

AN EXCLUSIVE DEVELOPMENT  
OF STYLISH DETACHED  
AND SEMI-DETACHED HOMES





All images taken from BaronsGrange



The Perfect Balance  
for Modern Living





#### LIFE WITHOUT LIMITS

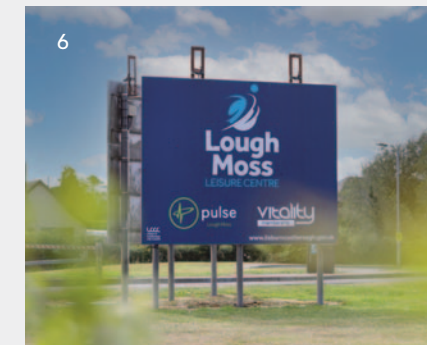
- 1 & 6. Let's Go Hydro, Carryduff
2. Café Nero, Forestside Shopping Centre, Castlereagh
3. General Merchants Café at Forestside Shopping Centre
4. The Ivanhoe Hotel, Carryduff
5. Rockmount Golf Club, Carryduff



Located in the thriving community of Carryduff, BaronsGrange is ideally placed for today's modern living.







## A Location with Everything

### FIND A BETTER WORK / LIFE BALANCE

1. Rockmount Golf Club, Carryduff
- 2 & 3. Let's Go Hydro, Carryduff
4. Lagan Valley Regional Park, Belfast
5. The Ivanhoe Hotel, Carryduff
6. Lough Moss Leisure Centre, Carryduff
7. Forestside Shopping Centre, Castlereagh
8. Tesco Extra, Newtownbreda
9. Forestside Shopping Centre, Castlereagh

BaronsGrange is perfectly placed for homebuyers to have everything they need close by. Convenient shopping including Forestside Shopping Centre with an excellent range of stores including Sainsbury's, Marks and Spencer and General Merchants is just 10 minutes away, as is Tesco Newtownbreda.

Closer to home, there's also Brackenvale Supermarket and Filling Station as well as several other local shops, cafés and restaurants including the Ivanhoe Inn, Eight South, Toasted Artisan Kitchen and Woodlawn Garden Centre.

The incredible Let's Go Hydro is only a 15-20 minute walk from BaronsGrange offering a huge range of water activities and other events throughout the year, plus local parks including the Lough Moss play park, Carryduff Park, Belvoir Forest Park and Shawsbridge just 10 minutes away by car. For golfers, Rockmount Golf Club, Belvoir Park Golf Club and Temple Golf Club are also all close by.

Carryduff also offers a range of creches, nursery schools and two primary schools. The town also has numerous school bus links to grammar and secondary schools.

