

BRACKEN WOOD



LISNISKY LANE, PORTADOWN

CLASSICALLY DESIGNED,
HIGHLY ENERGY EFFICIENT 'A' RATED HOMES
FOR MODERN LIVING



CONTEMPORARY BUT CLASSICALLY REFINED,
BRACKEN WOOD IS A DEVELOPMENT
OF HIGHLY ENERGY EFFICIENT 'A' RATED HOMES*
SENSITIVELY INTEGRATED IN A TRANQUIL LANDSCAPED SETTING

* A small number of homes achieve a high "B" rating and this will
be communicated with all individual buyers where appropriate

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

CLASSICAL DESIGN, MODERN LIVING

BRACKEN
WOOD

EXPERIENCE THE PERFECT BALANCE OF ACCESSIBILITY AND ESCAPISM

Commanding an excellent edge of town location at Lisnisky Lane, Portadown, Bracken Wood presents a range of classically designed highly energy efficient homes.

The particular location of Bracken Wood 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 which is directly connected to the development via an underpass connection.

Buyers will be spoilt for choice at Bracken Wood with an excellent range of quality house types arranged as generously proportioned semi detached and detached homes on spacious plots.

All homes at Bracken Wood have been well designed to a classical theme but with modern living in mind. 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.



River Bann



Portadown Golf Club



Rushmere Complex



South Lake Leisure Centre



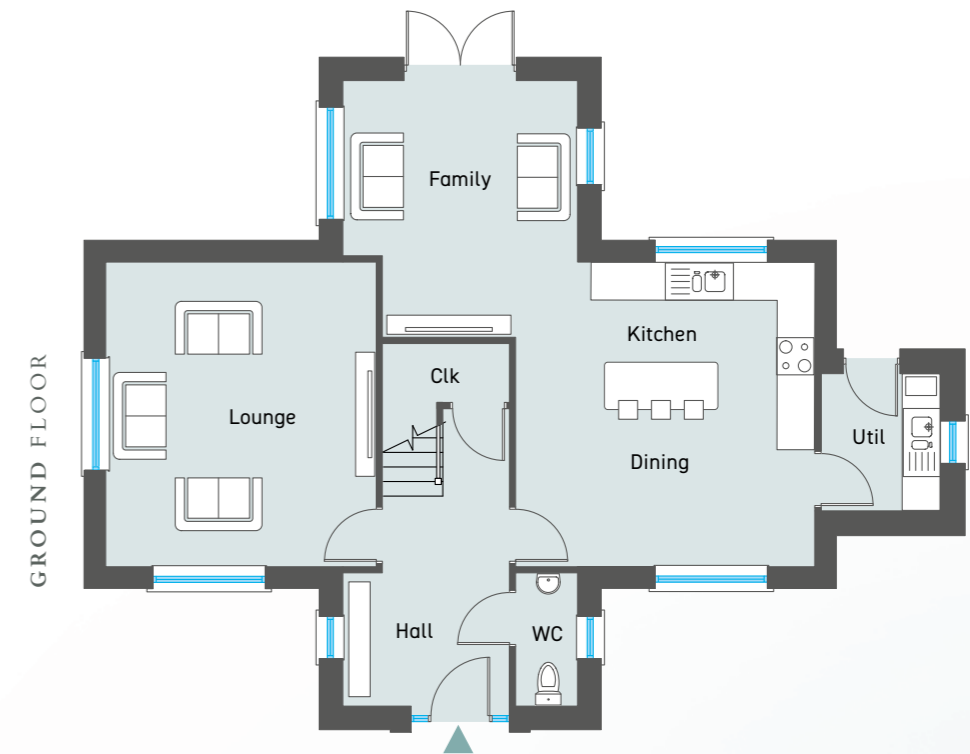
Lough Neagh



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The Gamekeepers Lodge

4 Bedroom Detached
 Floor Area: 1680 sq ft approx
 Site no. 126



GROUND FLOOR

| | | | |
|---|----|---------------|---------------|
| Entrance Hall with separate WC and Cloaks | | | |
| Lounge | ft | 16'1" x 14'4" | m 4.91 x 4.36 |
| Kitchen Dining | ft | 16'1" x 15'9" | m 4.91 x 4.82 |
| Family (max) | ft | 14'0" x 12'5" | m 4.28 x 3.79 |
| Utility | ft | 7'3" x 6'3" | m 2.21 x 1.92 |

FIRST FLOOR

| | | | |
|-------------------|----|---------------|---------------|
| Principal Bedroom | ft | 14'4" x 10'6" | m 4.36 x 3.21 |
| Dressing | ft | 5'5" x 5'3" | m 1.66 x 1.60 |
| Ensuite | ft | 8'6" x 5'3" | m 2.60 x 1.66 |
| Bedroom 2 (max) | ft | 12'5" x 9'3" | m 3.79 x 2.82 |
| Bedroom 3 | ft | 12'3" x 9'1" | m 3.72 x 2.77 |
| Bedroom 4 | ft | 12'5" x 7'1" | m 3.79 x 2.15 |
| Bathroom | ft | 9'3" x 6'7" | m 2.82 x 2.03 |



