

LM

BEAUTIFULLY CRAFTED FAMILY HOMES

LAURELMOUNT
MEADOWS

KILVERGAN ROAD, LURGAN





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LAURELMOUNT
MEADOWS

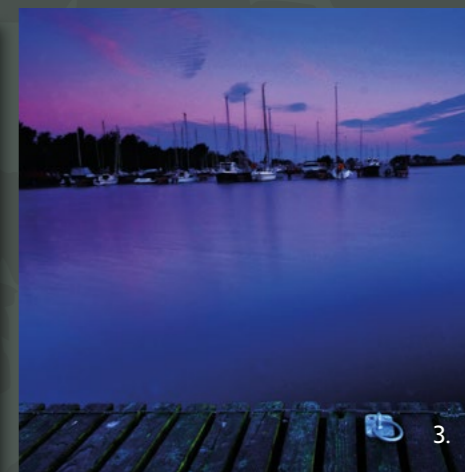
DISCOVER
A NATURAL
WONDERLAND
WITH
UNLIMITED
PLACES TO
EXPLORE



1.



2.

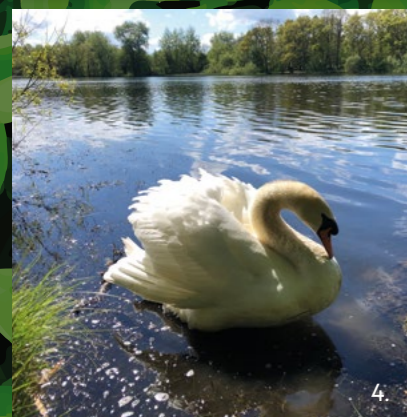


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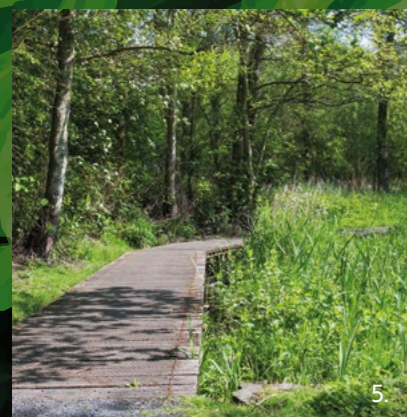
ENJOY A MORE RELAXED PACE OF LIFE IN AN HISTORIC, WELCOMING COMMUNITY

Laurelmount Meadows is perfectly located within range of retail and community amenities that will easily accommodate all your everyday needs: healthcare, fitness and wellbeing, and local shops offering all the essentials. Less than a mile from your door, the Corner House Bar and Restaurant is at the hub of the Aghacommon community. Education is extremely well catered for too with several excellent primary schools within a 10 mile radius and St Patrick's Primary School a short walk away.

For those who love the outdoors, the surrounding parks including Tannaghmore Gardens and Lurgan Park and the proximity to Lough Neagh will feel like an extension to your own garden. The Lough Neagh Discovery Centre and the Oxford Island Nature Reserve offer a wealth of day trip options of adventure and discovery for young and more mature minds alike.



4.



5.



6.



7.



8.

- 1. OXFORD ISLAND
- 2. LOUGH NEAGH
- 3. KINNEGO MARINA
- 4. CRAIGAVON LAKES
- 5. CRAIGAVON FOREST
- 6. LURGAN PARK
- 7. TANNAGHMORE GARDENS PLAY PARK
- 8. THE CORNER HOUSE



Location Map - not to scale

ON YOUR DOORSTEP

St Patrick's Primary School	0.4 miles	South Lake Leisure Centre	2.7 miles
Lurgan College	2.5 miles	Rushmere Shopping	3.2 miles
The Corner House	0.2 miles	Oxford Island	3.3 miles
Tannaghmore Gardens Playpark	0.4 miles	Lurgan Golf Club	3.2 miles
Craigavon Lakes	1.1 miles		

