BALLYWILLIN GARDENS

Ballywillin Road, Portrush

A stunning collection of 3, 4 & 5 bedroom detached and semi-detached energy efficient homes in the beautiful seaside town of Portrush.

LOTUS HOMES

Superior Family Homes

Ballywillin Gardens, an exquisite residential development located on the prestigious Ballywillin Road, Portrush which features a stunning range of 3, 4 & 5 bedroom detached and semi-detached homes, all boosting A-rated efficiency, meaning lower running costs.

Building on a legacy of award-winning, stylish homes in sought-after locations, Lotus Homes introduces this captivating development to the Portrush area. Boasting a rich history of delivering exceptional homes, Ballywillin Gardens promises to continue the tradition of excellence, providing a stunning living experience in this picturesque coastal town.

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Energy Efficient Homes.

From superior internal and external finishes to the magnificent choice of quality kitchens, bathrooms, tiling and flooring, every Lotus home is built with comfort, style and elegance in mind. No two homes will be finished the same as you stay at the forefront of tailoring your new home to reflect your own style.

Our commitment to excellence shines through in every detail, including our A-rated energy-efficient homes. Designed with the environment and your pocket in mind, featuring advanced solar panels, high efficiency appliances and energy efficient insulation, our homes offer substantial annual energy savings. From lower energy bills to a healthier indoor environment, our A-rated homes offer a multitude of benefits for both your family and the planet. Embrace a greener lifestyle without compromising on luxury or style.

Life & Leisure

Portrush, a gem nestled along the northern coast of Northern Ireland, beckons visitors with its irresistible charm and captivating allure, boasting a harmonious blend of stunning coastal scenery, rich history, and a vibrant atmosphere.

As you wander through the heart of Portrush, the rugged coastline of the Atlantic Ocean unveils itself, offering a mesmerising backdrop that sets the stage for an unforgettable experience. The town's panoramic vistas showcase nature's grandeur, with waves crashing against the shore, and cliffs standing sentinel along the horizon. Portrush effortlessly weaves together the raw beauty of its surroundings with the warmth of its community.

The lively pulse of the town is evident in its bustling markets, lively pubs, and the laughter that resonates through its charming streets. Local cuisine takes center stage, inviting gastronomic adventures that range from freshly caught seafood to traditional Irish delicacies. The aroma of culinary delights mingles with the salty sea breeze, creating a sensory symphony that captures the essence of Portrush.

For those seeking outdoor adventures, the coastline of Portrush beckons exploration. Whether it's a leisurely stroll along the sandy shores, a thrilling surf session, or a hike along the coastal trails, the town offers a plethora of activities to connect with nature. The ever-changing hues of the sky during sunset over the Atlantic Ocean provide a breathtaking spectacle, casting a magical glow upon the town and leaving visitors in awe of the natural beauty that surrounds them.

Adding to the town's prestigious appeal is the renowned Royal Portrush Golf Club, one of the world's most celebrated golf courses. A host to The Open Championship, it attracts golf enthusiasts from across the globe with it's challenging fairways and stunning coastal views.

In every aspect, Portrush is a destination that goes beyond the ordinary. It's a place where history meets contemporary allure, and where the sea and the town harmonise to create an experience that is as enriching as it is enchanting.

Portrush

Local Amenities

Natural Beauty:

1. East and West Strand Beaches:
Stretching along both coast lines, both beaches boast pristine golden sands and stunning sea views. Ideal for leisurely walks, beachcombing, and water sports.

2. Dunluce Castle:
Perched dramatically on cliffs overlooking the sea, Dunluce Castle is a medieval ruin with a captivating history. Explore the castle grounds and enjoy panoramic views of the coastline.

3. Whiterocks Beach:
A haven for surfers, this beach offers scenic walking routes with panoramic views of the Atlantic Ocean.

Dining and Entertainment:

1. Ramore Restaurants:
Indulge in fresh seafood and local cuisine at one of the renowned Ramore restaurants. Experience a lively atmosphere and friendly service.

2. Traditional Pubs:
Explore the local pubs for a taste of Northern Irish hospitality. Live music sessions, friendly locals, and a selection of beverages create an authentic experience.

Attractions:

1. Portrush Harbour:
The bustling harbour is a hub of activity, with fishing boats, pleasure craft, and waterfront restaurants. Enjoy a meal with a view or take a boat tour to explore the coastline.

2. Curry's Amusements:
Formerly known as Barry's, this is a beloved amusement park that has been entertaining visitors for generations. Perfect for families and thrill-seekers alike, featuring a variety of rides and games.

3. Ramore Head:
A scenic headland offering stunning views of the coastline and the Atlantic Ocean. The perfect spot for a leisurely stroll or a picnic with a view.

Events and Festivals:

1. Portrush Airshow:
A biannual event featuring spectacular aerobatic displays over the Atlantic. A thrilling experience for aviation enthusiasts and families alike.

2. Portrush Golf Club:
A world-class golf club that has hosted The Open Championship in 2019 and returns in 2025. This stunning, challenging links course attracts top golfers from around the world.