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The Woodcock

3 Bedroom Semi Detached
Floor Area: 1200 sq ft approx

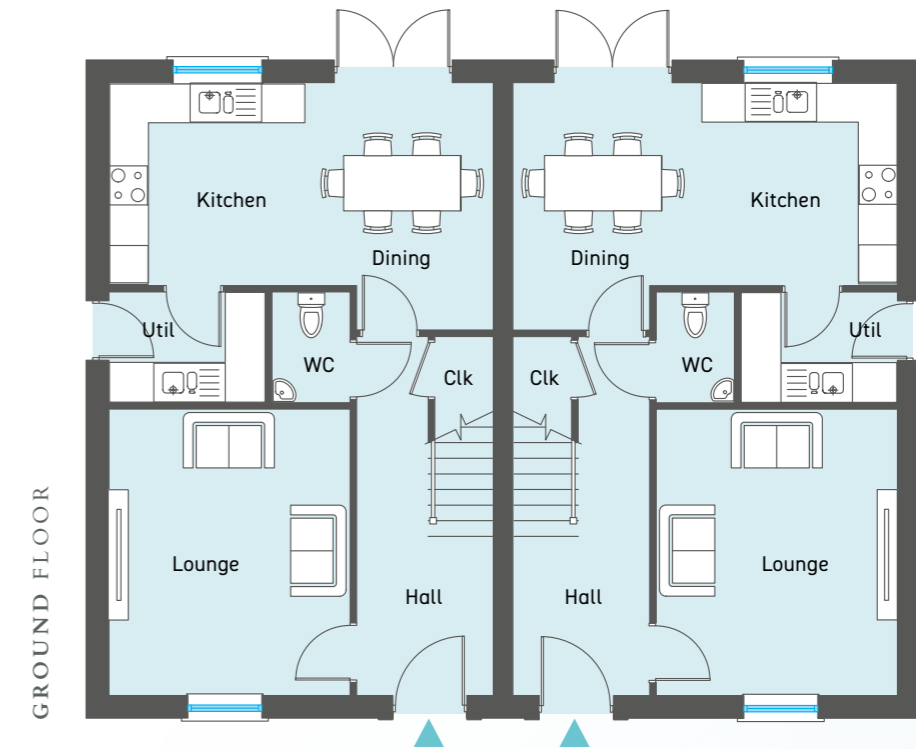
Site nos. 109, 110, 115, 116 (brick version)



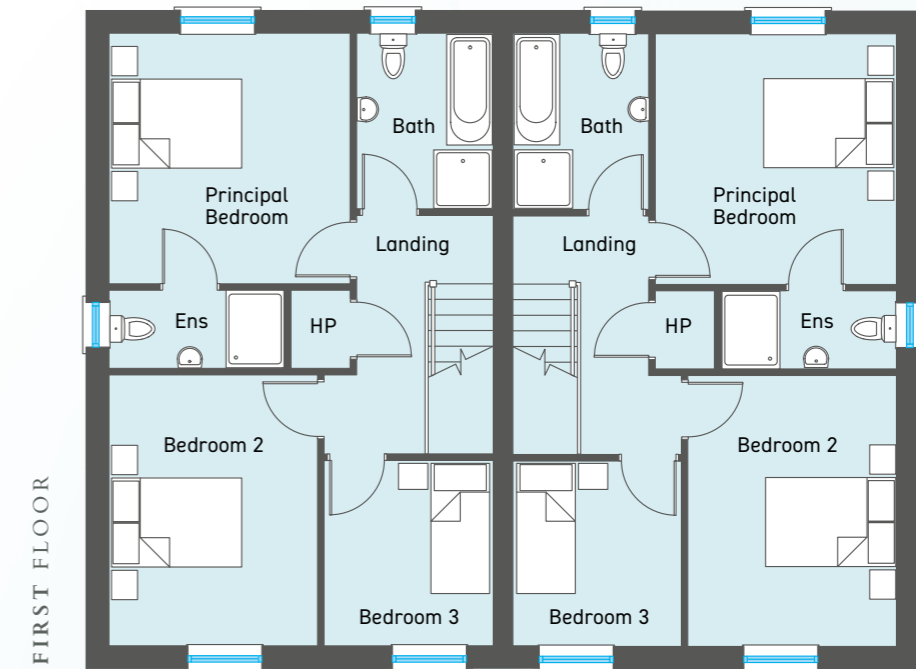
Site nos. 113, 114, 117, 118 (render version)



SITE LAYOUT - not to scale



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | | |
|---|----|---------------|---------------|
| Entrance Hall with separate WC and Cloaks | | | |
| Lounge | ft | 14'5" x 12'2" | m 4.40 x 3.70 |
| Kitchen Dining (max) | ft | 19'4" x 12'6" | m 5.90 x 3.80 |
| Utility | ft | 7'9" x 5'6" | m 2.40 x 1.70 |

FIRST FLOOR

| | | | |
|-------------------|----|---------------|---------------|
| Principal Bedroom | ft | 12'7" x 12'2" | m 3.85 x 3.70 |
| Ensuite | ft | 8'9" x 4'0" | m 2.70 x 1.20 |
| Bedroom 2 | ft | 13'6" x 10'6" | m 4.12 x 3.20 |
| Bedroom 3 | ft | 9'4" x 8'6" | m 2.85 x 2.60 |
| Bathroom | ft | 8'9" x 6'10" | m 2.70 x 2.10 |

