

# BRACKEN

MEADOWS



LISNISKY LANE, PORTADOWN

CLASSICAL DESIGN, MODERN LIVING



CONTEMPORARY BUT CLASSICALLY  
REFINED, BRACKEN MEADOWS IS A  
DEVELOPMENT THAT IS SENSITIVELY  
INTEGRATED WITHIN A TRANQUIL,  
LANDSCAPED SETTING

Computer generated image for illustrative purposes only and finishes may vary on site

CLASSICAL DESIGN, MODERN LIVING

BRACKEN  
MEADOWS

# EXPERIENCE THE PERFECT BALANCE OF ACCESSIBILITY AND ESCAPISM

Commanding an excellent edge of town location at Lisnisky Lane, Portadown, Bracken Meadows presents a range of classically designed homes for quality living.

The particular location of Bracken Meadows offers prospective home owners the convenience of edge of town living with a semi-rural aspect.

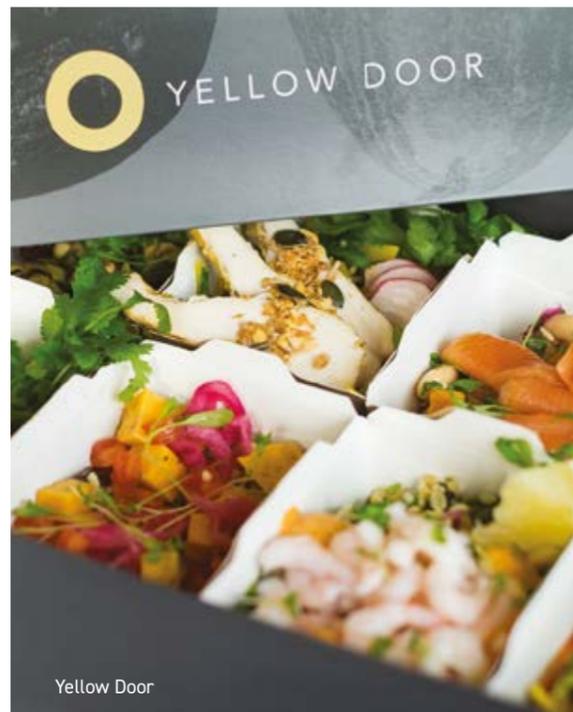
There are excellent transport, cycle and pedestrian links to a full range of amenities and facilities including a number of local schools, sports facilities, public parks, local convenience stores, and also the popular Rushmere complex. Craigavon Hospital is literally a 2 minute walk away and commuters can also be on the M1 motorway in minutes. Yet within a few minutes walk or cycle buyers can be in a countryside environment or overlooking the picturesque Craigavon Lakes by joining the Ulster Way cycle and pedestrian link from a connection beside these wonderful homes.

Buyers will be spoilt for choice at Bracken Meadows with 9 different house types arranged as generously proportioned semi detached and detached homes on spacious plots.

All homes at Bracken Meadows have been well designed to a classical theme but with modern living in mind by renowned architects Alan Patterson Design. The variety of choice, use of high quality materials and high specification of finish will leave all homeowners with a house they can feel proud to call home.



Edenvilla Park



Yellow Door



M&S Food Hall



Peatlands Park



Craigavon Lakes



The Grouse Nos. 93, 95, 99 (brick version)

