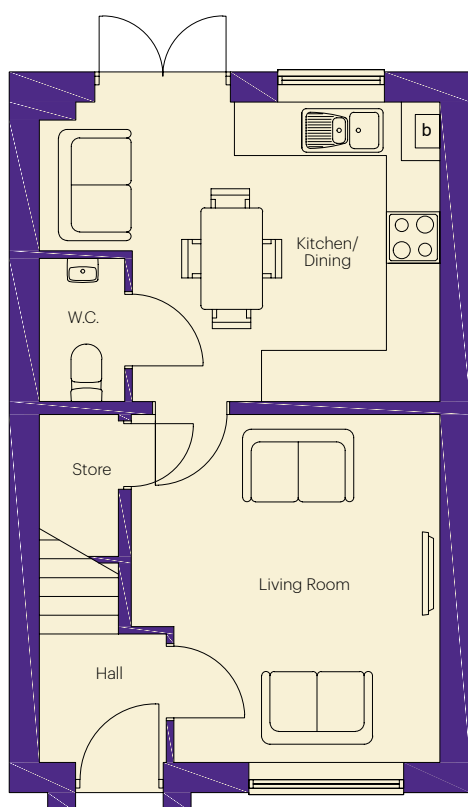


The Aydon

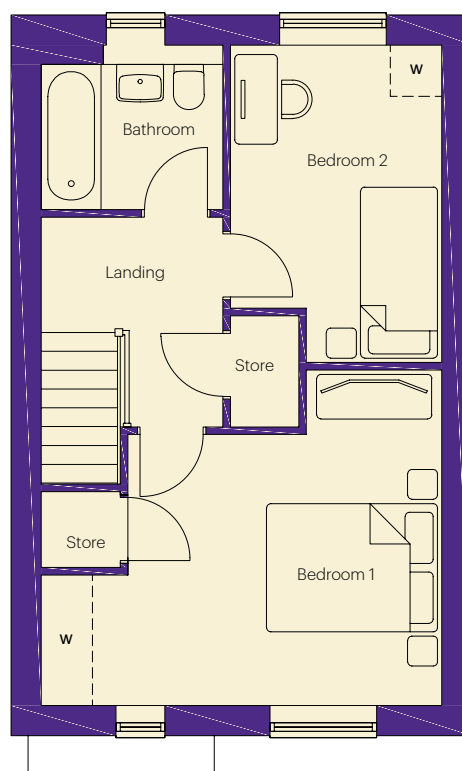
2 bedroom home**

Approximately 766 sq ft



Ground floor dimensions

Living Room	3.58m x 4.04m	11' 9" x 13' 3"
Kitchen/Dining	4.64m x 3.48m	15' 3" x 11' 5"
W.C.	0.98m x 1.68m	3' 3" x 5' 6"
Hall	1.46m x 1.48m	4' 9" x 4' 10"



First floor dimensions

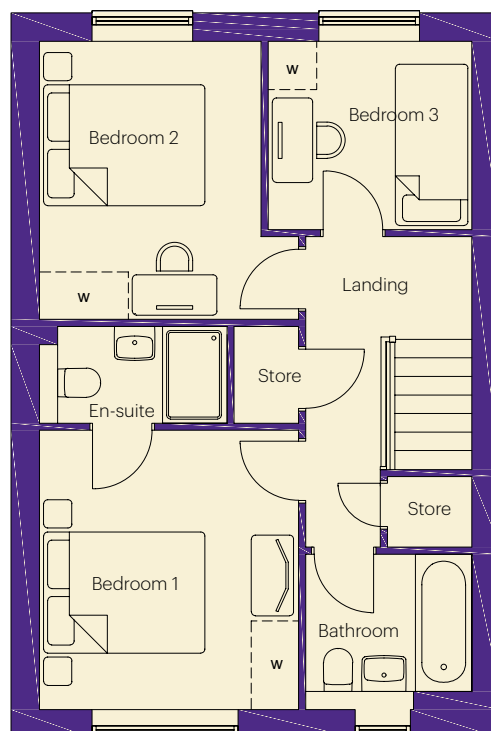
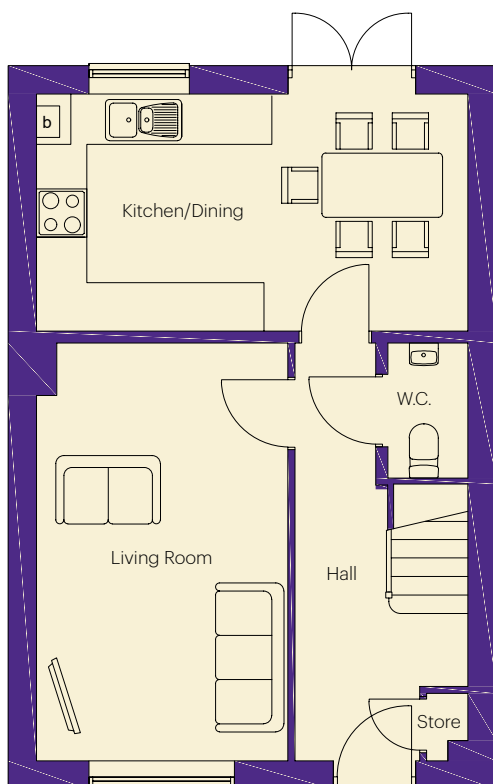
Bedroom 1	4.64m x 3.90m	15' 3" x 12' 10"
Bedroom 2	2.45m x 3.69m	8' 0" x 12' 1"
Bathroom	2.10m x 1.90m	6' 11" x 6' 3"

gentoohomes

The Etal

3 bedroom home*

Approximately 941 sq ft



Ground floor dimensions

Living Room	3.10m x 5.17m	10' 2" x 17' 0"
Kitchen/Dining	5.13m x 2.92m	16' 10" x 9' 7"
W.C.	0.97m x 1.68m	3' 2" x 5' 6"
Hall	2.12m x 5.17m	6' 11" x 17' 0"

