



School Street

Whickham



SANDERSON
YOUNG





School Street
Whickham, NE16 4DJ

ONLY ONE PLOT REMAINING IN FIRST PHASE!

Stylish semi-detached townhouse living just a stone's throw from Whickham Front Street!

Constructed by renowned local builder and developer John Moody & Son, these executive three storey townhouses offer versatile family accommodation including a fabulous open plan kitchen/dining room with bi-fold doors leading to the private, west facing rear gardens which are fully landscaped.

The first floor living rooms feature Juliet balcony doors, and the master bedrooms benefit from contemporary en-suite shower rooms. Internal accommodation extends to circa 1900 sq.ft (including garaging) and the homes are deceptively spacious, with four bedrooms and three bathrooms, two of which are en-suites.

Price Guide:
Guide Price £374,950

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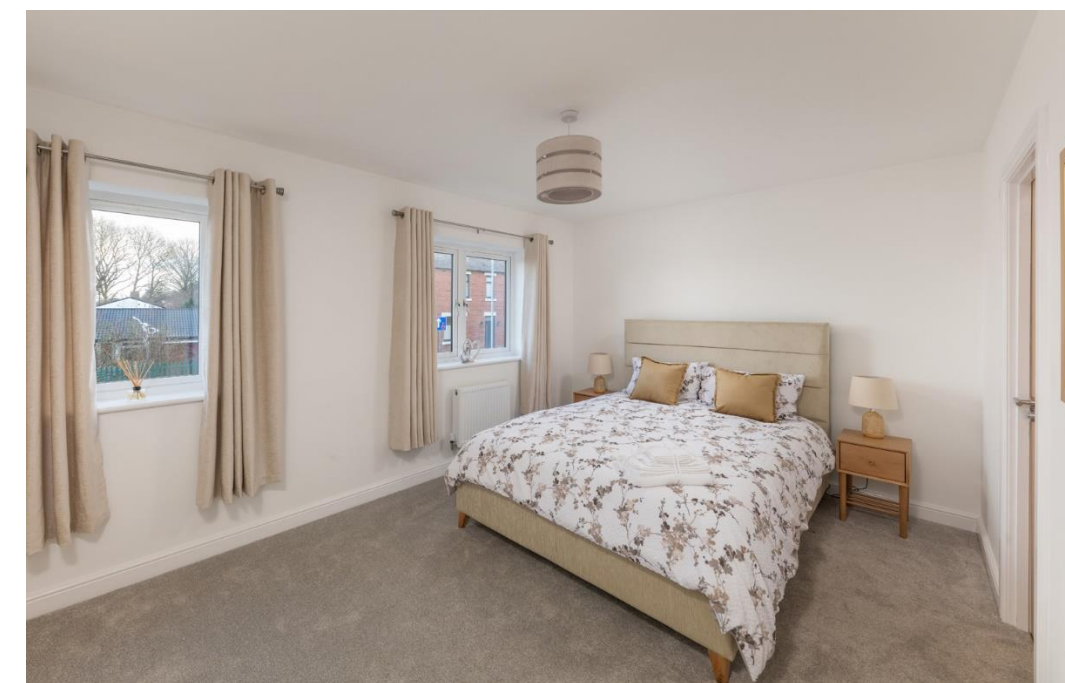
The development has been finished to the highest of standards of quality construction, where internal viewing is highly recommended to appreciate the level of extra finishing touches. The first two plots are now nearing completion, so are ready for occupation on completion, with an elegant show home now available to view by appointment.

Positioned on School Street, just round the corner from Whickham's bustling high street, the development offers the ideal property solution for growing families and is placed to take advantage of all that the highly sought after village of Whickham has to offer, including outstanding schooling, bars, restaurants and a thriving community on the doorstep.

The properties also boast elevated views over Tyneside and offer an ease of access to Newcastle City Centre, the A1 for commuting throughout the region and the Metrocentre, for nationally renowned shopping and leisure.