4 Bedroom Detached, 1550 sq ft approx

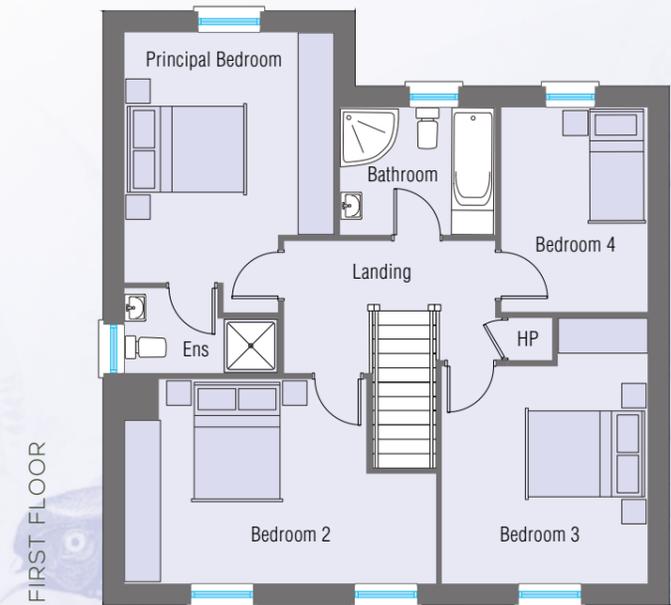
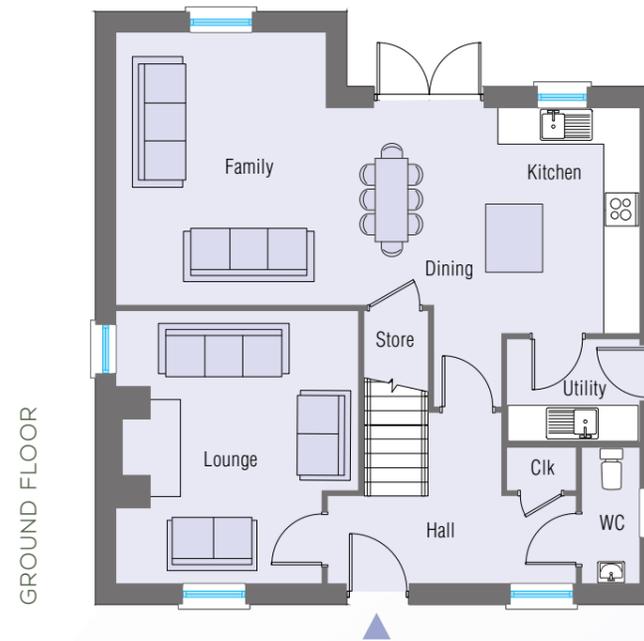


SITE LAYOUT - not to scale

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Nos. 94 & 98 (render version)



**GROUND FLOOR**

Entrance Hall with separate WC and Cloaks			
Lounge	ft	14'9" x 13'2"	m 4.55 x 4.00
Kitchen   Dining (max)	ft	17'0" x 12'4"	m 5.18 x 3.75
Family	ft	14'9" x 11'7"	m 4.54 x 3.55
Utility	ft	6'3" x 5'6"	m 2.20 x 1.70

**FIRST FLOOR**

Principal Bedroom (max)	ft	13'7" x 11'6"	m 4.15 x 3.55
Ensuite (max)	ft	8'6" x 4'11"	m 2.60 x 1.50
Bedroom 2 (max)	ft	17'0" x 11'0"	m 5.17 x 3.35
Bedroom 3	ft	12'0" x 11'4"	m 3.65 x 3.47
Bedroom 4	ft	11'0" x 8'0"	m 3.36 x 2.43
Bathroom	ft	8'4" x 6'9"	m 2.57 x 2.15