Local Travel Times by car

- 2 MINS — Royal Portrush Golf Club
- 2 MINS — West Strand Beach
- 3 MINS — Portrush Town Centre
- 7 MINS — Dunluce Castle
- 8 MINS — Portstewart
- 12 MINS — Coleraine
- 12 MINS — Old Bushmills Distillery
- 15 MINS — Giants Causeway
- 24 MINS — Carrick-A-Rede Rope Bridge
- 60 MINS — Belfast International Airport
- 67 MINS — Belfast

Discover A-rated energy efficient homes at Ballywillin Gardens.

Substantial savings through reduced maintenance and lower running costs.

At Ballywillin Gardens, we offer A-rated energy-efficient homes designed to significantly cut your utility bills. Featuring advanced solar panels, high efficiency appliances and energy efficient insulation, our homes offer substantial annual energy savings.

Our commitment to sustainability and environmental responsibility is evident in every home we build. Each detail is meticulously crafted to minimise energy waste and reduce expenses for our homeowners. At Ballywillin Gardens 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.

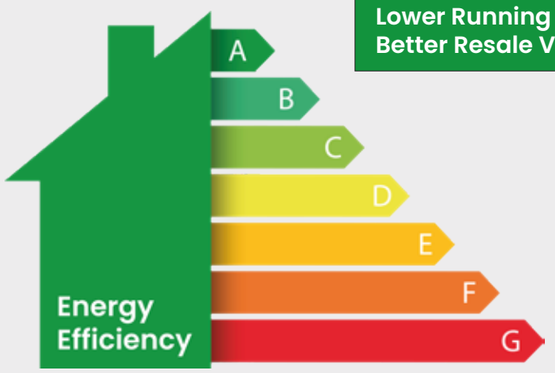
Floor & Wall Insulation

Solar Panels

Car Charging Upgrade

Energy Efficient Appliances

Advantages of A-rated Homes:
Environmentally Friendly
Lower Running Costs
Better Resale Value



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

Solar PV Panels

Every home at Ballywillin Gardens 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).

All Detached
3.05Kw*(peak)
Solar PV Panels

All Semi-detached
2.3Kw*(peak)
Solar PV Panels

Please Note:
Shannon & Tyne housetypes are 2.3Kw

Energy Efficiency

At Ballywillin Gardens each property has been constructed to achieve a minimum A-rating on the BER scale, incorporating the highest standards of insulation. Our dedication to building sustainable homes extends beyond minimising environmental impact - Lotus Homes are designed with energy efficiency in mind offering substantial cost savings for you as the homeowner.

Green Mortgages

Equipped with features like standard solar panels - all our homes at Ballywillin Gardens 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.

Specification

Each home in Ballywillin Gardens comes with a premium turnkey package, allowing you to move into your dream home after purchase. A dedicated New Homes Co-ordinator will also guide you through the homebuying journey and assist with personalising your home.

External Features:

- Energy efficient traditional masonry construction with a mixture of brick and render
- 10 Year structural warranty cover
- Double glazed high performance lockable uPVC windows
- GRP Composite front doors with a 5-point locking system
- High standard floor, wall and loft insulation to ensure minimal heat loss and maximum efficiency
- Front garden includes featured landscaping with turfed lawn
- Rear garden is top soiled and seeded
- Tarmac driveway
- Timber fencing to rear garden boundaries
- Feature light to front and rear
- Outside tap
- Wired for future car charging port

Internal Features:

- Smart Heating System
- High speed broadband up to gigafast speeds (depending on provider and package chosen)
- Comprehensive range of electrical sockets throughout, including TV and telephone point
- Electric focal fire in all homes
- Painted internal doors with chrome ironmongery
- Painted moulded skirting, architraves, stair handrails and balustrades
- Smoke and heat detectors fitted

Kitchen

- A choice of fully fitted kitchens including doors & handles
- Quartz worktop with upstands and undermount sink
- Integrated appliances including electric hob, extractor hood, dishwasher, fridge freezer and washing machine

Bathrooms, Ensuites & WC's

- Contemporary white sanitary ware and chrome fittings
- Feature vanity unit in main bathroom (Vanity unit included in ensuite on all detached homes)
- Thermostatic rain shower to main bathroom and ensuite
- Heated chrome towel rail in main bathroom
- Free standing bath included on selected house types
- 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
- Ceramic wall tiling to shower enclosures / around bath on selected house types*
- Splash back tiling to hand basins
- Carpet and underlay to lounge, family room*, stairs, landing and all bedrooms

* where applicable

Elevate Your Living Experience

Customise 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

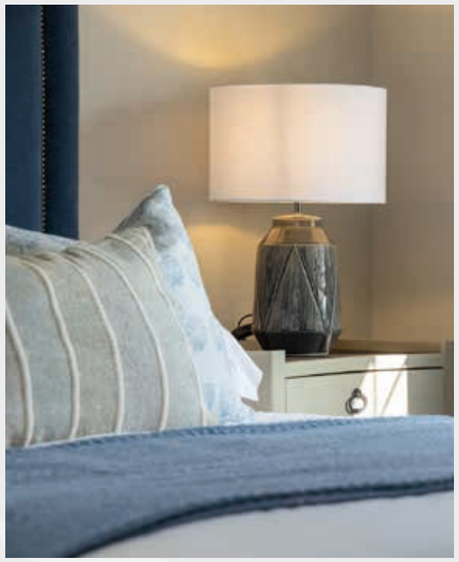
High-Spec Appliances: Designed to blend functionality and style, our top-of-the-line appliances offer advanced features and a minimalistic aesthetic.

