



# EDENBROOK

NEWRY ROAD | BANBRIDGE

PHASE 3





# Contents

THE PERFECT LOCATION	6-7
LIFE AND LEISURE	8-9
HISTORY	10-11
STREET VIEW	12-13
AREA MAP & TRAVEL TIMES	14-15
SPECIFICATION	16-17
UPGRADE YOUR HOME	18-19
HOUSE TYPES OVERVIEW	20-21
SITE MAP	22-23
HOUSE TYPES	24-43
GARDEN ROOMS	44
GARAGES	45

---





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.







# BANBRIDGE

# 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

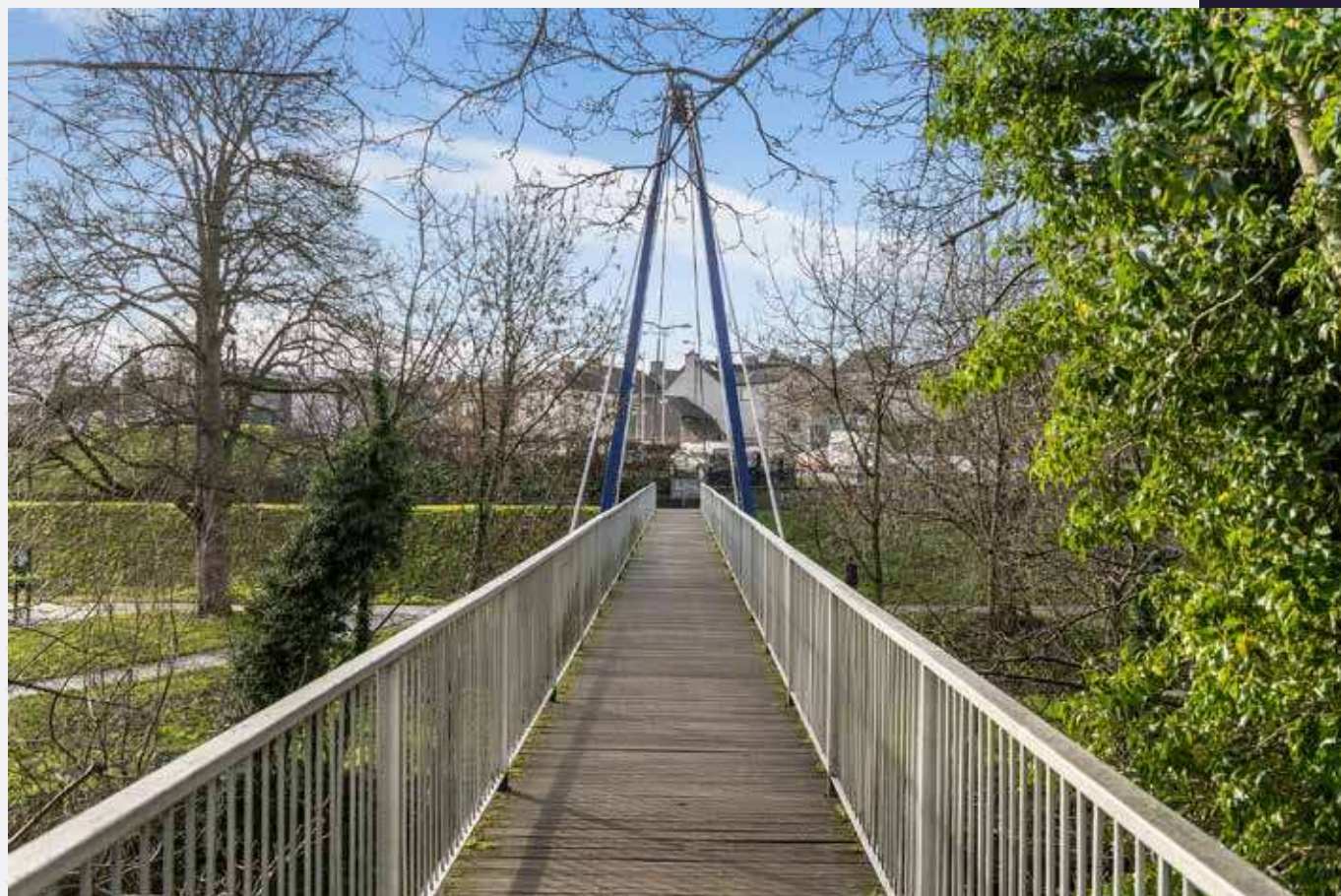
Belfast International  
Airport  
30 miles / 44 mins drive

70  
MINS

Dublin Airport  
74 miles / 1h 10 min drive

87  
MINS

Dublin City Centre  
81 miles / 1h 27 min drive





# 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

## 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 Upgrades

**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).

### Floor Upgrades

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



## Carpet Upgrades

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 Upgrades

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 Upgrades\*

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 Upgrades

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

## Sunroom

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.

