



st. paul's place

A BOUTIQUE DEVELOPMENT OF JUST 19 PROPERTIES
3 AND 4 BEDROOM SEMI-DETACHED AND DETACHED HOMES

ST PAUL'S PLACE • CRAMLINGTON • NORTHUMBERLAND



Ascent Homes





welcome to your new home...

Ascent Homes is passionate about creating high-quality houses, perfect for your next home. Each development location is carefully selected in the most striking locations, from beachfront tranquility to contemporary urban living to idyllic rural settings, all chosen to complement our unique homes which seamlessly enhance their individual surroundings.

As well as being passionate about the quality of its homes, Ascent has an experienced and dedicated team of specialists who will ensure the home buying process is as smooth and stress-free as possible.

What truly sets Ascent apart is the passion and dedication it holds for the communities in which it operates, utilising local labour and craftsmen for more than 70% of its work, ensuring all developments have a genuine positive impact upon those who live in and around them before they are even complete.



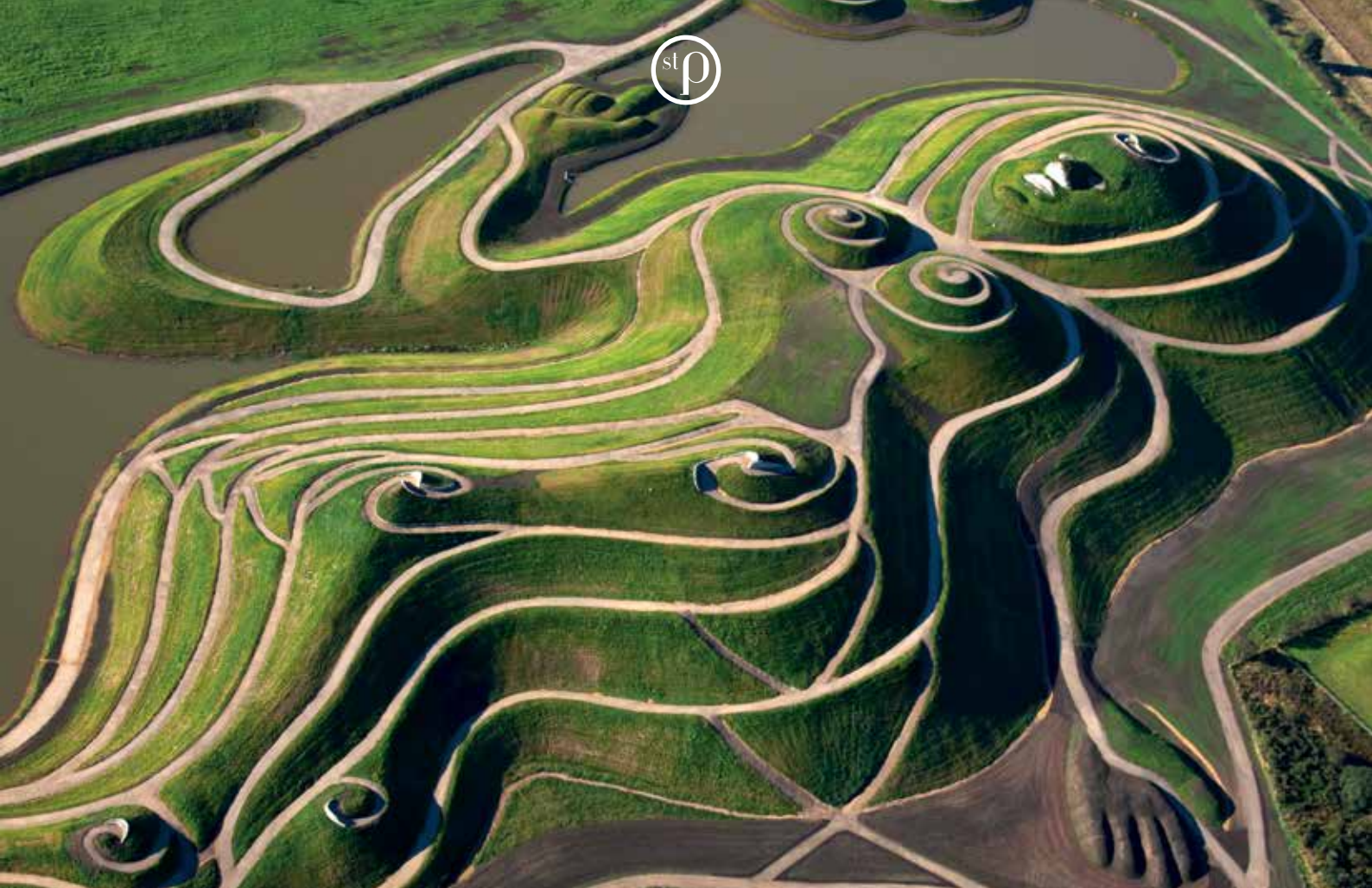
Ascent Homes



st paul's

St Paul's Place is a boutique development of 19 new homes to appeal to a wide range of buyers, including families, first-time buyers and commuters, with a mix of three bed semi-detached and three and four bedroom detached, some properties will have an attached or an integral garage.





3 MINUTES TO CRAMLINGTON
TOWN CENTRE



14 MINUTES TO A1 FOR NORTH
AND SOUTH CONNECTIONS



5 MILES (14 MINUTES) DRIVE
TO BLYTH BEACH ON
THE NORTH EAST COAST



10 MILES (23 MINUTES)
DRIVE TO
NEWCASTLE CITY CENTRE



FIVE
ST PAUL'S PLACE





everything is close at hand...

Located on the edge of Northumberland and North Tyneside, Cramlington is a modern town with a history dating back to the 12th Century. Just nine miles from Newcastle city and five miles from the picturesque North East coast line, Cramlington offers the perfect location to enjoy both city & country life.

Known for its buzzing nightlife and excellent shopping, Newcastle is full of variety and vibrancy - the city centre is full to the brim with premium shopping locations, fantastic restaurants, cultural hotspots and more pubs, bars and clubs than you could ever need. Not to mention the world-renowned Newcastle United FC and premier Newcastle racecourse.

The North East coastline is thought to be some of the most stunning the UK has to offer, from Whitley Bay & Tynemouth in the south to Bamburgh with its imposing coastal castle in the north. Nearby coastal town Blyth is also undergoing rapid regeneration. With beautiful beaches and cliff top walks to explore, you are perfectly placed so close to natural beauty.

A walk around Northumberlandia's stunningly sculpted landscaped park followed by a drink in one of the many local pubs is a great way to spend an afternoon in Cramlington, whilst the town offers a cinema, high street shopping centre and a host of boutique shops & eateries. The delightful Manor Walks Shopping & Leisure Centre is within walking distance and here you'll find a good choice of retail outlets as well as a large Sainsbury's and the Vue cinema.





specification

KITCHEN

- Symphony fitted kitchens in a choice of colours and choice of doors, 40mm worktop and matching up-stand
- Drawers and doors featuring soft close technology
- Integrated Electrolux stainless steel oven and gas hob
- Contemporary stainless steel extractor hood
- Integrated Zanussi Fridge/Freezer
- Stainless steel 1½ bowl sink & mixer tap
- Stainless steel splash back
- Connections and plumbing for washing machine and dishwasher

All the above are part of our Silver Package - see the **Kitchen Upgrade** insert - which highlights the elements that can be upgraded to our Gold or Platinum package

SILVER

GOLD

PLATINUM

BATHROOMS AND EN-SUITES

- Contemporary white fitted sanitary-ware from Abacus
- A large range of stylish Porcelanosa tiles to choose from as well as upgrade options available
- Shower trays with contemporary shower enclosure doors
- Full height tiling to 3 walls and floor tiling supplied as standard
- Chrome tile trims
- Wall hung toilets with soft close system
- Extractor to bathroom, en-suite and cloaks/WC

HEATING

- Chrome ladder style heated towel radiators to bathroom and en-suite
- White panelled radiators to all remaining rooms

LIGHTING AND ELECTRICAL

- Sealed chrome ceiling down-lighters included as standard in kitchens and wet rooms
- TV points in living room as well as bedrooms 1 and 2
- Satellite connection point as well as ample sockets for your TV/media unit in living rooms
- Electrical upgrades available including chrome sockets subject to build stage
- Mains supplied smoke alarms
- Power and light to garage

INTERNAL

- Neutral soft white emulsion throughout
- Contemporary chunky satin/polished chrome door furniture
- Modern composite front door with double glazed panel and multi locking point
- Modern profile white ladder internal door
- Carbon monoxide detector
- Additional electrical items and upgrades available as optional extras subject to build stage on request
- Flooring choices available as an optional extra

EXTERNAL

- Double glazed, energy efficient windows
- Soft outside lighting to front and rear doors
- Landscaped external areas including turf to front and rear gardens
- Patio area to rear external doors
- Block paving to driveways
- Doorbell to front door fitted as standard
- Outside tap fitted as standard to rear garden
- Single up and over garage steel door



THE HOLLY
3 BEDROOMS

OVERALL 89.8 M² | 967 FT²



THE PRIMROSE
3 BEDROOMS

OVERALL 100.68M² | 1083 FT²



THE OAK
4 BEDROOMS

OVERALL 126.3 M² | 1359 FT²



the holly

3 BEDROOMS

OVERALL 89.8 M² | 967 FT²

A hallway leads through to a spacious living room, with a modern kitchen-diner to the rear of the property and patio doors leading onto the garden.

Upstairs features two double bedrooms, one with ensuite, a single bedroom and a family bathroom.



TEN

ST PAUL'S PLACE



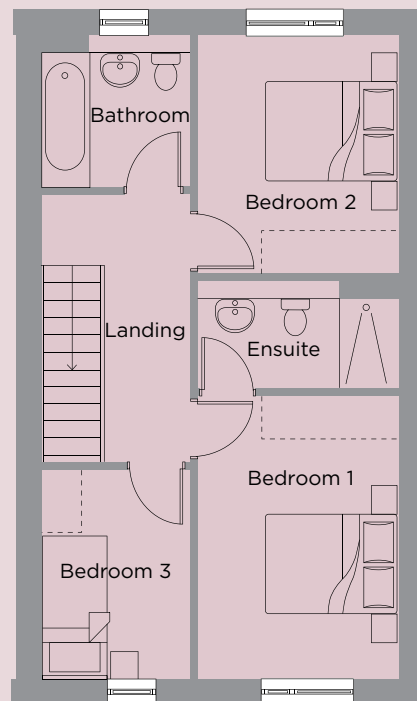
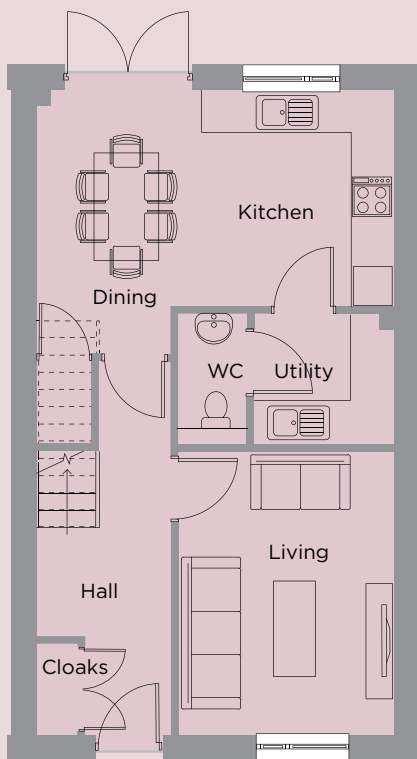
the holly

3 BEDROOMS

OVERALL 89.8 M² | 967 FT²

Ground	Metric (m)	Imperial
Living	3.00 x 3.96	9'10" x 13'0"
Dining	2.33 x 3.66	7'8" x 12'0"
Kitchen	2.68 x 3.02	8'9" x 9'11"
Hall	1.91 x 3.96	6'3" x 13'0"

First	Metric (m)	Imperial
Bed 1	2.81 x 3.96	9'3" x 13'0"
Ensuite	2.81 x 1.51	9'3" x 4'11"
Bed 2	2.81 x 3.32	9'3" x 10'11"
Bed 3	2.10 x 2.94	6'11" x 9'8"
Bathroom	2.10 x 2.11	6'11" x 6'11"



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the primrose

3 BEDROOMS

OVERALL 100.68M² | 1083 FT²

To the front of the ground floor of this three-storey property is a modern fitted kitchen, complete with dining area.

To the rear is a large living space, featuring bi-fold doors opening out to the rear aspect.

On the first floor are two double bedrooms and a large family bathroom. Upstairs to the top floor of the property is the master bedroom, featuring a dressing space and ensuite.



TWELVE

ST PAUL'S PLACE



the primrose

3 BEDROOMS

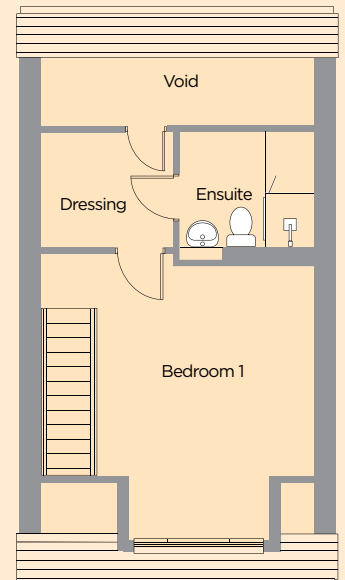
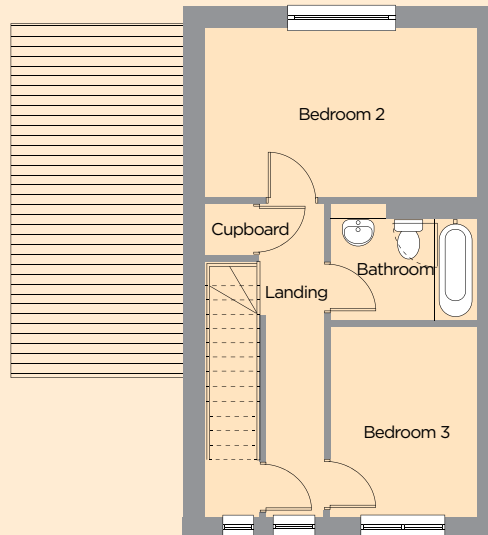
OVERALL 100.68M² | 1083 FT²

PLOTS 2, 3, 6 & 7

Ground	Metric (m)	Imperial
Living	4.50 x 3.76	14'9" x 12'4"
Kitchen / Dining	3.50 x 4.22	11'6" x 13'10"

First	Metric (m)	Imperial
Bed 2	4.50 x 2.80	14'9" x 9'2"
Bed 3	2.42 x 3.14	7'11" x 10'3"
Bathroom	2.42 x 1.95	7'11" x 6'5"

Second	Metric (m)	Imperial
Bed 1	4.50 x 3.96	14'9" x 13'0"
Ensuite	2.21 x 1.91	7'3" x 6'3"
Dressing	2.19 x 1.91	7'2" x 6'3"



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the primrose

3 BEDROOMS

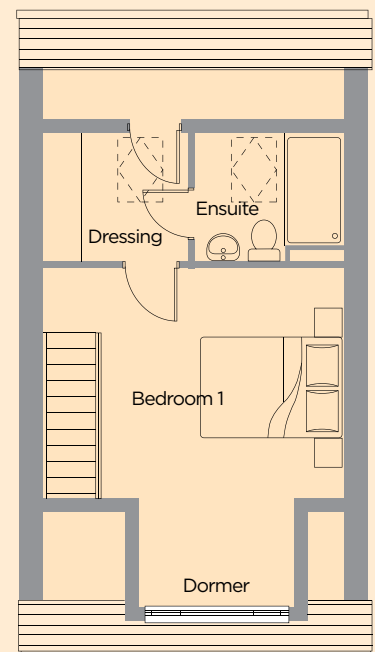
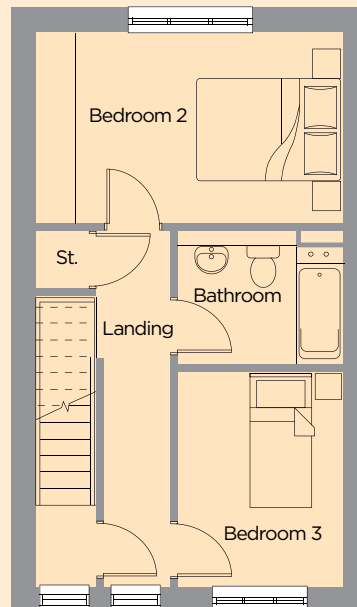
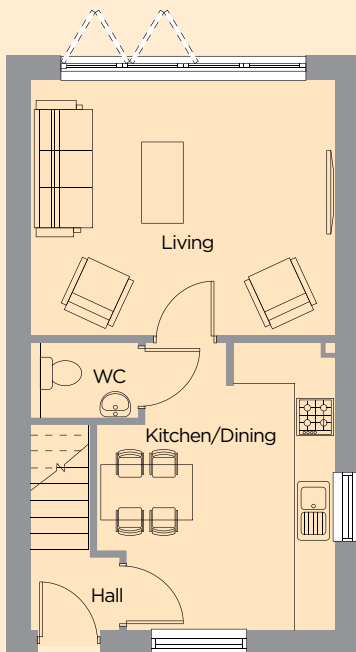
OVERALL 100.68M² | 1083 FT²

PLOTS 14, 15 & 16

Ground	Metric (m)	Imperial
Living	4.50 x 3.76	14'9" x 12'4"
Kitchen / Dining	3.50 x 4.22	11'6" x 13'10"

First	Metric (m)	Imperial
Bed 2	4.50 x 2.80	14'9" x 9'2"
Bed 3	2.42 x 3.14	7'11" x 10'3"
Bathroom	2.42 x 1.95	7'11" x 6'5"

Second	Metric (m)	Imperial
Bed 1	4.50 x 3.96	14'9" x 13'0"
Ensuite	2.21 x 1.91	7'3" x 6'3"
Dressing	2.19 x 1.91	7'2" x 6'3"



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the oak

4 BEDROOMS

OVERALL 126.3 M² | 1359 FT²

This stunning home is opened up by a central hallway, with a large living room to the front of the property perfect for entertaining. To the rear is the heart beat of the house - a large modern kitchen with an open dining and family areas. A separate utility and integral garage complete the downstairs.

Upstairs are four double bedrooms, one with ensuite, and a large family bathroom.





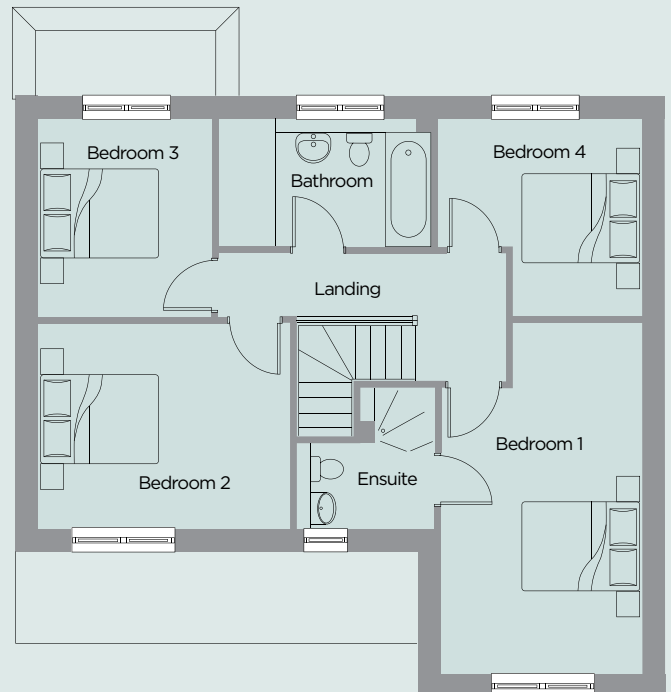
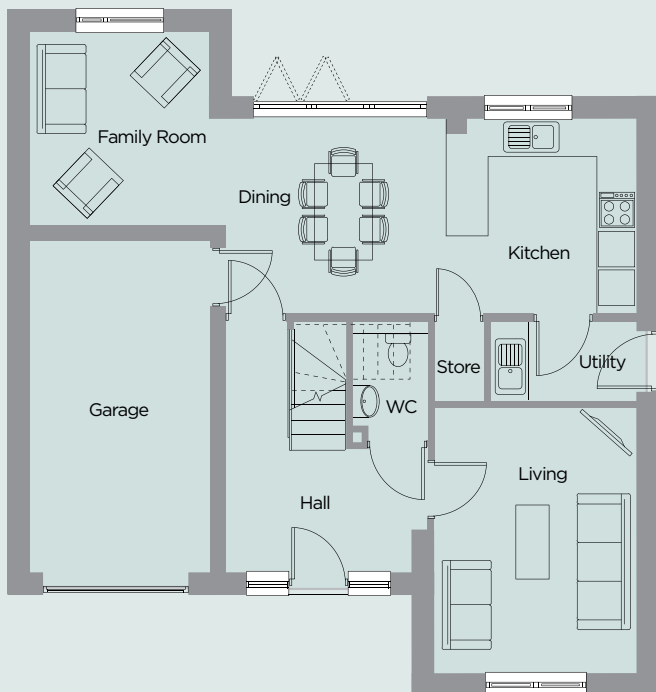
the oak

4 BEDROOMS

OVERALL 126.3 M² | 1359 FT²

Ground	Metric (m)	Imperial
Living	3.14 x 4.16	10'3" x 13'8"
Kitchen	2.95 x 3.04	9'8" x 10'0"
Dining	3.46 x 3.04	11'4" x 10'0"
Family	2.79 x 3.03	9'2" x 9'11"
Hall	2.91 x 3.88	9'7" x 12'9"

First	Metric (m)	Imperial
Bed 1	3.14 x 5.47	10'3" x 17'11"
Ensuite	2.16 x 2.21	7'1" x 7'3"
Bed 2	3.94 x 3.21	12'11" x 10'6"
Bed 3	2.73 x 3.08	8'11" x 10'1"
Bed 4	3.20 x 3.08	10'6" x 10'1"
Bathroom	3.30 x 2.00	10'10" x 6'7"



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what's local...

Primary School

Hareside Primary School

Hareside, Cramlington NE23 6BL
01670 712440

Shanklea Primary School

Nairn Rd, Parkside Close,
Cramlington NE23 1RQ
01670 715205

Cragside Church of England

Primary School
Westloch Rd, Cramlington
NE23 6LW
01670 714200

Secondary School

Hillcrest School

E View Ave, Cramlington NE23 1DY
01670 713632

Cramlington Learning Village

Highburn, Cramlington NE23 6BN
01670 712311

Astley Community High School

Elsdon Ave, Seaton Delaval,
Northumberland NE25 0BP
0191 237 1505

Local Authority

Northumberland County Council

County Hall,
Morpeth NE61 2EF

Police

Northumbria Police - Blyth

Arms Everytne House, Quay Rd,
Dun Cow Quay, Blyth NE24 2AS
northumbria.police.uk

Doctor

Dr G Cassie

Forum Family Practice
The Health Centre, Cramlington
NE23 6QN
01670 713021

Dentist

Burnett Dental Group

Dental Surgery, 8 Church St,
Cramlington NE23 6QQ
01670 716671

Post Office

Blyth Post Office

Manor Walk Shopping Centre,
Commercial Way, Cramlington
NE23 6RZ
01670 735739

Supermarket

Sainsbury's

Cramlington NE23 6RT
01670 738542

Recreation

Concordia Leisure Centre

Forum Way, Cramlington NE23 6YB
01670 620200

Train Station

Cramlington Train Station

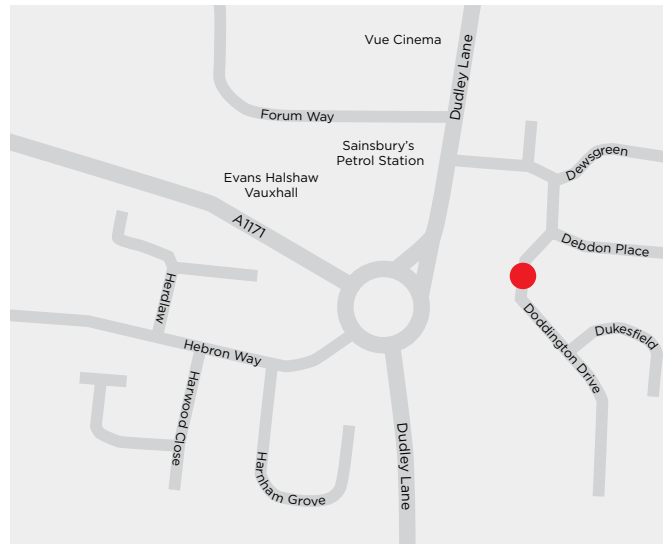
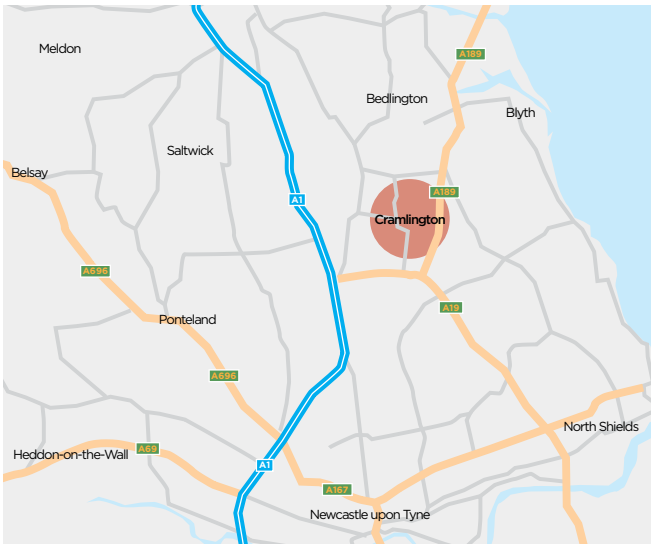
Cramlington NE23 3WU

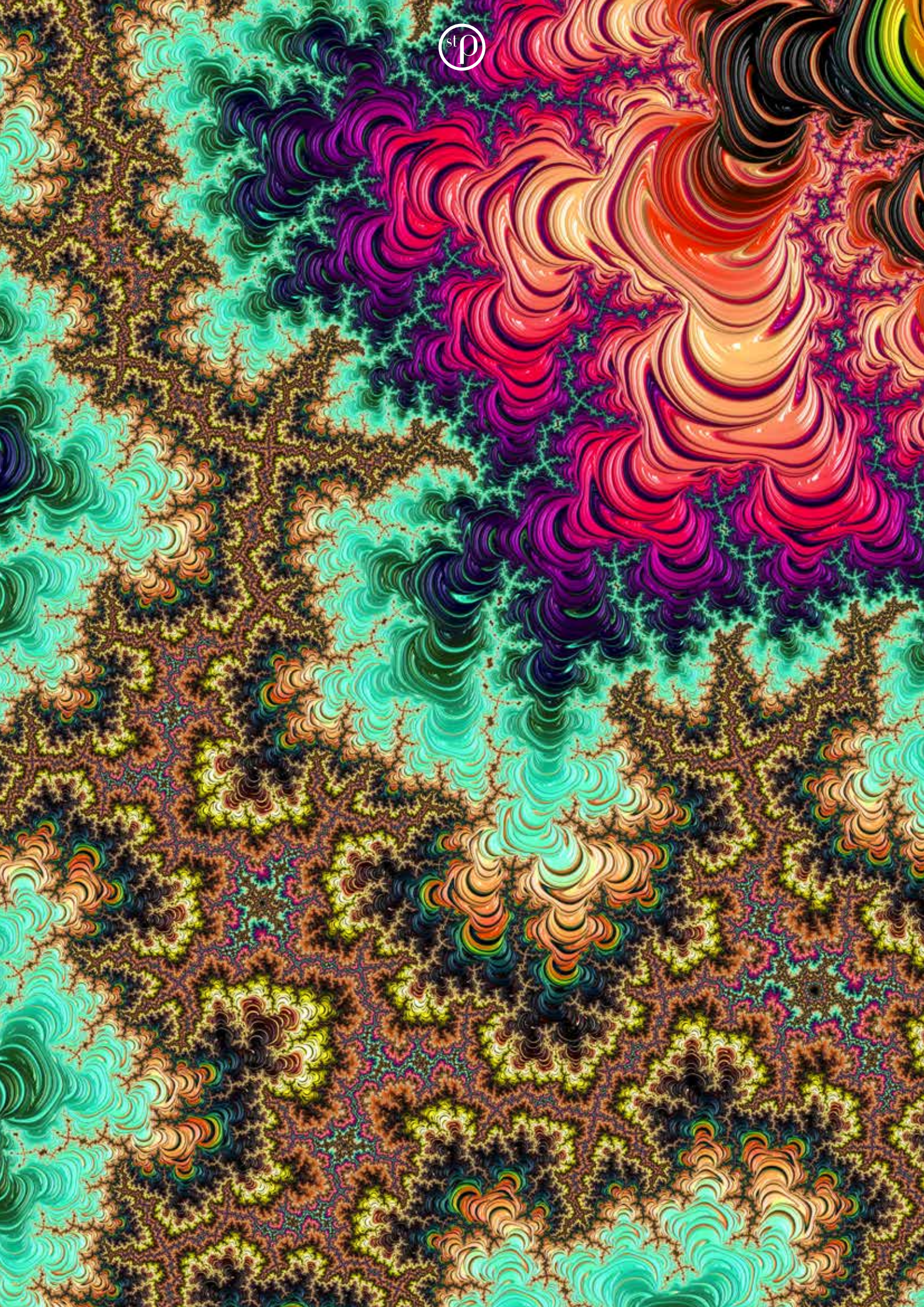


finding st paul's

Leave the A1, taking the eastbound A19 towards Cramlington.

Carry on this road for around two miles before taking the exit onto Dudley Lane towards B1319/Cramlington. Continue on Dudley Lane towards Cramlington centre, through three roundabouts. 'at the fourth roundabout, take the 3rd exit onto Dudley Lane, before turning right onto Doddington drive. The development will be clearly signed.







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