3D plans are not to scale and all dimensions are approximate



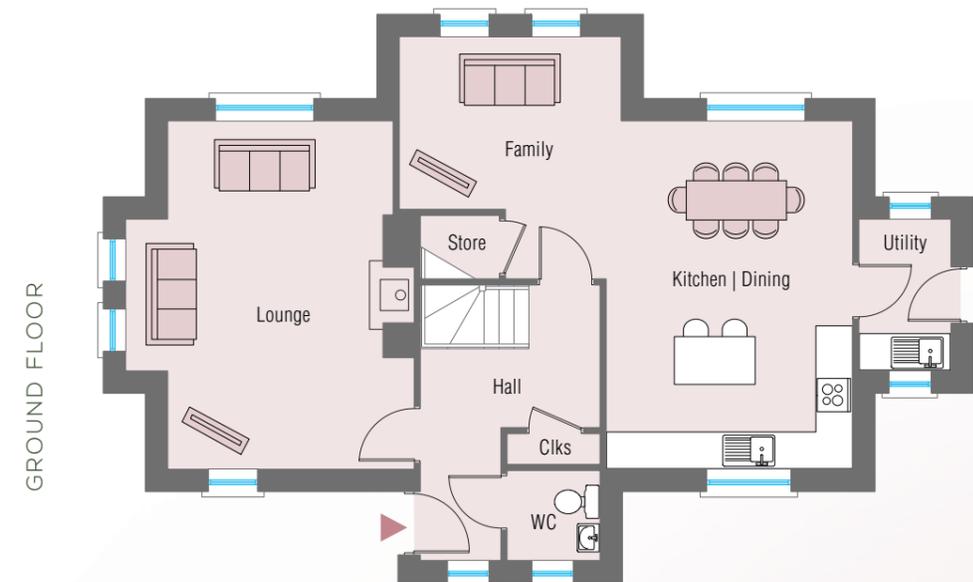
## The Gardeners Cottage No. 100

4 Bedroom Detached, 1650 sq ft approx

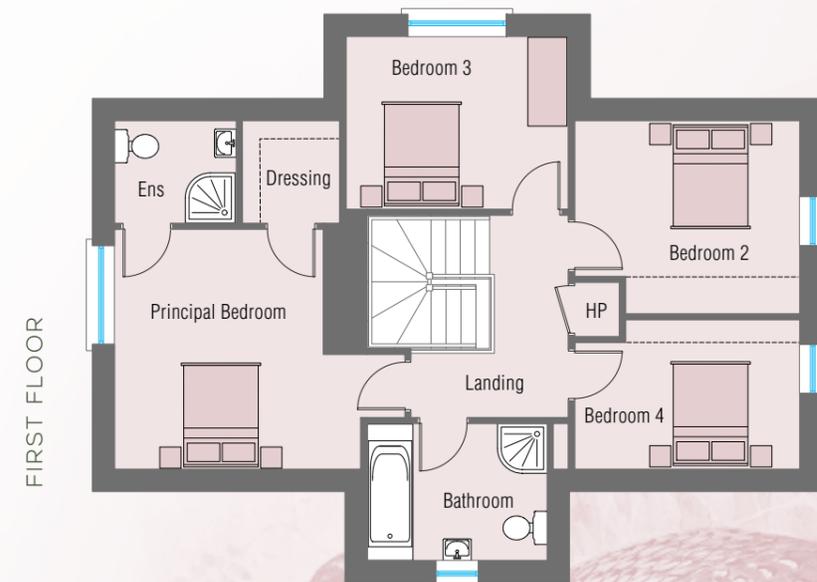


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GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

Entrance Hall with separate WC and Cloaks				
Lounge (plus bay)	ft	18'7"	x	13'0"
	m	5.69	x	3.96
Kitchen   Dining	ft	18'7"	x	13'0"
	m	5.69	x	3.96
Family	ft	12'0"	x	9'3"
	m	3.67	x	2.83
Utility	ft	8'4"	x	4'8"
	m	2.54	x	1.45

### FIRST FLOOR

Principal Bedroom	ft	13'0"	x	12'7"	m	3.98	x	3.90
Ensuite	ft	6'6"	x	5'7"	m	2.00	x	1.70
Dressing Room	ft	5'7"	x	5'0"	m	1.70	x	1.52
Bedroom 2	ft	11'9"	x	10'4"	m	3.62	x	3.15
Bedroom 3	ft	12'0"	x	9'3"	m	3.66	x	2.82
Bedroom 4	ft	13'0"	x	8'0"	m	3.96	x	2.45
Bathroom	ft	9'8"	x	8'4"	m	2.99	x	2.55



