



LinenLane

DROMORE
WWW.LINENLANE.CO.UK



Situation & Location

Situated within a picturesque woodland on the banks of the River Lagan and adjacent to the listed manor house known as Percy Lodge, Linen Lane is the finest development of new homes in Northern Ireland.



LinenLane



Quality Craftsmanship & Beautiful Spaces

The large semi-detached and detached homes retain a classical Georgian style, complemented by their superior finish and architectural detailing. Every material from the natural slate roofs, heritage hand made brick, hardwood entrance door, brushed chrome switches and sockets, has been hand picked.

Each home also offers the latest in modern living and luxury. The kitchens provided by Alwood, are fully tailored to the exact tastes and needs of each homeowner. Luxurious floor coverings are provided as standard throughout, with a choice of colours and textures for each. Oversized Georgian sash windows and raised ceilings provide ample natural light and a spacious feel throughout.

The Linen Lane Site



Location

The historic town centre of Dromore is only a short distance away and residents will have direct access to Dromore Park via a residents' only access control gate. The motorway network is easily accessible, with Sprucefield only a few minutes drive away, providing easy access into Belfast.

MILEAGE TO:
 Hillsborough – 5.5 Miles
 Sprucefield - 7.5 Miles
 Belfast - 17 Miles
 Dublin Airport – 81 Miles



Features & Specification

INTERNAL FEATURES

- * Choice of luxury kitchen units, door handles and work tops.
- * Fitted bathroom and en suites in contemporary white with partial wall tiling.
- * Mains pressurised water system including showers.
- * Interior paint finishes to all internal walls, ceilings and woodwork.
- * High efficiency oil fired boiler heating system and electronic timer.
- * Integrated electric oven, hob, fridge freezer and dishwasher.
- * Tiling in hallway, kitchen, WC, utility room, bathroom and en suites.
- * Deep pile carpet on stairs, landing and bedrooms.
- * Wood effect laminate flooring in lounge.
- * Raised internal ceiling heights.

ELECTRICAL FEATURES

- * Energy efficient LED down lighting in kitchen/dining and bathrooms.
- * Feature brushed chrome switches and sockets throughout.
- * Comprehensive range of electrical, television and telephone points.
- * Wired for intruder alarm.
- * Fitted smoke detectors.

EXTERNAL FEATURES

- * 10 year structural guarantee.
- * Traditional build construction with high specification insulation.
- * Heritage hand made brick.
- * Black seamless aluminium guttering and downpipes.
- * Natural slate roof.
- * White double glazed sliding sash windows.
- * Garden lawns top soiled, levelled and seeded.
- * Perimeter rear garden surrounded in 6 foot timber fencing.
- * Fully managed landscaped and planted green areas.



