EDENBROOK

NEWRY ROAD | BANBRIDGE

PHASE 3

LOTUS HOMES

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Creative,
Fashionable,
Innovative.

It's Banbridge.









The Perfect Location

Edenbrook is situated on the prestigious and highly sought-after Newry Road in Banbridge. The Banbridge area is renowned for providing a high standard of education with numerous nursery and primary schools, a choice of secondary schools, one grammar school and a college of further education. When it's time to relax and grab a bite to eat there's a range of restaurants, bistros and cafes that adorn the town centre and surrounding area. The town also boasts a lively nightlife with a selection of pubs, bars, hotels and cinema.

Whether you enjoy the relaxed, friendly atmosphere of town centre shopping or the choice and convenience of designer and high street brands bought together at The Boulevard, Edenbrook gives you a choice that is rarely matched, right on your doorstep. Larger retailers such as Tesco, Donaghy's and S.D Kells are interspersed with an array of independent shops and boutiques throughout the town centre. The FE McWilliam Gallery offers cultural experiences, with the famous sculptors' workshop located in the grounds and a regular programme of visiting art exhibitions.



Life & Leisure

Perhaps its most famous landmark is “The Cut”, running through the centre of the town, developed to allow the Belfast to Dublin mail coach easy passage up the steep hill, to this day it ensures that Banbridge’s main street is one of the most unique in Ireland! The town of Banbridge grew as a coaching stop on the main Belfast to Dublin route, and its convenient transport links to both cities continue to set it apart as an outstanding location to call home.

With the A1 carriage way just a stone’s throw away, you can be in Belfast in less than 30 minutes and Dublin in just over an hour. Excellent public transport links, including the cross-border express bus service also connects you quickly and easily to nearby Lisburn, Newry and Craigavon. There is also a regular bus service to Dublin via Dublin Airport.









The thriving community boasts a superb range of leisure and sporting facilities including golf, rugby, cycling, soccer, Gaelic football and swimming. Banbridge leisure centre has excellent facilities for recreation all year round. Fitness classes, gym, health suite and tennis courts are just some of the many amenities to take advantage of.

Banbridge is also home to the new Game of Thrones studio tour. Located at the authentic filming location of Linen Mills Studio The Game of Thrones Studio Tour invites you to step behind the scenes of The Seven Kingdoms and beyond.

History

Immortalised in the song, “The Star of the County Down”, Banbridge owes its development to Lord Downshire and to the once thriving linen industry. Ferguson’s Irish Linen Factory was established in 1854 and is widely recognised as being the best of Irish Weavers and producers of the finest linen Jacquard in the world.

The combination of fine raw materials, skilled weavers, advanced loom technology and careful finishing have brought Ferguson’s a reputation of which they are proud. They are world renowned for their fabulous product, and have established a growing reputation as an innovative designer and manufacturer of stylish new collections.





The Banbridge area can also lay claim to some important personages: literary, artistic and scientific. It was here that world-renowned artist F E McWilliam was born, the poet W B Yeats’ father was born and Patrick Bronte, father of the talented Bronte sisters, was born.

Nobel Physics Laureate, Professor E T S Walton received his early schooling in Banbridge and the famous Arctic explorer, Captain F R M Crozier, was also born – a delightful statue, replete with polar bears, proudly commemorating the man!

New home.
New adventure.
New memories.



Travel Times

2 MINS	Banbridge Town Centre	0.5 miles / 2 mins drive
2 MINS	Solitude Park	0.6 miles / 2 mins drive
3 MINS	Leisure Centre	0.9 miles / 3 mins drive
4 MINS	The Boulevard	1.2 miles / 4 mins drive
5 MINS	Banbridge Golf Club	1.6 miles / 5 mins drive
16 MINS	Newry Train Station	14 miles / 16 mins drive
20 MINS	Sprucefield	16 miles / 20 mins drive
27 MINS	Lisburn	17 miles / 27 mins drive
33 MINS	Belfast City Centre	25 miles / 33 mins drive
38 MINS	George Best Belfast City Airport	28 miles / 38 mins drive
44 MINS	Belfast International Airport	30 miles / 44 mins drive
70 MINS	Dublin Airport	74 miles / 1h 10 min drive
87 MINS	Dublin City Centre	81 miles / 1h 27 min drive



Discover energy efficient homes at Edenbrook

Substantial savings through reduced maintenance and lower running costs!

At Edenbrook, we offer energy-efficient homes designed to significantly cut your utility bills. With state-of-the-art insulation, energy-efficient appliances, and sustainable features like solar panels, living here will lead to significant annual savings on your utility costs.

Our commitment to sustainability and environmental responsibility is evident in every home we build. From our energy-saving windows and doors, each detail is meticulously crafted to minimise energy waste and reduce expenses for our homeowners. At Edenbrook we take pride in the quality of our turnkey homes ensuring each one meets the highest standards. For your peace of mind, all our homes come with a 10-year structural warranty.

Floor & Wall Insulation

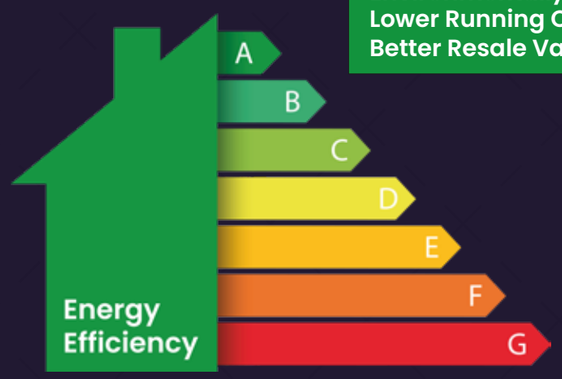
Solar Panels

Car Charging Upgrade

Energy Efficient Appliances

Advantages of Energy Efficient Homes:

Environmentally Friendly
Lower Running Costs
Better Resale Value









Solar PV Panels

Every home at Edenbrook comes equipped with Solar PV panels as a standard feature. The placement and quantity of panels are tailored to each home's orientation, ensuring maximum energy output while also reducing your carbon footprint. (Savings will be dependent on energy provider, tariff, house type and orientation).

