



FERRARD GREEN

ANTRIM

LUXURIOUS, COMFORTABLE &
SPACIOUS FAMILY HOMES WITH
MODERN TURNKEY FINISH.



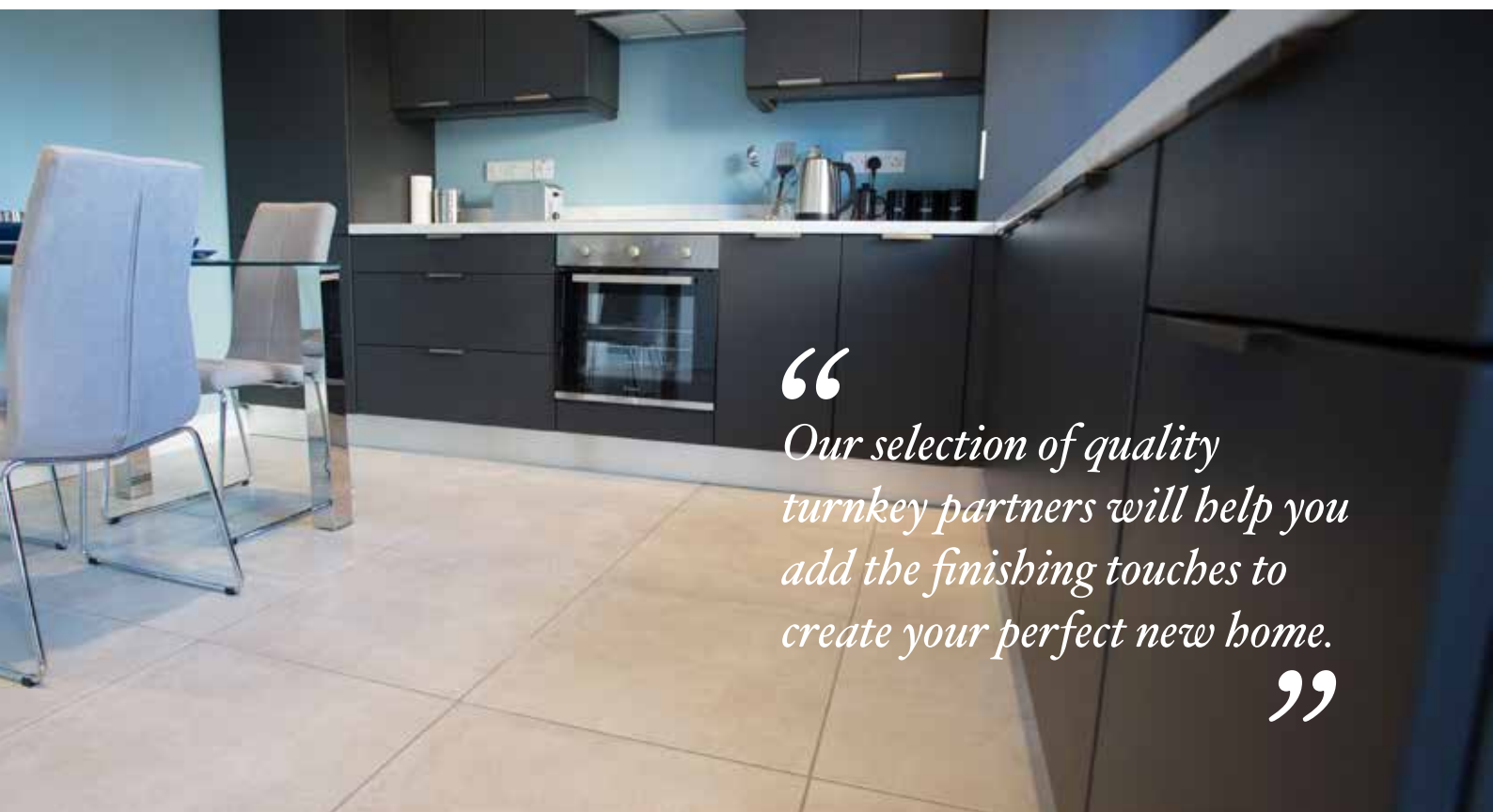


Contemporary styling for modern living.

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.





“
Our selection of quality
turnkey partners will help you
add the finishing touches to
create your perfect new home.
”

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.





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

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 NICHIA 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.



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

ANTRIM CASTLE GARDENS & CLOTWORTHY HOUSE

OPENING HOURS

Monday, Wednesday & Friday 9.30am - 5.00pm

Tuesday & Thursday 9.30am - 9.30pm

Saturday & Sunday 10.00am - 5.00pm

Closed 1 January, 12 July, 25 and 26 December
(Coffee Shop opening times may vary)

MAIN ENTRANCE GATES
CLOSE AT 10PM DAILY

Telephone enquiries 028 9448 1338
(Out of hours emergency contact 01249 823143)



Site Map



FERRARD GREEN

ANTRIM

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.