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HOUSE TYPE A

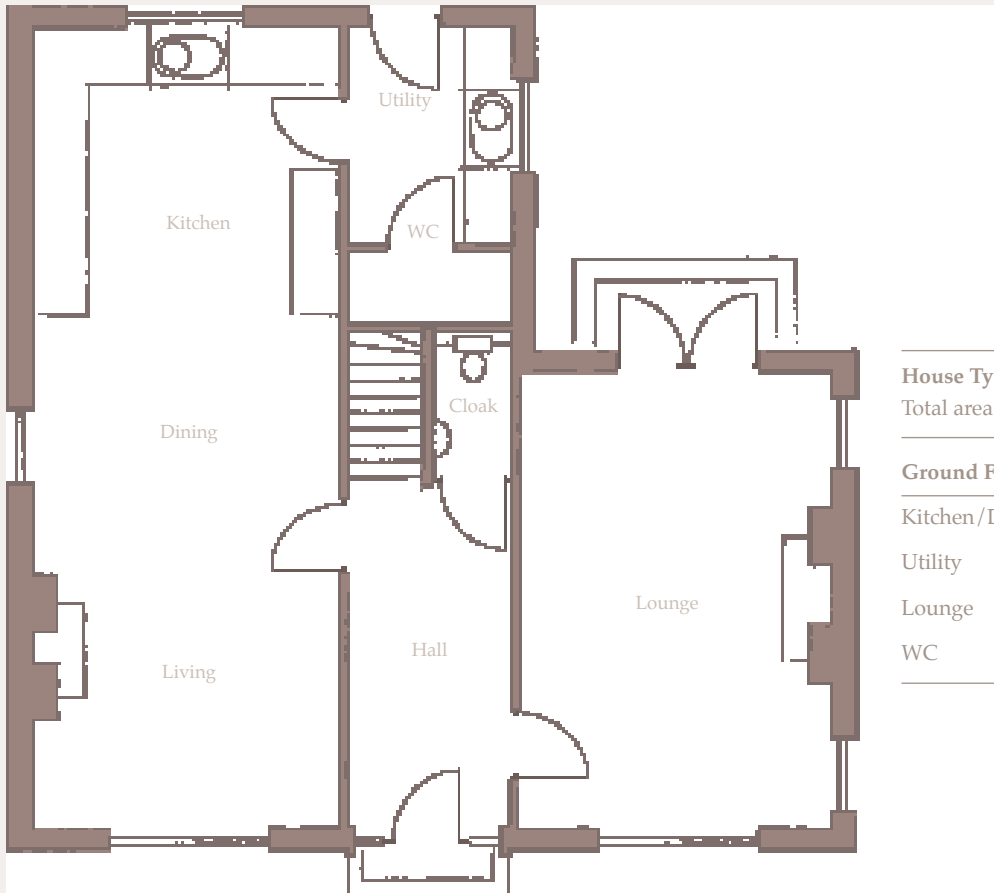
The Belvedere

A SUBSTANTIAL, GEORGIAN STYLE DETACHED HOME WITH A TOUCH OF MODERN LUXURY.


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Floorplan & Layout

169m² / 1820Ft²

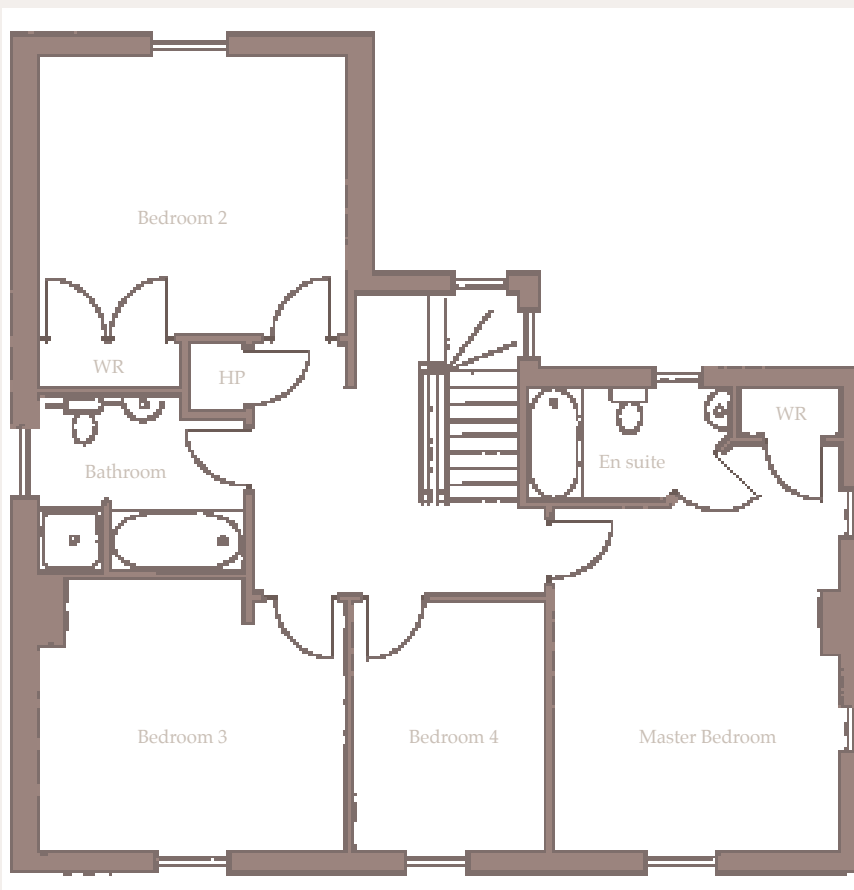


GROUND FLOOR

House Type A	Metres	Feet
Total area	169 m ²	1820 Ft ²

Ground Floor

Kitchen/Dining/Living	10.2m x 3.8m	33'5" x 12'5"
Utility	2.9m x 2.0m	9'6" x 6'6"
Lounge	5.7m x 3.9m	18'8" x 12'9"
WC	1.6m x 1.0m	5'2" x 3'3"



FIRST FLOOR

First Floor

Master Bedroom	4.4m x 3.4m	14'5" x 11'1"
En suite	1.4m x 2.6m	4'7" x 8'6"
Bedroom 2	3.5m x 3.8m	11'5" x 12'5"
Bedroom 3	3.4m x 3.8m	11'1" x 12'5"
Bedroom 4	3.2m x 2.6m	10'5" x 8'6"
Bathroom	2.7m x 2.2m	8'10" x 7'2"



