



# Welcome to Windmill Court,

Windmill Court is a prestigious development of three and four bedroom bungalows each with its own garage and gardens. The bungalows are a bespoke design as a modern interpretation of a traditional style and built with heritage style materials. Each bungalow benefits from a quality fitted kitchen, en suite facilities to the master bedroom, solar panels and air source under floor central heating.

The site is located on the outskirts of Bedlington, South East Northumberland. The location is ideal for buyers as the historical town of Bedlington is well-located to take advantage of the many varied amenities and services, local schools, shops and bus routes with great road links to neighbouring towns and cities. The North East Coastline is within easy reach and Northumberland National Park is nearby as are the historical Northumberland towns of Morpeth and Alnwick, famous for its Castle and Gardens



The bungalows at Windmill Court exceed the usual standard offered by the volume house builders as follows:

- They are of bespoke design. Not replicated at various sites across the region.
- They are more generous in their floor area and room sizes.
- The kitchens are of a good quality and will be supplied by Kitchen Warehouse UK Limited, Ripon. White goods to be AEG
- The bathrooms and en-suites are of a good quality and will be supplied by Scudo Bathrooms
- The bungalows benefit from an efficient gas-fired boiler provides warmth via underfloor heating, whilst an indoor heat pump provides energy to heat the hot water using a mechanical ventilation heat recovery system (MVHR). Energy ratings for the properties are A-rated
- Gardens to be prepared with paving and topsoil to grassed areas and will be turf laid.
- Solar panels are fitted as standard. It may be possible at extra cost to install additional panels or energy storage batteries to further enhance the energy efficiency of your new home.
- 12-year house builder warranty and adherence to the consumer code for new homes



