



EDENBROOK

NEWRY ROAD | BANBRIDGE

PHASE 2



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Future proof your home further!



We are going greener as standard.

2KW Solar PV Panels *

Benefits of solar panels:

1. Reduces your electricity bills:
Sunlight is free! Solar cells can even produce electricity on cloudy days. You could save on average up to £600 per year on your energy costs (Savings amount will be dependent on energy provider and tariff).
2. Reduces your carbon footprint:
Solar power is a green, renewable source of energy and does not release any carbon dioxide into the environment.

* Solar panels positioned according to orientation of house

*Electric Vehicle Charging Point.***

Want to start each day with a 'full tank'?
Charging each night at home will provide all the daily driving range the average driver will need.
Charging at home is usually the most cost effective and convenient way to charge your EV.

Option 1: Wired only for future installation

Option 2: Full installation

** Further details available upon request.



EDENBROOK
NEWRY ROAD | BANBRIDGE

House Types Overview

Crawford



5 BED - DETACHED
2105 SQ FT

- Lounge
- Family Room
- Spacious Open Plan Kitchen, Living, Dining
- Five Bedrooms
- Master Bedroom with Ensuite
- Bathroom & Separate W.C.

Finlay



4 BED - SEMI DETACHED
1380 SQ FT

- Lounge
- Spacious Kitchen, Dining, Living
- Four Bedrooms
- Master Bedroom with Ensuite
- Bathroom & Separate W.C.

Murland



4 BED - SEMI DETACHED
1310 SQ FT

- Lounge
- Spacious Kitchen, Dining
- Four Bedrooms
- Master Bedroom with Ensuite
- Bathroom & Separate W.C.

Mulligan



4 BED - DETACHED
1975 SQ FT

- Lounge & Family Room
- Spacious Open Plan Kitchen, Living, Dining
- Four Bedrooms with J&J Ensuite to Bedrooms 3 & 4
- Master Bedroom with Ensuite
- Bathroom & Separate W.C.

Lindsay



4 BED - DETACHED
1750 SQ FT

- Lounge
- Family Room
- Spacious Kitchen, Dining
- Four Bedrooms
- Master Bedroom with Ensuite
- Bathroom & Separate W.C.

Ferguson



3 BED - SEMI DETACHED
1130 SQ FT

- Lounge
- Spacious Kitchen, Dining
- Three Bedrooms
- Master Bedroom with Ensuite
- Bathroom & Separate W.C.

Hudson



3 BED - SEMI DETACHED
1080 SQ FT

- Lounge
- Spacious Kitchen, Dining
- Three Bedrooms
- Master Bedroom with Ensuite
- Bathroom & Separate W.C.

McClelland



4 BED - DETACHED
1550 SQ FT

- Lounge
- Spacious Kitchen, Dining
- Four Bedrooms
- Master Bedroom with Ensuite
- Bathroom & Separate W.C.

Magee



4 BED - DETACHED
1460 SQ FT

- Lounge
- Spacious Kitchen, Dining
- Four Bedrooms
- Master Bedroom with Ensuite
- Bathroom & Separate W.C.



Site Plan



HOUSE TYPES:

The Crawford

5 BED - DETACHED, 2105 SQ FT

The Mulligan

4 BED - DETACHED, 1975 SQ FT

The Lindsay

4 BED - DETACHED, 1750 SQ FT

The McClelland

4 BED - DETACHED, 1550 SQ FT

The Magee

4 BED - DETACHED, 1460 SQ FT

The Finlay

4 BED - SEMI-DETACHED, 1380 SQ FT

The Murland

4 BED - SEMI-DETACHED, 1310 SQ FT

The Ferguson

3 BED - SEMI-DETACHED, 1130 SQ FT

The Hudson

3 BED - SEMI-DETACHED, 1080 SQ FT



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NEWRY ROAD | BANBRIDGE

The Crawford

5 BED DETACHED - 2105 SQ.FT

GARDEN ROOM ADDITIONAL - 143 SQ.FT

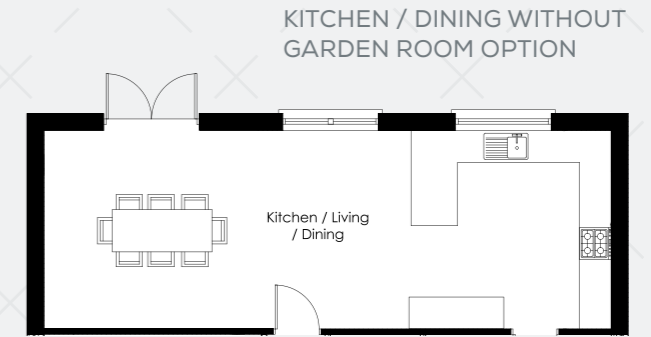


Image for illustration purposes only

SITE:
35



Ground Floor



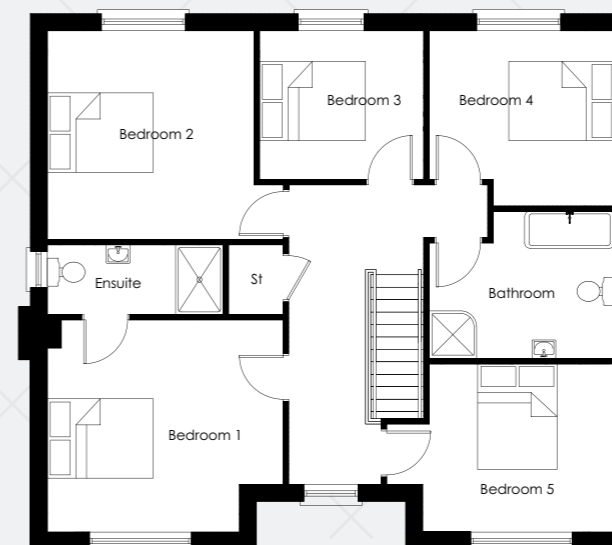
GROUND FLOOR

LOUNGE	18"4 x 13"5	5.6m x 4.1m
KITCHEN / DINING / LIVING	35"1 x 12"2	10.7m x 3.7m
UTILITY	11"6 x 5"11	3.5m x 1.8m
FAMILY ROOM	12"2 x 11"6	3.7m x 3.5m
WC	5"7 x 4"3	1.7m x 1.3m

OPTIONAL EXTRAS

GARDEN ROOM	12"10 x 10"10	3.9m x 3.3m
GARAGE	Available on selected plots.	

1st Floor



FIRST FLOOR

BED 1	14"5 x 13"1	4.4m x 4.0m
ENSUITE	10"10 x 3"11	3.3m x 1.2m
BED 2	12"10 x 12"10	3.9m x 3.9m
BED 3	10"2 x 9"2	3.1m x 2.8m
BED 4	11"6 x 10"10	3.5m x 3.3m
BED 5	14"1 x 10"2	4.3m x 3.1m
BATHROOM	11"6 x 8"10	3.5m x 2.7m

Plans are not to scale, dimensions are approximate. Imagery in this brochure is for illustrative purposes only. All measurements are maximum measurements.