HOUSE TYPE B

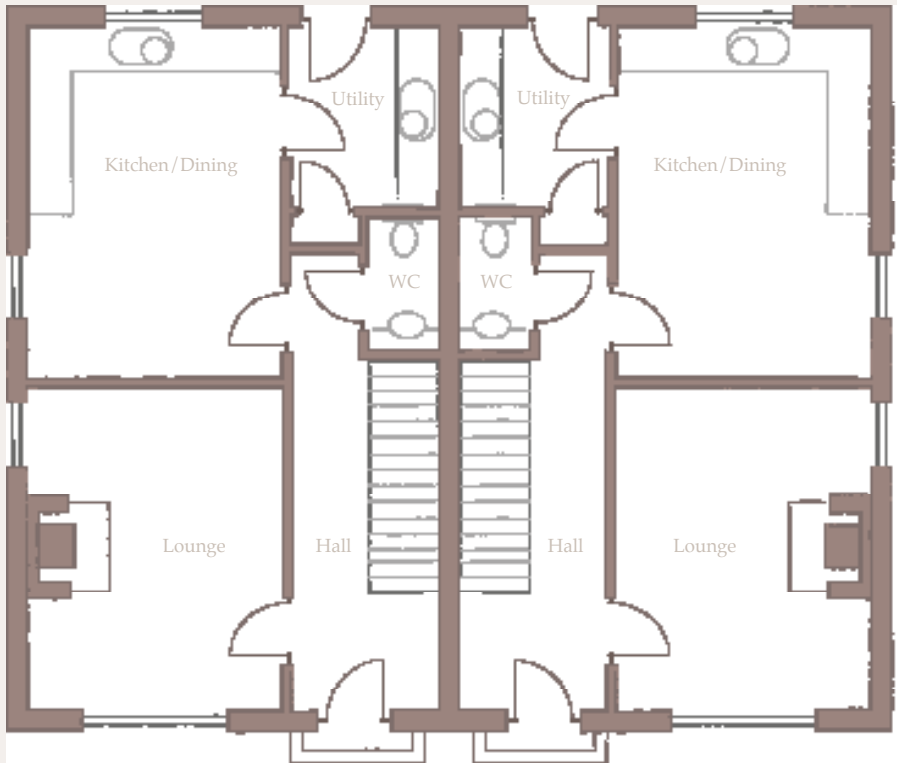
The Larchfield

GEORGIAN STYLE SEMI-DETACHED HOMES
WITH A TOUCH OF MODERN LUXURY.


LinenLane

Floorplan & Layout

105m² / 1140Ft²

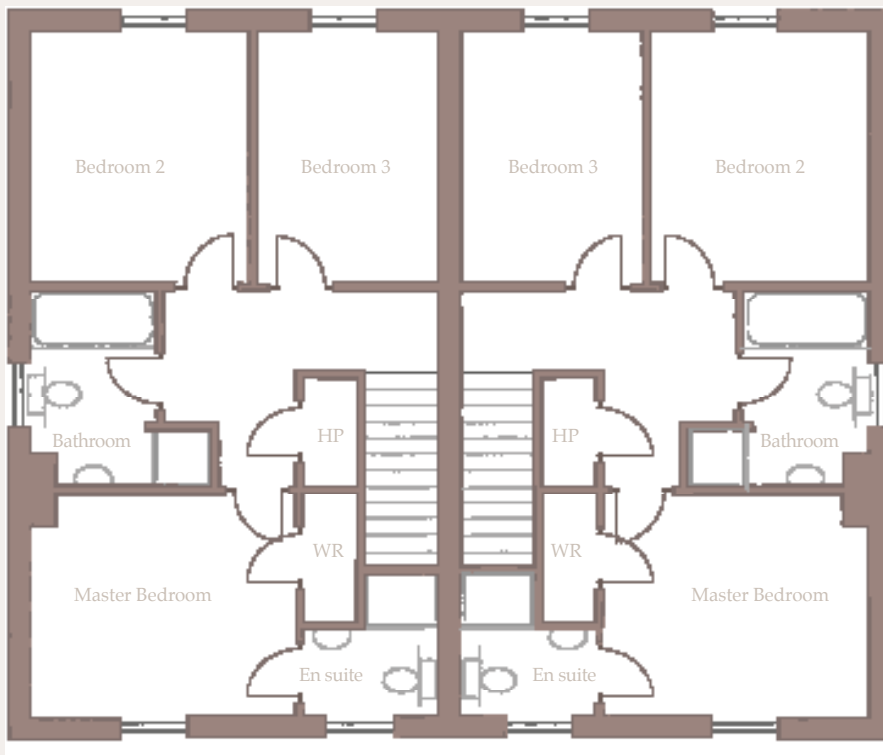


GROUND FLOOR

House Type B	Metres	Feet
Total area	105 m ²	1140 Ft ²

Ground Floor

Kitchen/Dining	4.9m x 3.4m	16'1" x 11'1"
Utility	2.5m x 2.0m	8'2" x 6'6"
Lounge	4.5m x 3.4m	14'9" x 11'1"
WC	1.9m x 1.0m	6'3" x 3'3"



FIRST FLOOR

First Floor

Master Bedroom	3.1m x 3.6m	10'2" x 11'9"
En suite	1.2m x 1.8m	3'11" x 5'10"
Bedroom 2	3.5m x 2.9m	11'5" x 9'6"
Bedroom 3	3.5m x 2.5m	11'5" x 8'2"
Bathroom	2.7m x 2.4m	8'10" x 7'10"



