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NORTH AVENUE | GOSFORTH

# SYCAMORE SQUARE



DISTINCTIVE HOMES  
IN AN EXCLUSIVE  
PARK SETTING IN THE  
HEART OF GOSFORTH.

INFO:  
[WWW.SANDERSONYOUNG.CO.UK](http://WWW.SANDERSONYOUNG.CO.UK)



BE PART OF THIS  
STUNNING EXECUTIVE  
GOSFORTH DEVELOPMENT

## EXCEPTIONAL HOMES

A STUNNING COLLECTION OF  
CONTEMPORARY APARTMENTS,  
STYLISH TOWNHOUSES AND  
LUXURY DETACHED HOMES.

With just 23 houses and 14 apartments, the beautifully landscaped central green provides a tranquil centre point to the development, with private access road winding through the from the imposing entrance pillars on the prestigious North Avenue.

Please note: all detached houses are now sold and the apartments will be released at a later date.

There are 14 stylish, two bedroom apartments available, all of which benefit from allocated car parking and lift access, as well as beautiful communal landscaped gardens.



THE BEAUTIFULLY LANDSCAPED  
CENTRAL GREEN PROVIDES A TRANQUIL  
CENTRE POINT TO THE DEVELOPMENT

SYCAMORE SQUARE

# SYCAMORE SQUARE

SYCAMORE SQUARE, POSITIONED OFF THE EXCLUSIVE NORTH AVENUE IN CENTRAL GOSFORTH, REPRESENTS ONE OF THE FINEST RESIDENTIAL AREAS WITHIN THE NORTH EAST OF ENGLAND.



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## GOSFORTH LIVING

LIFE IN GOSFORTH PROVIDES EVERYTHING IN COMFORT AND CONVENIENCE TO LIVE LIFE TO THE FULL.

This discerning location offers ease of access to outstanding local schooling, a wealth of leisure and retail amenities and fantastic transport links to Newcastle city centre. There are two Metro stations within walking distance which further enhance accessibility throughout the region.

Gosforth High Street has been home to local shops for over 100 years and this thriving centre provides fantastic local amenities on the doorstep. Independent coffee shops, artisan food suppliers and local bars and restaurants are a stone's throw from your front door, and the City Centre is only 2 miles away.

Take a stroll through the surrounding tree-lined streets and within a mile you will find yourself on Newcastle's Town Moor; the largest green space in the country so close to the city centre and twice the size of London's Hyde Park.



THE PLACE TO BE WITH  
FAMILY & FRIENDS





## CONTEMPORARY LIVING

THREE FLOORS OF LUXURY, IN THE MIDDLE OF GOSFORTH

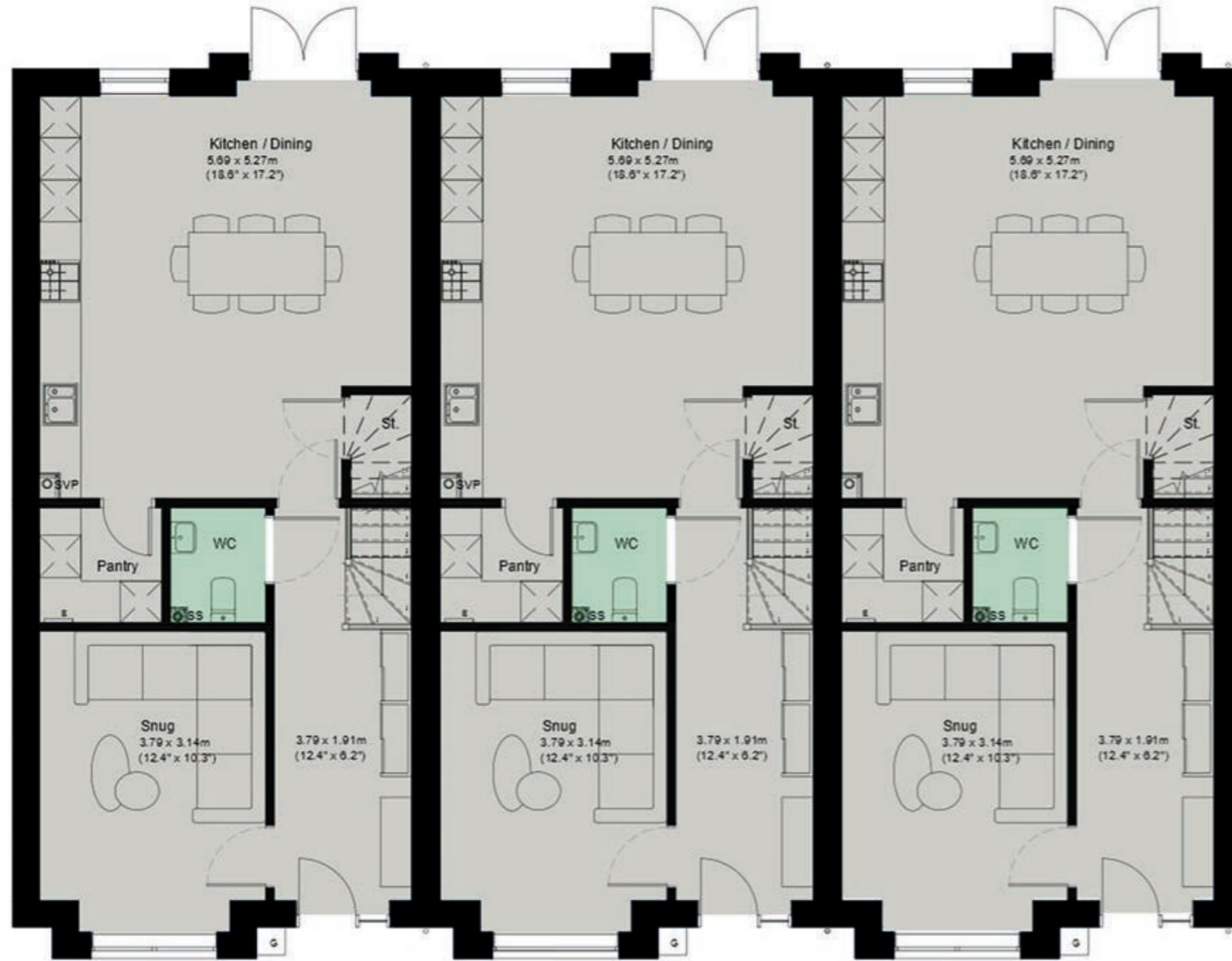
Ground floor kitchen and living space with French doors to your outside space