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).*

Floor Options

Choose from a wide range of flooring options including ceramic tiles, carpets, laminate and engineered wooden floors, offering durability and easy maintenance to personalise and upgrade your space.



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.

Wireless Alarm System

Protect your home with our advanced wireless alarm system, offering seamless installation, enhanced security, and peace of mind - no wiring required.

Bathroom Options

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

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 37)*.

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.

Garden Paving

Make the most of your outdoor space with extra garden paving - designed to bring beauty, functionality, and versatility to your surroundings.

* Where applicable

Picturesque Location

Portrush is a charming seaside town located on the north coast of Northern Ireland. Renowned for its stunning coastal scenery, rich history, and vibrant atmosphere, Portrush is a popular destination for tourists and locals alike. Nestled along the rugged coastline of the Atlantic Ocean, Portrush is a picturesque town that seamlessly combines natural beauty with a lively atmosphere. With its breathtaking landscapes, historic sites, and vibrant community, Portrush is a must-visit destination for those seeking an unforgettable coastal experience. Whether you are exploring the coastline, enjoying local cuisine, or immersing yourself in the town's lively atmosphere, Portrush is a destination that leaves a lasting impression.

House Types

The BAILEY

Lounge & Family Room
Spacious Kitchen/Dining/Snug
Five Bedrooms
Main Bedroom with Ensuite
Bathroom & Separate W.C.

5 BED DETACHED
2280 SQ. FT.

The FISHER

Lounge & Family Room
Spacious Kitchen/Dining/Snug
Four Bedrooms
Main Bedroom with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED
1935 SQ. FT.

The DOVER

Lounge
Spacious Kitchen/Dining/Snug
Four Bedrooms
Main Bedroom with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED
1685 SQ. FT.

The PORTLAND

Lounge
Spacious Kitchen/Dining
Four Bedrooms
Main Bedroom with Ensuite
Bathroom & Separate W.C.

4 BED DETACHED
1660 SQ. FT.

The SHANNON

Lounge
Spacious Kitchen/Dining
Three Bedrooms
Main Bedroom with Ensuite
Bathroom & Separate W.C.

3 BED DETACHED
1290 SQ. FT.

The TYNE

Lounge
Spacious Kitchen/Dining
Three Bedrooms
Main Bedroom with Ensuite
Bathroom & Separate W.C.

3 BED DETACHED
1260 SQ. FT.

The ROCKALL

Lounge
Spacious Kitchen/Dining
Four Bedrooms
Main Bedroom with Ensuite
Bathroom & Separate W.C.

4 BED SEMI-DETACHED
1470 SQ. FT.

The MALIN

Lounge
Spacious Kitchen/Dining
Three Bedrooms
Main Bedroom with Ensuite
Bathroom & Separate W.C.

3 BED SEMI-DETACHED
1285 SQ. FT.

BALLYWILLIN
GARDENS

Site Plan

HOUSE TYPES:

- The Bailey
  5 Bed - Detached, 2280 Sq. Ft.
- The Fisher
  4 Bed - Detached, 1935 Sq. Ft.
- The Dover
  4 Bed - Detached, 1685 Sq. Ft.
- The Portland
  4 Bed - Detached, 1660 Sq. Ft.
- The Shannon
  3 Bed - Detached, 1290 Sq. Ft.
- The Tyne
  3 Bed - Detached, 1260 Sq. Ft.
- The Rockall
  4 Bed - Semi-detached, 1470 Sq. Ft.
- The Malin
  3 Bed - Semi-detached, 1285 Sq. Ft.

Map not to scale. Image for illustrative purposes only.

The Bailey

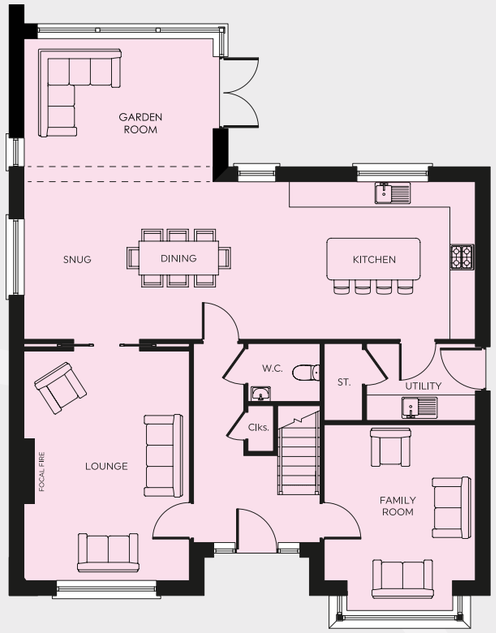
5 BEDROOM DETACHED - 2280 SQ.FT.

