



PLANTATION MANOR

PLANTATION AVENUE
LISBURN

Nestled in the heart of the charming city of Lisburn, Plantation Manor offers an exclusive collection of detached, four-bedroom homes designed for modern living.



Sir Thomas & Lady Dixon Park



Lagan Valley LeisurePlex

This outstanding development seamlessly blends contemporary elegance with tranquillity, making it the perfect choice for families seeking a serene, yet connected, lifestyle.

Plantation Manor provides easy access to the hustle and bustle of Lisburn city centre and surrounding areas. With an array of local attractions situated right on the doorstep, homeowners will find themselves spoilt for choice when it comes to exciting things to see and do. From the picturesque Wallace Park positioned just a short distance away, allowing local residents to stroll along treelined paths and appreciate the beauty of nature, to the Lagan Valley LeisurePlex, offering a hub of activity for families, the close proximity of Plantation Manor is sure to appeal. What's more, with Dobbies Garden Centre situated right on the doorstep, homeowners can indulge in retail therapy whilst browsing a diverse range of products.

With excellent transport links, the homes at Plantation Manor are perfectly connected to nearby areas. Residents of Plantation Manor can reach the esteemed Royal Hillsborough village in under five miles, affording homeowners with the opportunity to explore everything that this beautiful area has to offer. Belfast's thriving city centre is located just slightly further afield, allowing residents of Plantation Manor to access the bustling city within a short twenty-minute drive.

For those undertaking the daily commute, Plantation Manor is situated within close proximity to the M1 motorway and Lisburn Train Station, ensuring convenient and accessible transportation across the country.