HOUSE TYPE C

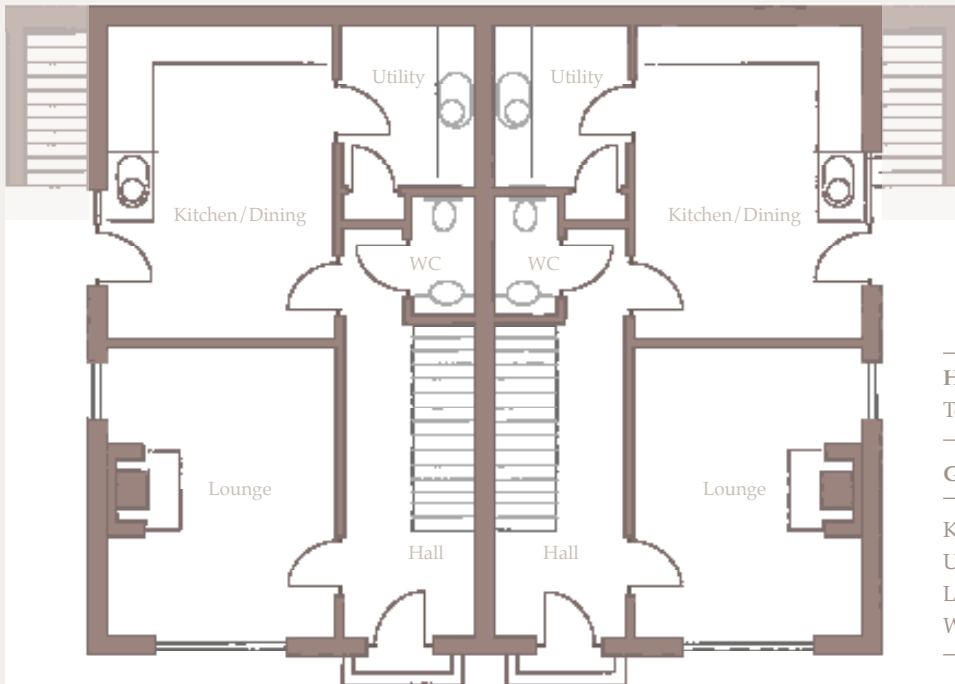
The Hilden

GEORGIAN STYLE SEMI-DETACHED HOMES
WITH A TOUCH OF MODERN LUXURY.


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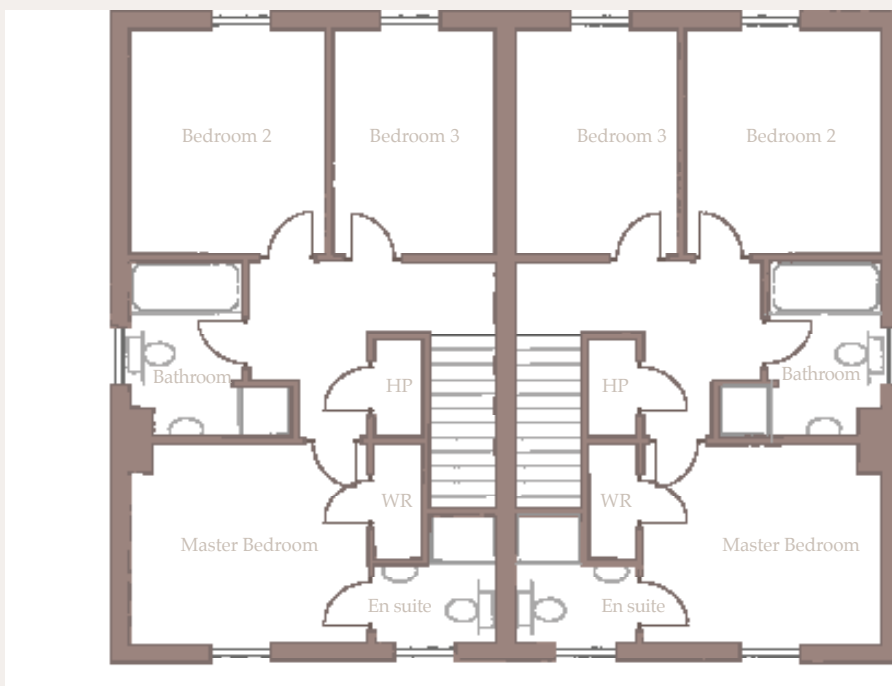
Floorplan & Layout

105m² / 1140Ft²



GROUND FLOOR

House Type C	Metres	Feet
Total area	105 m ²	1140 Ft ²
Ground Floor		
Kitchen/Dining	4.9m x 3.4m	16'1" x 11'1"
Utility	2.5m x 2.0m	8'2" x 6'6"
Lounge	4.5m x 3.4m	14'9" x 11'1"
WC	1.9m x 1.0m	6'3" x 3'3"



FIRST FLOOR

First Floor		
Master Bedroom	3.1m x 3.6m	10'2" x 11'9"
En suite	1.2m x 1.8m	3'11" x 5'10"
Bedroom 2	3.5m x 2.9m	11'5" x 9'6"
Bedroom 3	3.5m x 2.5m	11'5" x 8'2"
Bathroom	2.7m x 2.4m	8'10" x 7'10"



HOUSE TYPE D

The Wilmont

A SPACIOUS GEORGIAN STYLE DETACHED DWELLING
WITH A TOUCH OF MODERN LUXURY.


