



Fairfields

MAGHERALAVE ROAD | LISBURN

BLUE **HORIZON**



Fairfields

MAGHERALAVE ROAD | LISBURN



Lisburn Golf Course



Lisburn Train Station



Wallace Park



Proposed Linear Park

Love where you live

At Fairfields you can have city life and countryside living. Run, walk or cycle whilst enjoying the sounds of the countryside.



Photographs are from the Fairfield's Show Home



Fairfields living



Café society

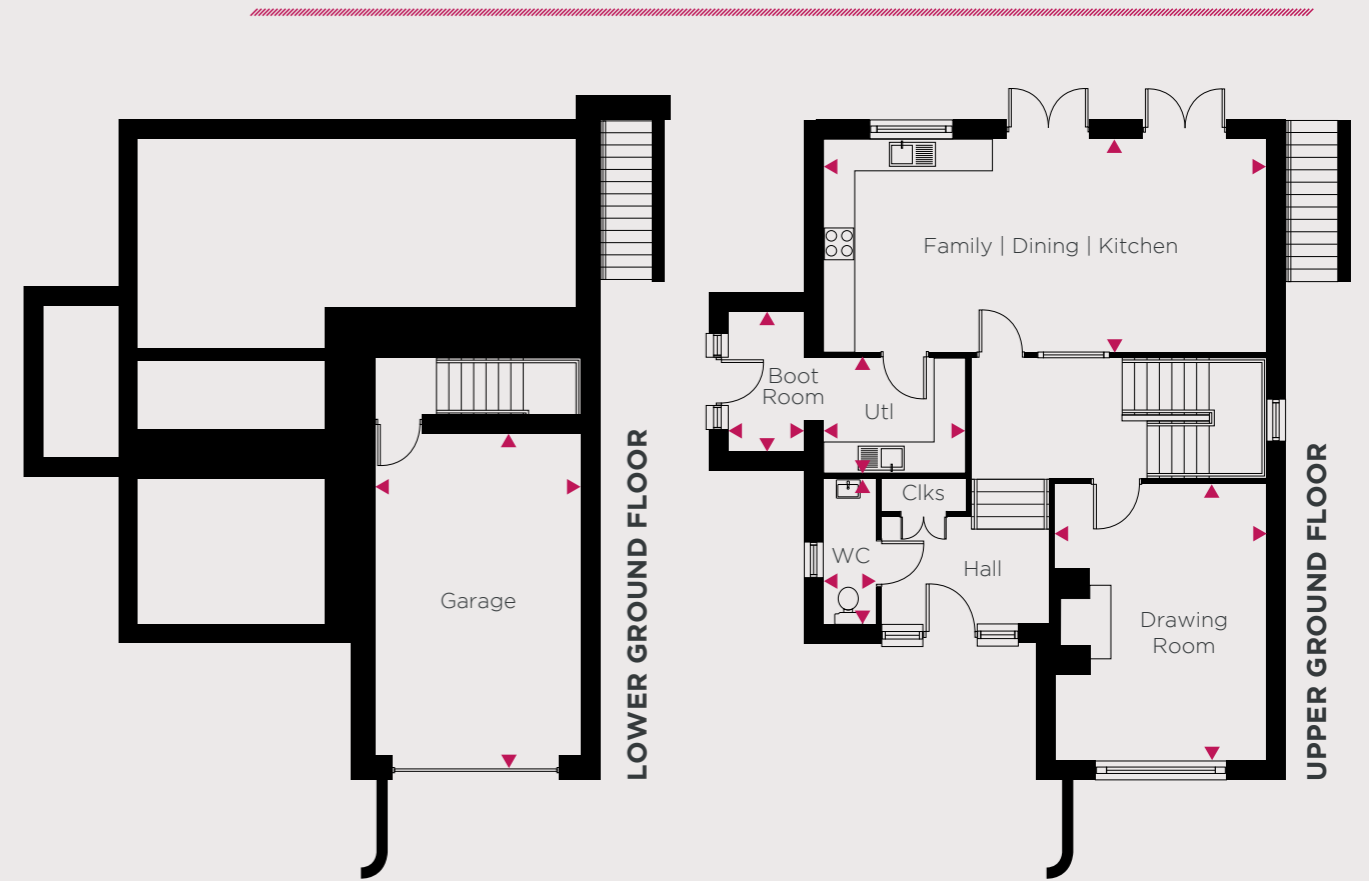
Lisburn is fast becoming a haven for bijou cafes and bistros that give you endless options when you want to meet friends, get a breather from the routine or just treat yourself for an hour. Great coffee is on everyone's lips.



The Mills (b)

4 Bedroom | Detached | Total Area: 2255 SQ FT (inc Garage)

This decorative "station house" style detached home has space in abundance, from the grand lounge on the upper floor to the front of the house and the generous open plan dining family area and kitchen to the rear. Upstairs, The Mills features four bedrooms with an ensuite to the principal bedroom and a family sized bathroom. An integral garage adds to the appeal of this handsome family home.



LOWER GROUND FLOOR

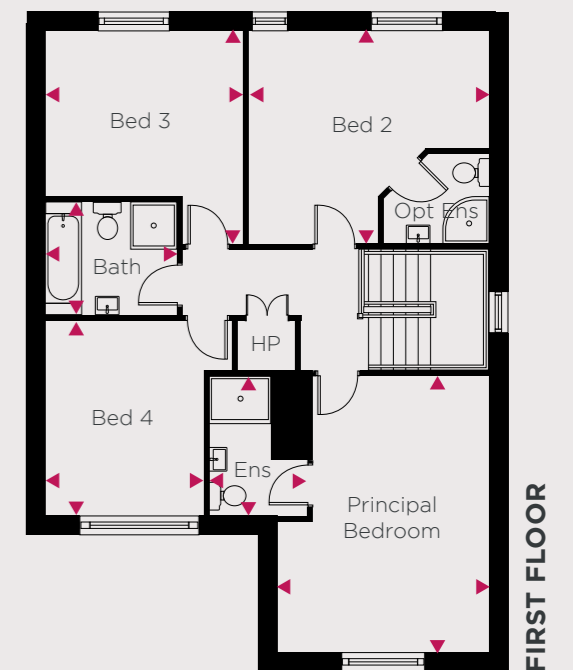
Garage 19'11" x 12'10"

UPPER GROUND FLOOR

Entrance Hall with separate Cloakroom
 WC 9'0" x 3'3"
 Drawing Room 17'3" x 13'3"
 Kitchen | Dining | Family 27'7" x 13'4"
 Utility 8'10" x 7'4"
 Boot Room 8'8" x 4'8"

FIRST FLOOR

Principal Bedroom 17'3" x 13'3"
 Ensuite 8'7" x 6'2"
 Bedroom 2 14'9" x 13'4"
 Bedroom 3 12'4" x 10'4"
 Bedroom 4 12'3" x 9'10"
 Bathroom 8'3" x 7'2"



▲ Denotes widest points

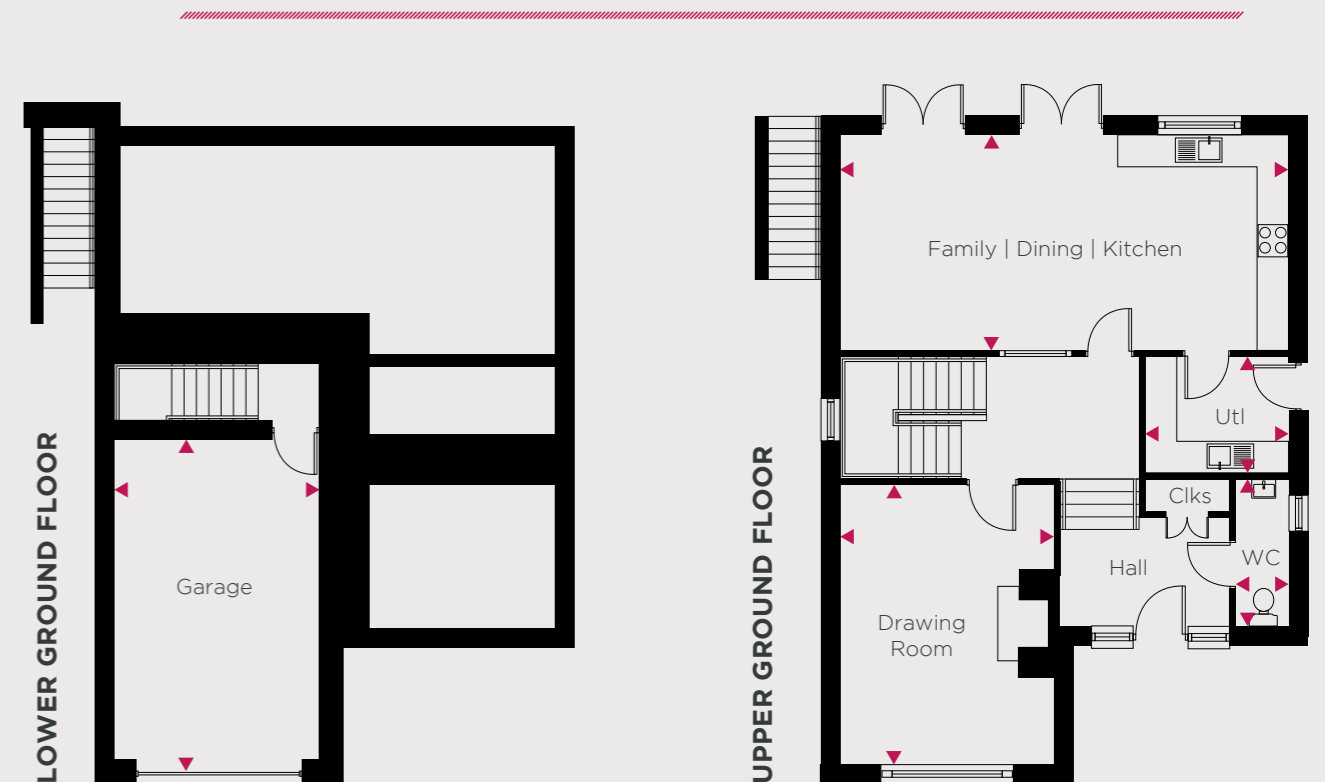
Plans are not to scale and all dimensions are taken at widest points



The Mills (a)

4 Bedroom | Detached | Total Area: 2203 SQ FT (inc Garage)

This decorative "station house" style detached home has space in abundance, from the grand lounge on the upper floor to the front of the house and the generous open plan dining family area and kitchen to the rear. Upstairs, The Mills features four bedrooms with an ensuite to the principal bedroom and a family sized bathroom. An integral garage adds to the appeal of this handsome family home.



