Scholars' Gardens

Chapel Park, Newcastle upon Tyne



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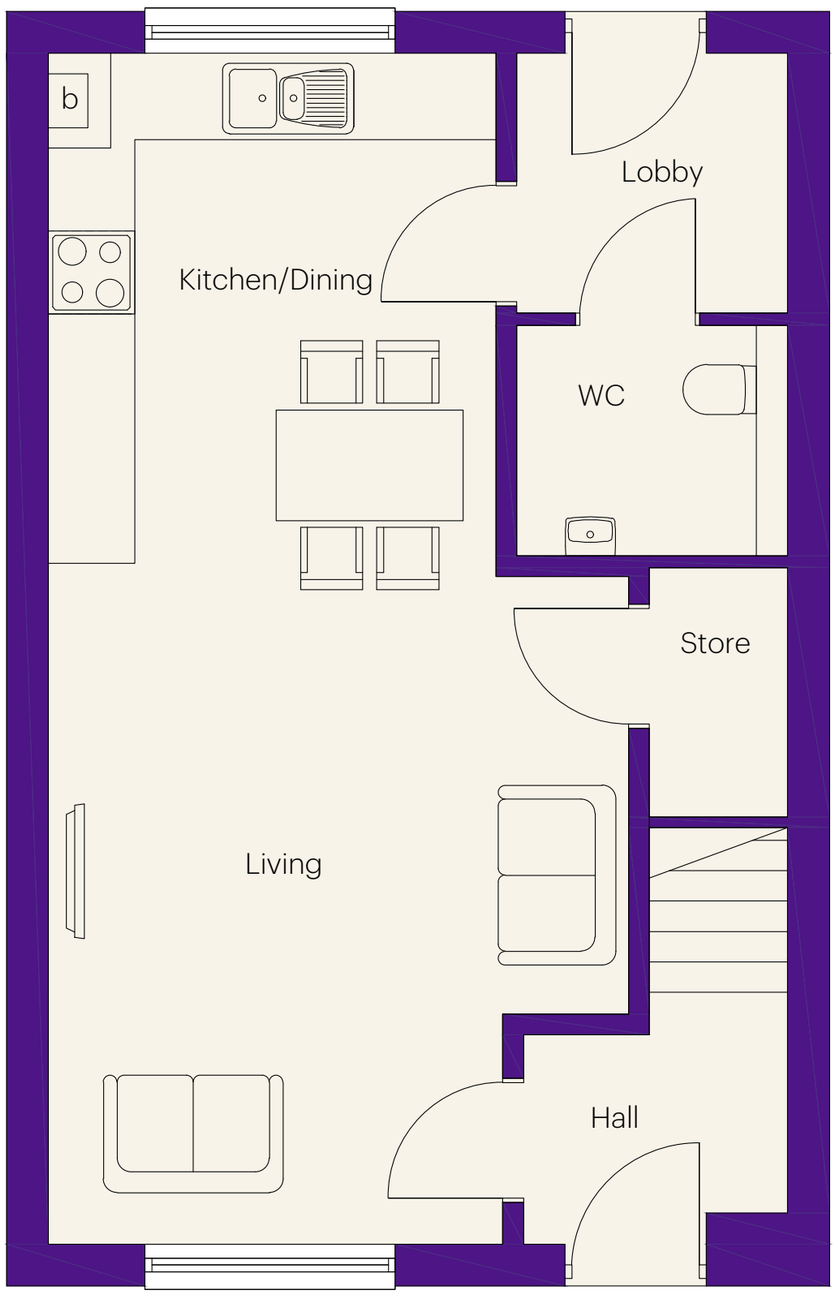
Built around you.

