

Richmond Wood

OFF QUEENSWAY
RICHMOND COURT
LISBURN

THE PERFECT MATCH



Perched at the top of a tree-lined avenue just off the desirable Richmond Court area, Richmond Wood is nestled in a private and tranquil cul-de-sac. With inspiration drawn from Victorian architecture, no detail has been overlooked in the quest to ensure that these 24 detached homes lend themselves to easy maintenance, comfort and practical family living.

Finished to an impeccable standard, these new properties are characterised by spacious and modern interiors, with high quality fixtures and fittings throughout. The exteriors are finished to the same high specification, and each home will also have the additional benefit of private driveway parking and gardens.

With an abundance of amenities just minutes from your front door, including leading primary and secondary schools, Richmond Wood would be well suited to growing families and those wishing to lay down roots in a breath-taking home in an unbeatable location.

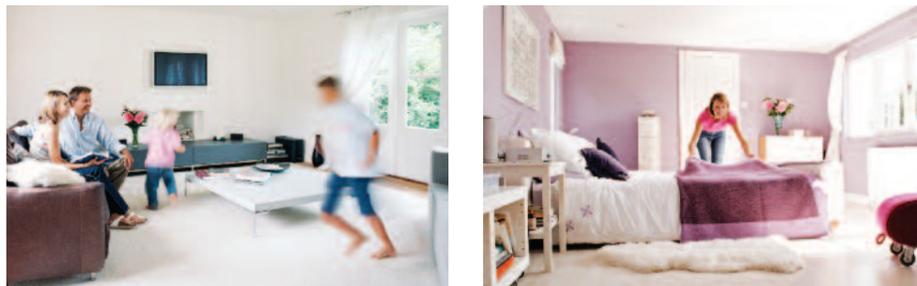
M.E. Crowe have always been associated with the hallmark of quality and these exceptional family homes with all they have to offer in the way of location, build specification and turnkey finish will have immediate appeal.

Richmond Wood



A beautiful place to call your home.

