



# Ferrard *Meadow* ANTRIM

FINAL PHASE

MODERN, TURNKEY HOMES.



# FINAL PHASE



# THE IDEAL LOCATION WITH STYLE & FINISH

A delightful combination of exceptional 2 bedroom quads, 3 bedroom 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 the Ballymena Road on the outskirts of Antrim, with close proximity to The Junction Retail and Leisure Park, this unique, 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.

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.







# LOCATION

Located only 18 miles from Belfast, the excellent transport links including the train station, bus station and nearby access to the M2 motorway, make 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 Belfast International Airport is located just 5 miles away and George Best City Airport, 20 miles. The area also boasts a good range of primary, secondary and grammar schools.

From places of historic interest to sporting facilities Antrim has plenty to offer. The former seat of the Skeffington family, Viscounts Massereene and Ferrard, Antim Castle occupied its imposing setting on the banks of the Sixmilewater River since 1610. While the castle itself was destroyed by fire in 1922 its gardens remain. Antrim Castle Gardens feature a network of formal and informal visitor experiences, the historic parkland boasts a number of restored, new and ornamental gardens. There are also many community arts facilities based around Clotworthy House.

Established in 1895, Massereene Golf Club offers a challenging and picturesque 18 hole parkland course. With panoramic views over Lough Neagh, it is suitable for golfers of all levels of skill and experience. When it comes to time to relax you can enjoy a quiet drink or take advantage of the delightful restaurant located within the clubhouse.



# Site Map



## Site Map Key



**The BRYONY:**  
3 Bed, Detached



**The BANE BERRY:**  
3 Bed, Townhouse



**The SORREL:**  
2 Bed, Apartments



**The FOXGLOVE:**  
3 Bed, End Townhouse

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.

NOTE: Driveways will be as shown unless optional garage selected, in which case, the driveway will extend up to the garage.





# ON YOUR DOORSTEP

Set to become the largest shopping and leisure destination in Northern Ireland, The Junction will bring together opportunities to explore, shop, eat and drink all within a completely revitalised landscape. The plans for redevelopment will see new shops, cafes, restaurants and a cinema form part of the vibrant new retail and leisure complex.





# 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 coloured render or brickwork
- Feature light to front and rear doors

## Internal Features

- 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
- Painted doors with chrome ironmongery
- Painted 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 if utility option selected)  
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, 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 landing

A management company has been 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](http://www.co-ownership.org)