Energy Efficiency

Our commitment to excellence shines through in every detail, including our energy-efficient homes. Designed with the environment and your pocket in mind, our homes boast cutting-edge insulation, PV Solar Panels, and energy-efficient appliances, ensuring optimal comfort while significantly reducing your carbon footprint. From lower energy bills to a healthier indoor environment, our homes offer a multitude of benefits for both your family and the planet. Embrace a greener lifestyle without compromising on luxury or style.

Green Mortgages

Equipped with features like standard solar panels - all our homes at Edenbrook qualify for green mortgages making these properties even more appealing. On top of your monthly energy savings, green mortgages offer attractive benefits like cashback and better interest rates. Consult your financial advisor to check your eligibility and see how you can benefit.

* Solar panels positioned according to orientation of house.
Number of panels on images are indicative only.

** Further details available upon request.





Specification

External Features:

- 10 Year structural warranty cover
- Double glazed high performance lockable uPVC windows
- GRP Composite front doors with a 5-point locking system
- Front and rear gardens top soiled and seeded
- Tarmac driveway
- Timber fencing to rear garden boundaries
- Traditional masonry construction with stone, render or brick to selected house types
- Feature lighting to front and rear doors

Internal Features:

- High speed broadband up to gigafast speeds (depending on provider and package chosen)
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Internet point to fourth bedroom / home office (where applicable)
- Multifuel stove to detached homes, electric focal fire to semi-detached
- Painted internal doors with chrome ironmongery
- Painted moulded skirting, architraves, stair handrails and balustrades
- Smoke, Heat and CO2 detectors fitted as standard
- Wired for security alarm

* Solar panels positioned according to orientation of house





Kitchen

- A choice of fully fitted kitchens including doors, handles, worktops with matching upstands and glass splash back
- Integrated appliances including built in oven, electric hob, extractor hood, dishwasher, fridge freezer and washer/dryer (free standing washing machine to utility where applicable)
- Feature downlighters to kitchen

Bathrooms, Ensuites & WC's

- Contemporary white sanitary ware and chrome fittings
- Feature vanity unit in main bathroom to detached homes
- Thermostatic rain shower to main bathroom
- Heated chrome towel rail in main bathroom
- Feature down lighters to main bathroom and ensuite

Floor Coverings & Tiles

- Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- Tiling to shower enclosures and around bath
- Splash back tiling to hand basins
- Carpet and underlay to lounge, family room,* stairs, landing and all bedrooms

* where applicable





Elevate Your Living Experience

Personalise Your Home

At Lotus Homes we understand our customers and take pride in delivering a high-quality turnkey experience. However, for those desiring extra luxury we offer a selection of bespoke upgrades allowing you to tailor your home to your individual style and preferences. From elegant finishes to cutting-edge features, why not indulge in the opportunity to make your Lotus Home truly your own.

Kitchen Options

Quartz Worktops: Available in various colour designs including quartz upstands, splashback surfaces and a bespoke sink selection.

High-Spec Appliances: Designed to blend functionality and style, our top-of-the-line appliances offer advanced features and a minimalistic aesthetic.

Door Selection: Explore our extensive range of solid and painted doors in various colours, with a variety of door handles available.

Optimise Your Space: Fully customise your kitchen layout and add extra units such as a larder or an elegant island (where applicable).



Carpet Options

Elevate the quality and comfort of your home with our luxurious carpet range. Choose from a wide selection of colours and styles to suit your personal taste and ensure every room feels welcoming.

Tiling Options

Choose from our superior floor and wall tiling options to add elegance to any room. Our collection features uniquely crafted designs and high-quality materials to enhance your kitchen, bathroom, or living areas.

Electrical Options*

Why not personalise your home with a range of customisable electrical features including additional sockets and TV / HDMI points, extra lights including spotlights to create the perfect ambiance, and external outlets for outdoor convenience.

Alarm System

Build upon your pre-wired setup by installing an enhanced alarm system for added protection and greater peace of mind.

Bathroom Options

Customise your bathroom with our high-spec sanitary ware, adding value, functionality, and sophistication to your home.

Garden Room

Expand your living space with a beautiful garden room to create a more spacious open plan kitchen, living, or dining area (see Page 46).

Garage*

Our garages are designed to seamlessly integrate and blend into your home. Whether you're seeking extra storage space, safeguarding of vehicles, or simply expanding your home (see Page 47).

Car Charging Port

Start each day with a full charge using our EV charging port options providing cost-effective and convenient charging at home. Speak to your New Home Co-ordinator to discuss.

Solar Panel Battery*

Unlock the potential of solar energy for extended use day and night. With a battery pack upgrade you can maximise your solar investment and provide uninterrupted power regardless of the weather.

* where applicable

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NEWRY ROAD | BANBRIDGE

House Types Overview



The Crawford

Lounge (with stove) & Family Room
Spacious Open Plan Kitchen/Dining
Five Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

5 BED DETACHED 2105 SQ. FT.



The Coulter

Lounge (with stove)
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED 1410 SQ. FT.



The Finlay

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED SEMI-DETACHED 1380 SQ. FT.



