLOOR

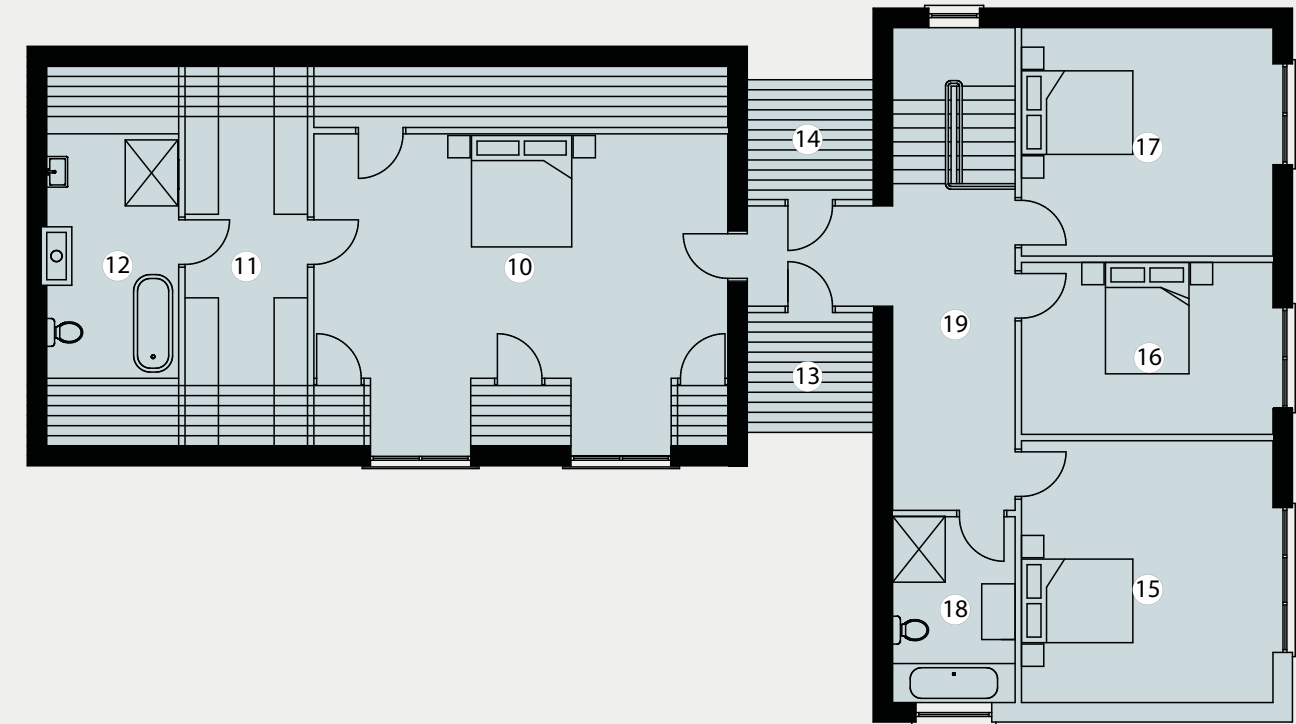
10. Master Bedroom	7.4m x 6.8m	24'3" x 22'4"
11. Wardrobes	6.8m x 2.2m	22'4" x 7'3"
12. Ensuite	6.8m x 2.4m	22'4" x 7'10"
13. Linen		
14. Store		
15. Bedroom 1	4.5m x 4.7m	14'9" x 15'5"
16. Bedroom 3	4.5m x 4.1m	14'9" x 13'5"
17. Bedroom 2	4.5m x 3.1m	14'9" x 10'2"
18. Bathroom	3.3m x 2.2m	10'9" x 7'3"
19. Hall		

All dimensions are measured to the maximum span in each space.

### GROUND FLOOR



### FIRST FLOOR



Disclaimer. Please see inside rear cover.