Floor plans are not to scale and all dimensions are approximate



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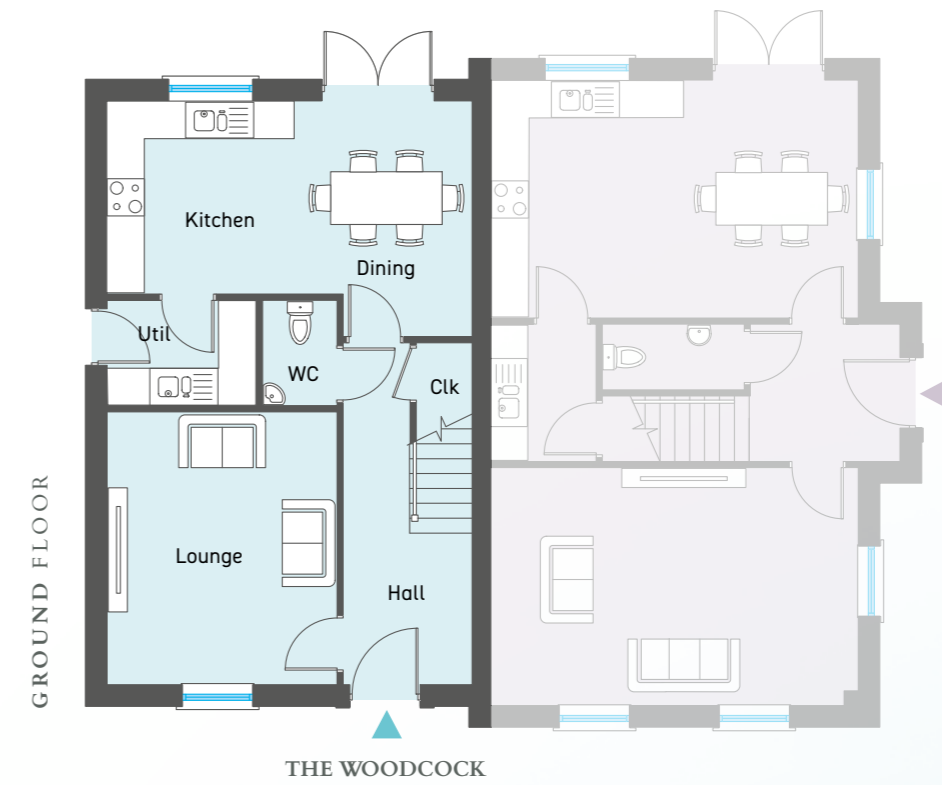
The Woodcock

3 Bedroom Semi Detached
Floor Area: 1200 sq ft approx

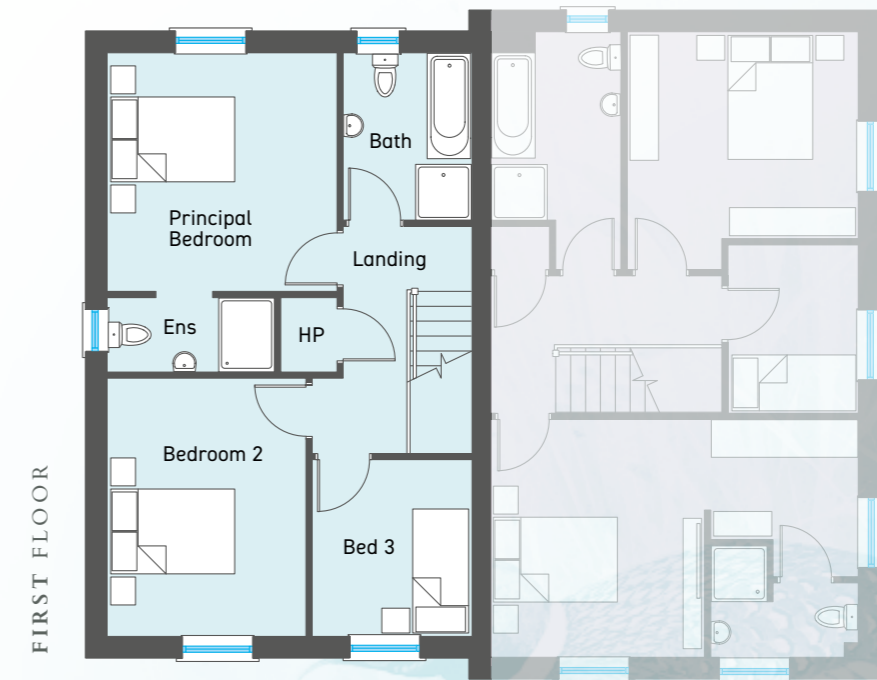
Site nos. 108, 111, 122, 125



SITE LAYOUT - not to scale



THE WOODCOCK



GROUND FLOOR

| | | | |
|---|----|---------------|---------------|
| Entrance Hall with separate WC and Cloaks | | | |
| Lounge | ft | 14'5" x 12'2" | m 4.40 x 3.70 |
| Kitchen Dining (max) | ft | 19'4" x 12'6" | m 5.88 x 3.80 |
| Utility | ft | 7'9" x 5'6" | m 2.40 x 1.70 |