The Mulligan

Lounge (with stove) & Family Room
Spacious Open Plan Kitchen/Dining
Four Bedrooms with J&J Ensuite
to Bedrooms 3 & 4
Bedroom 1 with Ensuite

4 BED DETACHED 1975 SQ. FT.



The Lindsay

Lounge (with stove) & Family Room
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED 1750 SQ. FT.



The Murland

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED SEMI-DETACHED 1310 SQ. FT.



The Ferguson

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED SEMI-DETACHED 1130 SQ. FT.



The McClelland

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED 1550 SQ. FT.



The Magee

Lounge (with stove)
Spacious Kitchen/Dining
Four Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED 1460 SQ. FT.



The Hudson

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED SEMI-DETACHED 1080 SQ. FT.



The McCall

Lounge (with electric focal fire)
Spacious Kitchen/Dining
Three Bedrooms
Bedroom 1 with Ensuite
Bathroom & Separate W.C.

3 BED SEMI-DETACHED 1000 SQ. FT.

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NEWRY ROAD | BANBRIDGE

Site Plan

PHASE 3

HOUSE TYPES:

The Crawford
5 Bed - Detached, 2105 sq.ft.

The Mulligan
4 Bed - Detached, 1975 sq.ft.

The Lindsay
4 Bed - Detached, 1750 sq.ft.

The McClelland
4 Bed - Detached, 1550 sq.ft.

The Magee
4 Bed - Detached, 1460 sq.ft.

The Coulter
4 Bed - Detached, 1410 sq.ft.

The Finlay
4 Bed - Semi-Detached, 1380 sq.ft.

The Murland
4 Bed - Semi-Detached, 1310 sq.ft.

The Ferguson
3 Bed - Semi-Detached, 1130 sq.ft.

The Hudson
3 Bed - Semi-Detached, 1080 sq.ft.

The McCall
3 Bed - Semi-Detached, 1000 sq.ft.



Map not to scale. Image for illustrative purposes only.

The Crawford

5 BEDROOM DETACHED - 2105 SQ.FT
GARDEN ROOM ADDITIONAL - 143 SQ.FT



Image for illustration purposes only



SITE: 91

KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



Ground Floor



GROUND FLOOR

LOUNGE
18"4 x 13"5 5.6m x 4.1m

KITCHEN / DINING / LIVING
35"1 x 12"2 10.7m x 3.7m

UTILITY
11"6 x 5"11 3.5m x 1.8m

FAMILY ROOM
12"2 x 11"6 3.7m x 3.5m

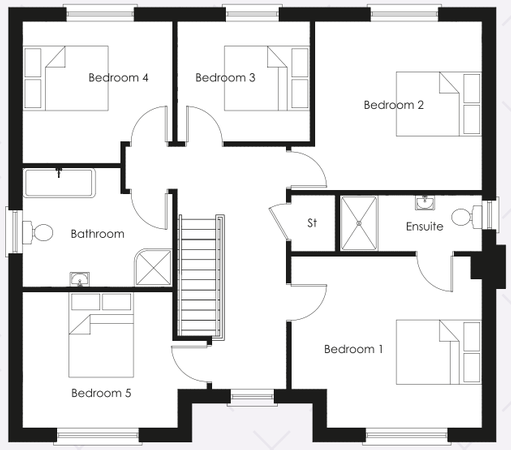
WC
5"7 x 4"3 1.7m x 1.3m

OPTIONAL EXTRAS

GARDEN ROOM
12"10 x 10"10 3.9m x 3.3m

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
14"5 x 13"1 4.4m x 4.0m

ENSUITE
10"10 x 3"11 3.3m x 1.2m

BEDROOM 2
12"10 x 12"10 3.9m x 3.9m

BEDROOM 3
10"2 x 9"2 3.1m x 2.8m

BEDROOM 4
11"6 x 10"10 3.5m x 3.3m

BEDROOM 5
14"1 x 10"2 4.3m x 3.1m

BATHROOM
11"6 x 8"10 3.5m x 2.7m

Plans are not to scale, dimensions are approximate.
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All measurements are maximum measurements.

The Mulligan

4 BEDROOM DETACHED - 1975 SQ.FT
GARDEN ROOM ADDITIONAL - 142 SQ.FT



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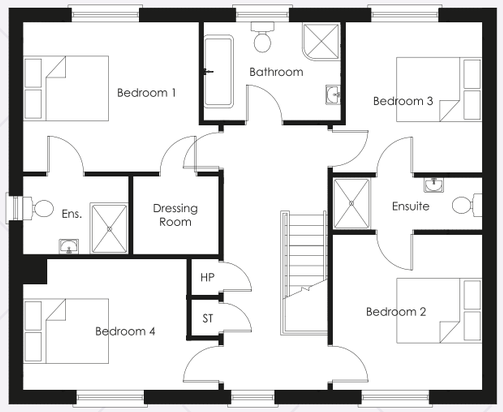


SITES:
114 & 127

Ground Floor



First Floor



KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



GROUND FLOOR

LOUNGE
15"5 x 13"5 4.7m x 4.1m

KITCHEN / DINING / LIVING
35"1 x 12"2 10.7m x 3.7m

UTILITY
11"6 x 5"11 3.5m x 1.8m

FAMILY ROOM
11"6 x 9"2 3.5m x 2.8m

WC
5"7 x 4"3 1.7m x 1.3m

OPTIONAL EXTRAS

GARDEN ROOM
12"10 x 10"10 3.9m x 3.3m

GARAGE
Available on selected plots.