THE LIVERY

3 Bedrooms  
Total Floor Area 1461 Sq. Ft.



DIMENSIONS

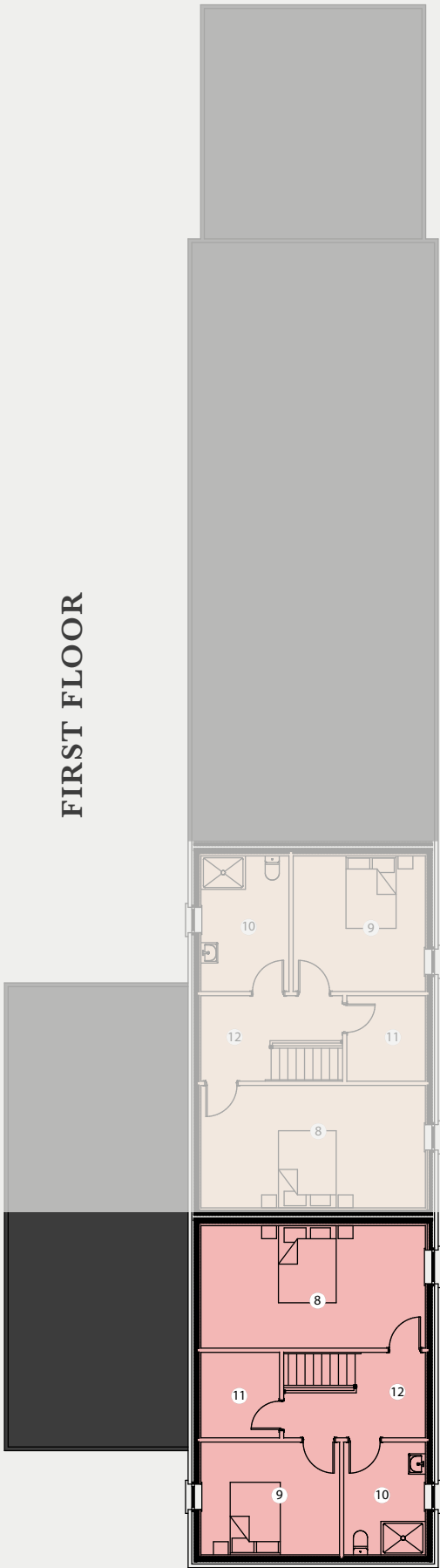
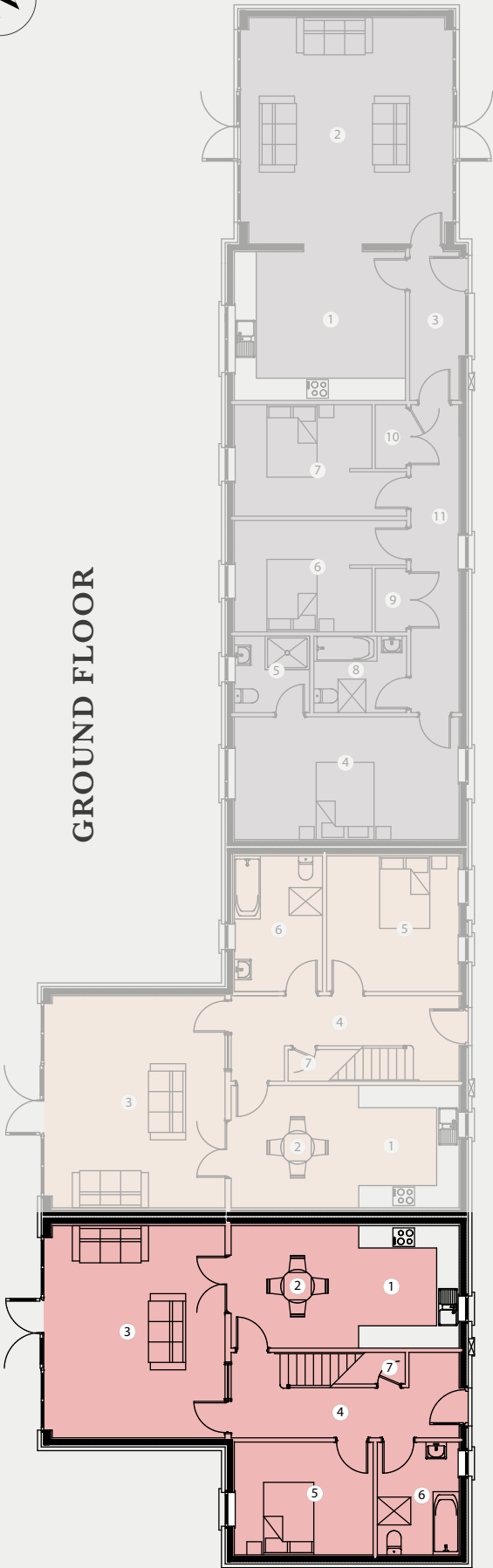
GROUND FLOOR