= Optional Garage - EPOA
 = Optional Garden Store - EPOA

SITE LAYOUT COLOUR CODED KEY



THE ARDARA



THE BOWTHORPE



THE CULMORE



THE DICKSON



THE EARL



THE ENNIS

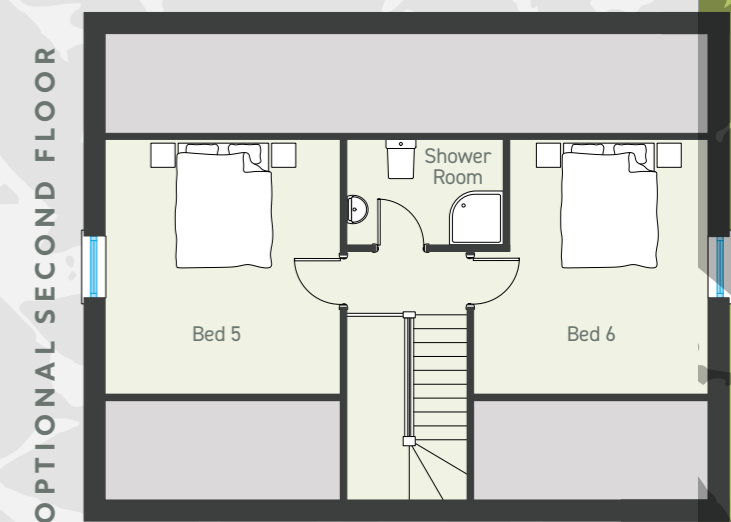
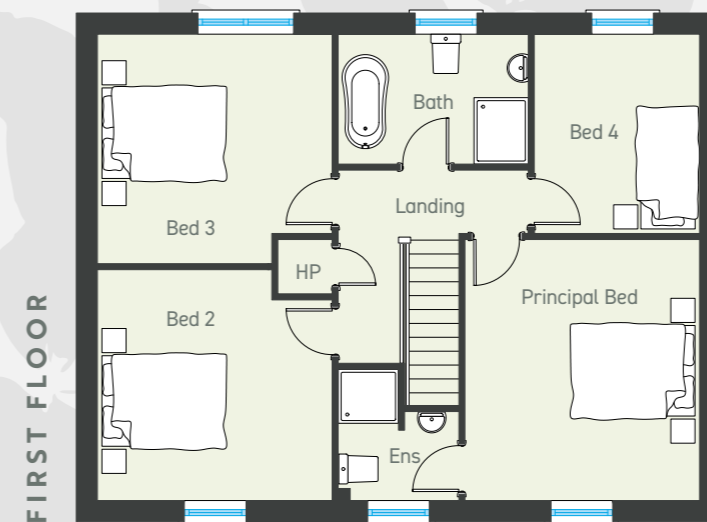
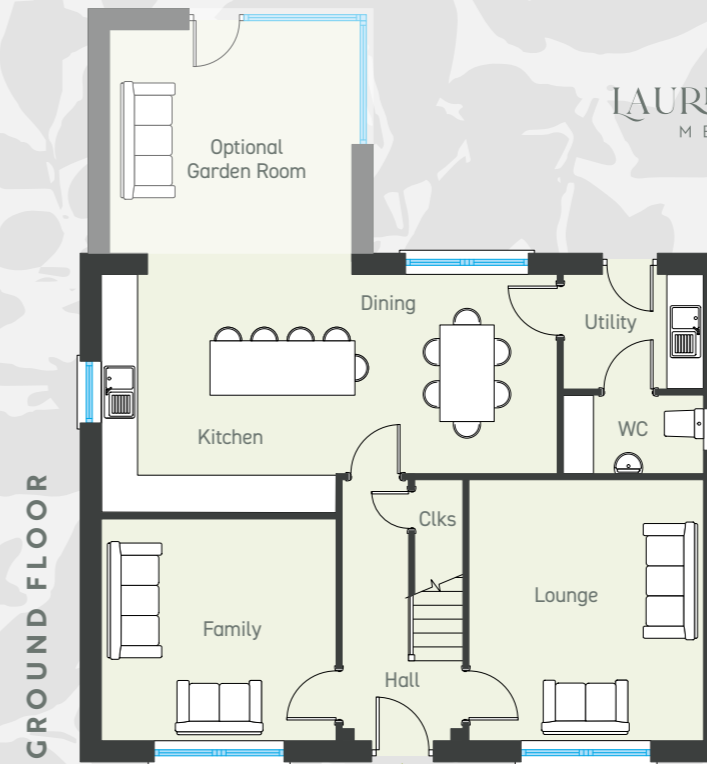


THE FRANCIS



THE GATELODGE

CGIs shown for illustration purposes only
Site layout - not to scale



THE ARDARA

4 BEDROOM DETACHED HOME

Floor area: 1678 sq ft approx

Floor area including Optional Garden Room: 1845 sq ft approx.

6 BEDROOM DETACHED HOME (optional extra second floor conversion)

Floor area including Optional Second Floor Conversion: 2106 sq ft approx.

