



CARRICK MEADOWS

BANBRIDGE ROAD • LURGAN



LOTUS
HOMES




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HOMES



Contemporary styling for modern living.

A delightful combination of exceptional detached and semi-detached homes designed with a hint of Art Deco styling. A stunning development of 3 and 4 bedroom homes offering discerning homebuyer's quality and luxury that meets all of the needs of a modern lifestyle.

Set in an ideal location on the Banbridge Road on the outskirts of Lurgan, close to local shops and only a short walk from Lurgan Park, this unique, well planned development offers home buyers superior design, quality and style.



A stylish yet modern family home in quiet rural surroundings.

From superior internal and exterior finishes to the choice of quality bathrooms, kitchens, tiling, flooring and wood burning stoves, every Lotus home is built with comfort, style and elegance in mind.

‘Our choice of quality suppliers will help you add the finishing touches to your perfect home’



With high performance double glazed windows and French doors, plus highly energy efficient gas central heating, you'll be able to spend a lot more time and a lot less money enjoying the comfort of your new home.





From places of historic interest to the latest sports facilities, Lurgan has a lot to offer.

Lurgan boasts the beautiful nature reserve Oxford Island, Kinnego Marina and the Lough Neagh Discovery Centre.

A wide range of sporting activities can be accessed to include Cricket, Rugby, Tennis, Cycling, football, golf, skiing and water sports at the various sporting clubs locally situated.

The 19th Century Elizabethan Manor house 'Brownlow House' known locally as 'Lurgan Castle' offers patrons a delightful tea room and function facilities for all occasions.

Lurgan Park, the largest urban park in Northern Ireland is close by, a range of summer events are held here annually.





Transport

This delightful development offers excellent transport links with the M1 motorway being close by. Travel by rail on the Dublin to Belfast railway line can be accessed less than a mile away in the centre of Lurgan town itself. Regular bus services run in both directions offering easy transport solutions to both Lurgan, Banbridge and further afield.

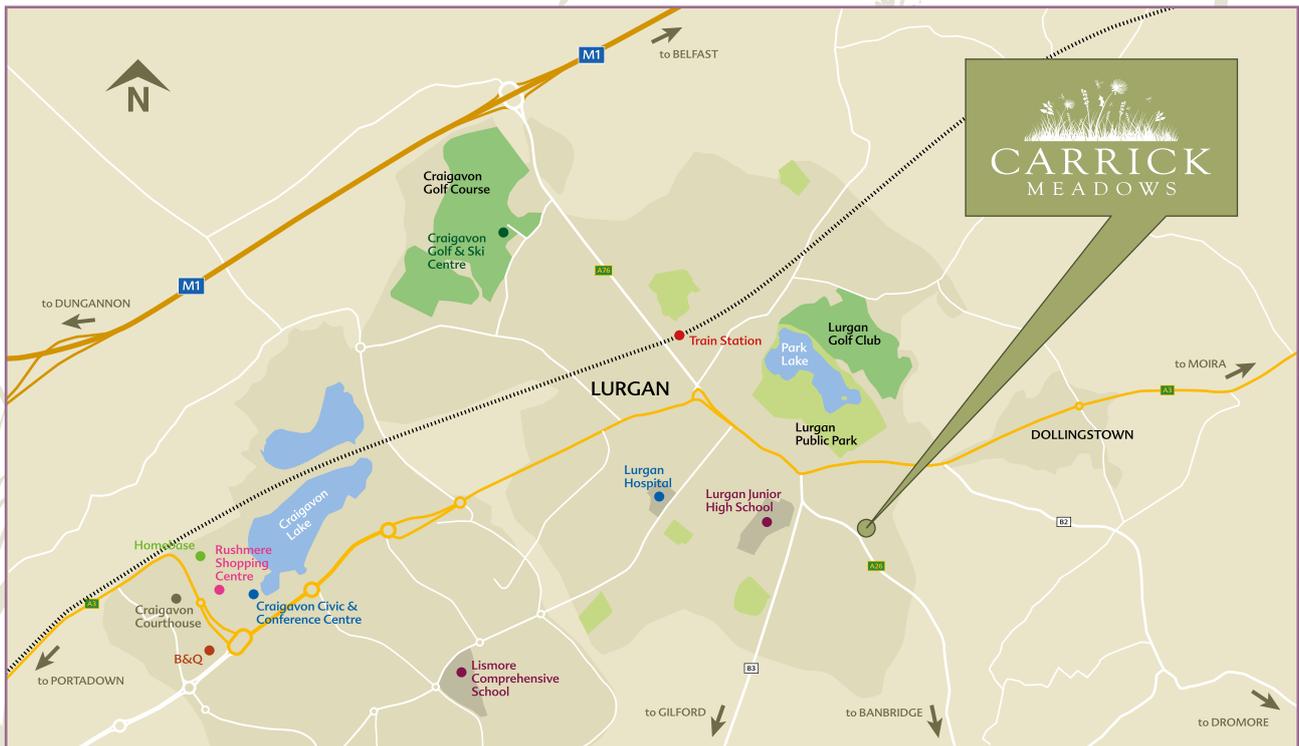


Education

Lurgan offers a range of excellent primary schools, with Carrick primary, Dickson Primary and Kings Park Primary school all being nearby. Lurgan College and Lurgan Junior High are both easily accessible for secondary education.