## Garden Paving

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



EDENBROOK

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 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 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 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 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 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.



EDENBROOK

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



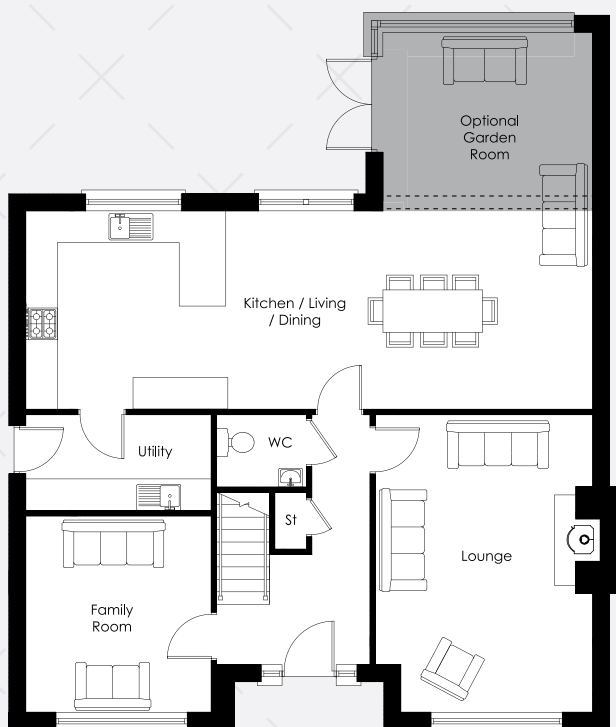
Image for illustration purposes only



SITE: 91

## Ground Floor

### KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



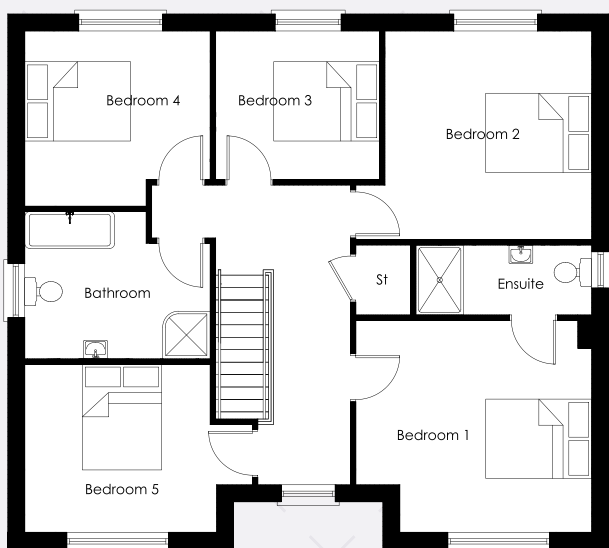
### GROUND FLOOR

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

# The Mulligan

4 BEDROOM DETACHED - 1975 SQ.FT

