

# ECCLESTON PARK

BACKWORTH, NORTH TYNESIDE





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# ECCLESTON PARK

BACKWORTH, NORTH TYNESIDE



-  THE DAISY
-  THE LILY III
-  THE JUNIPER I
-  THE FREESIA
-  THE POPPY
-  THE TULIP
-  THE ROSEMARY
-  THE ORCHID

Please note some house styles contain variants. Please speak to a Sales Executive for plot specific drawings.





# THE DAISY

THREE BED HOME

ECCLESTON PARK  
BACKWORTH, NORTH TYNESIDE



Three-bedroom home with private parking.

The entrance hall leads to the living room and through to an open plan kitchen and dining area with integrated appliances.

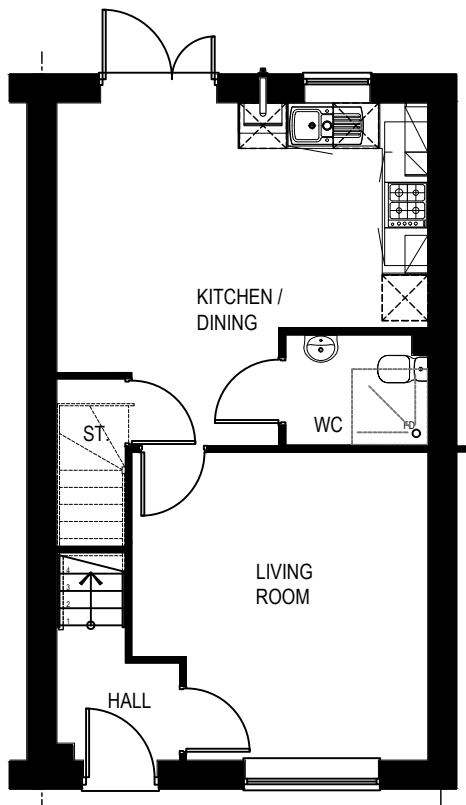
French doors lead to the rear patio and garden.

Ground floor W.C. and storage cupboard.

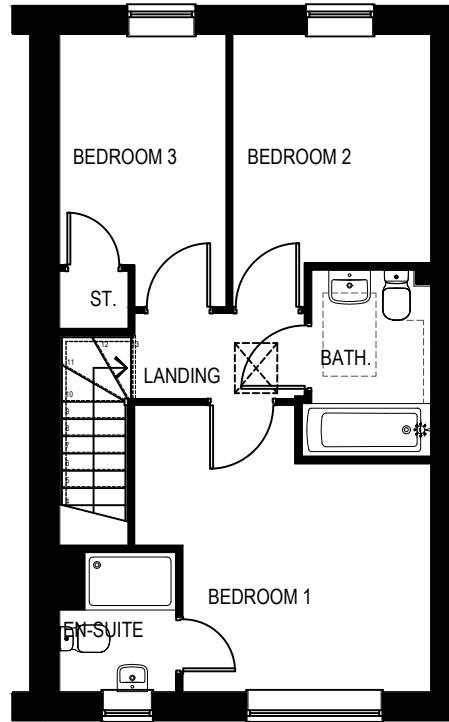
The first floor boasts three bedrooms and a family bathroom.

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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	3911mm x 4070mm / 12' 10" x 13' 4"
Kitchen/Dining	4901mm x 3559mm / 16' 01" x 11' 8"
W.C.	1872mm x 1450mm / 6' 2" x 4' 9"

FIRST FLOOR

Bedroom 1	3911mm x 3002mm / 12' 10" x 9' 10"
Bedroom 2	2614mm x 3015mm / 8' 7" x 9' 11"
Bedroom 3	2199mm x 3042mm / 7' 3" x 10' 0"
Bathroom	2470mm x 1705mm / 8' 1" x 5' 7"
En-suite	1530mm x 1840mm / 5' 0" x 6' 0"

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# THE LILY III

FOUR BED HOME

ECCLESTON PARK  
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The Lily III is a four-bedroom detached, double-fronted, family home with a traditional front porch and a garage with private parking.