Shopping

A range of local shops and amenities are available close by for convenience, for those with a passion for shopping Lurgan Town Centre and Rushmere Retail Park offer many of the high street stores and are only a short drive away.



Specification



External Features:

- Beautifully designed homes by KCA Architects Ltd.
- 10 Year structural warranty
- Double glazed high performance lockable UPVC windows
- High performance front doors with a 5 point locking system
- Mains gas central heating system with a high energy efficiency boiler
- High thermal insulation and energy efficiency rating
- Front and rear gardens levelled and seeded
- Tarmac driveway
- Timber fencing to rear garden boundaries
- A range of external finishes incorporated into the external facades to create a balanced streetscape and a sense of place
- Traditional masonry construction with coloured render or brickwork and stonework on selected plots
- Feature light to front door

Internal Features:

- Wood burning stove including granite hearth
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Wired for satellite point
- Wired for security alarm
- Solid oak internal doors with chrome ironmongery
- Painted moulded skirting, architraves, stair handrails & balustrades
- All internal walls and ceilings painted throughout
- Smoke, heat and CO2 detectors as standard

Kitchens & Utility Rooms:

- A choice of fully fitted kitchens and utility rooms
- Integrated appliances where applicable including built-in oven and hob, extractor hood, dishwasher and fridge freezer
- Washer Dryer to kitchen (washing machine to utility room where applicable)
- Feature downlighters to kitchen





Bathrooms, Ensuites & WCs:

- Contemporary white sanitary ware and chrome fittings
- Shower over bath with shower screen (except where separate shower is provided in main bathroom)
- All en-suites have thermostatic showers
- Feature down lighters to main bathroom and ensuite

Floor Coverings & Tiles:

- Ceramic floor tiling to kitchen/dining, utility room, bathroom, en-suite and WC
- Ceramic wall tiling between units to kitchen and utility with full height tiling to shower enclosures and above bath
- Splash back tiling to all wash hand basins
- Carpets to lounge, bedrooms, hall, stairs and landings

A management company will be formed by Lotus Homes and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained. Many of the properties qualify, subject to property valuation and customers satisfying NICHAs criteria and application, for the NI Co-Ownership Scheme. www.co-ownership.org

Lotus Homes reserve the right to vary specifications to a similar or higher quality.



Site Plan





SITE PLAN KEY

-  **The IRIS:**
4 Bed, Detached

-  **The SORREL:**
4 Bed, Detached

-  **The ORCHID:**
4 Bed, Detached

-  **The BRYONY:**
3 Bed, Detached

-  **The ASTER:**
4 Bed, Semi-detached

-  **The BANEBERRY:**
3 Bed, Semi-detached

-  **The FOXGLOVE:**
3 Bed, Semi-detached

-  **The BURDOCK:**
3 Bed, Semi-detached

Site plan is to be used for illustration purposes only, is not to scale and may be subject to change. Plots for optional garages and sunrooms are shown.



The IRIS

4 Bed, Detached

Sites: 10, 19, 20 & 24

OPTIONAL GARAGE* & SUNROOM AVAILABLE

*NO GARAGE AVAILABLE AT SITE 24



First Floor



Ground Floor

ROOM SIZES

Lounge	17'2" x 13'8"	5.3m x 4.2m*
Kitchen	11'3" x 17'9"	3.4m x 5.4m
Utility Room	9'0" x 5'11"	2.75m x 1.8m
W.C.	-	-

Master Bedroom	12'5" x 11'11"	3.8m x 3.6m*
Ensuite	-	-
Bedroom 2	12'5" x 8'8"	3.8m x 2.6m*
Bedroom 3	8'11" x 11'8"	2.7m x 3.6m
Bedroom 4	11'3" x 7'8"	3.4m x 2.3m
Bathroom	-	-
Total	1,355 sq.ft.	126 sq.m.

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



The **SORREL**

4 Bed, Detached
Sites: 23, 25 & 26

OPTIONAL GARAGE & SUNROOM AVAILABLE



First Floor



Ground Floor

ROOM SIZES

Lounge	16'11" x 13'4"	5.2m x 4.1m*
Kitchen	11'6" x 19'11"	3.5m x 6.1m*
Utility Room	9'7" x 5'11"	2.9m x 1.8m
W.C.	-	-

Master Bedroom	9'10" x 13'4"	3.0m x 4.1m
Ensuite	-	-
Bedroom 2	9'7" x 9'1"	2.9m x 2.8m
Bedroom 3	12'13" x 8'8"	3.7m x 2.7m*
Bedroom 4	7'3" x 12'6"	2.3m x 3.8m
Bathroom	-	-
Total	1,375 sq.ft.	128 sq.m.

