

# BRACKEN

MEADOWS



LISNISKY LANE, PORTADOWN

CLASSICAL DESIGN, MODERN LIVING



CONTEMPORARY BUT CLASSICALLY REFINED,  
BRACKEN MEADOWS IS A DEVELOPMENT THAT IS  
SENSITIVELY INTEGRATED WITHIN A TRANQUIL,  
LANDSCAPED SETTING



Computer generated image for illustrative purposes only and finishes may vary on site

CLASSICAL DESIGN, MODERN LIVING

BRACKEN  
MEADOWS



# EXPERIENCE THE PERFECT BALANCE OF ACCESSIBILITY AND ESCAPISM

Commanding an excellent edge of town location at Lisnisky Lane, Portadown, Bracken Meadows presents a range of classically designed homes for quality living.

The particular location of Bracken Meadows offers prospective home owners the convenience of edge of town living with a semi-rural aspect. There are excellent transport, cycle and pedestrian links to a full range of amenities and facilities including a number of local schools, sports facilities, public parks, local convenience stores, and also the popular Rushmere complex. Craigavon Hospital is literally a 2 minute walk away and commuters can also be on the M1 motorway in minutes. Yet within a few minutes walk or cycle buyers can be in a countryside environment or overlooking the picturesque Craigavon Lakes by joining the Ulster Way cycle and pedestrian link from a connection beside these wonderful homes. Buyers will be spoilt for choice at Bracken Meadows with 9 different house types arranged as generously proportioned semi detached and detached homes on spacious plots.

All homes at Bracken Meadows have been well designed to a classical theme but with modern living in mind by renowned architects Alan Patterson Design. The variety of choice, use of high quality materials and high specification of finish will leave all homeowners with a house they can feel proud to call home.



Edenvilla Park



Yellow Door



M&S Food Hall



Peatlands Park



Craigavon Lakes





BRACKEN  
MEADOWS



Nos. 34 (render version)

GROUND FLOOR



FIRST FLOOR



## The Grouse Nos. 33, 34

4 Bedroom Detached, 1550 sq ft approx



SITE LAYOUT (not to scale)

### GROUND FLOOR

Entrance Hall with WC and Cloaks		
Lounge	14'9" x 13'2"	4.55 x 4.00
Kitchen   Dining max	17'0" x 12'4"	5.18 x 3.75
Family	14'9" x 11'7"	4.54 x 3.55
Utility	6'3" x 5'6"	2.20 x 1.70

### FIRST FLOOR

Master Bedroom max	13'7" x 11'6"	4.15 x 3.55
Ensuite max	8'6" x 4'11"	2.60 x 1.50
Bedroom 2 max	17'0" x 11'0"	5.17 x 3.35
Bedroom 3	12'0" x 11'4"	3.65 x 3.47
Bedroom 4	11'0" x 8'0"	3.36 x 2.43
Bathroom	8'4" x 6'9"	2.57 x 2.15





# The Gamekeepers Lodge No. 23

4 Bedroom Detached, 1650 sq ft approx



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR			FIRST FLOOR		
Entrance Hall with WC and Cloaks			Master Bedroom max	16'1" x 11'10"	4.90 x 3.62
Lounge max	16'1" x 13'6"	4.90 x 4.14	Ensuite max	10'0" x 3'11"	3.05 x 1.20
Kitchen   Dining max	16'6" x 16'1"	5.02 x 4.90	Bedroom 2	12'9" x 9'7"	3.89 x 2.95
Family	12'8" x 11'9"	3.89 x 3.60	Bedroom 3	12'3" x 8'9"	3.74 x 2.66
Utility max	7'7" x 6'0"	2.31 x 1.82	Bedroom 4	12'9" x 9'6"	3.89 x 2.90
			Bathroom	9'2" x 7'0"	2.80 x 2.15





## The Gardeners Cottage No. 49

4 Bedroom Detached, 1650 sq ft approx



SITE LAYOUT (not to scale)