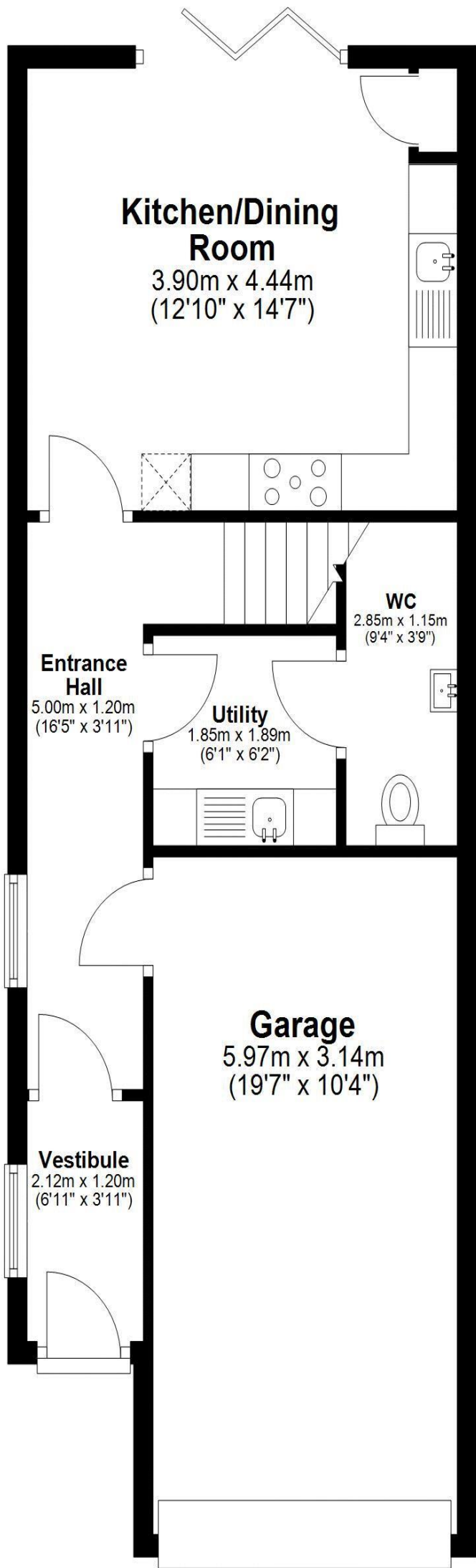
Debbie Brown
0191 213 0033
Debbie.brown@sandersonyoung.co.uk





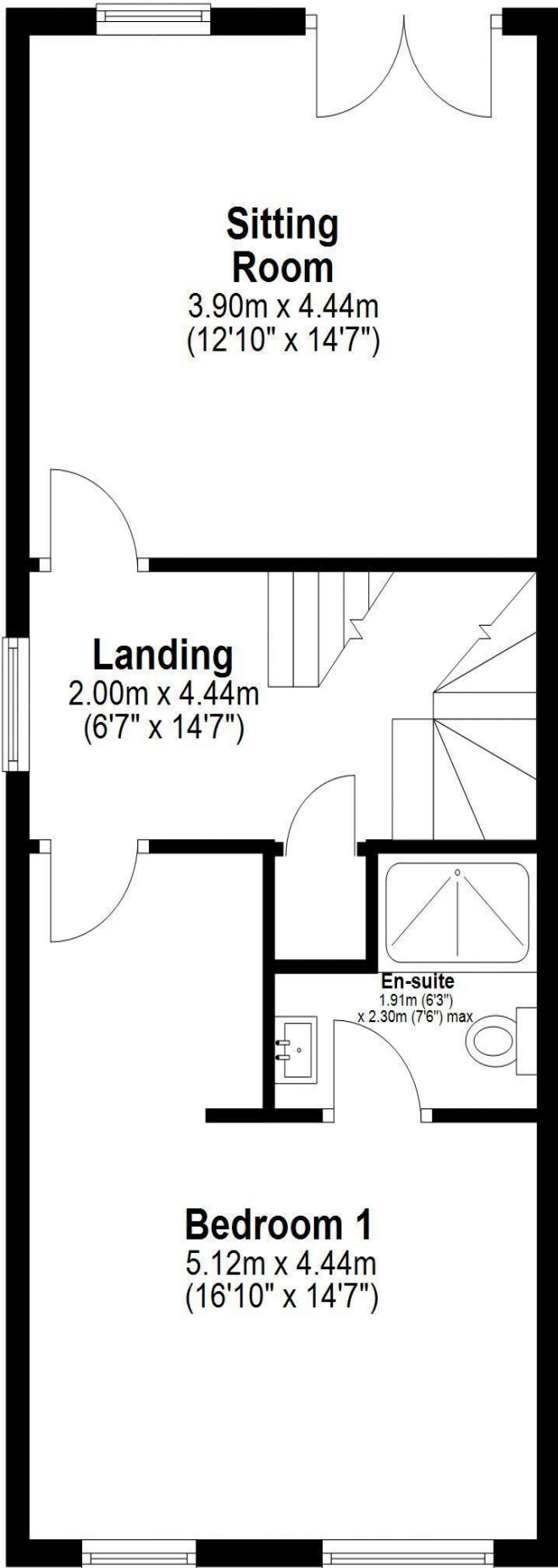
Ground Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