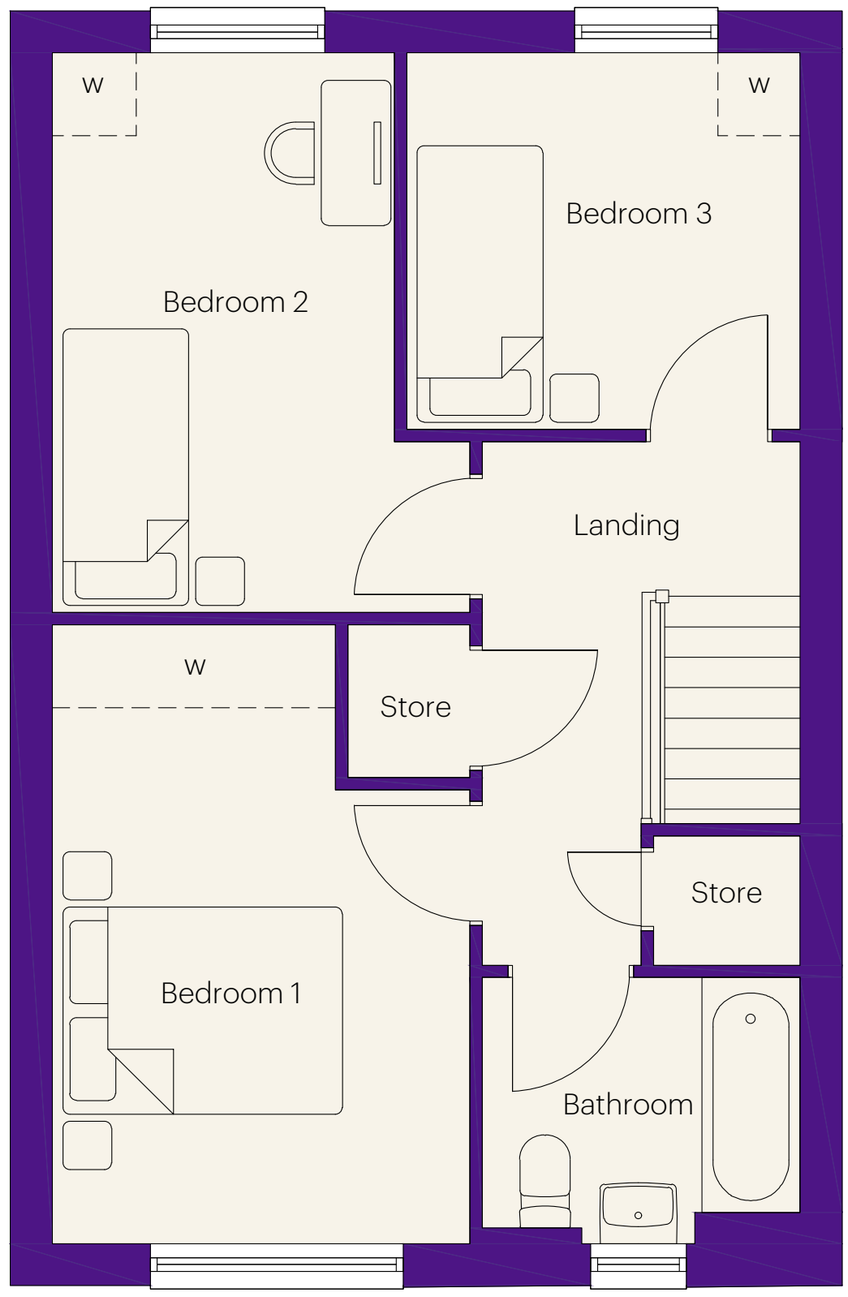
The Cranborn

3 bedroom home

Approximately 976 sq ft







Ground floor dimensions

Living Room	4.17m x 4.80m	13′ 8″ x 15′ 9″
Kitchen/Dining	3.21m x 3.76m	10′ 6″ x 12′ 4″
W.C.	1.94m x 1.67m	6′ 4″ x 5′ 6″
Hall	1.89m x 1.49m	6′ 2″ x 4′ 11″

First floor dimensions

Bedroom 1	2.96m x 4.45m	9′ 9″ x 14′ 7″
Bedroom 2	2.42m x 4.02m	7′ 11″ x 13′ 2″
Bedroom 3	2.79m x 2.70m	9′ 2″ x 8′ 10″
Bathroom	2.25m x 1.90m	7′ 5″ x 6′ 3″