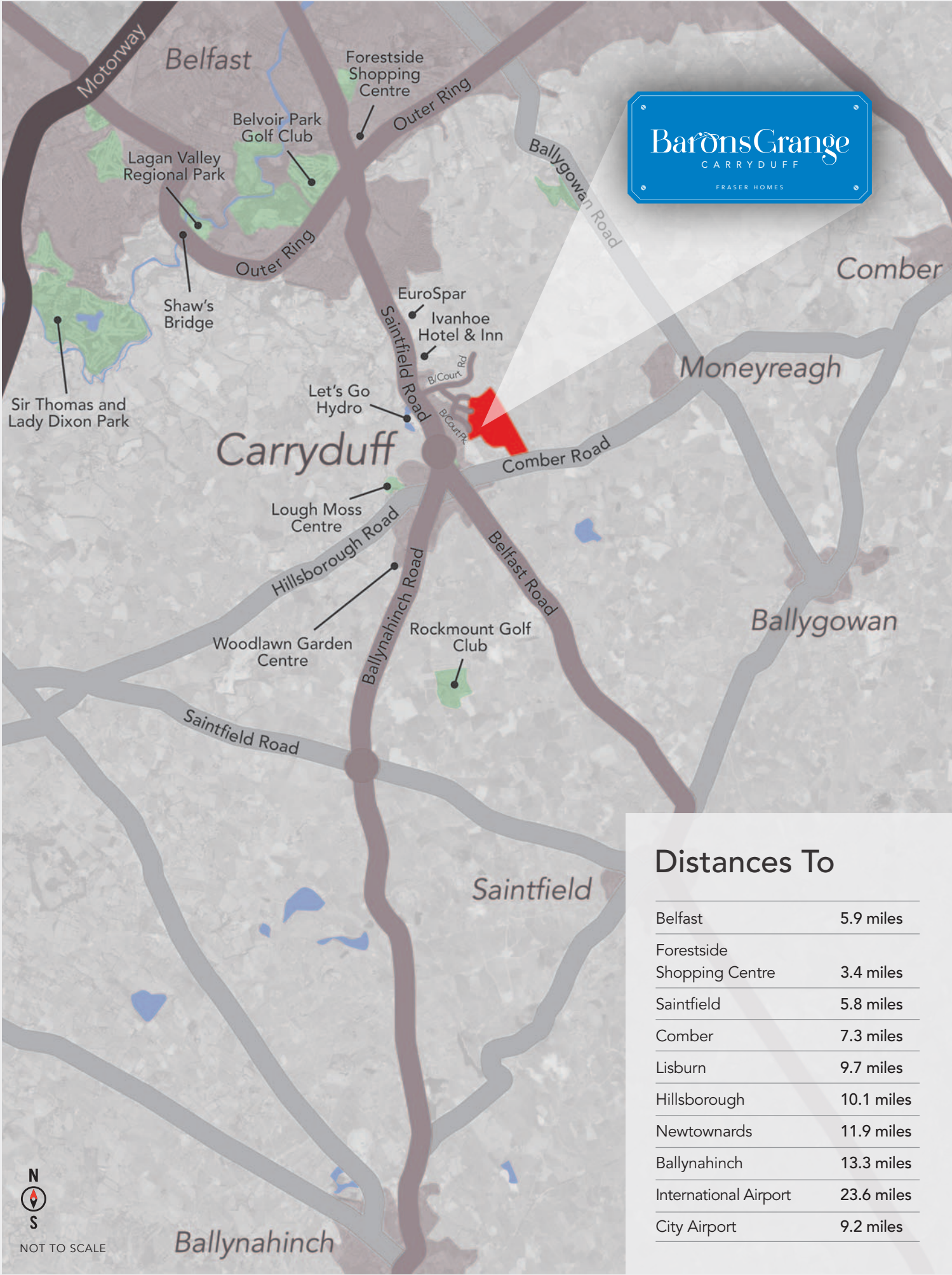


# Space to relax, freedom to unwind

All images taken from the  
BarsonsGrange Show Home







BaronsGrange  
CARRYDUFF  
FRASER HOMES

Distances To

Belfast	5.9 miles
Forestside Shopping Centre	3.4 miles
Saintfield	5.8 miles
Comber	7.3 miles
Lisburn	9.7 miles
Hillsborough	10.1 miles
Newtownards	11.9 miles
Ballynahinch	13.3 miles
International Airport	23.6 miles
City Airport	9.2 miles



Luxury Living,  
on the Edge  
of Belfast

PERFECTLY POSITIONED

1. Victoria Square, Belfast
2. Lunch, Arthur Street, Belfast
3. Corn Market, Belfast
4. Coppi Restaurant, Belfast

Just 6 miles south of Belfast city centre Carryduff is perfectly situated for commuting to Belfast. With the M1 at Lisburn just 8 miles away Carryduff also has easy access to the motorway network.

Excellent transport links also include a regular bus service within walking distance of the development and the Cairnshill Park and Ride which is just two miles along the Saintfield Road towards Belfast.





# 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

- A quality timber frame offers 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
- Grey uPVC double-glazed windows
- Front door - Apeer highly rated composite door
- Sliding patio doors in kitchen / family room to rear garden
- Natural gas SMART heating system connected to an app and a highly energy efficient gas boiler
- Improved air quality through ECO dMEV continuous mechanical ventilation system
- uPVC soffits and fascia boards

## KITCHENS

- Fully fitted kitchen with island unit and choice of high quality doors, handles, granite worktops / upstands and laminate worktops in utility room where applicable
- Appliances to include; electric hob, electric oven, fridge / freezer, dishwasher, washer/dryer (where utility room not applicable) and extractor hood
- Electric double oven and boiling hot water tap in detached homes