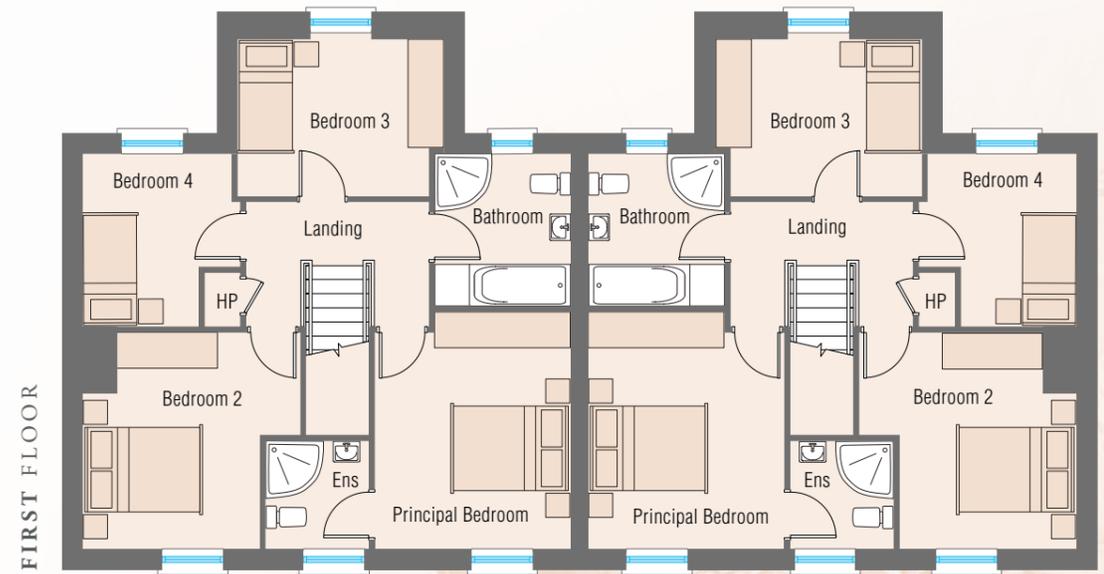
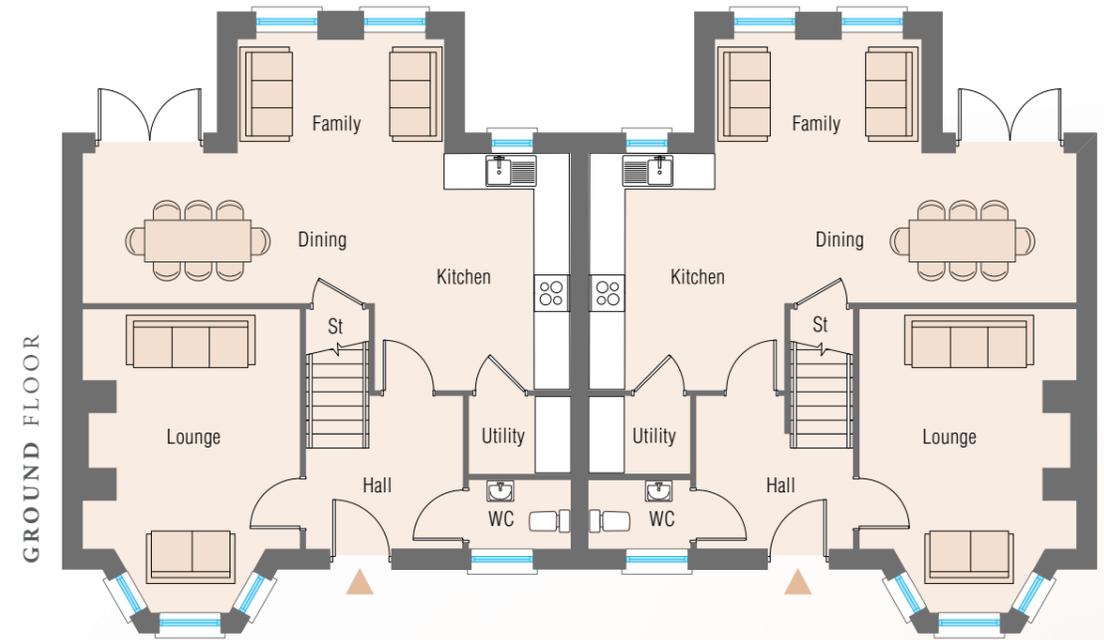
The Partridge Nos. 103, 104, 105, 106