LOWER GROUND FLOOR

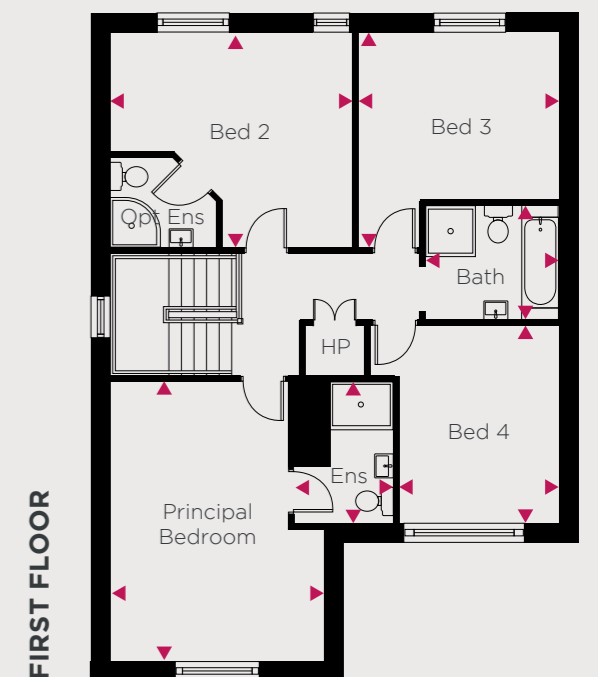
Garage 19'11" x 12'10"

UPPER GROUND FLOOR

Entrance Hall with separate Cloakroom
 WC 9'0" x 3'3"
 Drawing Room 17'3" x 13'3"
 Kitchen | Dining | Family 27'7" x 13'4"
 Utility 8'10" x 7'4"

FIRST FLOOR

Principal Bedroom 17'3" x 13'3"
 Ensuite 8'7" x 6'2"
 Bedroom 2 14'9" x 13'4"
 Bedroom 3 12'4" x 10'4"
 Bedroom 4 12'3" x 9'10"
 Bathroom 8'3" x 7'2"



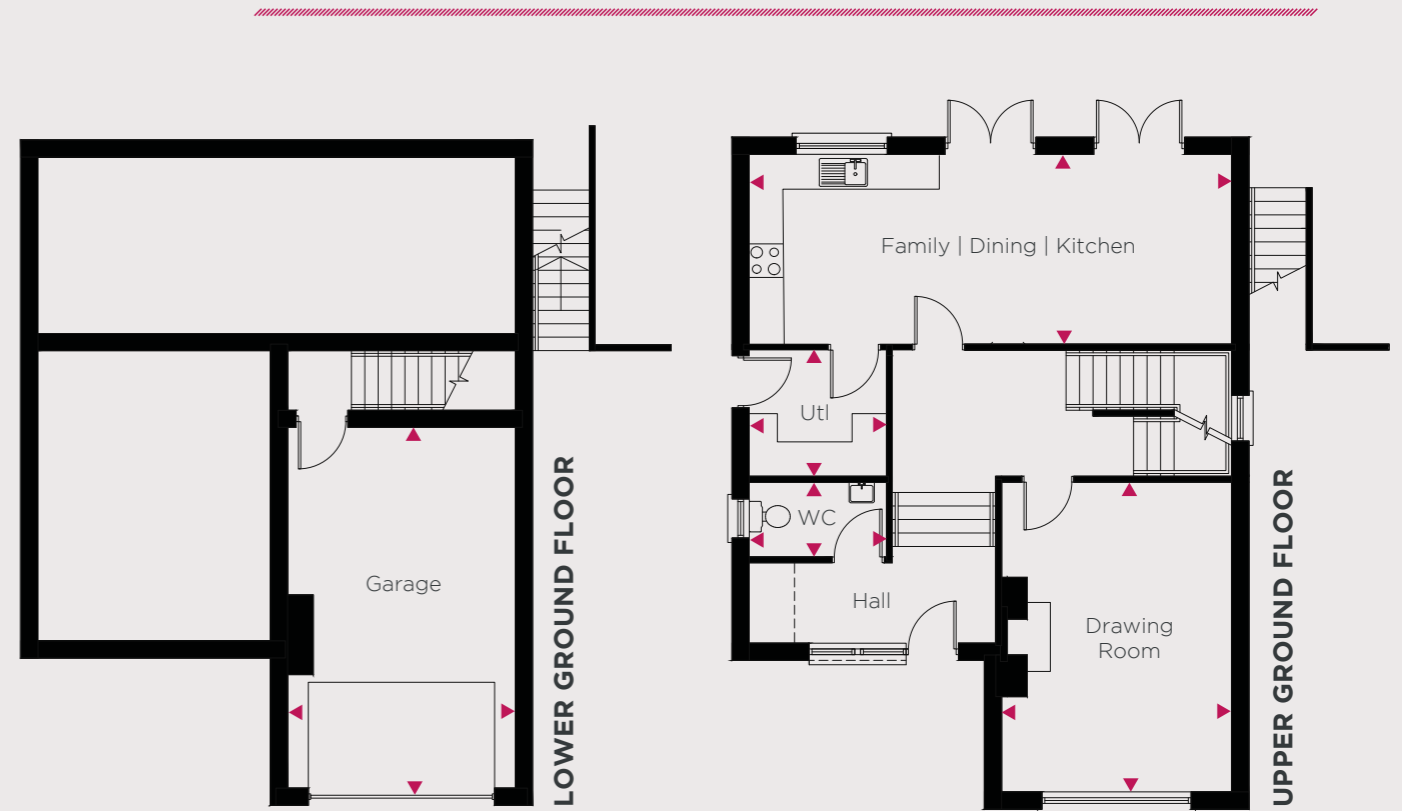
▲ Denotes widest points



The Mills

4 Bedroom | Detached | Total Area: 2081 SQ FT (inc Garage)

This decorative “station house” style detached home has space in abundance, from the grand lounge on the upper floor to the front of the house and the generous open plan dining family area and kitchen to the rear. Upstairs, The Mills features four bedrooms with an ensuite to the principal bedroom and a family sized bathroom. An integral garage adds to the appeal of this handsome family home.



LOWER GROUND FLOOR

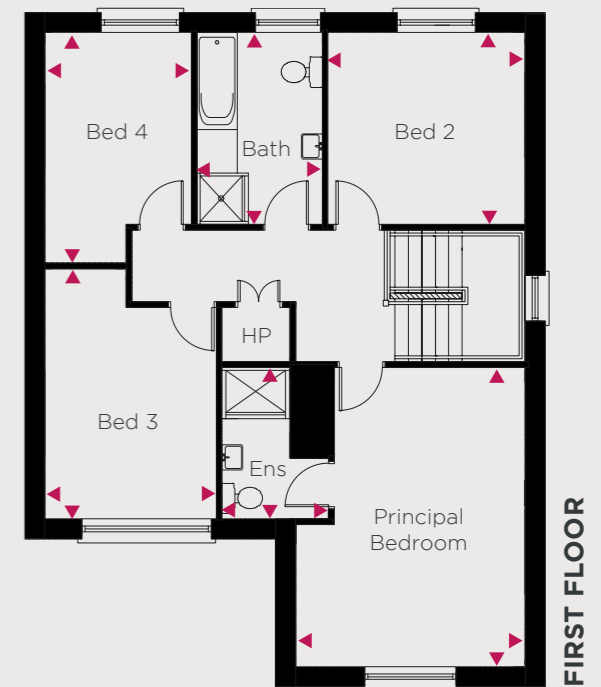
Garage 20'0" x 12'9"

UPPER GROUND FLOOR

Entrance Hall
 WC 8'0" x 4'3"
 Drawing Room 17'2" x 13'2"
 Kitchen | Dining | Family 27'6" x 11'0"
 Utility 8'0" x 7'3"

FIRST FLOOR

Principal Bedroom 17'2" x 13'1"
 Ensuite 8'7" x 6'1"
 Bedroom 2 11'3" x 11'0"
 Bedroom 3 14'3" x 9'8"
 Bedroom 4 13'2" x 8'4"
 Bathroom 11'0" x 7'2"



▲ Denotes widest points

Plans are not to scale and all dimensions are taken at widest points



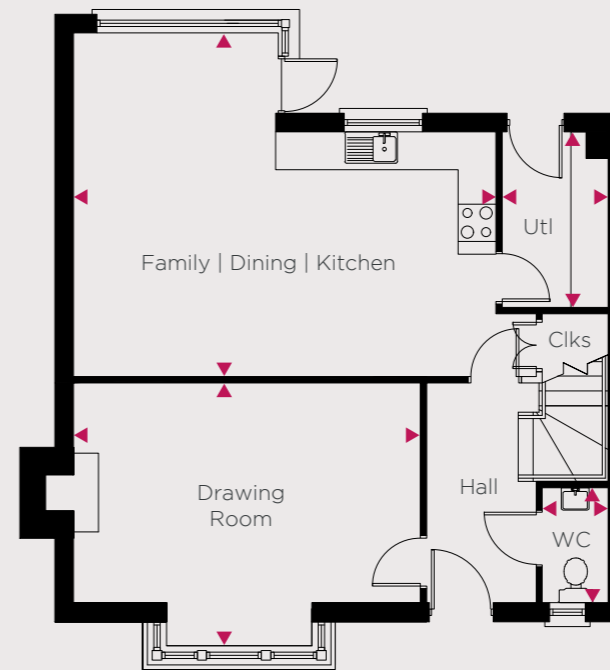
The Gracey

4 Bedroom Detached Home | Total Floor Area 1929 sq ft

Functional as well as beautiful. From the entrance hall you enter left to the drawing room with glazed bay window or straight on to the extensive open plan kitchen/dining/family area with feature glazing and access to the garden. The utility room, cloakroom and WC add the finishing touches to the family sized ground floor. On the first floor are 3 bedrooms (one with an ensuite), study, family bathroom and loads of storage.

The second floor is for the exclusive use of the parents, with large principal bedroom and ensuite plus the ever important storage space.