FIRST FLOOR

| | | | |
|-------------------|----|---------------|---------------|
| Principal Bedroom | ft | 12'7" x 12'2" | m 3.85 x 3.70 |
| Ensuite | ft | 8'9" x 4'0" | m 2.70 x 1.20 |
| Bedroom 2 | ft | 13'6" x 10'6" | m 4.12 x 3.20 |
| Bedroom 3 | ft | 9'4" x 8'6" | m 2.85 x 2.60 |
| Bathroom | ft | 8'9" x 6'10" | m 2.70 x 2.10 |

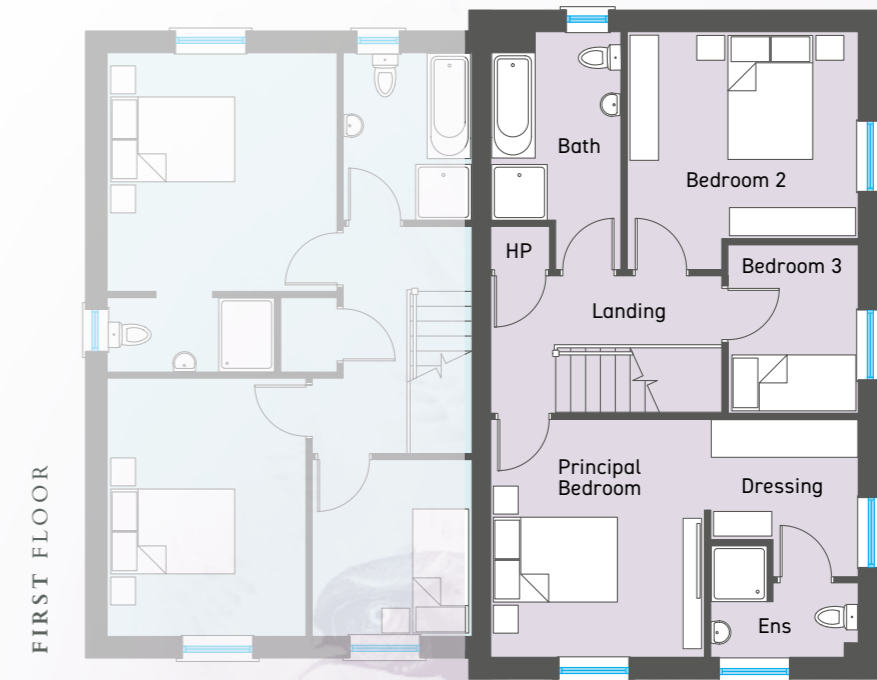
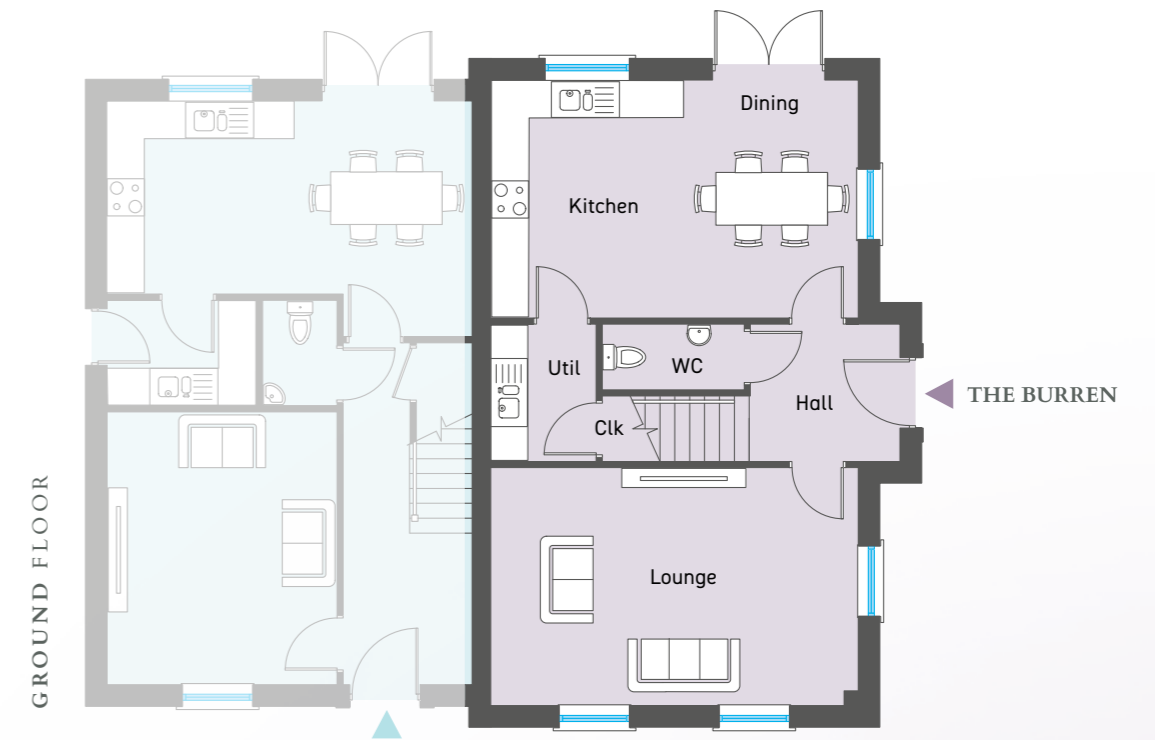
Floor plans are not to scale and all dimensions are approximate