The Mulligan

4 BED DETACHED - 1975 SQ.FT

GARDEN ROOM ADDITIONAL - 143 SQ.FT

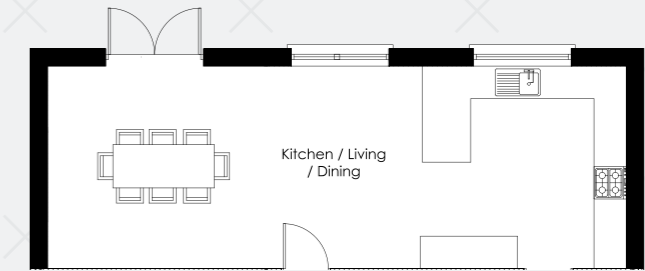


Image for illustration purposes only

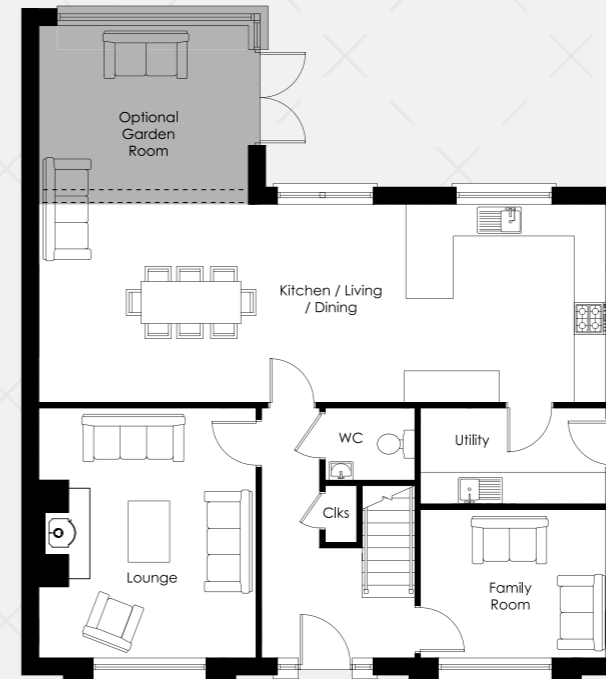
SITES:
40 & 47



KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



Ground Floor



GROUND FLOOR

- LOUNGE
15'5 x 13'5 4.7m x 4.1m
- KITCHEN / DINING / LIVING
35'1 x 12'2 10.7m x 3.7m
- UTILITY
11'6 x 5'11 3.5m x 1.8m
- FAMILY ROOM
11'2 x 9'2 3.4m x 2.8m
- WC
5'7 x 4'3 1.7m x 1.3m

OPTIONAL EXTRAS

- GARDEN ROOM
12'10 x 10'10 3.9m x 3.3m
- GARAGE
Available on selected plots.

1st Floor



FIRST FLOOR

- BED 1
14'9 x 11'10 4.5m x 3.6m
- ENSUITE
11'2 x 3'11 3.4m x 1.2m
- BED 2
14'9 x 11'2 4.5m x 3.4m
- BED 3
11'6 x 11'6 3.5m x 3.5m
- ENSUITE
11'6 x 3'11 3.5m x 1.2m
- BED 4
11'10 x 11'6 3.6m x 3.5m
- BATHROOM
10'6 x 7'7 3.2m x 2.3m

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The McClelland

4 BED DETACHED - 1550 SQ.FT

GARDEN ROOM ADDITIONAL - 143 SQ.FT

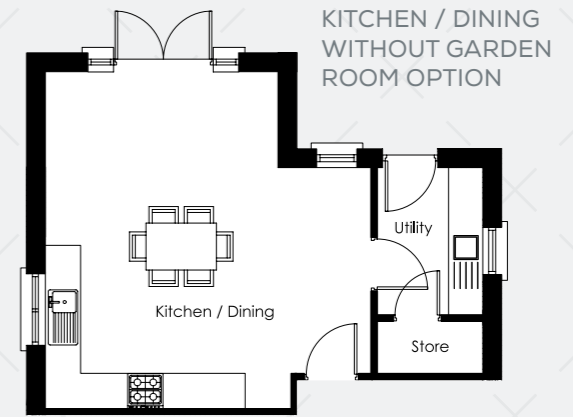
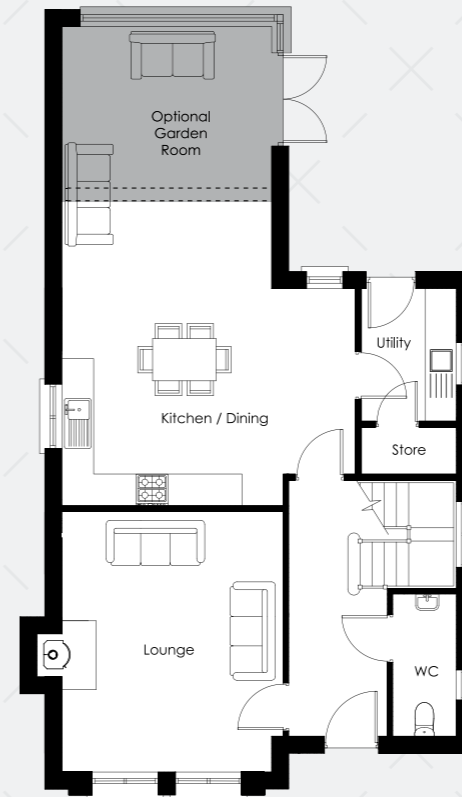