AN UNBEATABLE LOCATION

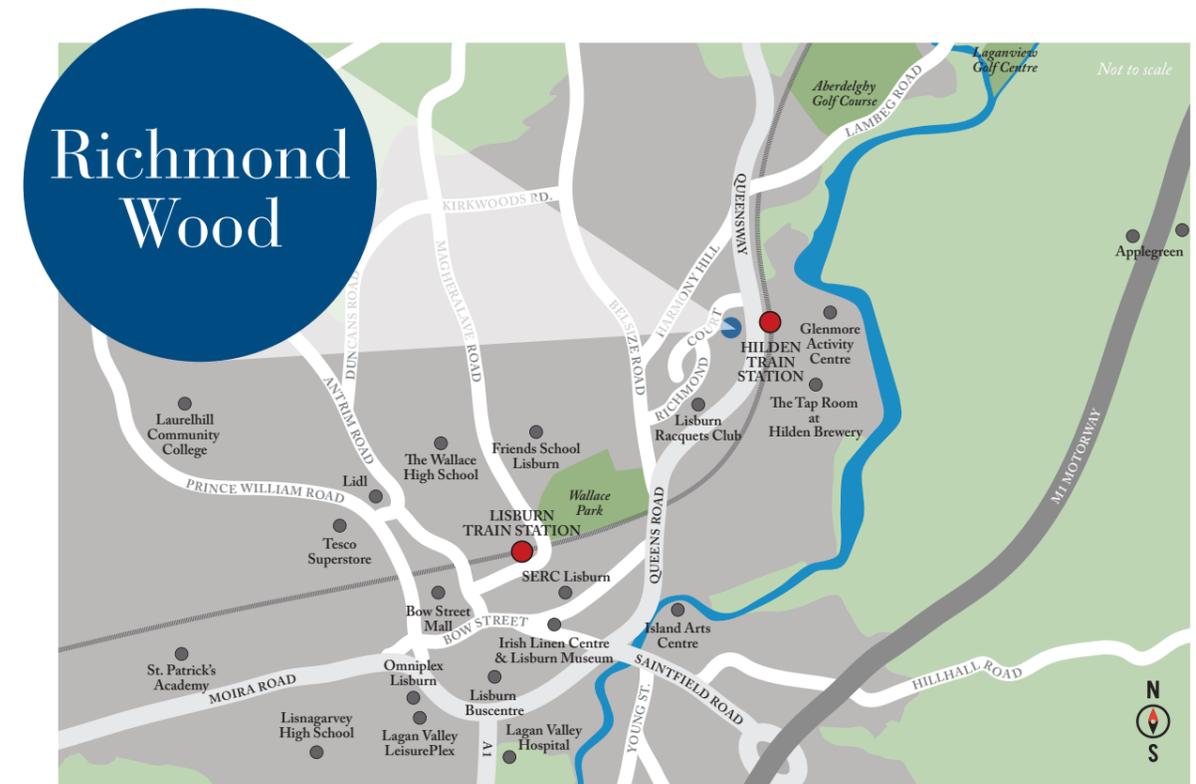


Situated on the grassy banks of the River Lagan, the city of Lisburn offers homeowners something truly special. Full of charm and with a tight-knit community feel, it's easy to see why so many people are choosing to call this place home.

Whether it's playing a round of golf at Lisburn Golf Club, taking a leisurely stroll along the scenic Lagan Towpath, or enjoying a family picnic at Wallace Park, there's no shortage of picturesque scenery and open green spaces. Lagan Valley Leisureplex and Lisburn Omniplex also offer the perfect family day out to keep the kids amused on rainy days.

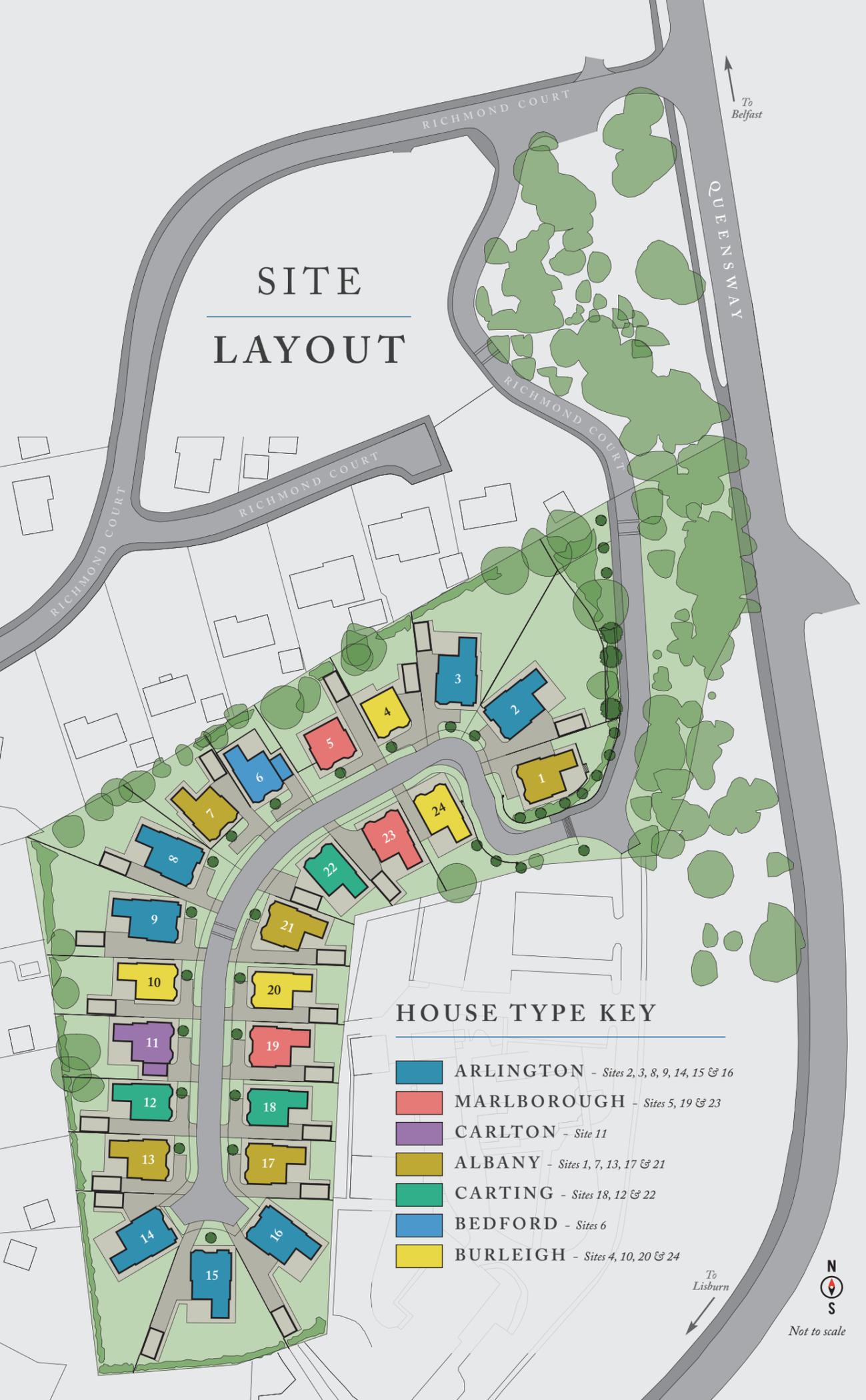
Lisburn City itself provides every amenity you could possibly need for modern family living, including a wide variety of leading schools, sports clubs, restaurants, cafés, takeaways, boutiques, convenience stores, and a library. What's more, with fantastic road links to Lisburn and Belfast City Centre, and within walking distance to Hilden Railway Station and main bus routes, Richmond Wood is perfectly located for commuters.