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The Burren

3 Bedroom Semi Detached
 Floor Area: 1300 sq ft approx
 Site nos. 107, 112, 123, 124



GROUND FLOOR

| | | | | |
|--------------------------------|----|---------------|---|-------------|
| Entrance Hall with separate WC | | | | |
| Lounge | ft | 19'5" x 12'7" | m | 5.92 x 3.83 |
| Kitchen Dining | ft | 19'5" x 12'7" | m | 5.92 x 3.83 |
| Utility | ft | 7'3" x 5'6" | m | 2.21 x 1.70 |

FIRST FLOOR

| | | | | |
|-------------------|----|----------------|---|-------------|
| Principal Bedroom | ft | 12'7" x 11'4" | m | 3.83 x 3.45 |
| Dressing | ft | 8'4" x 7'8" | m | 2.53 x 2.37 |
| Ensuite (max) | ft | 7'8" x 5'6" | m | 2.37 x 1.70 |
| Bedroom 2 | ft | 12'3" x 10'11" | m | 3.72 x 3.33 |
| Bedroom 3 | ft | 8'10" x 6'9" | m | 2.71 x 2.10 |
| Bathroom | ft | 9'11" x 6'9" | m | 3.03 x 2.10 |



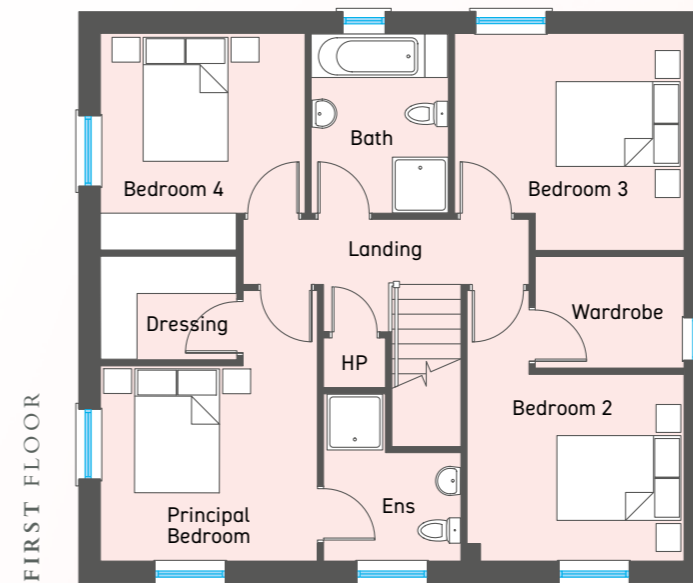
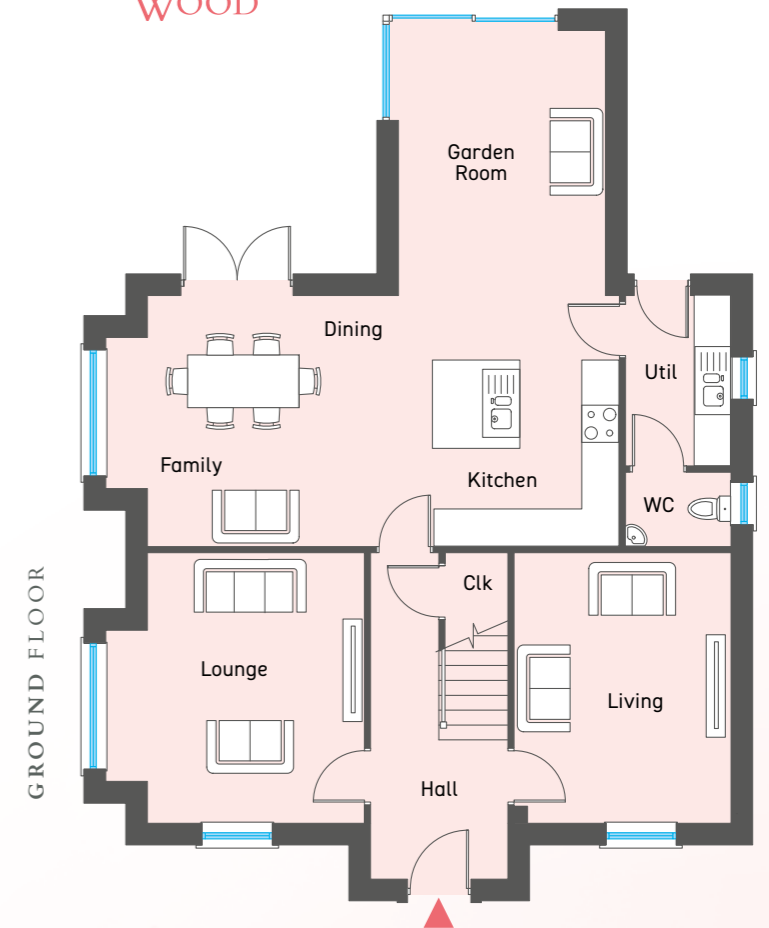
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The Purdey