Computer generated images are for illustrative purposes only and finishes may vary on site



FIRST FLOOR



### GROUND FLOOR

Entrance Hall with WC and Cloaks		
Lounge plus bay	18'7" x 13'0"	5.69 x 3.96
Kitchen   Dining	18'7" x 13'0"	5.69 x 3.96
Family	12'0" x 9'3"	3.67 x 2.83
Utility	8'4" x 4'8"	2.54 x 1.45

### FIRST FLOOR

Master Bedroom	13'0" x 12'9"	3.98 x 3.90
Ensuite	6'6" x 5'7"	2.00 x 1.70
Dressing	5'7" x 5'0"	1.70 x 1.52
Bedroom 2	11'9" x 10'4"	3.62 x 3.15
Bedroom 3	12'0" x 9'3"	3.66 x 2.82
Bedroom 4	13'0" x 8'0"	3.96 x 2.45
Bathroom	9'8" x 8'4"	2.99 x 2.55

3D plans are not to scale and all dimensions are approximate





# The Pointer Nos. 31, 32, 35, 36, 38, 39

4 Bedroom Semi Detached, 1380 sq ft approx



SITE LAYOUT (not to scale)



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR		
Entrance Hall with WC and Cloaks		
Lounge	16'0" x 12'3"	4.85 x 3.73
Kitchen   Dining	20'4" x 10'8"	6.21 x 3.25
Family	11'2" x 5'10"	3.40 x 1.80
Utility max	7'9" x 5'11"	2.39 x 1.80

FIRST FLOOR		
Master Bedroom	12'2" x 11'7"	3.73 x 3.56
Ensuite	8'7" x 3'7"	2.64 x 1.10
Bedroom 2	12'2" x 9'10"	3.73 x 3.03
Bedroom 3	9'10" x 7'9"	3.03 x 2.39
Bedroom 4	8'3" x 7'9"	2.53 x 2.39
Bathroom max	12'2" x 7'0"	3.73 x 2.13





# The Snipe Nos. 29, 30, 54

3 Bedroom Detached, 1200 sq ft approx



SITE LAYOUT (not to scale)

Computer generated images are for illustrative purposes only and finishes may vary on site



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Entrance Hall with WC and Cloaks		
Lounge plus bay	14'7" x 14'1"	4.46 x 4.29
Kitchen   Dining   Family	24'3" x 9'10"	7.38 x 3.00
Utility max	8'11" x 5'7"	2.72 x 1.70

## FIRST FLOOR

Master Bedroom max	14'7" x 10'2"	4.47 x 3.08
Ensuite	9'4" x 3'8"	2.85 x 1.13
Bedroom 2 max	14'3" x 9'10"	4.34 x 3.00
Bedroom 3 max	9'7" x 9'3"	2.93 x 2.82
Bathroom	9'7" x 6'6"	2.95 x 1.98

Note: These plans relate to sites 29 and 54.  
Site 30 floor plans will vary slightly - see agent for details