PLOT NUMBERS:

2 4 20

Image for illustration purposes only

Ground Floor



GROUND FLOOR

LOUNGE
17'9" x 12'10" 5.4m x 3.9m

KITCHEN / DINING / SNUG
34'9" x 12'2" 10.6m x 3.7m

GARDEN ROOM
14'5" x 10'10" 4.4m x 3.3m

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

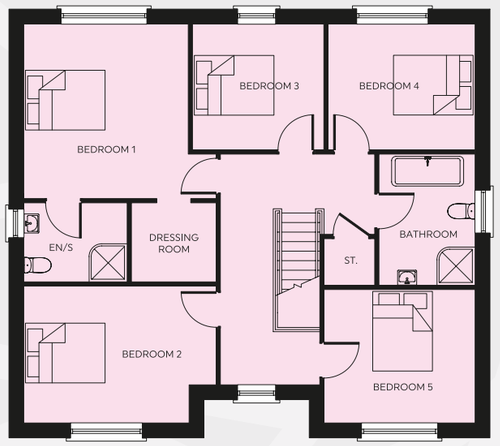
FAMILY ROOM
14'1" x 11'6" 4.3m x 3.5m

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

OPTIONAL EXTRAS

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
14'9" x 13'5" 4.5m x 4.1m

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
14'9" x 10'6" 4.5m x 3.2m

BEDROOM 3
10'2" x 9'6" 3.1m x 2.9m

BEDROOM 4
11'2" x 9'6" 3.4m x 2.9m

BEDROOM 5
11'6" x 10'2" 3.5m x 3.1m

BATHROOM
9'10" x 7'3" 3.0m 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 Fisher

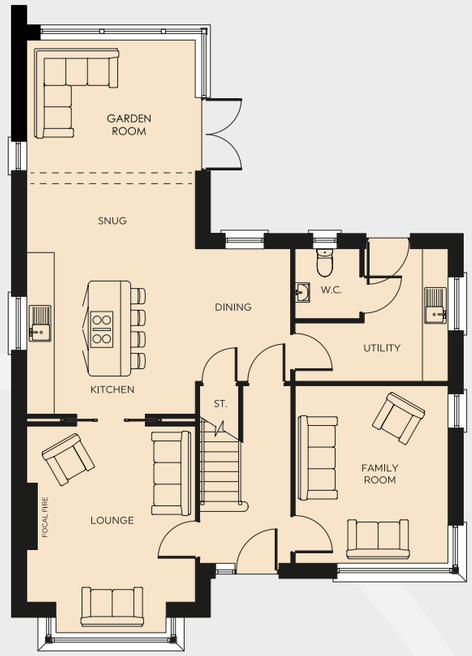
4 BEDROOM DETACHED - 1935 SQ.FT.

PLOT NUMBERS:

3 23

Image for illustration purposes only

Ground Floor



GROUND FLOOR

LOUNGE
15'5" x 12'10" 4.7m x 3.9m

KITCHEN / DINING / SNUG
20'0" x 17'1" 6.1m x 5.2m

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

UTILITY
11'6" x 9'10" 3.5m x 3.0m

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

WC
5'3" x 4'11" 1.6m x 1.5m

OPTIONAL EXTRAS

GARAGE
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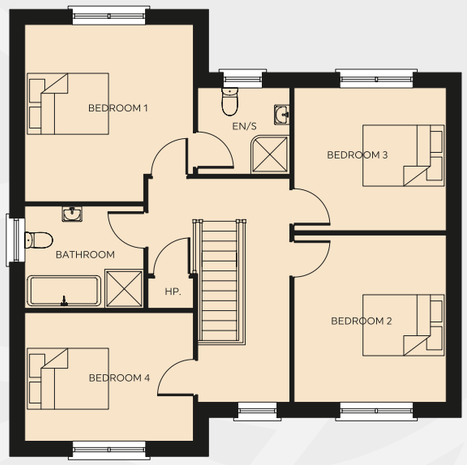
First Floor



FIRST FLOOR

BEDROOM 1
13'5" x 12'10" 4.1m x 3.9m

ENSUITE
6'11" x 6'7" 2.1m x 2.0m

BEDROOM 2
12'6" x 11'6" 3.8m x 3.5m

BEDROOM 3
11'6" x 10'10" 3.5m x 3.3m

BEDROOM 4
12'10" x 9'6" 3.9m x 2.9m

BATHROOM
8'10" x 7'7" 2.7m x 2.3m

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The Dover

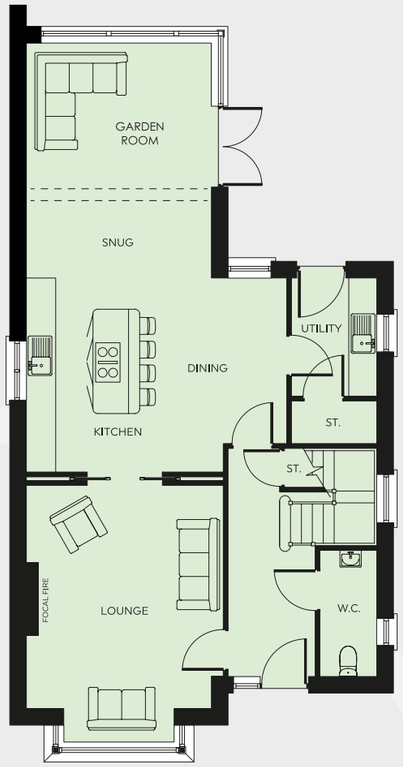
4 BEDROOM DETACHED - 1685 SQ.FT.