4 Bedroom Detached
 Floor Area: 1940 sq ft approx
 Site nos. 119, 127



SITE LAYOUT - not to scale



GROUND FLOOR

| | | | | |
|------------------------------------|----|----------------|---|-------------|
| Entrance Hall with separate Cloaks | | | | |
| Lounge | ft | 14'4" x 11'6" | m | 4.36 x 3.50 |
| Kitchen Dining Family | ft | 24'10" x 13'4" | m | 7.61 x 4.05 |
| Living | ft | 14'4" x 11'6" | m | 4.36 x 3.50 |
| Utility | ft | 9'0" x 5'6" | m | 2.75 x 1.70 |
| Garden Room | ft | 12'9" x 10'11" | m | 3.92 x 3.34 |
| WC | | | | |

FIRST FLOOR

| | | | | |
|-------------------|----|----------------|---|-------------|
| Principal Bedroom | ft | 11'6" x 10'4" | m | 3.50 x 3.15 |
| Dressing | ft | 7'3" x 4'11" | m | 2.20 x 1.50 |
| Ensuite | ft | 8'10" x 7'3" | m | 2.70 x 2.21 |
| Bedroom 2 (max) | ft | 11'6" x 9'10" | m | 3.50 x 3.01 |
| Wardrobe | ft | 7'8" x 5'7" | m | 2.35 x 1.72 |
| Bedroom 3 (max) | ft | 12'2" x 11'6" | m | 3.70 x 3.50 |
| Bedroom 4 | ft | 11'6" x 10'10" | m | 3.50 x 3.30 |
| Bathroom | ft | 9'6" x 7'3" | m | 2.90 x 2.21 |

Floor plans are not to scale and all dimensions are approximate



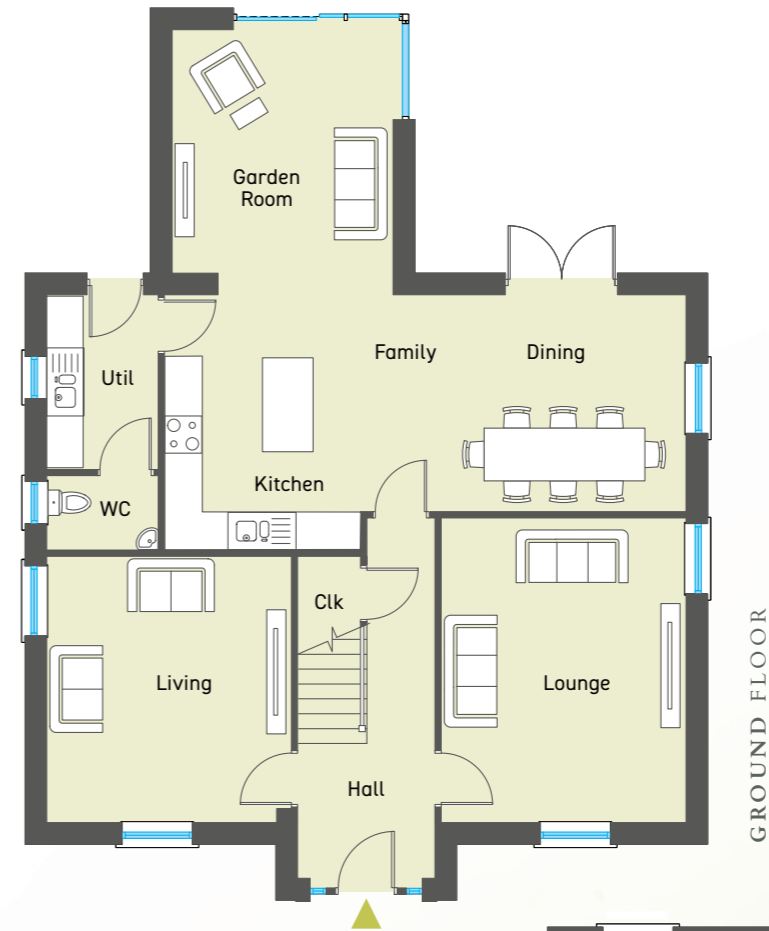
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The Ruddell

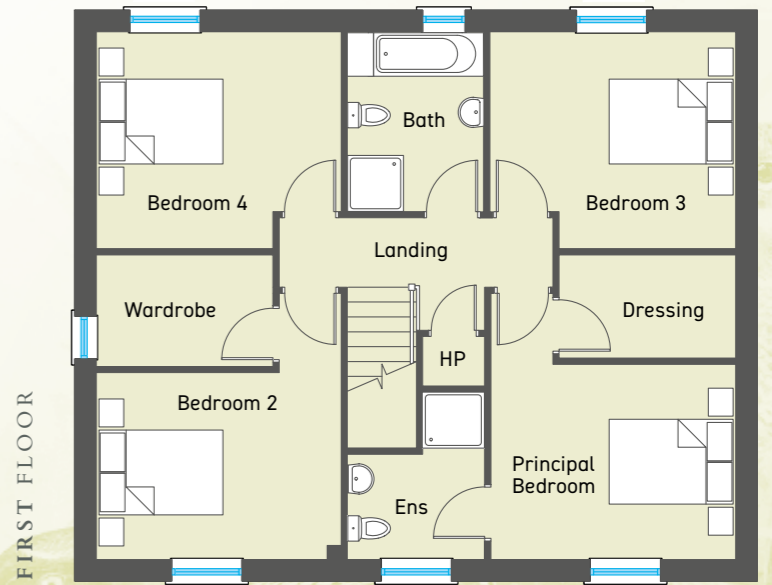
4 Bedroom Detached
Floor Area: 2070 sq ft approx
Site nos. 128, 131