3D plans are not to scale and all dimensions are approximate





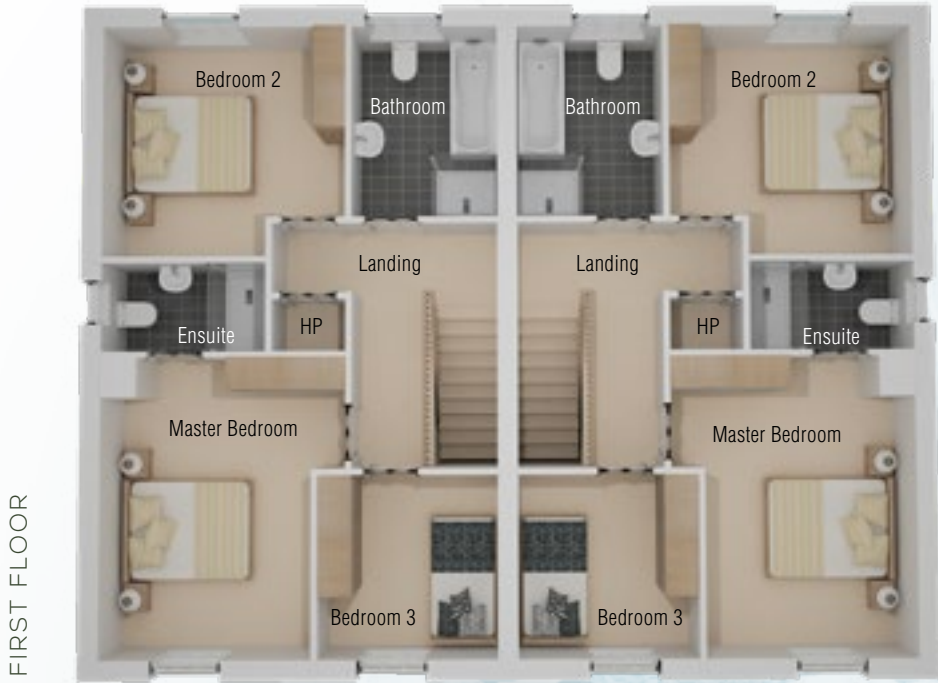
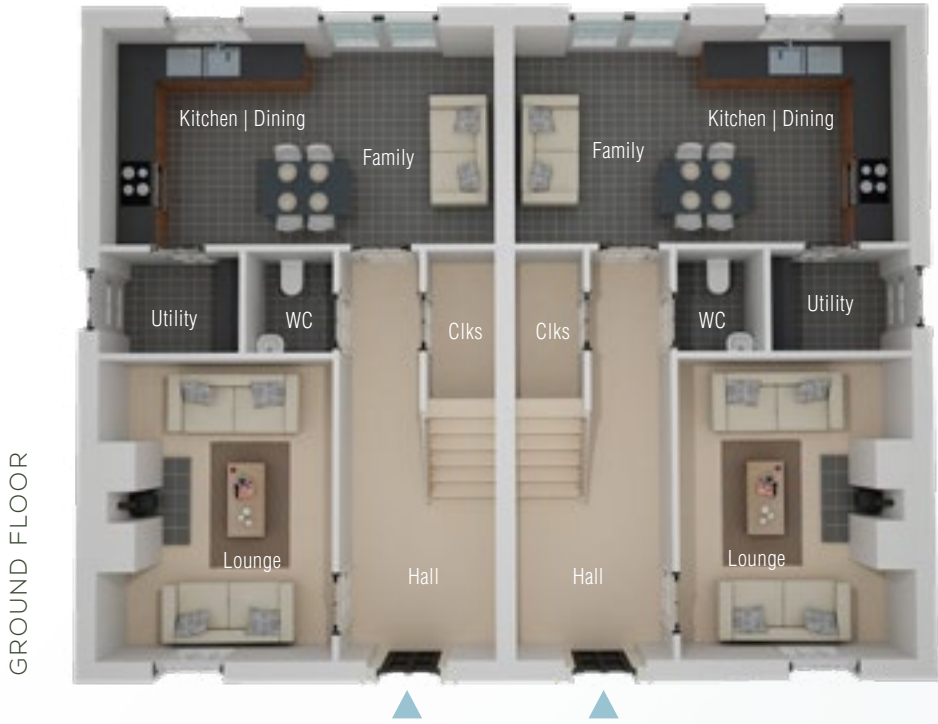
# The Woodcock Nos. 46, 47, 52, 53

3 Bedroom Semi Detached, 1160 sq ft approx



SITE LAYOUT (not to scale)

Computer generated images are for illustrative purposes only and finishes may vary on site



GROUND FLOOR		
Entrance Hall with WC and Cloaks		
Lounge	14'3" x 12'2"	4.33 x 3.70
Kitchen   Dining   Family	19'6" x 10'7"	5.93 x 3.23
Utility	7'7" x 5'1"	2.31 x 1.56