4 Bedroom Semi Detached, 1325 sq ft approx



SITE LAYOUT - not to scale

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GROUND FLOOR

Entrance Hall with separate WC				
Lounge (plus bay)	ft	16'7" x 12'0"	m	5.06 x 3.65
Kitchen	ft	13'2" x 10'10"	m	4.02 x 3.33
Dining	ft	16'1" x 8'7"	m	4.90 x 2.61
Family	ft	11'7" x 6'7"	m	3.55 x 2.03
Utility	ft	5'8" x 4'1"	m	1.75 x 1.25

FIRST FLOOR

Principal Bedroom (max)	ft	13'4" x 11'0"	m	4.06 x 3.33
Ensuite	ft	5'11" x 5'11"	m	1.80 x 1.80
Bedroom 2 (max)	ft	12'0" x 9'7"	m	3.65 x 2.93
Bedroom 3 (max)	ft	11'7" x 8'6"	m	3.55 x 2.60
Bedroom 4 (max)	ft	8'8" x 8'3"	m	2.96 x 2.50
Bathroom	ft	8'4" x 7'7"	m	2.55 x 2.33

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The Cranham No. 97

4 Bedroom Detached, 1478 sq ft approx



SITE LAYOUT - not to scale

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GROUND FLOOR

Reception Hall with separate WC

Drawing Room (max)