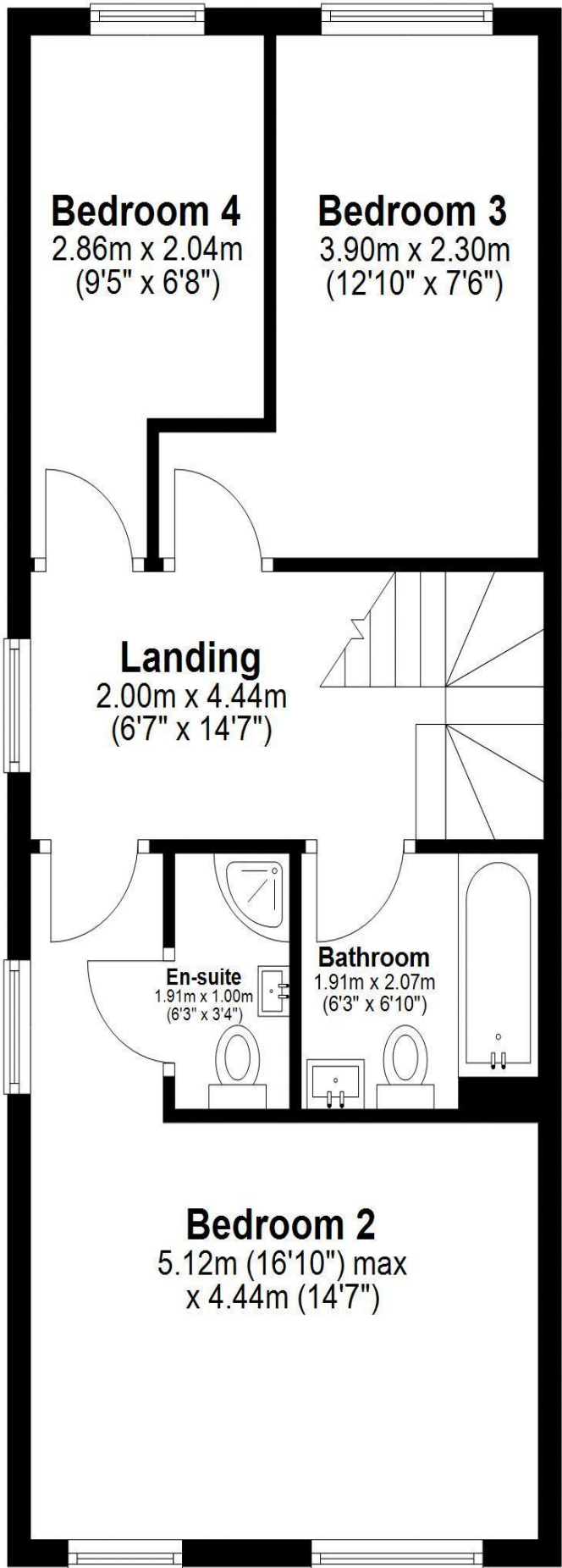
First Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



Second Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



Total area: approx. 154.8 sq. metres (1666.2 sq. feet)
6 School Street, Wchickham



Additional practical features include integral garages with electric doors, driveways and solar panels.

Entrance vestibule | Hallway | Utility room | Cloakroom/wc | Fabulous open plan kitchen/dining room with bi-fold doors to the rear garden | First floor living room with Juliet balcony | Master bedroom with en-suite shower room/wc | Bedroom two with en-suite | Two further bedrooms | Bathroom/wc | Block paved driveways to front | Rear gardens with west facing aspect | Solar panels | High quality specification throughout

Please note: Plot 6 & 7 do not have integrated garages.

Specification

Construction

Traditional Brickwork with Stone Window Features
Full Cavity Wall Insulation
Crest Anthracite Grey Roof Tiles
Anthracite Composite Front Door
UPVC Double Glazed Windows & Sliding Doors

Kitchen

Contemporary Layout with Quality Units & Soft Close Door Fronts
Choice of Worktops & Door Fronts
Black Single Fan Oven
Ceramic Hob 90cm (5 Ring)
Integrated Extractor
Integrated Fridge Freezer
Integrated Dish Washer
Under Unit Lighting
Kitchen Island (Optional Extra)
Decorative Shelves (Optional Extra)

Interior Finish

Emulsion Finish to all Walls & Ceilings
Oak Internal Doors with Chrome Hardware
Contemporary Architraves & Skirtings
Oak Handrail on Staircases

Electrical

Downlighters to Kitchen
Central Ceiling Lights to all Other Rooms
TV (Terrestrial/Sky/Streaming Capabilities) in Living Room
External Lights to Front & Rear

General

10 Year Building Warranty
2 Year Customer Care from John Moody & Son Ltd
All Sales & Maintenance Procedures are in Accordance with the Consumer Code for Home Builders

Efficiency

Gas Combination Boiler Central Heating (10 Year Warranty)
Radiators with Thermostats to all Rooms
High Level of Insulation & Air Tightness
Solar Panels to Roof

Utility

Choice of Units & Laminate Worktops
Plumbing for Washing Machine
Space for Tumble Dryer

Bathrooms

Modern White Sanitaryware with Contemporary Chrome Fittings
Thermostatic Wall Mounted Shower Mixer
Half-Tiled Bathrooms & En-Suites
Extract Ventilation to all Bathrooms
Feature Mirrors to all Bathrooms (Optional Extra)

External

Paving to Front & Rear Pathways
Paving to Patio Area at Rear
Electric Garage Door
Lawn to Rear Garden
Fenced Boundary



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