

LOCATION



Bowes Manor  
BURNOPFIELD

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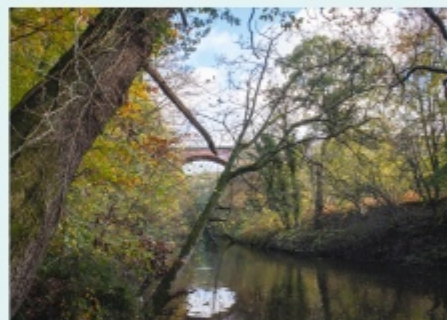
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HOMES



# A great countryside location but only minutes from the attractions of Durham and Newcastle

Discover a luxury development of 48 beautiful two bedroom bungalows, three bedroom terraced and semi-detached homes, and four and five bedroom detached homes. Located in an attractive countryside setting, close to Hobson Golf Club and Burnopfield Cricket Club, this highly desirable area is just 9 miles from the centre of Newcastle.

The village of Burnopfield benefits from local amenities including convenience stores, takeaways, doctors and a dentist. For the ultimate shopping and dining experience, the UK's original 'mega-mall' Metrocentre is just over 5 miles away.



## A unique development of 48 homes – COUNTRYSIDE LIVING

Just over two miles from the development you'll find Gibside Estate, one of a few surviving 18th century designed landscapes that was fashioned with two things in mind; spectacular views and wow moments. With 600 acres of gardens, woodland and countryside it's perfect for walks, wildlife spotting and days out with the family.

Bowes Manor is ideally located for commuters with the A1(M) close by, a local bus route connecting Gateshead and Newcastle, and the main East Coast train line at Newcastle Central Station linking routes further afield. Burnopfield is also well served by a good mix of local primary and secondary schools, many of which are highly rated by OFSTED.



Close to Hobson Golf Club and Burnopfield Cricket Club



Just 9 miles from the centre of Newcastle and 13 miles from Durham



Great transport links and close to the A1(M) with easy access to Newcastle, Gateshead and Durham



Good local amenities and just over 5 miles from Metrocentre



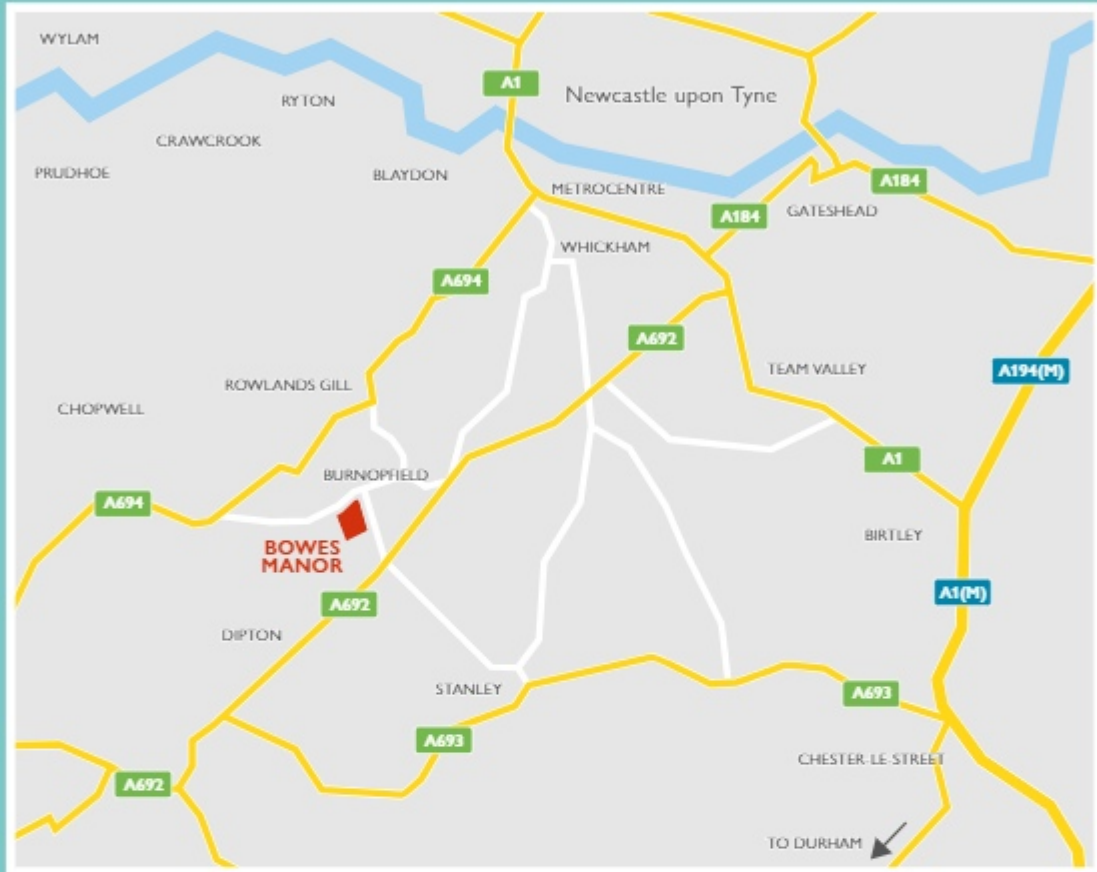
Excellent primary and secondary schools



ING BUT ONLY 20 MINUTES FROM THE HUSTLE AND BUSTLE OF THE CITY



## AREA LOCATION



BOWES MANOR, SYKE ROAD, BURNOPFIELD, COUNTY DURHAM NE16 6AU



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LEVEL 6, WEST TOWER, BALTIC PLACE, SOUTH SHORE ROAD,  
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DEVELOPMENT



Bowes Manor  
BURNOPFIELD

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A superb development – WITH A SELECTION OF 48 HOMES DESIGNED TO COMPLIMENT TODAY'S MODERN LIVING



Bowes Manor  
Development Layout

Proposed Future  
Development

- |   |  |
|---|--|
|  Adair Bungalow<br>2 bedroom home<br>PLOTS 25, 26, 27, 28, 29 & 30           |  Leonardo Garden Room<br>4 bedroom home<br>PLOTS 8, 21 & 18                       |
|  Alexander<br>3 bedroom home<br>PLOTS 32, 33, 36, 37, 42, 43 & 44            |  Lawrie Garden Room<br>5 bedroom home<br>PLOTS 1, 4, 9, 20 & 22                   |
|  Clemente Garden Room<br>4 bedroom home<br>PLOTS 16, 31, 34, 35, 38, 41 & 45 |  Linton Garden Room<br>5 bedroom home<br>PLOTS 2 & 5                              |
|  Everett Garden Room<br>4 bedroom home<br>PLOTS 12, 13, 17 & 39              |  Mackintosh Garden Room<br>5 bedroom home<br>PLOTS 6, 14, 15, 18, 19, 23, 46 & 47 |
|  Hutton Garden Room<br>4 bedroom home<br>PLOTS 3, 7, 10, 11, 21 & 40         |  |

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



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# SPECIFICATION



## Bowes Manor BURNOPFIELD

  
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Our attention  
to detail extends to  
every finish, fitting and  
appliance

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Robertson Homes have been building fine family homes for over fifty years, and over that half century we've gained a wealth of experience.