ft 18'4" x 14'2" m 5.61 x 4.32

Kitchen Dining

ft 17'9" x 11'8" m 5.47 x 3.60

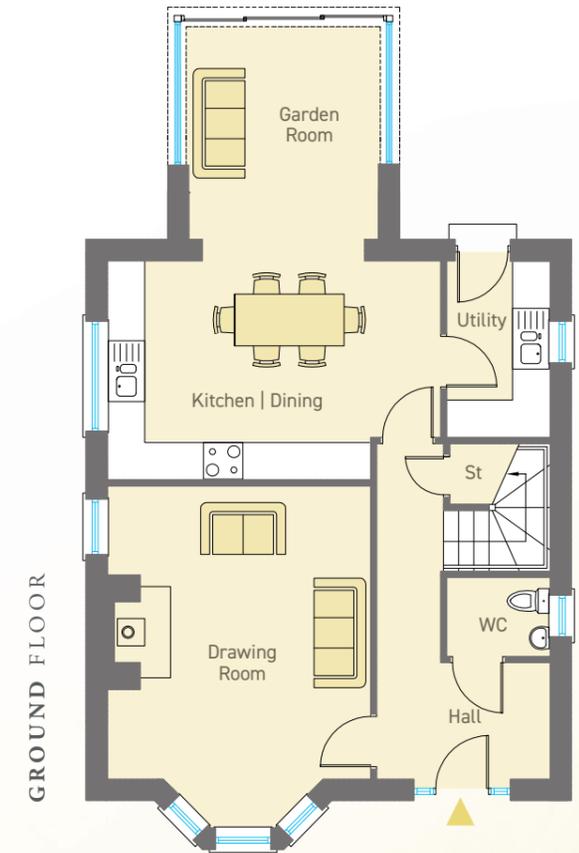
Garden Room

ft 11'4" x 10'2" m 3.47 x 3.11

Utility

ft 9'5" x 5'6" m 2.90 x 1.70

WC



FIRST FLOOR

Principal Bedroom

ft 14'5" x 12'8" m 4.41 x 3.90

Ensuite

ft 8'9" x 3'3" m 2.70 x 1.00

Bedroom 2

ft 10'9" x 10'7" m 3.31 x 3.27

Bedroom 3

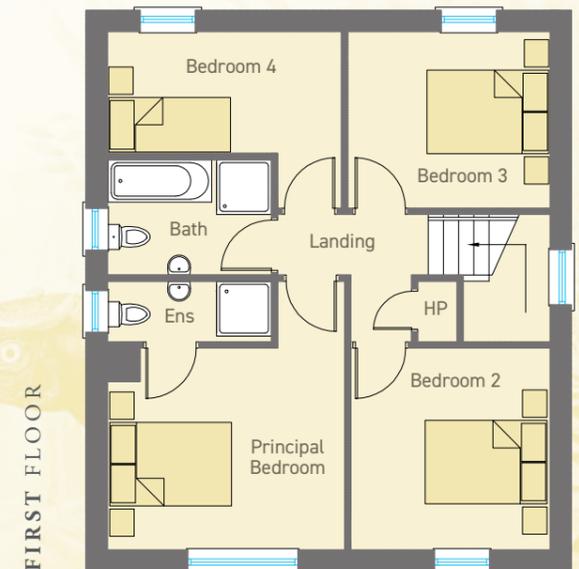
ft 10'9" x 9'5" m 3.32 x 2.90

Bedroom 4

ft 12'6" x 9'5" m 3.85 x 2.90

Bathroom

ft 8'9" x 6'2" m 2.70 x 1.90



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## The Purdey Nos. 96, 101, 102

4 Bedroom Detached, 1890 sq ft approx



SITE LAYOUT - not to scale

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### GROUND FLOOR

Reception Hall with Cloakroom

Drawing Room max  
ft 15'5" x 12'8" m 4.70 x 3.90

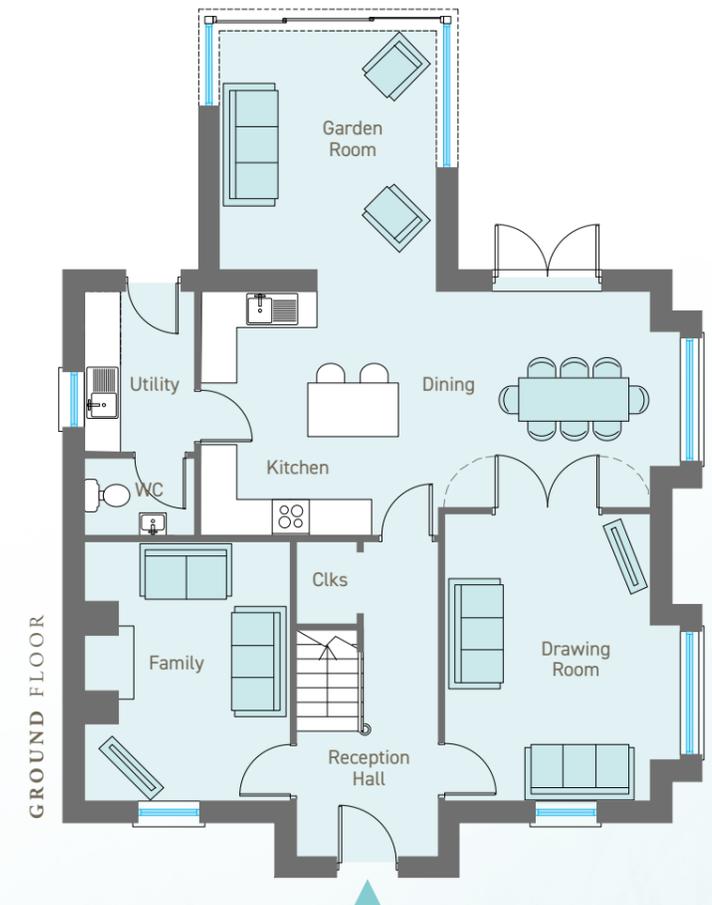
Family Room  
ft 14'1" x 11'2" m 4.30 x 3.40

