



AN EXQUISITE DEVELOPMENT OF FAMILY HOMES

LURGAN | CO. ARMAGH

Exquisite *New* *Homes* For Hunter's Lodge, Lurgan

We are delighted to introduce a further collection of luxurious family homes at Hunter's Lodge, the sought after development just off Lough Road, Lurgan.

The new homes are rich in traditional detail and have a finely crafted specification of the utmost quality. Additionally, the tastefully landscaped setting, with its aura of privacy and exclusivity, means that Hunter's Lodge has everything to delight today's most discerning purchasers.

These exceptional new properties are a superb addition to what is already one of the best addresses in the area.



Located For *Leisure, Pleasure And Connections*

8

The location of Hunter's Lodge brings together a wealth of opportunities for enjoying life, travel and accessing daily essentials. Lurgan town centre is about five minutes by car, where the pleasant tree-lined High Street offers a comprehensive range of shops and services, healthcare, schools and places to eat. The M1 motorway, junction 10, is less than a mile away, providing access to Belfast and the airport.

OUTDOOR & LEISURE	
1.	BROWNLOW HOUSE
2.	CITY PARK
3.	CRAIGAVON BALANCING LAKES
4.	LURGAN GOLF CLUB
5.	LURGAN PARK
6.	SILVERWOOD GOLF COURSE
7.	TANNAGHMORE GARDENS
SHOPPING	
8.	CARN INDUSTRIAL ESTATE
9.	M&S
10.	PORTADOWN ROAD INDUSTRIAL ESTATE
11.	RUSHMORE SHOPPING CENTRE
12.	SILVERWOOD INDUSTRIAL ESTATE
13.	TESCO (CRAIGAVON)
14.	TESCO (LURGAN)
EDUCATION	
15.	BROWNLOW INTEGRATED COLLEGE
16.	LURGAN COLLEGE
17.	ST. MICHAELS GRAMMAR SCHOOL
MISCELLANEOUS	
18.	CRAIGAVON AREA HOSPITAL
19.	LURGAN HOSPITAL
20.	LURGAN TRAIN STATION





Lurgan Park overlooking Brownlow House

Recreation And Exploration

Lurgan and its surroundings are ideal for indulging in everything outdoor life has to offer. Craigavon Golf & Ski Centre, and Lurgan Golf Club are just two local venues for sport and sociability. Also nearby, you'll find clubs for rugby, football and hockey. Lurgan Park, at 250 acres the largest urban park in Northern Ireland, is a stunning mix of woodland, walks and lake; and is something of a hidden gem within the town.

A little further away, and a little wilder, is Lough Neagh, whose shimmering vastness includes a multitude of leisure activities, such as fishing, sailing from Kinnego Marina, discovering wildlife at Oxford Island Nature Reserve, or testing your mettle at the Watersports Centre. All around the lough are numerous scenic spots to walk, cycle, picnic or soak up the unspoilt tranquillity. It's a magical place.

HUNTERS LODGE | ANNESBOROUGH ROAD



Golf at one of the many local courses



Classic car show at Lurgan Park

In The *Finest* Tradition

Classic elegance is the key feature of the homes at Hunter's Lodge. To complement the exteriors of brick or stone, we have included many traditional elements such as gables, porches, panelled front doors and sash windows.

Each home has the all-essential spacious kitchen/dining area with garden access, and en suite facilities to the principal bedroom. Hunter's Lodge is the perfect place to enjoy luxurious, contemporary family life in beautiful surroundings.