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

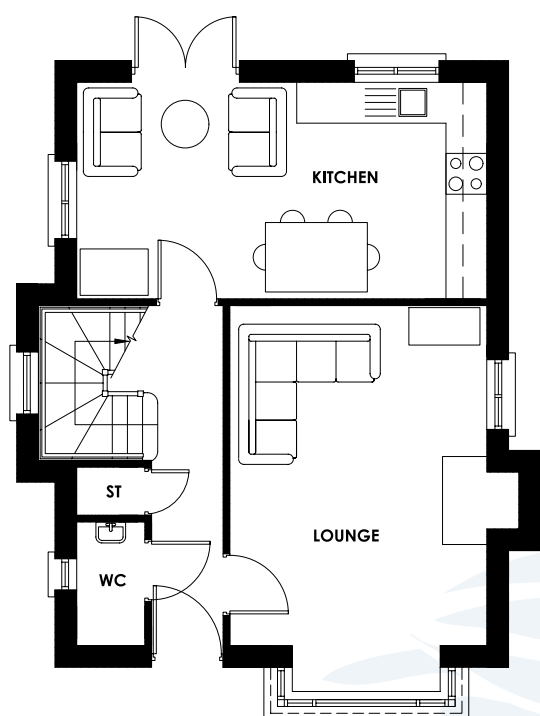




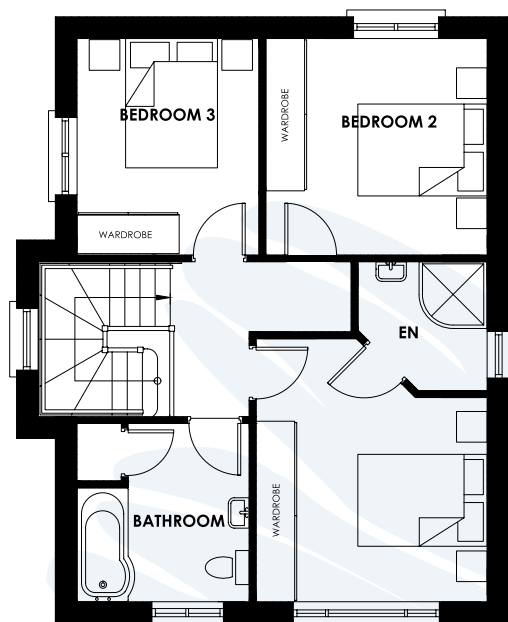
# The BRYONY

3 Bed, Detached

Site: 1



Ground Floor



First Floor

## ROOM SIZES

Lounge	18'6" x 12'3"	5.6m x 3.7m*
Kitchen/Dining	10'3" x 19'7"	3.1m x 6.0m
W.C.	5'0" x 3'3"	1.8m x 1.0m

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.



# The BANEBERRY

3 Bed, Townhouse

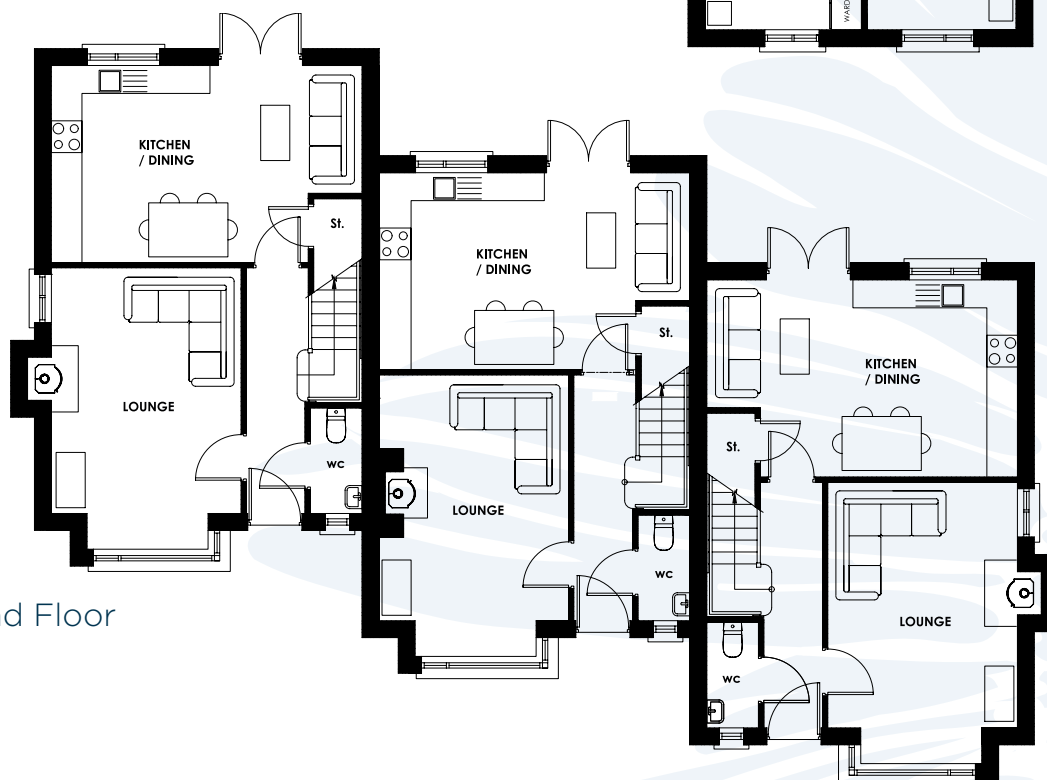
Sites: 2, 3 & 4 - Main Image

Sites 7 & 8 - Inset Image





First 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.	3'0" x 5'11"	0.9m x 1.8m