First floor dimensions

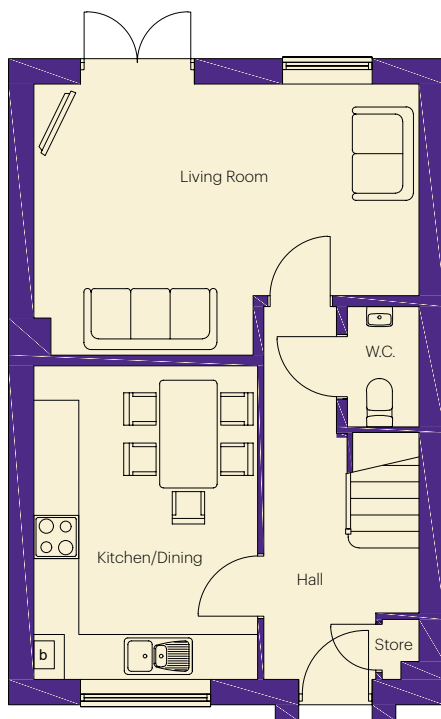
Bedroom 1	3.19m x 3.44m	10' 6" x 11' 3"
En-suite	2.30m x 1.20m	7' 7" x 3' 11"
Bedroom 2	2.72m x 3.42m	8' 11" x 11' 3"
Bedroom 3	2.50m x 2.31m	8' 2" x 7' 7"
Bathroom	2.04m x 1.90m	6' 8" x 6' 3"

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The Chipchase

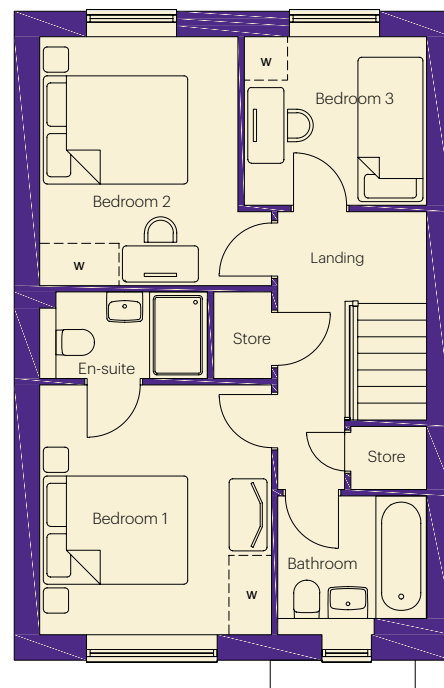
3 bedroom home*

Approximately 941 sq ft



Ground floor dimensions

Living Room	5.31m x 3.75m	17' 5" x 12' 4"
Kitchen/Dining	3.09m x 4.34m	10' 2" x 14' 3"
W.C.	0.97m x 1.68m	3' 2" x 5' 6"
Hall	2.13m x 5.17m	7' 0" x 17' 0"



First floor dimensions

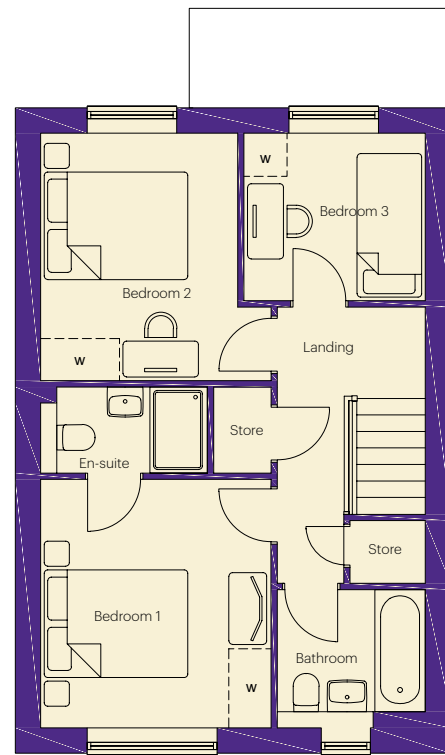
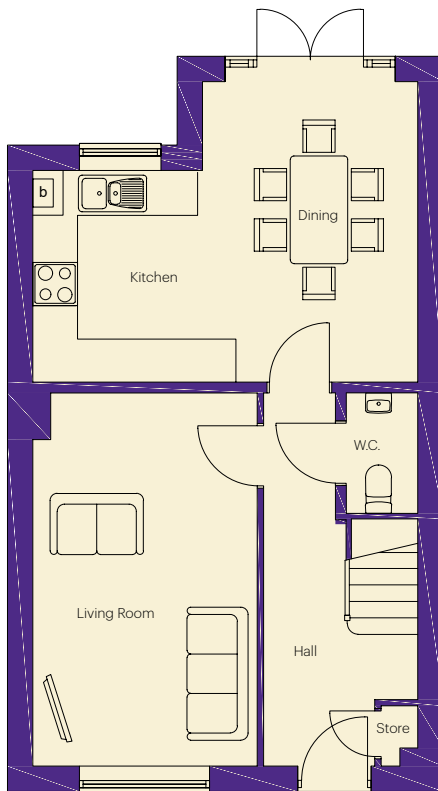
Bedroom 1	3.19m x 3.44m	10' 6" x 11' 3"
En-suite	2.30m x 1.20m	7' 7" x 3' 11"
Bedroom 2	2.72m x 3.42m	8' 11" x 11' 3"
Bedroom 3	2.50m x 2.31m	8' 2" x 7' 7"
Bathroom	2.04m x 1.90m	6' 8" x 6' 3"

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The Belsay

3 bedroom home**

Approximately 981 sq ft



Ground floor dimensions

Living Room	3.10m x 5.17m	10' 2" x 17' 0"
Kitchen/Dining	5.31m x 4.16m	17' 5" x 13' 8"
W.C.	0.97m x 1.68m	3' 2" x 5' 6"
Hall	2.12m x 5.17m	6' 11" x 17' 0"