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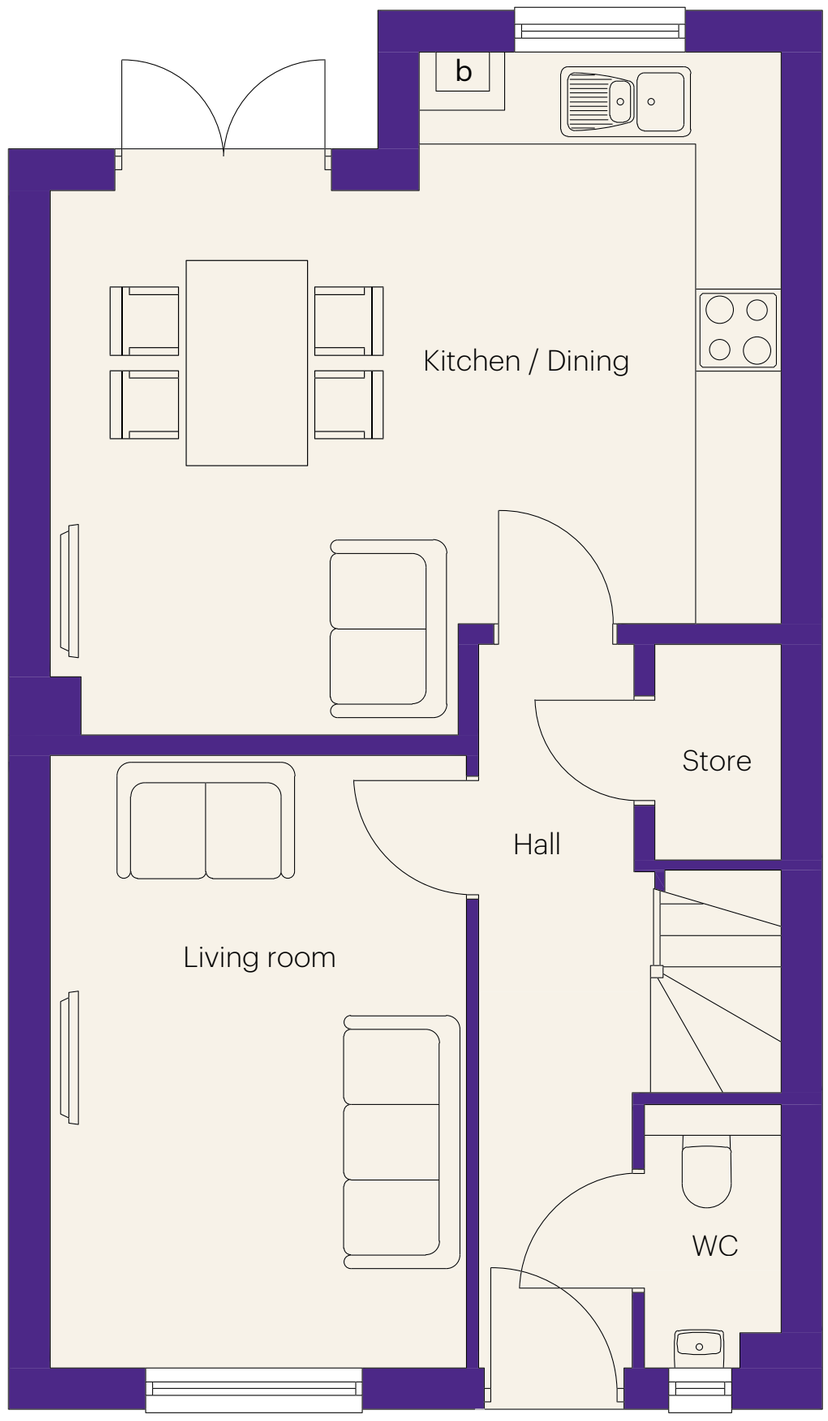
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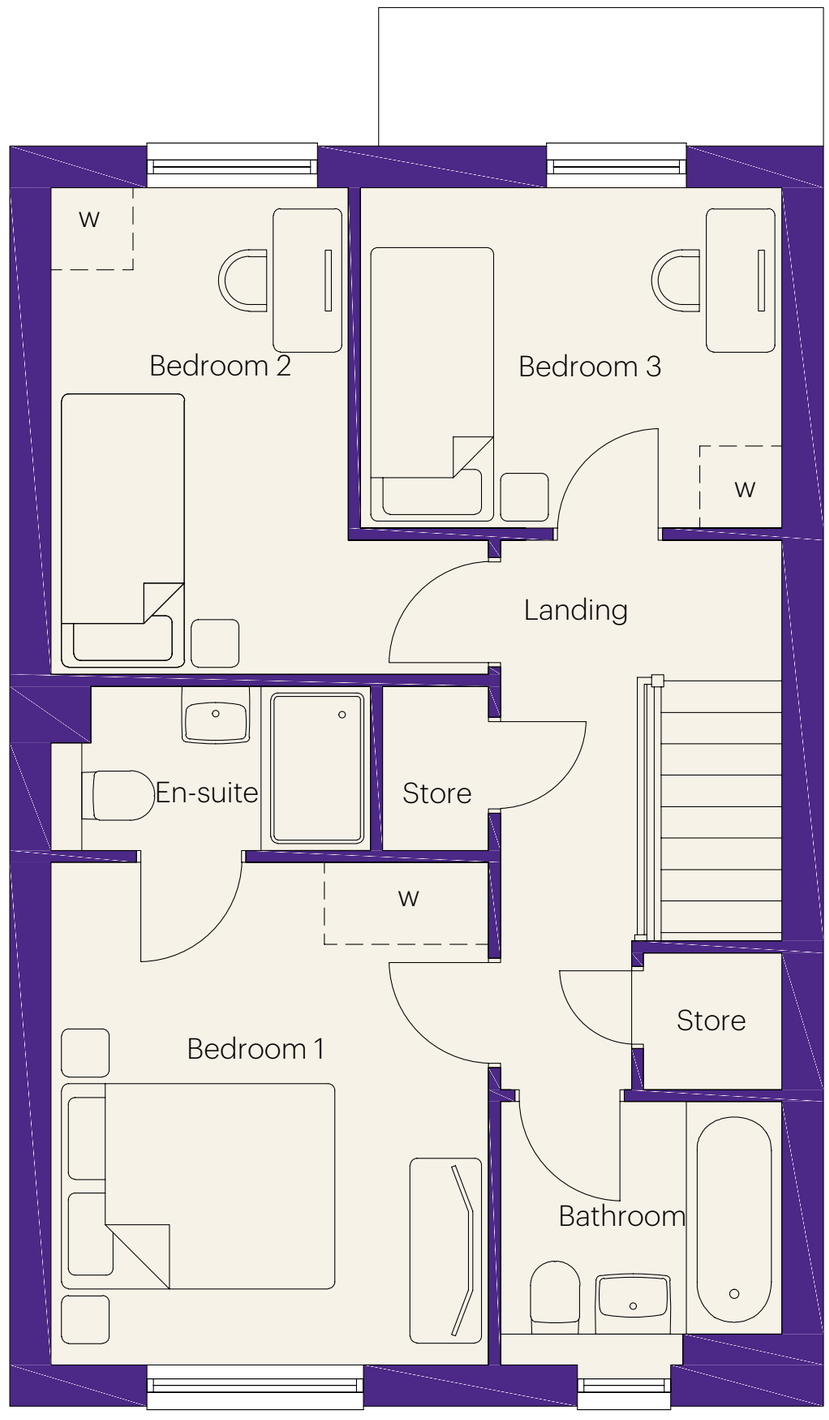
The Edgworth

3 bedroom home

Approximately 1,004 sq ft







Ground floor dimensions

Living Room	3.02m x 4.45m	9′ 11″ x 14′ 7″
Kitchen/Dining/Family	5.30m x 3.96m	17′ 5″ x 13′ 0″
W.C.	0.98m x 1.90m	3′ 3″ x 6′ 3″
Hall	1.14m x 5.27m	3′ 9″ x 17′ 3″

First floor dimensions

Bedroom 1	3.17m x 3.65m	10′ 5″ x 12′ 0″
En-Suite	2.31m x 1.20m	7′ 7″ x 3′ 11″
Bedroom 2	2.15m x 3.53m	7′ 1″ x 11′ 7″
Bedroom 3	3.06m x 2.47m	10′ 0″ x 8′ 1″
Bathroom	2.04m x 1.90m	6′ 8″ x 6′ 3″