Image for illustration purposes only

SITES:
45, 52, 66, 67,
70, 71, 173 & 176



Ground Floor



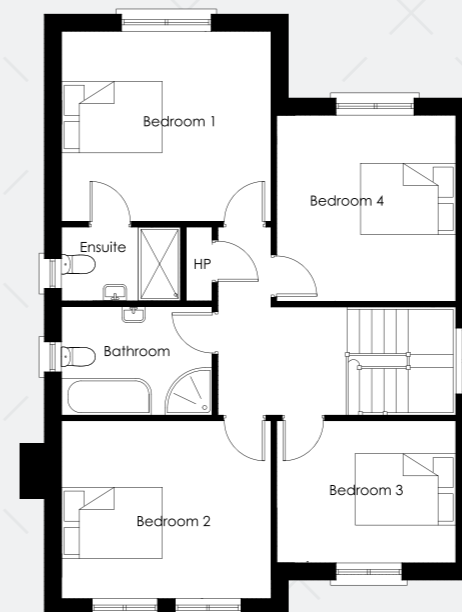
GROUND FLOOR

LOUNGE	16"1 x 13"5	4.9m x 4.1m
KITCHEN / DINING	18"8 x 18"0	5.7m x 5.5m
UTILITY	8"2 x 5"11	2.5m x 1.8m
WC	8"6 x 3"11	2.6m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM	12"10 x 10"10	3.9m x 3.3m
GARAGE	Available on selected plots.	

1st Floor



FIRST FLOOR

BED 1	12"10 x 11"6	3.9m x 3.5m
ENSUITE	7"3 x 4"7	2.2m x 1.4m
BED 2	12"10 x 10"10	3.9m x 3.3m
BED 3	10"10 x 8"6	3.3m x 2.6m
BED 4	11"6 x 10"10	3.5m x 3.3m
BATHROOM	9"2 x 6"7	2.8m x 2.0m

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The Magee

4 BED DETACHED - 1460 SQ.FT

GARDEN ROOM ADDITIONAL - 140 SQ.FT



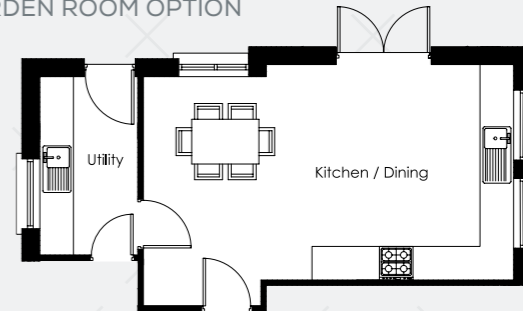
Image for illustration purposes only



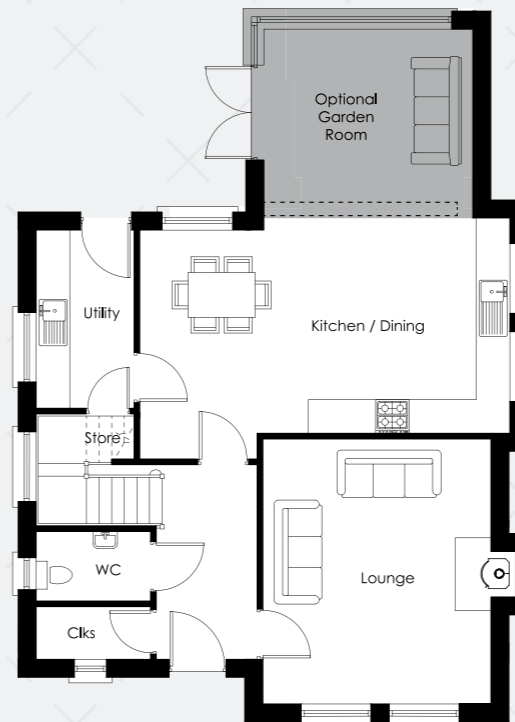
SITES:
55, 56*, 65, 172 & 180

*NOTE: SITE 56 Garden Room 94 sq.ft.

KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



Ground Floor



GROUND FLOOR

LOUNGE	15'5" x 13'1"	4.7m x 4.0m
KITCHEN / DINING	21'8" x 13'1"	6.6m x 4.0m
UTILITY	10'2" x 5'7"	3.1m x 1.7m
WC	6'7" x 3'11"	2.0m x 1.2m

OPTIONAL EXTRAS

GARDEN ROOM	12'2" x 11'2"	3.7m x 3.4m
GARAGE	Available on selected plots.	

1st Floor



FIRST FLOOR

BED 1	13'1" x 9'10"	4.0m x 3.0m
ENSUITE	7'3" x 4'11"	2.2m x 1.5m
BED 2	10'2" x 8'10"	3.1m x 2.7m
BED 3	13'9" x 10'6"	4.2m x 3.2m
BED 4	12'10" x 7'3"	3.9m x 2.2m
BATHROOM	9'6" x 7'3"	2.9m x 2.2m

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The Finlay

4 BED SEMI DETACHED - 1380 SQ.FT



Image for illustration purposes only

EXTERNAL FINISH

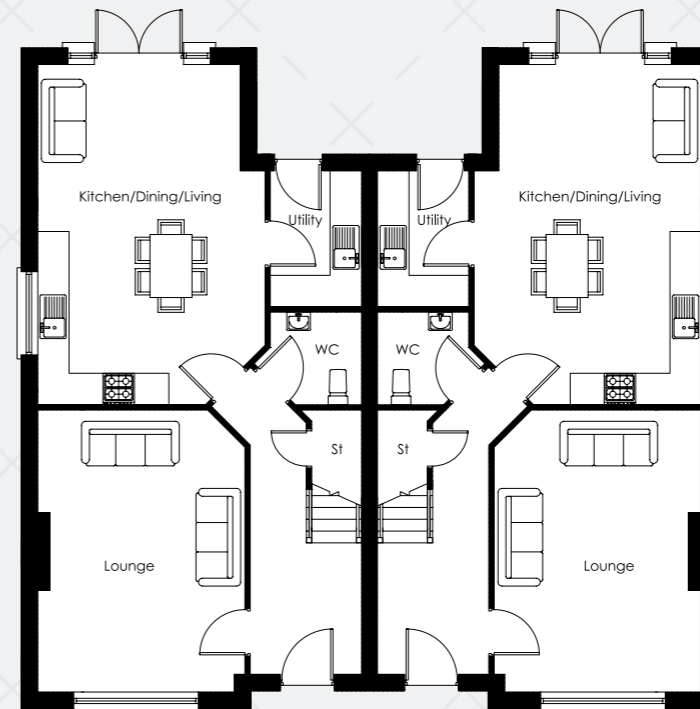


SITES:
41, 42, 50 & 51



SITES:
53, 54, 63, 64, 76,
77, 174, 175, 178 & 179

Ground Floor



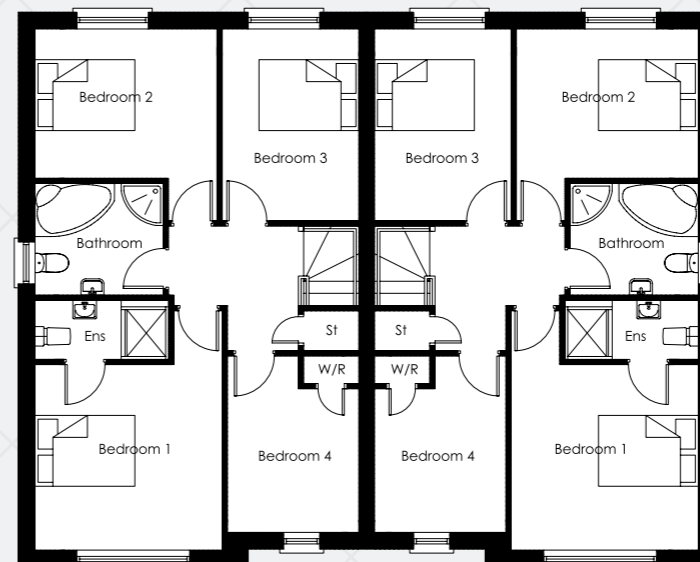
GROUND FLOOR

LOUNGE	17'5 x 12'10	5.3m x 3.9m
KITCHEN / DINING / LIVING	21'0 x 14'1	6.4m x 4.3m