First floor dimensions

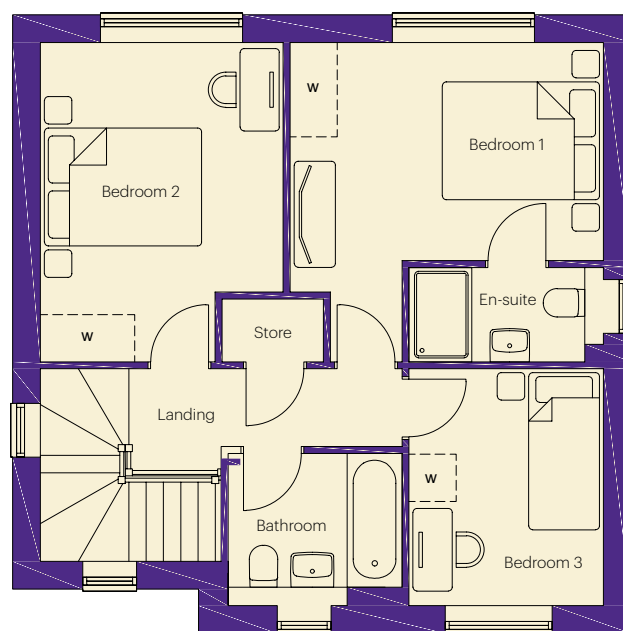
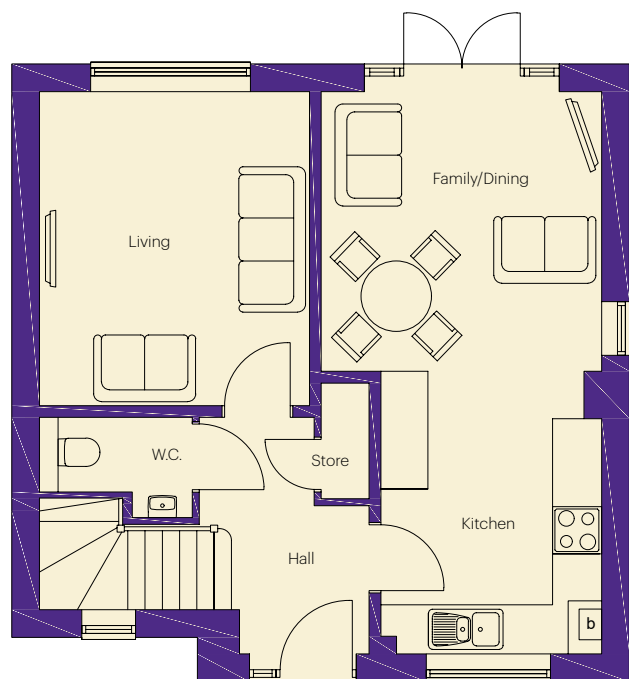
Bedroom 1	3.19m x 3.44m	10' 6" x 11' 3"
En-suite	2.30m x 1.20m	7' 7" x 3' 11"
Bedroom 2	2.72m x 3.42m	8' 11" x 11' 3"
Bedroom 3	2.50m x 2.31m	8' 2" x 7' 7"
Bathroom	2.04m x 1.90m	6' 8" x 6' 3"

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The Langley

3 bedroom home

Approximately 1,059 sq ft



Ground floor dimensions

Living Room	3.41m x 3.97m	11' 2" x 13' 0"
Kitchen	2.79m x 3.58m	9' 2" x 11' 9"
Family/Dining	3.55m x 3.54m	11' 8" x 11' 7"
W.C.	1.92m x 0.95m	6' 4" x 3' 1"
Hall	2.16m x 2.99m	7' 1" x 9' 10"

First floor dimensions

Bedroom 1	3.96m x 3.15m	13' 0" x 10' 4"
En-suite	2.30m x 1.20m	7' 7" x 3' 11"
Bedroom 2	3.06m x 4.03m	10' 0" x 13' 3"
Bedroom 3	2.45m x 2.99m	8' 0" x 9' 10"
Bathroom	2.21m x 2.99m	7' 0" x 6' 3"

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The Kielder

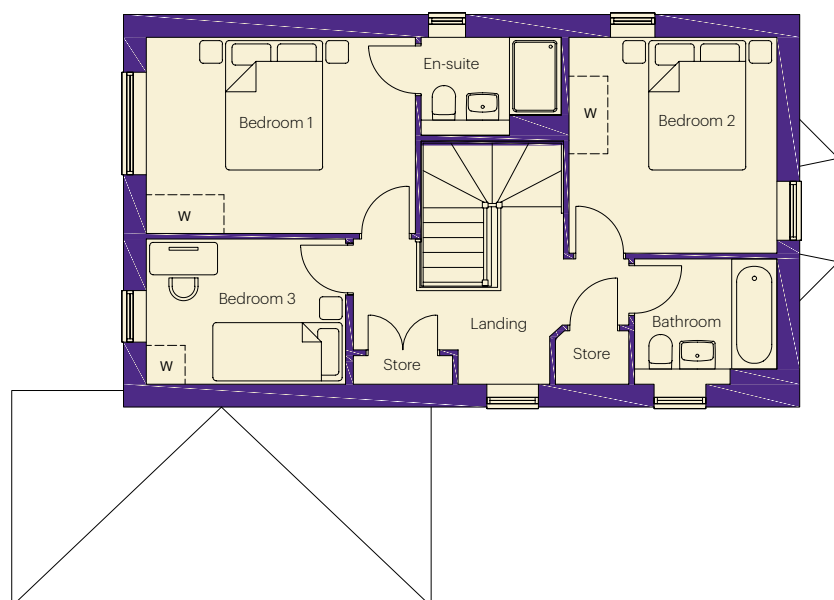
3 bedroom home

Approximately 1,121 sq ft



Ground floor dimensions

Living Room	3.13m x 5.31m	10' 3" x 17' 5"
Kitchen/Dining	4.07m x 5.31m	13' 4" x 17' 5"
Utility	2.20m x 1.43m	7' 3" x 4' 8"
W.C.	1.03m x 1.92m	3' 4" x 6' 4"
Hall	2.20m x 1.73m	7' 3" x 5' 8"
Garage	6.09m x 2.94m	20' 0" x 9' 8"