GROUND FLOOR



GROUND FLOOR

Entrance Hall with separate Cloakroom	
WC	6'0" x 3'5"
Drawing Room plus bay	17'10" x 11'3"
Kitchen	12'11" x 11'7"
Family Dining max	18'1" x 10'2"
Utility	9'4" x 5'9"

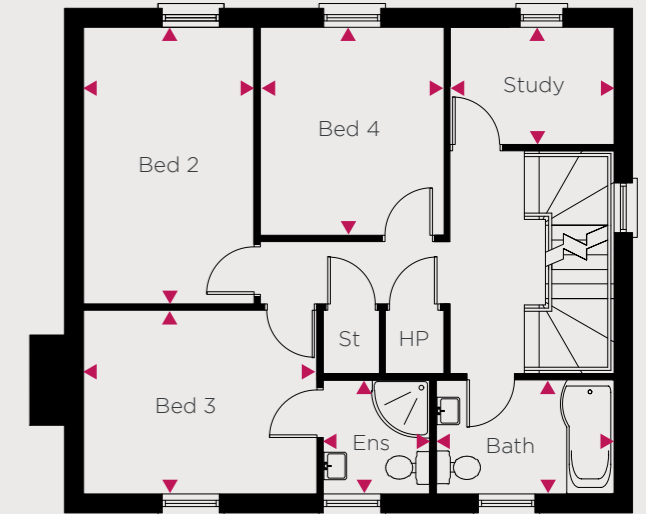
FIRST FLOOR

Bedroom 2	14'9" x 8'9"
Bedroom 3	12'1" x 9'5"
Ensuite	6'0" x 5'5"
Bedroom 4	11'1" x 9'7"
Study	8'9" x 6'4"
Bathroom	9'8" x 5'10"

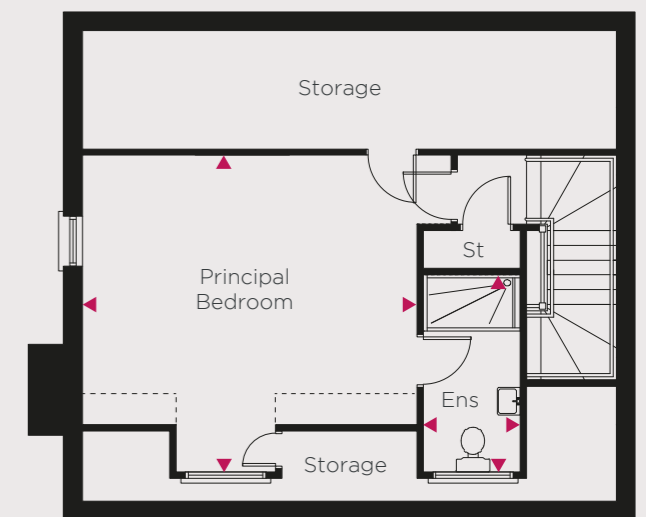
SECOND FLOOR

Principal Bedroom max	18'10" x 14'0"
Ensuite	10'3" x 5'0"

FIRST FLOOR



SECOND FLOOR



▲ Denotes widest points

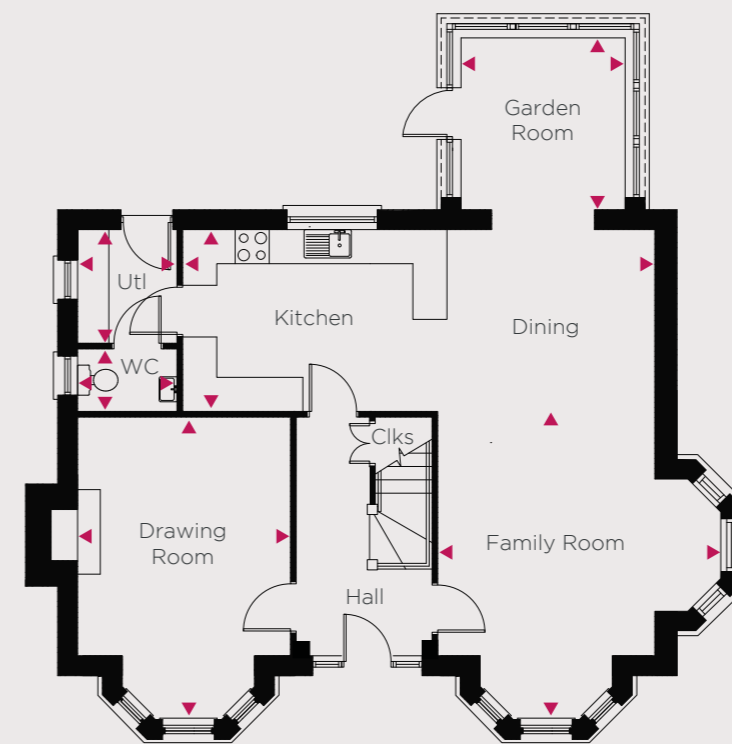
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The Deanery

4 Bedroom | Detached | Total Area: 1821 SQ FT

A beautiful detached house featuring an elegant entrance and three bay windows allowing light to flood into the downstairs drawing and family areas. We give you the option to design a separate family room, opting for a more open-plan feel - depending on your lifestyle. You also have the option of a garden room to the rear. There are four spacious bedrooms upstairs, with a principal ensuite.



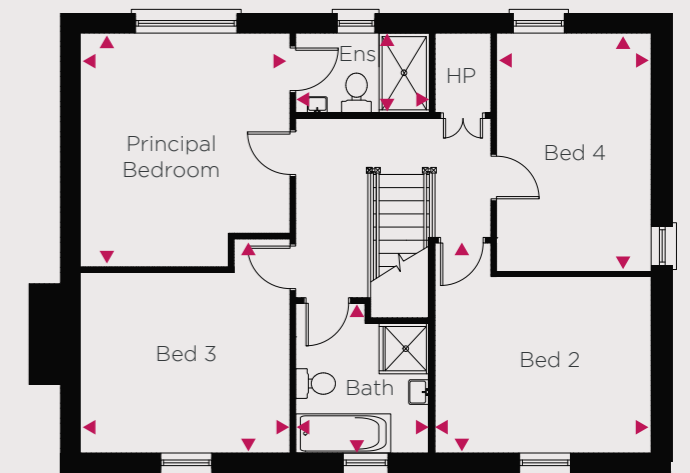
GROUND FLOOR

Entrance Hall with separate Cloakroom	
WC	5'9" x 3'7"
Drawing Room	16'10" x 12'3"
Family Room	16'10" x 15'9"
Kitchen Dining	27'3" x 10'6"
Utility	6'9" x 5'9"
Garden Room	9'11" x 9'5"

GROUND FLOOR

FIRST FLOOR

Principal Bedroom	14'0" x 12'3"
Ensuite	7'10" x 4'0"
Bedroom 2	12'7" x 11'11"
Bedroom 3	12'3" x 12'2"
Bedroom 4	13'6" x 9'0"
Bathroom	8'4" x 7'10"



FIRST FLOOR

▲ Denotes widest points

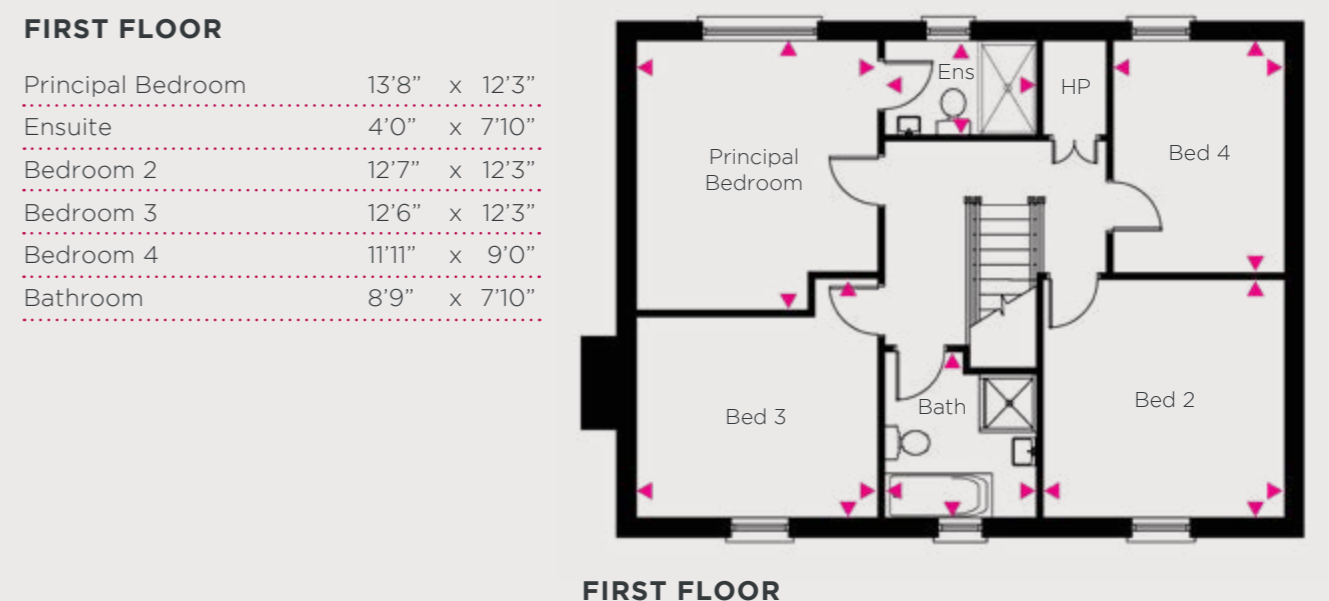
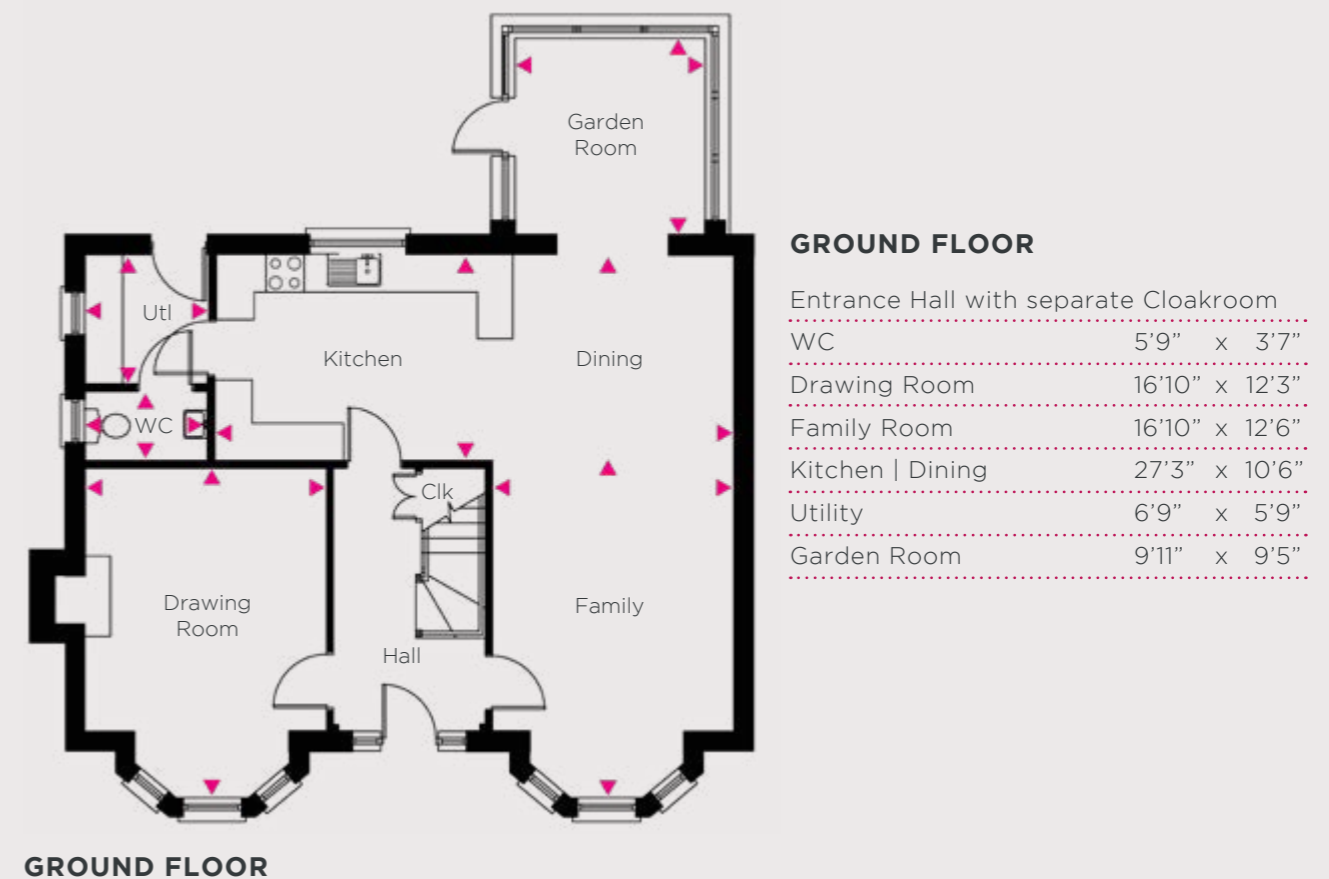
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The Chancery

