



# CHANNTRY GARDENS

STATION ROAD | GREENISLAND

A STUNNING RANGE OF 3 & 4 BEDROOM HOMES  
WITH STYLISH TURNKEY FINISH











# 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 collection of family homes offering discerning homebuyer's quality and luxury that meets the needs of a modern lifestyle.

Set in an ideal location just off Station Road, Greenisland, on the outskirts of Jordanstown, this superbly designed development offers home buyers superior quality and style with added convenience.







## STUNNING FAMILY HOMES WITH MODERN, CONTEMPORARY TURNKEY FINISH.

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



OUR SELECTION OF QUALITY TURNKEY PARTNERS  
WILL HELP YOU ADD THE FINISHING TOUCHES TO  
CREATE YOUR PERFECT NEW HOME.

With high performance double glazed windows, highly efficient gas central heating and the added luxury of a multi-fuel stove, you will be able to spend a lot more time and a lot less money enjoying the comfort of your new home.



# THE LOCATION

Located only 7 miles north-east of Belfast and 3 miles south-east of Carrickfergus, the excellent transport links including the train station approximately ½ a mile away, regular bus routes and nearby access to the M2 motor way via the Shore Road, makes this the ideal location for those wishing to escape the city life with a short commute to work each day. For those travelling further afield, George Best City Airport is located just 9 miles away with Belfast International Airport less than 20 miles.







THE AREA ALSO BOASTS AN EXCELLENT RANGE OF PRIMARY, SECONDARY AND GRAMMAR SCHOOLS WITHIN A 4 MILE RADIUS. THE UNIVERSITY OF ULSTER, JORDANSTOWN CAMPUS OFFERS HIGHER EDUCATION LEVEL OPPORTUNITIES WITHIN WALKING DISTANCE.

The Knockagh Monument, located on top of Carn Hill above the semi-rural village of Greenisland was initially erected in remembrance of the men from County Antrim who had died in the First World War. Although the foundations of the monument were laid in 1922, four years after the war had ended, it was not completed until 1936. After the Second World War (1939 - 1945), it was dedicated to those from the county who had fallen in both wars.





## ON YOUR DOORSTEP

The village of Greenisland stretches in its entirety from the foot of Carn Hill to the Shores of Belfast Lough. Local amenities include a Library, Community centre, Golf Club, Cricket Club and a number of local churches and shops. A small shopping parade in nearby Whiteabbey boasts an excellent selection of Shops & Cafe's.

Lough Shore Park provides an idyllic location for those seeking to relax by the water's edge. The attractive surroundings make it a great place for visitors to spend a few hours enjoying the views or walking the many coastal pathways. During the summer months the park hosts children's entertainment and a Viking boat race in June.









Other popular visitor attractions close by include Castle Lug and Carrickfergus castle.



# SITE MAP



## SITE MAP KEY

 The SALISBURY 4 Bed Detached	 The YORK 4 Bed Detached
 The WESTMINSTER 4 Bed Detached	 The DURHAM 3 Bed Detached
 The DERBY 3 Bed Detached	 The CHICHESTER 3 Bed Semi-detached
 The ELY 3 Bed Semi-detached	 The WINCHESTER 3 Bed Semi-detached

Open space area will be landscaped and enclosed by estate railings.

Plots with optional garages and sunroom are shown.

Site plan is to be used for illustration purposes only, is not to scale and may be subject to change.



# 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 efficient boiler

High thermal insulation and energy efficiency rating

Front and rear gardens top soiled and seeded

Tarmac driveway

Timber fencing to rear garden boundaries

Traditional masonry construction with render or brickwork

and stonework on selected plots

Lighting to front and rear doors

## Internal Features

High Quality Turnkey finish to include a choice of fully fitted kitchens  
and utility rooms

Integrated appliances, contemporary sanitary ware and a  
choice of floor coverings

Multi-fuel stove including granite hearth

Comprehensive range of electrical sockets throughout,  
including TV and telephone points

Wired for satellite point

Wired for security alarm

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 & W.C.'s

Contemporary white sanitary ware with 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 area, utility room, hall, store,  
 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, stairs and landings

A management company has been formed and each purchaser will become a shareholder. An annual fee will be payable to the management company to allow for all common areas to be maintained.

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





# THE SALISBURY

4 Bed Detached

Site: 19

Optional garage available

Optional sunroom available



## Ground Floor

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



Ground Floor

## First Floor

Master Bedroom	12'5" x 11'11"
	3.8m x 3.6m*
Ensuite	9'8" x 3'3"
	3.0m x 1.0m**
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	6'9" x 7'5"
	2.1m x 2.3m**
Total	1,355 sq.ft.
	126 sq.m.



