

Gilbert Grange

KIRKWHELPINGTON

THE DEVELOPMENT

Situated in the picturesque village of Kirkwhelpington and surrounded by open countryside, Gilbert Grange offers an exclusive range of 17 homes including two bedroom bungalows, two, three and four bedroom semi-detached and detached homes.

The peaceful setting offers homeowners a chance to live an enviable rural lifestyle, whilst remaining well connected to neighbouring towns as well as Newcastle city centre.

The Memorial Hall located on the pretty village green is a hive of activity offering a youth club, toddler group, art club, bowls club and post office. Socialising is easy with a range of pubs and restaurants close by including the renowned 'Badger' in Ponteland. You can make the most of the idyllic countryside with a host of outdoor pursuits on your doorstep. Northumberland National Park is only 15 minutes' away by car, with the beautiful Sweethope Loughs less than 10 minutes away.

Ideal for commuters Newcastle city centre is accessibly by car in just over 30 minutes and Newcastle International Airport a 20 minute drive away.





SHOPPING & RETAIL

- 18 minute drive** Sainsbury's, Ponteland
- 26 minute drive** Morrison's, Morpeth
- 27 minute drive** Waitrose, Hexham
- 31 minute drive** Newcastle Eldon Square



SPORT & RECREATION

- 8 minute drive** Sweethope Loughs
- 8 minute drive** Wallington National Trust
- 14 minute drive** Northumberland National Park
- 26 minute drive** Wark Sports Club
- 50 minute drive** Kielder Forest



EAT & DRINK

- 12 minute drive** William De Percy Inn, Otterburn
- 12 minute drive** Le Petit Château, Otterburn
- 14 minute drive** Tomahawk Steakhouse, Ponteland
- 16 minute drive** The Coach House, Otterburn
- 21 minute drive** Carriages Tea Room, Bellingham
- 21 minute drive** The Badger, Ponteland



TRAVEL

- 22 minutes drive** Newcastle International Airport
- 37 minutes drive** Newcastle Central Station

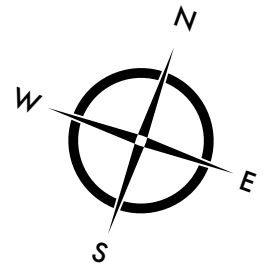


EDUCATION

- 7 minutes drive** Cambo County First School
- 11 minutes drive** Belsay Primary School
- 21 minutes drive** Bellingham Middle School and Sports College
- 21 minutes drive** Northumberland College

SITE PLAN

PLOT	HOUSE STYLES	PLOT	HOUSE STYLES
1	BELLINGHAM Two bed detached bungalow	10	SWEETHOPE Three bed semi-detached
2	FAWNS Two bed semi-detached	11	SWEETHOPE Three bed semi-detached
3	FAWNS Two bed semi-detached	12	WANSBECK Four bed detached
4	BELLINGHAM Two bed detached bungalow	13	SWEETHOPE Three bed semi-detached
5	WANSBECK Four bed detached	14	SWEETHOPE Three bed semi-detached
6	WANSBECK Four bed detached	15	SWEETHOPE Three bed semi-detached
7	BAVINGTON Four bed detached	16	SWEETHOPE Three bed semi-detached
8	BAVINGTON Four bed detached	17	SWEETHOPE Three bed detached
9	WANSBECK Four bed detached		



SPECIFICATION

Our specification has been designed with you in mind - finished to the highest standard throughout, our homes feature integrated appliances, and much more as standard.

KITCHENS & UTILITY ROOMS

Under-cupboard ambient lighting
Stainless steel sink with mixer tap
Touch control induction hob
Hotpoint multi function stainless-steel, self-cleaning oven
Optional integrated appliances
Space/plumbing for washing machine

BATHROOMS, EN SUITES & CLOAKROOMS

White sanitaryware from Ideal Standard concept air range
Chrome taps and fittings
Bathrooms - ceramic tiles by Porcelanosa
Ensuites - ceramic tiles by Porcelanosa

ELECTRICS

Media plate to lounge and family room
TV points to all bedrooms
BT point to hall, lounge, study and master bedroom
USB sockets to kitchen and master bedroom
White sockets throughout with chrome finish to sockets above kitchen units LED
downlights to kitchen, bathroom and en-suite.
Pendant lights to all other rooms
Hardwired smoke alarms to hall and landing
CO2 alarm
Contemporary external light to front entrance
Security PIR light to rear entrance
Double plug socket and pendant light to garage

INTERNAL AND EXTERNAL FINISHES

Block paved driveway
Rear patio off French doors
Turf and shrub planting to front garden
Rotavated topsoil to rear garden
Power socket to rear garden
Cold water tap to rear garden
Composite front door
Up and over steel garage door*
Garden fence
Chrome ironmongery to doors
Staircase with oak handrail with softwood square spindles and newel
post All walls and ceilings finished in matt white emulsion
Internal access door to integral garage