1. Kitchen	2.7m x 3.3m	8'9" x 10'9"
2. Dining Area	3.4m x 3.3m	11'2" x 10'9"
3. Lounge	5.7m x 4.9m	18'8" x 16'1"
4. Hall		
5. Bedroom 3	3.7m x 3.0m	12'2" x 9'9"
6. Bathroom	2.2m x 3.0m	7'3" x 9'9"
7. Store		

FIRST FLOOR

8. Master Bedroom	6.0m x 3.3m	19'8" x 10'9"
9. Bedroom 2	3.7m x 3.0m	12'2" x 9'9"
10. Bathroom	3.0m x 2.2m	9'9" x 7'3"
11. Linen/MHRV	2.3m x 2.1m	7'7" x 6'9"
12. Landing		

All dimensions are measured to the maximum span in each space.



Disclaimer. Please see inside rear cover.



# THE COACH HOUSE

3 Bedrooms  
Total Floor Area 1537 Sq. Ft.



## DIMENSIONS

### GROUND FLOOR

1. Kitchen	2.7m x 3.3m	8'9" x 10'9"
2. Dining Area	3.4m x 3.3m	11'2" x 10'9"
3. Lounge	5.7m x 4.9m	18'8" x 16'1"
4. Hall		
5. Bedroom 3	3.6m x 3.6m	11'9" x 11'9"
6. Bathroom	3.6m x 2.4m	11'9" x 7'9"
7. Store		