GARDEN ROOM ADDITIONAL - 143 SQ.FT



Image for illustration purposes only

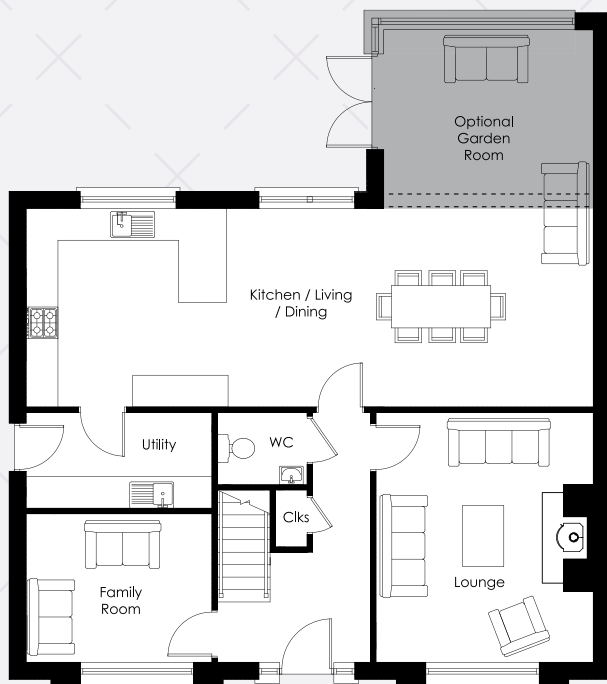


SITES: 114 & 127

# KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



## Ground Floor



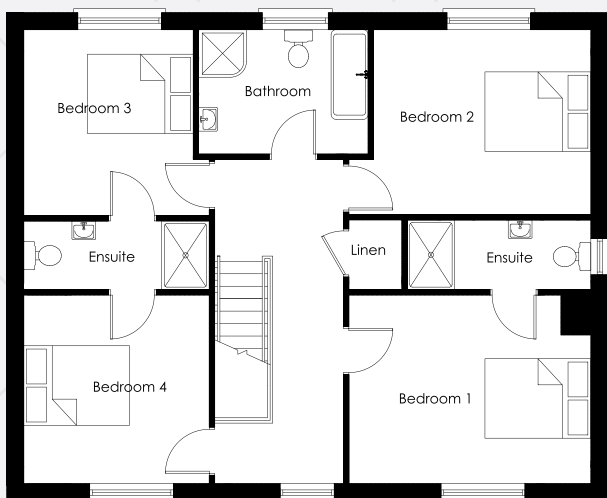
### GROUND FLOOR

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	
11'2" x 9'2"	3.4m 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



### FIRST FLOOR

BEDROOM 1	
14'9" x 11'10"	4.5m x 3.6m
ENSUITE	
11'2" x 3'11"	3.4m x 1.2m
BEDROOM 2	
14'9" x 11'2"	4.5m x 3.4m
BEDROOM 3	
11'6" x 11'6"	3.5m x 3.5m
ENSUITE	
11'6" x 3'11"	3.5m x 1.2m
BEDROOM 4	
11'10" x 11'6"	3.6m x 3.5m
BATHROOM	
10'6" x 7'7"	3.2m x 2.3m

# The Lindsay

4 BED DETACHED - 1750 SQ.FT

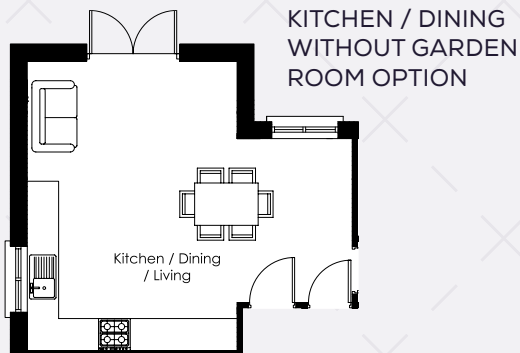
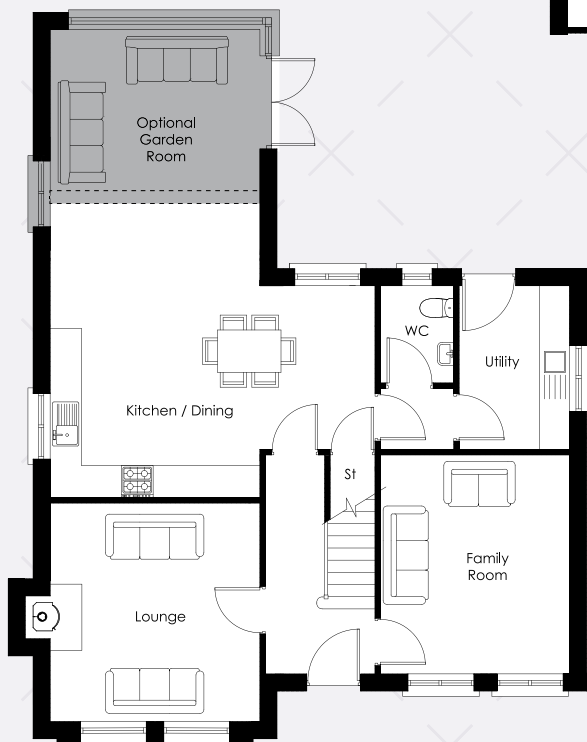
GARDEN ROOM ADDITIONAL - 143 SQ.FT