ANNESBOROUGH ROAD

HUNTERS LODGE



Site Plan

The Squires

4 BEDROOM DETACHED
Plots: 31, 37, 44, & 52

The Bailey

4 BEDROOM DETACHED
Plots: 34, 36, 35, 43 & 57

The Dalmeny

4 BEDROOM DETACHED
Plots: 32, 33, 39, 42, 47, 48,
51, 58 & 59

The Steading

3 BEDROOM SEMI-DETACHED
Plots: 40, 41, 45, 46, 49, 50,
53, 54, 55 & 56

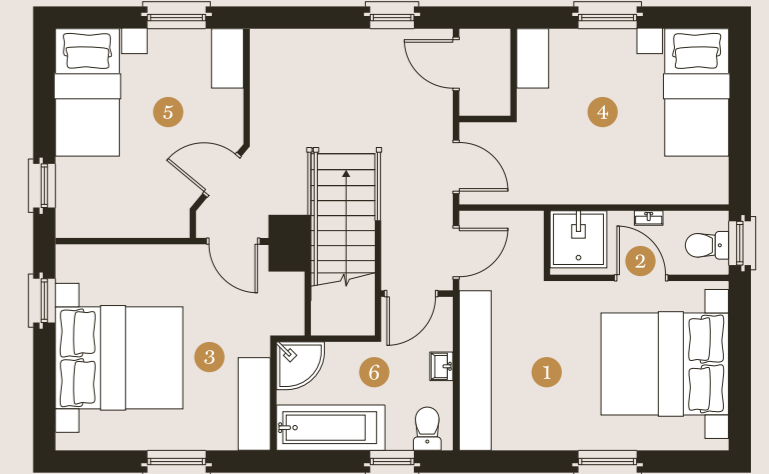
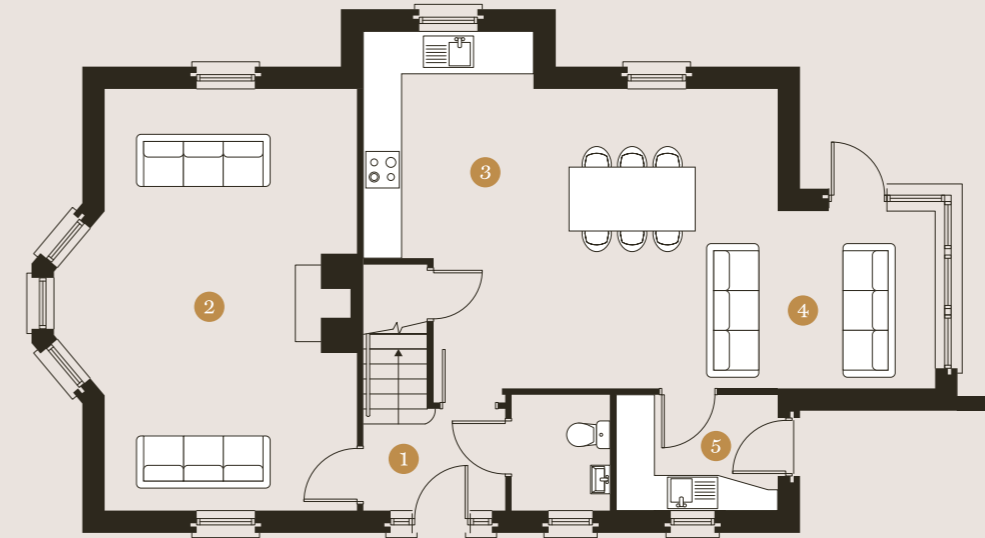


CGI image of The Squire's exterior | illustration purposes only

The Squires

4 BEDROOM DETACHED
 1,612 sq. ft.
 Plots: 31, 37, 44 & 52

* Windows can vary per site. Check with builder/agent.



Ground Floor

1.	ENTRANCE HALL WITH WC	
2.	LOUNGE (PLUS BAY)	21'7" x 12'7"
3.	KITCHEN/DINING (MAX)	21'7" x 18'3"
4.	SUNROOM	9'5" x 8'1"
5.	UTILITY (MAX)	8'5" x 5'11"

First Floor

1.	MASTER BEDROOM (MAX)	14'0" x 12'5"
2.	EN-SUITE	
3.	BEDROOM 2	10'9" x 10'8"
4.	BEDROOM 3 (MAX)	14'0" x 8'9"
5.	BEDROOM 4 (MAX)	10'6" x 9'5"
6.	BATHROOM (MAX)	9'0" x 8'0"