SITE LAYOUT - not to scale



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | | |
|------------------------------------|-------------------|---------------|--|
| Entrance Hall with separate Cloaks | | | |
| Lounge | ft 16'1" x 13'0" | m 4.91 x 3.95 | |
| Kitchen Dine Fam (max) | ft 27'6" x 13'6" | m 8.41 x 4.12 | |
| Living | ft 14'1" x 13'0" | m 4.29 x 3.95 | |
| Utility | ft 9'3" x 5'11" | m 2.82 x 1.80 | |
| Garden Room | ft 12'11" x 11'7" | m 3.92 x 3.56 | |
| WC | | | |

FIRST FLOOR

| | | |
|-------------------|------------------|---------------|
| Principal Bedroom | ft 13'0" x 10'4" | m 3.95 x 3.15 |
| Dressing | ft 9'4" x 5'3" | m 2.85 x 1.59 |
| Ensuite | ft 8'9" x 7'3" | m 2.70 x 2.21 |
| Bedroom 2 (max) | ft 13'0" x 9'10" | m 3.95 x 3.01 |
| Wardrobe | ft 9'4" x 5'7" | m 2.85 x 1.72 |
| Bedroom 3 (max) | ft 13'0" x 11'6" | m 3.95 x 3.50 |
| Bedroom 4 (max) | ft 13'0" x 11'6" | m 3.95 x 3.50 |
| Bathroom | ft 9'6" x 7'3" | m 2.90 x 2.21 |

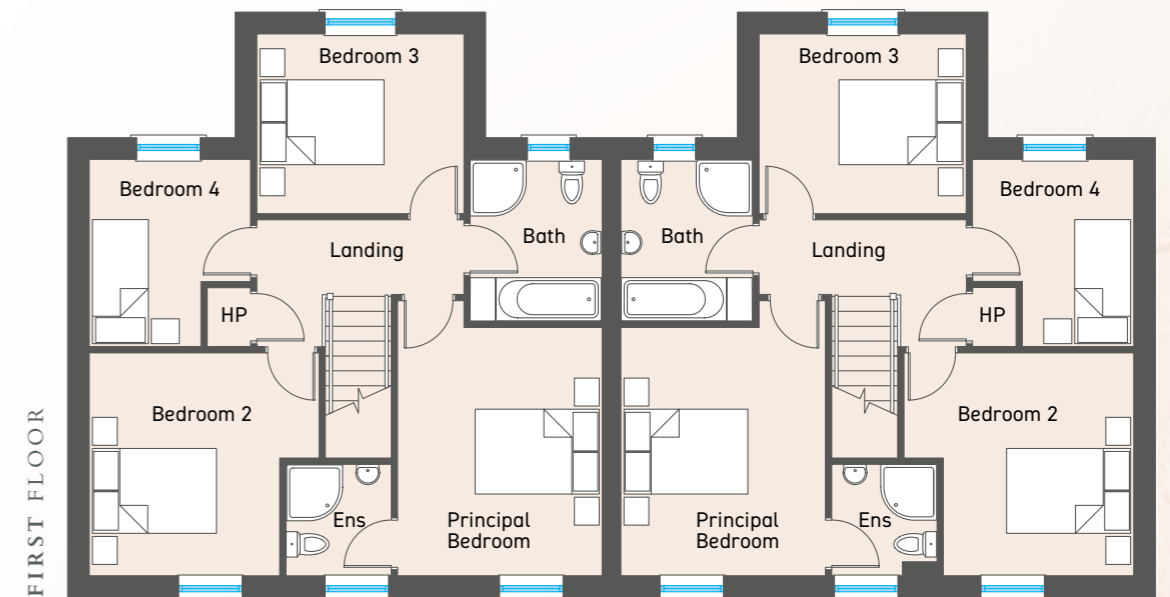
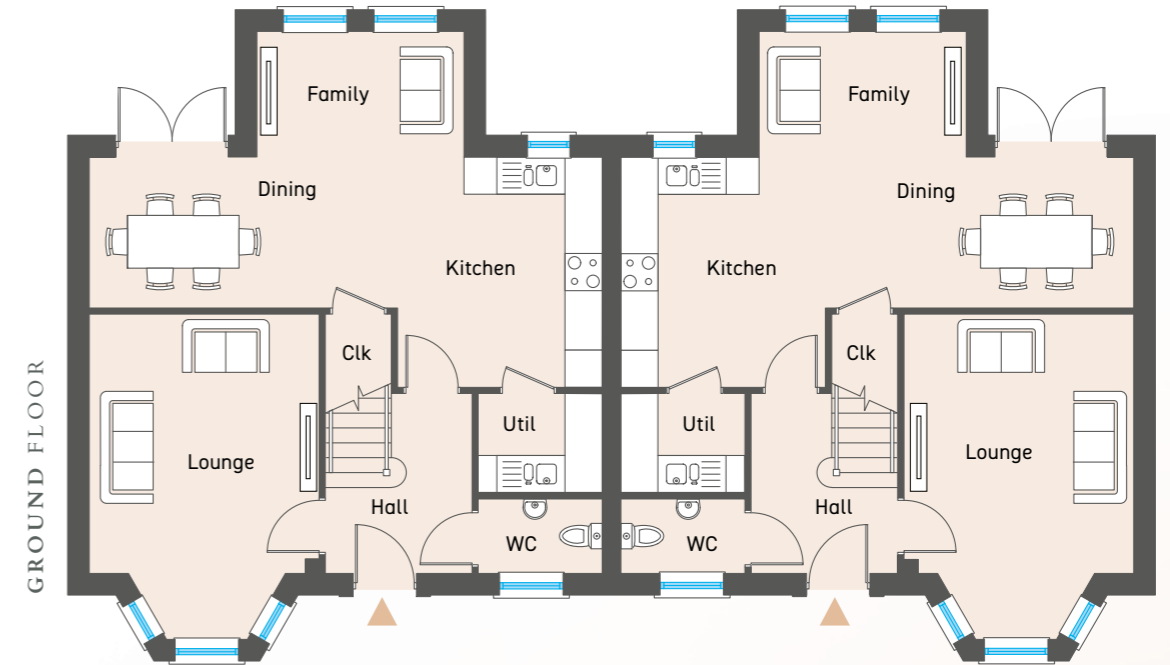
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The Partridge