Today we continue to insist on old-fashioned quality and craftsmanship while designing and building thoroughly modern homes. That care and attention to detail extends to the exceptional specification that comes as standard with your new Robertson home. We offer a huge choice of finishes so you can create a unique space that reflects your taste and personality. Our suppliers include some of the world's most desirable and trusted brands.

## HOMES WITHOUT COMPROMISE



AEG and Zanussi  
appliances



Laufen Sanitaryware, Hansgrohe  
Taps, Hammonds Wardrobe



Stylish fitted kitchens by  
Symphony



Designer tiles from  
Porcelanosa



Personalise your home  
with a range of colours  
and finishes

# HOME SPECIFICATION

		ADAIR	ALEXANDER ET	CLEMENTE GARDEN ROOM	EVERETT GARDEN ROOM	HUTTON GARDEN ROOM	LAWRIE GARDEN ROOM	LEONARDO GARDEN ROOM	LINTON GARDEN ROOM	MACKINTOSH GARDEN ROOM	
KITCHEN	Units	By Symphony Kitchens in a range of colours*	•	•	•	•	•	•	•	•	
	Worktops	22mm laminate in a range of colours *	•	•	•	•	•	•	•	•	•
		Upstand to match main worktop (95mm)	•	•	•	•	•	•	•	•	•
	Sink & tap	Stainless steel 1½ bowl sink with drainer with chrome mixer tap	•	•	•	•	•	•	•	•	
	Appliances	Induction hob - 600mm wide 4 zone by AEG with extractor by AEG	•	•	•	•	•				
		Induction hob - 800mm wide 5 zone by AEG with extractor by AEG						•	•	•	•
		Stainless steel single oven by AEG	•	•							
		Stainless Steel single oven by AEG and stainless steel microwave in tall unit by AEG			•	•	•	•	•	•	•
		Fully integrated dishwasher by ZANUSSI			•	•	•	•	•	•	•
		Fully integrated fridge/freezer by ZANUSSI	•	•	•	•	•	•	•	•	•
Electrics	All switchplates and sockets to kitchens to be brushed chrome	•	•	•	•	•	•	•	•	•	
	Brushed chrome multi-point switch system to kitchen for fridge/freezer/dishwasher/hob**	•	•	•	•	•	•	•	•	•	
	Under unit lighting	•	•	•	•	•	•	•	•	•	
	Low voltage chrome downlighters	•	•	•	•	•	•	•	•	•	
UTILITY	Units	By Symphony kitchens in a range of colours*		•	•	•	•	•	•	•	
	Worktops	22mm laminate in a range of colours*		•	•	•	•	•	•	•	
		Upstand to match main worktop (95mm)		•	•	•	•	•	•	•	
	Sink & tap	Stainless steel single bowl sink with drainer and chrome mixer tap			•	•	•	•	•	•	
Electrics	Low voltage chrome downlighters		•	•	•	•	•	•	•		
BATHROOM	Basin & tap	LAUFEN VAL slimline basin with HANSGROHE Talis E80 mixer tap, push-open waste	•	•	•	•	•	•	•	•	
	WC	LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate	•	•	•	•	•	•	•	•	
	Bath	CARRON QUANTUM DUO acrylic bath (1700 x 750mm) with side panel	•	•	•	•	•	•	•	•	
	Shower	HANSGROHE Ecostat 1001CL thermostatic bath shower mixer & Croma Select Handshower	•	•	•	•	•	•	•	•	
	Tiles	Porcelanosa half height tiling to sanitaryware in a range of colours with flat edge brushed chrome tile trim*	•	•	•	•	•	•	•	•	
	Electrics	IP65 rated waterproof low voltage chrome downlighters	•	•	•	•	•	•	•	•	•
Heated towel rail		•	•	•	•	•	•	•	•	•	
EN-SUITE 1	Basin & tap	LAUFEN VAL slimline basin with HANSGROHE Talis E80 mixer tap, push-open waste		•	•	•	•	•	•	•	
	Vanity unit	LAUFEN under basin vanity unit in a choice of colours*		•	•	•	•	•	•	•	
	WC	LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate		•	•	•	•	•	•	•	
	Shower	Thermostatic shower HANSGROHE Crometta S240 Showerpipe		•	•	•	•	•	•	•	
	Tiles	Porcelanosa half height tiling to sanitaryware in a range of colours with flat edge brushed chrome tile trim*		•	•	•	•	•	•	•	
	Electrics	IP65 rated waterproof low voltage chrome downlighters		•	•	•	•	•	•	•	•
Heated towel rail			•	•	•	•	•	•	•	•	
EN-SUITE 2	Basin & tap	LAUFEN VAL slimline basin with HANSGROHE Talis E80 mixer tap, chrome bottle trap			•	•	•	•	•	•	
	WC	LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate			•	•	•	•	•	•	
	Shower	Thermostatic shower (HANSGROHE Ecostat 1001 CL with HANSGROHE Croma Select S110)			•	•	•	•	•	•	
	Tiles	Porcelanosa half height tiling to sanitaryware in a range of colours with flat edge brushed chrome tile trim*			•	•	•	•	•	•	
	Electrics	IP65 rated waterproof low voltage chrome downlighters			•	•	•	•	•	•	

