



# *Woodbrook*

BALLINDERRY ROAD  
LISBURN





# *Welcome Home*



**Take a moment to enjoy a breath of fresh air while admiring the beauty and tranquillity of the open countryside, and it's easy to see how Woodbrook could become a great place to call home.**

Situated just off the Ballinderry Road, and consisting of a range of various house types and sizes, no detail has been overlooked in the quest to ensure that the development of Woodbrook would suit any buyer.

Energy efficient by design, these new homes are characterised by traditionally constructed exterior walls and spacious modern interiors with high-quality fixtures and fittings throughout.

What's more, the versatility of this location speaks for itself – from young professionals making the daily commute into the city, to growing families or those wishing to downsize, Woodbrook offers the perfect place for any buyer wishing to settle down in a forever home.





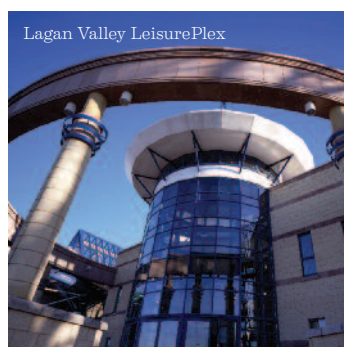
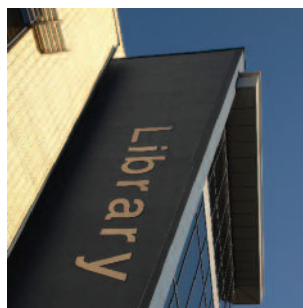
Lisburn Golf Club



# *Finely balanced modern living*



Irish Linen Centre & Lisburn Museum



Lagan Valley LeisurePlex

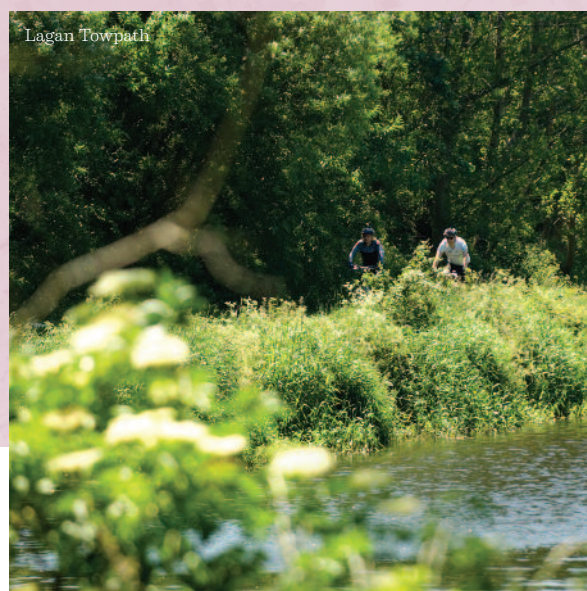


Not only will you find a wealth of excellent local educational, social and recreational facilities nearby, the area is also home to an abundance of beautiful green spaces, walking trails on the Lagan Towpath and a variety of wildlife.

Whether it's playing a round of golf on Lisburn Golf Course, bird watching and fishing from the grassy shores of Lough Neagh or discovering one of the country's best known industries at the Irish Linen Centre and Lisburn Museum, there's plenty to do just minutes from your front door.

The accessibility of this location boasts the perfect balance of relaxed country living and convenience. With easy transport links to Belfast via the M1 motorway and a regular bus service departing from Woodbrook to Lisburn City Centre, commuting has never been easier.

Enjoy life in a peaceful rural setting, without compromising on convenience.





A photograph of a man in a blue and white plaid shirt lifting a young child with curly hair into the air. The child is wearing a red and white plaid shirt and light blue jeans. They are in a grassy field with trees in the background. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The text 'Bringing you closer together' is overlaid in a dark red, cursive font on the right side of the image.

*Bringing you  
closer together*

# Why Choose A Lagan Home?

Lagan Homes has been building outstanding homes for over 30 years. In that time it has provided thousands of people with homes they love and that suits their lifestyle. They are desirable homes because of their designs and how they are made to enhance how one lives.