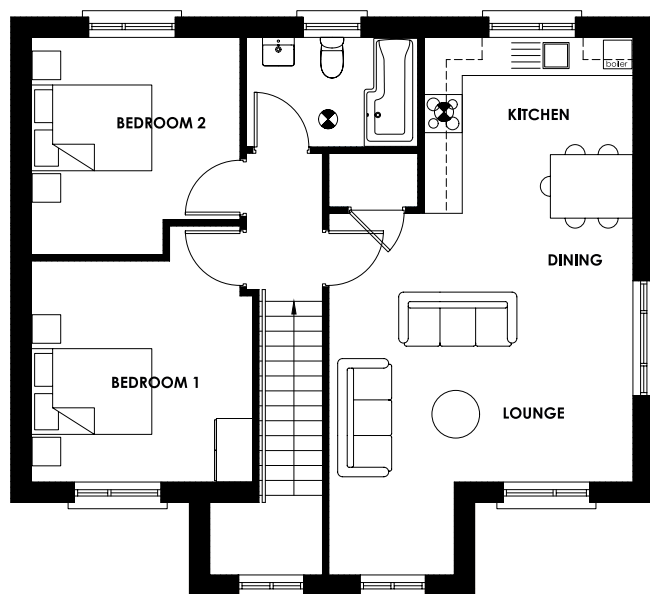
Master Bedroom	10'8" x 11'10"	3.2m x 3.6m
Ensuite	9'1" x 3'3"	2.8m x 1.0m
Bedroom 2	12'8" x 9'2"	3.9m x 2.8m
Bedroom 3	9'5" x 10'1"	2.9m x 3.1m*
Bathroom	6'9" x 6'9"	2.1m x 2.1m
Total	1,080 sq.ft.	100 sq.m.



# The SORREL

3 Bed, Apartments

Sites: 5 & 6



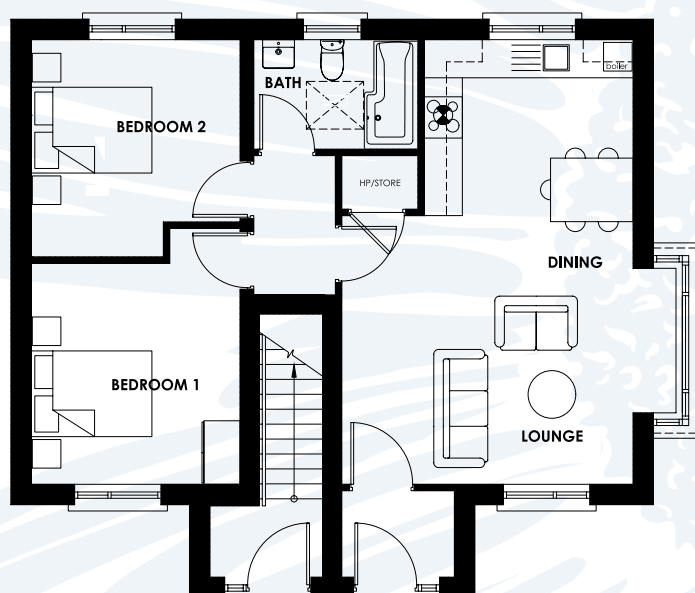
First Floor  
Apartment

### ROOM SIZES

Lounge	18'8" x 15'8"	5.7m x 4.7m*
Kitchen	10'5" x 9'0"	3.2m x 2.7m
Bedroom 1	13'1" x 11'1"	4.0m x 3.4m
Bedroom 2	11'1" x 10'5"	3.4m x 3.2m
Bathroom	8'2" x 5'6"	2.5m x 1.7m
Total	775 sq.ft.	72 sq.m.

### ROOM SIZES

Lounge	17'0" x 13'9"	5.2m x 4.2m*
Kitchen	10'5" x 9'0"	3.2m x 2.7m
Bedroom 1	13'1" x 10'5"	4.0m x 3.2m
Bedroom 2	11'1" x 10'5"	3.4m x 3.2m
Bathroom	8'2" x 5'6"	2.5m x 1.7m
Total	700 sq.ft.	65 sq.m.