4 Bedroom | Detached | Total Area: 1798 SQ FT

Balance, space and style feature throughout this classic detached property with bright bay windows and the options for an open-plan layout downstairs. The Chancery features a drawing room with an enticing separate family area with the choice of adding a garden room. Upstairs, there are four spacious bedrooms, including an ensuite in the principal. Storage space, a utility room and separate WC complete the downstairs.



▲ Denotes widest points

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Photographs are from the Fairfield's Show Home



Beautifully finished

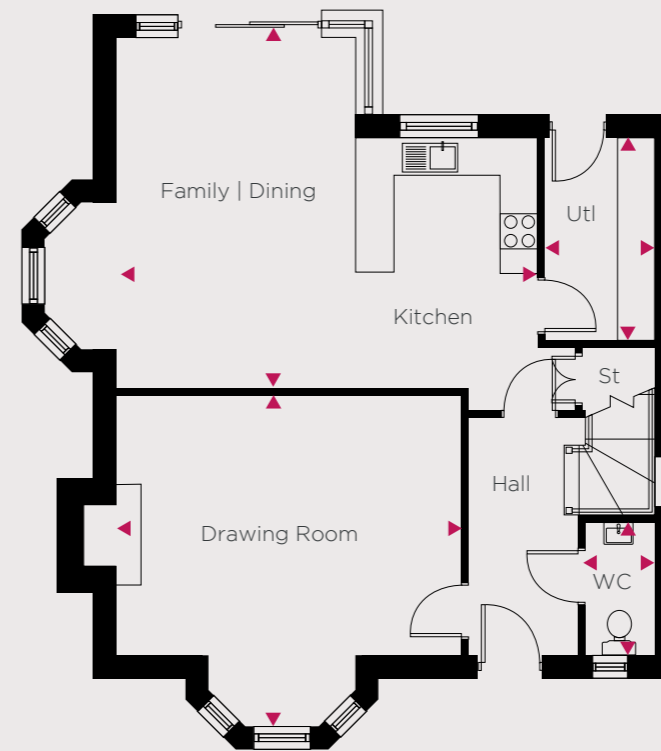
At Blue Horizon we build houses for people who care.
You care about quality, finish and craftsmanship; you care about
atmosphere and ambience and you care about the future.
We care about your home.



The Grant

4 Bedroom | Detached | Total Area: 1612 SQ FT

A balanced detached home offering well proportioned rooms and generous storage. The combined kitchen and dining area features modern design elements such as sliding doors to the rear of the house. This allows the natural light and sounds of your garden into your home, and extends the living space into the world outside. The four bedrooms are spacious and bright. The principal bedroom features an ensuite and dressing area.



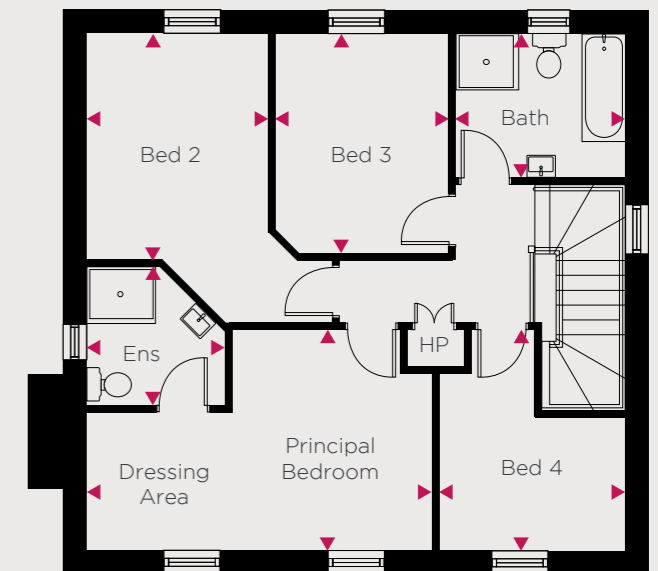
GROUND FLOOR

Entrance Hall	
WC	6'11" x 3'7"
Drawing Room plus bay	17'11" x 13'6"
Kitchen Family Dining	21'10" x 18'3"
Utility	10'7" x 5'9"

GROUND FLOOR

FIRST FLOOR

Principal Bed & Dressing	17'11" x 11'6"
Ensuite	7'4" x 7'4"
Bedroom 2	11'9" x 9'6"
Bedroom 3	11'6" x 8'11"
Bedroom 4	11'6" x 9'8"
Bathroom	8'9" x 7'7"



FIRST FLOOR

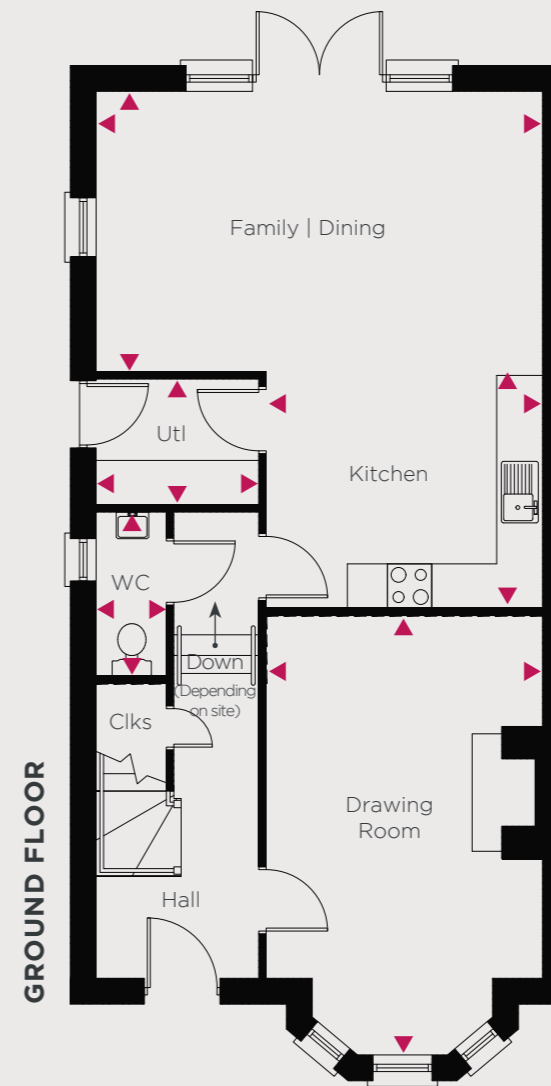
▲ Denotes widest points



The Malt

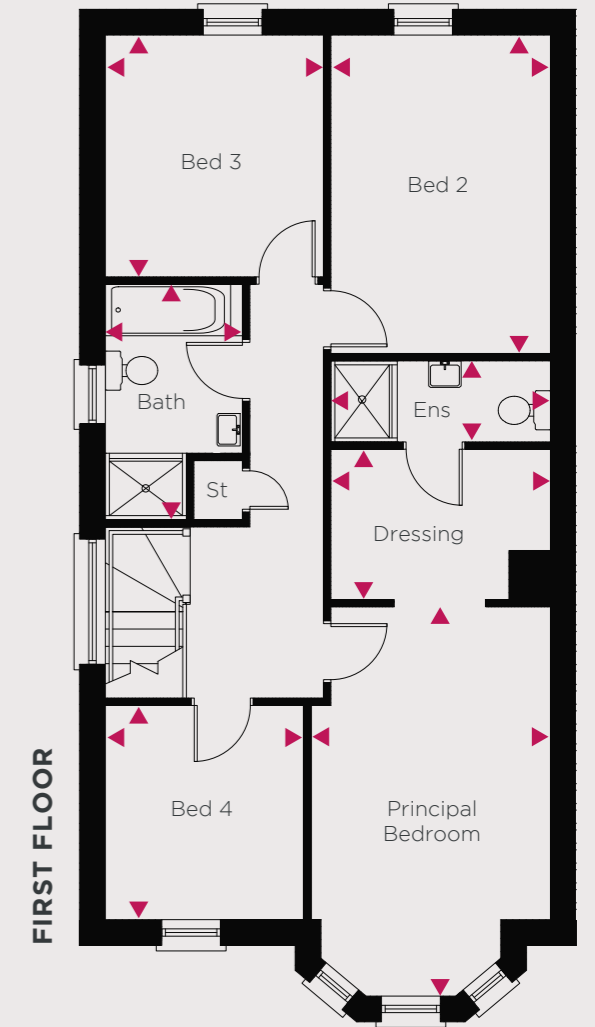
4 Bedroom | Detached | Total Area: 1608 SQ FT

A cleverly designed four bedroom detached home, featuring large, welcoming spaces. The Malt has a beautiful kitchen and dining area, with a separate drawing room and downstairs WC. The principal bedroom has the privacy of an ensuite and dressing room while the other three bedrooms share the main bathroom. All of the elements fit together and make for a practical, comfortable and happy home.