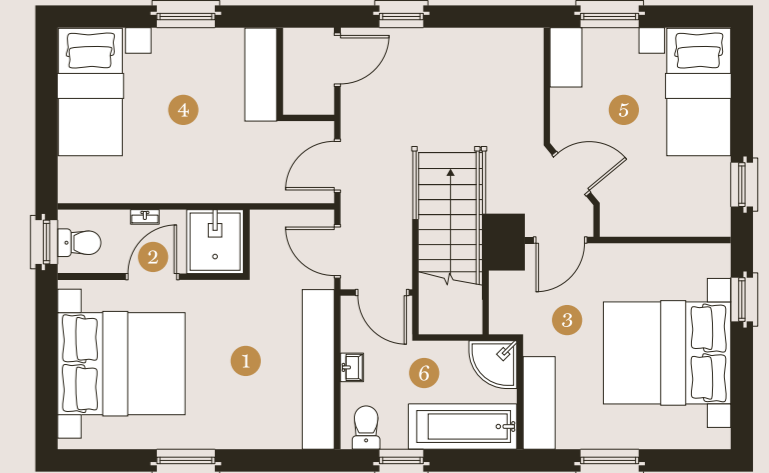
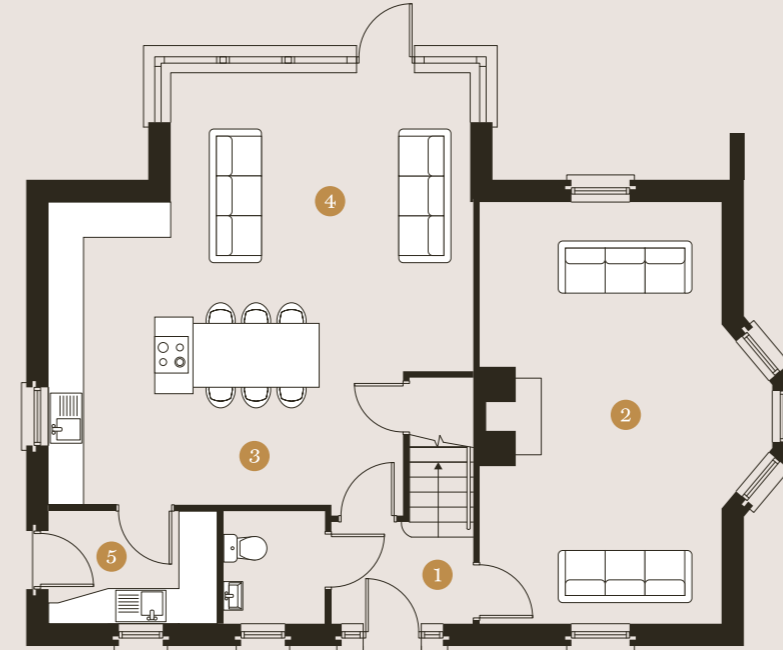


CGI image of The Bailey's exterior | illustration purposes only

The Bailey

4 BEDROOM DETACHED
 1,614 sq. ft.
 Plots: 34, 36, 35, 43 & 57

* Windows can vary per site. Check with builder/agent.



Ground Floor

1.	ENTRANCE HALL WITH WC	
2.	LOUNGE (PLUS BAY)	21'7" x 12'7"
3.	KITCHEN/DINING (MAX)	21'7" x 15'4"
4.	SNUG	15'8" x 6'7"
5.	UTILITY (MAX)	8'5" x 5'11"

First Floor

1.	MASTER BEDROOM (MAX)	14'0" x 12'5"
2.	EN-SUITE	
3.	BEDROOM 2	10'9" x 10'8"
4.	BEDROOM 3 (MAX)	14'0" x 8'9"
5.	BEDROOM 4 (MAX)	10'6" x 9'5"
6.	BATHROOM (MAX)	9'0" x 8'0"