GROUND FLOOR

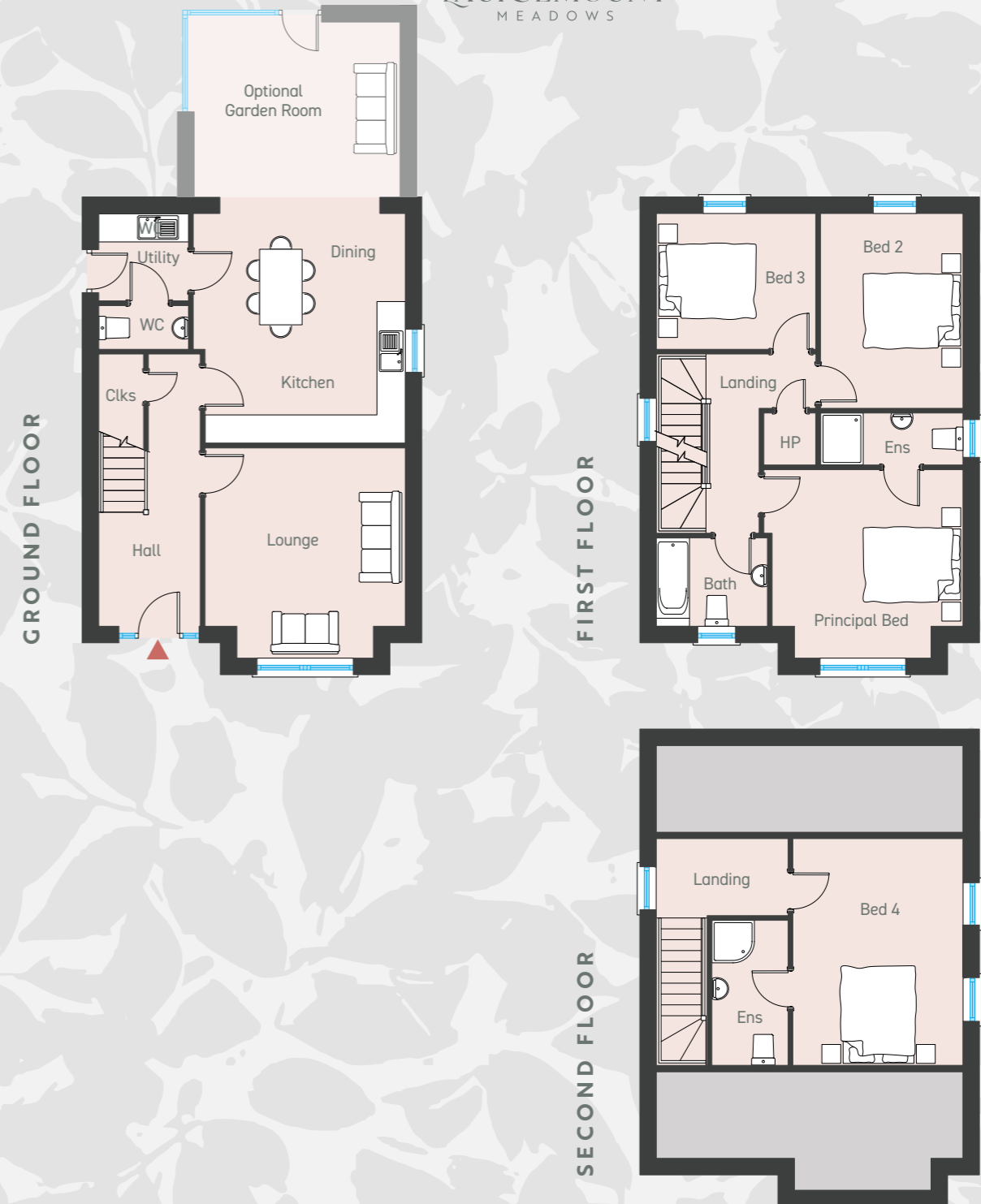
Entrance Hall with separate Cloakroom				
Lounge	ft	14'2" x 12'9"	m	4.32 x 3.91
Family	ft	12'9" x 12'1"	m	3.91 x 3.67
Kitchen Dining	ft	24'8" x 12'10"	m	7.55 x 3.95
Utility	ft	7'7" x 6'3"	m	2.32 x 1.90
Optional Garden Room	ft	13'2" x 12'2"	m	4.01 x 3.70
WC				

FIRST FLOOR

Principal Bedroom	ft	14'2" x 12'8"	m	4.32 x 3.88
Ensuite	ft	6'6" x 4'9"	m	2.00 x 1.47
Bedroom 2	ft	12'9" x 12'8"	m	3.92 x 3.88
Bedroom 3	ft	12'8" x 12'8"	m	3.90 x 3.88
Bedroom 4	ft	10'9" x 8'10"	m	3.30 x 2.73
Bathroom	ft	10'4" x 7'1"	m	3.15 x 2.15

OPTIONAL SECOND FLOOR

Bedroom 5	ft	13'8" x 12'8"	m	4.20 x 3.88
Bedroom 6	ft	13'8" x 12'8"	m	4.20 x 3.88
Shower Room	ft	8'6" x 5'8"	m	2.60 x 1.75



THE BOWTHORPE

4 BEDROOM DETACHED HOME

Floor area: 1590 sq ft approx

Floor area including Optional Garden Room: 1769 sq ft approx.

GROUND FLOOR

Entrance Hall with separate Cloakroom			
Lounge	ft	13'10" x 12'4"	m 4.24 x 3.77
Kitchen Dining	ft	14'8" x 15'10"	m 4.49 x 4.86
Utility	ft	6'3" x 6'1"	m 1.90 x 1.85
Optional Garden Room	ft	14'3" x 12'2"	m 4.35 x 3.70
WC			

FIRST FLOOR

Principal Bed plus bay	ft	13'3" x 12'0"	m	4.04 x 3.66
Ensuite	ft	9'9" x 3'6"	m	3.01 x 1.10
Bedroom 2	ft	13'6" x 9'9"	m	4.12 x 3.01
Bedroom 3	ft	11'1" x 9'5"	m	3.37 x 2.87
Bathroom	ft	7'8" x 6'2"	m	2.35 x 1.87

SECOND FLOOR

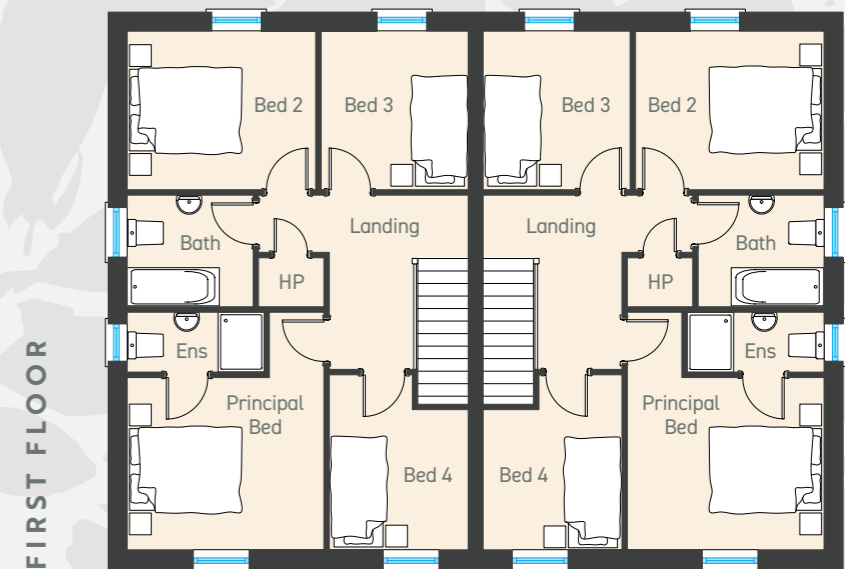
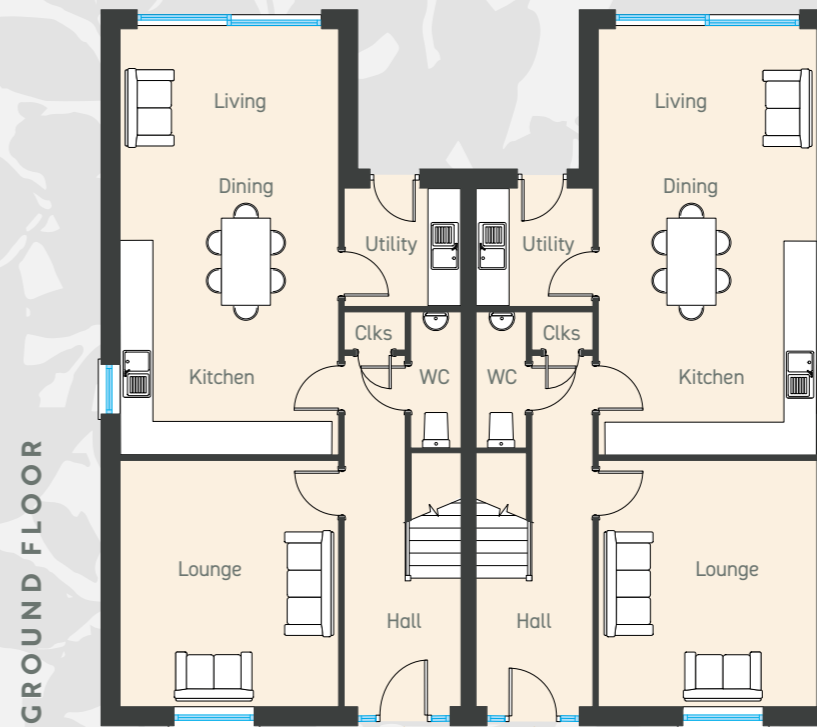
Bedroom 4	ft	15'8" x 11'9"	m	4.80 x 3.60
Ensuite	ft	10'1" x 5'6"	m	3.07 x 1.70



THE CULMORE

4 BEDROOM SEMI DETACHED HOME

Total floor area: 1377 sq ft approx

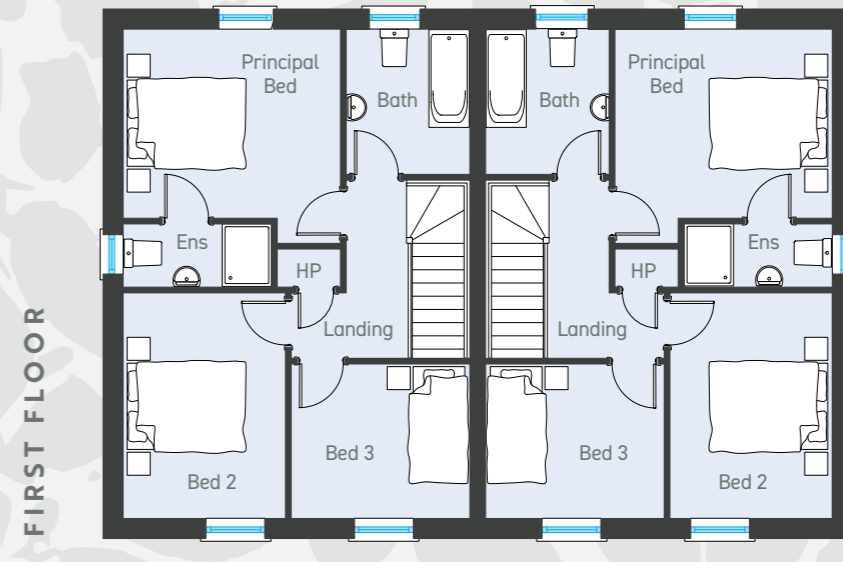
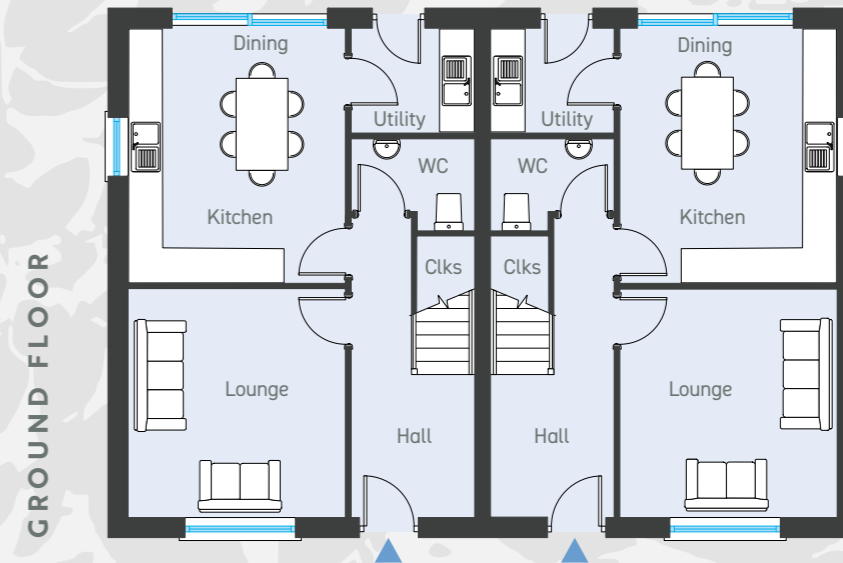