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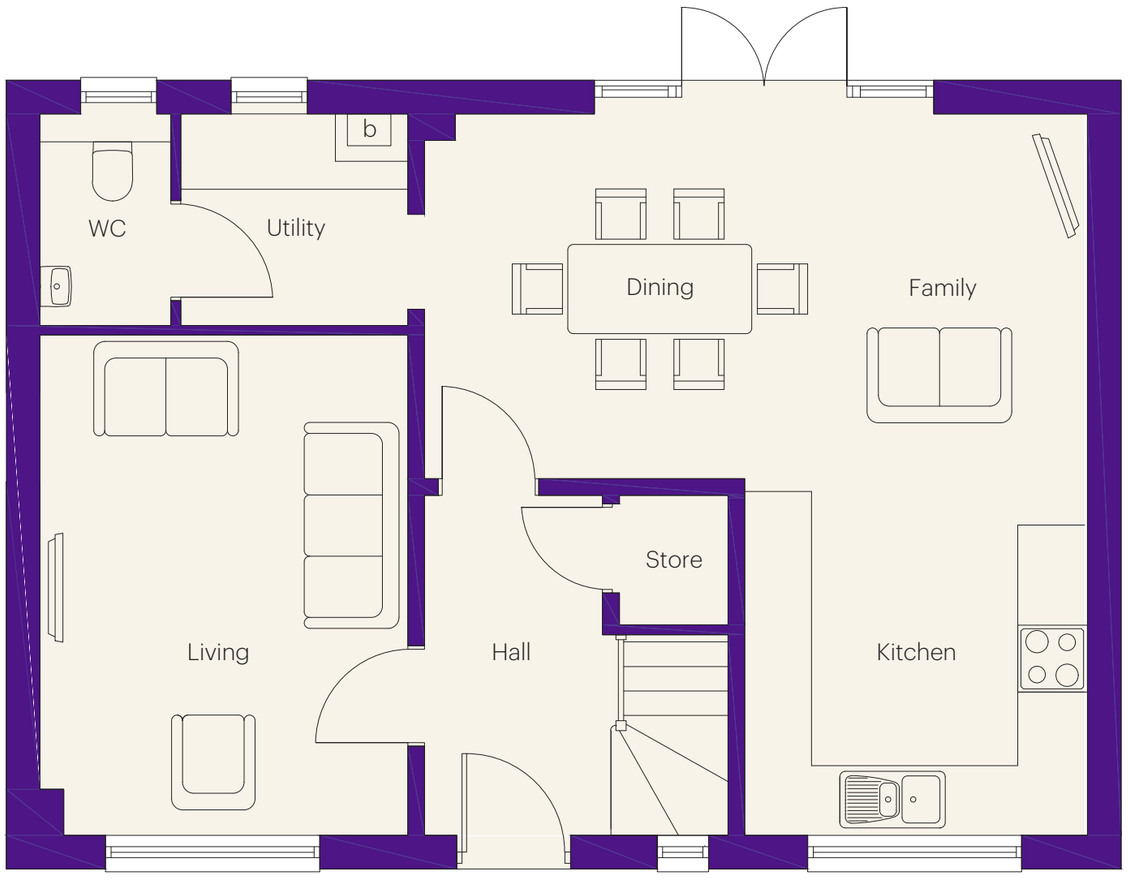
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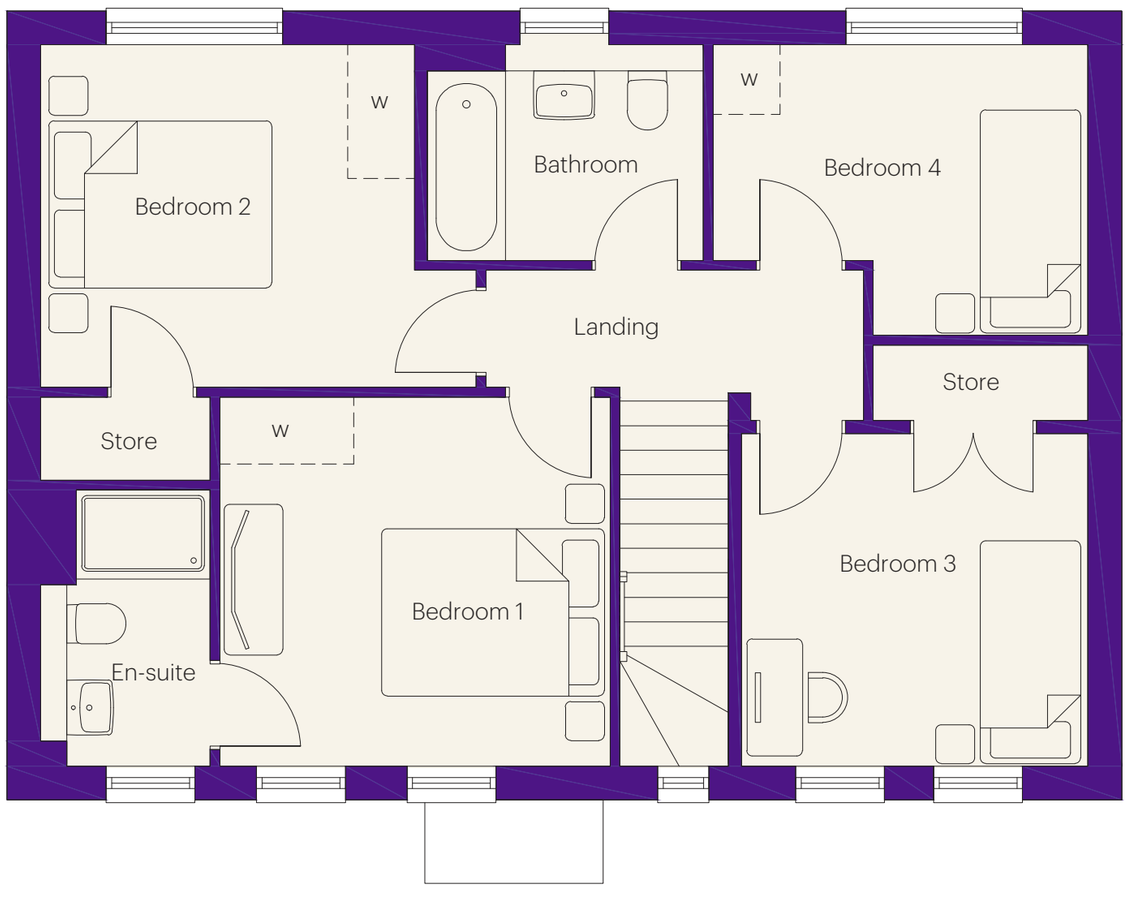
The Milbrook