FIRST FLOOR

BEDROOM 1
14"9 x 11"2 4.5m x 3.4m

ENSUITE
7"10 x 5"11 2.4m x 1.8m

DRESSING ROOM
6"7 x 5"11 2.0m x 1.8m

BEDROOM 2
11"10 x 11"6 3.6m x 3.5m

ENSUITE
11"6 x 3"11 3.5m x 1.2m

BEDROOM 3
11"6 x 11"2 3.5m x 3.4m

BEDROOM 4
14"9 x 9"10 4.5m x 3.0m

BATHROOM
10"6 x 7"7 3.2m x 2.3m

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The Lindsay

4 BED DETACHED - 1750 SQ.FT
GARDEN ROOM ADDITIONAL - 143 SQ.FT



Image for illustration purposes only



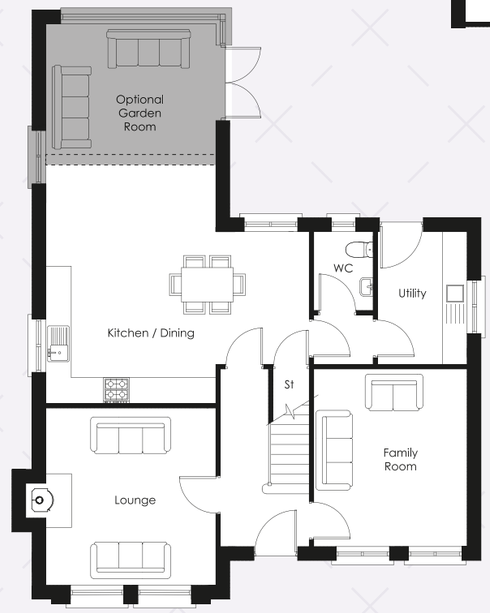
BRICK

SITE: 100

STONE

SITES: 103 & 161

Ground Floor





KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION

First Floor



GROUND FLOOR

LOUNGE
13"5 x 12"10 4.1m x 3.9m

KITCHEN / DINING / LIVING
20"0 x 17"8 6.1m x 5.4m

UTILITY
9"10 x 6"7 3.0m x 2.0m

FAMILY ROOM
13"5 x 11"6 4.1m x 3.5m

WC
5"11 x 4"3 1.8m x 1.3m

OPTIONAL EXTRAS

GARDEN ROOM
12"10 x 10"10 3.9m x 3.3m

GARAGE
Available on selected plots.

FIRST FLOOR

MASTER BED
16"5 x 12"10 5.0m x 3.9m

ENSUITE
8"2 x 6"7 2.5m x 2.0m

BED 2
13"5 x 11"10 4.1m x 3.6m

BED 3
11"10 x 9"10 3.6m x 3.0m

BED 4
12"10 x 9"2 3.9m x 2.8m

BATH
8"10 x 8"2 2.7m x 2.5m

Plans are not to scale, dimensions are approximate.
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The McClelland

4 BEDROOM DETACHED - 1550 SQ.FT
GARDEN ROOM ADDITIONAL - 143 SQ.FT

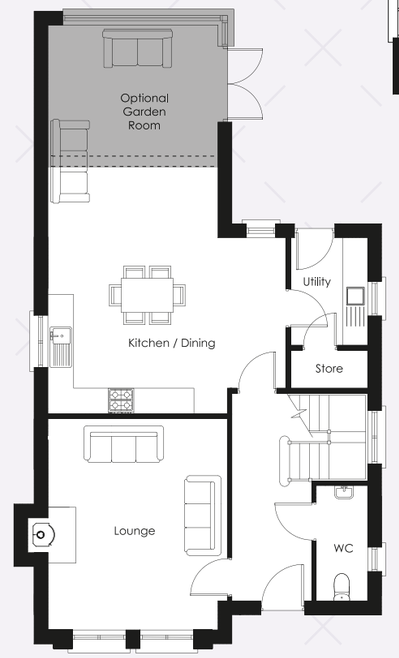


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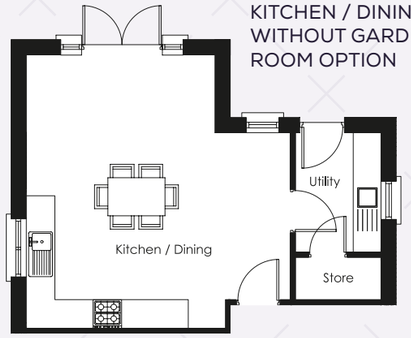


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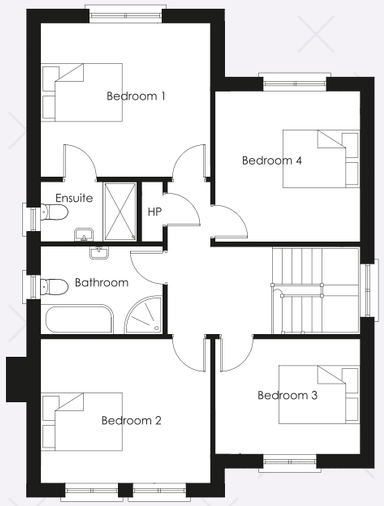
Ground Floor



KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION



First Floor



GROUND FLOOR

LOUNGE
16"1 x 13"5 4.9m x 4.1m

KITCHEN / DINING
18"8 x 18"0 5.7m x 5.5m

UTILITY
8"2 x 5"11 2.5m x 1.8m

WC
8"6 x 3"11 2.6m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM
12"10 x 10"10 3.9m x 3.3m

GARAGE
Available on selected plots.