# HOME SPECIFICATION

		ADAIR	ALEXANDER ET	CLEMENTE GARDEN ROOM	EVERETT GARDEN ROOM	HUTTON GARDEN ROOM	LAWRIE GARDEN ROOM	LEONARDO GARDEN ROOM	LINTON GARDEN ROOM	MACKINTOSH GARDEN ROOM
<b>CLOAKROOM</b>	Basin & tap	LAUFEN VAL slimline basin with HANSGROHE Talis E80 mixer tap, chrome bottle trap	*	*	*	*	*	*	*	*
	WC	LAUFEN PRO close coupled WC with white slimline soft close seat	*	*	*	*	*	*	*	*
	Tiles	Porcelanosa half height wall tiling to W.H.B. wall in a range of colours*	*	*	*	*	*	*	*	*
	Electrics	Low voltage chrome downlighters	*	*	*	*	*	*	*	*
<b>ELECTRICS &amp; HEATING**</b>	Radiators (all fittings are white)	Myson radiators fitted with end panels and grills, include thermostatic radiator valves except room with thermostat which is fitted with Lockshield Valves	*	*	*	*	*	*	*	*
	Connectivity	TV point in the garden room			*	*	*	*	*	*
		TV point in the master bedroom		*	*	*	*	*	*	*
		TV point in the dining/family room		*	*	*	*	*	*	*
		Media plate with 2 double sockets, TV and BT points and min 2 no. double sockets to lounge†		*	*	*	*	*	*	*
	Safety	Mains operated smoke detectors with battery backup†		*	*	*	*	*	*	*
		Mains operated carbon monoxide detector adjacent to boiler installation		*	*	*	*	*	*	*
		Mains operated heat detector with battery backup to kitchen		*	*	*	*	*	*	*
	Lighting	Alarm system		*	*	*	*	*	*	*
		PIR feature light at front door		*	*	*	*	*	*	*
		PIR light to rear		*	*	*	*	*	*	*
	Bulkhead light fitting at rear door					*	*	*	*	
<b>INTERNAL FEATURES</b>	Front door	5 point locking system compliant with SECURED BY DESIGN	*	*	*	*	*	*	*	*
		One door chain - polished chrome	*	*	*	*	*	*	*	*
		Polished chrome letter plate and internal draught flap	*	*	*	*	*	*	*	*
		Door number plaque	*	*	*	*	*	*	*	*
	Windows	U.P.V.C. windows to be grey outside (RAL 7016) to all elevations with white inside.	*	*	*	*	*	*	*	*
	Internal doors	Chrome ironmongery to doors	*	*	*	*	*	*	*	*
		Internal doors by Premdoor with vertical and horizontal grooves. Smooth finish and painted light grey (CPL275)	*	*	*	*	*	*	*	*
	Master bedroom	Fitted wardrobe by Hammonds	*	*	*	*	*			
		Walk-in-wardrobe - internal fittings by Hammonds						*	*	*
	Skirtings and Facings, Stairs	Stairs - close tread and risers in MDF (newels - white in colour, handrails - oak)		*	*	*	*	*	*	*
		Skirtings - 145x18 MDF (where applicable)	*	*	*	*	*	*	*	*
	Decoration	Crown Emulsion finish to walls - white matt	*	*	*	*	*	*	*	*
		Crown Emulsion finish to ceilings - white matt	*	*	*	*	*	*	*	*
		Crown Eggshell finish to woodwork and internal door leaves - light grey (CPL275)	*	*	*	*	*	*	*	*
		Crown Eggshell finish to window cill - white	*	*	*	*	*	*	*	*
<b>EXTERNAL FEATURES</b>	Balconies	Glazed Juliette balcony			*	*	*	*	*	
	Paving	Permeable block pavior finish to driveway and shared drives^	*	*	*	*	*	*	*	
		Paving/patio to side/rear of house^	*	*	*	*	*	*	*	
	Garden	Turfed front garden	*	*	*	*	*	*	*	
		Rotivated rear garden	*	*	*	*	*	*	*	
		1800mm close boarded fence from front building line and linking gables^	*	*	*	*	*	*	*	
	External tap†	*	*	*	*	*	*	*		



MORE SPACE, MORE LIGHT, MORE COMFORT.



Our homes come with superior specification included as standard, but we know you may want to make some changes to make your home special to you, that's why we've developed a wide range of finishing touches for you to choose from.



Setting Standards. Protecting Homeowners



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ADAIR BUNGALOW 2 BEDROOM HOME



Bowes Manor  
BURNOPFIELD

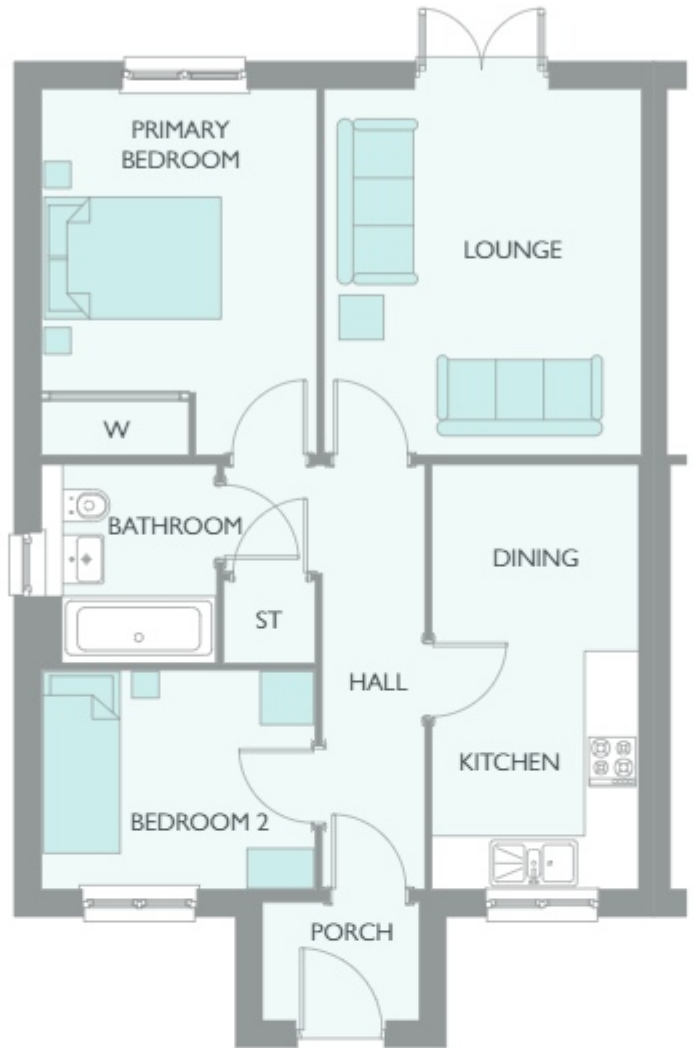
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# ADAIR BUNGALOW 2 BEDROOM HOME



## GROUND FLOOR

AREA	METRIC	IMPERIAL
PORCH	1728 x 1297	5' 8" x 4' 3"
KITCHEN/DINING	4724 x 2287	15' 6" x 7' 6"
LIVING ROOM	4075 x 3528	13' 4" x 11' 7"
BEDROOM 1	4075 x 3063	13' 4" x 10' 1"
BEDROOM 2	3041 x 2429	10' 0" x 8' 0"
BATHROOM	2184 x 1940	7' 2" x 6' 4"

Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchens dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# ALEXANDER 3 BEDROOM HOME