4 bedroom home

Approximately 1,292 sq ft







Ground floor dimensions

Living Room	3.28m x 4.46m	10′ 9″ x 14′ 8″
Kitchen	3.05m x 3.18m	10′ 0″ x 10′ 5″
Dining/Family	5.92m x 3.25m	19′ 5″ x 10′ 8″
W.C.	1.15m x 1.87m	3′ 9″ x 6′ 2″
Hall	1.60m x 3.03m	5′ 3″ x 9′ 11″
Utility	2.04m x 1.87m	6′ 8″ x 6′ 2″

First floor dimensions

Bedroom 1	3.50m x 3.29m	11′ 6″ x 10′ 10″
En-Suite	1.50m x 2.45m	4′ 11″ x 8′ 0″
Bedroom 2	3.33m x 3.05m	10′ 11″ x 10′ 0″
Bedroom 3	3.09m x 2.96m	10′ 2″ x 9′ 9″
Bedroom 4	3.34m x 2.58m	10′ 11″ x 8′ 6″
Bathroom	2.48m x 1.91m	8′ 2″ x 6′ 3″

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The Sandway

4 bedroom home

Approximately 1,313 sq ft







Ground floor dimensions

Living Room	2.96m x 5.10m	9′ 9″ x 16′ 9″
Kitchen/Dining/Family	8.22m x 3.98m	27′ 0″ x 13′ 1″
W.C.	0.98m x 1.83m	3′ 3″ x 6′ 0″
Hall	2.18m x 4.50m	7′ 2″ x 14′ 9″
Garage	2.63m x 6.02m	8′ 8″ x 19′ 9″

First floor dimensions

Bedroom 1	3.02m x 4.97m	9′ 11″ x 16′ 4″
En-Suite	2.26m x 2.06m	7′ 5″ x 6′ 9″
Bedroom 2	4.05m x 4.00m	13′ 3″ x 13′ 1″
Bedroom 3	2.90m x 3.02m	9′ 6″ x 9′ 11″
Bedroom 4	2.80m x 2.94m	9′ 2″ x 9′ 8″
Bathroom	2.35m x 1.93m	7′ 9″ x 6′ 4″

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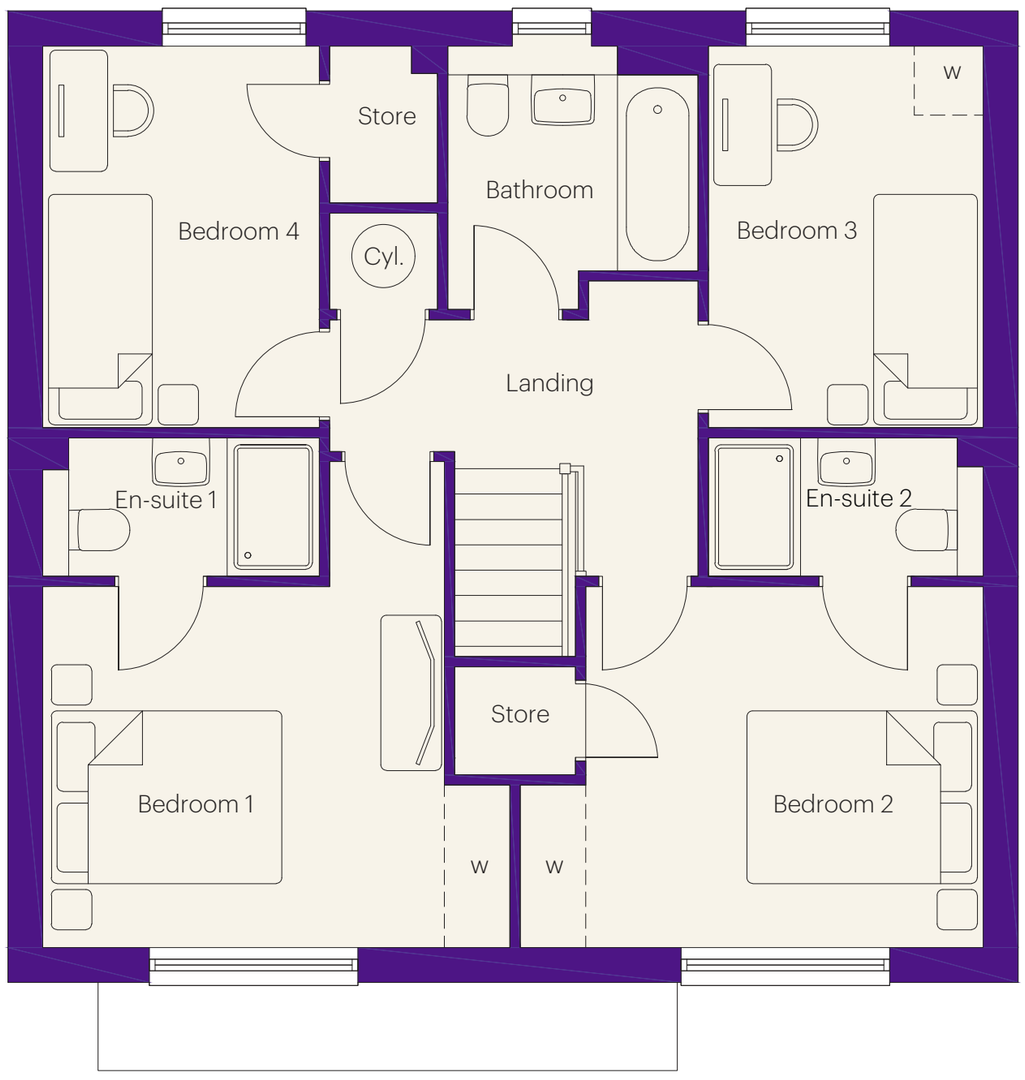
The Salisbury