Lisburn Train Station



Castle Gardens



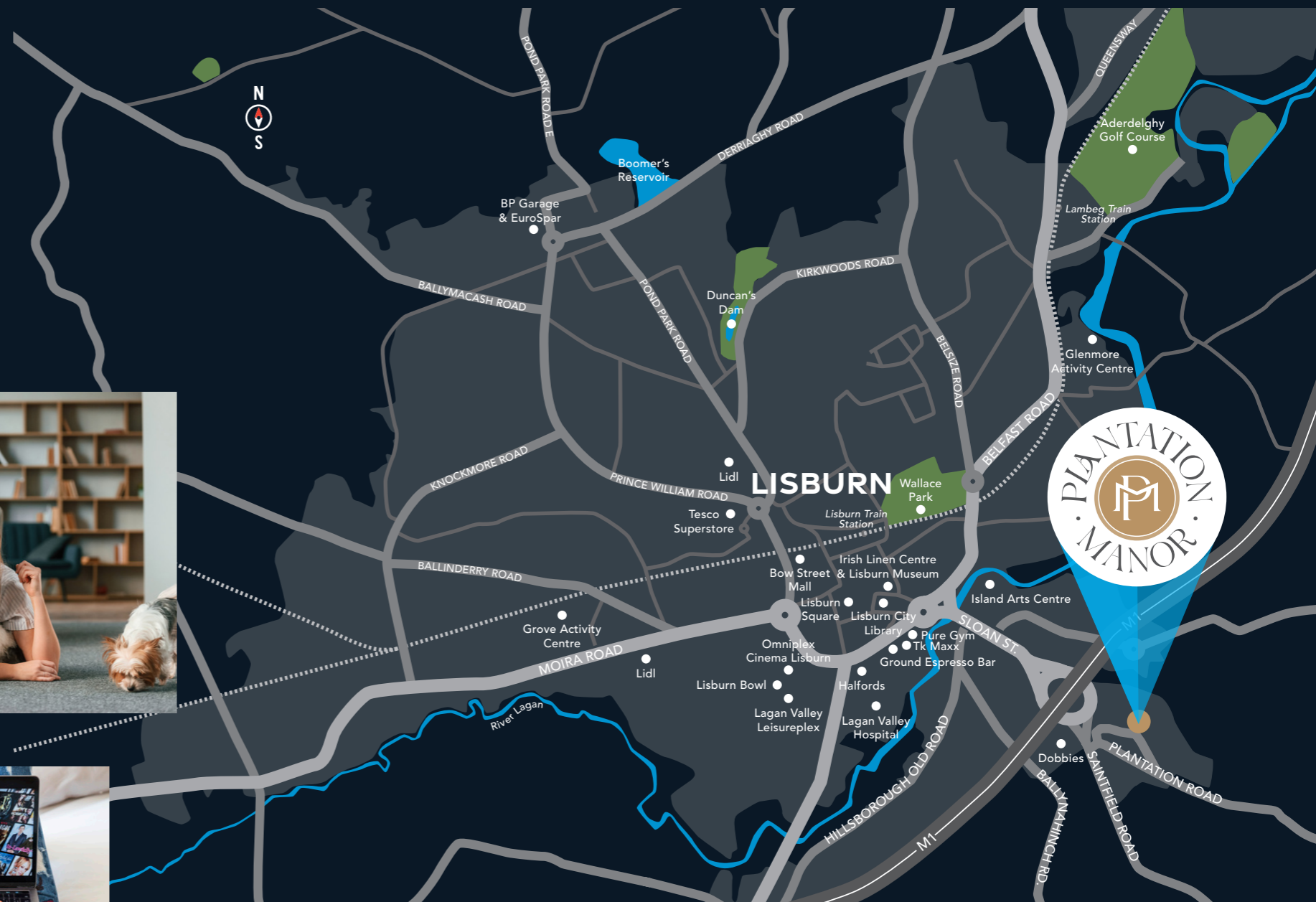
Lisburn Golf Club

**DISCOVER
A FINER WAY
OF LIFE**





LOCATION MAP



Each of the properties at Plantation Manor have been meticulously crafted to provide the very definition of comfort and style. With spacious interiors, high-quality finishes, and thoughtful layouts, the homes at Plantation Manor are carefully designed with the needs of modern homeowners in mind.

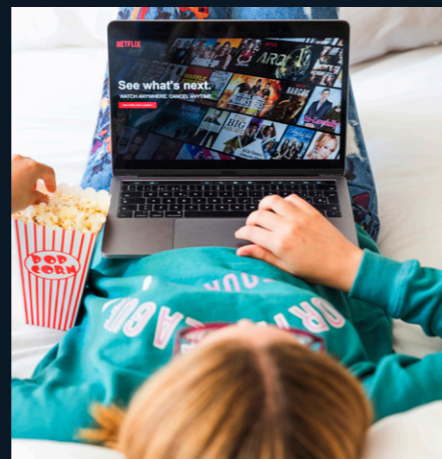
Showcasing a collection of four detached homes, Plantation Manor offers homeowners the very best in contemporary living.

With spacious open plan layouts in the living areas of the property, these homes provide an impeccable space to host and entertain friends, family and guests.

With four generously sized bedrooms, it goes without saying that the homes at Plantation Manor are accommodating to growing families, offering a tranquil haven to kick back and relax at the end of a long day. Modern designs are featured throughout the kitchen and bathrooms, boasting sleek fittings and fixtures which exude elegance and style.

Striking the balance between serene living and urban accessibility, Plantation Manor is within close proximity to everything a homeowner may need. An array of leading primary and secondary schools, a variety of convenience stores and local boutiques, and a multitude of cafés, pubs and restaurants are all located just a stone's throw away.

Homeowners are also sure to experience the tight-knit community feel of this exceptional area, providing an ideal atmosphere for family life. Offering the best of both worlds, Plantation Manor is truly the perfect choice for those hoping to settle down in an outstanding home within a secluded residential area, all the while benefiting from access to Lisburn's city centre.