## Bowes Manor BURNOPFIELD

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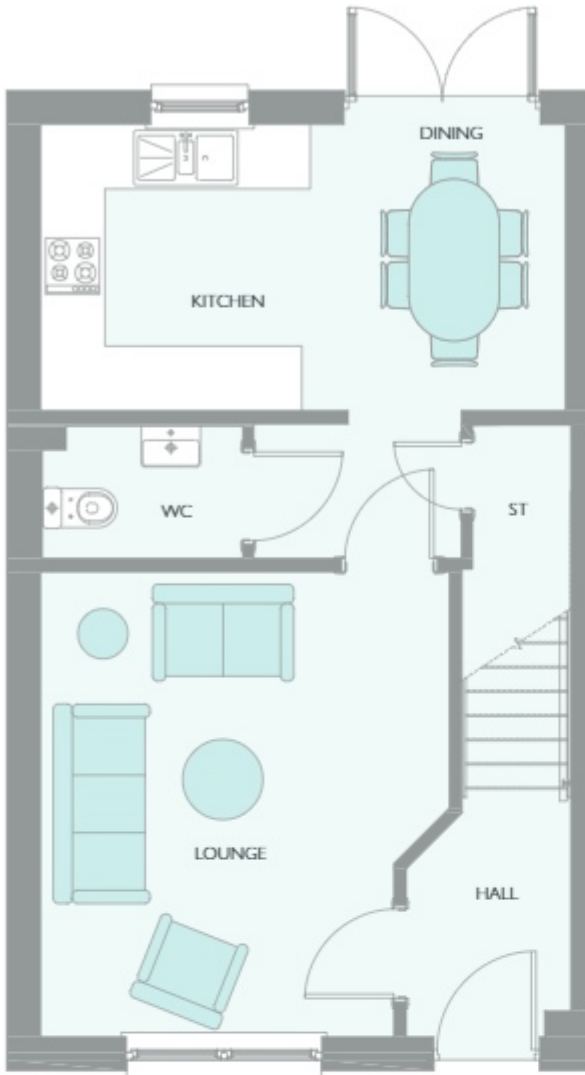


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# ALEXANDER 3 BEDROOM HOME

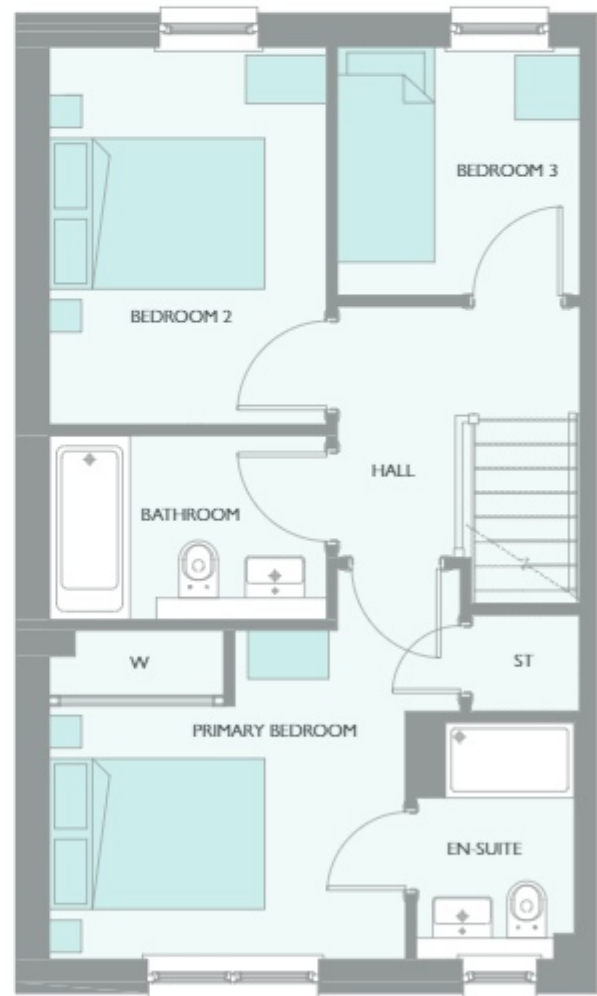


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4320 x 3801	14' 2" x 12' 6"
KITCHEN	2659 x 2425	8' 9" x 7' 11"
DINING	2659 x 2450	8' 9" x 8' 0"
WC	1862 x 1229	6' 1" x 4' 0"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
MASTER BEDROOM	3815 x 3627*	12' 6" x 11' 11"*
EN-SUITE	2195 x 1465	7' 2" x 4' 10"
BEDROOM 2	3507 x 2575	11' 6" x 8' 5"
BEDROOM 3	2312 x 2250	7' 7" x 7' 5"
BATHROOM	2575 x 1712	8' 5" x 5' 7"



\*Max

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CLEMENTE GARDEN ROOM 4 BEDROOM HOME



Bowes Manor  
BURNOPFIELD

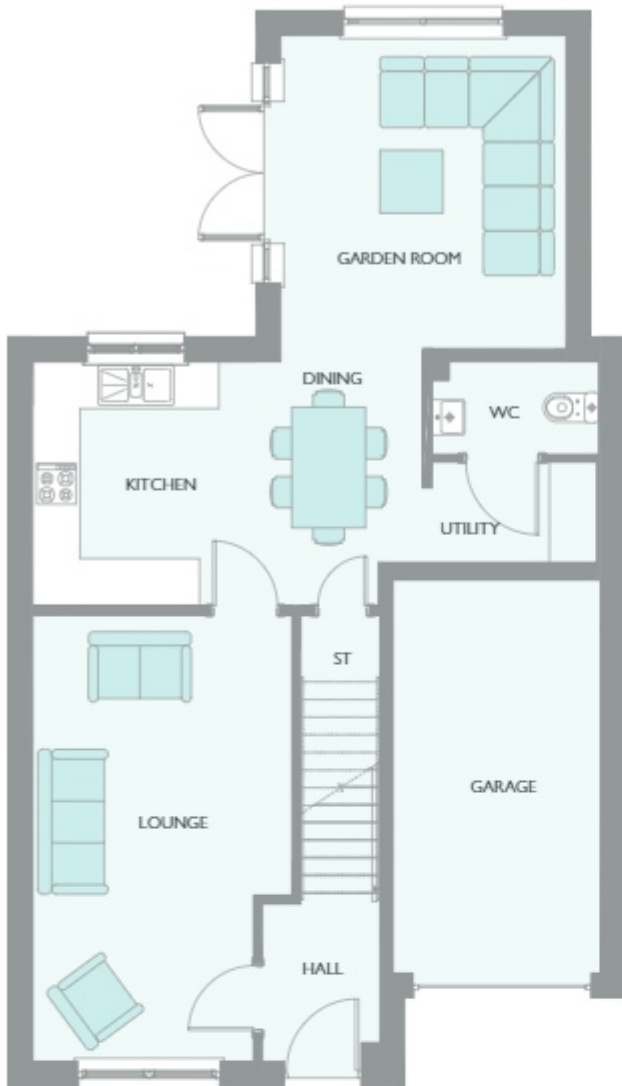
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# CLEMENTE GARDEN ROOM 4 BEDROOM HOME