GROUND FLOOR

Entrance Hall with separate WC and Cloakroom			
Lounge	ft	14'9" x 13'2"	m 4.52 x 4.01
Kitchen Dine Living	ft	25'7" x 13'2"	m 7.83 x 4.01
Utility	ft	7'1" x 6'9"	m 2.14 x 2.10

FIRST FLOOR

Principal Bedroom	ft	11'9" x 10'4"	m	3.61 x 3.16
Ensuite	ft	8'3" x 3'6"	m	2.51 x 1.10
Bedroom 2	ft	11'4" x 9'6"	m	3.46 x 2.91
Bedroom 3	ft	9'6" x 8'9"	m	2.91 x 2.70
Bedroom 4	ft	10'6" x 8'4"	m	3.21 x 2.55
Bathroom	ft	7'6" x 6'8"	m	2.31 x 2.05



THE DICKSON

3 BEDROOM SEMI DETACHED HOME

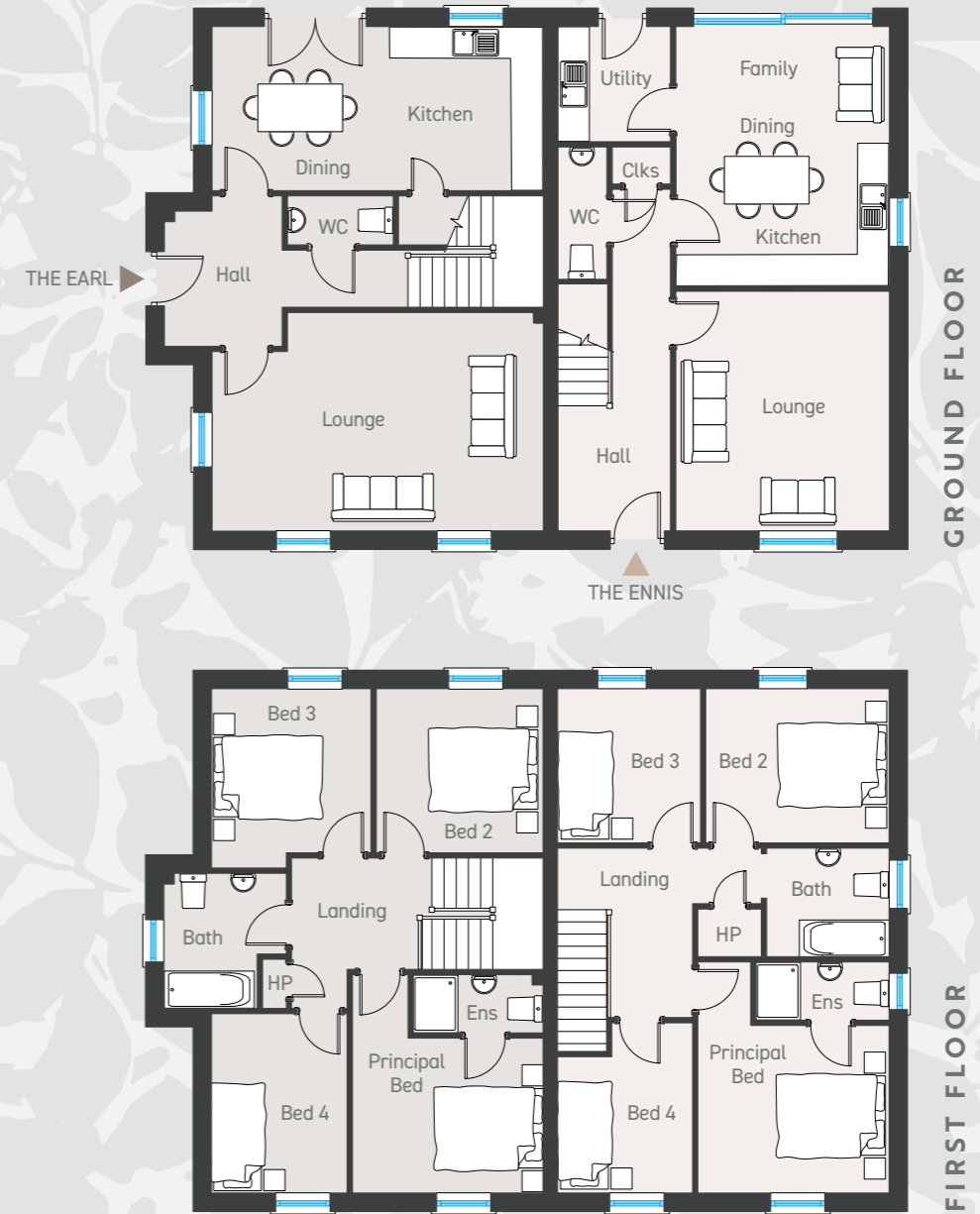
Total floor area: 1116 sq ft approx

GROUND FLOOR

Entrance Hall with separate WC and Cloakroom			
Lounge	ft	13'1" x 12'4"	m 3.97 x 3.78
Kitchen Dining	ft	14'6" x 12'4"	m 4.44 x 3.78
Utility	ft	7'1" x 6'3"	m 2.15 x 1.90