LOCATION MAP



TRAVELLING DISTANCES

Lisburn City Centre – 1.5 miles
Belfast City Centre – 8.1 miles
Hillsborough – 5.3 miles
Dromore – 10.4 miles
Saintfield – 10.8 miles
Moira – 11.4 miles
George Best Belfast City Airport – 12.4 miles
Belfast International Airport – 16.7 miles

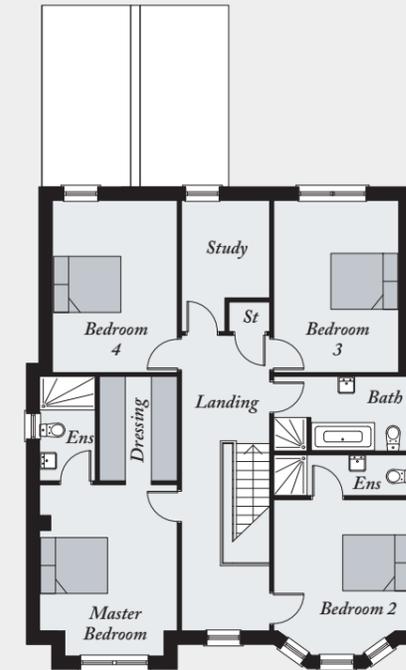
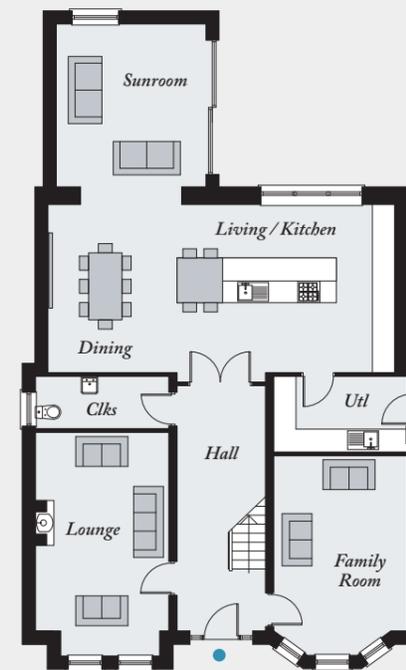


Sites; 2, 3, 8, 9, 14, 15 & 16



Floorplans below are for Sites 2, 14, 15 & 16.
The plans for Sites 3, 8 & 9 are a handed version of these plans.