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Floorplan & Layout

150m² / 1613Ft²



LOWER GROUND FLOOR

House Type D	Metres	Feet
Total area	150 m ²	1613 Ft ²

Lower Ground Floor

Kitchen/Dining	4.7m x 4.4m	15'5" x 14'5"
Utility	2.1m x 1.4m	6'10" x 4'7"
Lounge	4.2m x 4.4m	13'9" x 14'5"
WC	1.5m x 2.0m	4'11" x 6'7"
Outside Store	6.0m x 3.0m	19'8" x 9'10"

Ground Floor

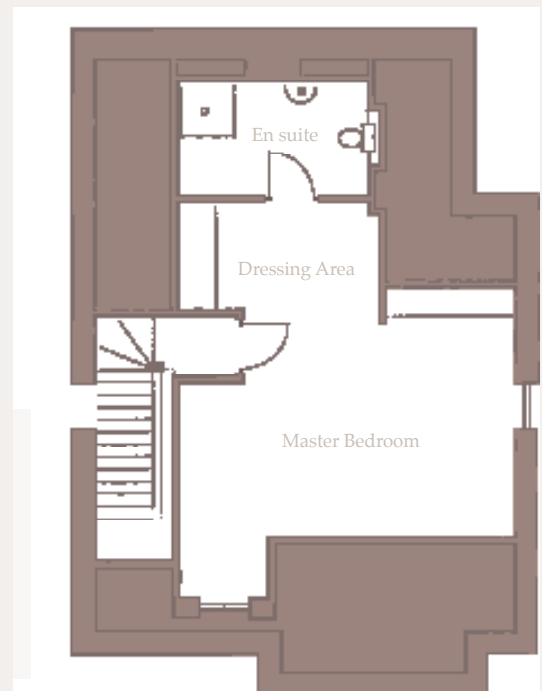
Bedroom 2	4.2m x 4.4m	13'9" x 14'5"
Ensuite	1.7m x 1.7m	5'6" x 5'6"
Bedroom 3	3.2m x 2.9m	10'5" x 9'6"
Bedroom 4	2.8m x 2.5m	9'2" x 8'2"
Bathroom	2.0m x 2.7m	6'6" x 8'10"

First Floor

Master Bedroom	3.9m x 5.2m	12'9" x 17'0"
Dressing Area	1.7m x 3.1m	6'6" x 10'2"
En suite	1.8m x 2.9m	5'10" x 9'6"



GROUND FLOOR



FIRST FLOOR



HOUSE TYPE E

The Cambray

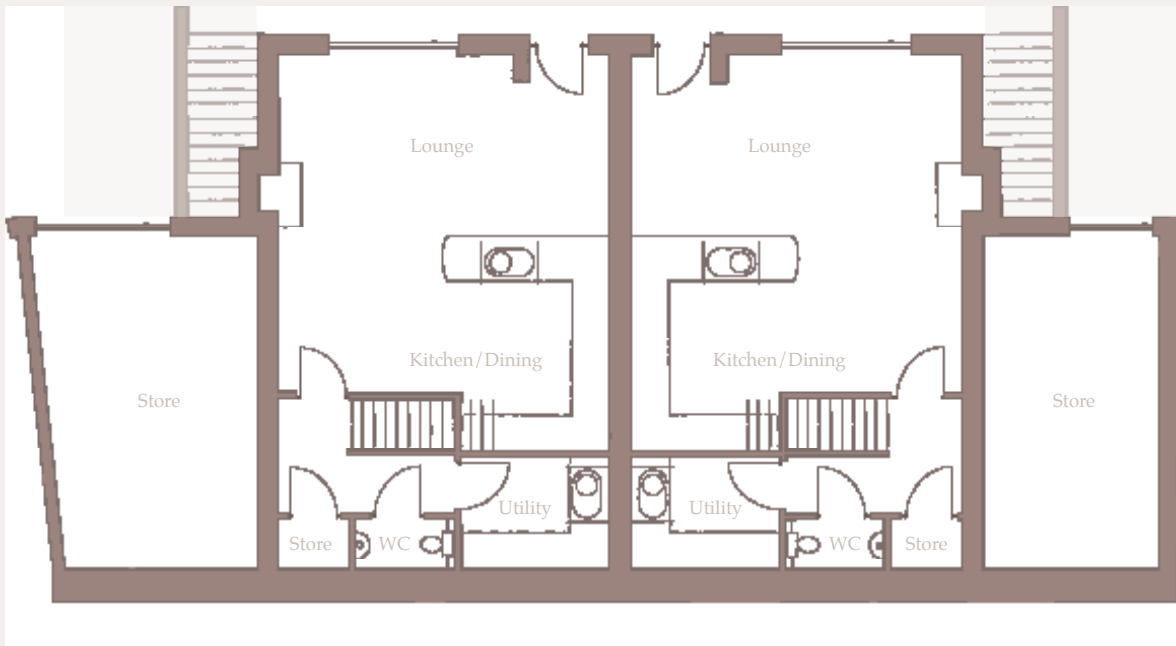
A SPACIOUS GEORGIAN STYLE SEMI-DETACHED DWELLING WITH A TOUCH OF MODERN LUXURY.