FIRST FLOOR

BEDROOM 1
12"10 x 11"6 3.9m x 3.5m

ENSUITE
7"3 x 4"7 2.2m x 1.4m

BEDROOM 2
12"10 x 10"10 3.9m x 3.3m

BEDROOM 3
10"10 x 8"6 3.3m x 2.6m

BEDROOM 4
11"6 x 10"10 3.5m x 3.3m

BATHROOM
9"2 x 6"7 2.8m x 2.0m

Plans are not to scale, dimensions are approximate.
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All measurements are maximum measurements.

The Magee

4 BEDROOM DETACHED - 1460 SQ.FT
GARDEN ROOM ADDITIONAL - 140 SQ.FT

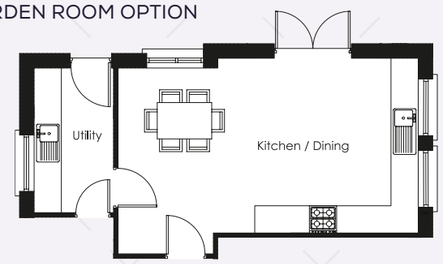


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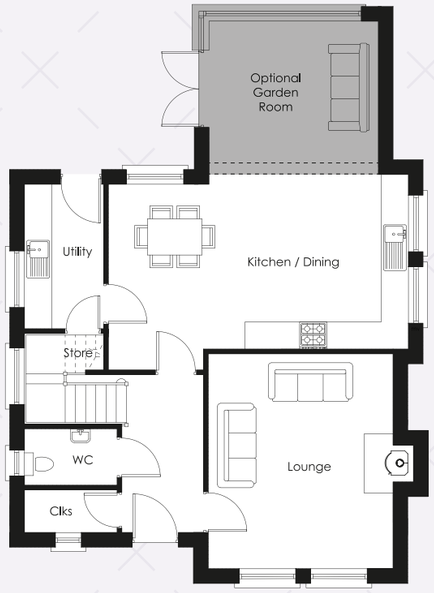


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134, 152
& 153

KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



Ground Floor



GROUND FLOOR

LOUNGE
15"5 x 13"1 4.7m x 4.0m

KITCHEN / DINING
21"8 x 13"1 6.6m x 4.0m

UTILITY
10"2 x 5"7 3.1m x 1.7m

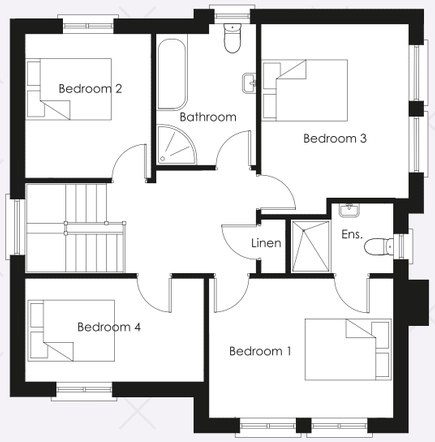
WC
6"7 x 3"11 2.0m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM
12"2 x 11"2 3.7m x 3.4m

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
13"1 x 9"10 4.0m x 3.0m

ENSUITE
7"3 x 4"11 2.2m x 1.5m

BEDROOM 2
10"2 x 8"10 3.1m x 2.7m

BEDROOM 3
13"9 x 10"6 4.2m x 3.2m

BEDROOM 4
12"10 x 7"3 3.9m x 2.2m

BATHROOM
9"6 x 7"3 2.9m x 2.2m

Plans are not to scale, dimensions are approximate.
Imagery in this brochure is for illustrative purposes only.
All measurements are maximum measurements.

The Coulter

4 BED DETACHED - 1410 SQ.FT
GARDEN ROOM ADDITIONAL - 140 SQ.FT

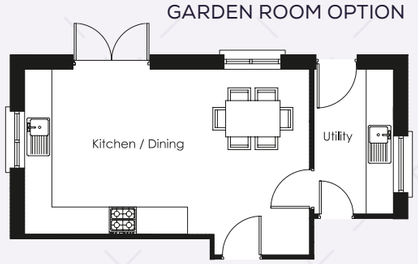


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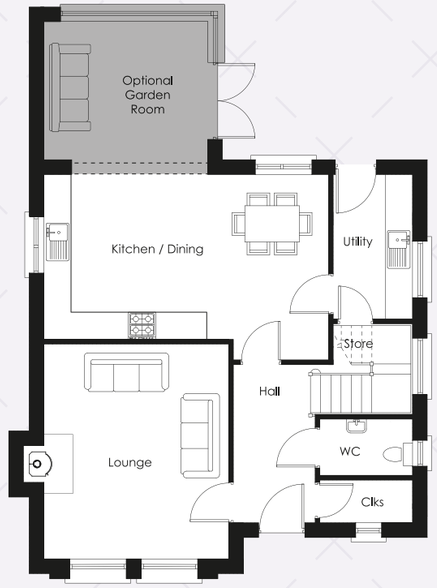


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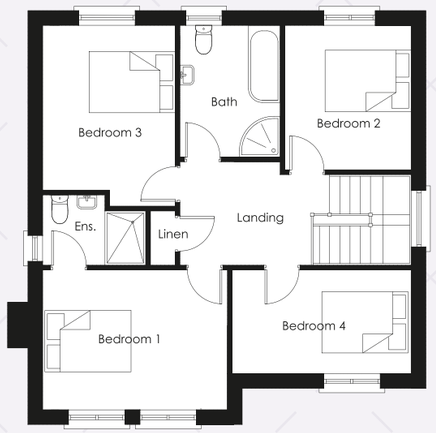
KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



Ground Floor



First Floor



GROUND FLOOR

LOUNGE
15"5 x 13"1 4.7m x 4.0m

KITCHEN / DINING
20"4 x 13"1 6.2m x 4.0m

UTILITY
10"2 x 5"7 3.1m x 1.7m

WC
6"7 x 3"11 2.0m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM
12"2 x 11"2 3.7m x 3.4m

GARAGE
Available on selected plots.