First Floor

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

\* Maximum measurements

\*\* Approximate size

THE SALISBURY



# THE WESTMINSTER

4 Bed Detached

Sites: 33, 36, 39 & 40

Optional garage available on selected plots

Optional sunroom available



## Ground Floor

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



Ground Floor

## First Floor

Master Bedroom	9'10" x 13'4"
	3.0m x 4.1m
Ensuite	7'3" x 5'2"
	2.3m x 1.6m**
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	8'8" x 7'9"
	2.7m x 2.4m**
Total	1,375 sq.ft.
	128 sq.m.



First Floor

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THE WESTMINSTER



# THE YORK

4 Bed Detached

Sites: 3, 8, 11, 18 & 45

Optional garage available

Optional sunroom available



## Ground Floor

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



Ground Floor

## First Floor

Master Bedroom	9'10" x 13'4"
	3.0m x 4.1m
Ensuite	7'2" x 5'2"
	2.2m x 1.6m**
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	8'8" x 7'9"
	2.7m x 2.4m**
Total	1,425 sq.ft.
	132 sq.m.



First Floor

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THE YORK



# THE DURHAM

3 Bed Detached

Sites: 4, 7, 12, 15, 26 & 28

Optional garage available on selected plots

Optional sunroom available on selected plots



## Ground Floor

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



Ground Floor

## First Floor

Master Bedroom	12'5" x 10'8"
	3.8m x 3.3m*
Ensuite	5'0" x 5'0"
	1.8m x 1.8m**
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	8'5" x 8'2"
	2.6m x 2.5m**
Total	1,120 sq.ft.
	104 sq.m.



First Floor

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THE DURHAM



# THE CHICHESTER

3 Bed Semi-Detached

Sites: 5, 6, 9, 10, 13, 14, 16, 17, 20, 21, 24, 25,  
31, 32, 34, 35, 37 & 38 ( Main Image )

Sites: 42 & 44 ( Inset Image )

Optional garage & sunroom available on selected plots





Ground Floor

Lounge	17'3" x 11'10"
	5.3m x 3.6m*
Kitchen/Dining	11'10" x 19'2"
	3.6m x 5.9m



Ground Floor (opt)

Kitchen	11'10" x 16'7"
	3.6m x 4.8m*
Utility Room	8'2" x 5'6"
	2.5m x 1.7m



First Floor

First Floor

Master Bedroom	10'8" x 11'10"
	3.2m x 3.6m
Ensuite	9'1" x 3'3"
	2.8m x 1.0m**
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	6'9" x 6'9"
	2.1m x 2.1m**
Total	1,080 sq.ft.
	100 sq.m.

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\* Maximum measurements

\*\* Approximate size

THE CHICHESTER



# THE WINCHESTER

3 Bed Semi-Detached

Sites: 41 & 43

Optional sunroom available on selected plots



## Ground Floor

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



Ground Floor

## First Floor

Master Bedroom	9'2" x 14'2"
	2.8m x 4.3m*
Ensuite	9'1" x 3'3"
	2.8m x 1.0m**
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	6'9" x 8'11"
	2.1m x 2.7m**
Total	1,135 sq.ft.
	105.5 sq.m.



First Floor

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THE WINCHESTER



# THE DERBY

3 Bed Detached

Site: 27

Optional garage & sunroom available





Ground Floor

Lounge	17'3" x 11'10"
	5.3m x 3.6m*
Kitchen/Dining	11'10" x 19'2"
	3.6m x 5.9m



Ground Floor (opt)

Kitchen	11'10" x 16'7"
	3.6m x 4.8m*
Utility Room	8'2" x 5'6"
	2.5m x 1.7m



First Floor

First Floor

Master Bedroom	10'8" x 11'10"
	3.2m x 3.6m
Ensuite	9'1" x 3'3"
	2.8m x 1.0m**
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	6'9" x 6'9"
	2.1m x 2.1m**

Total	1,080 sq.ft.
	100 sq.m.

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\*\* Approximate size

THE DERBY



# THE ELY

## 3 Bed Semi-Detached

Sites: 22, 23, 29 & 30 ( Main Image )

Sites: 1 & 2 ( Inset Image )

Optional garage available

Optional sunroom available on selected plots



## Ground Floor

Lounge	14'1" x 11'8"
	4.4m x 3.5m
Kitchen	10'8" x 18'5"
	3.2m x 5.6m*



Ground Floor

## First Floor

Master Bedroom	11'8" x 10'0"
	3.6m x 3.0m
Ensuite	7'6" x 2'11"
	2.3m x 0.9m**
Bedroom 2	10'0" x 10'0"
	3.0m x 3.0m
Bedroom 3	8'2" x 9'3"
	2.5m x 2.8m*
Bathroom	7'2" x 8'2"
	2.2m x 2.5m**
Total	970 sq.ft.
	90 sq.m.



First Floor

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\* Maximum measurements

\*\* Approximate size

THE ELY



Designed for you.

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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.

Lotus Homes (UK) Limited The Factory, 184 Newry Road, Banbridge, Co. Down, BT32 3NB.