GROUND FLOOR

Entrance Hall with separate Cloakroom	
WC	7'3" x 3'1"
Drawing Room	19'4" x 12'3"
Kitchen	12'3" x 10'6"
Family Dining	19'8" x 12'6"
Utility	7'3" x 5'9"



FIRST FLOOR

Principal Bedroom	13'9" x 10'7"
Ensuite	9'8" x 3'3"
Dressing	9'8" x 6'6"
Bedroom 2	14'2" x 9'8"
Bedroom 3	10'8" x 9'8"
Bedroom 4	9'6" x 8'9"
Bathroom	10'6" x 6'1"

▲ Denotes widest points | LC - Laundry Chute

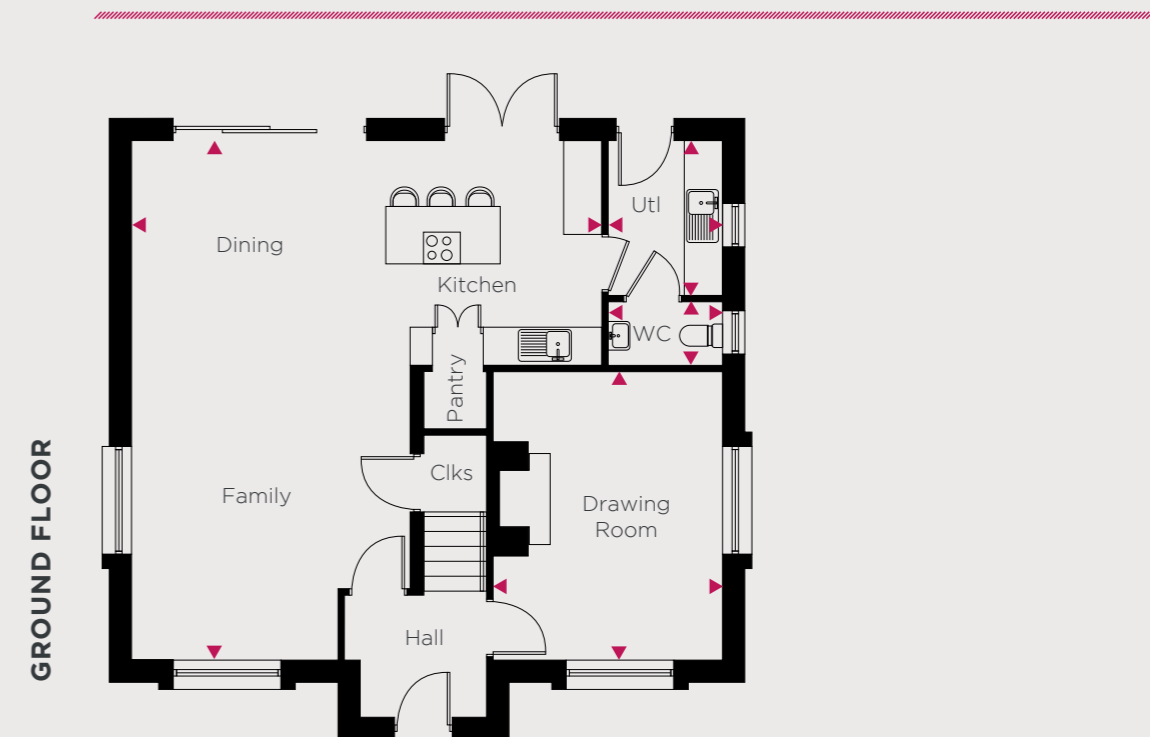
Plans are not to scale and all dimensions are taken at widest points



The Brandon (ext)

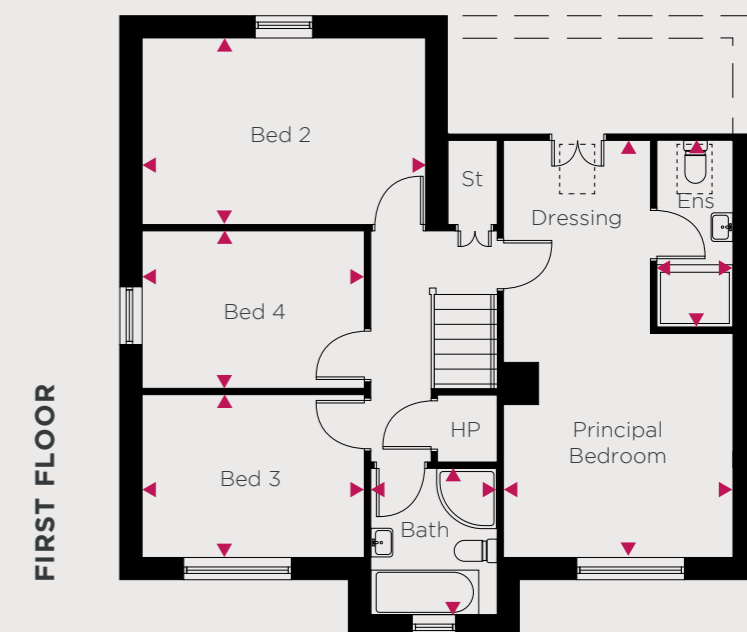
4 Bedroom | Detached | Total Area: 1592 SQ FT

This decorative detached house has space in abundance with an open plan layout. The Brandon (ext) has practical elements such as utility room, walk in pantry, downstairs WC, principal bedroom with ensuite and storage upstairs, but also has charming features including a bright and spacious drawing room with two large feature windows. An open plan kitchen, family and dining area is the ideal place for the family to relax. Four generous bedrooms and a family bathroom complete the upstairs.



GROUND FLOOR

Entrance Hall	
WC	6'2" x 3'3"
Drawing Room	14'10" x 11'10"
Kitchen Dining <small>max</small>	24'3" x 11'6"
Family <small>max</small>	15'3" x 14'4"
Utility	8'0" x 5'11"



FIRST FLOOR

Principal Bedroom <small>max</small>	21'6" x 11'8"
Ensuite	9'7" x 3'9"
Bedroom 2	15'0" x 8'10"
Bedroom 3	11'6" x 8'5"
Bedroom 4	11'6" x 8'1"
Bathroom	7'7" x 6'3"

▲ Denotes widest points

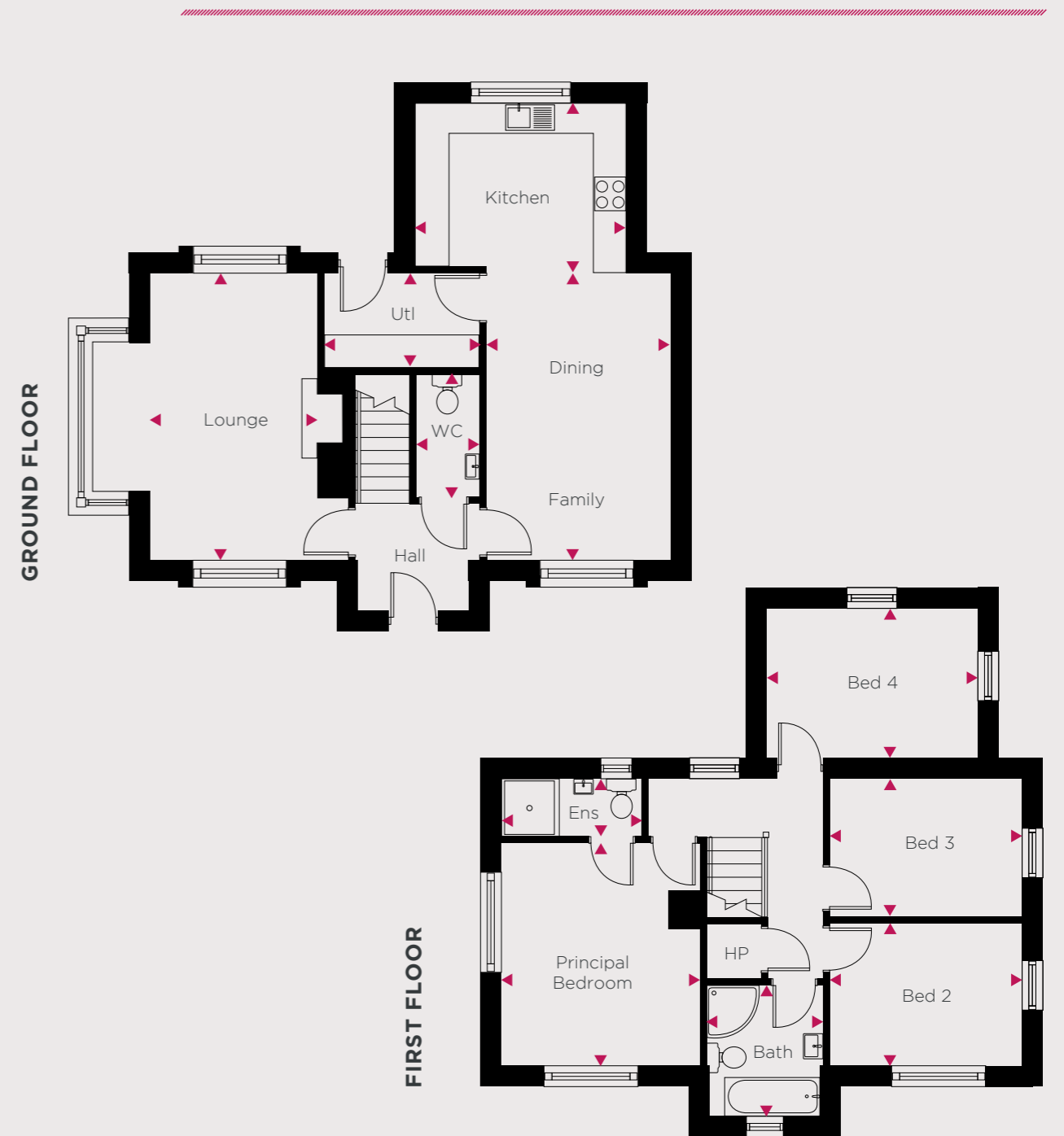
Plans are not to scale and all dimensions are taken at widest points



The Wolsey

4 Bedroom | Detached | Total Area: 1345 SQ FT

This decorative detached house has space in abundance with an open plan layout. The Wolsey has practical elements such as utility room, downstairs WC, principal bedroom with ensuite and storage upstairs, but also has charming features including a bright and spacious lounge with bay window. An open plan kitchen, family and dining area is the ideal place for the family to relax. Four generous bedrooms and a family bathroom complete the upstairs.