PLUMBING & HEATING

Baxi Potterton A* energy rated boiler with dual zone (three and four bedroom) Single zone (two
bedroom)
Hot water cylinder (where required)
White radiators throughout
Chrome towel warmers to bathroom and en-suites

THE BELLINGHAM

TWO BEDROOM DETACHED BUNGALOW

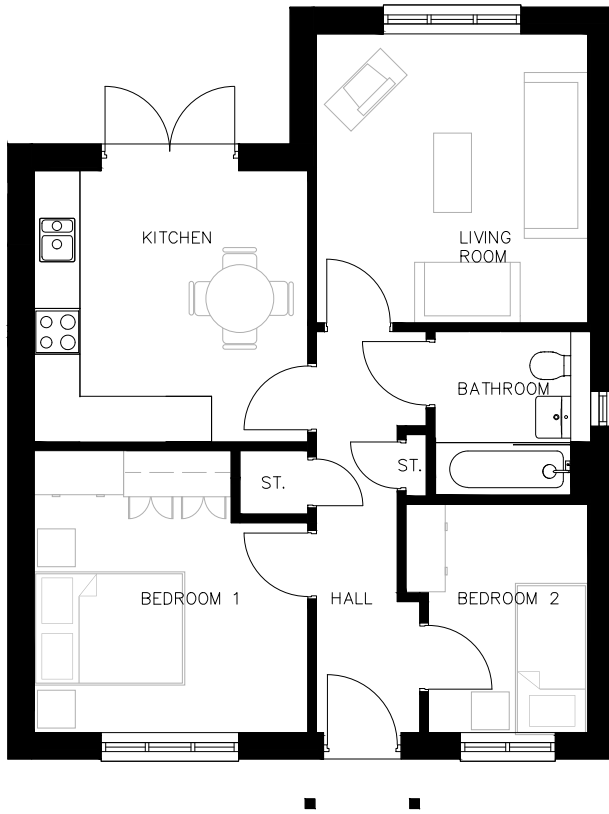
With everything on one floor the Bellingham is a two bedroom detached bungalow offering spacious living in a countryside setting.

The kitchen-diner is light-filled with French doors leading to an outdoor patio area and rear garden. The lounge also overlooking the rear garden offers a cosy secluded space to enjoy evenings with family and friends.

The two bedrooms are positioned at the front of the property with a family bathroom centrally located off the entrance hall alongside two handy storage cupboards for all your essential items.



(Images for illustrative purposes only)



GROUND FLOOR

ROOM DIMENSIONS

Kitchen-diner

3.6m x 3.6m | 11'9" x 11'9"

Lounge

3.8m x 3.6m | 12'5" x 11'9"

Bedroom One

3.7m x 3.6m | 12'1" x 11'9"

Bedroom Two

3.0m x 2.1m | 9'10" x 6'10"*

Bathroom

2.1m x 2.0m | 6'10" x 6'6"

*minimum

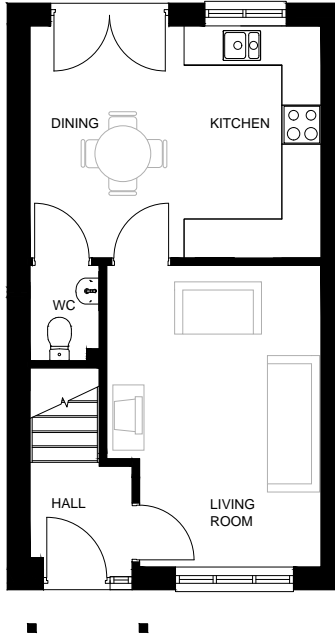
THE FAWNS

TWO BEDROOM SEMI-DETACHED HOME

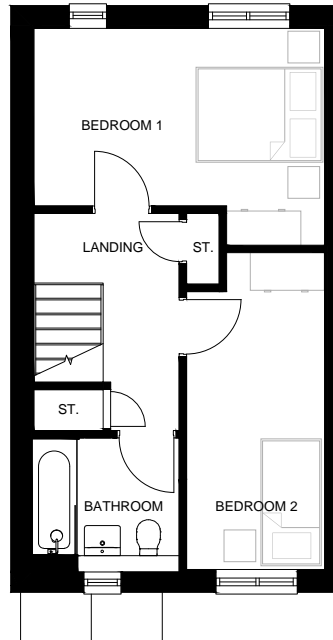
Ideal for first-time buyers and downsizers alike, the Fawns is a two bedroom semi-detached home with a generous layout. The entrance hall leads to the bright family lounge and open-plan kitchen-diner – complete with French doors to the rear garden. Upstairs you will find a spacious double bedroom, modern family bathroom and single bedroom – ideal as a nursery or home office.