ARLINGTON



Ground Floor

- Entrance Hall with separate cloakroom
- Lounge *Max* 19'6" x 11'9"
- Family Room *Max* 17'7" x 11'9"
- Living / Kitchen / Dining 30'6" x 14'10"
- Sunroom 14'4" x 13'2"
- Utility Room 11'9" x 6'7"
- Cloakroom 11'9" x 4'7"

First Floor

- Landing
- Master Bedroom *Max*. 15'1" x 12'2"
- Ensuite
- Dressing Room 9'2" x 6'10"
- Bedroom 2 *Max* 13'9" x 12'2"
- Ensuite
- Bedroom 3 15'2" x 11'0"
- Bedroom 4 15'2" x 11'0"
- Study *Max* 11'6" x 7'10"
- Bathroom 12'1" x 6'6"

Total Floor Area
2,625 sq. ft. approx

Sites; 5, 19 & 23



Computer Visual of Site 19

Site; 11



Computer Visual of Site 11

MARLBOROUGH

Ground Floor

- Entrance Hall with separate cloakroom
- Lounge *Max* 21'2" x 11'9"
- Family Room *Max* 14'3" x 11'9"
- Living / Kitchen / Dining 30'6" x 11'6"
- Sunroom 14'4" x 13'2"
- Utility Room 11'9" x 6'7"
- Cloakroom 6'5" x 3'0"

First Floor

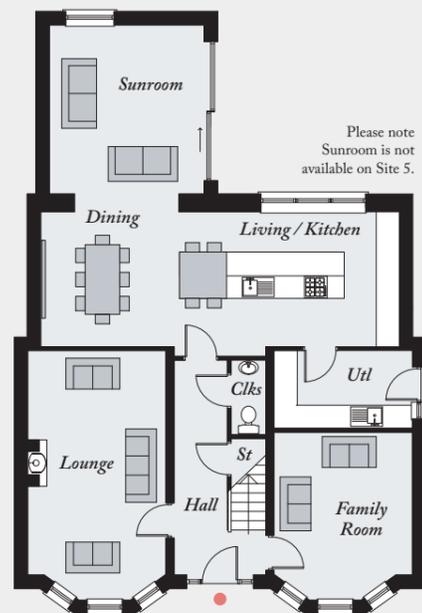
- Landing
- Master Bedroom *Max* . 17'6" x 12'2"
- Ensuite
- Bedroom 2 *Max* 13'7" x 12'2"
- Bedroom 3 11'10" x 11'0"
- Bedroom 4 11'10" x 11'0"
- Study 8'3" x 7'10"
- Bathroom 12'1" x 7'0"

Total Floor Area with Sunroom
2,210 sq. ft. approx

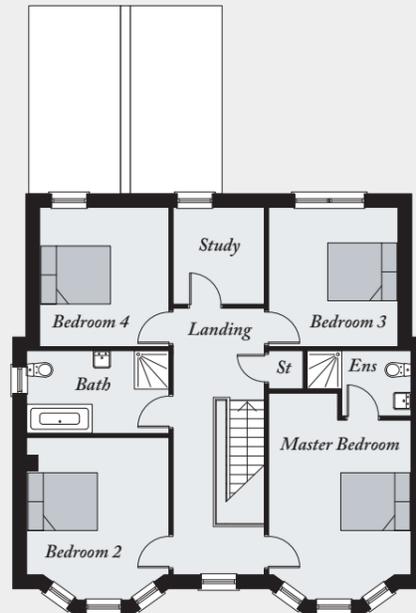
Total Floor Area without Sunroom
2,025 sq. ft. approx



Site 5 Layout - Without sunroom
Note. Site 5 does not come with a detached garage.