UTILITY	8'2 x 5'7	2.5m x 1.7m
WC	5'7 x 5'7	1.7m x 1.7m

OPTIONAL EXTRAS

GARAGE
Available on selected plots.

1st Floor



FIRST FLOOR

BED 1	14'9 x 11'6	4.5m x 3.5m
ENSUITE	8'2 x 3'7	2.5m x 1.1m
BED 2	11'10 x 11'2	3.6m x 3.4m
BED 3	11'10 x 8'6	3.6m x 2.6m
BED 4	10'10 x 8'2	3.3m x 2.5m
BATHROOM	8'2 x 6'11	2.5m x 2.1m

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The Murland

4 BED SEMI DETACHED - 1310 SQ.FT

GARDEN ROOM ADDITIONAL - 91 SQ.FT

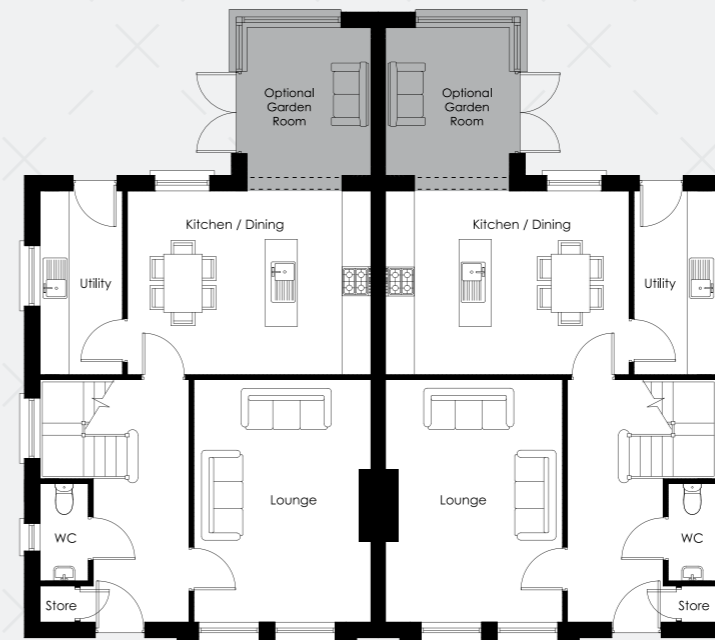


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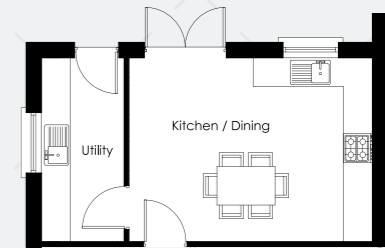


SITE:
38, 39, 61 & 62

Ground Floor



KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



GROUND FLOOR

- LOUNGE
16"5 x 11"10 5.0m x 3.6m
- KITCHEN / DINING
16"5 x 12"2 5.0m x 3.7m
- UTILITY
12"2 x 5"7 3.7m x 1.7m
- WC
6"7 x 3"3 2.0m x 1.0m

OPTIONAL EXTRAS

- GARDEN ROOM
10"10 x 8"2 3.3m x 2.5m
- GARAGE
Available on selected plots.

1st Floor



FIRST FLOOR

- BED 1
12"6 x 11"2 3.8m x 3.4m
- ENSUITE
8"2 x 3"7 2.5m x 1.1m
- BED 2
10"10 x 9"2 3.3m x 2.8m
- BED 3
12"2 x 7"10 3.7m x 2.4m
- BED 4
12"2 x 6"11 3.7m x 2.1m
- BATHROOM
8"10 x 6"7 2.7m x 2.0m

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The Ferguson

3 BED SEMI DETACHED - 1130 SQ.FT

GARDEN ROOM ADDITIONAL - 90 SQ.FT



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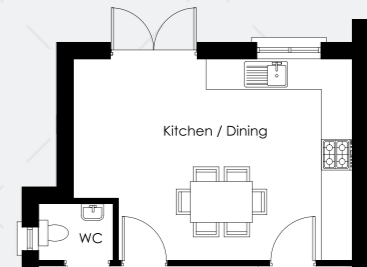


SITES:
31, 36, 48,
73, 79 & 96

Ground Floor



KITCHEN / DINING WITHOUT GARDEN ROOM OPTION



GROUND FLOOR

LOUNGE
17'9 x 13'1 5.4m x 4.0m

KITCHEN / DINING
17'9 x 12'10 5.4m x 3.9m

WC
4'11 x 4'7 1.5m x 1.4m

OPTIONAL EXTRAS

GARDEN ROOM
10'2 x 8'10 3.1m x 2.7m

GARAGE
Available on selected plots.

1st Floor



FIRST FLOOR

BED 1
14'1 x 9'6 4.3m x 2.9m

ENSUITE
9'6 x 3'3 2.9m x 1.0m

BED 2
10'6 x 8'10 3.2m x 2.7m

BED 3
11'2 x 9'2 3.4m x 2.8m

BATHROOM
8'10 x 6'7 2.7m x 2.0m

Plans are not to scale, dimensions are approximate. Imagery in this brochure is for illustrative purposes only. All measurements are maximum measurements.



The Hudson

3 BED SEMI DETACHED - 1080 SQ.FT

GARDEN ROOM ADDITIONAL - 93 SQ.FT



Image for illustration purposes only

SITES:

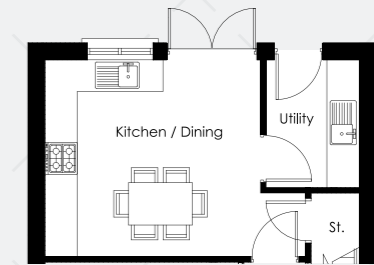
32, 37, 43, 44, 49,
57, 58, 59, 60, 68, 69,
72, 74, 75, 78 & 95