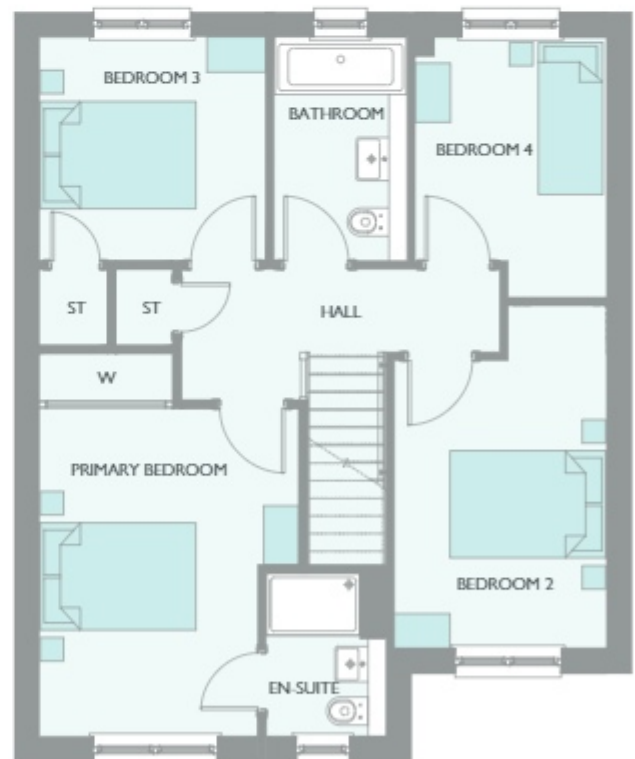


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5687 x 3302	18' 8" x 10' 10"
KITCHEN/DINING	5070 x 3113	16' 7" x 10' 3"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"
UTILITY	2117 x 1278	6' 11" x 4' 2"
WC	2132 x 1181	7' 0" x 3' 10"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4891 x 3316	16' 1" x 10' 11"
EN-SUITE	2084 x 1533	6' 10" x 5' 0"
BEDROOM 2	4377 x 2712	14' 4" x 8' 11"
BEDROOM 3	2892 x 2859	9' 6" x 9' 5"
BEDROOM 4	3324 x 2445	10' 11" x 8' 0"
BATHROOM	2858 x 1700	9' 5" x 5' 7"



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# EVERETT GARDEN ROOM 4 BEDROOM HOME



## Bowes Manor BURNOPFIELD

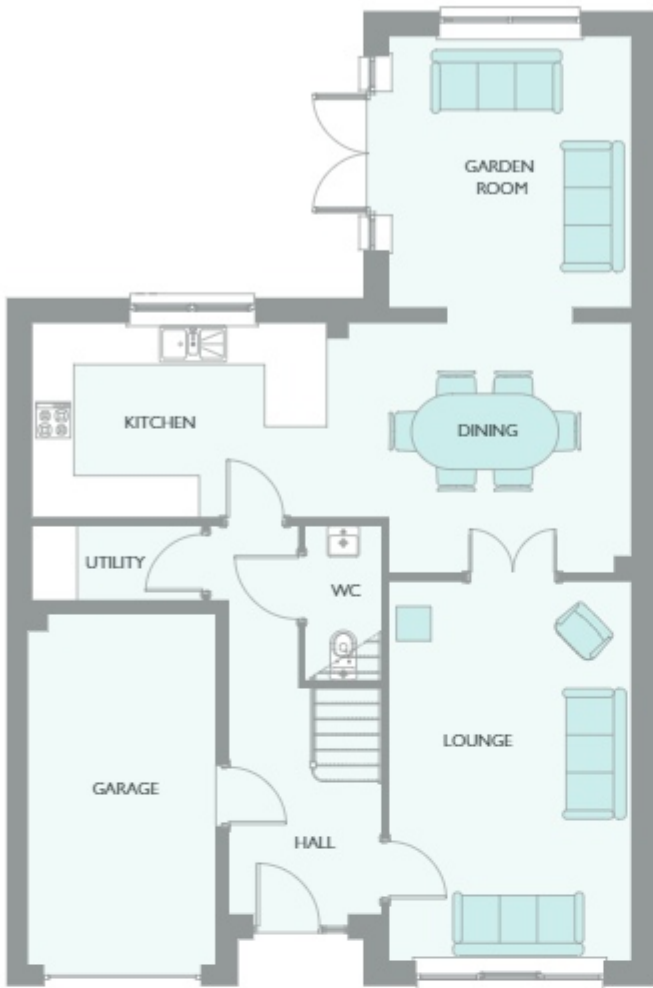
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# EVERETT GARDEN ROOM 4 BEDROOM HOME

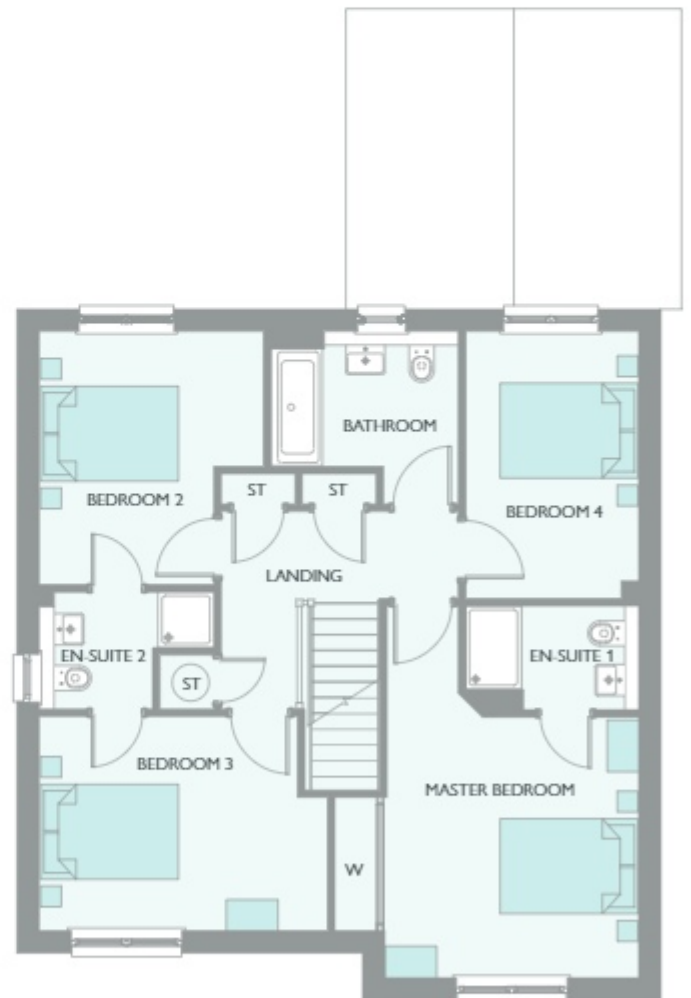


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5561 x 3583	18' 3" x 11' 9"
KITCHEN	4270 x 2762	14' 0" x 9' 1"
DINING	4319 x 3578	14' 2" x 11' 9"
GARDEN ROOM	3996 x 3641	13' 1" x 11' 11"
UTILITY	2304 x 1089	7' 7" x 3' 7"
WC	2244 x 1100	7' 4" x 3' 7"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5332 x 4354	17' 6" x 14' 3"
EN-SUITE 1	2482 x 1494	8' 2" x 4' 11"
BEDROOM 2	3634 x 3219	11' 11" x 10' 7"
EN-SUITE 2	2506 x 1679	8' 3" x 5' 6"
BEDROOM 3	4134 x 3074	13' 7" x 10' 1"
BEDROOM 4	3831 x 2482	12' 7" x 8' 2"
BATHROOM	2686 x 2479	8' 10" x 8' 2"