PLOT NUMBERS:

6 9 19
21 24

Image for illustration purposes only

Ground Floor



GROUND FLOOR

LOUNGE 17'5" x 13'5"	5.3m x 4.1m
KITCHEN / DINING / SNUG 18'4" x 17'9"	5.6m x 5.4m
GARDEN ROOM 12'10" x 10'10"	3.9m x 3.3m
UTILITY 7'10" x 5'11"	2.4m x 1.8m
WC 8'6" x 3'11"	2.6m x 1.2m

OPTIONAL EXTRAS

GARAGE
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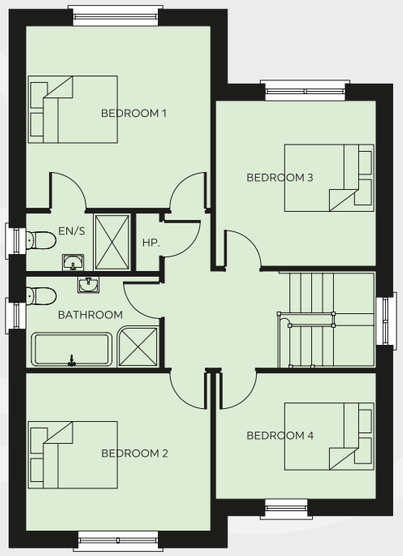
First Floor



FIRST FLOOR

BEDROOM 1 12'10" x 12'6"	3.9m x 3.8m
ENSUITE 7'3" x 3'11"	2.2m x 1.2m
BEDROOM 2 12'10" x 10'10"	3.9m x 3.3m
BEDROOM 3 11'2" x 10'10"	3.4m x 3.3m
BEDROOM 4 10'10" x 8'6"	3.3m x 2.6m
BATHROOM 9'2" x 6'3"	2.8m x 1.9m

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The Portland

4 BEDROOM DETACHED - 1660 SQ.FT.

PLOT NUMBERS:

1 5 10

11 18 22 27

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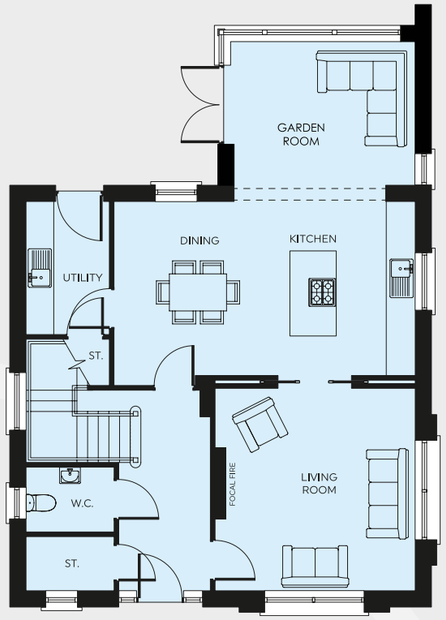
Ground Floor



GROUND FLOOR

LIVING ROOM
14'1" x 14'1" 4.3m x 4.3m

KITCHEN / DINING / LIVING
21'4" x 12'2" 6.5m x 3.7m

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

UTILITY
9'2" x 5'11" 2.8m x 1.8m

WC
6'3" x 4'7" 1.9m x 1.4m

OPTIONAL EXTRAS

GARAGE
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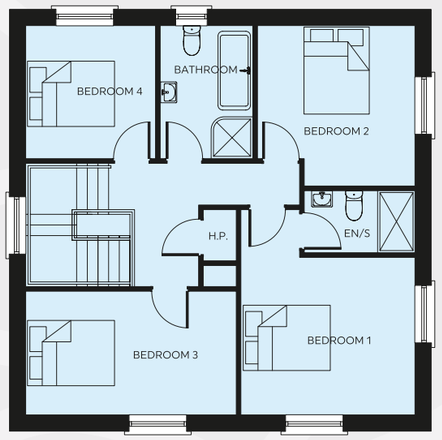
First Floor



FIRST FLOOR

BEDROOM 1
14'5" x 12'6" 4.4m x 3.8m

ENSUITE
7'7" x 4'3" 2.3m x 1.3m

BEDROOM 2
11'2" x 11'2" 3.4m x 3.4m

BEDROOM 3
14'5" x 8'6" 4.4m x 2.6m

BEDROOM 4
9'2" x 9'2" 2.8m x 2.8m

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

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The Shannon

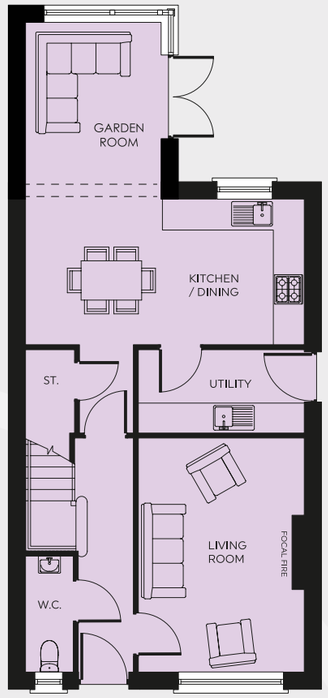
3 BEDROOM DETACHED - 1290 SQ.FT.