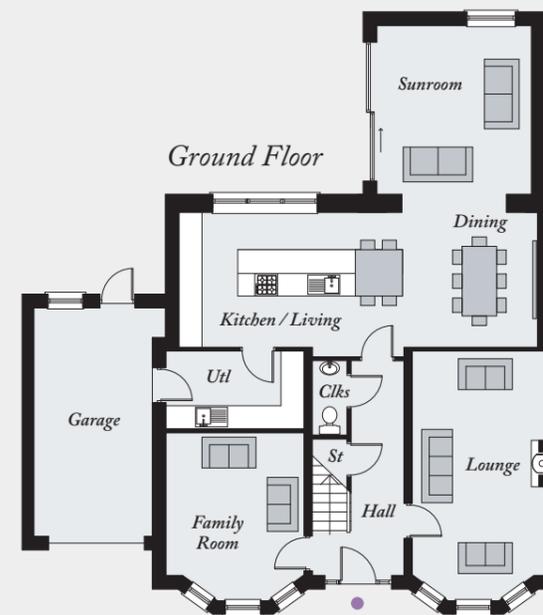


Ground Floor - Sites 19 & 23



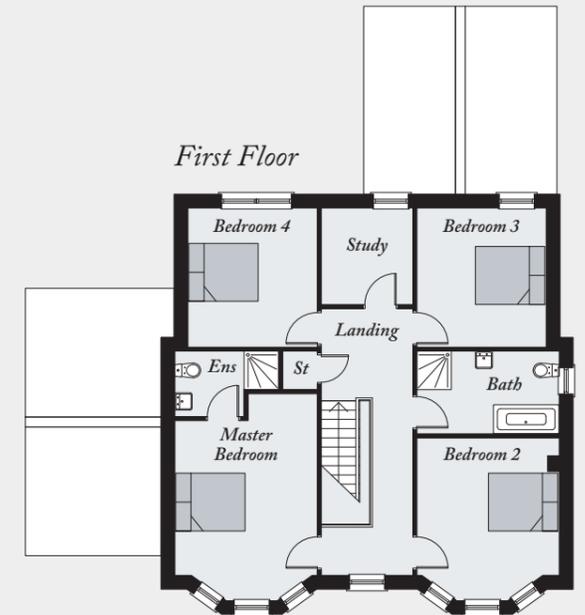
First Floor - Sites 19 & 23

CARLTON



Ground Floor

- Entrance Hall with separate cloakroom
- Lounge *Max* 21'2" x 11'9"
- Family Room *Max* 14'3" x 11'9"
- Kitchen / Living / Dining 30'6" x 11'6"
- Utility Room 11'9" x 6'7"
- Sunroom 14'4" x 13'2"
- Cloakroom 6'5" x 3'0"
- Garage 19'2" x 10'1"



First Floor

- Landing
- Master Bedroom *Max* . 17'6" x 12'2"
- Ensuite
- Bedroom 2 *Max* 13'7" x 12'2"
- Bedroom 3 11'10" x 11'0"
- Bedroom 4 11'10" x 11'0"
- Study 8'3" x 7'10"
- Bathroom 12'1" x 7'0"

Total Floor Area
2,210 sq. ft. approx
Plus 200 sq. ft. approx for Garage

Sites; 1, 7, 13, 17 & 21



Site; 6



Note. The Bedford has attic trusses for future roof-space conversion.

BEDFORD

ALBANY

Floorplans below are for Sites 1, 7, 17 & 21.
The plans for Site 13 are a handed version of these plans.
Note. Site 1 does not come with a detached garage.

