

BARONS GRANGE
CARRYDUFF

A new home, a new life

An exclusive development of
stylish homes



Phase I



FRASER HOMES

BaronsGrange, a home to grow with your family

Perfectly located

Located in the thriving community of Carryduff, BaronsGrange is ideally placed for today's modern living.

Just 6 miles south of Belfast city centre Carryduff is perfectly situated for commuting to Belfast. With the M1 at Lisburn just 8 miles away Carryduff also has easy access to the motorway network.

Excellent transport links also include a regular bus service within walking distance of the development and the Cairnshill Park and Ride which is just two miles along the Saintfield Road towards Belfast.

Convenient shopping includes the Town and Country Shopping Centre and Brackenvale Supermarket & Filling Station as well as several other shops. Local cafes and restaurants include the Ivanhoe Inn, Eight South and Woodlawn Garden Centre.

Forestside Shopping Centre is just 10 minutes away with an excellent range of stores including Sainsburys, Marks and Spencers and Dunnes Stores.

Carryduff also offers a range of creches, nursery schools and two primary schools. The town also offers numerous school bus links to grammar and secondary schools.

Local parks include the Lough Moss play park and Carryduff Park with Belvoir Forest Park and Shawsbridge just 10 minutes away. For golfers, Rockmount Golf Club, Belvoir Park Golf Club and Temple Golf Club are all close by.

BaronsGrange homes

Located opposite Carryduff Park, BaronsGrange has been intelligently and stylishly designed. The development offers both three and four bedroom detached and semi-detached homes.

The perfect environment for modern living and the perfect place to call home. Great care and attention to detail goes into every Fraser home. From exceptional internal and external finishes to the excellent choice of quality bathrooms and kitchens, every home is built with comfort and style in mind.



The Ivanhoe, Carryduff



Rockmount Golf Club, Carryduff

Specification

- Turn-key development with the full turnkey package including carpets and soft cushion flooring in kitchens and bathrooms.

Construction

- The homes are of Kingspan timber frame construction with platinum insulation values.
- Estimated EPC: Category B

Internal Joinery

- High quality six panelled painted internal doors with chrome steel furniture
- Six inch skirtings and four inch architraves
- All internal walls and ceilings painted
- All skirting, architraves, stair handrails and balustrades painted

Features

- High performance triple glazing with grey uPVC
- Gas fired central heating system with a highly energy efficient Valient (Germany) boiler or similar
- Mains gas supplied by Phoenix Gas
- Power NI connection paid
- Phoenix Gas connection paid
- Pressurised water system
- Central air extraction system
- Sky digital satellite and decoder
- Excellent range of light and double socket points
- TV points located in the kitchen, lounge and main bedroom
- Downlights in the kitchen, bathroom and en suite
- Fireplace - PC sum through a nominated supplier
- En suite to the master bedroom
- Shower walling in en suite and bathroom showers (where applicable)
- Sanitary ware - PC sum through a nominated supplier
- Choice of fully fitted high quality kitchens and utility rooms - PC sum through a nominated supplier.
- Management fees for communal areas
- Security, smoke and carbon monoxide (gas) alarms fitted
- NHBC 10 year Buildmark Warranty Cover

Outside

- Front and rear gardens will be sown out
- Planting in rear garden
- External lighting to front and rear
- Outside water tap fitted
- Communal areas will be finished and landscaped to a high standard where applicable

A home to grow with your family

- Tarmac driveway
- Six foot high fencing along the rear boundary

Sustainable Living

Fraser Homes has taken great care in providing incredibly efficient and airtight homes. Our customers benefit from lower fuel bills due to reduced heat loss.

- Air permeability test: Building Regulations require all new buildings to have a maximum permeability rate of 10 m³/hr.m² when tested. Fraser Homes is very proud to receive its latest rating at 1.11 m³/hr.m² for the CR2A house type in its Bangor site, Clifton Mews. With 0 being an absolutely air tight house, this Clifton Mews rating is excellent. Fraser Homes plans to achieve this incredibly high rating in all future sites.
- High insulation values: Timber frame houses that are approximately 100% more energy efficient than required by current building regulations.
- Spantherm concrete floors:
 - Excellent thermal performance with a U-value as low as 0.12W/m²K
 - Reduces home heating costs
 - Reduces carbon footprint
- Heat recovery ventilation: Provides a healthier home due to improved air quality. Stale air and moisture is extracted from the home and replaced with fresh filtered air.