FIRST FLOOR

Principal Bedroom	ft	12'4" x 10'8"	m	3.78 x 3.29
Ensuite	ft	8'1" x 3'6"	m	2.46 x 1.10
Bedroom 2	ft	12'9" x 9'3"	m	3.92 x 2.82
Bedroom 3	ft	10'2" x 9'3"	m	3.10 x 2.82
Bathroom	ft	8'6" x 7'1"	m	2.59 x 2.15



THE EARL & THE ENNIS

4 BEDROOM SEMI DETACHED HOME

THE EARL Total floor area: 1346 sq ft approx

4 BEDROOM SEMI DETACHED HOME

THE ENNIS Total floor area: 1296 sq ft approx



GROUND FLOOR - THE EARL

Entrance Hall with separate WC			
Lounge	ft	20'6" x 13'6"	m 6.26 x 4.14
Kitchen Dining	ft	20'6" x 10'2"	m 6.26 x 3.10

FIRST FLOOR

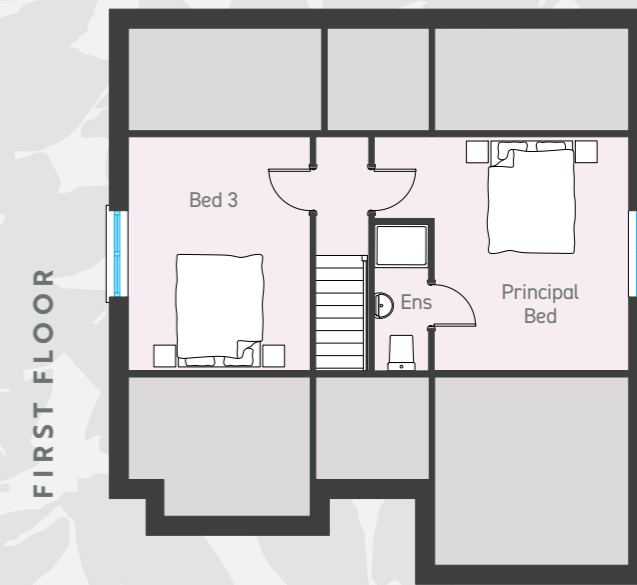
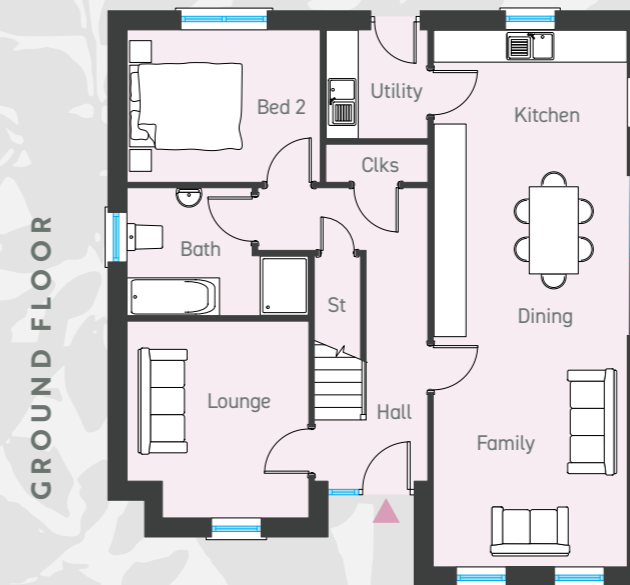
Principal Bedroom	ft	11'9" x 9'6"	m 3.60 x 2.92
Ensuite	ft	8'1" x 3'6"	m 2.45 x 1.10
Bedroom 2	ft	10'4" x 10'1"	m 3.15 x 3.08
Bedroom 3	ft	10'1" x 9'9"	m 3.08 x 3.01
Bedroom 4	ft	11'1" x 8'4"	m 3.38 x 2.56
Bathroom	ft	8'6" x 7'6"	m 2.60 x 2.31

GROUND FLOOR - THE ENNIS

Entrance Hall with separate WC			
Lounge	ft	14'9" x 13'3"	m 4.52 x 4.03
Kitchen Dine Family	ft	16'1" x 13'3"	m 4.90 x 4.03
Utility	ft	7'4" x 6'10"	m 2.23 x 2.12

FIRST FLOOR

Principal Bedroom	ft	11'9" x 10'4"	m 3.61 x 3.16
Ensuite	ft	8'1" x 3'6"	m 2.45 x 1.10
Bedroom 2	ft	11'4" x 9'6"	m 3.46 x 2.91
Bedroom 3	ft	9'6" x 8'9"	m 2.91 x 2.70
Bedroom 4 max	ft	10'6" x 8'4"	m 3.21 x 2.55
Bathroom	ft	7'3" x 6'8"	m 2.20 x 2.05