FIRST FLOOR		
Master Bedroom max	14'3" x 10'7"	4.33 x 3.25
Ensuite	8'6" x 4'0"	2.60 x 1.24
Bedroom 2	12'2" x 10'7"	3.71 x 3.23
Bedroom 3	8'8" x 8'6"	2.65 x 2.59
Bathroom	9'3" x 7'0"	2.83 x 2.13

3D plans are not to scale and all dimensions are approximate





# The Woodcock Nos. 42, 45

3 Bedroom Semi Detached, 1160 sq ft approx



SITE LAYOUT (not to scale)

Computer generated images are for illustrative purposes only and finishes may vary on site



GROUND FLOOR		FIRST FLOOR	
Entrance Hall with WC and Cloaks		Master Bedroom max	14'3" x 10'7" 4.33 x 3.25
Lounge	14'3" x 12'2" 4.33 x 3.70	Ensuite	8'6" x 4'0" 2.60 x 1.24
Kitchen   Dining   Family	19'6" x 10'7" 5.93 x 3.23	Bedroom 2 max	12'2" x 10'7" 3.71 x 3.23
Utility	7'7" x 5'1" 2.31 x 1.56	Bedroom 3	8'8" x 8'6" 2.65 x 2.59
		Bathroom	9'3" x 7'0" 2.83 x 2.13

Note: These floor plans relate to site 42. Site 45 will be a handed version of these plans

3D plans are not to scale and all dimensions are approximate





# The Burren Nos. 43, 44

3 Bedroom Semi Detached, 1260 sq ft approx



GROUND FLOOR				FIRST FLOOR			
Entrance Hall with WC and Cloaks				Master Bedroom max	11'8" x 11'8"	3.57	x 3.56
Lounge	19'0" x 13'8"	5.80	x 4.19	Ensuite	7'4" x 6'4"	2.25	x 1.95
Kitchen   Dining max	19'0" x 13'4"	5.80	x 4.07	Bedroom 2	13'8" x 10'7"	4.19	x 3.25
Utility	7'8" x 5'9"	2.35	x 1.75	Bedroom 3	10'2" x 8'1"	3.10	x 2.46
				Bathroom max	12'2" x 7'0"	3.71	x 2.15

Note: These floor plans relate to site 43. Site 44 will be a handed version of these plans





BRACKEN  
MEADOWS

# The Huntsman Nos. 41, 48 (brick version)

4 Bedroom Detached, 1360 sq ft approx



SITE LAYOUT (not to scale)

Computer generated images are for illustrative purposes only and finishes may vary on site



Nos. 37, 40 (render version)

GROUND FLOOR



FIRST FLOOR



## GROUND FLOOR

Entrance Hall with WC and Store		
Lounge plus bay	18'4" x 14'0"	5.59 x 4.26
Kitchen   Dining max	16'1" x 14'0"	4.90 x 4.26
Utility	9'2" x 6'7"	2.80 x 2.01

## FIRST FLOOR

Master Bedroom max	12'0" x 10'8"	3.66 x 3.28
Ensuite	11'7" x 4'2"	3.55 x 1.28
Bedroom 2	12'7" x 9'1"	3.84 x 2.77
Bedroom 3	11'9" x 9'2"	3.62 x 2.78
Bedroom 4 max	9'7" x 7'4"	2.95 x 2.25
Bathroom	9'2" x 6'4"	2.78 x 1.93

Note: These floor plans relate to sites 37, 40 and 41.  
Site 48 will be a handed version of these plans.