(Images for illustrative purposes only)



GROUND FLOOR



FIRST FLOOR

ROOM DIMENSIONS

Kitchen-diner

4.5m x 3.5m | 14'9" x 11'5"

Lounge

4.6m x 3.3m | 15'1" x 10'9"

Cloakroom

1.4m x 1.1m | 4'7" x 3'7"

Bedroom One

4.5m x 2.7m | 14'9" x 8'10"

Bedroom Two

4.2m x 2.1m | 13'9" x 6'10"

Bathroom

2.0m x 2.2m | 6'6" x 7'2"

*minimum

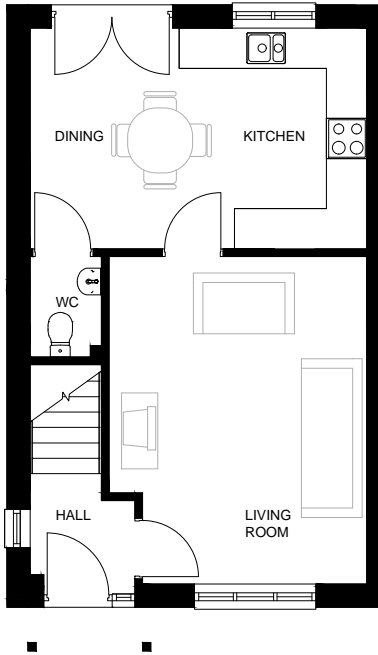
THE SWEETHOPE

THREE BEDROOM SEMI-DETACHED HOME

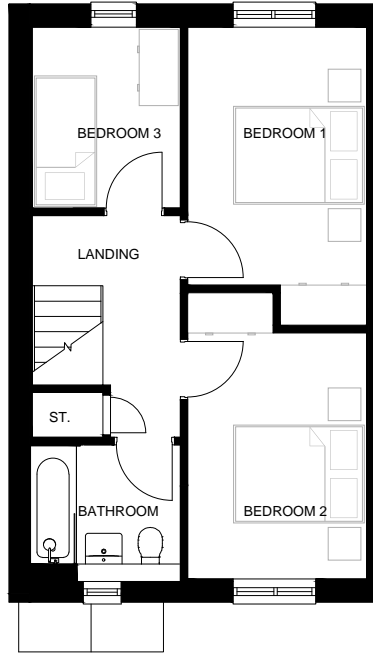
A modern three-bedroom home available in detached and semi-detached styles, The Sweethope is a generous family home. The ground floor features a bright and spacious lounge, leading to an open-plan kitchen-diner with French doors to the private garden. Upstairs are two double bedrooms, a single bedroom and a contemporary family bathroom.



(Images for illustrative purposes only)



GROUND FLOOR



FIRST FLOOR

ROOM DIMENSIONS

Kitchen-diner

5.1m x 3.3m | 16'9" x 10'10"

Lounge

4.9m x 3.9m | 16'1" x 12'10"

Cloakroom

1.4m x 1.1m | 4'7" x 3'7"

Bedroom One

3.9m x 2.7m | 12'10" x 8'10"

Bedroom Two

3.7m x 2.7m | 12'2" x 8'10"

Bedroom Three

2.7m x 2.2m | 8'10" x 7'2"

Bathroom

2.2m x 2.0m | 7'2" x 6'6"

*minimum

THE WANSBECK

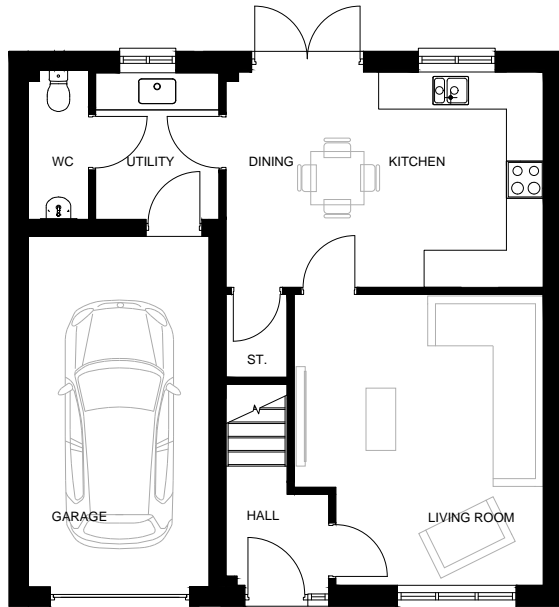
FOUR BEDROOM DETACHED HOME

A beautiful four bedroom detached family home, the Wansbeck offers everything you need for day-to-day life. To the ground floor there is a spacious lounge with open plan kitchen-diner leading to a family garden as well as a fully equipped utility room and downstairs w/c.