Site Map Key



The CLOVER:
2 Bed, Quad



The BRAMBLE:
2 Bed, Quad



The FOXGLOVE:
3 Bed, Semi-detached



The HOLLY:
3 Bed, Semi-detached



The BRYONY:
3 Bed, Detached



The BANEERRY:
3 Bed, Semi-detached



The BLUEBELL:
3 Bed, Semi-detached





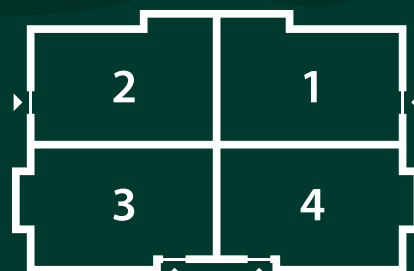


The CLOVER & The BRAMBLE

2 Bed, Quad

The Clover Sites: 1 & 2 (Inset Image)

The Bramble Sites: 3 & 4 (Main Image)



Ground Floor



First Floor



THE CLOVER ROOM SIZES

Open Plan Kitchen / Dining

& Lounge 25'11" x 18'0" 7.9m x 5.5m*

W.C. 5'7" x 2'11" 1.7m x 0.9m

Master Bedroom 18'0" x 9'6" 5.5m x 2.9m*

Bedroom 2 12'1" x 10'6" 3.7m x 3.2m

Bathroom 8'6" x 5'7" 2.6m x 1.7m

Total 860 sq.ft. 80 sq.m.

Ground Floor



First Floor



THE BRAMBLE ROOM SIZES

Open Plan Kitchen / Dining

& Lounge 20'0" x 16'9" 6.1m x 5.1m*

W.C. 5'7" x 2'11" 1.7m x 0.9m

Master Bedroom 11'9" x 9'6" 3.6m x 2.9m*

Bedroom 2 12'5" x 8'6" 3.8m x 2.6m

Bathroom 6'10" x 9'6" 2.1m x 2.9m*

Total 860 sq.ft. 80 sq.m.

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

* Maximum measurements

The CLOVER & BRAMBLE



The BRYONY

3 Bed, Detached

Sites: 7, 26, 31, 42 & 45

OPTIONAL SUNROOM & GARAGE



Ground Floor



First 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.	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.

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* Maximum measurements



The BANEBERRY

3 Bed, Semi-detached

Sites: 10, 11, 14, 15, 22, 23, 34, 35, 38, 39, 43 & 44 (Main Image)

Sites: 6, 17, 20, 27 & 30 (Inset Image)

OPTIONAL SUNROOM AND GARAGE ON SELECTED PLOTS



Ground Floor



First 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.	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.

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** Optional Utility room at additional cost.

The BANE BERRY



The FOXGLOVE

3 Bed, Semi-detached

Sites: 5, 16, 21, 28 & 29

OPTIONAL SUNROOM ON SELECTED PLOTS



Ground Floor



First 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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The BLUEBELL

3 Bed, Semi-detached

Sites: 8, 9, 12, 13, 18, 19, 24, 25, 32, 33, 36, 37, 40 & 41

OPTIONAL SUNROOM AVAILABLE OPTIONAL GARAGE ON SELECTED PLOTS



Ground Floor



First Floor

ROOM SIZES

Lounge	14'1" x 11'8"	4.4m x 3.5m
Kitchen	10'8" x 18'5"	3.2m x 5.6m
W.C.	6'3" x 2'11"	1.9m x 0.9m

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	8'2" x 7'2"	2.5m x 2.2m*
Total	970 sq.ft.	90 sq.m.

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The Holly

3 Bed, Semi-detached

Sites: 8, 9, 12 & 13

OPTIONAL SUNROOM AVAILABLE & OPTIONAL GARAGE ON SELECTED PLOTS



Ground Floor



First Floor

ROOM SIZES

Lounge	15'1" x 11'6"	4.6m x 3.5m
Kitchen	19'4" x 12'2"	5.9m x 3.7m*
W.C.	7'7" x 3'4"	2.3m x 1.0m

Master Bedroom	12'0" x 11'0"	3.6m x 3.3m
Ensuite	9'2" x 3'4"	2.8m x 1.0m
Bedroom 2	13'0" x 9'2"	3.9m x 2.8m
Bedroom 3	10'6" x 9'11"	3.2m x 3.0m*
Bathroom	8'10" x 6'11"	2.7m x 2.1m*
Total	1095 sq.ft.	101 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 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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