



ATTENTION
TO DETAIL

HOME FILE

The home: A spacious new build in the prestigious Lakeview Manor development in Newtownards, Co. Down.

Set in idyllic surroundings facing Kiltonga Wildfowl Reserve, this statuesque showhome in Lakeview Manor is ideal for a growing family. A spacious detached, this is one of four similar properties, while there are a range of other detached and semi detached options within this exclusive development. Although on the edge of the town, this imposing residence is secluded with views of the tranquil duck pond and Scrabo Tower beyond. Easily accessible yet offering privacy, Lakeview has the best of both worlds.

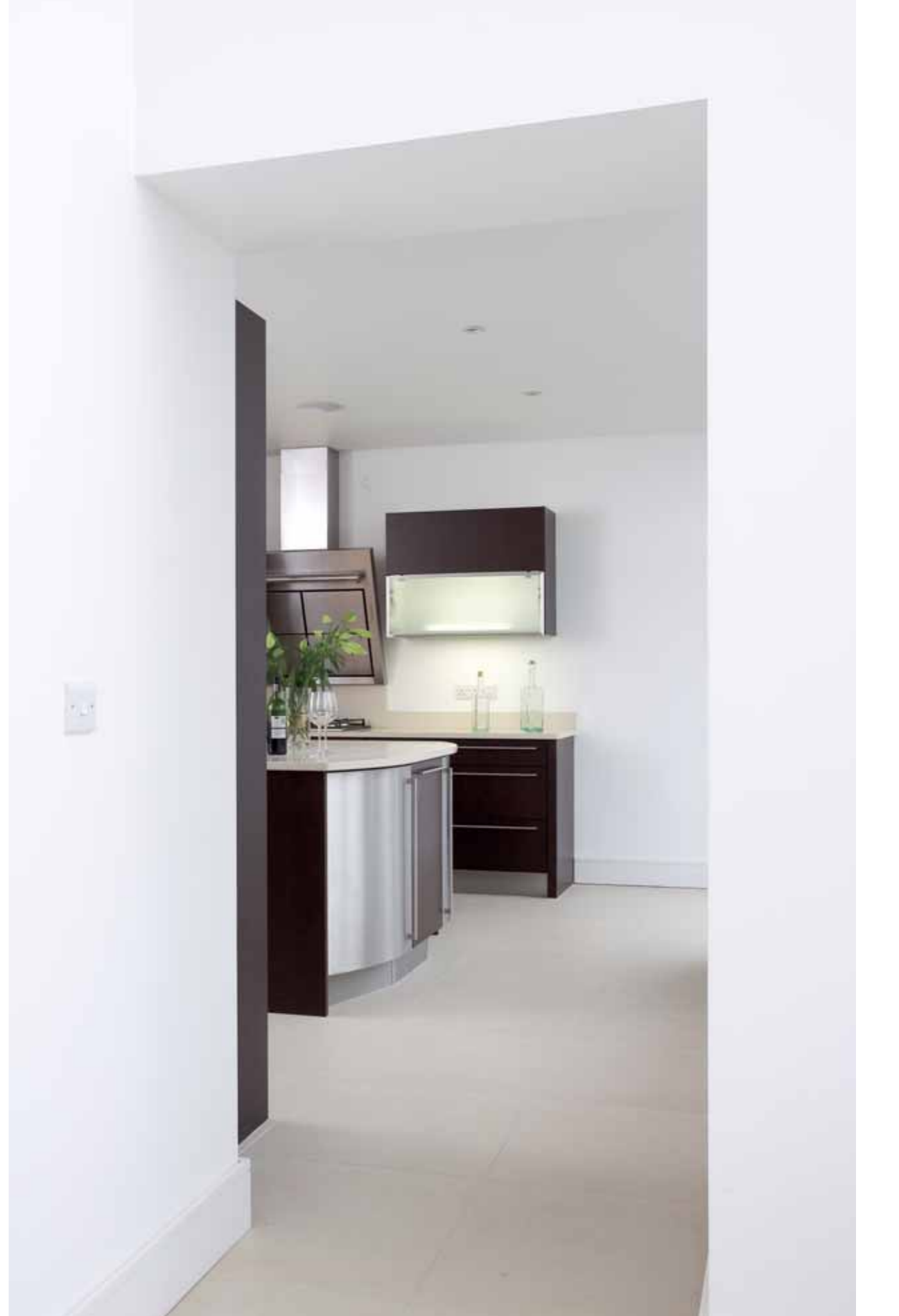
Substantial bespoke pivot doors, by Annvale Joinery, set the scene in the gracious entrance hall. Generously proportioned, this reception area is tiled for practicality and





accessorised with a contemporary rug. A room in itself, this features an alcove with stunning leaded glass feature from Leadlines, a signature feature of the developer, Ferguson Homes. Interior designer Maureen Martin has selected the furnishings throughout. A pair of cream leather chairs are teamed with a contemporary angle poise floorstanding light from Lighting Design. Much of the furniture is from dekkko, while all the tiling is from Tile Yard.

A striking kitchen by RWK, wenge and stainless



steel achieves a contemporary look. Kitted out with top-of-the range appliances and granite work surfaces from Stoneworks, this interior epitomises luxury throughout. With underfloor heating on every floor, it's wired for surround sound and mood lighting – the attention to detail really is first class. A breakfast area off the kitchen makes the most of the huge windows, inviting natural light to flood in.





As well as a dining room and living room on the ground floor, there's also a spacious living area on the first floor, which maximises the views over the mature landscape. Clean lines and striking colour combinations create a sharp, modern look. Semi solid oak flooring from JP Corry has been selected for a warm, textured finish which is of course a practical choice for this main living area. Bathrooms and en suites are Duravit Happy D and Philippe Starck from Beggs & Partners. Sleek and stylish, the bathroom furniture is complemented by dark toned tiles for contrast and impact in the main bathroom.





This home has been designed to eco-friendly principles, an assurance that this new build is doing its bit for the environment! Stylishly furnished with luxury finishes, it's the attention to detail that really sets this home apart.