First floor dimensions

Bedroom 1	4.13m x 3.00m	13' 7" x 9' 10"
En-suite	2.18m x 1.49m	7' 2" x 4' 11"
Bedroom 2	3.19m x 3.31m	10' 6" x 10' 10"
Bedroom 3	3.05m x 2.22m	10' 0" x 7' 3"
Bathroom	2.18m x 1.91m	7' 2" x 6' 3"

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The Alnwick

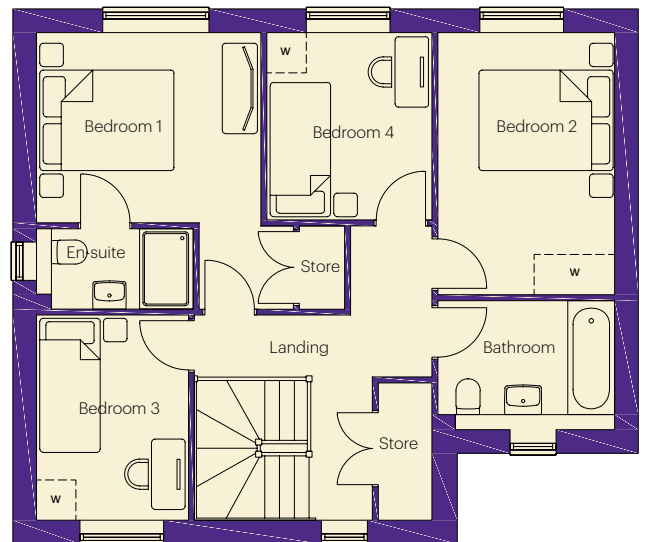
4 bedroom home

Approximately 1,254 sq ft



Ground floor dimensions

Living Room	3.69m x 3.82m	12' 1" x 12' 6"
Kitchen	2.58m x 3.65m	8' 6" x 12' 0"
Dining	4.80m x 2.23m	15' 9" x 7' 4"
Study	2.24m x 3.25m	7' 4" x 18' 8"
W.C.	1.45m x 1.51m	4' 9" x 4' 11"
Hall	3.54m x 3.25m	11' 7" x 10' 8"



First floor dimensions

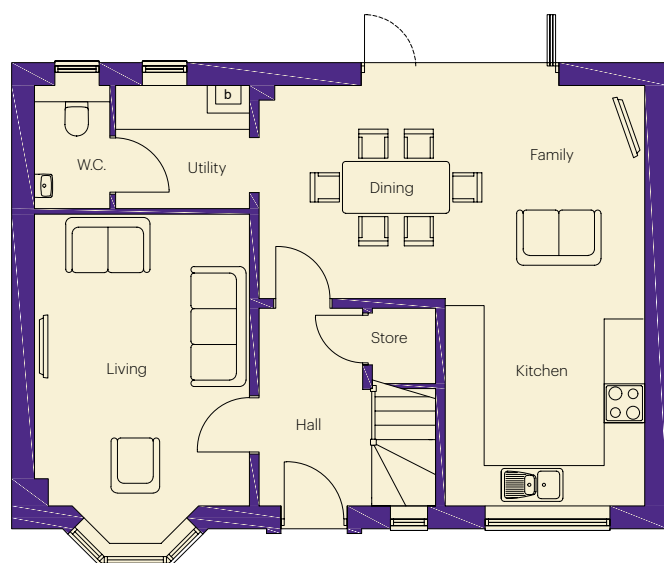
Bedroom 1	3.32m x 2.81m	10' 11" x 9' 3"
En-suite	2.31m x 1.20m	7' 7" x 3' 11"
Bedroom 2	2.61m x 3.88m	8' 7" x 12' 9"
Bedroom 3	2.24m x 3.04m	7' 4" x 10' 0"
Bedroom 4	2.46m x 2.77m	8' 1" x 9' 1"
Bathroom	2.61m x 1.90m	8' 7" x 6' 3"

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The Mitford

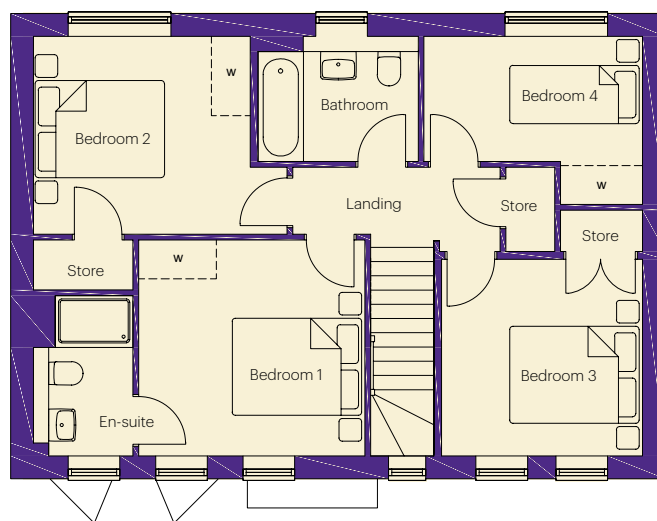
4 bedroom home

Approximately 1,305 sq ft



Ground floor dimensions

Living Room	3.29m x 4.47m	10' 10" x 14' 8"
Kitchen	3.05m x 3.18m	10' 0" x 10' 5"
Dining/Family	5.92m x 3.26m	19' 5" x 10' 8"
Utility	2.06m x 1.87m	6' 9" x 6' 2"
W.C.	1.14m x 1.87m	3' 9" x 6' 2"
Hall	1.60m x 3.03m	5' 3" x 9' 11"