Image for illustration purposes only



## Ground 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



### 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

# The McClelland

4 BEDROOM DETACHED - 1550 SQ.FT

GARDEN ROOM ADDITIONAL - 143 SQ.FT

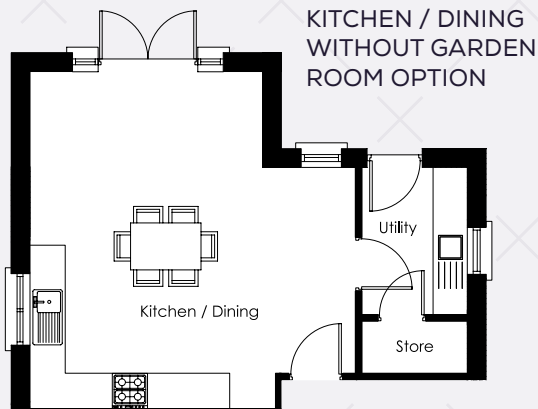
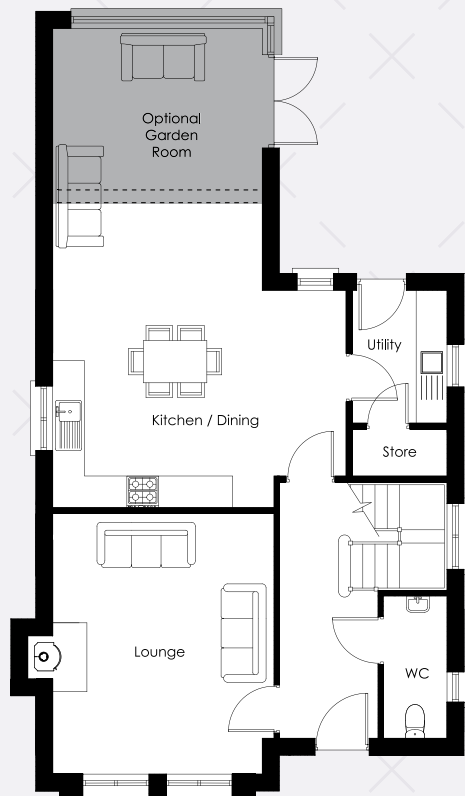


Image for illustration purposes only



SITES: 74, 77, 86,  
88, 92, 93,  
99, 102, 104,  
113, 115, 116,  
121, 126, 158,  
145, 148 & 149

## Ground 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

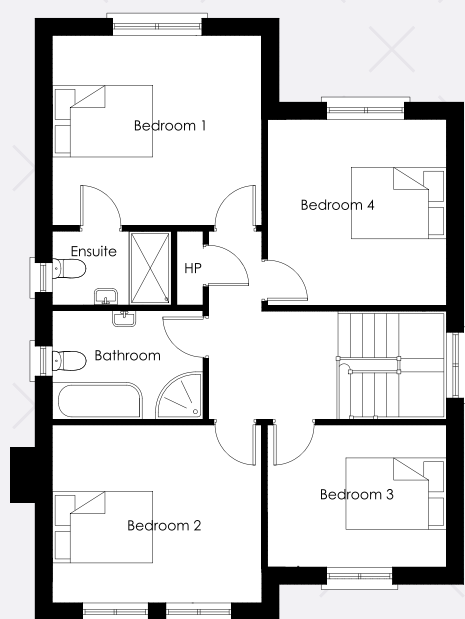
WC  
8'6 x 3'11 2.6m x 1.2m

### OPTIONAL EXTRAS

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

GARAGE  
Available on selected plots.