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# HUTTON GARDEN ROOM 4 BEDROOM HOME



## Bowes Manor BURNOPFIELD

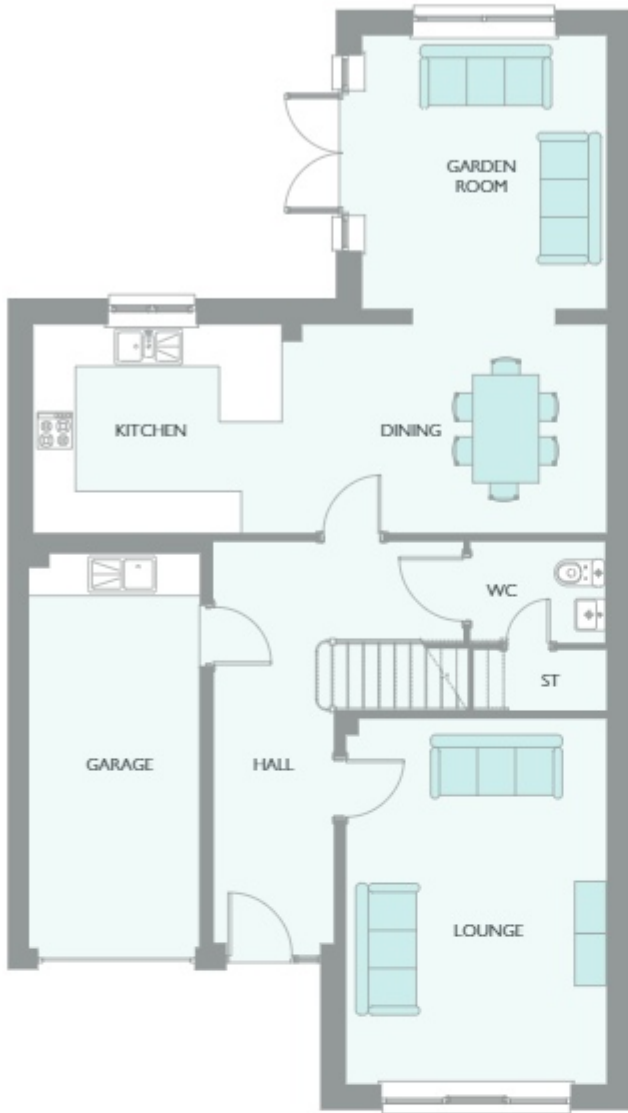
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# HUTTON GARDEN ROOM 4 BEDROOM HOME

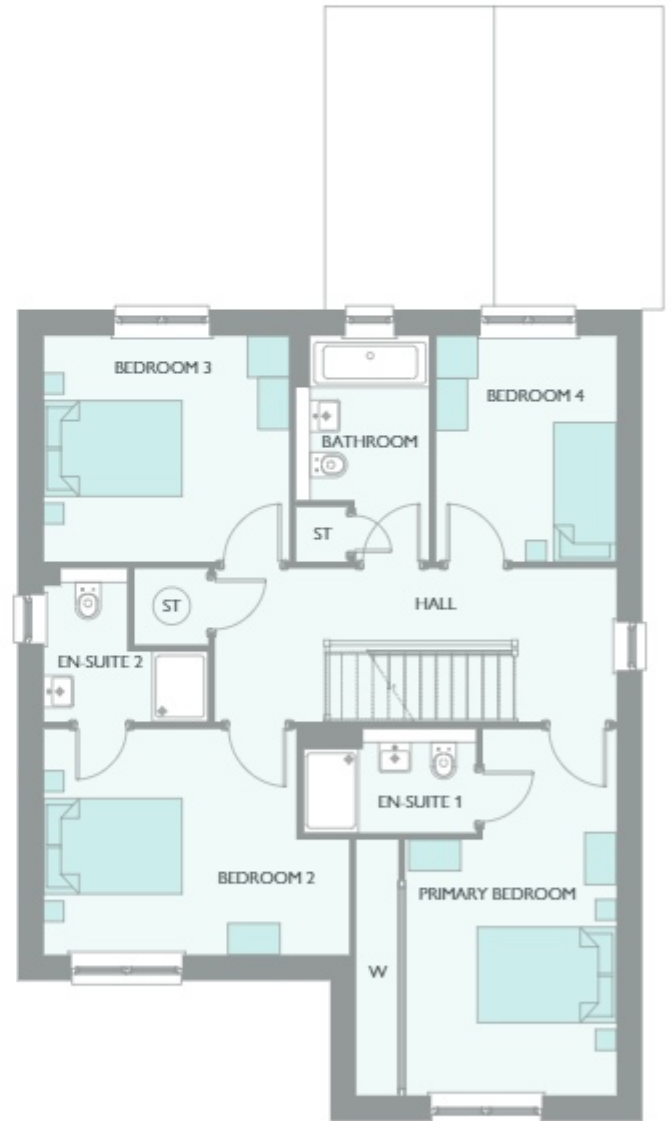


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5322 x 3864	17' 6" x 12' 8"
KITCHEN	3570 x 3016	11' 9" x 9' 11"
DINING	4794 x 3016	15' 9" x 9' 11"
GARDEN ROOM	3996 x 3641	13' 1" x 11' 11"
WC	1965 x 1391	6' 5" x 4' 7"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5346 x 3864	17' 6" x 12' 8"
EN-SUITE 1	2480 x 1500	8' 2" x 4' 11"
BEDROOM 2	4399 x 3321	14' 5" x 10' 11"
EN-SUITE 2	2202 x 2139	7' 3" x 7' 0"
BEDROOM 3	3434 x 3201	11' 3" x 10' 6"
BEDROOM 4	3201 x 2654	10' 6" x 8' 8"
BATHROOM	3201 x 2074	10' 6" x 6' 10"



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LAWRIE GARDEN ROOM 5 BEDROOM HOME