3D plans are not to scale and all dimensions are approximate





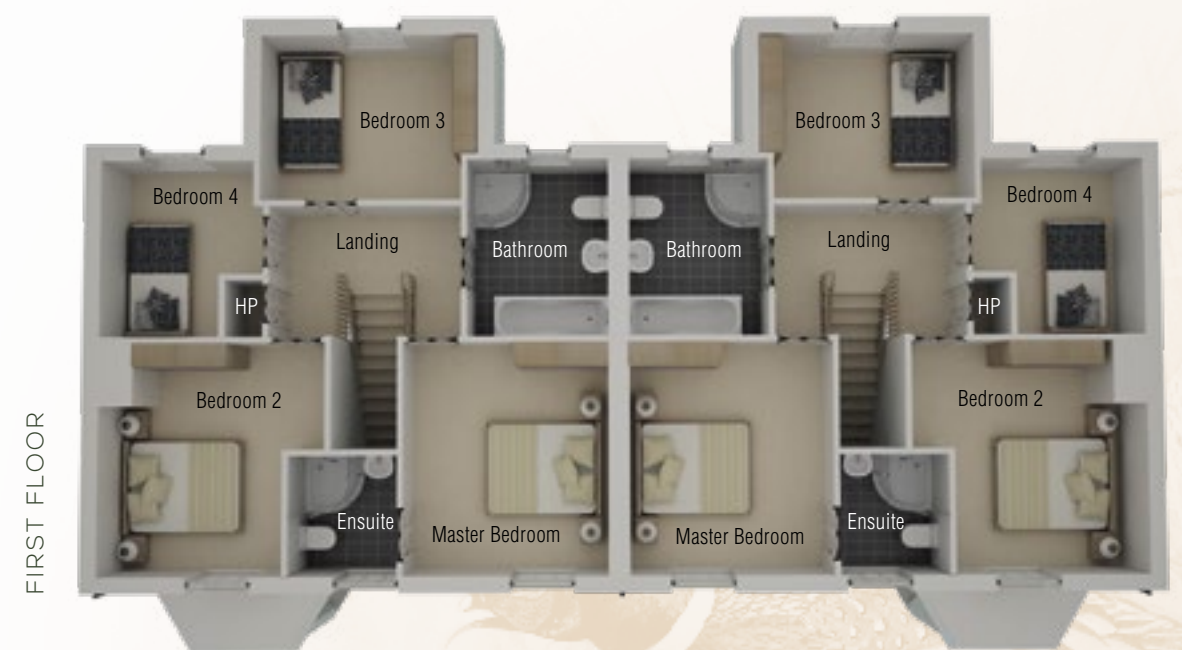
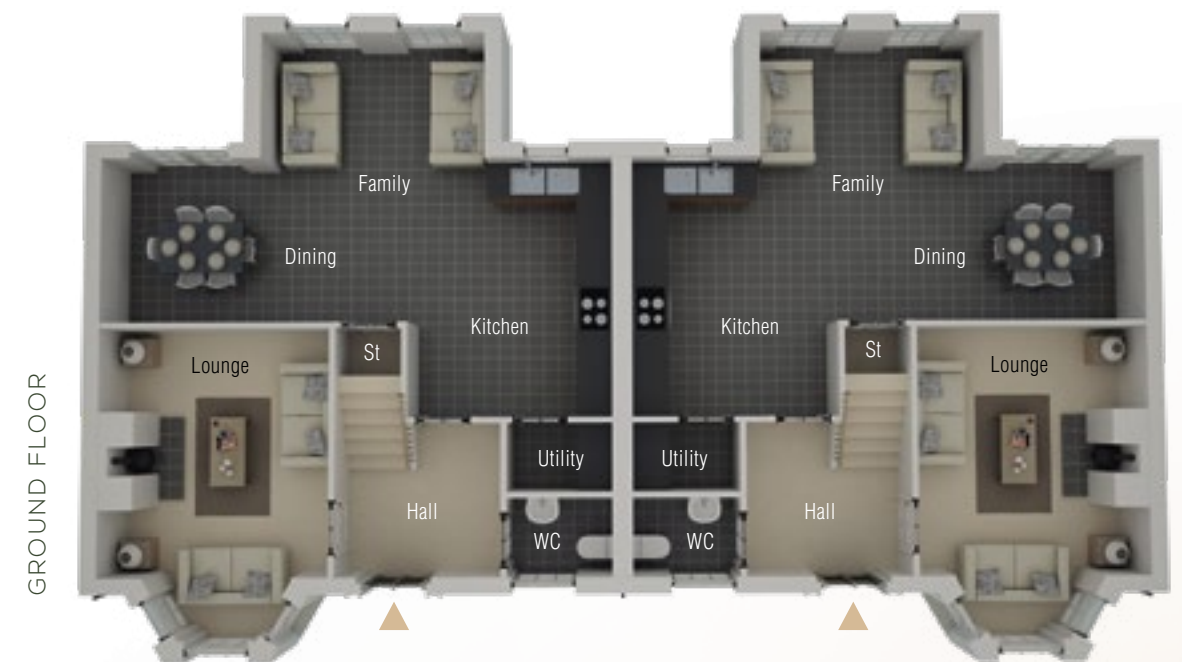
## The Partridge Nos. 24, 25, 26, 27, 50, 51