Ground Floor  
Apartment

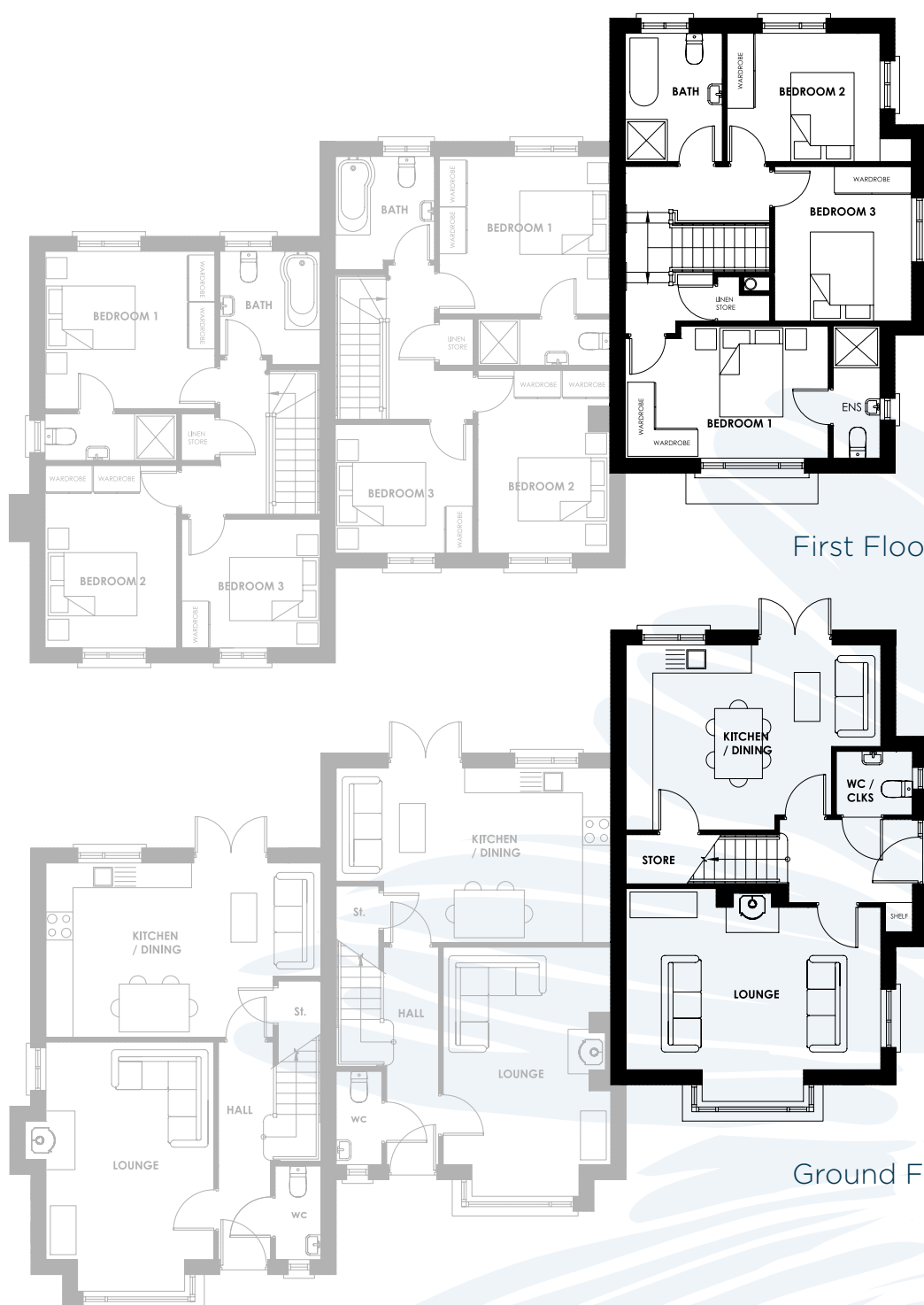




# The FOXGLOVE

3 Bed, End Townhouse

Site: 9



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.	5'2" x 4'6"	1.6m x 1.4m*

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.



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To find out more or to arrange an appointment please contact the agents above.  
Follow us on [facebook.com/lotushomesuk](https://facebook.com/lotushomesuk) for the latest news, releases and upcoming developments.

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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