Bowes Manor  
BURNOPFIELD

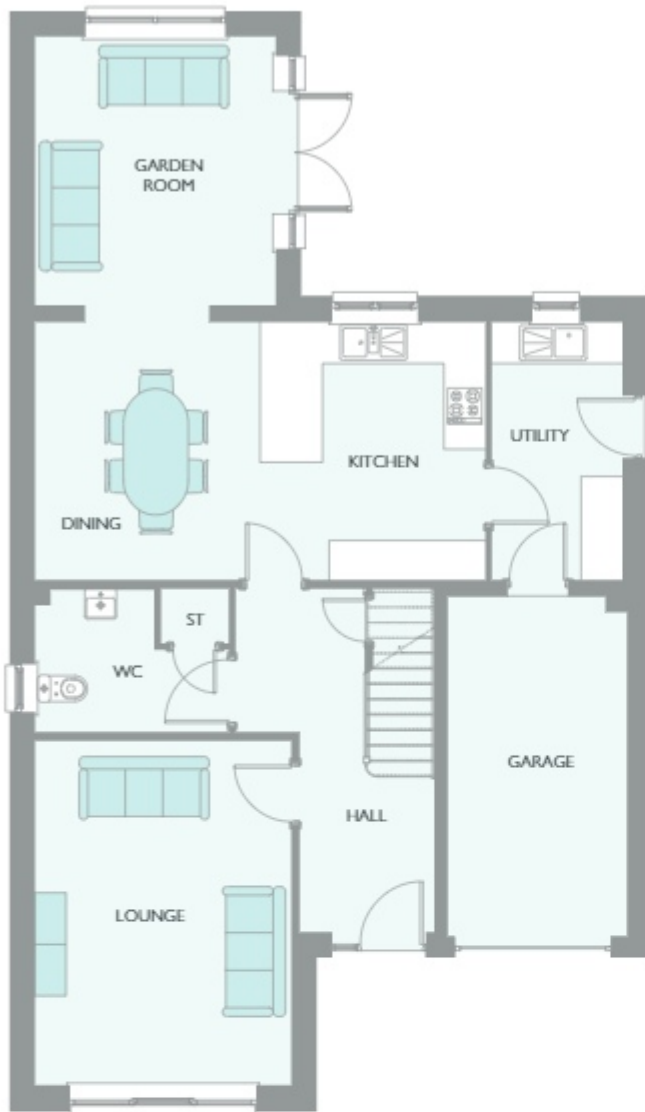


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# LAWRIE GARDEN ROOM 5 BEDROOM HOME

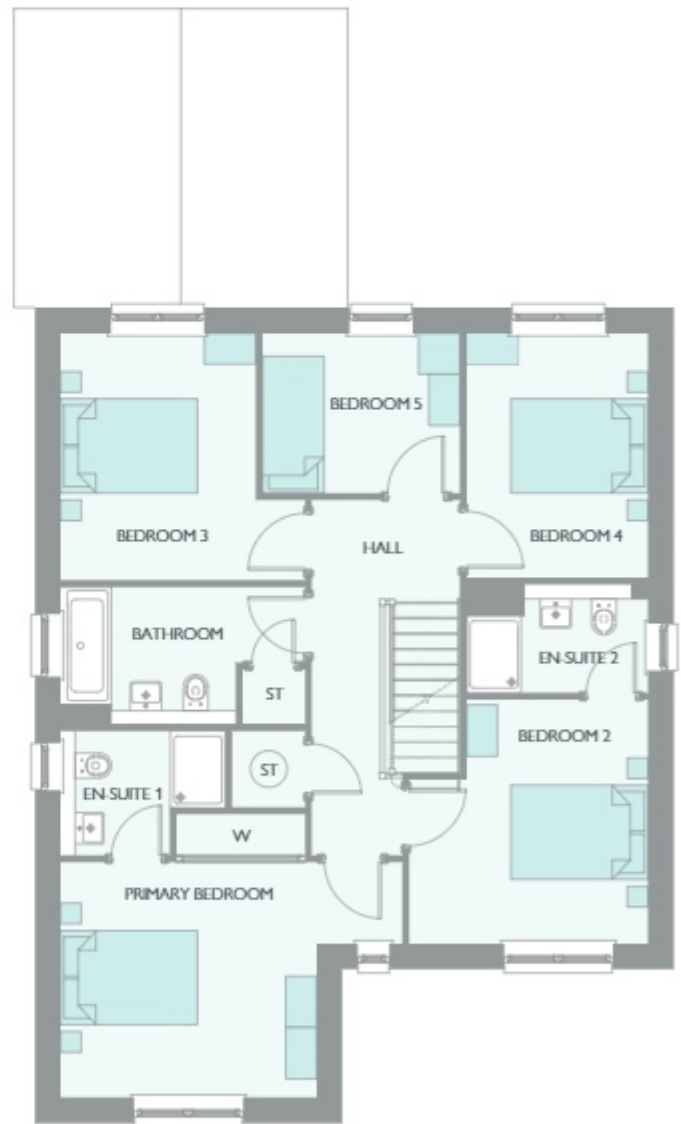


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5107 x 3864	16' 9" x 12' 8"
KITCHEN	3725 x 3285	12' 3" x 10' 9"
DINING	3725 x 3348	12' 3" x 11' 0"
GARDEN ROOM	3996 x 3639	13' 1" x 11' 11"
UTILITY	3725 x 1845	12' 3" x 6' 1"
WC	2843 x 2087	9' 4" x 6' 10"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	3864 x 3501	12' 8" x 11' 6"
EN-SUITE 1	2530 x 1811	8' 4" x 5' 11"
BEDROOM 2	3632 x 3432	11' 11" x 11' 3"
EN-SUITE 2	2597 x 1729	8' 6" x 5' 8"
BEDROOM 3	3561 x 3541	11' 8" x 11' 7"
BEDROOM 4	3521 x 2596	11' 7" x 8' 6"
BEDROOM 5	2878 x 2286	9' 5" x 7' 6"
BATHROOM	3541 x 2001	11' 7" x 6' 7"



Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchens dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# LEONARDO GARDEN ROOM 4 BEDROOM HOME