TRAVELLING DISTANCES

Dobbies Garden Centre	0.5 miles	Royal Hillsborough	4.5 miles
Lisburn City Centre	1.5 miles	Belfast	8.5 miles
Lisburn Train Station	1.5 miles	Lurgan	16.5 miles
Lagan Valley Hospital	1.5 miles	Antrim	26.5 miles
Wallace Park	1.5 miles	Craigavon	21 miles
Lagan Valley LeisurePlex	2 miles		
Sprucefield	2.5 miles	Belfast City Airport	13.5 miles
Lisburn Golf Club	3 miles	Belfast Int. Airport	17 miles

THE ALLENBURY

GROUND FLOOR

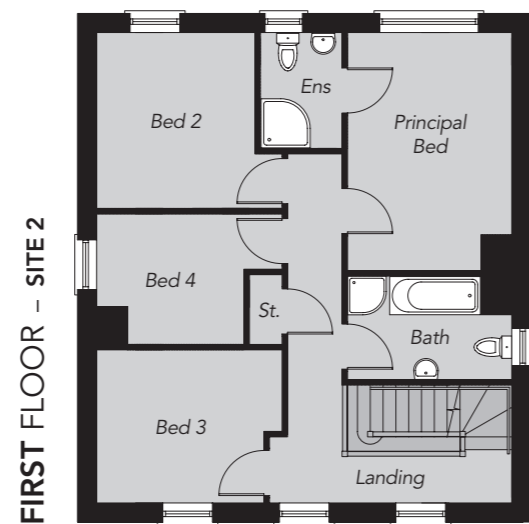
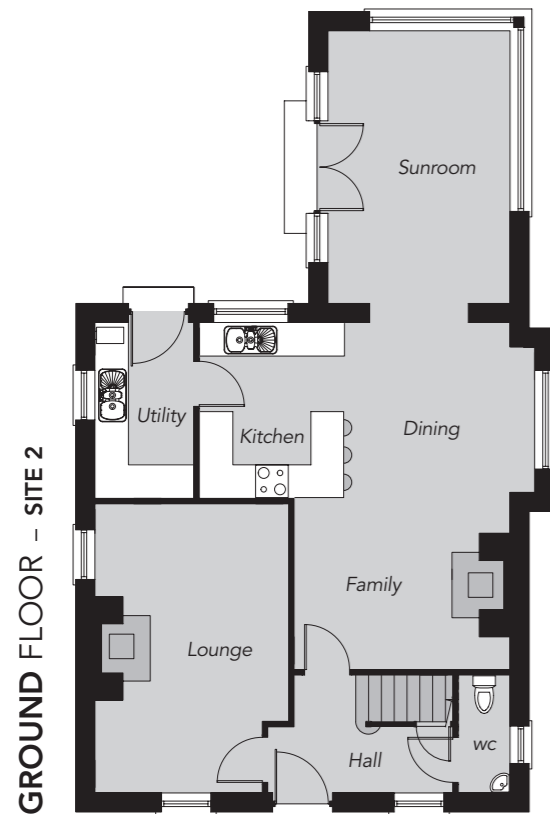
Lounge <i>max</i>	17'4" x 11'6"
Kitchen / Dining	
Family <i>max</i>	20'8" x 18'7"
Sunroom	16'4" x 10'7"
Utility Room	10'5" x 5'9"
WC	7'0" x 3'1"

FIRST FLOOR

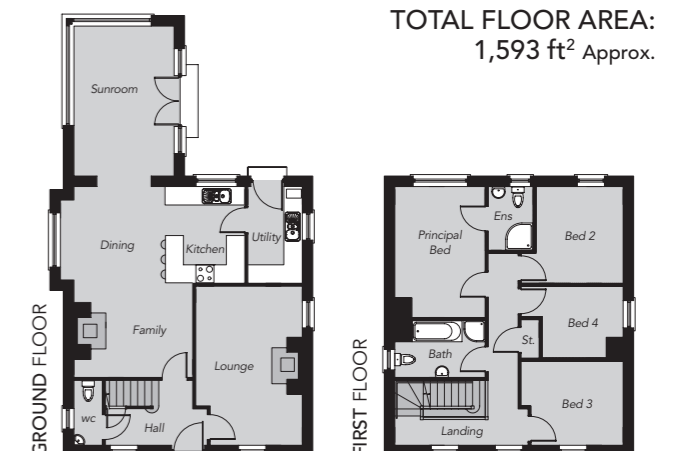
Principal Bedroom	14'3" x 9'8"
Ensuite	6'9" x 4'9"
Bedroom 2	10'5" x 9'5"
Bedroom 3	10'0" x 9'2"
Bedroom 4 <i>max</i>	11'6" x 7'8"
Bathroom <i>max</i>	9'8" x 6'2"