## BATHROOMS

- High quality contemporary white sanitary ware
- Free standing bath and separate shower cubicle in detached homes
- Shower over bath with shower screen in semi-detached homes
- Panel or wall tiles in shower areas or around bath
- Vanity unit in ensuite and bathroom
- Mirror with built in shaver point in ensuite and bathroom
- Splash back tiling to wash hand basins
- Chrome towel radiators in bathroom, ensuite and cloakroom

## FLOORING

- Choice of quality tiled floors in the entrance hall, cloakroom, kitchen, bathroom and ensuite (where applicable)
- Choice of quality carpets for bedrooms and living room

## INTERNAL

- Six inch skirting and 3 inch architraves (approx.)
- All skirting, architraves and balustrades painted with oak handrails and newel posts
- All internal walls and ceilings painted in one colour
- High quality solid panelled doors painted
- Chrome door furniture
- The latest edition regulations with a comprehensive range of electrical light fittings and sockets throughout
- TV, telephone points and USB charging port socket in lounge, kitchen and master bedroom
- Pre-wired for BT Openreach, Virgin Media and Sky digital
- CAT 5 wiring within the house
- Access ladder to roof space
- Roof space partly floored

## EXTERNAL

- Feature lighting to front and rear
- Front and rear gardens will be turfed
- Outside water tap fitted
- Paths and patio in brick paviour
- Tarmac driveway
- Six foot high fencing and side gate
- UPVC soffits and fascia boards
- Outdoor plug socket
- Wiring for electric car charging point

## A SAFE HOME

- Security alarm system fitted
- Mains powered smoke alarm
- Mains powered carbon monoxide (gas) alarms

# Making your new house a home

Once you have decided on your house type you can then get started personalising it to suit your own taste. Follow our straight forward process that will allow you to enjoy your new home, the way you like it.

## STEP ONE

### Kitchens

Choose from a range of kitchen colours, handles and worktops.



## STEP TWO

### Floor Coverings

Pick from a range of floor and wall tile colours, and complimenting carpet colour options.

## STEP THREE

### Sanitary Ware

Choose from our range of classic or contemporary sink and bath tap-sets.



Raising Standards. Protecting Homeowners

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



Feel at home,  
making the  
space a  
reflection of  
your lifestyle



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

"Very positive experience through the option selection and then through the build process. We trusted Gerard and thought the communication was great throughout. Gerard worked well to clearly understand and accommodate what we wanted for options and some nonstandard options. He went above and beyond to meet our needs. Final house exactly what we expected with no surprises. Would recommend Fraser Homes Ltd to everyone."

**A BaronsGrange Phase 5 Resident - July 23**

"Our home could not have been finished to a higher standard and the attention to detail shown by the builders has been commented on by everyone who has come into the house.

We had a huge amount of input throughout the build process to have our home designed around us and Gerard and the team were fantastic in providing advice and accommodating bespoke requests such as arranging plumbing and electric for an outside shed. The service offered by Gerard and the team has been exemplary. The team responded to any queries we had within 24hrs and kept us up to date through the build process, which made the moving process very smooth. After we moved in, the team were on hand to deal with any queries and requests we had and went over and above expectations to help us settle in.

We are so happy we chose the Baronsgrange development and could not recommend the team enough."

**A BaronsGrange Phase 7 Resident - August 23**

All images taken from BaronsGrange



The details enclosed do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor, the selling agents, or any person employed in the companies has any authority to make or give any representation or warranty whatsoever in relation to these properties. All dimensions are approximate and 3D computer generated images are for illustration purposes only, both of which may be subject to change.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.

Your Perfect  
Home Awaits...



DEVELOPER



Email [sales@fraserhomesltd.com](mailto:sales@fraserhomesltd.com)  
[www.fraserhomesltd.com](http://www.fraserhomesltd.com)

SALES REPRESENTATION BY



**South Belfast Office**  
525 Lisburn Road  
Belfast BT9 7GQ  
**Telephone** 028 9066 8888  
**Email** [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)  
  
[www.simonbrien.com](http://www.simonbrien.com)