First floor dimensions

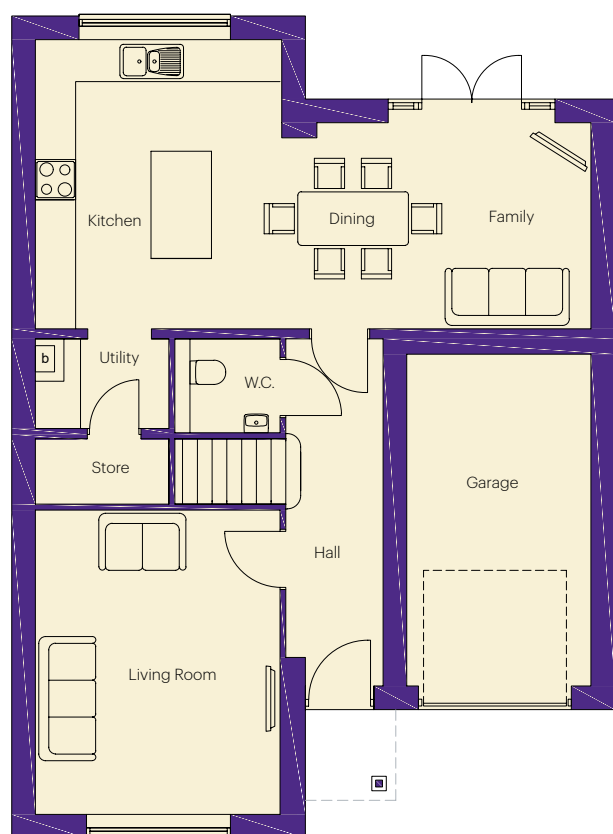
Bedroom 1	3.50m x 3.31m	11' 6" x 10' 10"
En-suite	1.51m x 2.45m	4' 11" x 8' 0"
Bedroom 2	3.32m x 3.03m	10' 11" x 9' 11"
Bedroom 3	3.08m x 3.02m	10' 1" x 9' 11"
Bedroom 4	3.35m x 1.91m	11' 0" x 6' 3"
Bathroom	2.48m x 1.91m	8' 2" x 6' 3"

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The Simonburn

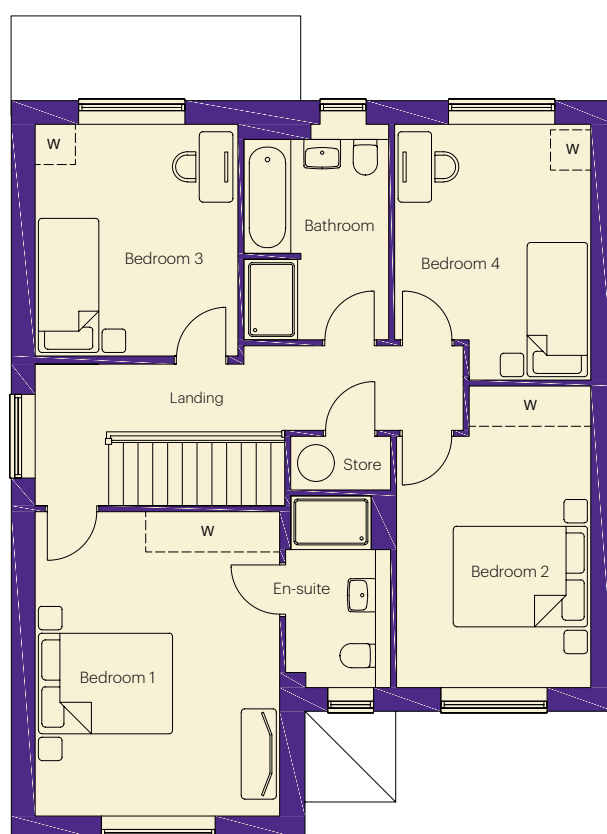
4 bedroom home

Approximately 1,500 sq ft



Ground floor dimensions

Living Room	3.62m x 4.51m	11' 11" x 14' 10"
Kitchen	3.62m x 4.29m	11' 11" x 14' 1"
Dining/Family	4.61m x 3.05m	15' 1" x 10' 0"
Utility	1.97m x 1.34m	6' 6" x 4' 5"
W.C.	1.57m x 1.40m	5' 2" x 4' 7"
Hall	1.42m x 5.15m	4' 8" x 16' 11"
Garage	2.75m x 4.95m	9' 0" x 16' 3"



First floor dimensions

Bedroom 1	3.62m x 4.51m	11' 11" x 14' 10"
En-suite	1.57m x 2.83m	5' 2" x 9' 3"
Bedroom 2	2.87m x 4.47m	9' 5" x 14' 8"
Bedroom 3	3.00m x 3.43m	9' 10" x 11' 3"
Bedroom 4	2.90m x 3.79m	9' 6" x 12' 5"
Bathroom	2.16m x 3.19m	7' 1" x 10' 6"

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The Bywell

4 bedroom home

Approximately 1,522 sq ft



Ground floor dimensions

Living Room	4.01m x 3.98m	13' 2" x 13' 1"
Kitchen/Dining	5.31m x 3.93m	17' 5" x 12' 11"
Family	4.01m x 2.71m	13' 2" x 8' 11"
Utility	1.70m x 1.77m	5' 7" x 5' 10"
W.C.	1.20m x 1.77m	3' 11" x 5' 10"
Hall	2.17m x 4.72m	7' 1" x 15' 9"
Study	2.99m x 2.86m	9' 10" x 9' 5"