FIRST FLOOR

MASTER BED
13"1 x 9"10 4.0m x 3.0m

ENSUITE
7"3 x 4"11 2.2m x 1.5m

BED 2
10"2 x 8"10 3.1m x 2.7m

BED 3
12"10 x 9"6 3.9m x 2.9m

BED 4
12"10 x 7"3 3.9m x 2.2m

BATH
9"6 x 7"3 2.9m x 2.2m

Plans are not to scale, dimensions are approximate.
Imagery in this brochure is for illustrative purposes only.
All measurements are maximum measurements.

The Finlay

4 BEDROOM SEMI DETACHED - 1380 SQ.FT



Image for illustration purposes only



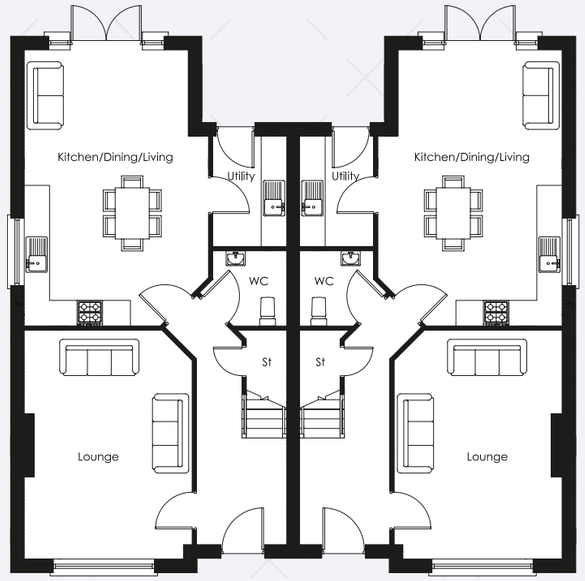
BRICK

SITES: 75, 76, 84, 85, 146, 147, 154 & 155

STONE

SITES: 111, 112, 119 120, 137, & 138

Ground Floor



GROUND FLOOR

LOUNGE
17"5 x 12"10 5.3m x 3.9m

KITCHEN / DINING / LIVING
21"0 x 14"1 6.4m x 4.3m

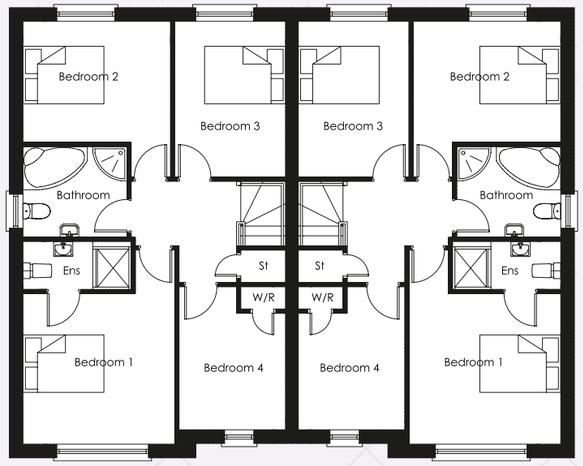
UTILITY
8"2 x 5"7 2.5m x 1.7m

WC
5"7 x 5"7 1.7m x 1.7m

OPTIONAL EXTRAS

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
14"9 x 11"6 4.5m x 3.5m

ENSUITE
8"2 x 3"7 2.5m x 1.1m

BEDROOM 2
11"10 x 11"2 3.6m x 3.4m

BEDROOM 3
11"10 x 8"6 3.6m x 2.6m

BEDROOM 4
10"10 x 8"2 3.3m x 2.5m

BATHROOM
8"2 x 6"11 2.5m x 2.1m

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The Murland

4 BEDROOM SEMI DETACHED - 1310 SQ.FT
GARDEN ROOM ADDITIONAL - 91 SQ.FT

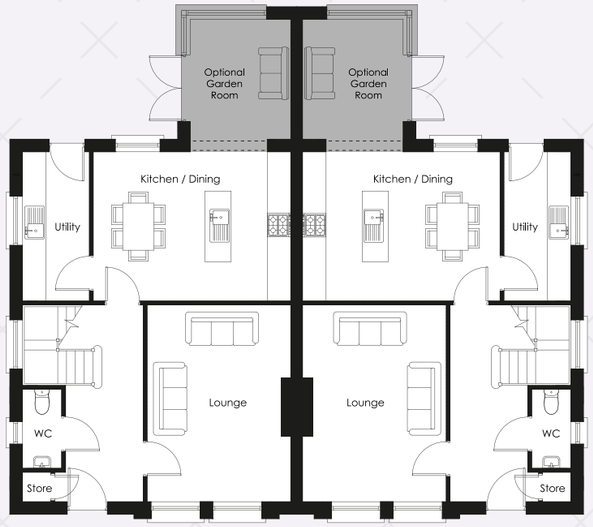


Image for illustration purposes only

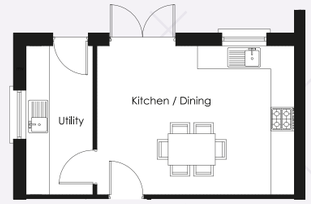


SITES:
109, 110,
122, 123,
143 & 144

Ground Floor



KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



GROUND FLOOR

LOUNGE
16"5 x 11"10 5.0m x 3.6m

KITCHEN / DINING
16"5 x 12"2 5.0m x 3.7m

UTILITY
12"2 x 5"7 3.7m x 1.7m

WC
6"7 x 3"3 2.0m x 1.0m

OPTIONAL EXTRAS

GARDEN ROOM
10"10 x 8"2 3.3m x 2.5m

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