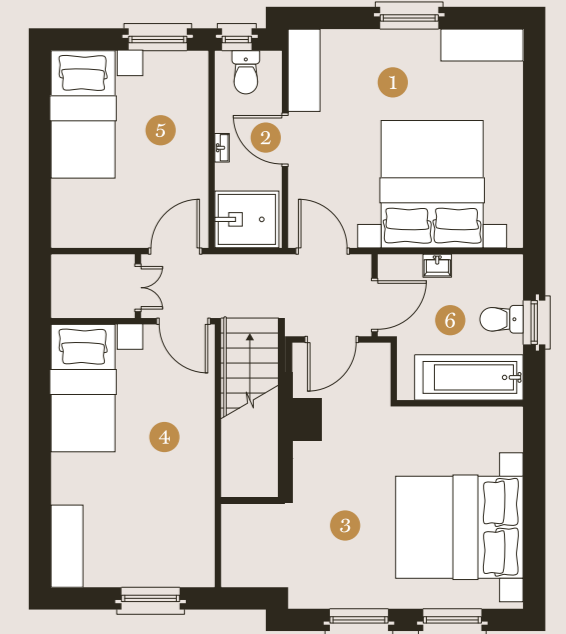
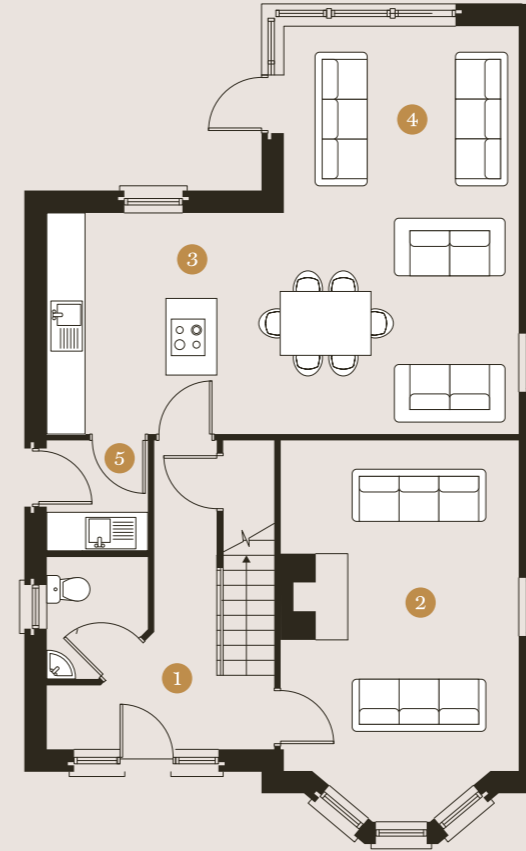


CGI image of The Dalmeny's exterior | illustration purposes only

The Dalmeny

4 BEDROOM DETACHED
 1,508 sq. ft.
 Plots: 32, 33, 39, 42, 47, 48,
 51, 58 & 59

* Windows can vary per site. Check with builder/agent.



Ground Floor

1.	ENTRANCE HALL WITH WC	
2.	LOUNGE (PLUS BAY)	17'1" x 12'4"
3.	KITCHEN/DINING	24'2" x 11'1"
4.	SNUG	12'4" x 9'7"
5.	UTILITY	5'7" x 4'11"

First Floor

1.	MASTER BEDROOM	12'0" x 11'0"
2.	EN-SUITE	
3.	BEDROOM 2 (MAX)	15'8" x 13'10"
4.	BEDROOM 3	13'7" x 8'2"
5.	BEDROOM 4	9'11" x 7'10"
6.	BATHROOM	7'7" x 7'5"