## First Floor



### 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

# The Magee

4 BEDROOM DETACHED - 1460 SQ.FT

GARDEN ROOM ADDITIONAL - 140 SQ.FT



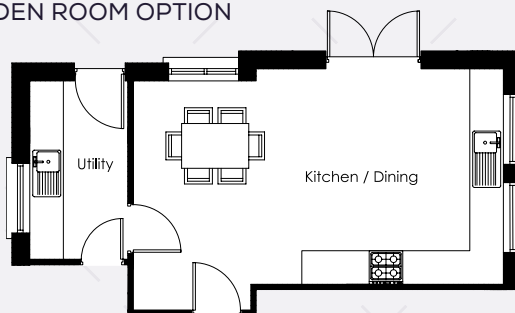
Image for illustration purposes only



SITES: 78, 97,  
134, 152  
& 153

## Ground Floor

### KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



### 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

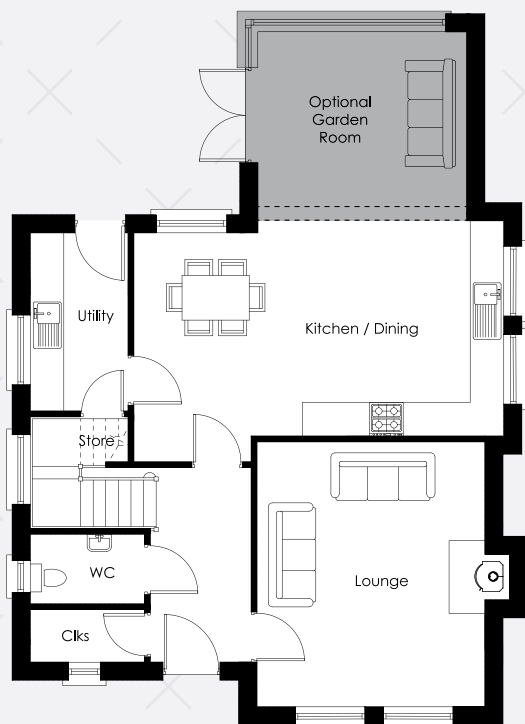
UTILITY  
10'2" x 5'7" 3.1m x 1.7m

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



# The Coulter

4 BED DETACHED - 1410 SQ.FT

GARDEN ROOM ADDITIONAL - 140 SQ.FT

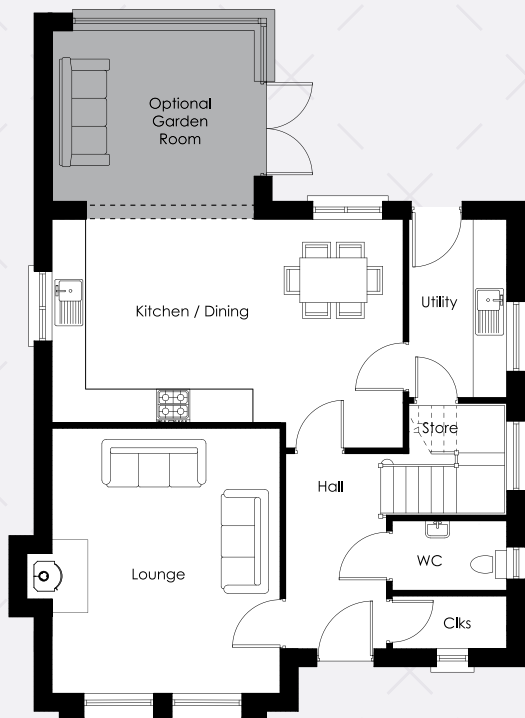


Image for illustration purposes only



SITES: 87, 89  
& 101

## Ground Floor



### KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



### 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

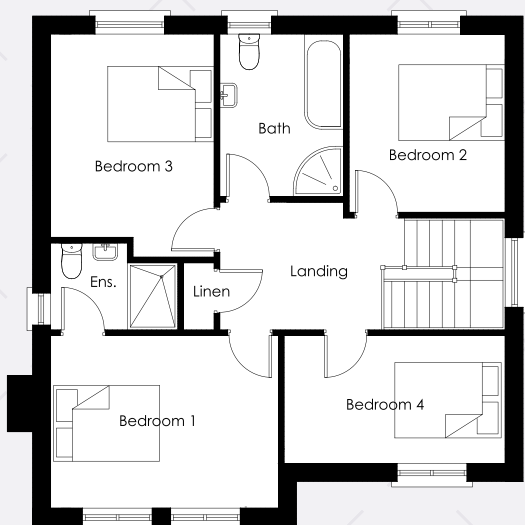
WC  
6'7 x 3'11 2.0m x 1.2m

### OPTIONAL EXTRAS

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

GARAGE  
Available on selected plots.