4 bedroom home

Approximately 1,370 sq ft







Ground floor dimensions

Living Room	3.40m x 4.05m	11′ 2″ x 13′ 3″
Kitchen/Dining/Family	8.11m x 2.92m	26′ 7″ x 9′ 7″
Study	2.40m x 3.29m	7′ 10″ x 10′ 10″
W.C.	1.90m x 1.33m	6′ 3″ x 4′ 4″
Hall	2.08m x 4.70m	6′ 10″ x 15′ 5″

First floor dimensions

Bedroom 1	3.46m x 3.11m	11′ 4″ x 10′ 2″
En-Suite 1	2.38m x 1.20m	7′ 10″ x 3′ 11″
Bedroom 2	3.43m x 3.11m	11′ 3″ x 10′ 2″
En-Suite 2	2.36m x 1.20m	7′ 9″ x 3′ 11″
Bedroom 3	2.36m x 3.29m	7′ 9″ x 10′ 10″
Bedroom 4	2.38m x 3.29m	7′ 10″ x 10′ 10″
Bathroom	2.17m x 2.26m	7′ 1″ x 7′ 5″

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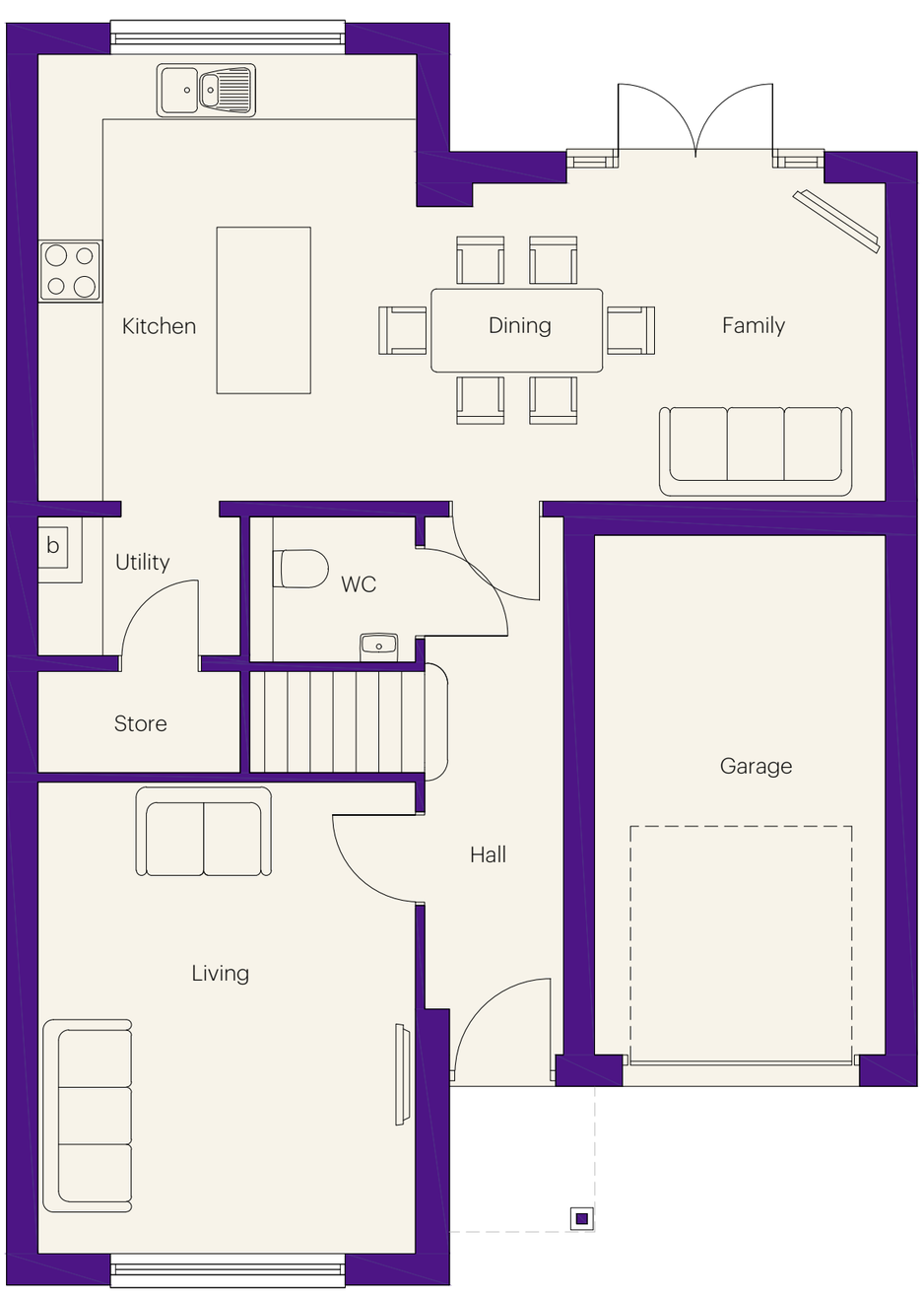
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The Johnstone