PLOT NUMBERS:

34

Image for illustration purposes only

Ground Floor



GROUND FLOOR

LIVING ROOM
15'5" x 10'10" 4.7m x 3.3m

KITCHEN / DINING
18'8" x 9'6" 5.7m x 2.9m

GARDEN ROOM
10'10" x 9'2" 3.3m x 2.8m

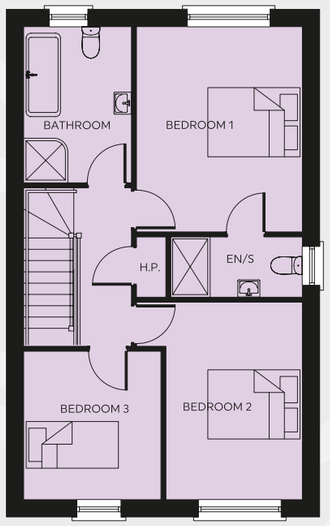
UTILITY
10'10" x 5'7" 3.3m x 1.7m

WC
7'7" x 2'11" 2.3m x 0.9m

OPTIONAL EXTRAS

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
13'5" x 10'10" 4.1m x 3.3m

ENSUITE
8'6" x 3'11" 2.6m x 1.2m

BEDROOM 2
13'1" x 10'10" 4.0m x 3.3m

BEDROOM 3
9'10" x 9'2" 3.0m x 2.8m

BATHROOM
10'2" x 7'3" 3.1m 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 Tyne

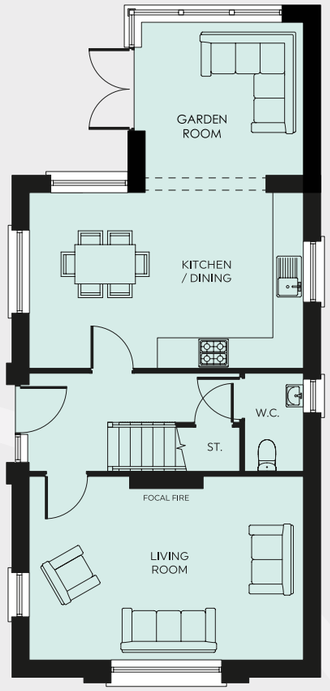
3 BEDROOM DETACHED - 1260 SQ.FT.

PLOT NUMBERS:

35

Image for illustration purposes only

Ground Floor



GROUND FLOOR

LIVING ROOM
18'1" x 12'2" 5.5m x 3.7m

KITCHEN / DINING
18'1" x 11'6" 5.5m x 3.5m

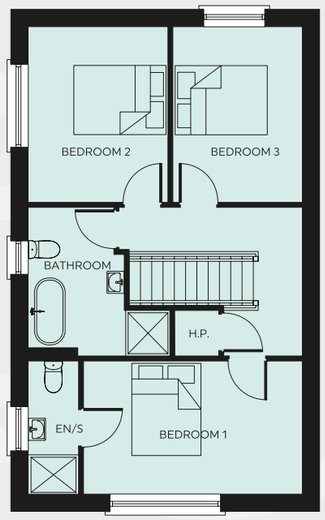
GARDEN ROOM
10'10" x 10'6" 3.3m x 3.2m

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

OPTIONAL EXTRAS

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
14'5" x 8'10" 4.4m x 2.7m

ENSUITE
8'10" x 3'3" 2.7m x 1.0m

BEDROOM 2
11'6" x 9'2" 3.5m x 2.8m

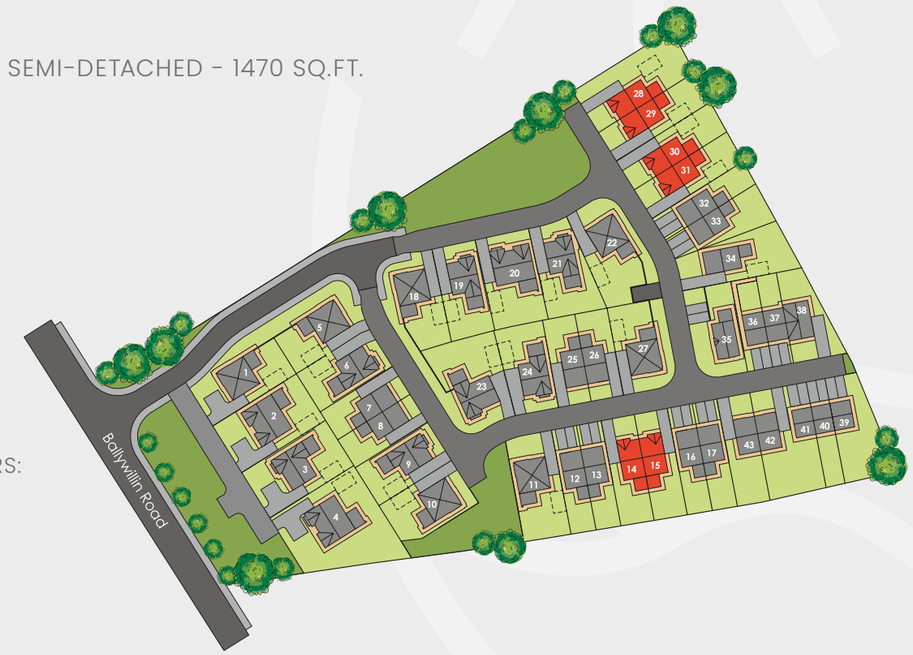
BEDROOM 3
11'6" x 8'6" 3.5m x 2.6m

BATHROOM
9'10" x 9'2" 3.0m x 2.8m

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

The Rockall

4 BEDROOM SEMI-DETACHED - 1470 SQ.FT.

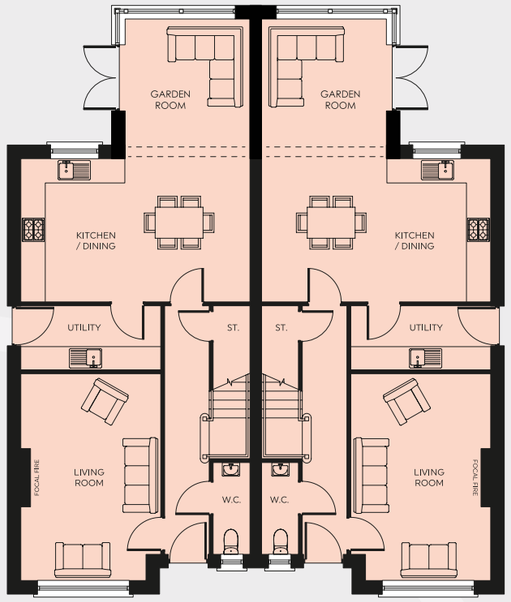


PLOT NUMBERS:

14 15 28
29 30 31

Image for illustration purposes only

Ground Floor



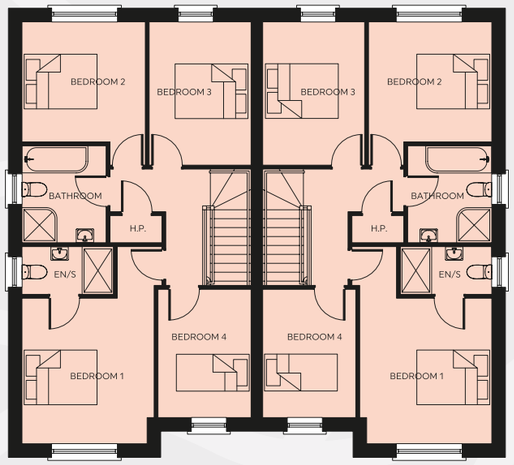
GROUND FLOOR

LIVING ROOM 17'5" x 11'10"	5.3m x 3.6m
KITCHEN / DINING / LIVING 19'4" x 11'10"	5.9m x 3.6m
GARDEN ROOM 11'10" x 10'6"	3.6m x 3.2m
UTILITY 11'10" x 5'3"	3.6m x 1.6m
WC 7'7" x 2'11"	2.3m x 0.9m

OPTIONAL EXTRAS

GARAGE
Available on selected plots.

First Floor



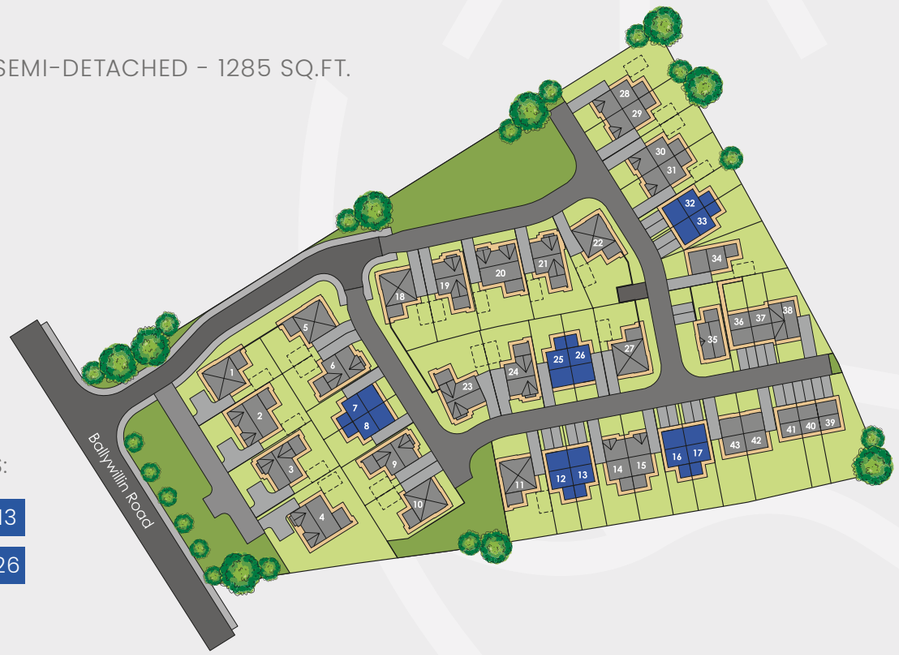
FIRST FLOOR

BEDROOM 1 16'5" x 11'2"	5.0m x 3.4m
ENSUITE 7'7" x 3'11"	2.3m x 1.2m
BEDROOM 2 11'10" x 10'2"	3.6m x 3.1m
BEDROOM 3 11'10" x 8'6"	3.6m x 2.6m
BEDROOM 4 10'10" x 7'4"	3.3m x 2.4m
BATHROOM 8'2" x 6'11"	2.5m x 2.1m