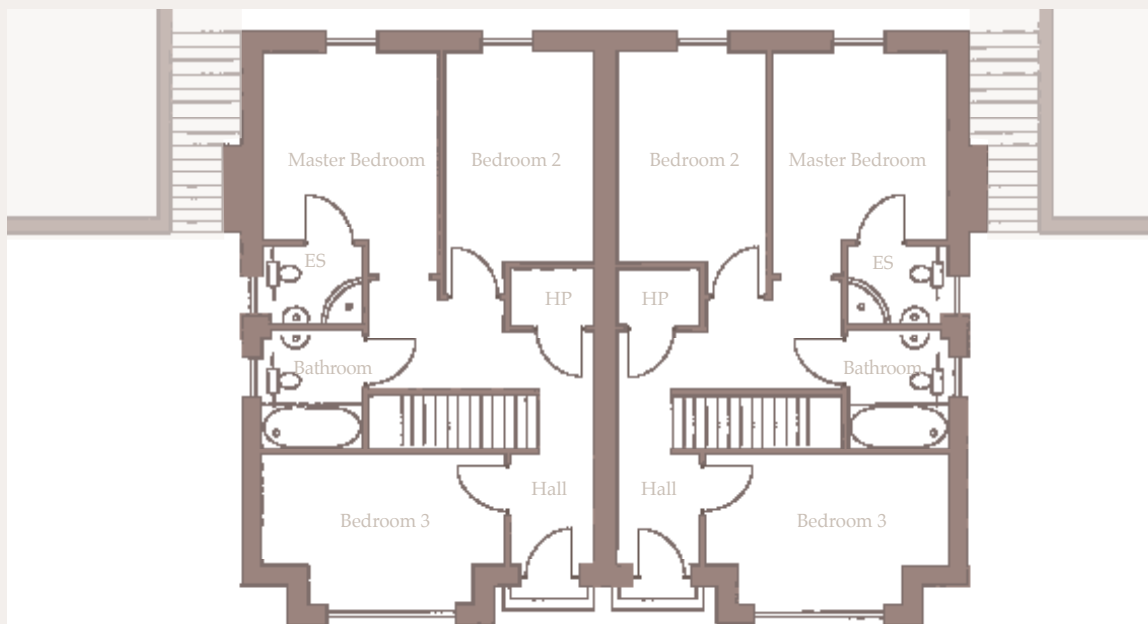
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Floorplan & Layout

108m² / 1162Ft²



LOWER GROUND FLOOR



GROUND FLOOR

House Type E	Metres	Feet
Total area	108 m ²	1162 Ft ²
Lower Ground Floor		
Kitchen/Dining/Lounge	7.0m x 5.7m	22'11" x 18'8"
Utility	2.0m x 2.6m	6'6" x 8'6"
WC	0.9m x 1.7m	2'11" x 5'6"
Store	0.9m x 1.2m	2'11" x 3'11"
Outside Store	6.0m x 3.0m	19'8" x 9'10"

Ground Floor	Metres	Feet
Master Bedroom	3.7m x 3.0m	12'1" x 9'10"
En suite	1.4m x 1.7m	4'7" x 5'6"
Bedroom 2	2.6m x 4.2m	8'6" x 13'9"
Bedroom 3	3.7m x 2.6m	12'1" x 8'6"
Bathroom	2.1m x 1.7m	6'10" x 5'6"



HOUSE TYPE F

The Danesfort

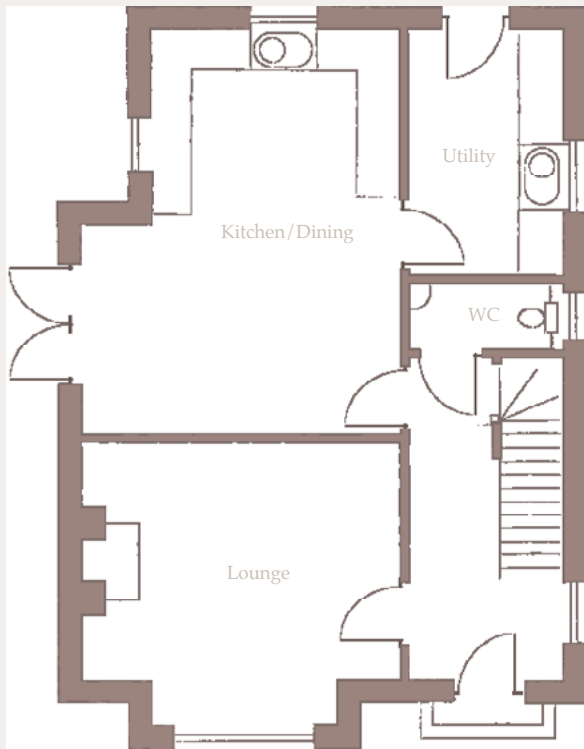
A SPACIOUS GEORGIAN STYLE DETACHED DWELLING
WITH A TOUCH OF MODERN LUXURY.



