

EASTWOOD HOUSE & WESTWOOD HOUSE

A DEVELOPMENT OF
2 LARGE FAMILY SEMI DETACHED HOUSES
WITH GARAGING



EASTWOOD HOUSE



WESTWOOD HOUSE



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ADAMSON
QUALITY HOMES

WEST AVENUE, GOSFORTH, NEWCASTLE UPON TYNE NE3 4ES



Constructed on the site of the former Magistrates Court and in a very central and highly sought after area of Gosforth are these two magnificent, newly built, semi detached family homes.

The properties have immediate access to the High Street with its shops, banks and offices, as well as local schools.

To the front elevations of the houses there will be classic stone masonry and beautiful entrance porticos which will lead through to the reception hall, connecting at ground floor level to a study and a cloakroom/wc. The principal reception rooms to the ground floor will be open plan, providing a dining room at the front with bay window, an integrated and fully fitted kitchen to the centre of the room and a bright family room at the rear for day to day living, which opens through an archway to a conservatory and sun room with double height roof void and south facing glass. Access also leads from the hall to a utility room at ground floor level.

To the first floor the principal living room is located to the southern rear elevation and has a spiral staircase leading down to the conservatory below. At the front of the house there are two double bedrooms with fitted wardrobes and a large family bathroom with separate shower.

To the second floor the master bedroom suite is located at the rear and has its own en-suite dressing room and shower. The bedroom will have large windows and a door leading onto the external terrace. To the front of the building there are two further bedrooms, one of which has an en-suite shower room and the other has access to a second family bathroom.

The house has great storage space and at the rear both houses have super gardens with access to a single garage and parking bay. Both of these properties are being constructed to a very high standard.





Image for indicative purposes only

Specification

KITCHEN

Kitchens designed and fitted by Richmond featuring soft close doors and drawers, plus granite worktops, undermounted bowl with mixer tap
 Bosch appliances incorporating main oven plus additional microwave oven, wine cooler, coffee machine, fridge, freezer and dishwasher
 Logixx induction hob with 5 cooking zones
 Ceiling mounted island chimney hood
 Choice of timber or ceramic flooring

UTILITY ROOM

Units designed and fitted by Richmond incorporating freestanding Bosch washing machine and tumble dryer, sink with single bowl and mixer tap
 Choice of timber or ceramic flooring

BATHROOMS, EN SUITES & WC

Villeroy and Boch sanitary ware with white bathroom suites and shower trays, part tiled, shaver socket, heated towel rails and electric underfloor heating
 Showers with thermostatic wall mounted shower mixer control panel

HEATING

Gas fired central heating boiler with mains pressure hot water with underfloor heating to kitchen and family area
 Radiators with thermostatic radiator valves.
 Electric underfloor heating to all bathrooms with towel rails

ELECTRICAL

Brushed steel switch and socket plates
 Satellite TV points to main rooms
 External lighting
 External waterproof power point
 Burglar alarm system with CCTV

INTERNAL

Internal oak doors with chrome hardware
 Powder coated bi-fold doors to sun room
 Moulded skirtings and architraves with satin wood finish
 South facing garden room with spiral staircase to first floor rear lounge
 Coved ceilings
 Choice of floor finishes (ceramic or timber) to kitchen, utility and ground floor family area

EXTERNAL FEATURES

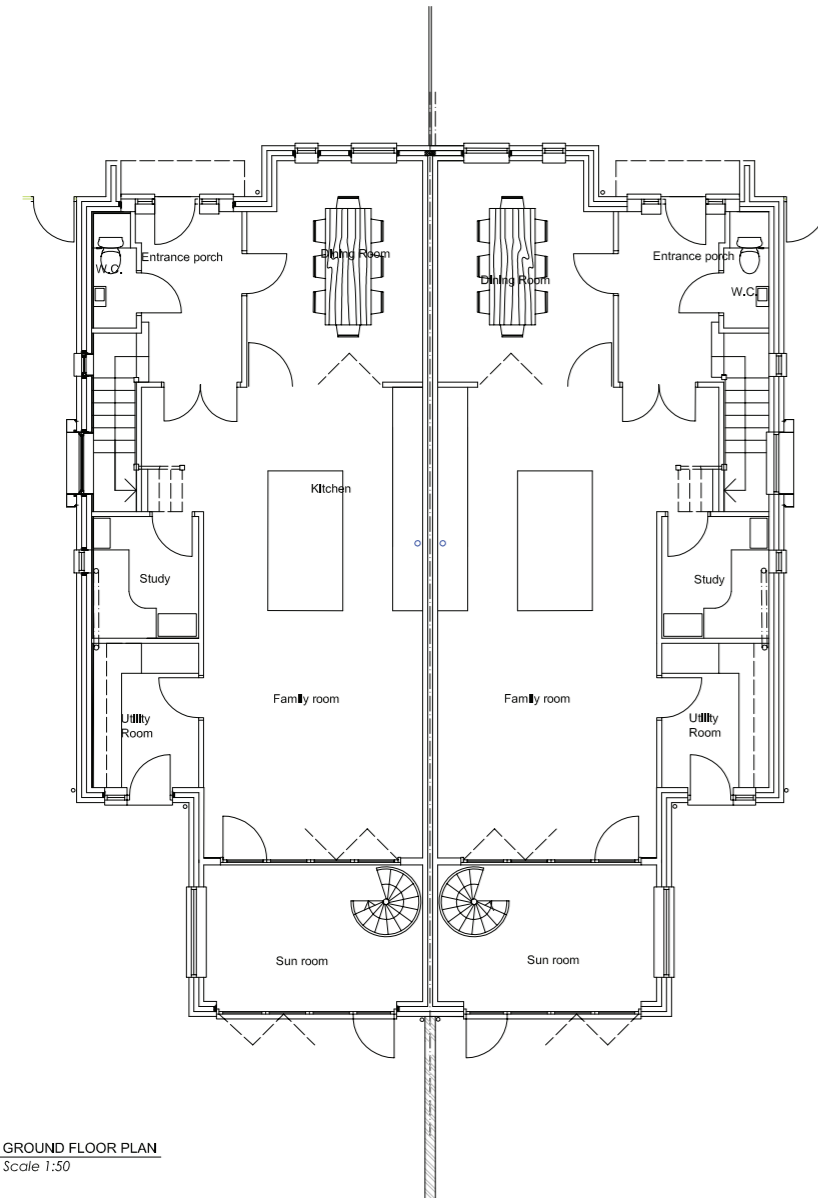
Traditional brick and ashlar stone elevations
 Slate roofs
 High performance double glazed powder coated aluminium windows
 Aluminium powder coated gutters and downpipes
 South facing balcony from main rear bedroom
 External lighting and waterproof power point
 Front gardens with wrought iron railings, wrought iron gate and block paving
 Rear gardens with soft and hard landscaping incorporating block paved patio area and pathway plus turf
 Garages (electric) with sectional doors, light, electric and water supply

GENERAL

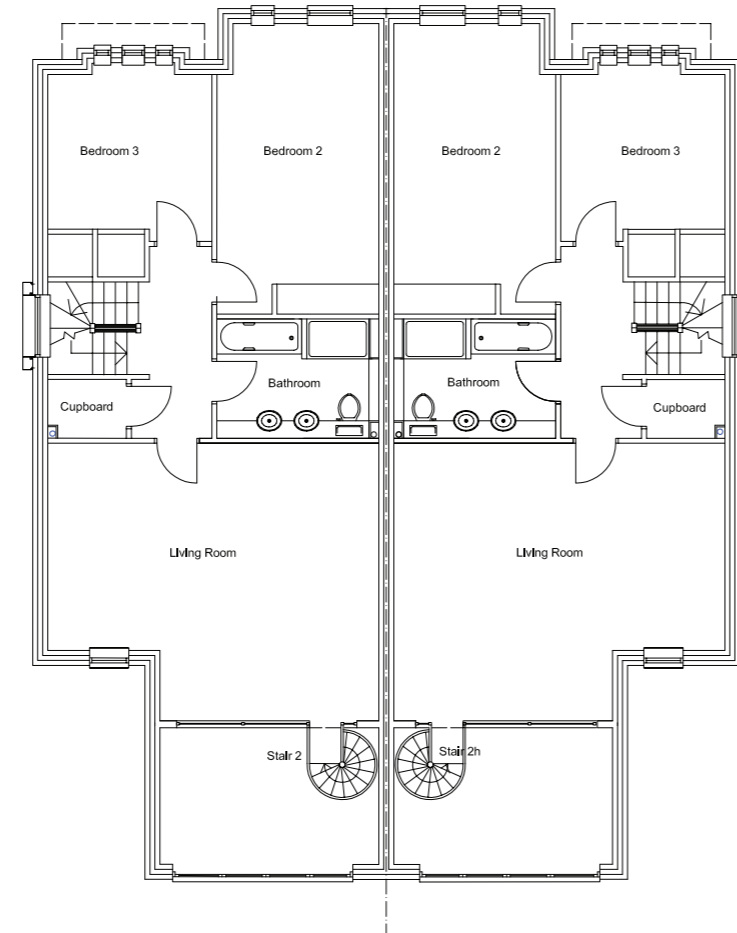
Each property comes with a 10 year guarantee warranty provided by BLP of London which is also accepted by the CML (Council of Mortgage Lenders)
 Energy efficient construction with energy efficient aluminium windows and doors, well insulated construction together with efficient heating and lighting. Predicted Energy Efficiency Rating: B (88)
 Smoke detectors

We reserve the right to alter and or remove the specification at any time without prior notice.