12"6 x 11"2 3.8m x 3.4m

ENSUITE
8"2 x 3"7 2.5m x 1.1m

BEDROOM 2
10"10 x 9"2 3.3m x 2.8m

BEDROOM 3
12"2 x 7"10 3.7m x 2.4m

BEDROOM 4
12"2 x 6"11 3.7m x 2.1m

BATHROOM
8"10 x 6"7 2.7m x 2.0m

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The Ferguson

3 BEDROOM SEMI DETACHED - 1130 SQ.FT
GARDEN ROOM ADDITIONAL - 90 SQ.FT



Image for illustration purposes only

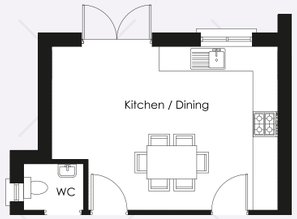


SITES:
80, 96
& 128

Ground Floor



KITCHEN / DINING WITHOUT
GARDEN ROOM OPTION



GROUND FLOOR

LOUNGE
17"9 x 13"1 5.4m x 4.0m

KITCHEN / DINING
17"9 x 12"10 5.4m x 3.9m

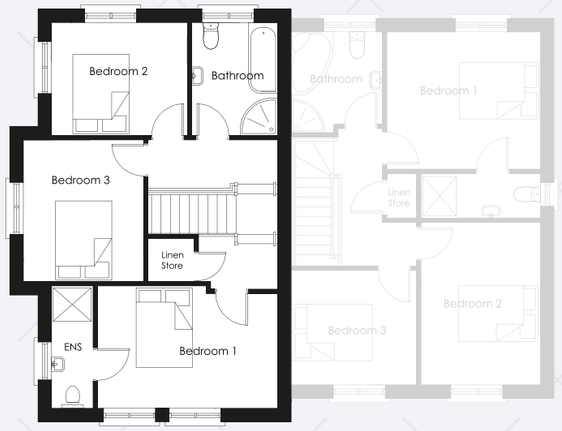
WC
4"11 x 4"7 1.5m x 1.4m

OPTIONAL EXTRAS

GARDEN ROOM
10"2 x 8"10 3.1m x 2.7m

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
14"1 x 9"6 4.3m x 2.9m

ENSUITE
9"6 x 3"3 2.9m x 1.0m

BEDROOM 2
10"6 x 8"10 3.2m x 2.7m

BEDROOM 3
11"2 x 9"2 3.4m x 2.8m

BATHROOM
8"10 x 6"7 2.7m x 2.0m

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The Hudson

3 BEDROOM SEMI DETACHED - 1080 SQ.FT
GARDEN ROOM ADDITIONAL - 93 SQ.FT

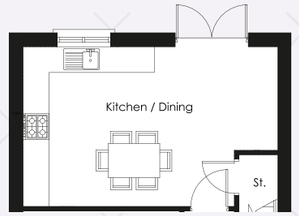


Image for illustration purposes only

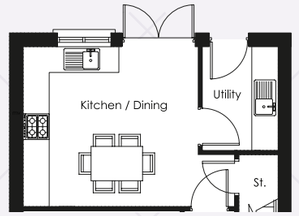


SITES:
81, 82, 83, 89, 90, 95, 107, 108, 117, 118, 129, 130, 131, 132, 133, 135, 136, 139, 140, 156, 157, 159 & 160

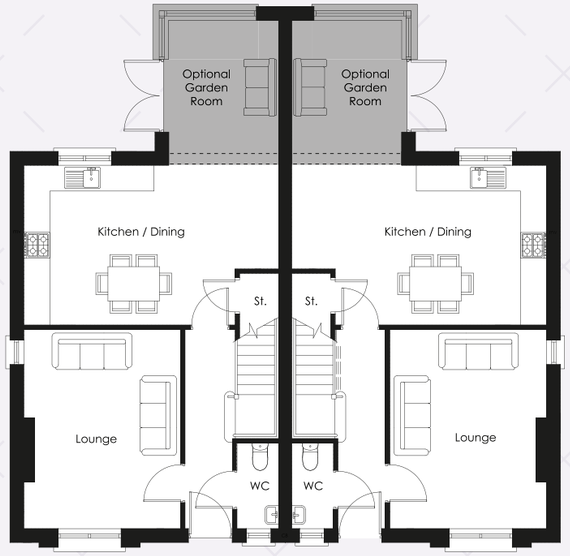
GROUND FLOOR OPTION
WITHOUT SUNROOM



GROUND FLOOR OPTION
WITH UTILITY ROOM



Ground Floor



GROUND FLOOR

LOUNGE
15"1 x 11"10 4.6m x 3.6m

KITCHEN / DINING
19"4 x 12"2 5.9m x 3.7m

WC
6"3 x 2"11 1.9m x 0.9m

OPTIONAL EXTRAS

GARDEN ROOM
10"10 x 8"2 3.3m x 2.5m

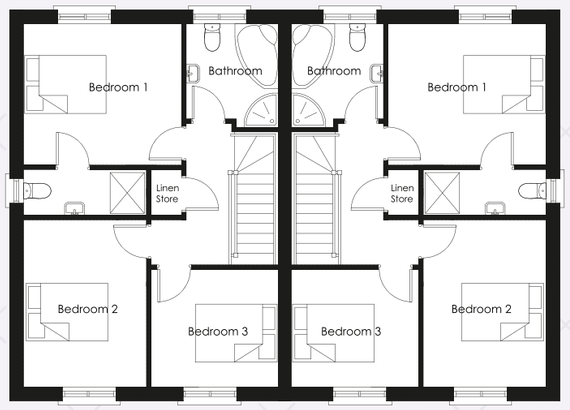
GARAGE
Available on selected plots.