4 bedroom home

Approximately 1,475 sq ft







Ground floor dimensions

Living Room	3.61m x 4.51m	11′ 10″ x 14′ 10″
Kitchen/Dining/Family	8.11m x 4.27m	26′ 7″ x 14′ 0″
Utility	1.93m x 1.34m	6′ 4″ x 4′ 5″
W.C.	1.60m x 1.40m	5′ 3″ x 4′ 7″
Hall	1.31m x 5.15m	4′ 4″ x 16′ 11″
Garage	2.80m x 5.00m	9′ 2″ x 16′ 5″

First floor dimensions

Bedroom 1	3.61m x 4.51m	11′ 10″ x 14′ 10″
En-Suite	1.57m x 2.75m	5′ 2″ x 9′ 0″
Bedroom 2	2.76m x 4.47m	9′ 1″ x 14′ 8″
Bedroom 3	2.99m x 3.44m	9′ 10″ x 11′ 3″
Bedroom 4	2.79m x 3.78m	9′ 2″ x 12′ 5″
Bathroom	2.16m x 3.19m	7′ 1″ x 10′ 6″

gentoo homes

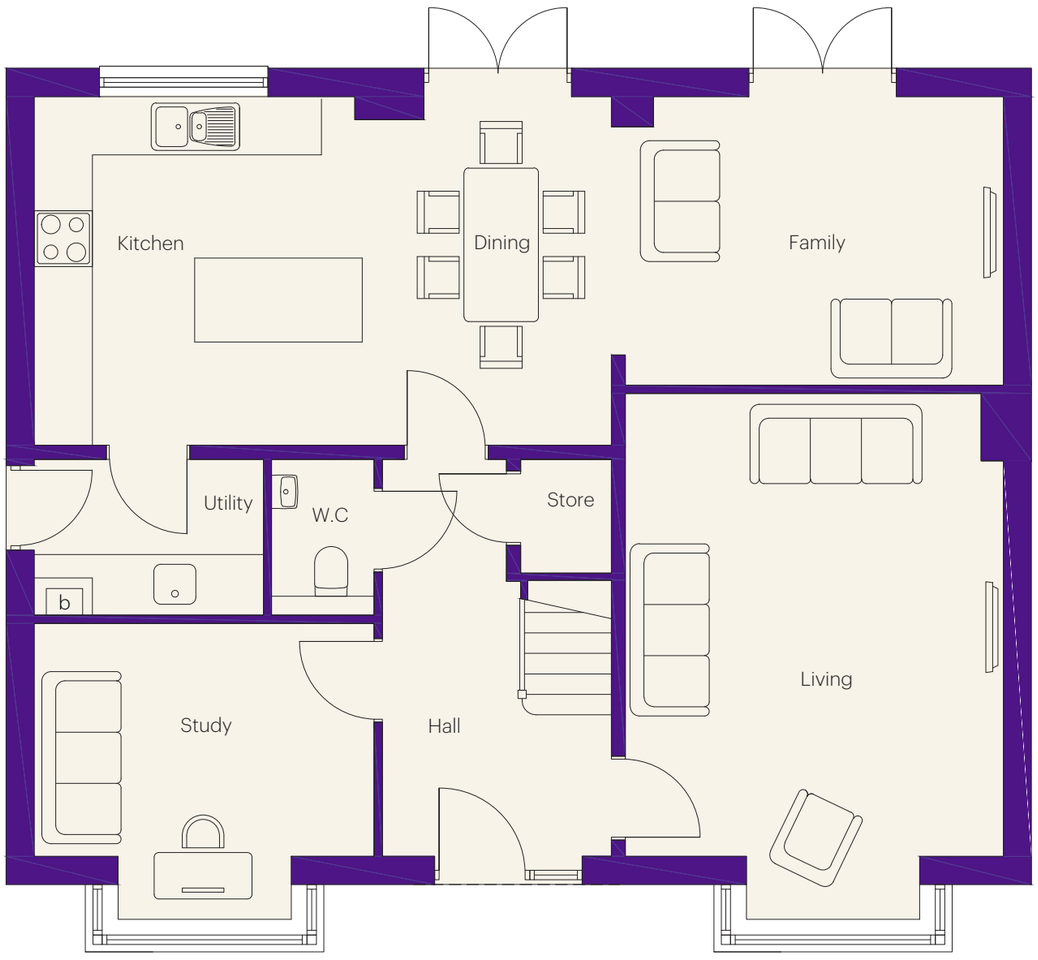
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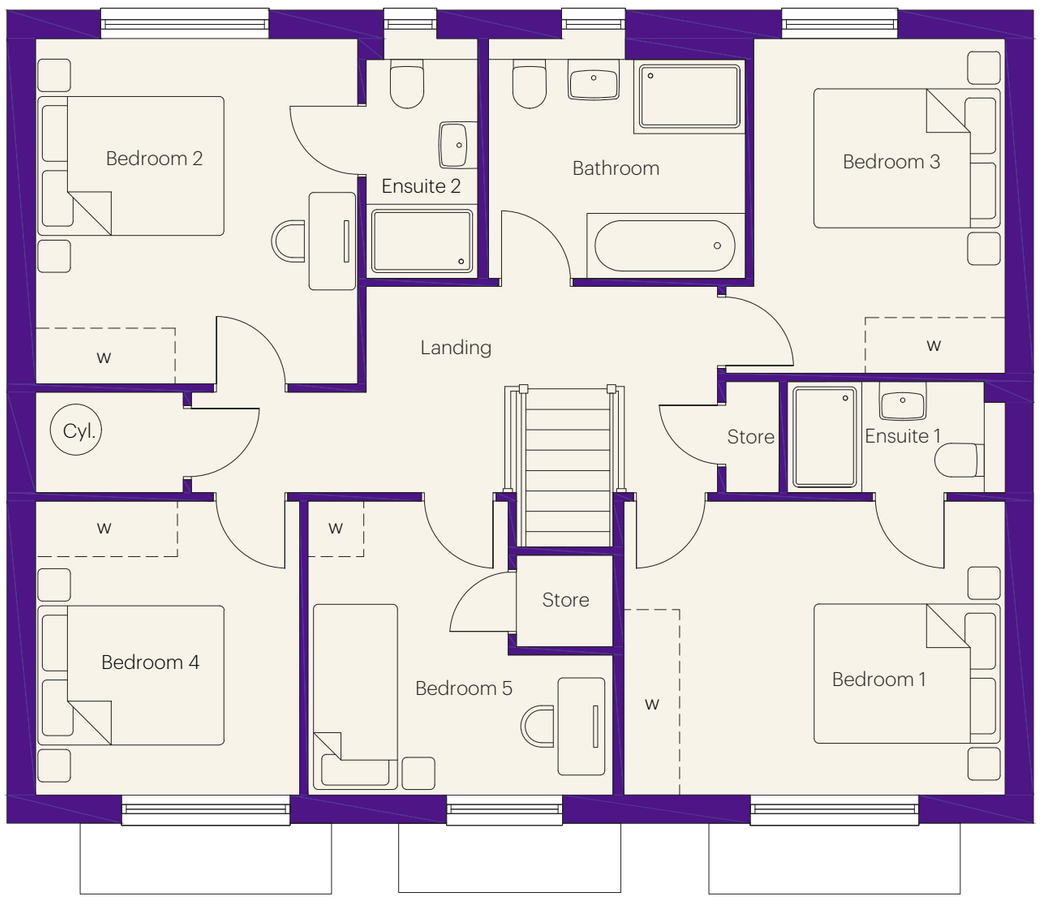
The Marlborough

5 bedroom home

Approximately 1,835 sq ft







Ground floor dimensions

Living Room	4.04m x 4.95m	13′ 3″ x 16′ 3″
Kitchen/Dining	6.18m x 3.72m	20′ 3″ x 12′ 2″
Family	4.04m x 3.08m	13′ 3″ x 10′ 1″
Utility	2.44m x 1.68m	8′ 0″ x 5′ 6″
W.C.	1.10m x 1.68m	3′ 7″ x 5′ 6″
Hall	2.46m x 4.24m	8′ 1″ x 13′ 11″
Study	3.63m x 2.48m	11′ 11″ x 8′ 2″

First floor dimensions

Bedroom 1	4.07m x 3.15m	13′ 4″ x 10′ 4″
En-Suite 1	2.31m x 1.20m	7′ 7″ x 3′ 11″
Bedroom 2	3.44m x 3.70m	11′ 3″ x 12′ 2″
En-Suite 2	1.20m x 2.56m	3′ 11″ x 8′ 5″
Bedroom 3	2.67m x 3.59m	8′ 9″ x 11′ 9″
Bedroom 4	2.81m x 3.15m	9′ 3″ x 10′ 4″
Bedroom 5	2.15m x 3.15m	7′ 1″ x 10′ 4″
Bathroom	2.76m x 2.56m	9′ 1″ x 8′ 5″

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Scholars' Gardens Specification

	3 bed		4 bed				5 bed
	Cranborn	Edgworth	Milbrook	Sandway	Sailsbury	Johnstone	Marlborough
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	•	•	•	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•	•	•	•
Integrated fridge/freezer	•	•	•	•	•	•	•
1½ bowl stainless steel sink and drainer	•	•	•	•	•	•	•
Chrome mixer taps	•	•	•	•	•	•	•
White low voltage downlighters in ceiling (not dining)	•	•	•	•	•	•	•
Kitchen upgrade packages are available							
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	•	•	•	•	•	•	•
White low voltage downlighters in ceiling to bathroom and en-suite	•	•	•	•	•	•	•
Bathroom upgrades are available							

• Standard item Available as an optional extra Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change.

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Scholars' Gardens Specification

	3 bed		4 bed				5 bed
	Cranborn	Edgworth	Milbrook	Sandway	Sailsbury	Johnstone	Marlborough
Electrical 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		•	•	•	•	•	•
Electric vehicle charging point	•	•	•	•	•	•	•
PV solar panels	•	•	•	•	•	•	•
Waste water heat recovery	•	•	•	•	•	•	•
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 to ground floor		•	•	•	•	•	•

Upgrades are available throughout - ask for a copy of our guide!

• Standard item Available as an optional extra Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change.

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