## ENVIRONMENTAL

Our new homes are energy-efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy-efficiency ratings far in excess of the average for Northern Ireland.

## SAFETY & SECURITY

Double glazing, window locks\*, 3 point locking system to main doors, smoke, heat and carbon monoxide detectors and security alarms are installed throughout giving home owners peace of mind and potentially lower insurance premiums.

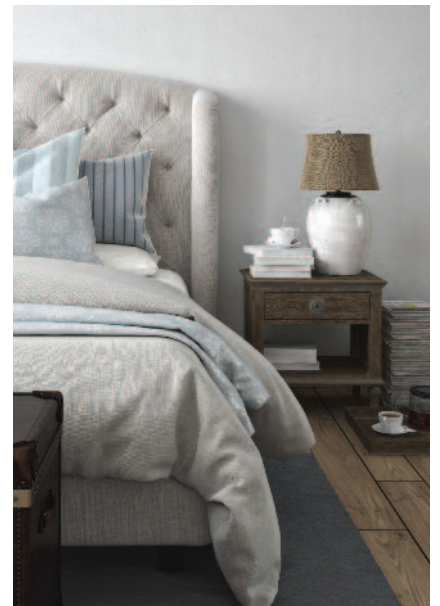
(\*window locks – excluding emergency escape windows).

## NEW HOME WARRANTY

A 10 year Buildmark warranty will be available for all homes at Woodbrook from NHBC which is responsible for setting the standards of the house-building industry.

## YOUR NEW HOME

Owners have the satisfaction of knowing that Woodbrook represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Owners will also benefit from a full turnkey finish.







# The Details

## EXTERNAL FEATURES

- Traditionally constructed walls in a brick/render/stone finish
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Mouldings to door and window surrounds to selected house designs
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Bitmac / brick paviour driveway
- Painted finish to front entrance doors
- Landscaped rear gardens
- Front gardens landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling to boundaries (where appropriate)
- Feature external lighting to front door

## INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Contemporary skirting, architrave and internal doors with quality ironmongery
- Panelled internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and TV
- Cabling for digital and SKY TV reception terminated at a single point externally
- Zoned security alarm

## KITCHEN

- Choice of kitchen doors, worktop colours and handles
- Integrated electrical appliances to include gas hob and electric oven, glass extractor unit, fridge/freezer, dishwasher and washer/dryer – If there is a utility room, appliances are fitted freestanding, and sometimes combined depending on space

## BATHROOMS, ENSUITES (WHERE APPLICABLE) & WCS

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door
- Thermostatically controlled shower in ensuite
- Chrome heated towel rail in bathroom and ensuite
- Full height tiling to shower enclosures
- Where shower / bath is fitted the enclosure walls will be fully tiled
- Splash back tiling to bathroom, ensuite and downstairs cloakroom basins

## FLOORING

- Lounge, bedrooms, hall, stairs and landing carpeted
- Kitchen/dining, ground floor cloakroom, bathroom and ensuite floors tiled
- Tiled floor to sun room where applicable

## HEATING

- Gas fired central heating – energy efficient combination boiler which provides instant hot water on demand
- Zoned heating with time clock in line with building control regulations