GROUND FLOOR
OPTION DIMENSIONS

KITCHEN / DINING
13"5 x 12"2 4.1m x 3.7m

UTILITY
7"10 x 5"3 2.4m x 1.6m

First Floor



FIRST FLOOR

BEDROOM 1
11"10 x 10"6 3.6m x 3.2m

ENSUITE
9"2 x 3"3 2.8m x 1.0m

BEDROOM 2
12"6 x 9"2 3.8m x 2.8m

BEDROOM 3
9"6 x 8"10 2.9m x 2.7m

BATHROOM
7"10 x 6"11 2.4m x 2.1m

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The McCall

3 BED SEMI DETACHED - 1000 SQ.FT
GARDEN ROOM ADDITIONAL - 93 SQ.FT

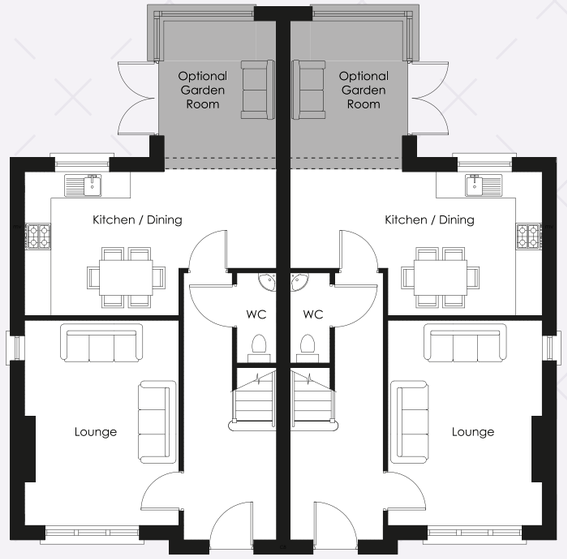


Image for illustration purposes only

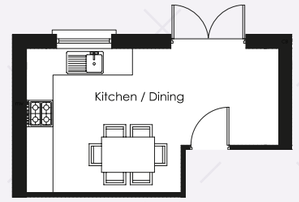


SITES:
105, 106,
124, 125,
141, 142,
150 & 151

Ground Floor



GROUND FLOOR OPTION
WITHOUT SUNROOM



GROUND FLOOR

LOUNGE
15"1 x 11"6 4.6m x 3.5m

KITCHEN / DINING
18"8 x 10"6 5.7m x 3.2m

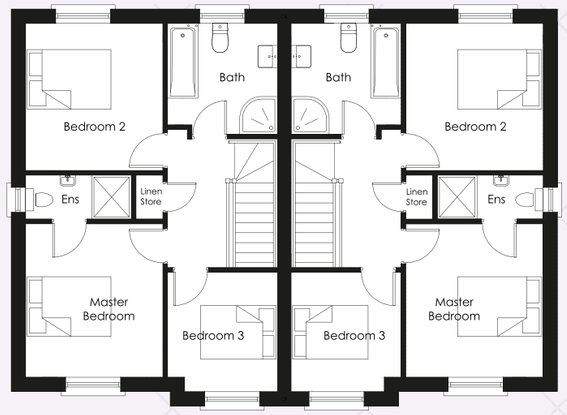
WC
6"7 x 2"11 2.0m x 0.9m

OPTIONAL EXTRAS

GARDEN ROOM
10"10 x 8"2 3.3m x 2.5m

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

MASTER BED
11"2 x 10"2 3.4m x 3.1m

ENSUITE
7"10 x 3"3 2.4m x 1.0m

BED 2
10"10 x 10"2 3.3m x 3.1m

BED 3
8"10 x 7"10 2.7m x 2.4m

BATH
8"2 x 8"2 2.5m x 2.5m

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Optional Extras



*Add a beautiful garden room to create a larger open plan kitchen, living, dining area.**

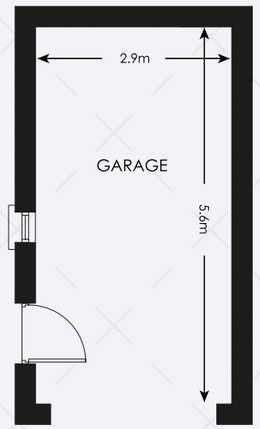
PLEASE NOTE: Further details and prices available on request.

** Garden room plans & sizes are shown on each individual house type page.*

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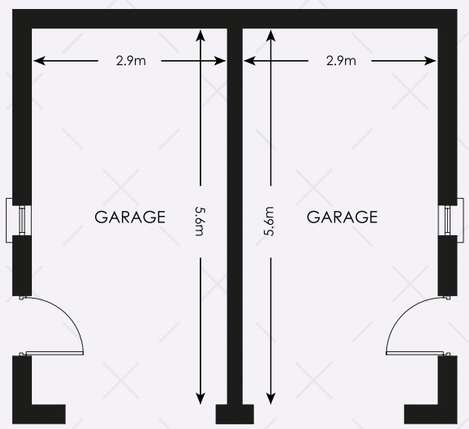
Garages

SINGLE GARAGE





PAIRED GARAGE





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New memories.

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