4 Bedroom Semi Detached, 1325 sq ft approx



SITE LAYOUT (not to scale)

Computer generated images are for illustrative purposes only and finishes may vary on site



### GROUND FLOOR

Entrance Hall with WC		
Lounge plus bay	16'7" x 12'0"	5.06 x 3.65
Kitchen	13'2" x 10'10"	4.02 x 3.33
Dining	16'1" x 8'7"	4.90 x 2.61
Family	11'7" x 6'7"	3.55 x 2.03
Utility	5'8" x 4'3"	1.75 x 1.30

### FIRST FLOOR

Master Bedroom max	13'4" x 11'0"	4.06 x 3.33
Ensuite	5'11" x 5'11"	1.80 x 1.80
Bedroom 2 max	12'0" x 9'7"	3.65 x 2.93
Bedroom 3 max	11'7" x 8'6"	3.55 x 2.60
Bedroom 4 max	8'8" x 8'3"	2.96 x 2.50
Bathroom	8'4" x 7'7"	2.55 x 2.33

3D plans are not to scale and all dimensions are approximate





Photographs are for illustrative purposes only

# SPECIFICATION

## TOUCHES OF QUALITY

### KITCHENS & UTILITY ROOMS

- › Bespoke kitchen with choice of luxury kitchen units, door handles and worktops
- › Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- › Recessed energy efficient LED spotlights to ceilings
- › Ceramic floor tiling to kitchen and dining areas
- › Ceramic wall tiling between kitchen units

### BATHROOMS, ENSUITES AND WC'S

- › Contemporary white sanitary ware with chrome fittings
- › Recessed energy efficient LED spotlights to ceilings
- › Ceramic floor tiling
- › Partial wall tiling to bathroom and splashbacks to ensuites and wc
- All bathrooms fitted with vanity units