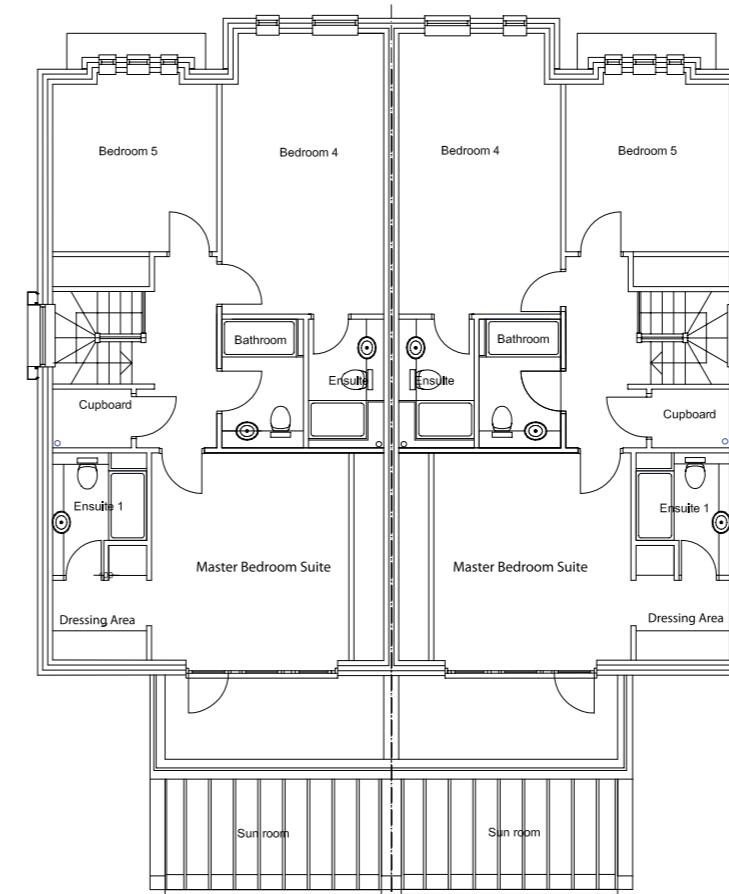
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GROUND FLOOR PLAN
Scale 1:50



FIRST FLOOR PLAN
Scale 1:50



SECOND FLOOR PLAN
Scale 1:50

GROUND FLOOR

DINING ROOM	3520mm x 4432mm	11'7" x 14'6"
KITCHEN/FAMILY ROOM	5634mm x 9426mm	18'6" x 30'11"
STUDY	2145mm x 2438mm	7'0" x 8'0"
UTILITY	2145mm x 2892mm	7'0" x 9'6"
SUN ROOM	4383mm x 2738mm	14'5" x 9'0"

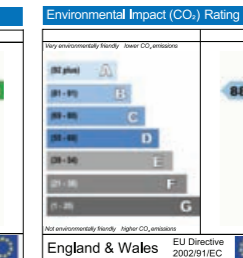
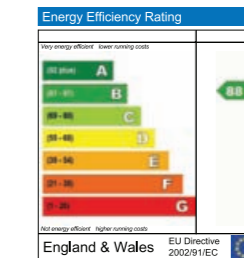
FIRST FLOOR

LIVING ROOM	5563mm x 6633mm	18'3" x 21'9"
BEDROOM 2	3244mm x 5625mm	10'8" x 18'5"
BEDROOM 3	3336mm x 3289mm + CUPBOARD	10'11" x 10'9"
FAMILY BATHROOM	3245mm x 2390mm	10'8" x 7'10"

SECOND FLOOR

MASTER BEDROOM	4651mm x 4164mm	15'3" x 13'8"
DRESSING AREA	1880mm x 1595mm	6'2" x 5'3"
EN SUITE	1880mm x 2454mm	6'2" x 8'1"
BEDROOM 4	3241mm x 5816mm	10'8" x 19'1"
EN SUITE	2390mm x 1508mm	7'10" x 4'11"
BEDROOM 5	3288mm x 4053mm	10'9" x 13'4"
BATHROOM	2390mm x 1636mm	7'10" x 5'4"

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