Kitchen Dining (Max)  
ft 26'1" x 13'2" m 7.90 x 4.00

Garden Room  
ft 14'1" x 11'9" m 4.30 x 3.60

Utility  
ft 8'6" x 6'0" m 2.60 x 1.80

WC



### FIRST FLOOR

Principal Bedroom  
ft 13'5" x 11'8" m 4.10 x 3.60

Dressing  
ft 6'6" x 5'8" m 2.00 x 1.70

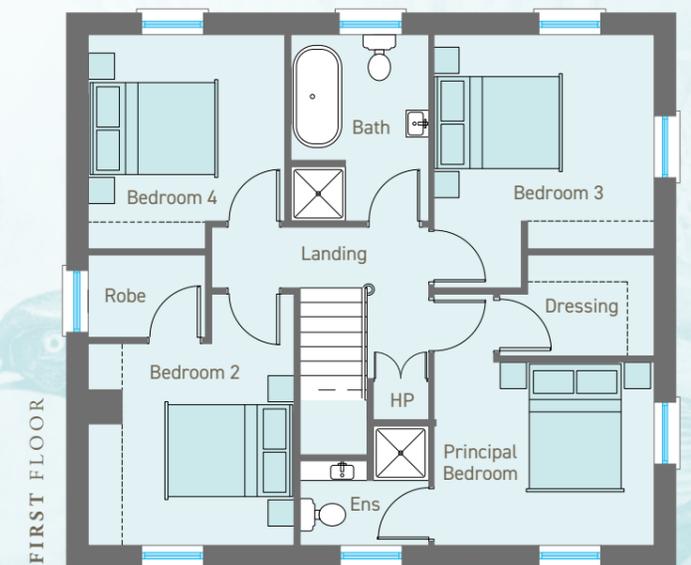
Ensuite  
ft 7'6" x 6'3" m 2.30 x 1.90

Bedroom 2  
ft 13'5" x 10'9" m 4.10 x 3.30

Bedroom 3  
ft 13'8" x 11'9" m 4.20 x 3.60

Bedroom 4  
ft 11'6" x 10'6" m 3.50 x 3.20

Bathroom  
ft 10'2" x 7'6" m 3.10 x 2.30





Photographs are for illustrative purposes only

# SPECIFICATION

## TOUCHES OF QUALITY

### KITCHENS & UTILITY ROOMS

- > Bespoke kitchen with choice of luxury kitchen units, door handles and worktops
- > Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- > Recessed energy efficient LED spotlights to ceilings
- > Ceramic floor tiling to kitchen and dining areas
- > Ceramic wall tiling between kitchen units

### BATHROOMS, ENSUITES AND WC'S

- > Contemporary white sanitary ware with chrome fittings
  - > Recessed energy efficient LED spotlights to ceilings
  - > Ceramic floor tiling
  - > Partial wall tiling to bathroom and splashbacks to ensuites and wc
- All bathrooms fitted with vanity units