THE FRANCIS

3 BEDROOM DETACHED HOME

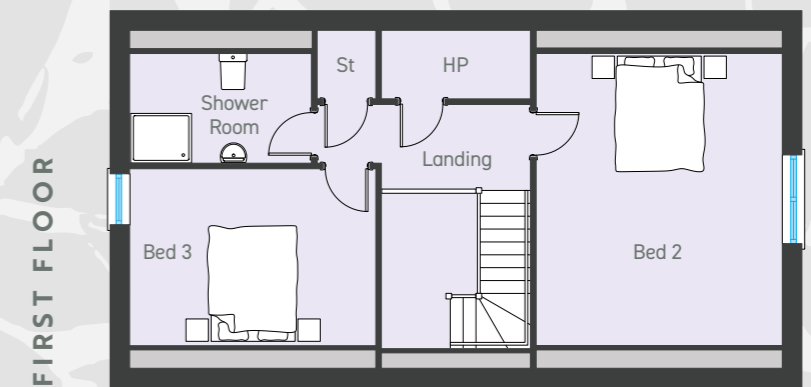
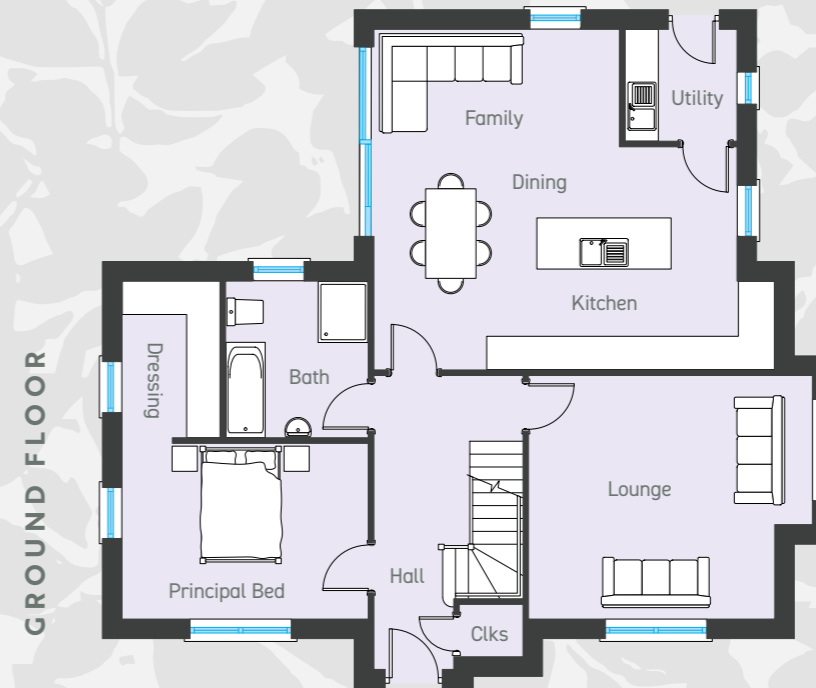
Total floor area: 1303 sq ft approx

GROUND FLOOR

Entrance Hall with separate Cloakroom					
Lounge	ft	11'9"	x	10'10"	m 3.61 x 3.34
Kitchen Dine Family	ft	32'4"	x	11'8"	m 9.86 x 3.56
Utility	ft	6'6"	x	6'2"	m 2.00 x 1.87
Bedroom 2	ft	11'7"	x	9'2"	m 3.55 x 2.80
Bathroom	ft	7'7"	x	7'6"	m 2.35 x 2.30

FIRST FLOOR

Principal Bedroom max	ft	15'4"	x	14'1"	m 4.67 x 4.30
Ensuite	ft	8'10"	x	3'3"	m 2.70 x 1.00
Bedroom 3	ft	14'1"	x	10'10"	m 4.30 x 3.34



THE GATELODGE

3 BEDROOM DETACHED HOME

Total floor area: 1704 sq ft approx

GROUND FLOOR

Entrance Hall with separate Cloakroom					
Lounge plus bay	ft	14'5" x 14'3"	m	4.40	x 4.35
Kitchen Dine Family	ft	21'3" x 19'10"	m	6.49	x 6.08
Utility	ft	6'6" x 6'6"	m	2.00	x 2.00
Principal Bedroom	ft	14'5" x 10'3"	m	4.40	x 3.14
Dressing Room	ft	9'2" x 5'8"	m	2.80	x 1.75
Bathroom	ft	9'2" x 8'4"	m	2.80	x 2.55

FIRST FLOOR

Bedroom 2	ft	17'1" x 14'5"	m	5.21	x 4.40
Bedroom 3	ft	14'5" x 10'4"	m	4.40	x 3.15
Shower Room	ft	10'7" x 6'5"	m	3.25	x 1.96