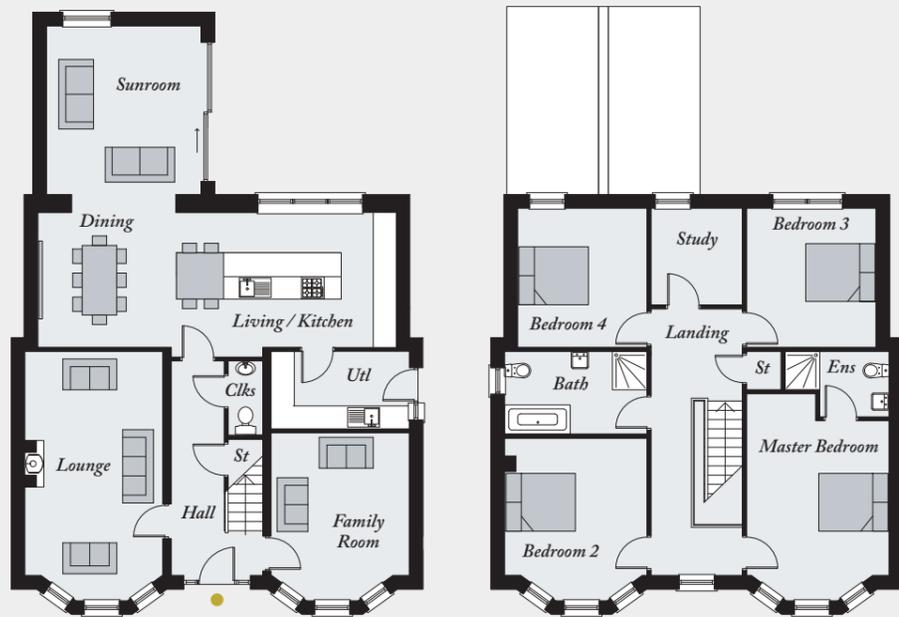
Ground Floor

- Entrance Hall
with separate cloakroom
- Lounge *Max* 21'2" x 11'9"
- Family Room *Max* 14'3" x 11'9"
- Living / Kitchen /
Dining 30'6" x 11'6"
- Sunroom 14'4" x 13'2"
- Utility Room 11'9" x 6'7"
- Cloakroom 6'5" x 3'0"

First Floor

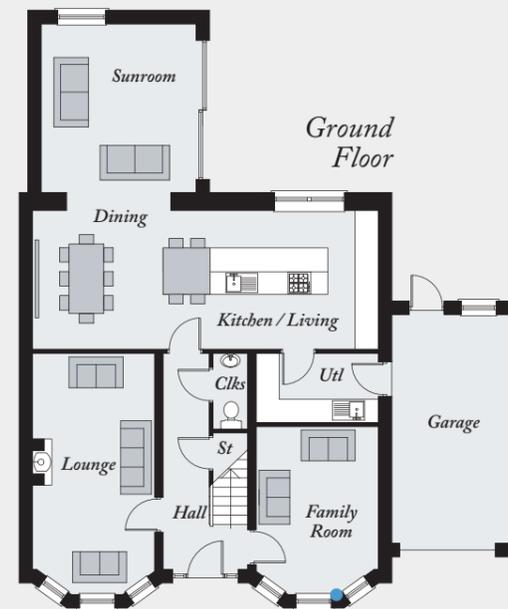
- Landing
- Master Bedroom *Max* 17'6" x 12'2"
- Ensuite
- Bedroom 2 *Max* 13'7" x 12'2"
- Bedroom 3 11'10" x 11'0"
- Bedroom 4 11'10" x 11'0"
- Study 8'3" x 7'10"
- Bathroom 12'1" x 7'0"

Total Floor Area *with Sunroom*
2,210 sq. ft. approx



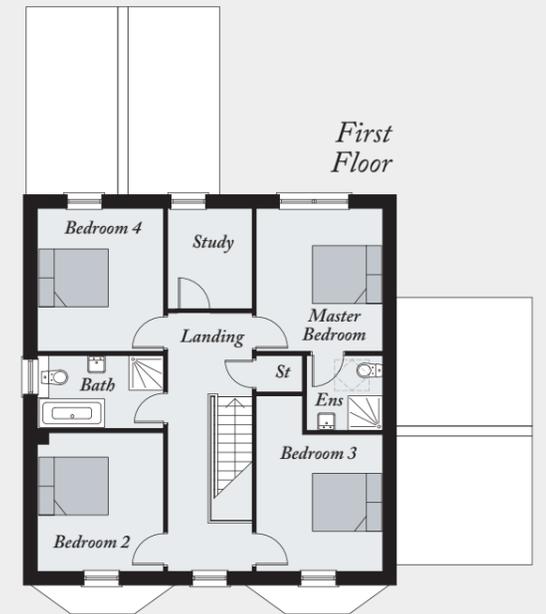
Ground Floor

First Floor



Ground Floor

- Entrance Hall
with separate cloakroom
- Lounge *Max* 20'6" x 10'5"
- Family Room *Max* 14'3" x 10'5"
- Kitchen / Living /
Dining 29'5" x 11'10"
- Sunroom 14'4" x 13'2"
- Utility Room 10'5" x 5'11"
- Cloakroom 6'5" x 3'0"
- Garage 19'2" x 10'1"



First Floor

- Landing
- Master Bedroom 12'2" x 10'9"
- Ensuite
- Bedroom 2 11'10" x 10'9"
- Bedroom 3 *Max* 14'11" x 10'9"
- Bedroom 4 12'2" x 10'9"
- Study 8'6" x 7'2"
- Bathroom 10'9" x 6'2"

Total Floor Area
2,020 sq. ft. approx
Plus 200 sq. ft. approx for Garage

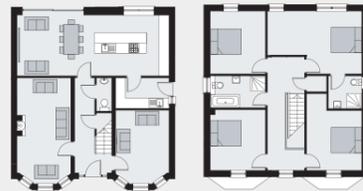
Sites; 4, 10, 20 & 24



Computer Visual of Site 20

BURLEIGH

Site 4 Layout
Without sunroom



Ground Floor

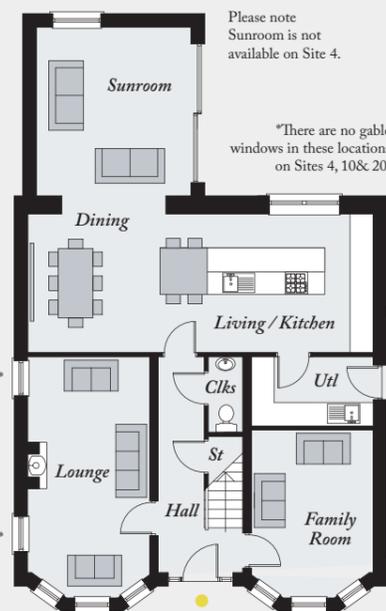
- Entrance Hall
with separate cloakroom
- Lounge *Max* 20'6" x 10'5"
- Family Room *Max* 14'3" x 10'5"
- Living / Kitchen /
Dining 29'5" x 11'10"
- Sunroom 14'4" x 13'2"
- Utility Room 10'5" x 5'11"
- Cloakroom 6'5" x 3'0"

First Floor

- Landing
- Master Bedroom 12'2" x 10'9"
- Ensuite
- Bedroom 2 11'10" x 10'9"
- Bedroom 3 *Max* 14'11" x 10'9"
- Bedroom 4 12'2" x 10'9"
- Study 8'6" x 7'2"
- Bathroom 10'9" x 6'2"

Total Floor Area with Sunroom
2,020 sq. ft. approx

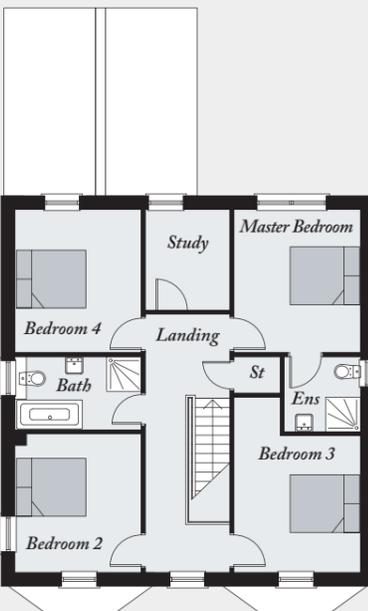
Total Floor Area without Sunroom
1,835 sq. ft. approx



Ground Floor - Sites 20 & 24

Please note
Sunroom is not
available on Site 4.

*There are no gable
windows in these locations
on Sites 4, 10& 20.



First Floor - Sites 20 & 24

The plans for Site 10 are a banded version of these plans.
Note. Site 24 does not come with a detached garage.
Note. The Burleigh has attic trusses for future roof-space conversion.

Sites; 12, 18 & 22



Computer Visual of Site 10

CARTING

Note. The Carting has attic trusses for future roof-space conversion.
Note. The plans for Site 12 are a banded version of these plans.