### INTERNAL FEATURES

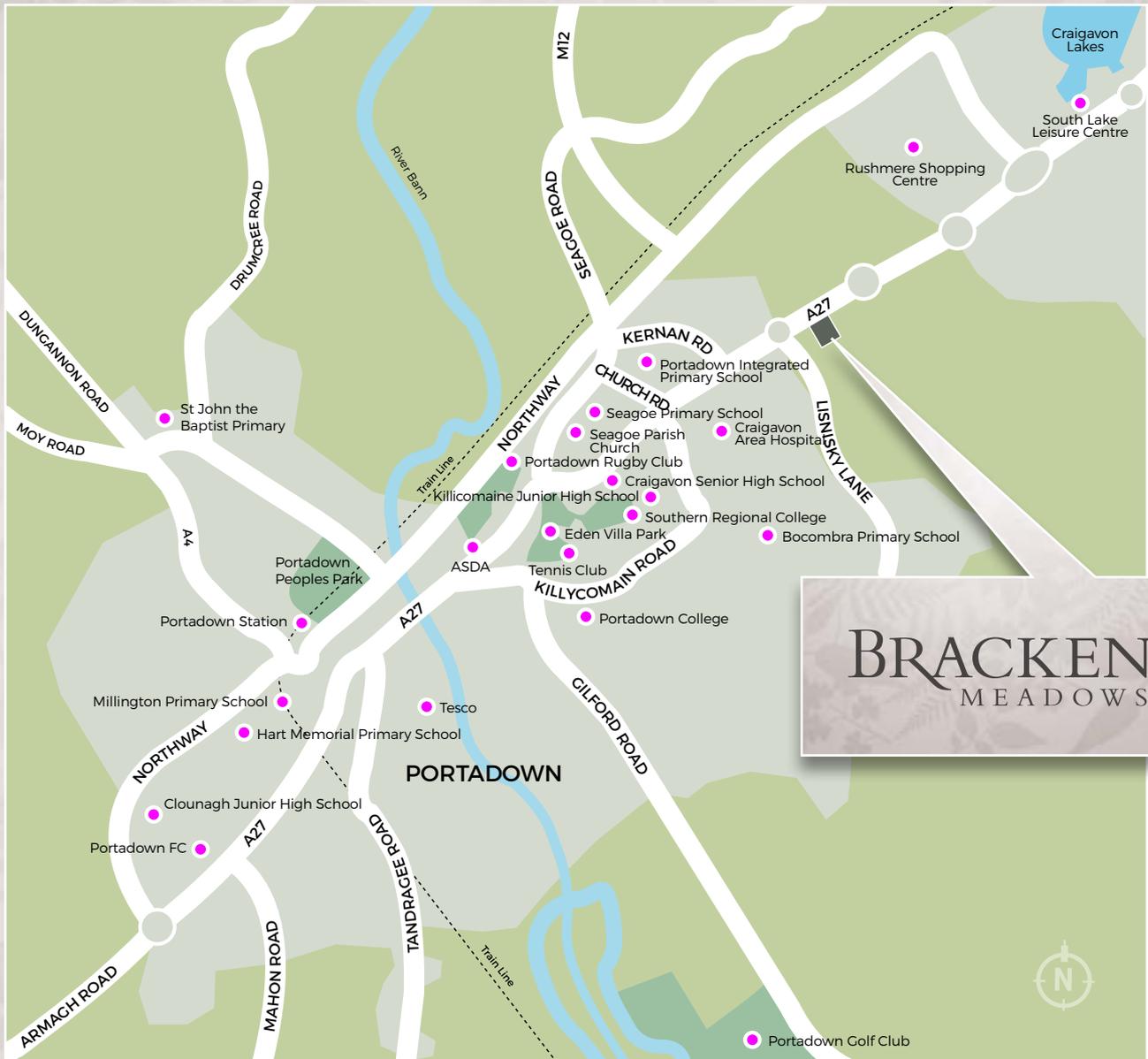
- > Carpets to stairs and landing
- > Carpets or laminate flooring to lounge and bedrooms
- > Interior painted finish to all walls, ceilings and woodwork
- > Solid wood interior doors with quality ironmongery
- > Moulded skirting and architrave
- > Wood burning stove with hearth in living room
- > Mains supply smoke and heat detectors
- > Main supply carbon monoxide detectors
- > Comprehensive range of electrical sockets, switches, TV and telephone points
- > Wired for security alarm
- > Mains gas fired central heating system with a high energy boiler
- > Pressurised water system

### EXTERNAL FEATURES

- > Beautifully designed homes by Alan Patterson Design architects
- > 10 year warranty
- > Front and rear gardens levelled and seeded
- > Bitmac driveway included as standard
- > Rear gardens to have perimeter timber fencing
- > A range of external finishes to include brick, render and stonework to complement the traditional design
- > Outside water tap
- > PVC windows with sliding sash to front
- > PVC composite door
- > Feature light to front door

A management company will be formed by the developer 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.





SELLING AGENT:

DEVELOPER:

CONTRACTOR:

**Hannath**<sup>®</sup>

028 3839 9911  
www.hannath.com



**mdk**  
Construction **ltd**

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

**B L O C K**  
creative property marketing

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Readers should note that whilst this brochure and the plans provided show the developers intent at the time of print the developer retains the right to change house types within the site.