Computer Visual



FLOOR PLAN LAYOUT FOR SITE 1



THE BECKLOW

GROUND FLOOR

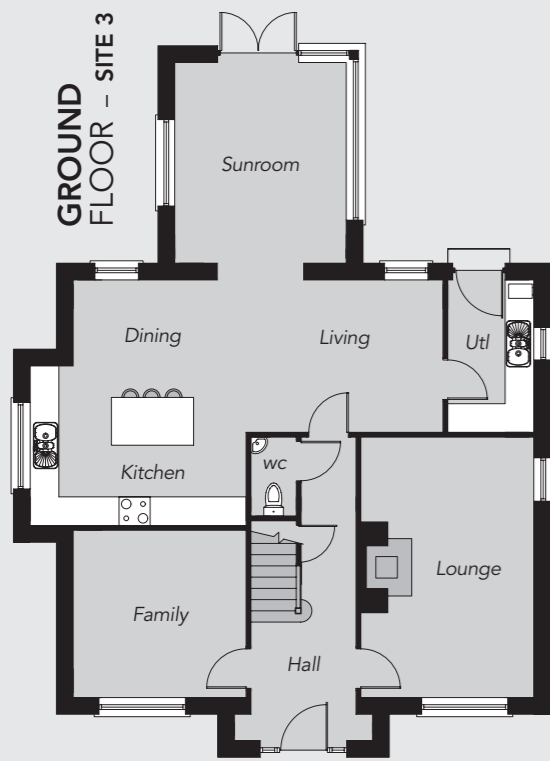
Lounge	17'8" x 11'8"
Family Room	11'8" x 11'4"
Kitchen	14'8" x 10'9"
Living / Dining Area	25'3" x 10'1"
Sunroom	13'7" x 11'7"
Utility Room	10'1" x 5'9"
WC	5'4" x 3'1"

FIRST FLOOR

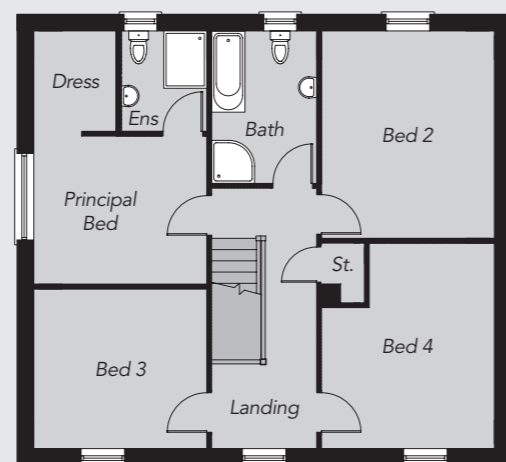
Principal Bedroom	11'8" x 10'1"
Dressing	6'8" x 5'6"
Ensuite	6'8" x 5'9"
Bedroom 2	14'2" x 11'8"
Bedroom 3	11'8" x 10'9"
Bedroom 4 <i>max</i>	14'1" x 11'8"
Bathroom	10'1" x 7'2"