Optional Extras

Please ask your sales representative for the list of optional extras.

E



Artist's Impression

A perfect family home, the E type home boasts three bedrooms and one reception room. This home also features a large kitchen/dining/family room area to the rear of the property.



First Floor

Master Bedroom	4.31m x 3.56m	14'02" x 11'08"
En-Suite	2.02m x 1.82m	06'07" x 06'00"
Bedroom 2	4.944m x 2.70m	16'02" x 08'10"
Bedroom 3	3.73m x 2.89m	12'03" x 09'06"
Bathroom	2.62m x 2.29m	08'07" x 07'06"
Linen	1.40m x 0.95m	04'07" x 03'01"
MRHV/Store	1.30m x 0.85m	04'03" x 02'09"

MRHV = Mechanical Heat Recovery Ventilation



Artist's Impression



Ground Floor

Lounge	4.76m x 3.56m	15'07" x 11'08"
Kitchen	5.70m x 2.55m	18'08" x 08'04"
Family Room	5.70m x 3.32m	18'08" x 10'10"
WC	3.56m x 1.20m	11'08" x 03'11"
Cloaks	1.60m x 0.85m	05'03" x 02'09"

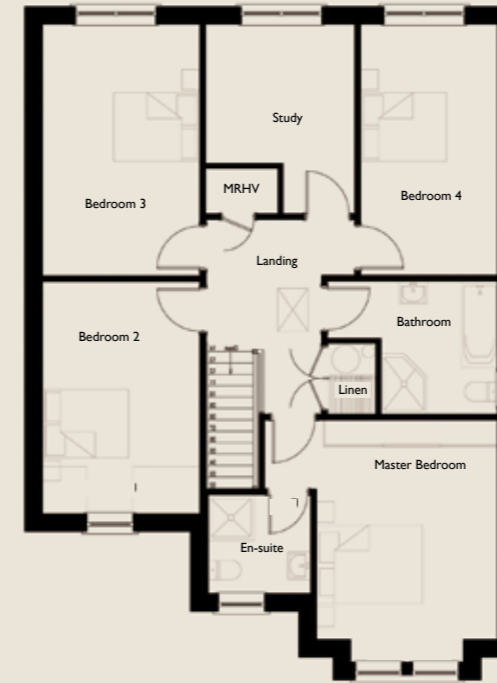
E Total Floor Area 136.80 m² / 1,494 Sq Ft.

E3



Artist's Impression

Beautifully designed, the E3 has four bedrooms, one reception room, a study and a large kitchen/living/dining area. This home also boasts a garage which, on certain plots, can easily be converted into a second reception room to extend this home to the same size as the E4.