GROUND FLOOR

Entrance Hall	
WC	7'3" x 3'8"
Lounge plus bay	16'10" x 9'10"
Kitchen	12'6" x 9'8"
Dining Family	16'10" x 10'10"
Utility	9'1" x 5'6"

FIRST FLOOR

Principal Bedroom	13'2" x 11'8"
Ensuite	8'4" x 3'6"
Bedroom 2	11'5" x 8'5"
Bedroom 3	11'5" x 8'3"
Bedroom 4	12'6" x 8'9"
Bathroom	7'9" x 6'10"

▲ Denotes widest points

Plans are not to scale and all dimensions are taken at widest points



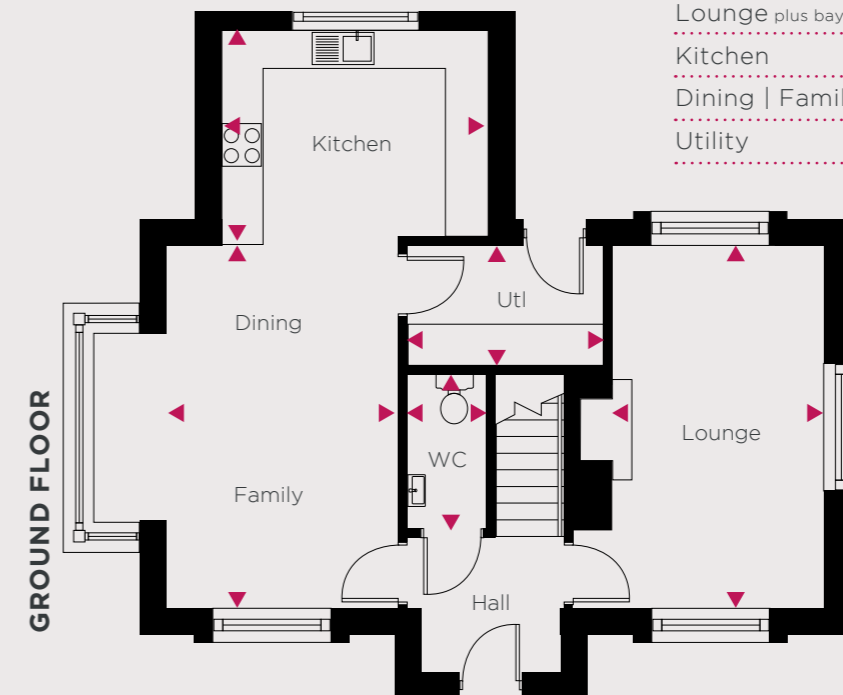
The Wolsey (b)

4 Bedroom | Detached | Total Area: 1344 SQ FT

This decorative detached house has space in abundance with an open plan layout. The Wolsey (b) has practical elements such as utility room, downstairs WC, principal bedroom with ensuite and storage upstairs, but also has charming features including a bright and spacious lounge with bay window. An open plan kitchen, family and dining area is the ideal place for the family to relax. Four generous bedrooms and a family bathroom complete the upstairs.

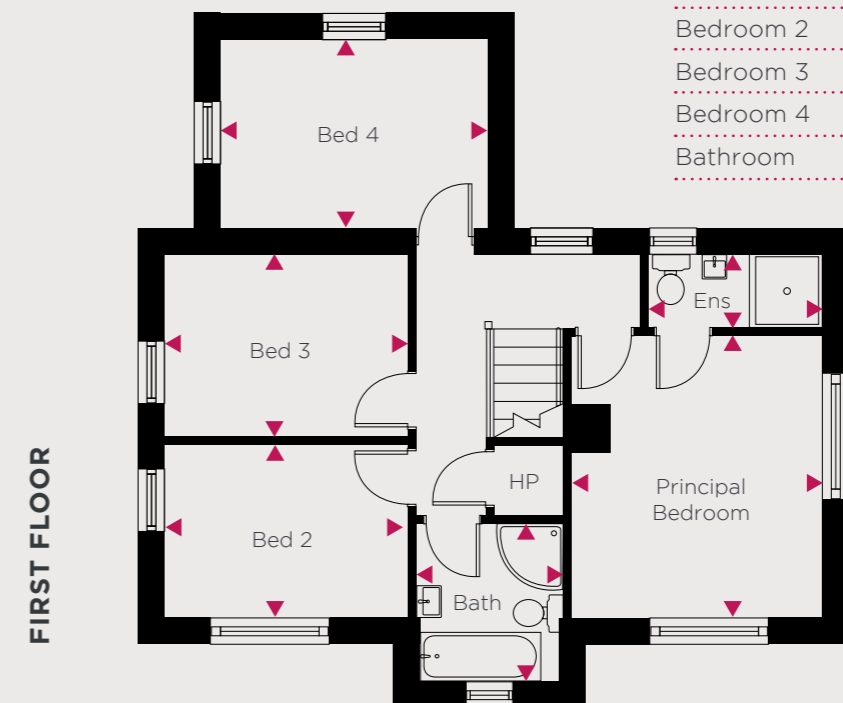
GROUND FLOOR

Entrance Hall	
WC	7'3" x 3'8"
Lounge plus bay	16'10" x 9'10"
Kitchen	12'6" x 9'8"
Dining Family	16'10" x 10'10"
Utility	9'1" x 5'6"



FIRST FLOOR

Principal Bedroom	13'2" x 11'8"
Ensuite	8'4" x 3'6"
Bedroom 2	11'5" x 8'5"
Bedroom 3	11'5" x 8'3"
Bedroom 4	12'6" x 8'9"
Bathroom	7'9" x 6'10"



▲ Denotes widest points



Photograph from the Fairfield's Show Home

The heart of the home

Food is the soul of a home.
The kitchens, family and dining spaces work together
to bring your experiences to life.

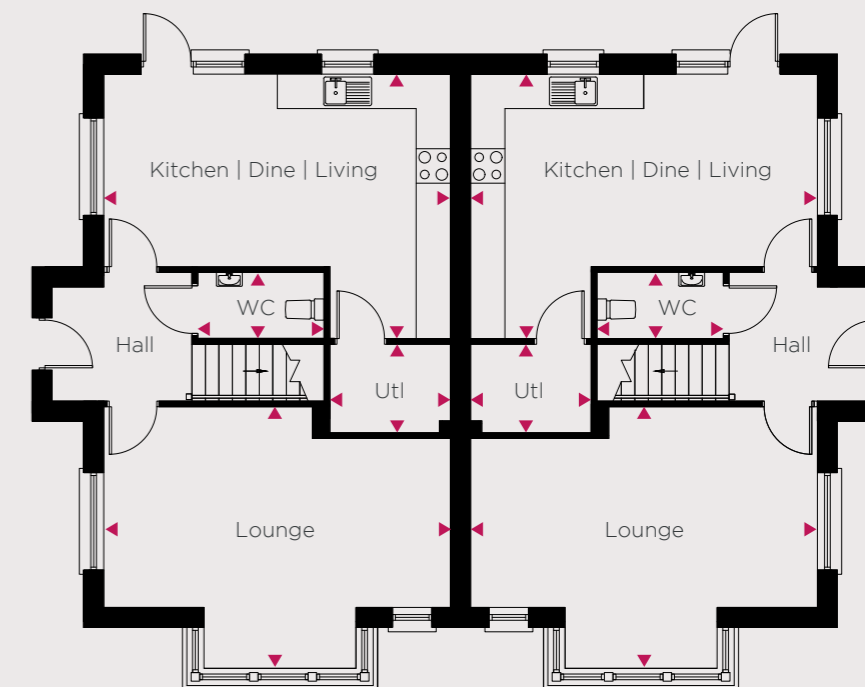


The Monroe

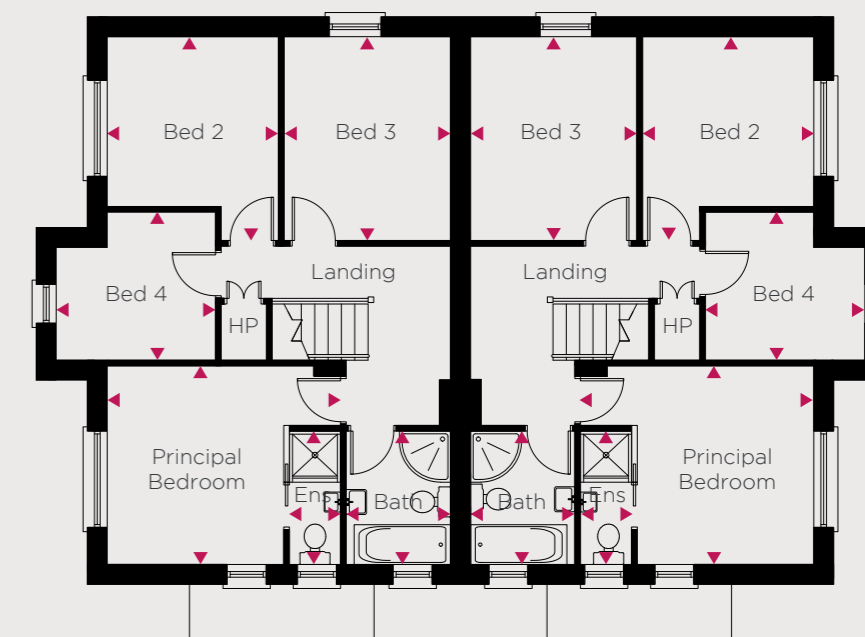
4 Bedroom | Semi Detached | Total Area: 1280 SQ FT

The tidy design of this semi-detached property maximises every space. There is a lovely bay window in the lounge letting the light flow in, and a family and kitchen area at the back which keeps the utility area separate for functionality. Upstairs has four bedrooms, including a principal with ensuite.