First floor living room with Juliet balcony overlooking The Square

En suite master bedroom

A further 3 great sized bedrooms with family bathroom on the second floor





TOWNHOUSES - GROUND FLOOR



TOWNHOUSES - FIRST FLOOR



TOWNHOUSES - SECOND FLOOR

## TOWNHOUSES SPECIFICATION:

### INTERNAL FINISHES

- White emulsion finish to all walls
- White emulsion finish to ceilings
- Modern architraves and skirtings finished to match walls
- Satinwood for finish for all joinery
- Timber staircase with oak handrail, newell posts and white stop chamfered balustrades
- White modern door with brushed chrome door handles

### KITCHEN

- Modern, handleless kitchens with full height units and soft close doors Luna Range
- 22mm square edge worktops with matching worktop upstands
- Franke stainless steel 1.5 bowl sink

### BATHROOMS & EN-SUITES

- Porcelanosa wall-hung WC to master bathroom and master en- suite
- Vanity units to master en-suite and master bathroom
- White contemporary bath with Grohe chrome mixer taps
- Rain shower heads with detachable hand shower
- Half height Porcelanosa ceramic tiling to wet walls and full height to showers
- Porcelanosa floor tiling to bathrooms

### ELECTRICAL

- White downlighters to all internal rooms
- White plastic electrics throughout
- TV point to living room
- Mains connected smoke and heat detectors
- External lighting to rear elevation
- Electric vehicle charging point

### HEATING SYSTEM

- Underfloor heating to ground floor, gas wet system elsewhere
- Ideal Standard system boiler, and hot storage water tank.
- Honeywell zone heating control system, with smart App.

### EXTERNAL

- Paving to front parking area and pathway
- Turfed rear garden with pathways to entrances
- Fenced boundaries between plots
- External outdoor tap
- Double-glazed windows in anthracite grey

### SALES INCENTIVES (PROVIDED FREE OF CHARGE)

### GENERAL

- LVT to ground floor areas (Not including the Snug).
- External Patio area to rear garden

### KITCHEN

- kitchen breakfast bar
- Integrated dishwasher
- Upgraded 4 ring combi induction hob
- Upgraded Zanussi Multifunction Oven and Combination Microwave/Oven

### ELECTRICAL

- Ubiquity WIFI data disc system
- Upgraded lighting package, consisting of downlighters throughout the whole house



# SITE PLAN & HOUSE TYPES

## SITE PLAN KEY

-  THE EGLINTON  
4 BEDROOM TOWNHOUSE  
1,920 SQ FT
-  THE HURSLEY & INGLESWOOD  
2 BEDROOM APARTMENTS  
LATER RELEASE





SELLING AGENTS:



SANDERSON  
YOUNG

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Disclaimer: Photographs and illustrations used are indicative and intended to give only an approximation of the final product. Room dimensions are approximate and for general guidance only. Floor plans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary.