



OLD CHURCH
HEIGHTS



DERRIAGHY ROAD



LISBURN



Images are for illustrative purposes only



At Garrett Homes, we have a proud and established heritage. Founded in 1973 as Crawford and Garrett, Garrett Homes have built a reputation for building quality homes of outstanding craftsmanship and attention to detail. Kyle Garrett, Managing Director, has been awarded the prestigious NHBC Pride In The Job and Seal of Excellence Awards for site management.

WE PUT CUSTOMERS FIRST

We Build great homes and provide an outstanding customer experience

WE BUILD IN THE BEST LOCATIONS

We design developments, which look great, are a pleasure to live on, and will enhance local communities for years to come.

WE SPECIALISE IN QUALITY CONSTRUCTION

We deliver the highest quality homes by focusing on excellence across all aspects of construction.

This Exclusive development is situated on the Derriaghy Road, Lisburn on a superb elevated site, offering a stunning range of modern 3 & 4 bedroom detached and semi-detached homes. Step outside this private, secure development to find;

- Leading Primary, Secondary and Grammar schools
- Leisure Facilities
- Omniplex cinema
- Top Golf Courses
- Rugby and sports clubs
- Excellent local shopping, with the boutiques and eateries of the Lisburn Road a short drive away.

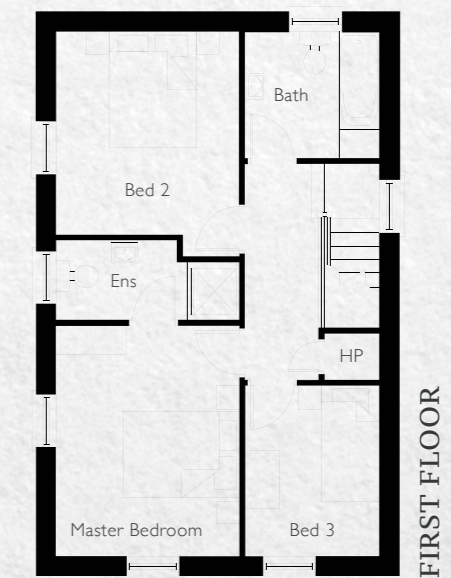
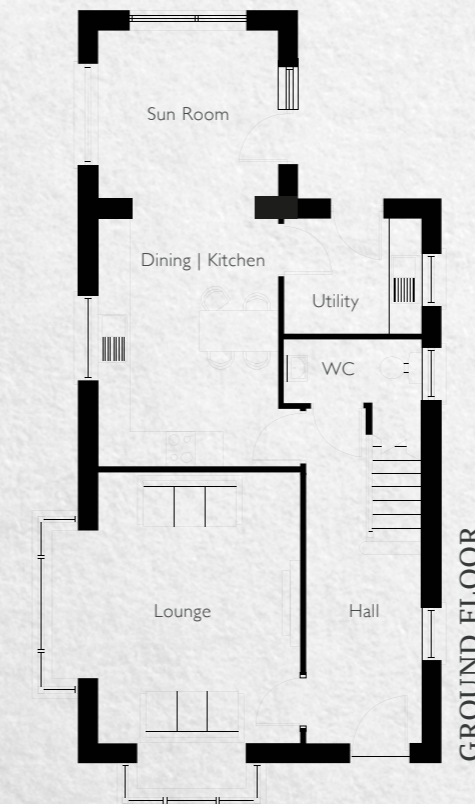
Just a few minutes walk from beautiful open countryside, yet within easy reach of Lisburn and Belfast City centres, with excellent commuter links by bus and rail and accessibility to the M1 motorway, Old Church Heights has it all.



THE WILKIN

Site 3 • Total Floor Area 1217 SQ FT

Sites 17 | 18 • Total Floor Area 1239 SQ FT



THE WILKIN

THE WILKIN

3 Bedroom Detached

GROUND FLOOR

Entrance Hall with WC		
Dining Kitchen	14'1"	× 10'3"
Lounge plus bay	15'4"	× 11'6"
Sun Room	10'3"	× 9'6"
Utility	7'9"	× 6'6"

FIRST FLOOR

Master Bedroom	13'1"	× 10'4"
Ensuite	10'4"	× 4'6"
Bedroom 2	11'6"	× 10'4"
Bedroom 3	9'7"	× 7'7"
Bathroom	7'7"	× 7'2"

Note: On site 3 this house type will not have a bay window to the side of the lounge

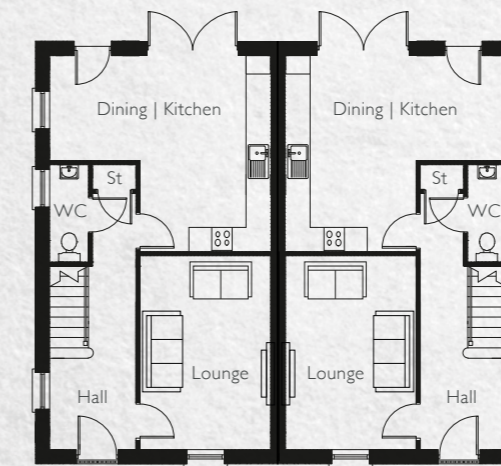
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OLD CHURCH HEIGHTS



THE JOHNSON

Total Floor Area 1120 SQ FT



GROUND FLOOR



FIRST FLOOR

THE JOHNSON

THE JOHNSON

3 Bedroom Semi Detached

GROUND FLOOR

Entrance Hall with WC			
Dining Kitchen max	17'7"	×	15'9"
Lounge	15'5"	×	10'6"

FIRST FLOOR

Master Bedroom	12'7"	×	10'6"
Ensuite	10'6"	×	3'7"
Bedroom 2	14'6"	×	10'6"
Bedroom 3	11'2"	×	8'0"
Bathroom	9'3"	×	6'6"

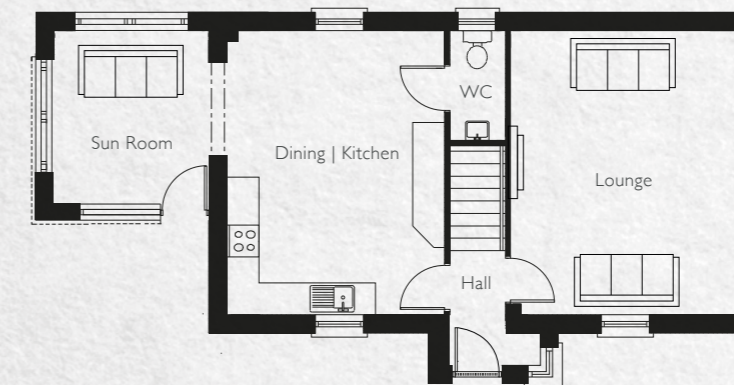
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OLD CHURCH HEIGHTS

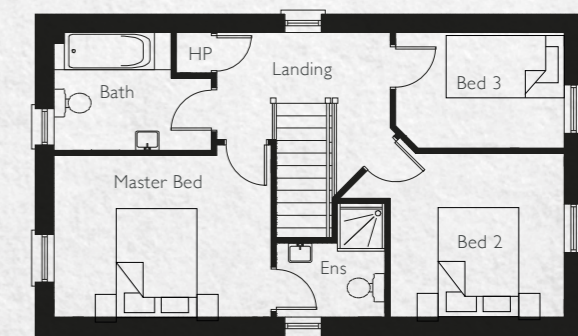


THE SHIELDS

Total Floor Area 1232 SQ FT



GROUND FLOOR



FIRST FLOOR

THE SHIELDS

THE SHIELDS

3 Bedroom Detached

GROUND FLOOR

Entrance Hall		
Dining Kitchen	17'6"	× 13'5"
Lounge	17'6"	× 14'1"
Sun Room	10'9"	× 9'6"
WC		

FIRST FLOOR

Master Bedroom	13'5"	× 10'0"
Ensuite	7'0"	× 6'9"
Bedroom 2	10'9"	× 10'2"
Bedroom 3	10'6"	× 7'2"
Bathroom	9'7"	× 7'3"

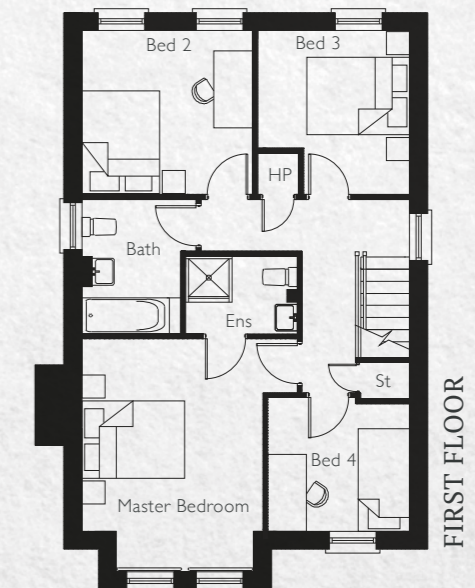
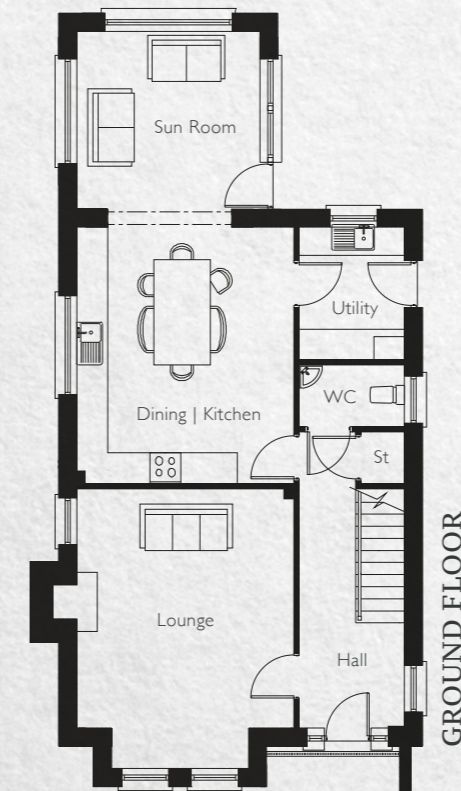
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OLD CHURCH HEIGHTS



THE SKELTON

Total Floor Area 1530 SQ FT



THE SKELTON

THE SKELTON

4 Bedroom Detached

GROUND FLOOR

Entrance Hall with WC		
Dining Kitchen	16'5"	× 13'9"
Lounge plus bay	15'3"	× 13'9"
Sun Room	11'7"	× 11'3"
Utility	8'5"	× 6'9"

FIRST FLOOR

Master Bedroom max	14'9"	× 11'6"
Ensuite	7'1"	× 5'0"
Bedroom 2	10'9"	× 10'6"
Bedroom 3	10'6"	× 9'7"
Bedroom 4	9'0"	× 8'6"
Bathroom	8'6"	× 7'3"

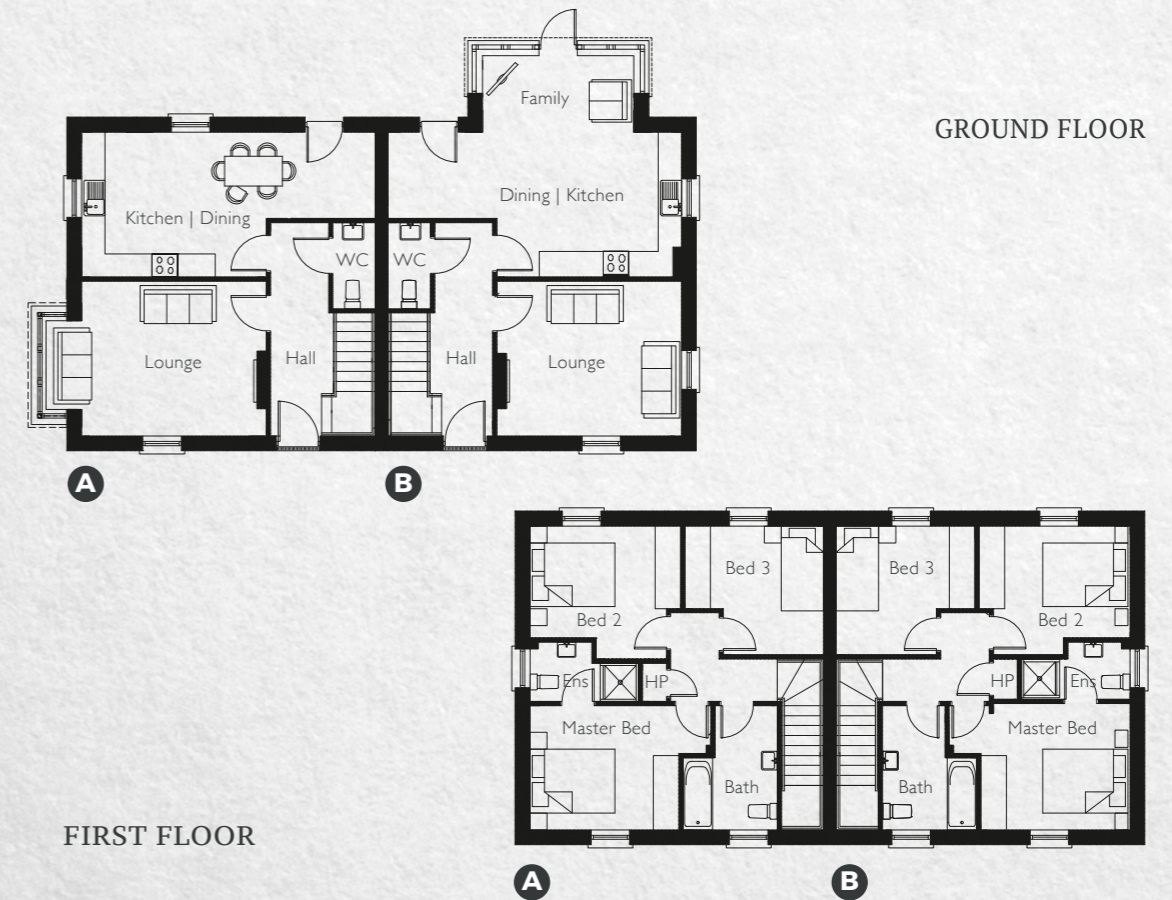
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OLD CHURCH HEIGHTS



THE COCHRANE

A Total Floor Area 1086 SQ FT **B** Total Floor Area 1136 SQ FT



THE COCHRANE

THE COCHRANE

3 Bedroom Semi Detached

GROUND FLOOR **A**

Entrance Hall with WC	
Dining Kitchen	15'9" × 11'2"
Lounge max	17'0" × 12'0"

GROUND FLOOR **B**

Entrance Hall with WC	
Dining Kitchen	22'6" × 11'2"
Lounge	14'3" × 12'0"
Family	11'7" × 5'10"

FIRST FLOOR **A + B**

Master Bed	14'0" × 9'7"
Ensuite	8'4" × 4'6"
Bedroom 2	11'6" × 10'3"
Bedroom 3	10'7" × 9'4"
Bathroom	10'3" × 7'3"



- THE WILKIN
- THE JOHNSON
- THE SHIELDS
- THE SKELTON
- THE COCHRANE

SITE LAYOUT - NOT TO SCALE



LOCATION MAP - NOT TO SCALE



Photograph is for illustrative purposes only

SPECIFICATION

Kitchen (and utility where applicable)

- * Impressive high quality units with choice of doors, handles and worktop colours.
- * Integrated appliances to include electric hob, stainless steel electric oven, extractor hood, dish washer and fridge/freezer.

Bathroom, ensuite and cloakroom

- * Contemporary white sanitary ware, with chrome fittings.
- * Thermostatically controlled shower over bath with screen door (where applicable)
- * Thermostatically controlled shower in ensuite on slim-line tray.

Floor and wall tiling

- * Floor tiling to kitchen/dining/entrance hall/WC/main bathroom and ensuite (also to sunlounge when built as a standard option).
- * Wall tiling to include splash backs to bathroom, ensuite and downstairs WC basins.
- * Full height tiling to shower enclosures.
- * Splash back tiling above bath where a separate shower enclosure is present.
- * Full tiling above bath where separate shower enclosure not present.

Internal features

- * Insulated to new high-specification building regulations.
- * Natural gas central heating, with energy efficient pressurised combi boiler supplying instant hot water.
- * Individual thermostatic controls to all radiators
- * Painting of walls and ceilings throughout.
- * Painted white moulded skirtings and architraves.
- * Oak internal doors with brushed steel contemporary ironmongery.

Internal features cont...

- * Staircase with oak newel posts and handrail, together with white spindles.
- * Comprehensive range of electrical sockets including: TV, Telephone, mains operated smoke, heat and carbon monoxide detectors.
- * Recessed LED spot lighting to kitchen, bathroom and ensuite.
- * Intruder alarm system.

External Features

- * Gardens laid in lawns to both front and rear.
- * Close-boarded fencing to rear boundary.
- * Quality facing brick, with York granite features (where applicable)
- * uPVC doors with high security locking system.
- * uPVC fascia and soffit boards.
- * Brick pavior driveway, pathway and patio area.
- * External water tap.

NHBC 10 Year Warranty



Optional Extras

- * Beam vacuum system.
- * Detached garage.
- * Sun Lounge





DEVELOPER



JOINT SELLING AGENTS



028 9266 6638
www.freddalzellandpartners.com



028 9062 5121
www.robertwilson.co.uk

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