Computer Visual



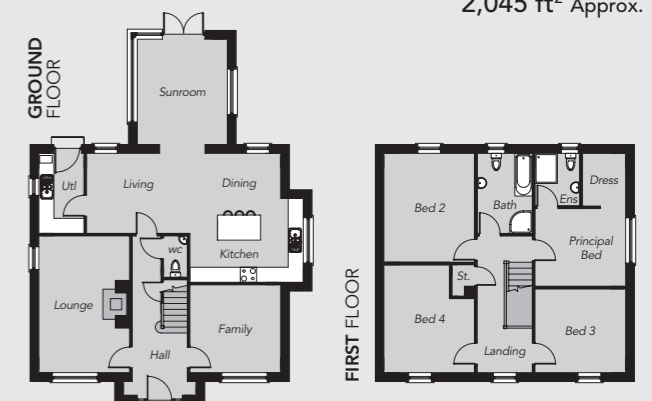
FIRST FLOOR - SITE 3



SITE LAYOUT

FLOOR PLAN LAYOUT FOR SITE 4

TOTAL FLOOR AREA:
2,045 ft² Approx.



LUXURY TURNKEY SPECIFICATION



KITCHEN & UTILITY

- Impressive high quality kitchen from award winning kitchen designer, Brookvale Kitchens
- Stone work surfaces
- Integrated electrical appliances to include induction hob with downdraft extractor, oven, integrated fridge / freezer and dishwasher
- Under wall unit lighting
- High neck chrome or brushed steel taps.
- 100mm matching upstands to worktops and splash back
- Soft close pull out bin
- Laminate worktops to utility

BATHROOM, ENSUITE, & WC

- Contemporary white sanitary ware with chrome fittings
- Vanity unit and illuminated mirror to ensuite and bathroom
- Heated towel rail to bathroom and ensuite
- Freestanding bath to bathroom
- Slimline shower tray and thermostatically controlled shower with waterfall shower head to bathroom and ensuite
- Multi panel board to shower enclosures
- Floor to ceiling splash back tiling in bathroom and ensuite to basins

HEATING

- Gas fired central heating - energy efficient combination boiler which provides instant hot water on demand
- Underfloor heating to ground floor of house with radiators to first floor and towel radiators to bathroom and ensuite
- Thermostatically controlled radiators

FLOORING

- Floor tiling to hall, kitchen and utility areas, bathroom and ensuite floors
- Carpets to lounge, stairs, landings and bedrooms

INTERNAL FEATURES

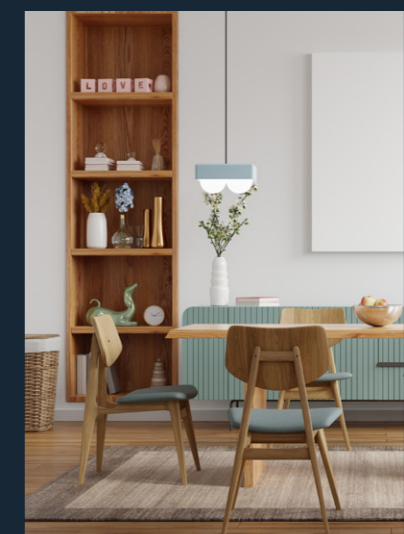
- Internal walls and ceilings painted along with the internal woodwork
- Contemporary internal doors with quality ironmongery
- Recessed energy efficient LED downlighting to kitchen WC, bathroom and ensuite
- Comprehensive range of electrical sockets with 1x USB connections to lounge, kitchen, sunroom and master bedroom.
- TV connections to lounge, kitchen / dining and sunroom
- Insulated to the very latest regulations for energy efficiency
- Mains smoke, heat and carbon monoxide detectors

EXTERNAL FEATURES

- Silicone K-render to external walls ensuring a freshly rendered and aesthetically pleasing appearance with low maintenance.
- Enclosed rear garden with patio area and lawns sowed out
- Insulated uPVC windows and composite front door
- In roof 3KW Solar PV Installation to each house
- Feature external lighting to front door
- Driveway to be finished in bitmac with paving to pathways

WARRANTY

- Global Homes 10 year home warranty



Images are for illustrative purposes only and represent the style of finish at Plantation Manor.

SELLING AGENT



Dalzell Property
15 Market Place
Lisburn BT28 1AN
Telephone 028 9266 6638
Email hello@dalzellproperty.com

www.dalzellproperty.com

BUILDER

**Marshall
Homes NI**

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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 whatever in relation to any property. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.