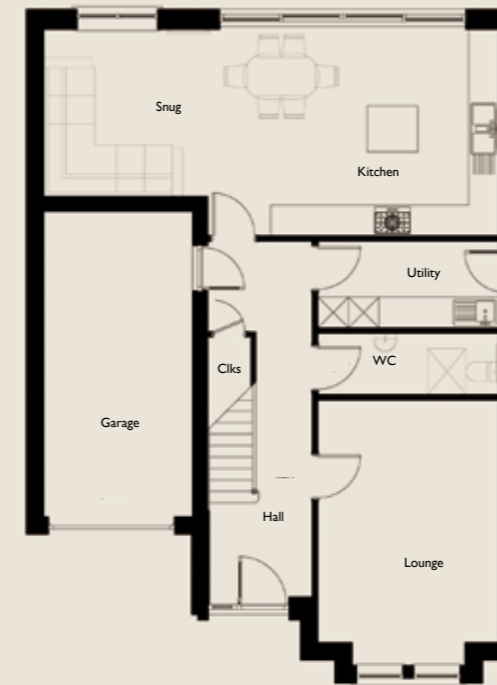
First Floor

Master Bedroom	4.31m x 3.56m	14'02" x 11'08"
En-Suite	2.02m x 1.94m	06'07" x 06'04"
Bedroom 2	4.57m x 3.10m	15'00" x 10'02"
Bedroom 3	4.94m x 3.10m	16'02" x 10'02"
Bedroom 4	4.94m x 2.70m	16'02" x 08'10"
Study	2.94m x 2.73m	09'08" x 09'00"
Bathroom	2.62m x 2.29m	08'07" x 07'06"
Linen	1.40m x 0.95m	04'07" x 03'01"
MRHV*/Store	1.30m x 0.85m	04'03" x 02'09"

*MRHV = Mechanical Heat Recovery Ventilation



Artist's Impression



Ground Floor

Lounge	4.76m x 3.56m	15'07" x 11'08"
Kitchen	5.74m x 4.05m	18'10" x 13'03"
Snug	3.26m x 3.22m	10'09" x 10'07"
Utility Room	3.56m x 1.70m	11'08" x 05'07"
WC	3.56m x 1.20m	11'08" x 03'11"
Cloaks	1.36m x 0.85m	04'05" x 02'09"
Garage	6.00m x 2.93m	19'08" x 09'07"

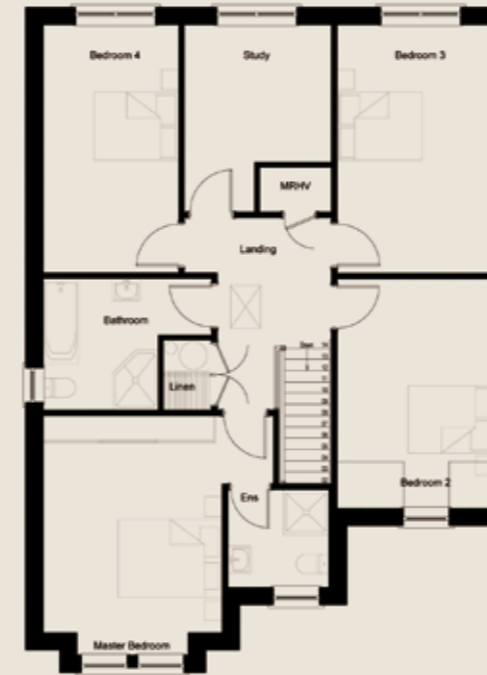
E3 Total Floor Area 178.75 m2 / 1924 Sq Ft.

E4



Artist's Impression

This lovely spacious family home features two reception rooms, four bedrooms, a study and a large kitchen/living/dining area - perfect for entertaining. This house type can only be accommodated on certain plots.



First Floor

Master Bedroom	4.31m x 3.56m	14'02" x 11'08"
En-Suite	2.02m x 1.94m	06'07" x 06'04"
Bedroom 2	4.57m x 3.10m	15'00" x 10'02"
Bedroom 3	4.94m x 3.10m	16'02" x 10'02"
Bedroom 4	4.94m x 2.70m	16'02" x 08'10"
Study	2.94m x 2.73m	09'08" x 09'00"
Bathroom	2.62m x 2.29m	08'07" x 07'06"
Linen	1.40m x 0.95m	04'07" x 03'01"
MRHV*/Store	1.30m x 0.85m	04'03" x 02'09"

*MRHV = Mechanical Heat Recovery Ventilation



Artist's Impression



Ground Floor

Lounge	4.76m x 3.56m	15'07" x 11'08"
Family Room	6.02m x 3.11m	19'09" x 10'02"
Kitchen	5.74m x 4.05m	18'10" x 13'03"
Dining Area	3.45m x 3.22m	11'04" x 10'07"
Utility Room	3.56m x 1.70m	11'08" x 05'07"
WC	3.56m x 1.20m	11'08" x 03'11"
Cloaks	1.36m x 0.85m	04'05" x 02'09"