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The ORCHID

4 Bed, Detached
Sites: 1 & 13

OPTIONAL GARAGE & SUNROOM AVAILABLE



First Floor



Ground Floor

ROOM SIZES

Lounge	16'11" x 13'4"	5.2m x 4.1m*
Kitchen	11'6" x 22'9"	3.5m x 7.0m*
Utility Room	9'7" x 5'11"	2.9m x 1.8m
W.C.	-	-

Master Bedroom	9'10" x 13'4"	3.0m x 4.1m
Ensuite	-	-
Bedroom 2	9'7" x 9'1"	2.9m x 2.8m
Bedroom 3	12'13" x 8'8"	3.7m x 2.7m*
Bedroom 4	7'3" x 12'6"	2.3m x 3.8m
Bathroom	-	-
Total	1,425 sq.ft.	132 sq.m.

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The BRYONY

3 Bed, Detached

Sites: 18

OPTIONAL SUNROOM AVAILABLE



First Floor



Ground Floor

ROOM SIZES

Lounge	18'6" x 12'3"	5.6m x 3.7m*
Kitchen	10'3" x 19'7"	3.1m x 6.0m
W.C.	-	-

Master Bedroom	12'5" x 10'8"	3.8m x 3.3m*
Ensuite	-	-
Bedroom 2	10'3" x 10'7"	3.1m x 3.2m
Bedroom 3	10'3" x 8'8"	3.1m x 2.6m
Bathroom	-	-
Total	1,120 sq.ft.	104 sq.m.

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The ASTER

4 Bed, Semi-detached
Sites: 2 & 3

OPTIONAL GARAGE & SUNROOM AVAILABLE



First Floor



Ground Floor

ROOM SIZES

Lounge	17'5" x 11'11"	5.3m x 3.6m*
Kitchen	10'8" x 16'5"	3.2m x 5.0m
Utility Room	10'8" x 5'6"	3.2m x 1.7m
W.C.	-	-

Master Bedroom	14'2" x 11'1"	4.3m x 3.4m*
Ensuite	-	-
Bedroom 2	9'1" x 10'10"	2.8m x 3.3m
Bedroom 3	10'8" x 8'0"	3.2m x 2.4m
Bedroom 4	10'8" x 7'0"	3.2m x 2.1m
Bathroom	-	-
Total	1,250 sq.ft.	116 sq.m.

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The BANE BERRY

3 Bed, Semi-detached

Sites: 4, 5, 6, 9, 11, 12, 15, 21 & 22

OPTIONAL GARAGE* & SUNROOM AVAILABLE

*NO GARAGE AVAILABLE AT SITES 15, 21 or 22



First Floor



Optional Ground Floor



Ground Floor

ROOM SIZES

Lounge	17'3" x 11'10"	5.3m x 3.6m*
Kitchen	11'10" x 19'2"	3.6m x 5.9m
W.C.	-	-

Master Bedroom	10'8" x 11'10"	3.2m x 3.6m
Ensuite	-	-
Bedroom 2	12'8" x 9'2"	3.9m x 2.8m
Bedroom 3	9'5" x 10'1"	2.9m x 3.1m*
Bathroom	-	-
Total	1,080 sq.ft.	100 sq.m.

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The FOXGLOVE

3 Bed, Semi-detached
Sites: 7, 8 & 14

OPTIONAL SUNROOM AVAILABLE



First Floor



Ground Floor

ROOM SIZES

Lounge	14'9" x 17'9"	4.5m x 5.4m*
Kitchen	12'8" x 19'4"	3.9m x 5.9m*
W.C.	-	-

Master Bedroom	9'2" x 14'2"	2.8m x 4.3m*
Ensuite	-	-
Bedroom 2	8'11" x 10'7"	2.7m x 3.2m
Bedroom 3	10'9" x 9'6"	3.3m x 2.9m
Bathroom	-	-
Total	1,135 sq.ft.	105.5 sq.m.

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The BURDOCK

3 Bed, Semi-detached
Sites: 16 & 17

OPTIONAL SUNROOM AVAILABLE



First Floor



Ground Floor



Optional Ground Floor

ROOM SIZES

Lounge	17'3" x 11'10"	5.3m x 3.6m*
Kitchen	11'10" x 19'2"	3.6m x 5.9m*
W.C.	-	-

Master Bedroom	10'8" x 11'10"	3.2m x 3.6m
Ensuite	-	-
Bedroom 2	12'8" x 9'2"	3.9m x 2.8m*
Bedroom 3	9'5" x 10'1"	2.9m x 3.1m*
Bathroom	-	-
Total	1,080 sq.ft.	100 sq.m.

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NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. 3D illustrations and photographs are for illustrative purpose only.

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