Photographs are from previous Acorn Developments show homes

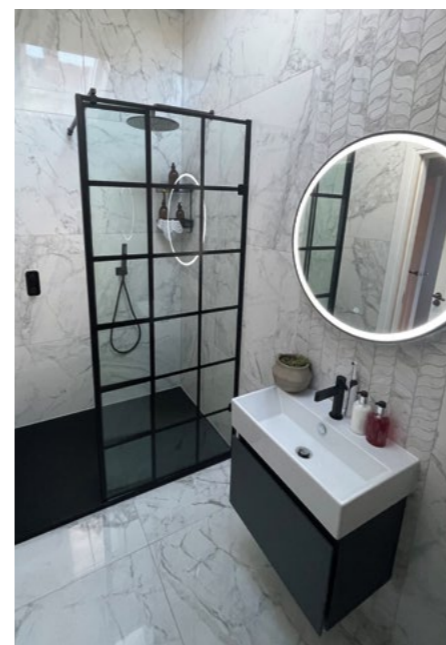
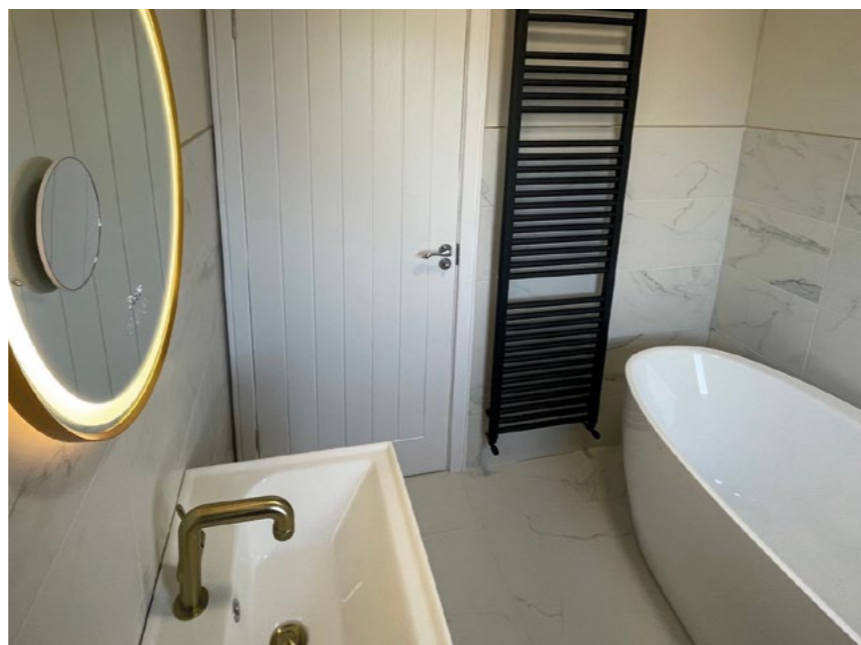
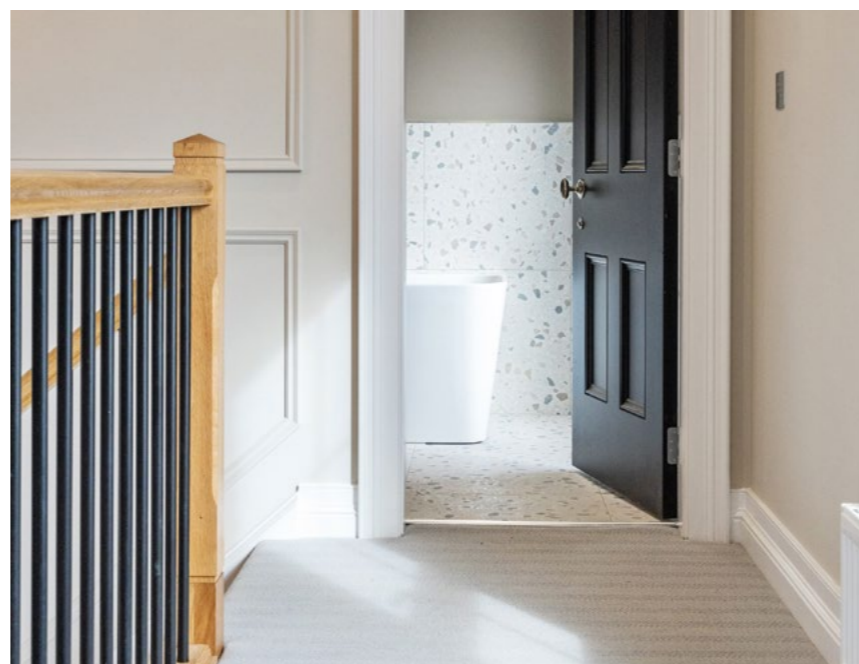
DESIGNED WITH YOU IN MIND

KITCHEN & 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 from Armatile to kitchen and dining areas
- Ceramic sink to kitchen with chrome taps and waste

BATHROOMS, ENSUITES AND WC'S

- Contemporary white sanitary ware with chrome fittings by Bassetts
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling by Armatile
- Partial wall tiling to bathroom and splashbacks to ensuites and WC



INTERNAL FEATURES

- Internal walls finished in Farrow & Ball colours and woodwork finished in white satin
- Panelled interior doors with quality ironmongery
- Deep 6" moulded skirting and 4" architrave with hockey stick detailing to all doors
- Carpets to lounge, study, stairs, landing and bedrooms
- Mains supply smoke and heat detectors
- Mains supply carbon monoxide detectors
- Comprehensive range of electrical sockets switches, TV and telephone points
- Wired for security alarm
- Gas fired central heating with high efficiency combi boilers.

EXTERNAL FEATURES

- Beautifully designed homes by The Design Works Studio
- Front gardens laid in turf and rear gardens levelled and seeded
- Generous patio areas paved in Acheson + Glover Long Stone paving
- Bitmac driveways to all homes
- Rear gardens to have pre-finished perimeter timber fencing
- Estate metal fencing and planting to some front boundaries.
- External finishes to include hand pressed Belgian brick and render
- Quality reconstituted stone surrounds to main entrance doors
- High energy rating uPVC double glazed windows in anthracite
- Sliding doors upgraded to AluClad system
- Composite front door set in timber frame
- Feature light to front door
- Outside water tap
- Garage available as optional extra on selected sites
- Garden Store available as optional extra on selected sites
- 10 year warranty

sales representation by:



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