Ground Floor

- Entrance Hall
with separate cloakroom
- Lounge *Max* 20'6" x 10'5"
- Family Room *Max* 14'3" x 10'5"
- Living / Kitchen /
Dining 29'5" x 11'10"
- Sunroom 14'4" x 13'2"
- Utility Room 10'5" x 5'11"
- Cloakroom 6'5" x 3'0"

First Floor

- Landing
- Master Bedroom 12'2" x 10'9"
- Ensuite
- Bedroom 2 11'10" x 10'9"
- Bedroom 3 *Max* 14'11" x 10'9"
- Bedroom 4 12'2" x 10'9"
- Study 8'6" x 7'2"
- Bathroom 10'9" x 6'2"

Total Floor Area with Sunroom
2,020 sq. ft. approx



Ground Floor - Sites 18 & 22



First Floor - Sites 18 & 22

SPECIFICATION

KITCHEN / UTILITY

- High quality units with choice of doors, stone worktops and handles
- Built in appliances to include hob, oven, extractor fan, dishwasher and fridge freezer
- Utility Room – high quality units with choice of doors, worktops and handles

FLOORING

- Floor tiling to Entrance Hall, Kitchen, Dining, Snug, Sunroom (where applicable), Utility Room and Cloakroom
- Floor tiling to Bathroom and Ensuites
- Part wall tiling to Bathroom and Ensuites
- Choice of high quality carpet and underlay to Lounge, Family Room, Stairs, Landing, Study & Bedrooms

BATHROOMS AND ENSUITES

- Contemporary white sanitary ware with chrome fittings.
- Vanity units to Bathrooms and Ensuites
- Chrome towel radiators to Bathrooms and Ensuites
- Demisting illuminated mirror with integrated shaver / electric toothbrush socket to Bathrooms and Ensuites.
- Showers to Bathrooms and Ensuites with low profile trays, contemporary glass panel / doors and drench head shower fitting with separate handheld shower head
- Fitted bath with chrome bath filler and handheld shower head

HEATING

- Under floor heating to Ground Floor
- Radiators to First Floor
- Energy efficient gas fired central heating and boiler
- Pressurised hot water system

ELECTRICAL AND HOME NETWORK SPECIFICATION

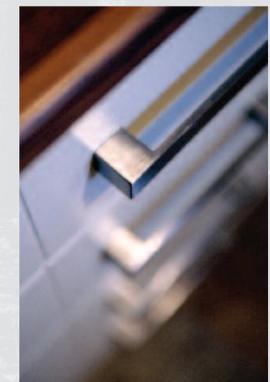
- Comprehensive range of white slimline switches and sockets - Selected sockets with integrated USB ports
- Energy efficient LED down lighters to Entrance Hall, Lounge, Kitchen, Dining, Snug, Sunroom (where applicable), Utility Room and Cloakroom, Landing, Master Bedroom, Bathroom and Ensuite with ceiling pendants elsewhere
- SKY TV points to Lounge and Sunroom or Snug, TV points in Living Rooms and all Bedrooms
- Data points to main Living Areas and Master Bedroom, wired back to central location
- Fibre-optic broadband available
- Security alarm including keypad and PIR sensors
- Mains operated smoke, heat and carbon monoxide detectors to current regulations

INTERNAL FEATURES

- Wood burning stove and hearth to Lounge
- Solid concrete floors to the Ground and First Floors
- Approximately 9 ft high ceilings to Ground Floor
- Engineered solid internal doors
- Moulded painted skirtings and architraves
- High quality modern ironmongery throughout
- Painted internal walls in one colour throughout and white ceilings
- Access hatch and lighting to Roof-Space / Attic
- Attic trusses to the Carting, Bedford, Burleigh and Brompton house types for future Roof-Space conversion
- Dressing Room and Wardrobe areas to be fitted out by client
- Overall B Energy Rating achieved by excellent levels of floor, wall and roof space insulation

EXTERNAL FINISHES

- Traditional cavity wall construction
- Brick or painted smooth / roughcast render finish to external walls
- Traditional style roof finishes
- Sliding sash PVC windows to front elevation in a white woodgrain finish
- Feature aluminium sliding glass door to sun lounge or snug
- Composite front entrance door with hardwood effect finish, enhanced security and excellent thermal performance
- Deep front eaves
- Tarmac private driveway
- Paved patio area and paths
- Front and rear gardens sown in grass seed and landscaped where applicable
- Fencing to side and rear boundaries
- External lighting to front and rear doors with future lighting supply left for front and rear garden areas
- Automated and remotely operated roller door to garages where applicable
- Outside water tap
- NHBC 10 year warranty



The images opposite reflect the style of finish at Richmond Wood and are used for illustrative purposes.





Finished to
an impeccable
standard



Comfortable
and practical
family living



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