## First Floor



### 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

# The Finlay

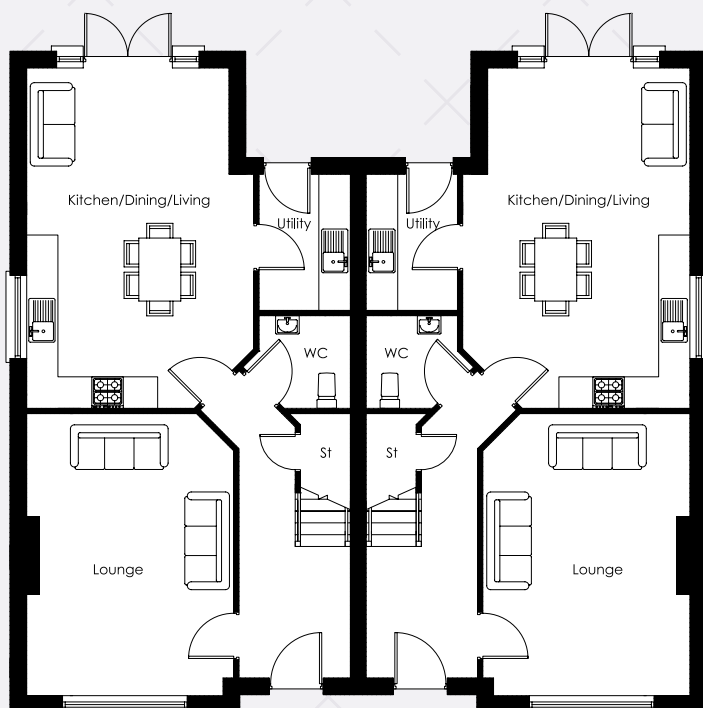
4 BEDROOM SEMI DETACHED - 1380 SQ.FT



Image for illustration purposes only



## Ground Floor



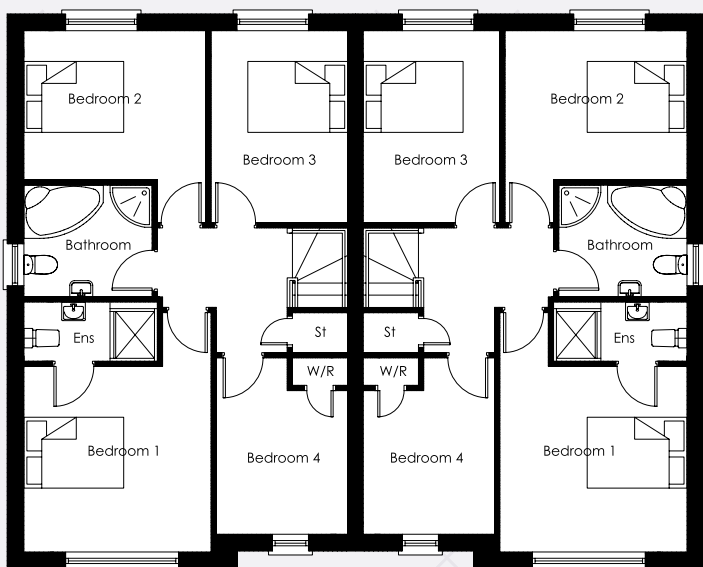
### GROUND FLOOR

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

# The Murland

4 BEDROOM SEMI DETACHED - 1310 SQ.FT

GARDEN ROOM ADDITIONAL - 91 SQ.FT

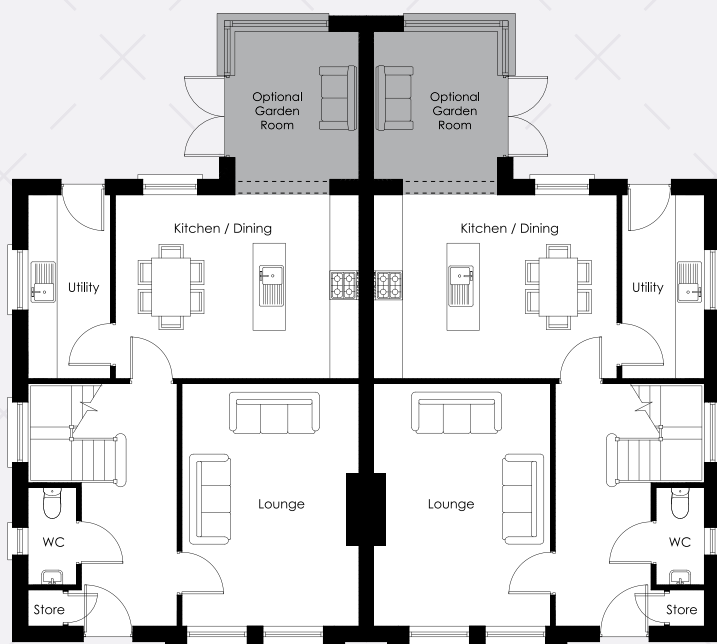


Image for illustration purposes only

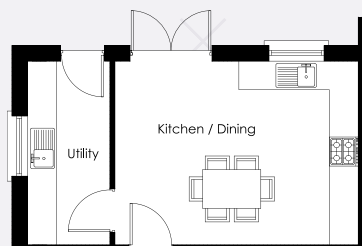


SITES: 109, 110,  
122, 123,  
143 & 144

## Ground Floor



### KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



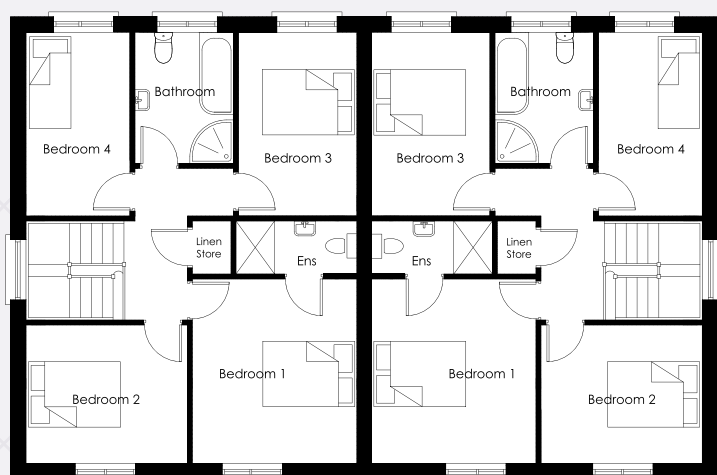
#### GROUND FLOOR

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



# 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

# The Hudson

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

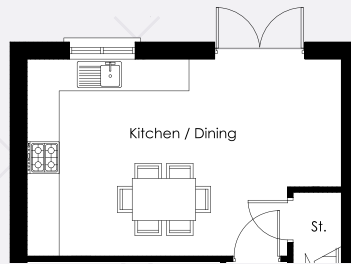


Image for illustration purposes only

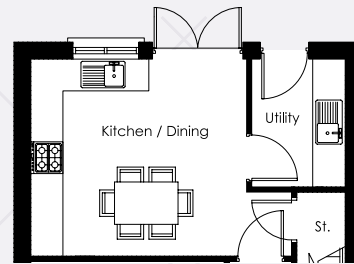


SITES: 81, 82, 83,  
89, 90, 95,  
107, 108, 117,  
118, 129, 130,  
131, 132, 133,  
135, 136, 139,  
140, 156, 157,  
159 & 160