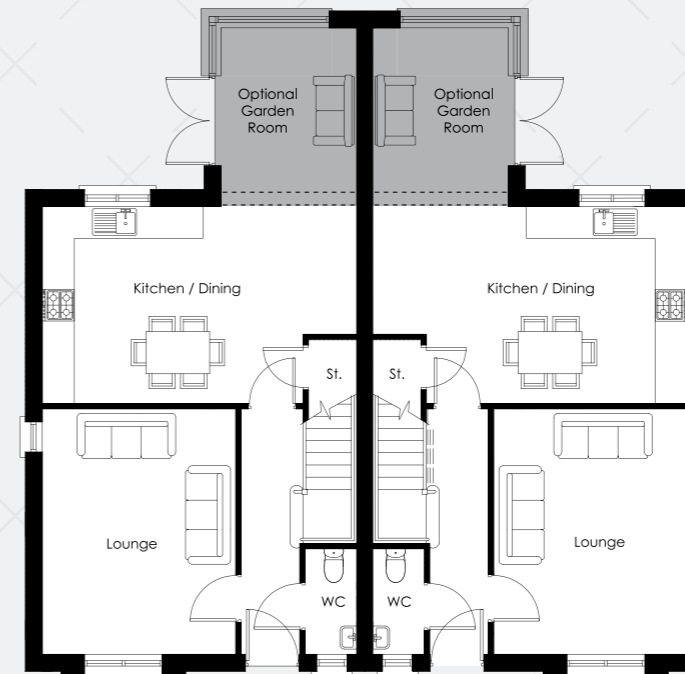
GROUND FLOOR OPTION WITHOUT SUNROOM



GROUND FLOOR OPTION WITH UTILITY ROOM



Ground Floor



GROUND FLOOR

LOUNGE
15'1" x 11'10" 4.6m x 3.6m

KITCHEN / DINING
19'4" x 12'2" 5.9m x 3.7m

WC
6'3" x 2'11" 1.9m x 0.9m

OPTIONAL EXTRAS

GARDEN ROOM
10'10" x 8'2" 3.3m x 2.5m

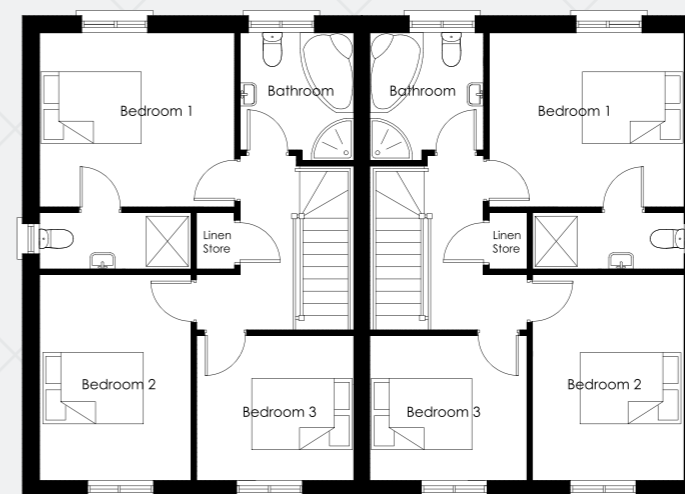
GARAGE
Available on selected plots.

GROUND FLOOR OPTION DIMENSIONS

KITCHEN / DINING
13'5" x 12'2" 4.1m x 3.7m

UTILITY
7'10" x 5'3" 2.4m x 1.6m

1st Floor



FIRST FLOOR

BED 1
11'10" x 10'6" 3.6m x 3.2m

ENSUITE
9'2" x 3'3" 2.8m x 1.0m

BED 2
12'6" x 9'2" 3.8m x 2.8m

BED 3
9'6" x 8'10" 2.9m x 2.7m

BATHROOM
7'10" x 6'11" 2.4m x 2.1m

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Optional Extras



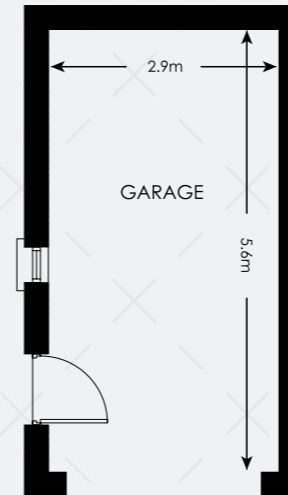
*Add a beautiful garden room to create a larger open plan kitchen, living, dining area.**

PLEASE NOTE: Further details and prices available on request.

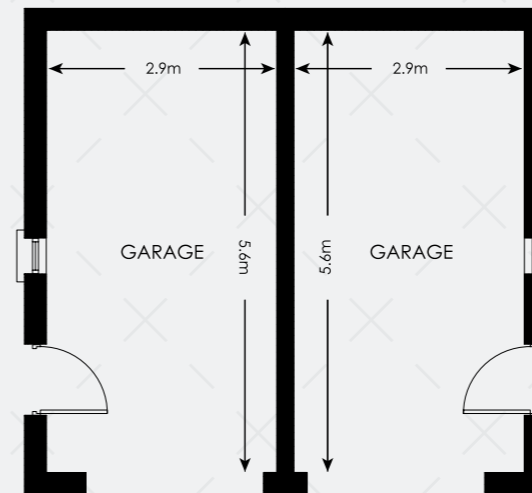
** Garden room plans & sizes are shown on each individual house type page.*

Garages

SINGLE GARAGE



PAIRED GARAGE





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