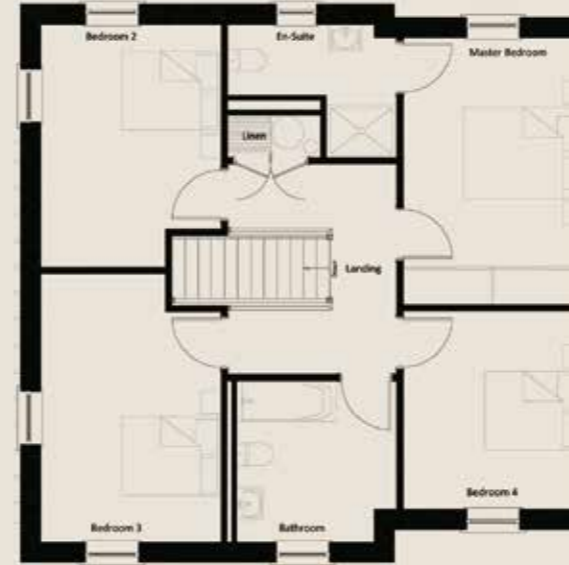
E4 Total Floor Area 199.20 m2 / 2144 Sq Ft.

N1b



Artist's Impression

Cleverly designed, the N1b has a spacious lounge, a downstairs W/C and to the rear, a large kitchen with dining area. Upstairs the property boasts a family bathroom and four spacious double bedrooms including a master bedroom with en suite.



First Floor

Master Bedroom	4.56m x 3.08m	15'00" x 10'02"
En-Suite	2.88m x 2.28m	09'06" x 07'06"
Bedroom 2	4.15m x 3.08m	13'07" x 10'02"
Bedroom 3	4.58m x 3.08m	15'00" x 10'02"
Bedroom 4	3.39m x 3.08m	11'01" x 10'02"
Bathroom	2.75m x 2.73m	09'00" x 09'00"
Linen	1.55m x 0.72m	05'01" x 02'04"



Artist's Impression



Ground Floor

Lounge	5.70m x 3.92m	18'08" x 12'10"
Kitchen/ Family Room	5.70m x 3.51m	18'08" x 11'06"
WC	1.794m x 0.91m	05'11" x 03'00"

N1b: Total Floor Area 1454 Sq Ft. / 135.08 m2

N2b



Artist's Impression

This family home features three bedrooms with an en suite to the master bedroom. Downstairs an open plan kitchen and family room faces out onto the garden. To the front of the property, a spacious lounge overlooks the front garden.

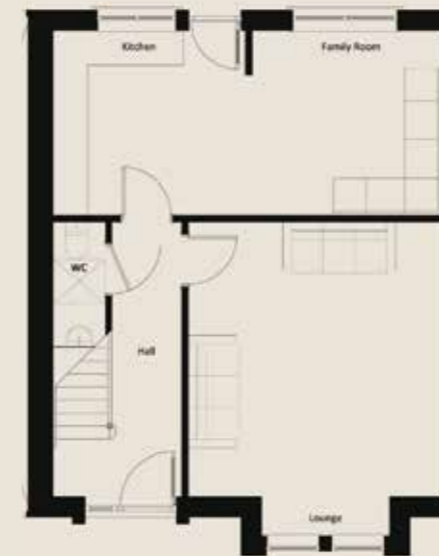


First Floor

Master Bedroom	5.24m x 3.08m	17'02" x 10'02"
En-Suite	2.70m x 1.99m	08'10" x 06'06"
Bedroom 2	4.04m x 2.34m	13'03" x 07'08"
Bedroom 3	3.04m x 2.70m	10'00" x 08'10"
Bathroom	2.70m x 2.35m	08'10" x 07'09"
Linen	0.90m x 0.82m	02'11" x 02'08"



Artist's Impression



Ground Floor

Lounge	4.75m x 4.38m	15'07" x 14'05"
Kitchen/ Family Room	6.72m x 3.20m	22'00" x 10'06"
WC	2.16m x 0.91m	07'01" x 03'00"

N2b: Total Floor Area 1182 Sq Ft. / 109.81 m²

BaronsGrange Site Layout



Artist's Impression



Artist's Impression

Fraser Homes

With more than 40 years experience of building homes across Northern Ireland, the Fraser Homes reputation is built on a solid foundation. Our understanding of what home buyers are looking for combined with our dedication to building high quality developments allows us to create exceptional homes.