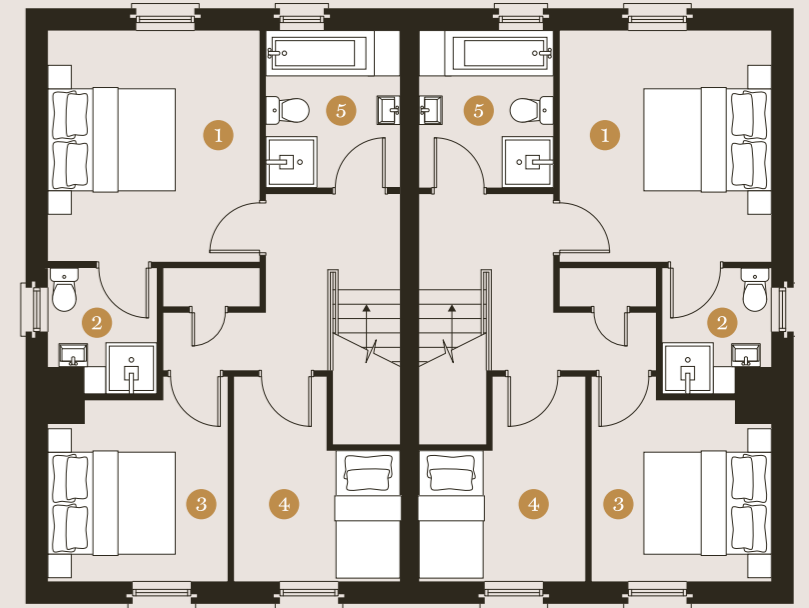
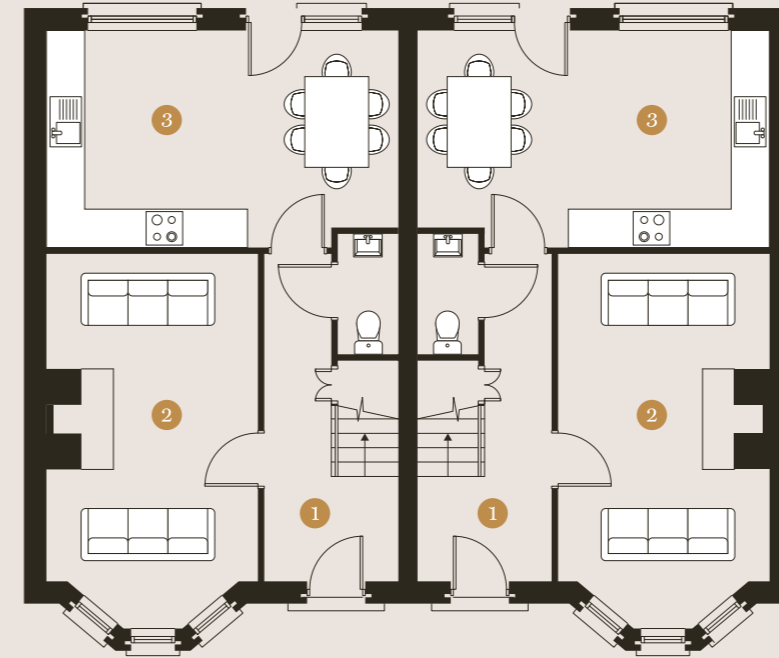


CGI image of The Steading's exterior | illustration purposes only

The Steading

3 BEDROOM SEMI-DETACHED
 1,032 sq. ft.
 Plots: 40, 41, 45, 46, 49,
 50, 53, 54, 55 & 56

** Windows can vary per site. Check with builder/agent.*



Ground Floor

- 1. ENTRANCE HALL WITH WC
- 2. LOUNGE (PLUS BAY) 16'11" x 10'10"
- 3. KITCHEN/DINING 18'0" x 10'11"

First Floor

- 1. MASTER BEDROOM 11'8" x 10'10"
- 2. EN-SUITE
- 3. BEDROOM 2 (MAX) 10'8" x 9'2"
- 4. BEDROOM 3 (MAX) 10'9" x 8'6"
- 5. BATHROOM 7'10" x 6'10"

Specification

An exceptional quality finish will be incorporated into each of these outstanding family homes.

- Luxury kitchen with choice of doors, worktops and handles (from selected range)
- Fitted range of appliances to include luxury gas hob, electric oven, extractor and fridge freezer
- Utility room fitted units (from selected range)
- Contemporary white sanitary ware
- Partial tiling to main bathroom above bath / shower and en-suite shower
- Carpets to bedrooms, living room, hall, stairs and landing
- Internal decoration of walls, ceilings, woodwork and doors
- Double glazed windows in PVC sliding sash frames
- Solid timber front door
- Gas fired heating with feature fireplace to living area (from selected range)
- Outside tap and light
- Alarm system installed
- Gravel / pebble driveways
- Gardens sown out front and rear



IV.
CONTACT



41 NORTH STREET, LURGAN, CO. ARMAGH,
BT67 9AG, NORTHERN IRELAND

028 3834 8383
HERETOHELP@KINGHAMPROPERTY.COM
WWW.KINGHAMPROPERTY.COM

Whilst we endeavour to make our sales information accurate and reliable, they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. 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 in relation to the property. 3D illustrations and photographs used are for illustrative purposes only.