## Bowes Manor BURNOPFIELD

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ROBERTSON  
HOMES



# LEONARDO GARDEN ROOM 4 BEDROOM HOME

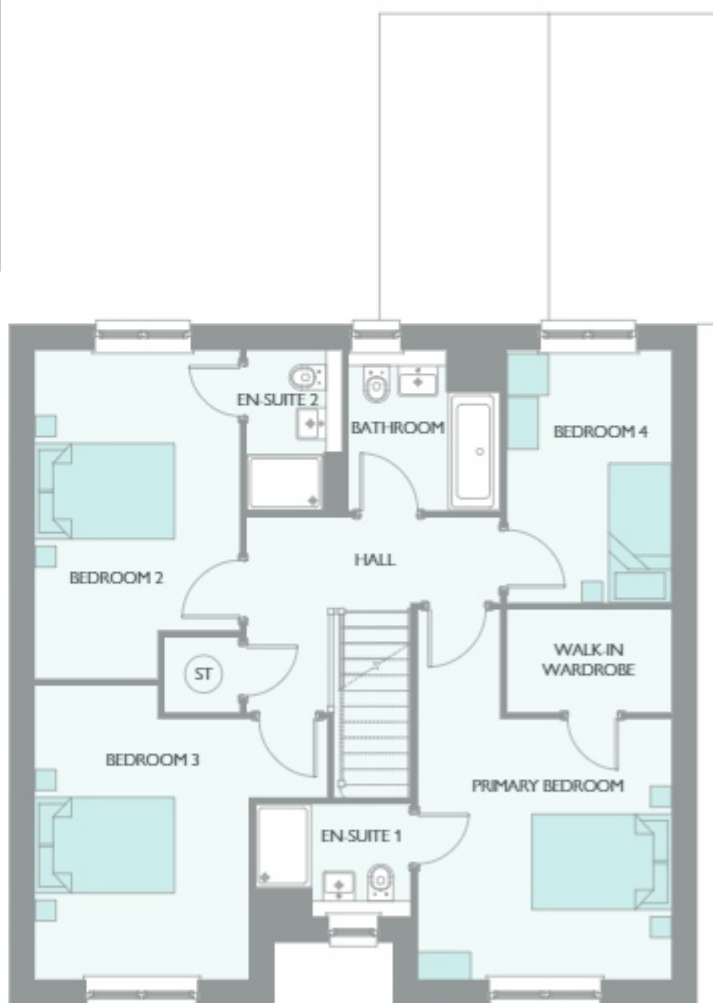


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5761 x 3626	18' 11" x 11' 11"
KITCHEN	4083 x 3150	13' 5" x 10' 4"
DINING / FAMILY	5056 x 3150	16' 7" x 10' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
STUDY	3063 x 2777	10' 1" x 9' 1"
UTILITY	2345 x 1736	7' 8" x 5' 8"
WC	1883 x 1712	6' 2" x 5' 7"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5311 x 3636	17' 5" x 11' 11"
EN-SUITE 1	2223 x 1611	7' 4" x 5' 3"
BEDROOM 2	4721 x 2936	15' 6" x 9' 8"
EN-SUITE 2	2304 x 1364	7' 7" x 4' 6"
BEDROOM 3	4213 x 3063	13' 10" x 10' 1"
BEDROOM 4	3624 x 2361	11' 11" x 7' 9"
BATHROOM	2174 x 2304	7' 2" x 7' 7"



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# LINTON GARDEN ROOM 5 BEDROOM HOME



## Bowes Manor BURNOPFIELD

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ROBERTSON  
HOMES



# LINTON GARDEN ROOM 5 BEDROOM HOME



## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	6213 x 3417	20' 5" x 11' 3"
KITCHEN	3643 x 3582	11' 11" x 11' 9"
DINING / FAMILY	3713 x 3643	12' 2" x 11' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2457 x 1709	8' 1" x 5' 7"
WC	1894 x 1270	6' 3" x 4' 2"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5888 x 3445	19' 4" x 11' 4"
EN-SUITE 1	2992 x 1553	9' 10" x 5' 1"
BEDROOM 2	3700 x 3479	12' 2" x 11' 5"
EN-SUITE 2	2475 x 1553	8' 1" x 5' 1"
BEDROOM 3	3715 x 3692	12' 2" x 12' 1"
BEDROOM 4	4077 x 2420	13' 4" x 7' 11"
BEDROOM 5	3700 x 2836	12' 2" x 9' 4"
BATHROOM	2397 x 2064	7' 10" x 6' 9"



Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchens dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

# MACKINTOSH GARDEN ROOM 5 BEDROOM HOME



## Bowes Manor BURNOPFIELD

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ROBERTSON  
HOMES



# MACKINTOSH GARDEN ROOM 5 BEDROOM HOME

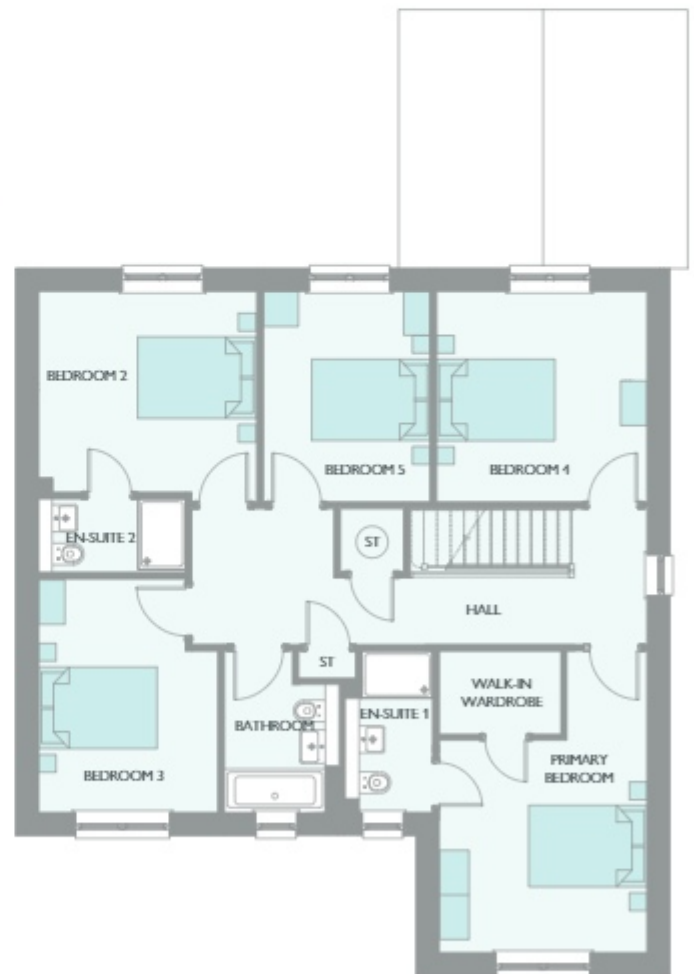


## GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4851 x 3513	15' 11" x 11' 6"
KITCHEN	3529 x 3385	11' 7" x 11' 1"
DINING	5050 x 3529	16' 7" x 11' 7"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3542 x 1727	11' 7" x 5' 8"
WC	2215 x 1313	7' 3" x 4' 4"

## FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5161 x 3414*	16' 11" x 11' 2"*
EN-SUITE 1	2735 x 2179	9' 0" x 7' 2"
WALK-IN WARDROBE	2125 x 1455	7' 0" x 4' 9"
BEDROOM 2	3685 x 3398	12' 1" x 11' 2"
EN-SUITE 2	2482 x 1250	8' 2" x 4' 1"
BEDROOM 3	3950 x 3032	13' 0" x 9' 11"
BEDROOM 4	3563 x 3555	11' 8" x 11' 8"
BEDROOM 5	3563 x 2821	11' 8" x 9' 3"
BATHROOM	2735 x 1932	9' 0" x 6' 4"



\*Max

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# Robertson Homes are a NHQC registered Builder



## THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE

Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

### 1. FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

### 2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

### 3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

### 4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

### 5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

### 6. TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

### 7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

### 9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

### 10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the We want your journey with us to be as smooth and enjoyable as possible. However, in the unfortunate event that you do feel the need to complain, please follow the below link for our full complaints procedure.

### 11. COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

#### HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit:  
[robertsonhomes.co.uk/complaints-procedure/](https://robertsonhomes.co.uk/complaints-procedure/)

Using the Robertson Homes complaints procedure does not affect your statutory rights.

## REGIONAL OFFICE

LEVEL 6, WEST TOWER, BALTIC PLACE,  
SOUTH SHORE ROAD, GATESHEAD NE8 3AE

[robertsonhomes.co.uk](https://robertsonhomes.co.uk)