We aim to build homes that suit your lifestyle as well as providing a space that you can enjoy calling home. We're committed to making every single home the very best it can be, providing peace of mind for the future.

Some of our current and future developments



The Steadings, Newtownards (Future)



Sandown Manor over 55s, Belfast



Kelly's Yard, Carryduff



Lough Moss Mews, Carryduff

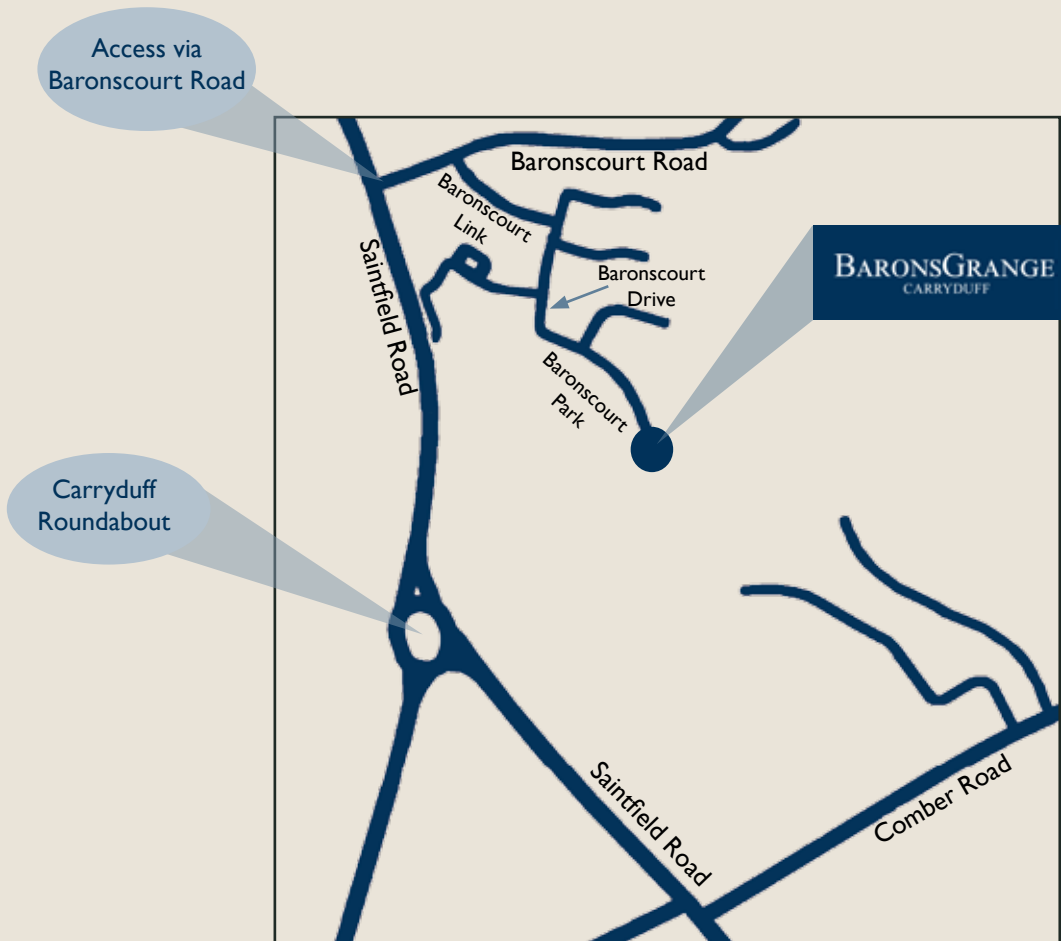


Sandown Manor over 55s, Belfast



Clifton Mews, Bangor

Location



Further Information

For further information or to view the site, please visit our sales office at BaronsGrange or telephone 078 9440 3935.



Fraser Homes

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Fraser Homes is a Grade A1 listed builder with the NHBC and builds according to the high standards of the NI Building Control Regulations.



Fraser Homes adheres to the Consumer Code for home Builders. The code may be downloaded at www.consumercodeforhomebuilders.com

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