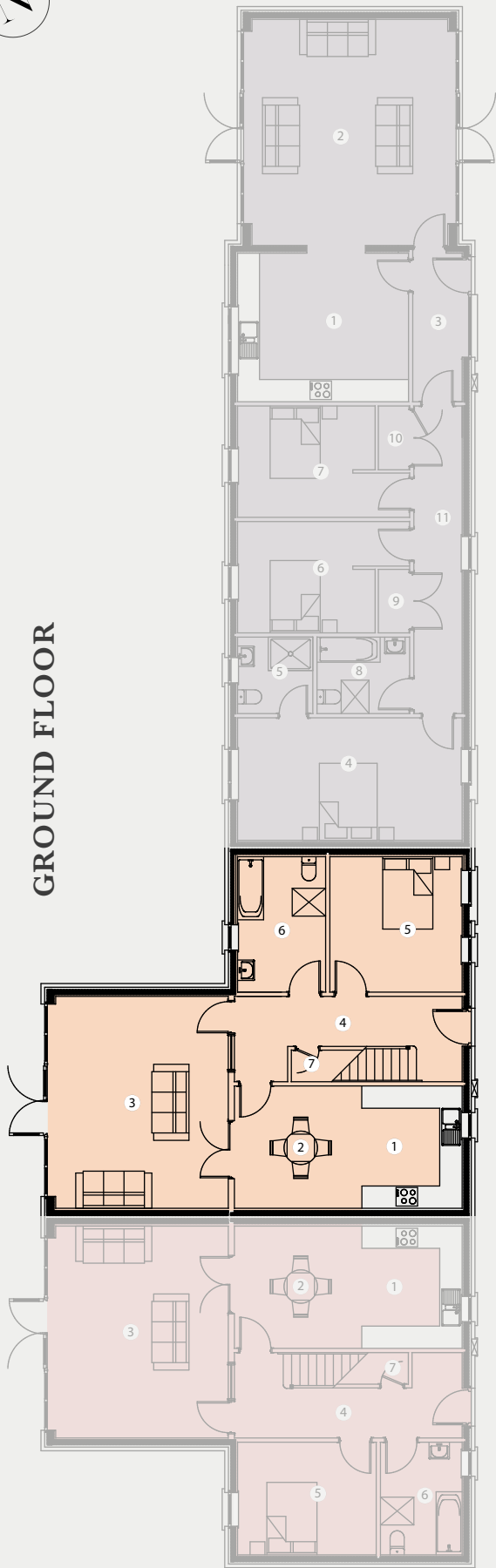
### FIRST FLOOR

8. Master Bedroom	6.0m x 3.3m	19'8" x 10'9"
9. Bedroom 2	3.6m x 3.6m	11'9" x 11'9"
10. Shower Room	3.4m x 2.4m	11'2" x 7'9"
11. Linen/MHRV	2.3m x 2.1m	7'7" x 6'9"
12. Landing		

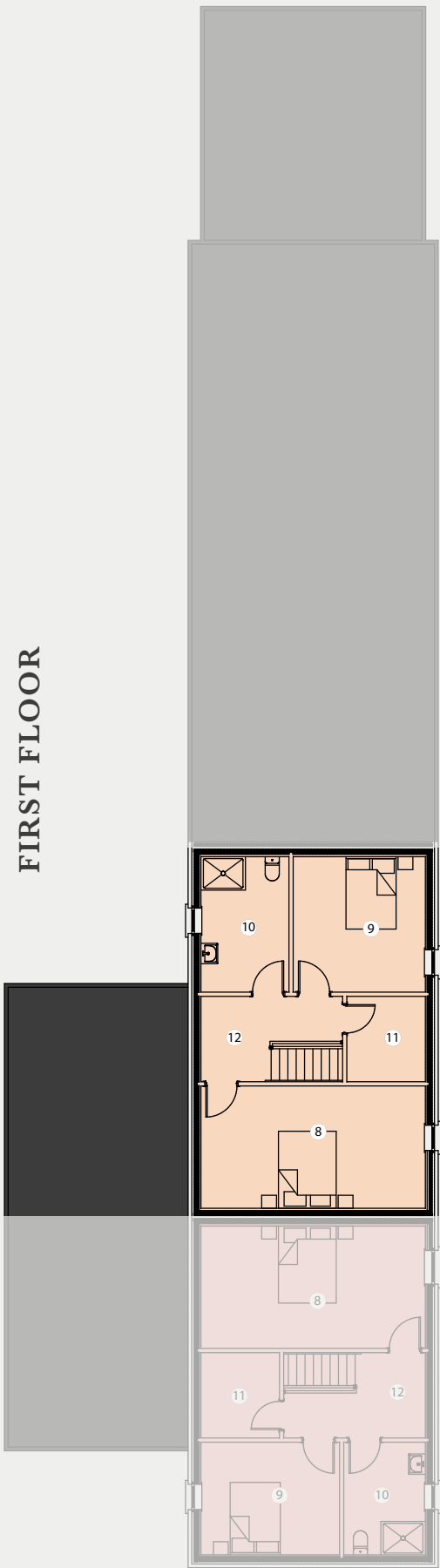
All dimensions are measured to the maximum span in each space.



GROUND FLOOR



FIRST FLOOR



Disclaimer. Please see inside rear cover.

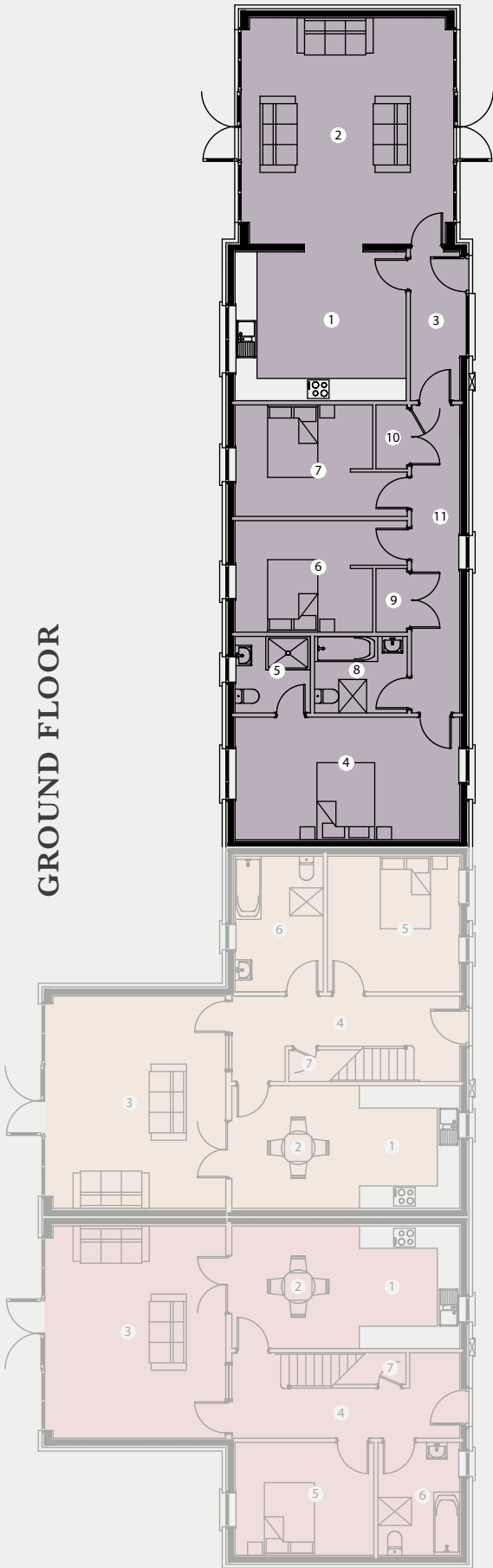
# THE FORGE

3 Bedrooms  
Total Floor Area 1414 Sq. Ft.



## DIMENSIONS

GROUND FLOOR					
1. Kitchen	4.0m x 4.6m	13'1" x 15'1"	7. Bedroom 3	4.2m x 3.0m	10'2" x 9'9"
2. Lounge	6.3m x 5.3m	20'8" x 17'5"	8. Bathroom	2.5m x 2.0m	8'2" x 6'7"
3. Lobby			9. MHRV/Store	1.7m x 0.8m	5'7" x 2'7"
4. Master Bedroom	6.0m x 3.3m	19'8" x 10'9"	10. Utility	1.7m x 0.8m	5'7" x 2'7"
5. Ensuite	2.0m x 2.0m	6'7" x 6'7"	11. Hall		
6. Bedroom 2	4.2m x 3.0m	10'2" x 9'9"			



All dimensions are measured to the maximum span in each space.

Disclaimer. Please see inside rear cover.



# AN ENERGY EFFICIENT HOME

Fraser Homes have taken great care in providing incredibly efficient and airtight homes. Our customers benefit from lower fuel bills due to reduced heat loss.

## GENERAL

- Kingspan timber frame offer exceptional performance through a highly airtight design, in turn lowering energy bills to our customers
- Homes are constructed to the very latest SAP regulations with high insulation to walls, roof space and floors
- Estimated EPC: Category B
- Grey uPVC triple glazed windows
- Front door - Apeer/composite 5 point locking system
- Patio doors sites 1,2 & 3. Sliding doors site 4.
- Calor gas central heating with zoned heating and a highly energy efficient gas boiler
- Brink Heat Recovery System ensures a fresh living environment by extracting stale, moist air and replacing it with warmed fresh filtered air

## KITCHEN

- Choice of high quality doors, handles and worktops. Appliances to include; electric hob, electric oven, fridge/freezer, dishwasher (where applicable), washer/dryer (where utility room not applicable) & extractor hood

## BATHROOMS

- White sanitary ware through a nominated supplier
- Shower walling in showers as standard (choice of colours)
- Pressurised domestic hot water system
- Chrome towel radiators in bathroom, ensuite and cloakroom

## FLOORING

- Choice of tiled or cushioned vinyl floors in the kitchen, hall, cloaks, bathroom and ensuite (where applicable)
- Choice of carpets throughout

## PAINTED THROUGHOUT

- 6 inch skirting and 3 inch architraves (appx)
- All skirtings and balustrades painted with oak handrails
- All internal walls and ceilings painted
- High quality solid panelled doors painted
- Chrome door furniture

## ELECTRICS

- The latest 18th edition regulations with a comprehensive range of electrical, T.V & phone points

## CONNECTING YOU TO THE WORLD OUTSIDE

- Sky digital satellite
- TV points in the kitchen, lounge and master bedroom
- Excellent range of light and double socket points
- Internet connection points
- Telephone connection points

## OUTSIDE

- Front and rear gardens will be sown out (where applicable)
- Front and rear lighting
- Outside water tap fitted
- Paths in brick paviour
- Tarmac driveway
- Six foot high fencing or boundary planting along the rear and side boundaries (where applicable)
- uPVC soffits and fascia boards

## A SAFE HOME

- Security alarm system fitted
- Mains powered smoke alarm
- Mains powered carbon monoxide (gas) alarms
- NHBC 10 year Buildmark Warranty Cover

**Disclaimer**  
Detailed plans and specifications will be available for inspection during the purchase process and Fraser Homes house buyers should take responsibility to check the specification of their homes before reservation. The specification is correct at the date of print but may be subject to change as necessary and without notice.



To make selections or see samples of shower walling, carpets, vinyl etc. please contact Fraser Homes sales representative:

Valerie Hall  
Tel: 078 9440 3935

Images taken from previous Fraser Show Homes and illustrate the standard of finish at The Steadings. Please note that house style exterior finishes regarding brick and render may change.

# COMPLETE PEACE OF MIND IN YOUR NEW HOME

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This new home will be one of the biggest purchases you'll ever make and that's why we want to give you as much comfort as possible by providing lots of support in the unlikely event of any problems.

A 10-year NHBC structural warranty covers any major problems with the structure of your home. Having this warranty in place gives you the assurance that the property has been built to the highest standards, but also that you've got backup should anything happen.



2011 Quality Award Winner  
2011 Seal of Excellence Winner  
2011 Regional Award Winner  
2013 Quality Award Winner  
2013 Seal of Excellence Winner  
2018 Quality Award Winner

## Disclaimer

These details are intended as just a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract.

The dimensions are maximum and approximate and may vary based on the internal finish, dimensions are to the widest part of each room scaled down from the architect's plans. House types can change during construction, but final drawings are available to inspect on site.

Any items ordered to size should use measurements taken from the completed property. These particulars are produced in good faith and nothing therein or verbal statements shall constitute part of any contract. No employee of Fraser Homes Limited or its agents are authorised to make or give any warranty or representation about these properties.

Any images used are for illustration purposes only and do not form part of any contract or warranty.

## SELLING AGENT



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