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall	
WC	7'3" x 3'6"
Kitchen Dining Living	19'8" x 15'1"
Utility	6'8" x 5'1"
Lounge	19'8" x 14'9"

FIRST FLOOR

Principal Bedroom	13'5" x 11'6"
Ensuite	7'7" x 3'0"
Bedroom 2	11'8" x 9'9"
Bedroom 3	11'8" x 9'7"
Bedroom 4	9'2" x 8'1"
Bathroom	7'8" x 6'0"

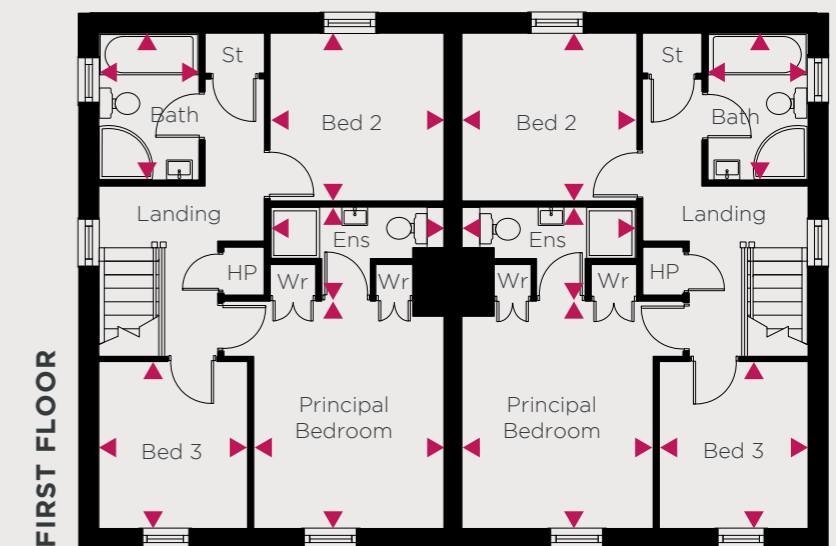
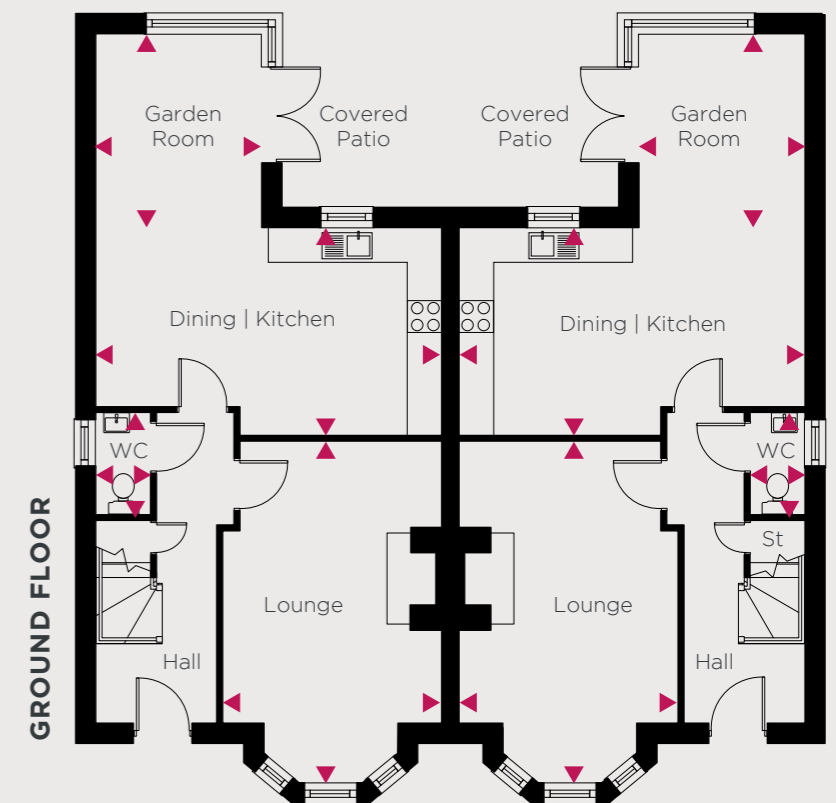
▲ Denotes widest points



The Braddle

3 Bedroom | Semi Detached | Total Area: 1247 SQ FT

A semi-detached that's bursting with space and all the benefits of a modern home. Downstairs in the Braddle there is a bright bay window in the lounge with a beautiful kitchen and family dining space at the rear of the property, stretching into an airy garden room. The garden room opens into a clever outdoor covered space which allows you to make the most of your garden in all weathers and add versatility and liveability to your home. Upstairs has three bedrooms, including a principal with ensuite, and clever storage options to make the most of every inch of space.



GROUND FLOOR

Entrance Hall with separate Cloakroom	
WC	5'10" x 3'2"
Lounge (plus bay)	15'11" x 12'6"
Kitchen Dining	19'8" x 11'10"
Garden Room	11'1" x 9'6"

FIRST FLOOR

Principal Bedroom	13'0" x 11'0"
Ensuite	10'0" x 3'0"
Bedroom 2	10'0" x 9'7"
Bedroom 3	9'6" x 8'6"
Bathroom	8'4" x 5'8"

▲ Denotes widest points

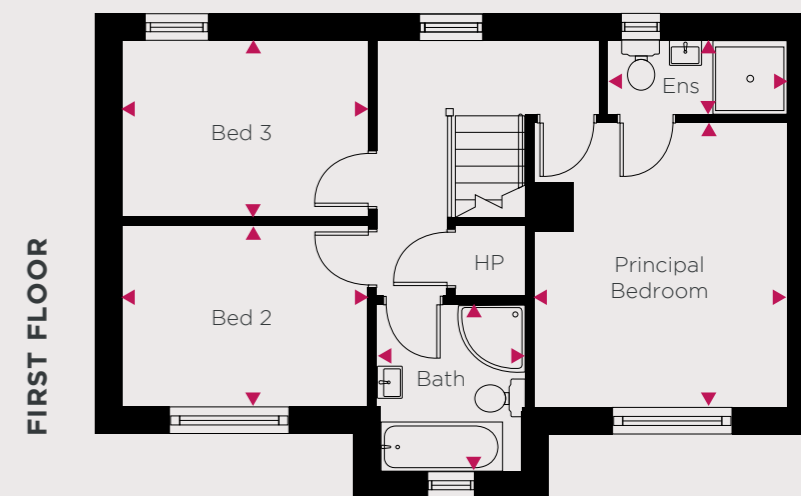
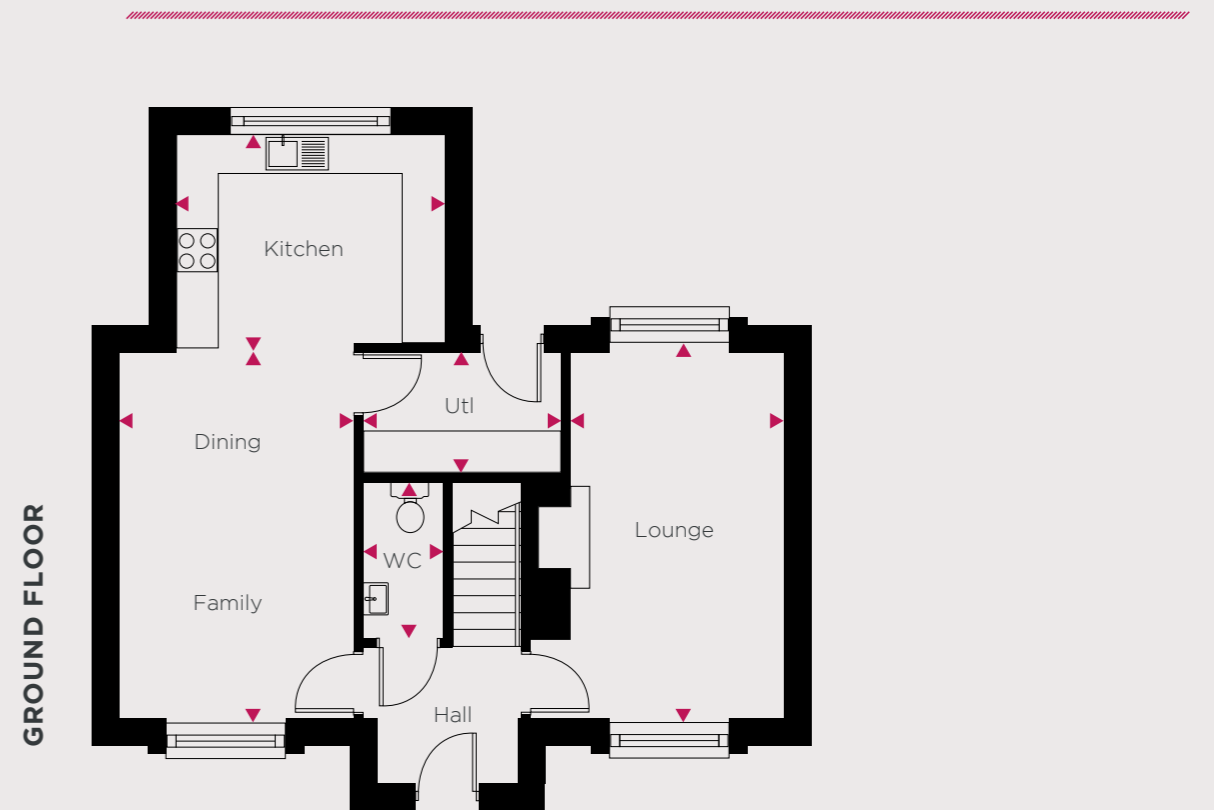
Plans are not to scale and all dimensions are taken at widest points



The Renshaw

3 Bedroom | Detached | Total Area: 1191 SQ FT

This decorative detached house has space in abundance with an open plan layout. The Renshaw has practical elements such as utility room, downstairs WC, principal bedroom with ensuite and storage upstairs, but also has charming features including a bright and spacious lounge with bay window. An open plan kitchen, family and dining area is the ideal place for the family to relax. Three generous bedrooms and a family bathroom complete the upstairs.