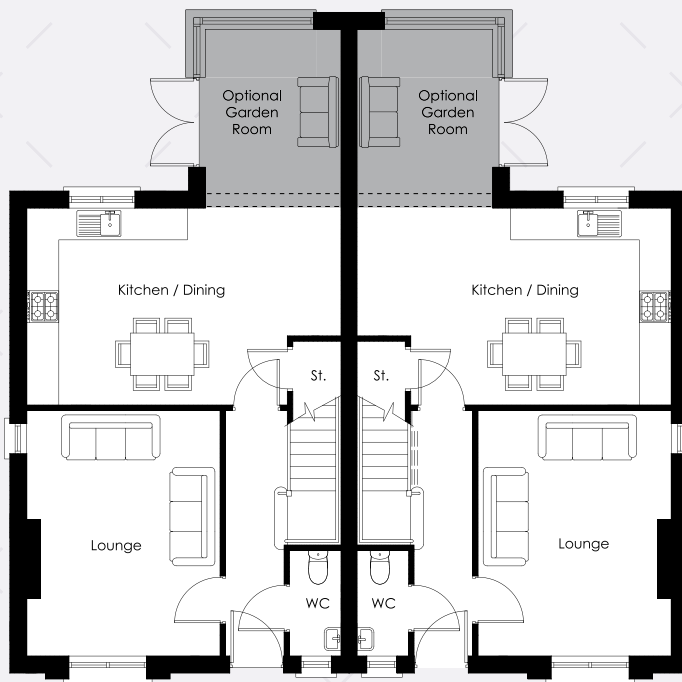
GROUND FLOOR OPTION  
WITHOUT SUNROOM



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

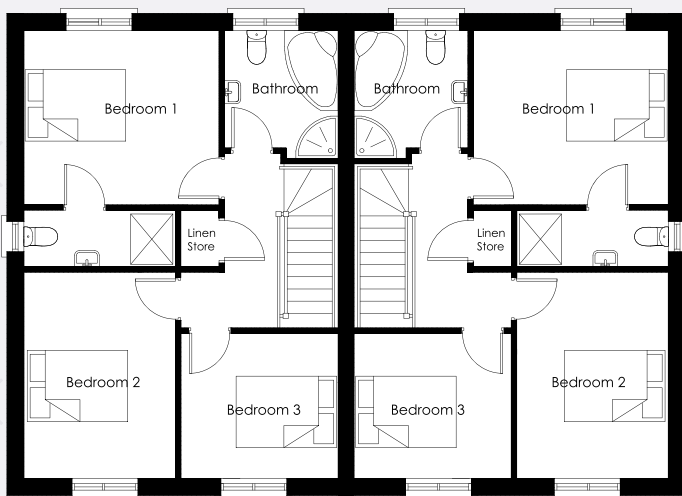
GARAGE  
Available on selected plots.

### 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

# The McCall

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

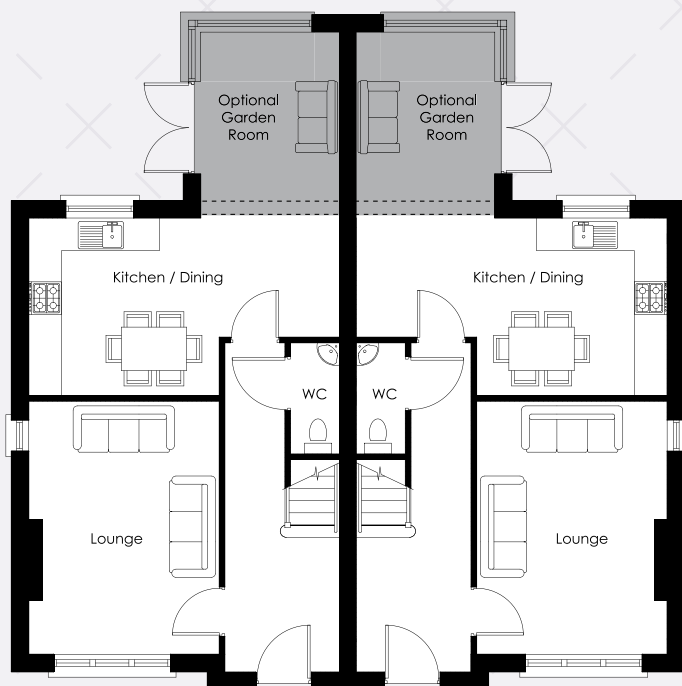


Image for illustration purposes only

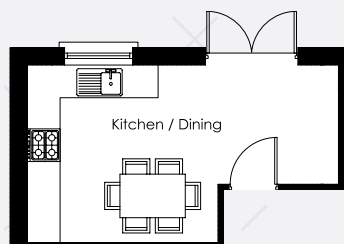


SITES: 105, 106,  
124, 125,  
141, 142,  
150 & 151

## 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

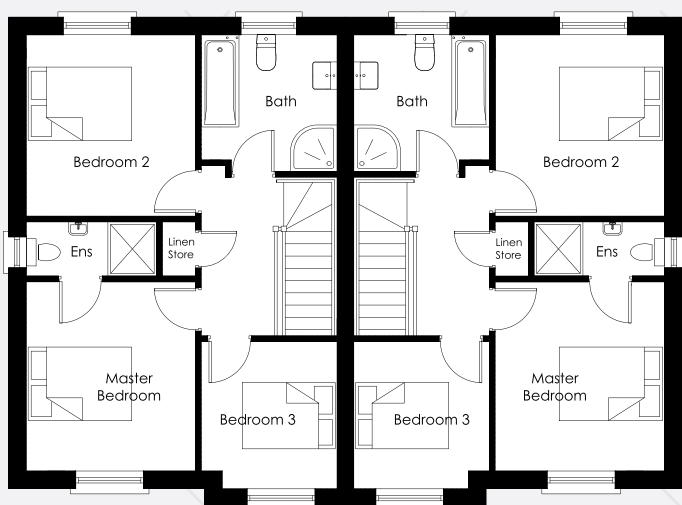
WC  
6'7 x 2'11 2.0m x 0.9m

#### 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

## Optional Extras



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

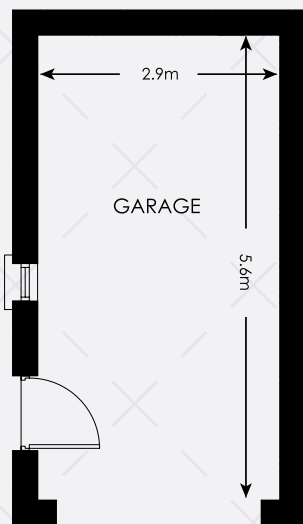
*PLEASE NOTE: Further details and prices available on request.*

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

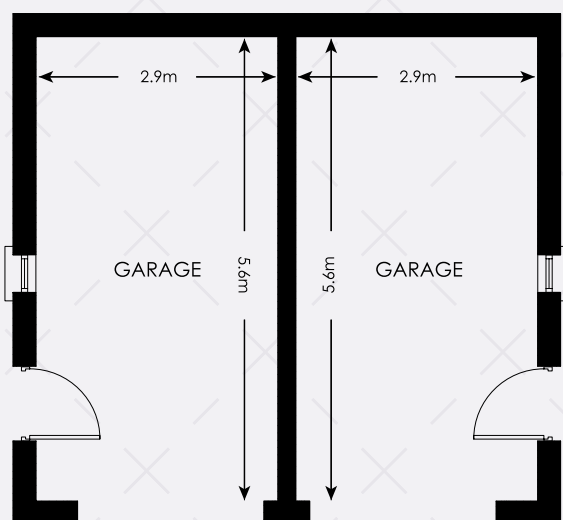
Image for illustration purposes only.

# Garages

## SINGLE GARAGE



## PAIRED GARAGE



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



Joint Selling Agents



525 Lisburn Road,  
Belfast, BT9 7GQ

028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)



21 Newry Street,  
Banbridge, BT32 3EA

028 4066 2206  
[www.shooter.co.uk](http://www.shooter.co.uk)

This Brochure is provided by the Developer by way of information and for illustrative purposes only. The contents of this brochure do not form part of any contract for the sale of a dwelling house at Edenbrook. House type and site layout plans (including roads and open spaces) are not drawn to scale and are for information purposes only. Computer generated images, photographs or other illustrations are for illustrative purposes only. The Developer reserves the right to make alterations to the design and specification of house types, roads, open spaces and the layout of individual sites within the Development in accordance with obligations to the local planning and building control authority or otherwise in the general interests of the Development. Details of the appropriate specifications or choices of finishes for individual dwellings can be obtained from the Selling Agents and intending purchasers should satisfy themselves as regards the options in respect of those items at the time of booking a site.

The Development sale contracts to be released by the Developer's solicitor shall constitute the only contract between the Developer and purchaser. No employee of the Selling Agent or the Developer or contractor of the Developer has any authority to give any representation or warranty whatsoever concerning the design, dimensions or specification of any dwelling within the Development.



[www.lotushomes.com](http://www.lotushomes.com)

**Follow us on:**



LotusHomesUK



LotusHomesUK



Lotus Homes