First floor dimensions

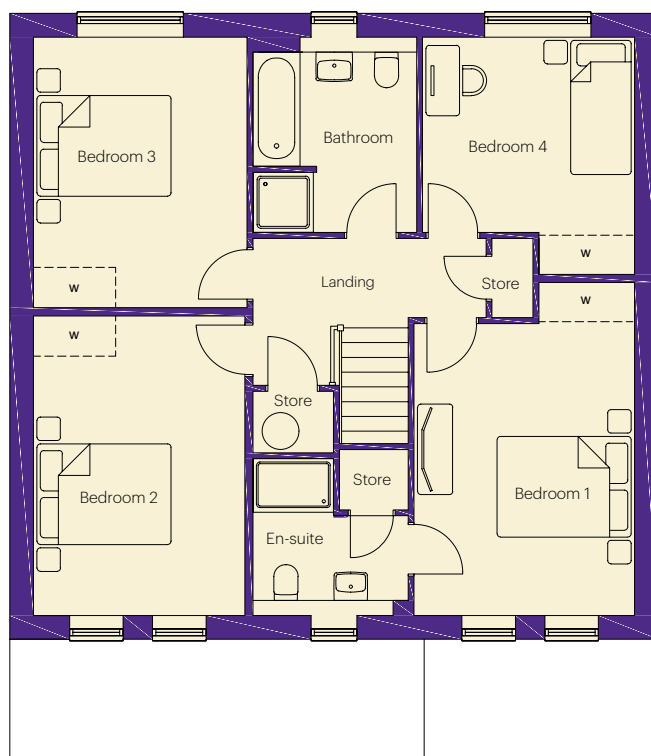
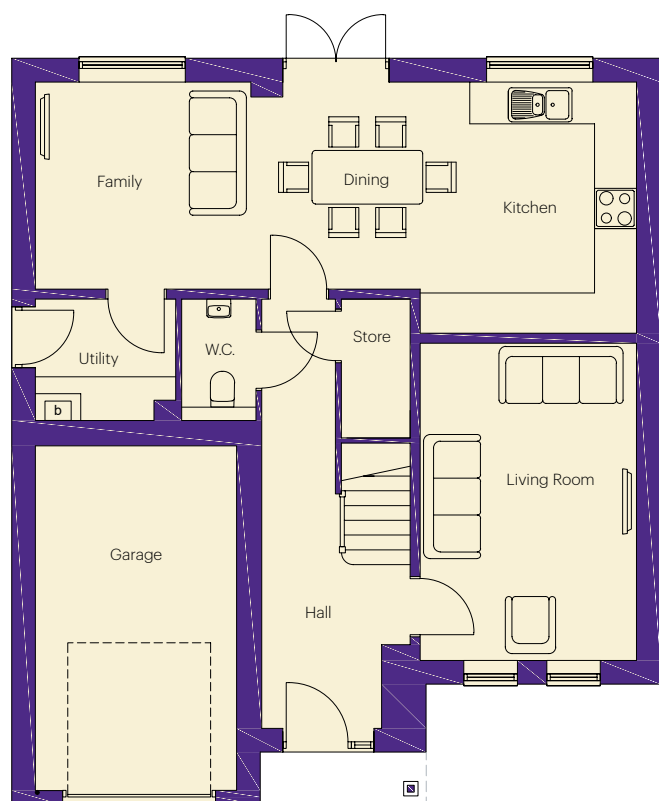
Bedroom 1	3.17m x 4.34m	10' 5" x 14' 3"
En-suite	2.05m x 1.89m	6' 9" x 6' 2"
Bedroom 2	4.07m x 3.30m	13' 4" x 10' 10"
Bedroom 3	2.93m x 3.39m	9' 7" x 11' 1"
Bedroom 4	3.14m x 2.79m	10' 4" x 9' 2"
Bathroom	3.19m x 1.70m	10' 6" x 5' 7"

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The Dilston

4 bedroom home

Approximately 1,539 sq ft



Ground floor dimensions

Living Room	3.20m x 4.70m	10' 6" x 15' 5"
Kitchen	3.20m x 3.72m	10' 6" x 12' 2"
Dining/Family	5.71m x 3.06m	18' 9" x 10' 0"
Utility	2.07m x 1.81m	6' 9" x 5' 11"
W.C.	1.11m x 1.81m	3' 8" x 5' 11"
Hall	2.21m x 6.37m	7' 3" x 20' 11"
Garage	3.00m x 5.14m	9' 10" x 16' 10"

First floor dimensions

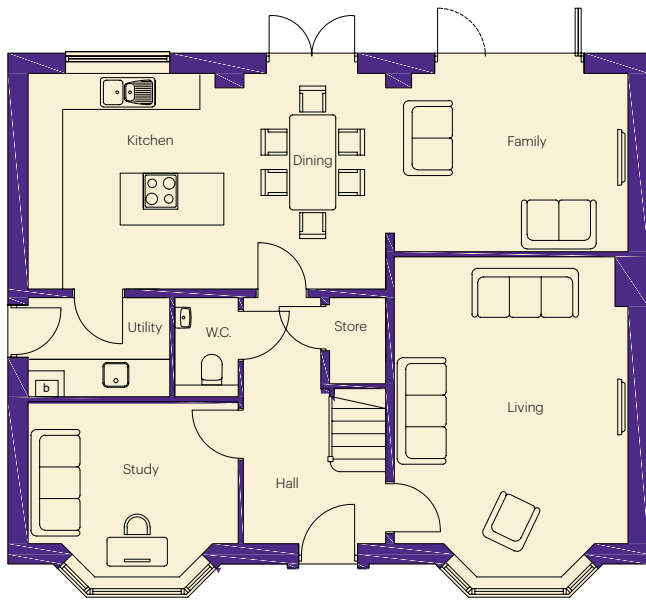
Bedroom 1	3.26m x 4.33m	10' 8" x 14' 2"
En-suite	2.31m x 2.31m	7' 7" x 7' 7"
Bedroom 2	3.13m x 4.44m	10' 3" x 14' 7"
Bedroom 3	3.16m x 4.01m	10' 4" x 13' 2"
Bedroom 4	3.13m x 2.89m	10' 3" x 9' 6"
Bathroom	2.44m x 2.89m	8' 0" x 9' 6"

