

AVANT
homes



**WELCOME TO MODERN LIVING AT
SUMMERVILLE QUARTER**

YOUR BEST LIFE STARTS HERE. READY?



Summerville Quarter offers a range of 2, 3 and 4 bedroom new homes for sale in Stockton. Each features bi-fold doors, exclusive kitchen designs, full-height tiling, and much more included in the price.

Just north of Summerville Quarter is the historic town of Stockton, County Durham, a short drive away, with all its shopping, pubs, restaurants, cafes, hairdressers, beauticians and banks. Norton High Street, home to popular eateries and shops, is only 6 minutes* away. Extensive retail therapy and entertainment can be found at Teesside Park 15 minutes by car.

OUR PROMISE TO YOU

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



LIVING IN STOCKTON- ON-TEES

Find out more about Stockton on Tees and its rich heritage
Stockton on Tees is situated on the northern bank of the River Tees. It is famous in the history books as being the birthplace of the railways after the world's first passenger railway - George Stephenson's Stockton to Darlington line - was laid in the town in 1822.

Stockton is also well known for its high street which is the widest in the UK and home to a weekly market, which dates back to 1310.



Georgian buildings make up a large part of the town centre where many historic yards have been retained such as Wasp Nest Yard, and Hambletonian Yard adding plenty of character.

Green Dragon Yard, is a courtyard of restored warehouses and home to the Green Dragon pub, a museum and Britain's oldest surviving Georgian theatre.

Stockton on Tees has two shopping centres, Castlegate and Wellington Square, which are home to a mix of popular high street and independent shops, an indoor market and food and drink outlets. Further afield The Teesside Retail and Leisure Park offers family fun, big brand shopping and free parking.

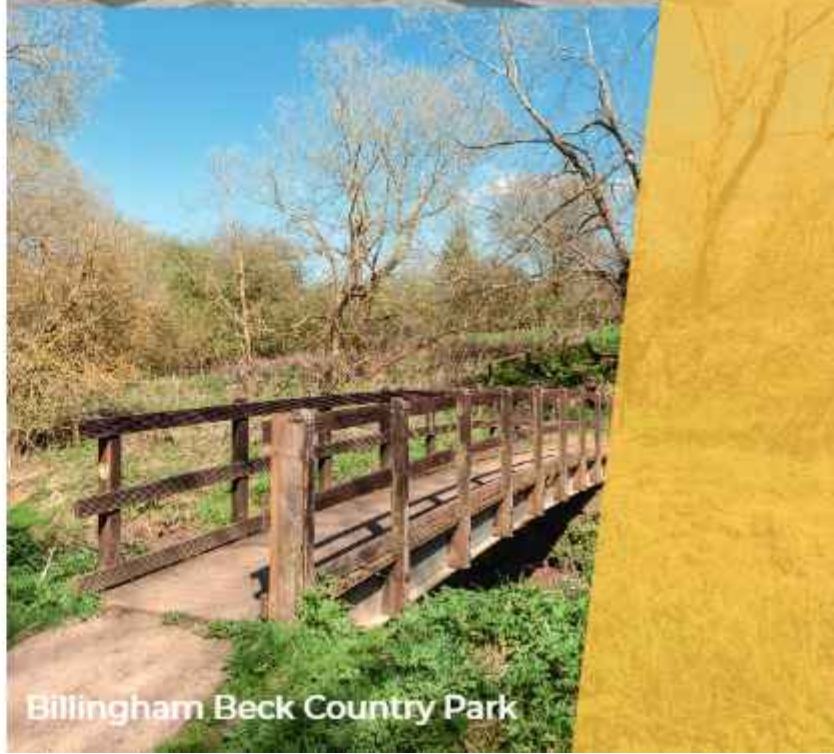
Summerville Quarter is located just 2 miles from the town centre meaning residents have easy access to all of these leisure and entertainment amenities whilst also being ideally situated close to the A19. The larger town of Middlesbrough is just five miles away with Durham approximately 30 minutes by car.



Newham Grange Park



Stockton Market



Billingham Beck Country Park

DEVELOPMENT PLAN





THE BAMBRIDGE

2 bedroom home

Ground Floor

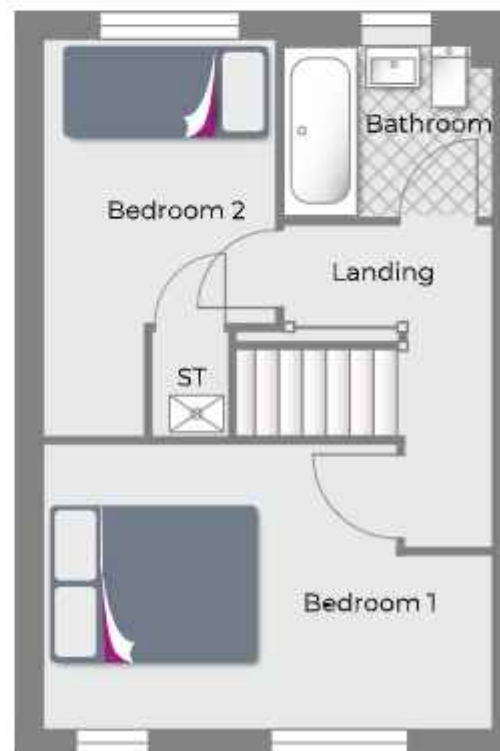
Kitchen/Dining	3.99m x 2.78m	13'1" x 9'1"
Lounge	3.99m x 4.13m	13'1" x 13'7"
WC	1.55m x 1.15m	5'1" x 3'9"
Store	1.01m x 0.94m	3'4" x 3'1"

First Floor

Bedroom 1	3.99m x 3.21m	13'1" x 10'6"
Bedroom 2	3.99m x 2.75m	13'1" x 9'0"
Bathroom	1.70m x 2.07m	5'7" x 6'10"



GROUND FLOOR



FIRST FLOOR

THE HIVEBRIDGE

3 bedroom home

Ground Floor

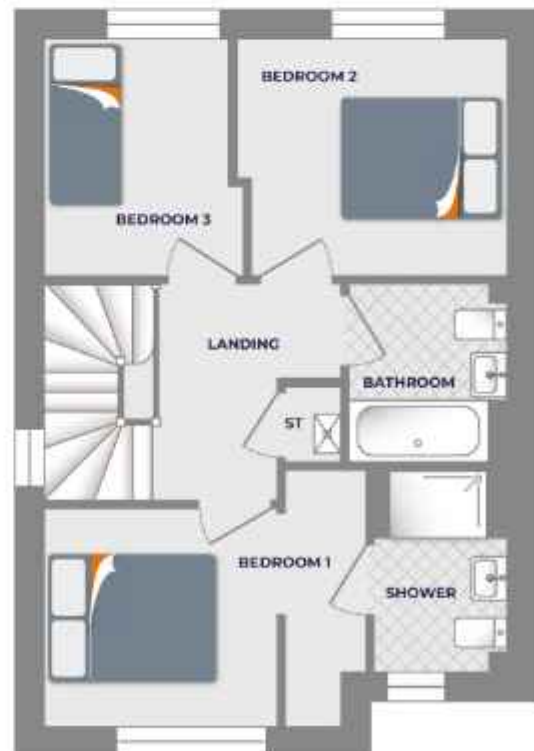
Live/Eat	3.94m ² x 4.2m ²	12'7" x 13'8"
Relax	5.58m ² x 3.32m ²	18'4" x 10'11"
Laundry	1.66m ² x 1.58m ²	5'5" x 5'2"
WC	1.85m ² x 1.7m ²	5'9" x 5'7"

First Floor

Bedroom 1	3.04m ² x 2.63m ²	12'7" x 8'5"
Shower 1	1.4m ² x 2.41m ²	4'7" x 7'11"
Bedroom 2	3.27m ² x 2.88m ²	10'9" x 9'5"
Bedroom 3	2.22m ² x 2.66m ²	7'3" x 8'5"
Bathroom	1.7m ² x 2.15m ²	5'7" x 7'1"



GROUND FLOOR



FIRST FLOOR

THE HORNBRIDGE

3 bedroom home

Ground Floor

Live/Eat	2.89m x 3.67m	9'6" x 12'0"
Live/Eat	3.11m x 2.03m	10'2" x 6'8"
Relax	3.11m x 3.67m	10'2" x 12'0"
Laundry	1.46m x 0.84m	4'9" x 2'9"
WC	1.57m x 2m	5'2" x 6'7"
Garage	3.12m x 6.97m	10'3" x 19'7"

First Floor

Bedroom 1	3.11m** x 3.50m*	10'2"*** x 11'6"***
Shower 1	1.80m* x 2.22m	5'11" x 7'4"
Bedroom 2	3.17m x 3m	10'5" x 9'10"
Bedroom 3	3.11m x 2m	10'3" x 6'7"
Bathroom	1.89m x 2.14m	6'2" x 7'0"

* Maximum dimensions
** Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE IVYBRIDGE

3 bedroom home

Ground Floor

Live/Eat	2.92m ² x 4.13m	9'7" x 13'6"
Relax	4.25m x 4.17m	14'0" x 13'8"
Utility	1.10m x 1.65m	3'7" x 5'5"
WC	1.81m x 1.65m	5'11" x 5'5"
Garage	3.01m x 6.09m	9'11" x 20'0"

First Floor

Bedroom 1	4.24m x 2.44m	13'11" x 8'0"
Shower 1	2.31m x 1.61m	7'7" x 5'3"
Bedroom 2	3.30m ² x 3.20m ²	10'10" x 10'10"
Bedroom 3	3.31m ² x 3.20m ²	10'10" x 10'10"
Bathroom	1.96m x 1.93m	6'5" x 6'4"



GROUND FLOOR



FIRST FLOOR

THE NEWBRIDGE

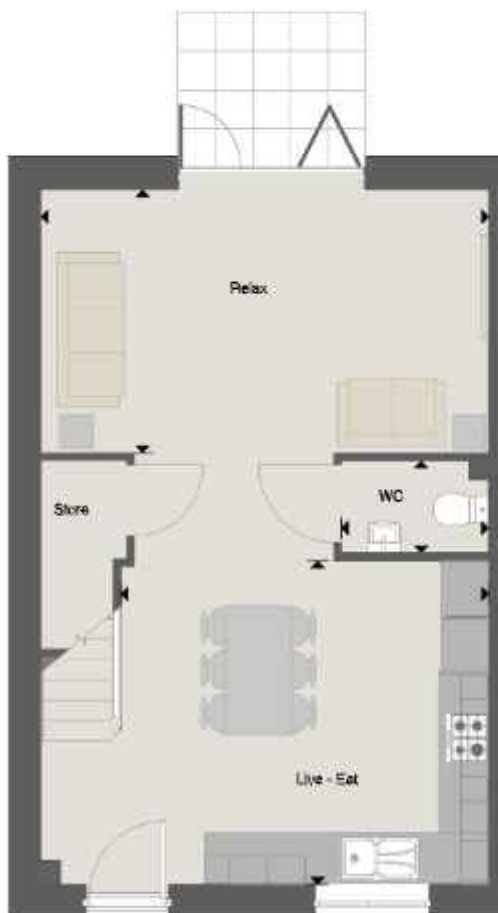
3 bedroom home

Ground Floor	mm	sq.ft.
Live - Eat	4405 x 3754	14'-5" x 12'-4"
Relax	5361 x 3053	17'-7" x 10'-0"
WC	1758 x 1070	5'-9" x 3'-6"

Note:
Note dimensions apply to finished surfaces.

First Floor	mm	sq.ft.
Bath	2230 x 1696	7'-3" x 5'-7"
Bed 1	3052 x 3083	10'-0" x 10'-0"
Bed 2	3052 x 2988	10'-0" x 9'-10"
Bed 3	2236 x 2615	7'-3" x 8'-7"
Shower	1195 x 2288	3'-11" x 7'-6"

Note:
Note dimensions apply to finished surfaces.



GROUND FLOOR



FIRST FLOOR

THE STOURBRIDGE

3 bedroom home

WC	1.64	1.74	6' - 0"	5' - 9"
Relax	5.36	2.60	17' - 7"	8' - 7"
Live-Eat	3.42	3.13	11' - 3"	10' - 3"
Bed 1	3.11	2.67	10' - 2"	8' - 9"
Bed 3	2.16	2.67	7' - 1"	8' - 9"
Bath	2.16	1.69	7' - 1"	5' - 7"
Bed 2	3.11	2.70	10' - 2"	8' - 10"
Shower	1.19	2.51	3' - 11"	8' - 3"



GROUND FLOOR



FIRST FLOOR

THE LAKEBRIDGE

4 bedroom home

Ground Floor

Live/Eat	3.80m ² x 4.35m ²	12'6" x 14'3"
Relax	4.82m ² x 2.94m ²	16'2" x 9'8"
Store	1.07m ² x 1.58m ²	3'6" x 5'2"
WC	1.94m ² x 1.30m ²	6'4" x 4'3"
Garage	3.00m ² x 6.00m ²	9'10" x 19'8"

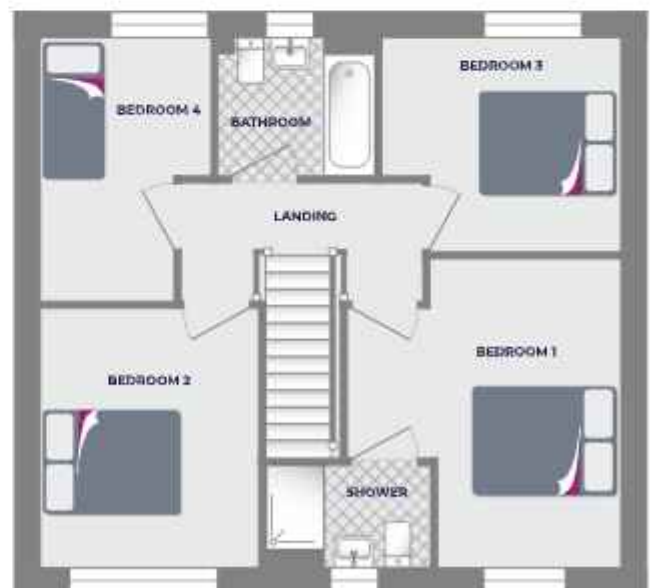
First Floor

Bedroom 1	3.79m ² x 4.29m ²	12'5" x 14'1"
Shower	2.30m ² x 1.20m ²	7'7" x 3'11"
Bedroom 2	3.05m ² x 3.63m ²	10'0" x 11'11"
Bedroom 3	3.32m ² x 3.67m ²	10'11" x 12'1"
Bedroom 4	2.38m ² x 3.71m ²	7'10" x 12'2"
Bathroom	2.18m ² x 1.89m ²	7'2" x 6'2"

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE MEADOWBRIDGE

4 bedroom home

Ground Floor

Live/Eat	7.60m x 3.67m*	24'7" x 12'0"
Relax	3.44m* x 3.12m*	11'4" x 10'3"
Utility	1.73m x 1.38m	5'8" x 4'6"
WC	1.65m x 1.88m	5'5" x 6'2"

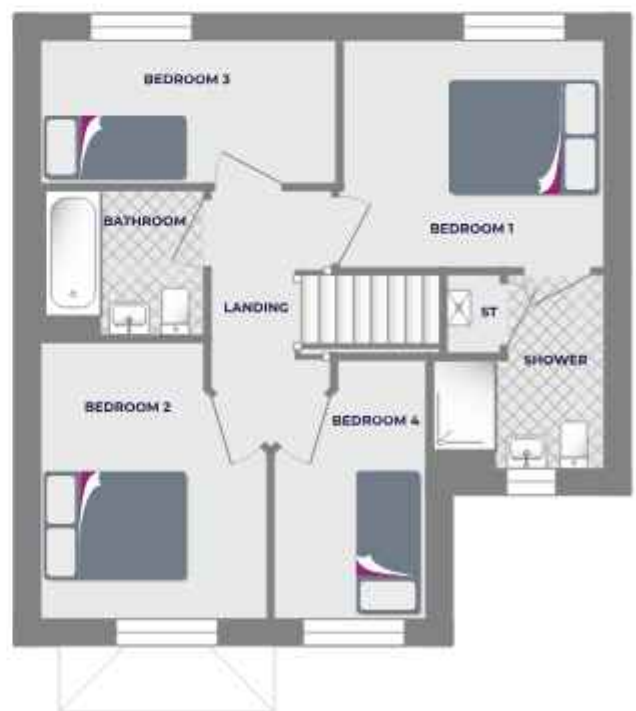
First Floor

Bedroom 1	3.46m x 3.03m	11'5" x 9'11"
Shower 1	2.27m* x 2.24m*	7'5" x 7'4"
Bedroom 2	3.01m* x 3.89m*	9'10" x 12'1"
Bedroom 3	3.03m x 1.91m	12'11" x 6'3"
Bedroom 4	2.04m* x 3.45m*	6'8" x 11'4"
Bathroom	2.16m x 1.96m	7'1" x 6'5"

* Maximum dimension



GROUND FLOOR



FIRST FLOOR

THE MULBRIDGE

4 bedroom home

Ground Floor

Live/Eat	5.70m x 3.95m	18'8" x 13'0"
Relax	3.34m x 5.13m	10'11" x 16'10"
Utility	1.80m x 1.88m	5'3" x 6'2"
WC	1.64m x 1.88m	5'5" x 6'2"

First Floor

Bedroom 1	3.34m x 3.86m	10'11" x 12'8"
Shower 1	2.25m x 1.44m	7'5" x 4'9"
Bedroom 2	3.43m x 2.92m	11'3" x 9'7"
Bedroom 3	2.18m x 2.92m	7'2" x 9'7"
Bedroom 4	2.00m x 2.80m	6'7" x 9'2"
Bathroom	2.25m x 1.94m	7'5" x 6'4"



GROUND FLOOR



FIRST FLOOR

THE NUTBRIDGE

4 bedroom home

Ground Floor

Live/Eat	6.60m [*] x 4.04m [*]	21'8" x 13'3"
Relax	3.07m x 5.15m [*]	10'1" x 16'11"
Utility	1.85m x 1.37m	6'1" x 4'6"
WC	1.80m x 1.65m	5'11" x 5'5"

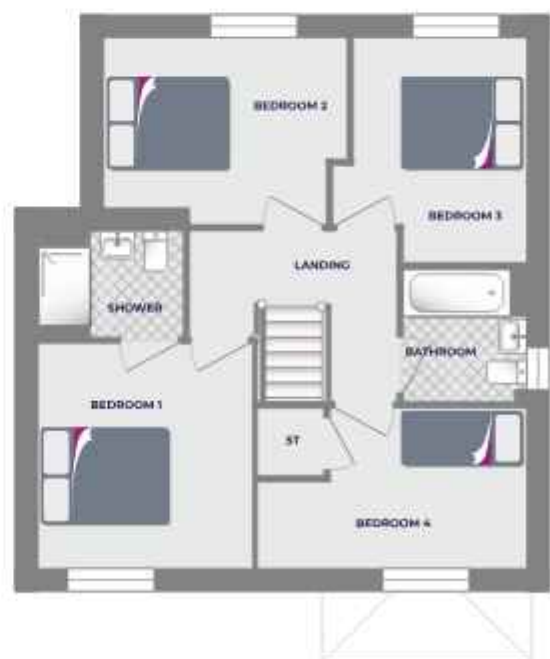
First Floor

Bedroom 1	3.33m x 3.52m	10'11" x 11'7"
Shower 1	2.26m x 1.41m	7'5" x 4'7"
Bedroom 2	3.81m [*] x 2.96m [*]	12'6" x 9'8"
Bedroom 3	2.70m ^{**} x 3.49m [*]	8'10" x 11'5"
Bedroom 4	4.20m [*] x 2.50m [*]	13'9" x 8'3"
Bathroom	1.89m x 2.12m	6'2" x 6'11"

* Maximum dimensions
** Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE PALMBRIDGE

4 bedroom home

Ground Floor

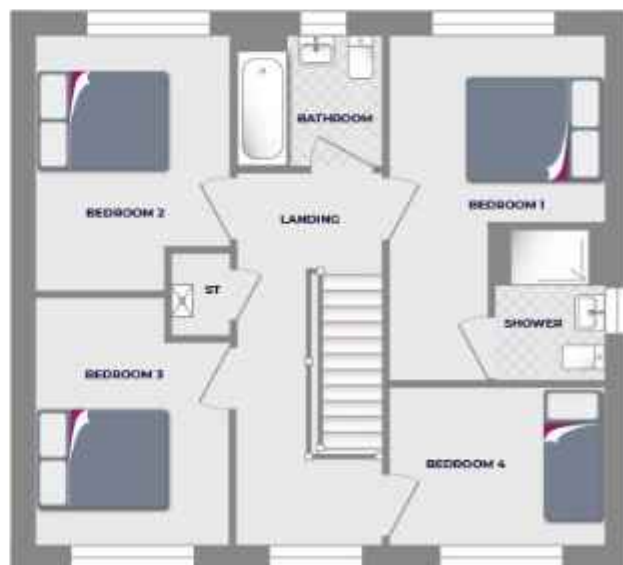
Live/Eat	8.40m x 3.39m ²	27'7" x 11'2"
Relax	3.15m x 4.38m	10'4" x 14'4"
Study	2.96m x 1.91m	9'9" x 6'3"
Utility	1.27m x 1.95m	4'2" x 6'5"
WC	1.60m x 1.05m	5'3" x 3'5"

First Floor

Bedroom 1	3.21m x 2.74m ²	10'6" x 9'0"
Shower	1.57m x 2.270m	5'2" x 7'6"
Bedroom 2	2.87m ² x 3.76m ²	9'5" x 12'4"
Bedroom 3	2.87m ² x 3.65m ²	9'5" x 12'0"
Bedroom 4	3.21m x 2.31m	10'6" x 7'7"
Bathroom	2.14m x 1.70m	7'0" x 5'7"



GROUND FLOOR



FIRST FLOOR

THE SKYBRIDGE

4 bedroom home

Ground Floor

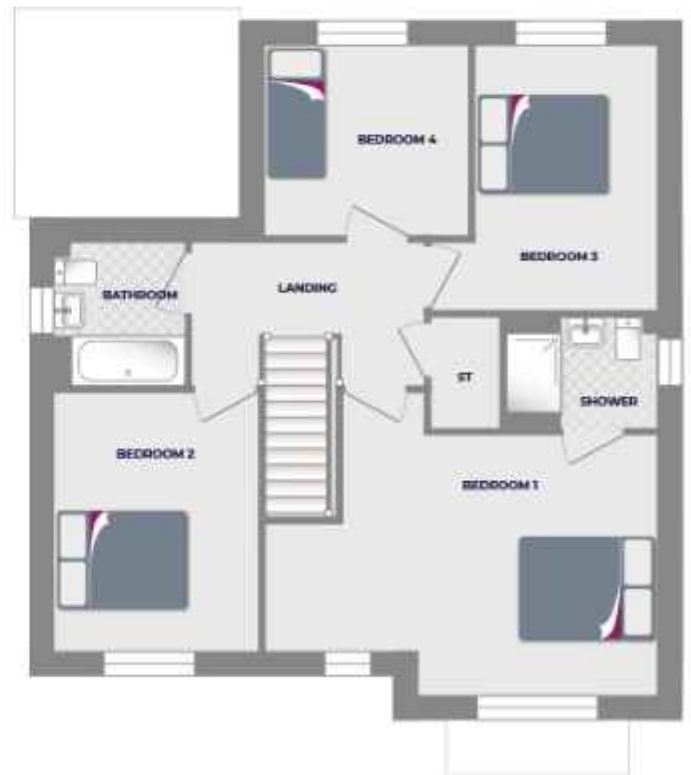
Live/Eat	5.81m x 4.62m	19'1" x 15'10"
Relax	3.56m x 5.44m	11'8" x 17'10"
Utility	1.37m x 2.55m	4'6" x 8'4"
WC	1.80m x 2.55m	5'3" x 8'4"
Garage	3.01m x 6.09m	9'11" x 20'0"

First Floor

Bedroom 1	5.81m ² x 3.87m ²	19'1" x 12'8"
Shower 1	2.26m x 1.64m	7'5" x 5'4"
Bedroom 2	3.06m x 3.83m	10'0" x 12'7"
Bedroom 3	2.72m x 3.93m	8'11" x 12'11"
Bedroom 4	3.00m x 2.80m	9'10" x 9'2"
Bathroom	1.96m x 2.12m	6'5" x 6'11"



GROUND FLOOR



FIRST FLOOR

THE TAMBRIDGE

4 bedroom home

Ground Floor

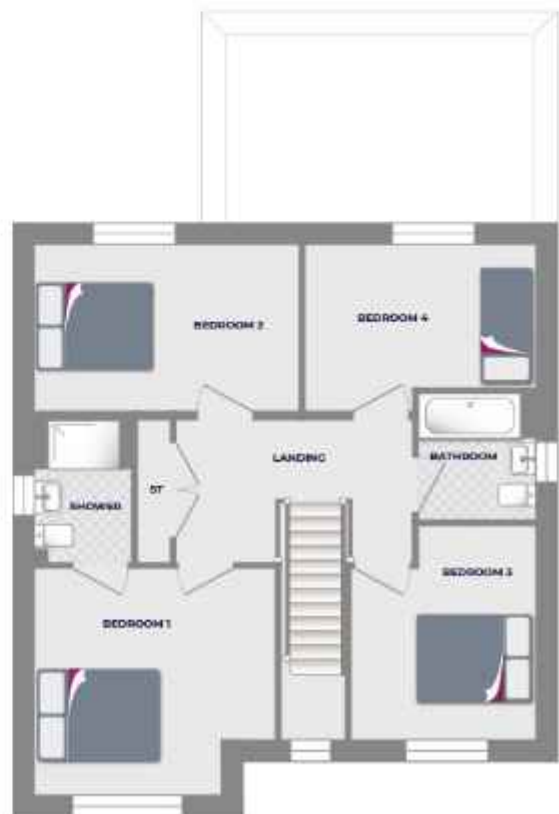
Live/Eat	5.17m ² x 4.69m	17'0" x 15'4"
Live	5.14m x 3.11m	16'10" x 10'2"
Relax	3.11m x 4.27m	10'3" x 14'0"
Utility	1.39m x 2.11m	4'6" x 8'11"
WC	1.60m x 2.11m	5'3" x 8'11"

First Floor

Bedroom 1	4.03m ² x 3.73m ²	13'2" x 12'3"
Shower 1	1.63m x 2.07m	5'4" x 7'9"
Bedroom 2	4.41m x 2.78m	14'6" x 9'1"
Bedroom 3	3.06m ² x 3.42m ²	10'0" x 11'3"
Bedroom 4	3.78m x 2.78m ²	12'5" x 9'1"
Bathroom	1.93m x 2.11m	6'4" x 6'11"



GROUND FLOOR



FIRST FLOOR

THE WEYBRIDGE

4 bedroom home

Relax	5.05	3.00	16' - 2"	9' - 10"
Live - Eat	2.93	3.57	9' - 7"	11' - 9"
WC	1.75	1.07	5' - 9"	2' - 6"
Bed 3	2.80	3.73	9' - 2"	12' - 3"
Bathroom	2.15	1.69	7' - 0"	5' - 7"
Bed 4	2.46	2.92	8' - 1"	9' - 3"
Bed 2	2.80	4.01	9' - 2"	13' - 2"
Bed 1	3.88	3.74	12' - 9"	12' - 3"
Shower	2.53	1.44	8' - 8"	4' - 9"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ELECTRICAL PROVISION

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

Speak to your Sales Advisor for more details.

Room	Socket Outlets (dual outlets count as 2)	Notes
Kitchen/utility	8	Where homes have separate areas, the kitchen will have a minimum of four outlets and the utility room four. Where appliances are provided, a minimum of three outlets are free for general use
Living/family room	8	A minimum of two outlets are provided near the TV aerial outlet
Bedrooms	6 (4)	A minimum of six outlets for the main bedroom and a minimum of four outlets for other bedrooms.
Dining room	4	-
Landing	2	-
Hall	2	-

MAKE YOUR HOUSE YOUR HOME

This is the fun part. Choose colour and styling options from our standard range of specifications and add extras to make it your own. Speak to your sales advisor about the full range of options and extras available in your property.



INTERNAL FEATURES

- Stylish white internal doors with chrome-finished door handles
- Ceilings & walls finished in white emulsion throughout
- Heat, smoke, and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

OPTIONAL EXTRAS

- Carpet, entrance matting, vinyl and laminate flooring to various rooms
- Chrome switches and socket plates
- Data points and media option points
- Sky Q Media option
- Chrome low voltage downlighters in ceiling





EXTERNAL FEATURES

- UPVC french door/Bi-fold door** to access rear garden area
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight** and multi-point locking system
- Driveway**
- Garage* including power and light^
- Allocated parking**
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

OPTIONAL EXTRAS

- Outside tap
- Integral garage floor paint
- Rear garden fencing
- External socket
- Wireless security alarm
- Doorbell
- Door number plaque
- Turf to rear gardens where applicable

**Sidelight, Allocated Parking , Garage, Bi-fold door and Driveway for these housetypes is Plot Specific.
^Dependent on location of garage. Speak to your Sales Advisor for more details.



BATHROOM FEATURES

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

SHOWER ROOM FEATURES

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and glass door with chrome trim
- Range of full height tiling options to shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

WC FEATURES

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights in ceiling
- A range of vinyl flooring options
- Shaver socket
- Shower head on slide rail over bath and glass shower screen
- Dual shower head to en-suite shower

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights
- A range of vinyl flooring options

MAIN BEDROOM FEATURES

- En-suite shower room*

*Available on selected housetypes only.

OPTIONAL EXTRAS

- 'Classic' or 'Shaker' style sliding door wardrobe system In a choice of colour and glass combinations
- Extra shelving options to wardrobes



KITCHEN FEATURES

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Stainless steel Chimney extractor hood
- Integrated fridge/freezer or undercounter fridge with icebox*
- Stainless steel splashback behind hob
- Single stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops

*Dependent on housetype

OPTIONAL EXTRAS

- Fully fitted designer kitchen in a range of colours and styles
- Solid worktop, under mounted sink and monoblock mixer tap
- Cooking appliances - Pyro oven, Induction hob, extractor hood, microwave*
- Integrated cleaning appliances - dishwasher, washing machine and washer/dryer
- Food storage – Frost free fridge/freezer, under counter freezer*
- Chrome switches and socket plates
- LED lighting strips to underneath of wall units

*Available on selected housetypes only.



MORTGAGE ADVISOR PANEL



We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: enquiries@jlfs.co.uk
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: www.safeguardfinancialservices.co.uk

SOLICITOR PANEL

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

JACKSON LAW FIRM

Phone: 01642 356500 | Email: info@jacksons-law.com
Website: www.jacksons-law.com

PLS

Phone: 0330 024 4536 | Email: info@pls-solicitors.co.uk
Website: www.pls-solicitors.co.uk

GM WILSON

Phone: 01924 291111 | Email: info@gmwilson.co.uk
Website: www.gmwilson.co.uk



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.

AVANT homes

We're here to help you every step of the way, so please don't hesitate to contact us for more information.

**Summerville Quarter
Stockton-On-Tees
TS19 8FT**

01202 096852

www.avanthomes.co.uk/summervilllevillage



Avant Homes 2023 | version 1.0.1

The information contained herein is for general guidance only. Photographs portray a reasonable impression of the properties we build and sell, but some images and show homes may include upgrades or options that have since been discontinued or do not form part of a standard specification. Changes in circumstances or availability of materials may force us to make changes to finishes or elevations from those illustrated. Floor plans demonstrate the general layout of the property and room dimensions are duplicated from working drawings but these are not precise measurements to be relied upon as slight variances will occur on construction of individual properties. Site plans show the intended layout of the development, but we reserve the right to alter layouts subject to appropriate planning consents. Avant Homes cannot offer you financial or legal advice. Please speak to an independent IFA or Solicitor for financial and legal guidance when buying a new home