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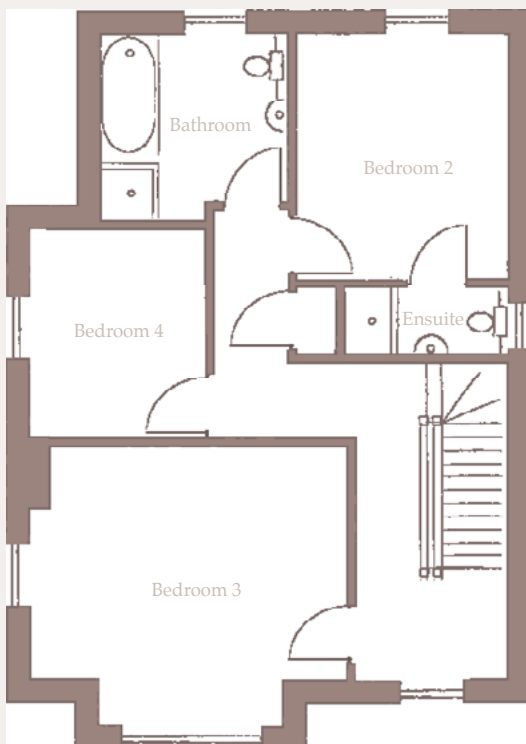
Floorplan & Layout

171m² / 1840Ft²

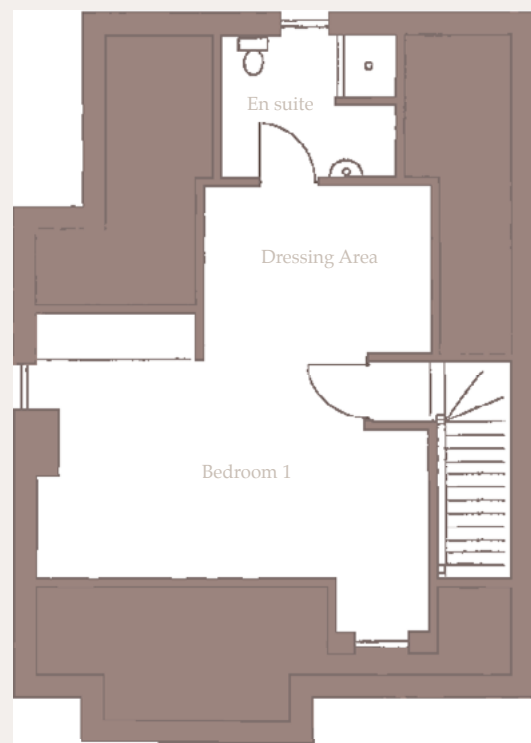


GROUND FLOOR

House Type G	Metres	Feet
Total area	171 m ²	1840 Ft ²
Ground Floor		
Kitchen/Dining	6.0 x 4.6	19' 8" x 15' 1"
Utility	3.6 x 2.2	11' 9" x 7' 2"
Lounge	4.1 x 4.6	13' 5" x 15' 1"
WC	1.0 x 2.2	3' 3" x 7' 2"
First Floor		
Bedroom 2	3.6 x 3.0	11' 9" x 9' 10"
En suite	1.0 x 2.4	3' 3" x 7' 10"
Bedroom 3	4.0 x 4.6	13' 1" x 15' 1"
Bedroom 4	3.1 x 2.5	10' 2" x 8' 2"
Bathroom	2.9 x 2.7	9' 6" x 8' 10"
Second Floor		
Bedroom 1	5.7 x 4.0	18' 8" x 13' 1"
En suite	2.6 x 2.1	8' 6" x 6' 10"