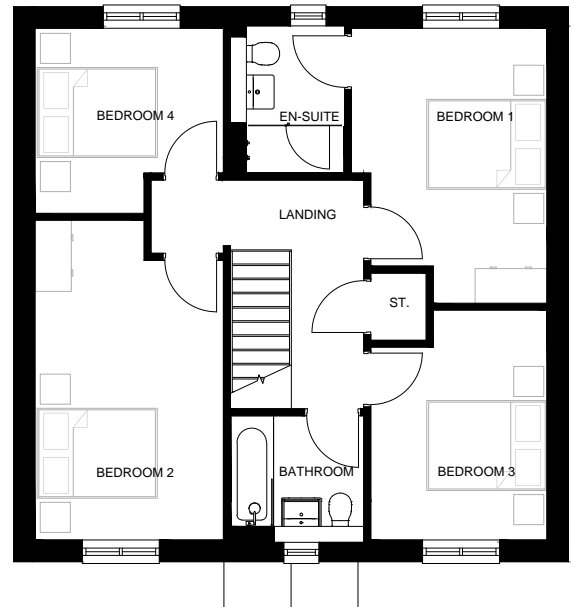
The first floor offers three generous double bedrooms, including one with en suite shower, as well as a fourth single bedroom. Including ample storage, the home also benefits from a single integral garage and off-road parking.



(Images for illustrative purposes only)



GROUND FLOOR



FIRST FLOOR

ROOM DIMENSIONS

Kitchen-diner

5.1m x 3.5m | 16'8" x 11'6"

Lounge

4.7m x 4.0m | 15'6" x 13'1"

Cloakroom

2.4m x 0.97m | 7'10" x 3'2"

Garage

5.6m x 2.9m | 18'4" x 9'6"

Bedroom One

3.9m x 3.2m | 12'9" x 10'6"

Bedroom Two

4.5m x 3.1m | 14'9" x 10'2"

Bathroom

2.1m x 2.0m | 6'10" x 6'6"

Bedroom Three

3.1m x 2.9m | 10'2" x 9'6"

Bedroom Four

3.1m x 2.4m | 10'2" x 7'10"

Ensuite

2.3m x 1.8m | 7'6" x 6'0"

*minimum

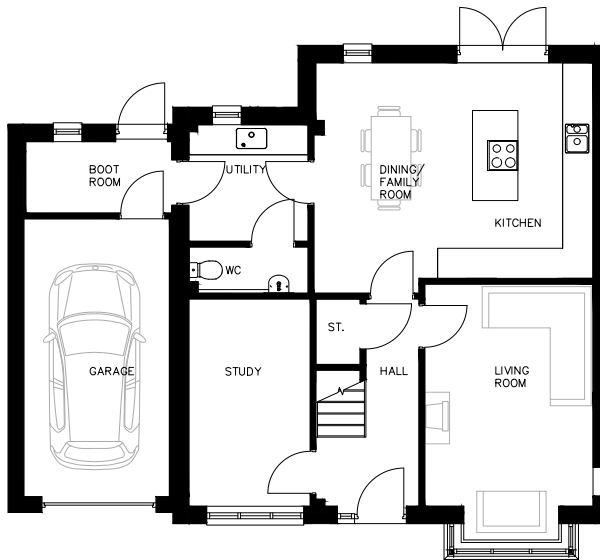
THE BAVINGTON

FOUR BEDROOM DETACHED HOME

An impressive family home, The Bavington features a spacious layout and considered design throughout. The welcoming hallway leads to the bright lounge with bay window, a separate study room, and the stylish kitchen-diner – complete with feature island. You will also find a handy utility, guest w/c and a traditional boot room to the rear of the home. Upstairs are four generous bedrooms, including two with en suite shower rooms as well as a modern family bathroom.



(Images for illustrative purposes only)



GROUND FLOOR



FIRST FLOOR

ROOM DIMENSIONS

Lounge

4.4m x 3.3m | 14'5" x 10'9"

Family Room / Dining Room / Kitchen

5.5m x 4.6m | 18'1" x 15'1"

Cloakroom

2.3m x 0.92m | 7'6" x 3'0"

Study

4.1m x 2.4m | 13'5" x 7'10"

Garage

5.5m x 2.8m | 18'1" x 9'2"

Bathroom

2.2m x 2.0m | 7'3" x 6'7"

Bedroom One

4.0m x 3.2m | 13'1" x 10'6"

En Suite One

2.1m x 1.5m | 6'11" x 4'11"

Bedroom Two

4.3m x 2.4m | 14'1" x 7'10"

Bedroom Three

4.5m x 2.9m | 14'9" x 9'6"

En Suite Two

2.3m x 2.0m | 7'6" x 6'7"

Bedroom Four

3.5m x 3.2m | 11'6" x 10'6"