## SELECTIONS

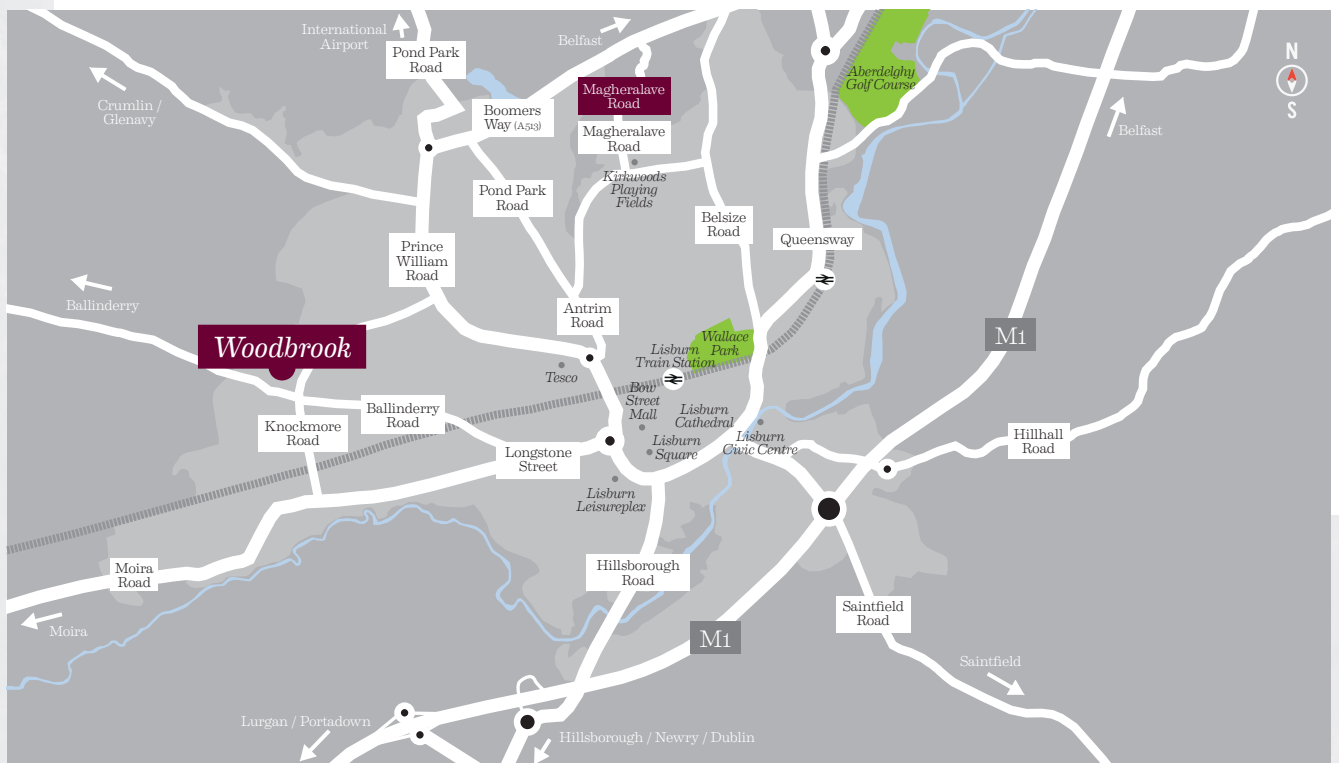
- All selections to be made from the builder's nominated suppliers only
- All selections are from a pre-selected range and are subject to stage of construction

## WARRANTY

- White goods carry a 1 year guarantee from date of installation
- NHBC 10 year buildmark warranty



Travelling distances to;	Hillsborough	5 miles
Andersonstown 8 miles	Int. Airport	16.5 miles
Belfast 10 miles	Moirá	7.5 miles
Carryduff 10 miles	Saintfield	12 miles





# Award Winning New Homes



SAINT INNS OF MOIRA  
*Moirá*



ARDNAVALLEY  
*Comber*



BLACKWOOD MANOR  
*Newtownards*



LYNN HALL PARK  
*Bangor*



MAGHERA LANE MEADOWS  
*Lisburn*



CRAWFORDSBURN  
*Newtownards*



WINDRUSH PARK  
*Antrim*



MILLMOUNT VILLAGE  
*Dundonald*

Built in the right place, in the right way,  
in the right style, by the right people.



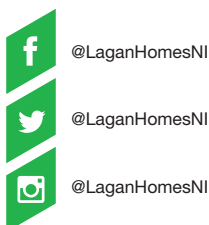
Raising Standards. Protecting Homeowners



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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate. E. & O. E.