FIRST FLOOR



SECOND FLOOR



HOUSE TYPE G

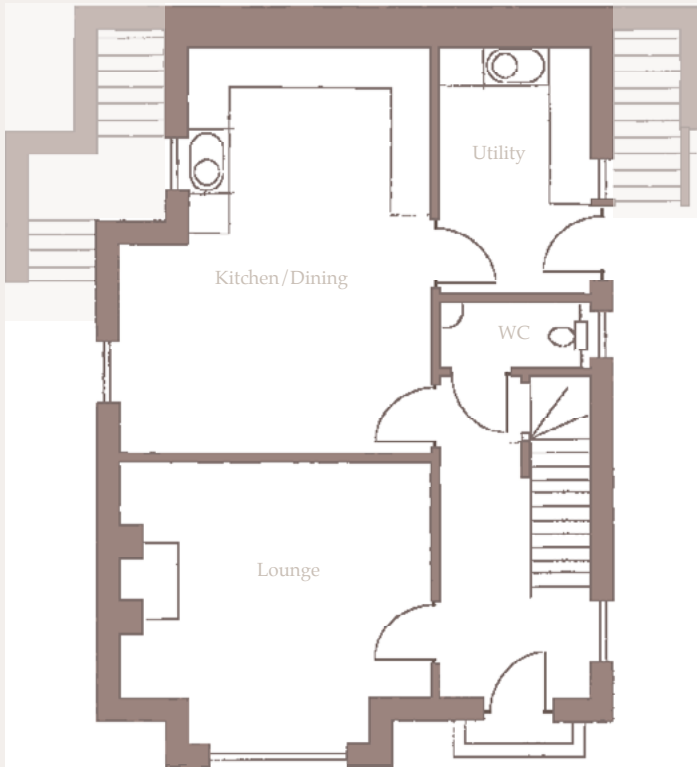
The Willowdale

A SPACIOUS GEORGIAN STYLE DETACHED DWELLING
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Floorplan & Layout

171m² / 1840Ft²



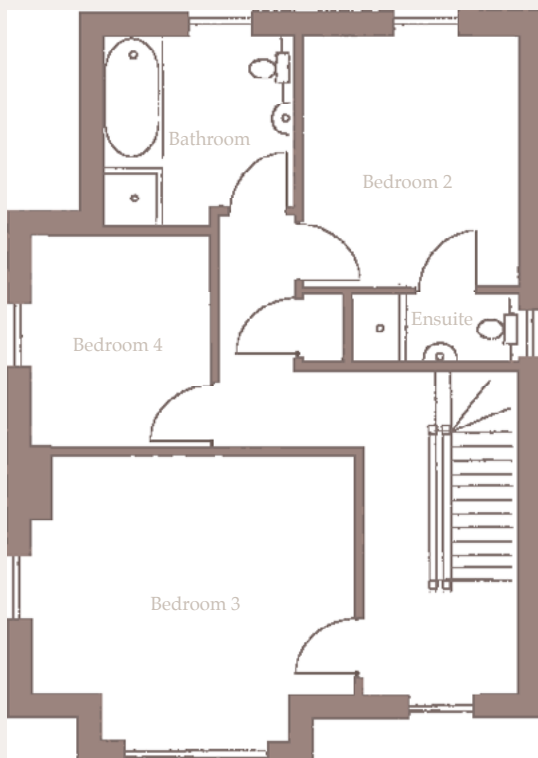
GROUND FLOOR

House Type G	Metres	Feet
Total area	171 m ²	1840 Ft ²

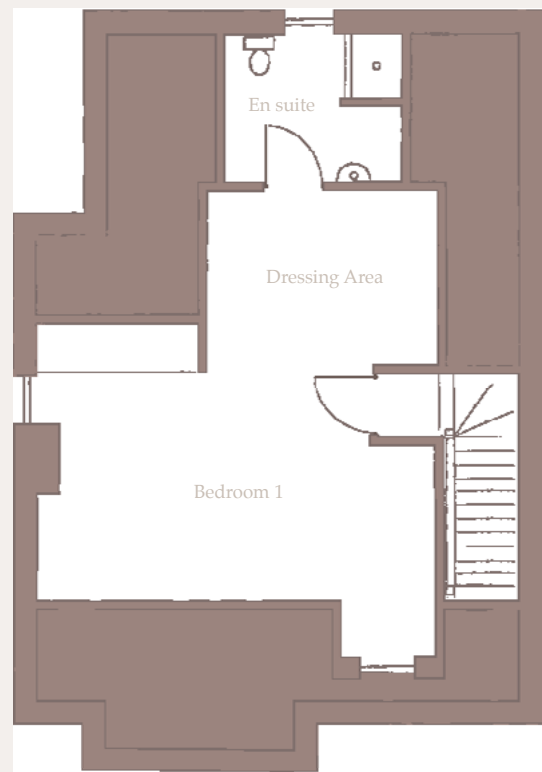
Ground Floor		
Kitchen/Dining	6.0 x 4.6	19' 8" x 15' 1"
Utility	3.6 x 2.2	11' 9" x 7' 2"
Lounge	4.1 x 4.6	13' 5" x 15' 1"
WC	1.0 x 2.2	3' 3" x 7' 2"

First Floor		
Bedroom 2	3.6 x 3.0	11' 9" x 9' 10"
En suite	1.0 x 2.4	3' 3" x 7' 10"
Bedroom 3	4.0 x 4.6	13' 1" x 15' 1"
Bedroom 4	3.1 x 2.5	10' 2" x 8' 2"
Bathroom	2.9 x 2.7	9' 6" x 8' 10"

Second Floor		
Bedroom 1	5.7 x 4.0	18' 8" x 13' 1"
En suite	2.6 x 2.1	8' 6" x 6' 10"



FIRST FLOOR



SECOND FLOOR

Linen Lane is a brand new, yet seemingly mature development of secluded, family orientated properties set within a picturesque woodland.

Each home is finished beautifully and can be tailored to your needs and exacting standards.



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Church Road, Maganlis, Dromore, BT25 IAA

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