GROUND FLOOR

Entrance Hall	
WC	7'2" x 3'8"
Lounge	16'8" x 11'7"
Kitchen	12'4" x 9'9"
Dining Family	16'8" x 10'8"
Utility	9'1" x 5'6"

FIRST FLOOR

Principal Bedroom	13'1" x 11'7"
Ensuite	8'3" x 3'4"
Bedroom 2	11'3" x 8'4"
Bedroom 3	11'3" x 8'1"
Bathroom	7'7" x 6'5"

▲ Denotes widest points

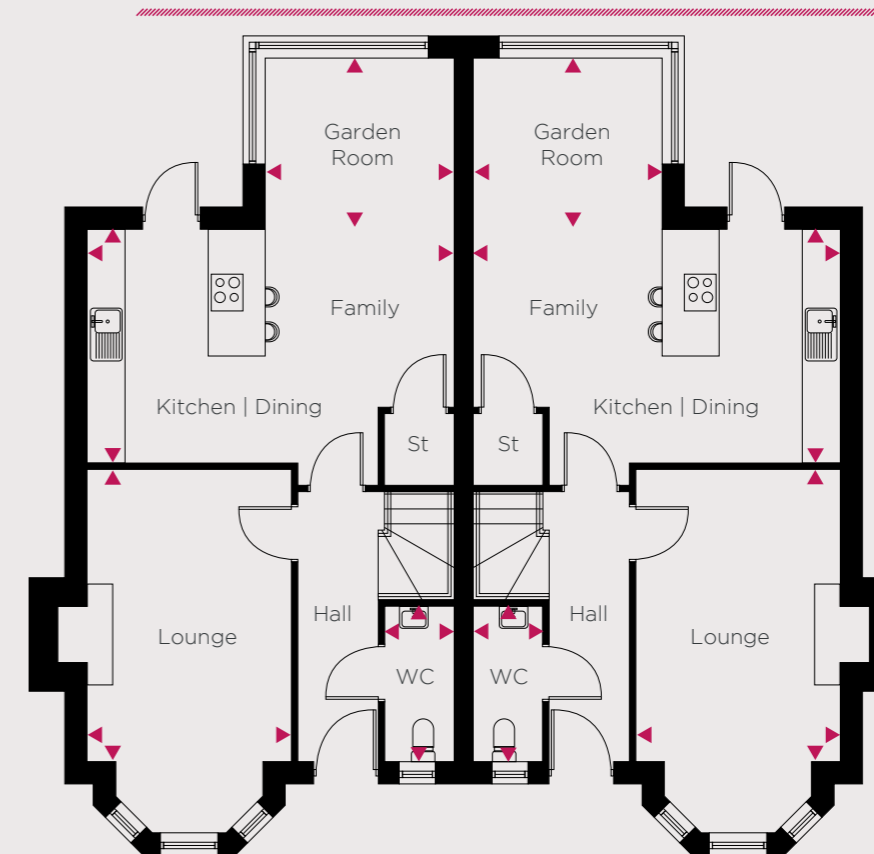


The Ross (with bay)

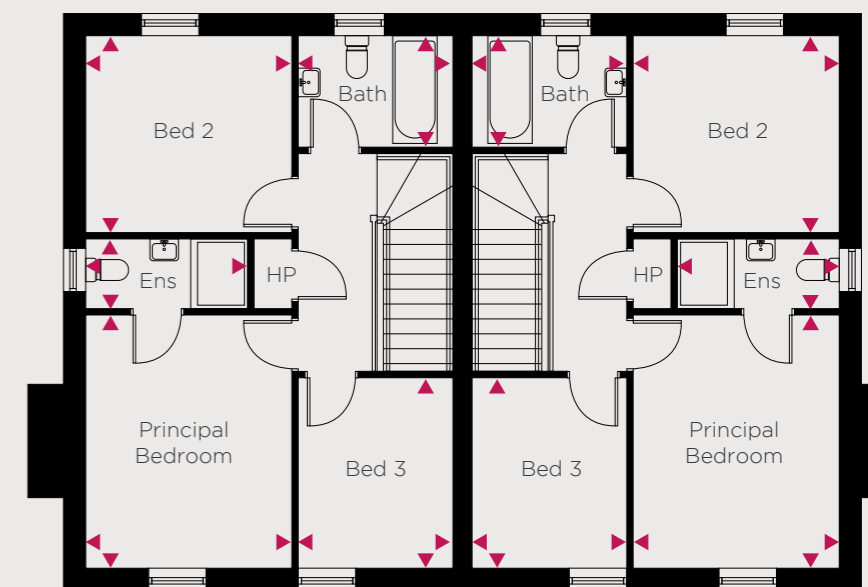
3 Bedroom | Semi Detached | Total Area: 1162 SQ FT

This spacious semi-detached home includes stylish features and details on the inside and out. The open plan kitchen and dining area to the rear extends into a gorgeous garden room, while a separate lounge at the front has a large window to maximise light. There are three well-proportioned bedrooms upstairs, including a principal with ensuite.

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

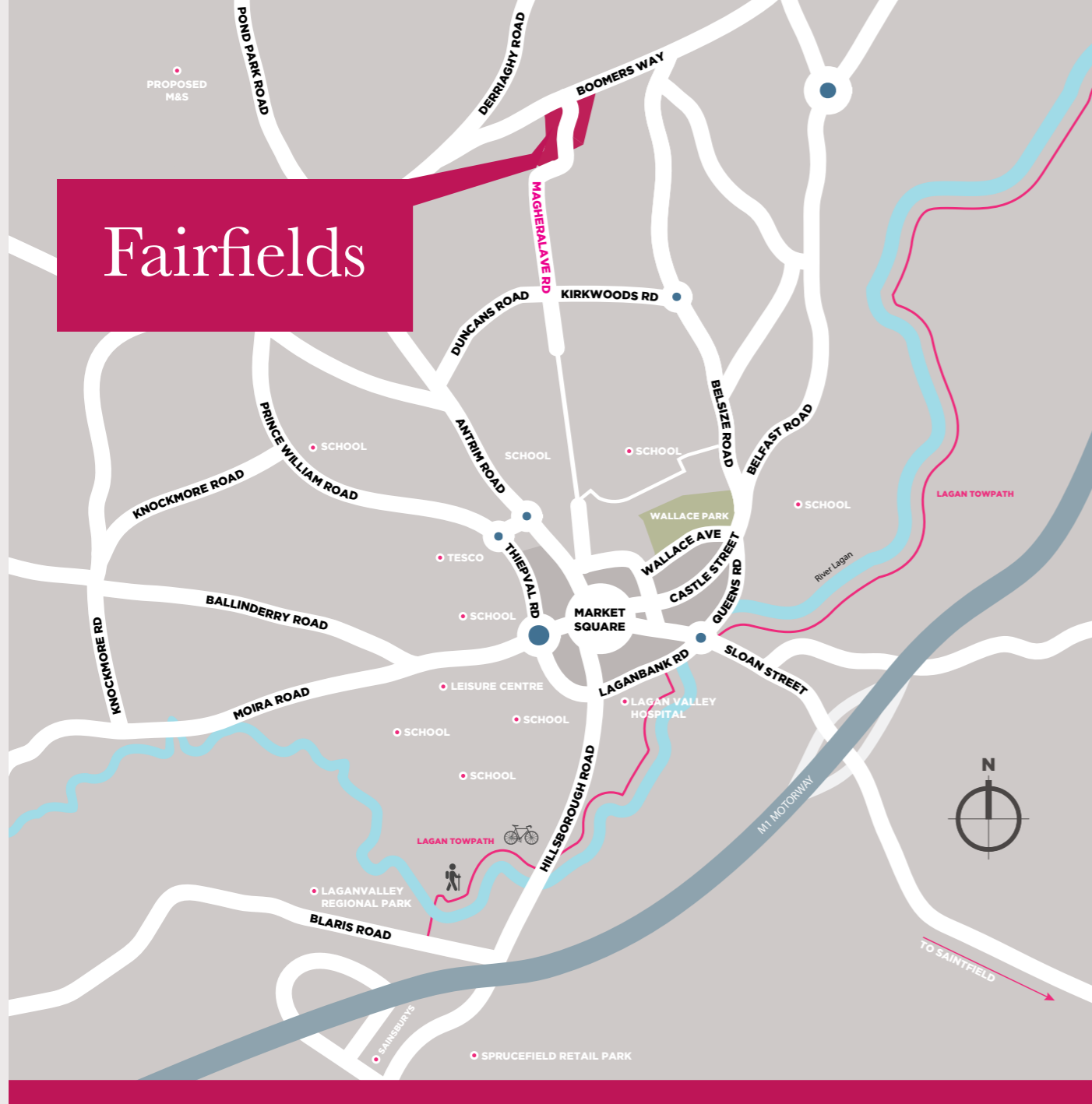
Entrance Hall	
WC	7'9" x 3'7"
Lounge plus bay	15'2" x 10'7"
Kitchen Dining Family	18'11" x 12'2"
Garden Room	9'9" x 8'10"

FIRST FLOOR

Principal Bedroom	13'1" x 10'7"
Ensuite	7'8" x 3'7"
Bedroom 2	10'7" x 10'2"
Bedroom 3	9'10" x 8'0"
Bathroom	8'0" x 5'9"

▲ Denotes widest points

Fairfields



WELL CONNECTED

SPRUCEFIELD	4 MILES	BELFAST	6.1 MILES
LISBURN CITY	1.9 MILES	MOIRA	6.7 MILES
HILLSBOROUGH	6.7 MILES	LISBURN TRAIN STATION	2 MILES

Location & Site Maps



Optional Garden Store





Photograph from the Fairfields Show Home

Achieving excellence

Achieving excellence demands an obsessive attention to detail and a determination to find the designs, the materials and the workmen that reflect our values – no shortcuts, no compromises and no reason to doubt us.



Photograph from the Fairfield's Show Home

Specification



Photographs are from the Fairfields Show Home



KITCHEN

- Choose your luxury Kitchen finishes from our specified range
- Colour choice of worktops
- Appliances to include hob, double oven, extractor, fridge freezer, dishwasher, washer dryer
- Low voltage down lights

UTILITY ROOM (WHERE APPLICABLE)

- Utility units with choice of door finishes, worktops and handles
- Space for free standing appliances in Utility Room

SANITARY WARE

- Contemporary white sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Low profile shower trays with contemporary glass panels and doors to Bathrooms and Ensuites
- Low voltage down lights

FLOORING AND TILING

- Soft touch carpet and underlay in Drawing Room, Bedrooms, Stairs and Landing
- Tiled floor to Kitchen, Dine, Garden Room(where applicable), Bathroom, Ensuite, Utility and WC
- Full height tiling to shower enclosures and half height tiling to walls

HEATING

- Gas fired central heating
- Energy efficient boiler
- Thermostatically controlled high output radiators
- Heated chrome towel rails to Bathroom, Ensuite and WC

INTERNAL FINISHES

- Painted internal walls in one colour throughout (Quarter Silver emulsion) and white ceilings
- Traditional panel internal doors painted white with quality ironmongery
- Deep moulded skirting boards and architraves
- Newell posts, handrails and spindles painted white

ELECTRICAL

- Comprehensive range of electrical sockets, switches, TV points and telephone points
- Pre wired for security alarm
- Mains smoke and carbon monoxide detectors
- Pre wired for broadband
- TV points in bedrooms
- Downlighters in Kitchen, Bathroom and Ensuite
- USB charging point per room

EXTERNAL FINISHES

- Traditional cavity wall construction with roughcast render finish where applicable
- Traditional finish tiled roof
- uPVC double glazed windows
- Georgian GRP front door with 5 point locking system
- Gardens seeded
- Landscaping throughout the development (where applicable)
- Tarmac driveways
- Front and rear outside door lights
- Rear outside water supply
- Paved patio area

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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.

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