4 Bedroom Semi Detached
Floor Area: 1370 sq ft approx
Site nos. 120, 121, 129, 130, 132, 133



GROUND FLOOR

| | | | |
|---|----|---------------|---------------|
| Entrance Hall with separate WC and Cloaks | | | |
| Lounge (in to bay) | ft | 17'2" x 12'2" | m 5.24 x 3.70 |
| Kitchen Dining (max) | ft | 27'2" x 12'2" | m 8.27 x 3.71 |
| Family | ft | 10'11" x 6'7" | m 3.34 x 2.02 |
| Utility | ft | 6'7" x 5'3" | m 2.00 x 1.60 |

FIRST FLOOR

| | | | |
|-------------------|----|---------------|---------------|
| Principal Bedroom | ft | 13'2" x 10'9" | m 4.00 x 3.30 |
| Ensuite | ft | 5'9" x 5'6" | m 1.78 x 1.70 |
| Bedroom 2 (max) | ft | 12'2" x 11'8" | m 3.70 x 3.59 |
| Bedroom 3 | ft | 10'11" x 9'6" | m 3.34 x 2.90 |
| Bedroom 4 (max) | ft | 9'10" x 8'6" | m 3.02 x 2.60 |
| Bathroom | ft | 8'6" x 7'0" | m 2.61 x 2.13 |

CREATE SPACES THAT TELL A STORY WITH CONTEMPORARY, EFFORTLESS FINISHES



KITCHEN & UTILITY ROOM

- > 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

BATHROOM, ENSUITE AND WC

- > 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

- > Highly energy efficient 'A' rated homes*
- > 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

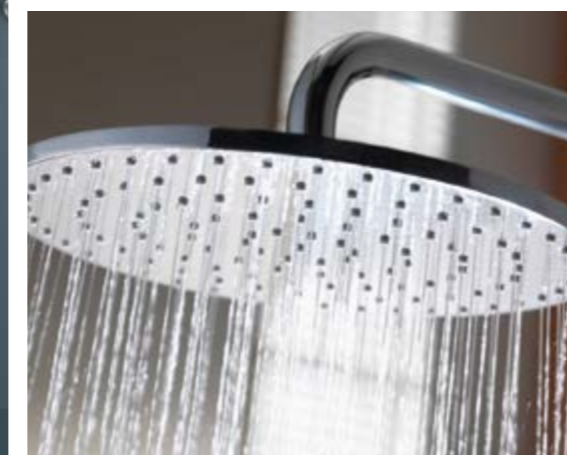
- > Underfloor heating to ground floor of all detached homes
- > Mains supply smoke and heat detectors
- > Main supply carbon monoxide detectors
- > Comprehensive range of electrical sockets, switches, TV and telephone points
- > Wired for security alarm
- > Mains gas fired central heating system with a high energy boiler
- > Pressurised water system

EXTERNAL FEATURES

- > 10 year warranty
- > Roof mounted in-set Photovoltaic (PV) panels
- > 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 and doors in anthracite frames
- > PVC composite front door
- > Feature light to front door
- > Future proofed for installation of electric vehicle charging point

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.

*A small number of homes achieve a high "B" rating and this will be communicated with all individual buyers where appropriate



LOCATION MAP
- NOT TO SCALE -



SELLING AGENT:

DEVELOPER:

CONTRACTOR:

Hannath[®]

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

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. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

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.