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

The Malin

3 BEDROOM SEMI-DETACHED - 1285 SQ.FT.

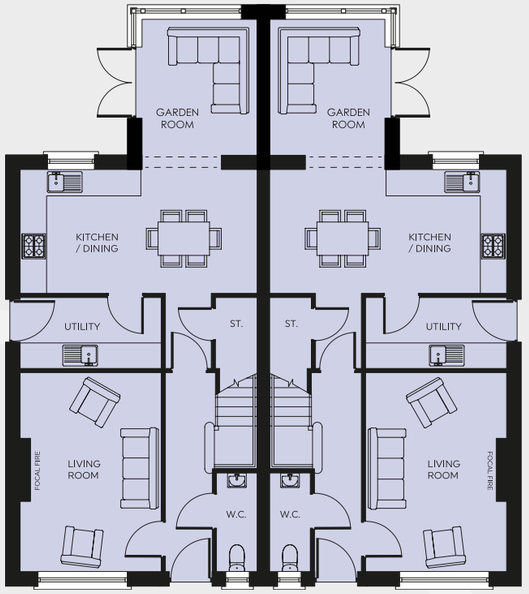


PLOT NUMBERS:

7 8 12 13
16 17 25 26
32 33

Image for illustration purposes only

Ground Floor



GROUND FLOOR

LIVING ROOM
15'5" x 10'10" 4.7m x 3.3m

KITCHEN / DINING
18'4" x 9'6" 5.6m x 2.9m

GARDEN ROOM
11'10" x 8'10" 3.6m x 2.7m

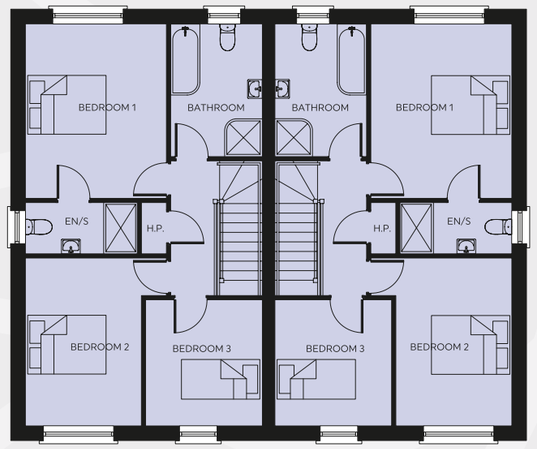
UTILITY
10'10" x 5'7" 3.3m x 1.7m

WC
7'7" x 2'11" 2.3m x 0.9m

OPTIONAL EXTRAS

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR

BEDROOM 1
13'5" x 10'10" 4.1m x 3.3m

ENSUITE
8'6" x 3'11" 2.6m x 1.2m

BEDROOM 2
13'1" x 10'10" 4.0m x 3.3m

BEDROOM 3
9'10" x 9'2" 3.0m x 2.8m

BATHROOM
10'2" x 7'3" 3.1m x 2.2m

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Enjoy a stunning garden room as a standard feature in your home!

Every home now includes a spacious garden room, creating a larger open-plan kitchen, living, and dining area - perfect for modern living.

PLEASE NOTE:

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

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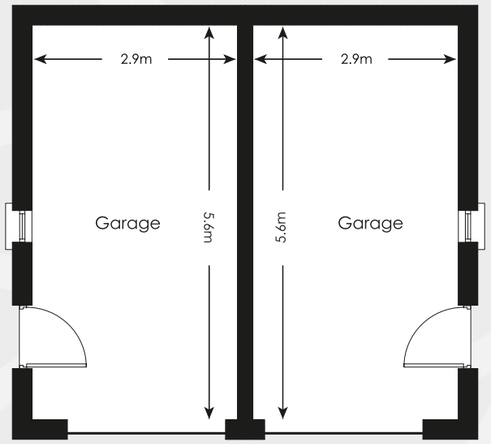
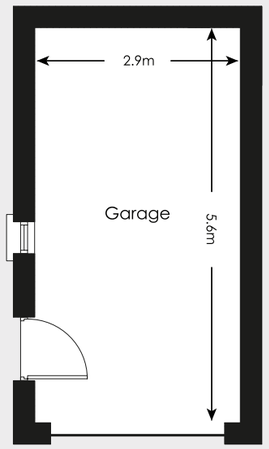
Garages

PAIRED GARAGE



SINGLE GARAGE



All garages will be finished in render. Images for illustration purposes only.

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