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The Bamburgh

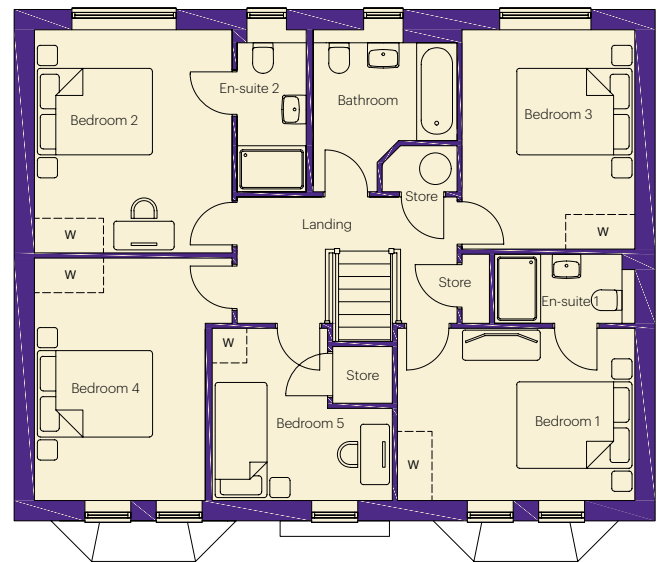
5 bedroom home

Approximately 1,835 sq ft



Ground floor dimensions

Living Room	4.04m x 4.96m	13' 3" x 16' 3"
Kitchen/Dining	6.19m x 3.72m	20' 4" x 12' 2"
Family	4.04m x 3.08m	13' 3" x 10' 1"
Study	3.63m x 2.44m	11' 11" x 8' 0"
Utility	2.44m x 1.73m	8' 0" x 5' 8"
W.C.	1.10m x 1.73m	3' 7" x 5' 8"
Hall	2.47m x 4.25m	8' 1" x 13' 11"



First floor dimensions

Bedroom 1	4.10m x 2.96m	13' 5" x 9' 9"
En-suite 1	2.41m x 1.20m	7' 11" x 3' 11"
Bedroom 2	3.40m x 3.85m	11' 2" x 12' 8"
En-suite 2	1.20m x 2.79m	3' 11" x 9' 2"
Bedroom 3	2.98m x 3.78m	9' 9" x 12' 5"
Bedroom 4	3.74m x 3.67m	12' 3" x 12' 0"
Bedroom 5	3.13m x 2.96m	10' 3" x 9' 9"
Bathroom	2.50m x 2.79m	8' 2" x 9' 2"

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The Warkworth

5 bedroom home

Approximately 2,347 sq ft



Ground floor dimensions

Living Room	3.74m x 5.54m	12' 3" x 18' 2"
Kitchen	3.71m x 4.72m	12' 2" x 15' 6"
Dining	3.40m x 5.81m	11' 2" x 19' 1"
Family	3.74m x 4.12m	12' 3" x 13' 6"
Study	3.69m x 2.25m	12' 1" x 7' 5"
Utility	2.49m x 1.81m	8' 2" x 5' 11"
W.C.	1.11m x 1.81m	3' 8" x 5' 11"
Hall	3.22m x 4.75m	10' 7" x 15' 7"

First floor dimensions

Bedroom 1	3.54m x 5.27m	11' 7" x 17' 3"
Dressing	3.48m x 1.42m	11' 5" x 4' 8"
En-suite 1	3.48m x 1.91m	11' 5" x 6' 3"
Bedroom 2	3.21m x 4.20m	10' 6" x 13' 9"
En-suite 2	3.48m x 1.20m	11' 5" x 3' 11"
Bedroom 3	3.73m x 3.43m	12' 3" x 11' 3"
Bedroom 4	3.74m x 3.67m	12' 3" x 12' 0"
Bedroom 5	2.40m x 3.20m	7' 10" x 10' 6"
Bathroom	2.13m x 2.50m	7' 0" x 8' 2"

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The Chillingham

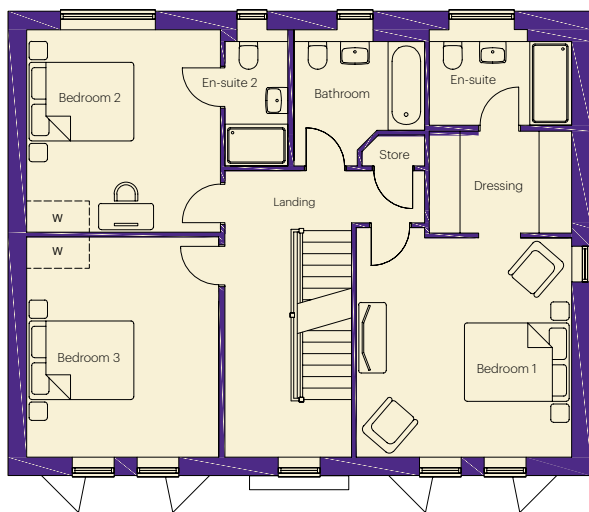
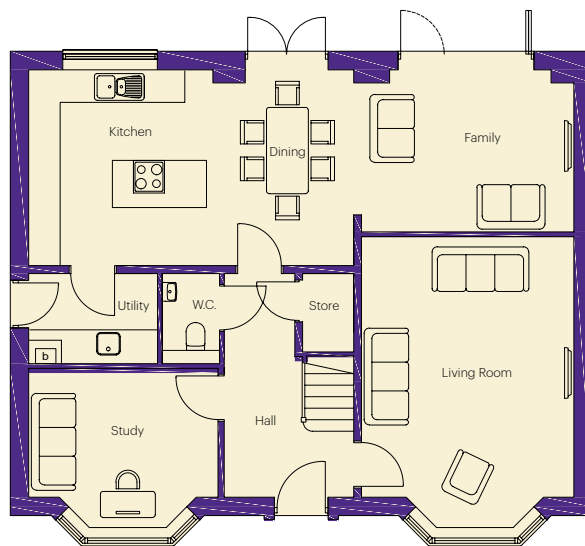
5 bedroom home

Approximately 2,558 sq ft



Ground floor dimensions

Living Room	4.04m x 4.96m	13' 3" x 16' 3"
Kitchen/Dining	6.19m x 3.72m	20' 4" x 12' 2"
Family	4.04m x 3.08m	13' 3" x 10' 1"
Study	3.63m x 2.44m	11' 11" x 8' 0"
Utility	2.44m x 1.73m	8' 0" x 5' 8"
W.C.	1.10m x 1.73m	3' 7" x 5' 8"
Hall	2.47m x 4.25m	8' 1" x 13' 11"

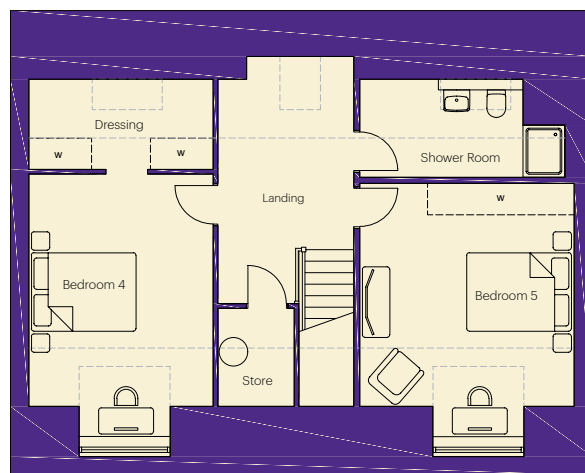


First floor dimensions

Bedroom 1	4.10m x 4.20m	13' 5" x 13' 9"
Dressing	2.70m x 1.95m	8' 10" x 6' 5"
En-suite	2.70m x 1.80m	8' 10" x 5' 11"
Bedroom 2	3.68m x 3.85m	12' 1" x 12' 8"
En-suite 2	1.20m x 2.58m	3' 11" x 8' 6"
Bedroom 3	3.65m x 4.19m	12' 0" x 13' 9"
Bathroom	2.50m x 2.58m	8' 2" x 8' 6"

Second floor dimensions

Bedroom 4	3.50m x 4.44m	11' 6" x 9' 9"
Dressing	3.50m x 1.72m	14' 7" x 5' 8"
Bedroom 5	4.07m x 4.26m	13' 4" x 14' 0"
Shower Room	3.12m x 1.88m	10' 3" x 6' 2"



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Cottier Grange

Phase 4 Specification

2 bed	3 bed					4 bed					5 bed		
Aydon**	Etal*	Chipchase*	Belsay**	Langley	Kielder	Alnwick	Mitford	Simonburn	Bywell	Dilston	Bamburgh	Warkworth	Chillingham

Kitchen features

Fully-fitted kitchen in a choice of colours and styles	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Soft-close doors	•	•	•	•	•	•	•	•	•	•	•	•	•	•
40mm laminate worktops in a choice of colours with matching upstand	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Stainless steel hob splashback	•	•	•	•	•	•	•	•	•	•				
Single fan-assisted electric oven	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Induction hob 60cm	•	•	•	•	•	•								
Induction hob 80cm						•	•	•	•	•				
Induction hob 80cm with integrated extractor											•	•	•	
Stainless steel chimney extractor hood 60cm	•	•	•	•	•	•								
Stainless steel chimney extractor hood 90cm						•	•	•	•	•				
Integrated fridge/freezer	•	•	•	•	•	•	•	•	•	•	•	•	•	•
1½ bowl stainless steel sink and drainer	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome mixer taps	•	•	•	•	•	•	•	•	•	•	•	•	•	•
White low voltage downlighters in ceiling (not dining)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Kitchen upgrades available - enquire for details														

Bathroom features

Bathroom and en-suite with white contemporary style sanitaryware	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome finish deck-mounted bath filler tap with shower attachment on side-rail and glass bath screen	•													
Chrome finish deck-mounted bath filler tap		•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome finish mixer tap to wash basins	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Bathroom: ceramic half-height tiling to walls with sanitaryware	•	•	•	•	•	•	•	•	•	•	•	•	•	•
En-suite: half-height tiling to walls with sanitaryware and full-height to shower cubicle		•	•	•	•	•	•	•	•	•	•	•	•	•
Thermostatic shower in en-suite		•	•	•	•	•	•	•	•	•	•	•	•	•
White towel rails fitted to main bathroom and en-suite (where applicable)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Low voltage downlighters in ceiling to bathroom and en-suite	•	•	•	•	•	•	•	•	•	•	•	•	•	•



Standard item



Available as an optional extra



Not available as an optional extra

2 bed	3 bed					4 bed					5 bed		
Aydon**	Etal*	Chipchase*	Belsay**	Langley	Kielder	Alnwick	Mitford	Simonburn	Bywell	Dilston	Bamburgh	Warkworth	Chillingham

Electrical and heating features

Chrome front door bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Light to front entrance	•	•	•	•	•	•	•	•	•	•	•	•	•	•
White electrical sockets/switch plates in all rooms	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Socket with USB input to kitchen and master bedroom	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Multi-media plate in living room with TV, telephone and data point (TV aerial not provided)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
TV and data point to master bedroom (TV aerial not provided)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Low energy light bulbs to most rooms	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Light and double electrical socket in garage (where provided)		•	•	•	•	•	•	•	•	•	•	•	•	•
Electric vehicle charging point	•	•	•	•	•	•	•	•	•	•	•	•	•	•
PV solar panels	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Waste water heat recovery from shower	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Mains wired smoke and heat detectors	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Mains wired carbon monoxide detector	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Gas central heating system with radiators throughout	•	•	•	•	•	•	•	•	•	•	•	•	•	•

External features

1.8m high rear enclosure fencing (and wall where applicable)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Rotavated top soil to rear garden	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Turf to front garden	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Concrete paving around home	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Outside tap	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Paved patio to rear garden														

Building fabric features

Internal doors with white gloss paint and satin nickel door handles	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Skirtings and architraves with white gloss paint finish	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Ceilings, walls and woodwork finished in white, with oak stair handrail	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Loft insulation	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Composite front door with locking system, restrictor and viewer	•	•	•	•	•	•	•	•	•	•	•	•	•	•
UPVC double glazed windows with locking system	•	•	•	•	•	•	•	•	•	•	•	•	•	•
UPVC French doors with locking system	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Aluminium bi-fold doors with locking system								•	•	•	•	•	•	•