### INTERNAL FEATURES

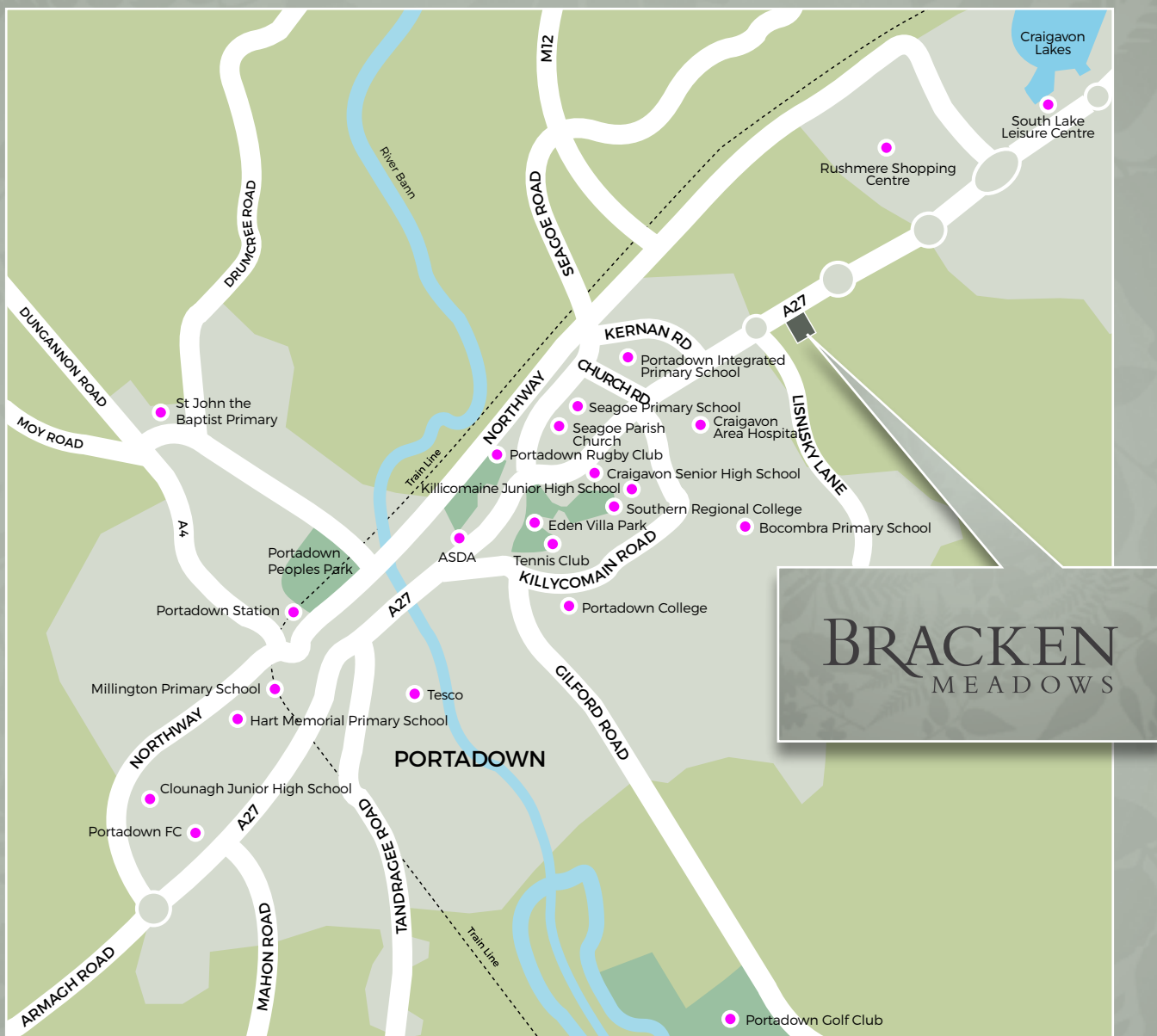
- › Carpets to stairs and landing
- › Carpets or laminate flooring to lounge and bedrooms
- › Interior painted finish to all walls, ceilings and woodwork
- › Solid wood interior doors with quality ironmongery
- › Moulded skirting and architrave
- › Wood burning stove with hearth in living room
- › Mains supply smoke and heat detectors
- › Main supply carbon monoxide detectors
- › Comprehensive range of electrical sockets, switches, TV and telephone points
- › Wired for satellite TV
- › Wired for security alarm
- › Mains gas fired central heating system with a high energy boiler
- › Pressurised water system

### EXTERNAL FEATURES

- › Beautifully designed homes by Alan Patterson Design architects
- › 10 year warranty
- › Front and rear gardens levelled and seeded
- › Bitmac driveway included as standard
- › Rear gardens to have perimeter timber fencing
- › A range of external finishes to include brick, render and stonework to complement the traditional design
- › Outside water tap
- › PVC windows with sliding sash to front
- › PVC composite door
- › Feature light to front door

A management company will be formed by the developer 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.





SELLING AGENT:

DEVELOPER:

CONTRACTOR:

**Hannath®**

028 3839 9911  
www.hannath.com



**mdk**  
Construction ltd

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

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. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

**B L O C K**  
creative property marketing