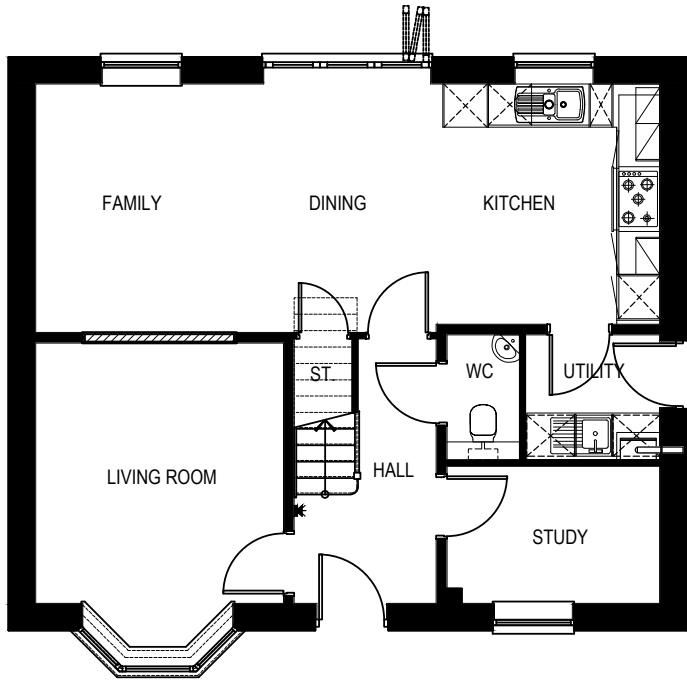
The ground floor entrance hall leads to a well-proportioned living room with a feature bay window and private study. Spacious open-plan family, dining and kitchen area with bi-fold doors leading to the rear terrace and garden.

Contemporary fitted kitchen with integrated appliances and a separate utility plumbed for a washing machine and a ground floor W.C.

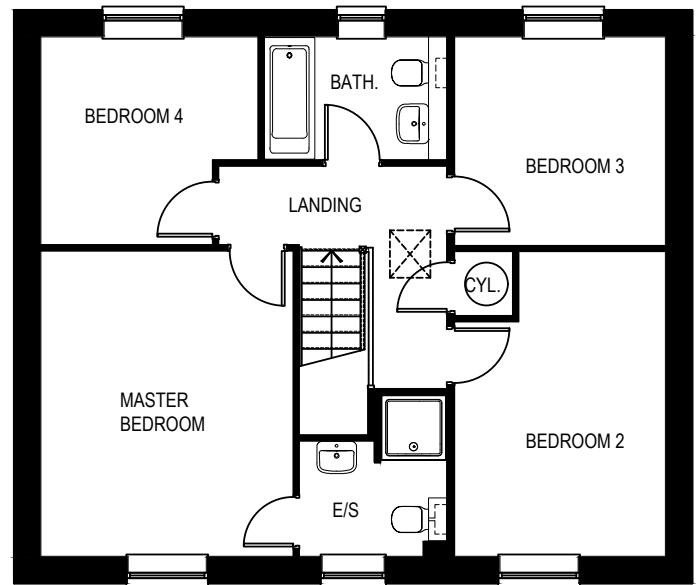
The generous first-floor master bedroom with an en-suite. Three further bedrooms and a family bathroom.

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GROUND FLOOR



FIRST FLOOR

**GROUND FLOOR**

Living Room	3450mm x 3621mm / 11' 4" x 11' 11"
Family/Dining	5577mm x 3456mm / 18' 4" x 11' 4"
Kitchen	3112mm x 3340mm / 10' 3" x 11' 0"
Study	2962mm x 1910mm / 9' 9" x 6' 3"
Utility	1867mm x 1739mm / 6' 2" x 5' 8"
W.C.	1007mm x 1739mm / 3' 4" x 5' 8"

**FIRST FLOOR**

Master Bedroom	3510mm x 4249mm / 11' 6" x 13' 11"
En-suite	2048mm x 2248mm / 6' 9" x 7' 5"
Bedroom 2	2932mm x 4239mm / 9' 7" x 13' 11"
Bedroom 3	2932mm x 2900mm / 9' 7" x 9' 6"
Bedroom 4	3020mm x 2890mm / 9' 11" x 9' 6"
Bathroom	2538mm x 1709mm / 8' 4" x 5' 7"

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# THE JUNIPER I

FOUR BED HOME

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Four-bedroom detached family home with integral garage and private parking bays.

The ground floor entrance hall leads to a spacious, living room. Open-plan kitchen and dining room with bi-fold doors leading to the rear patio and garden.

Contemporary fitted kitchen with integrated appliances, a separate utility plumbed for washing machine.

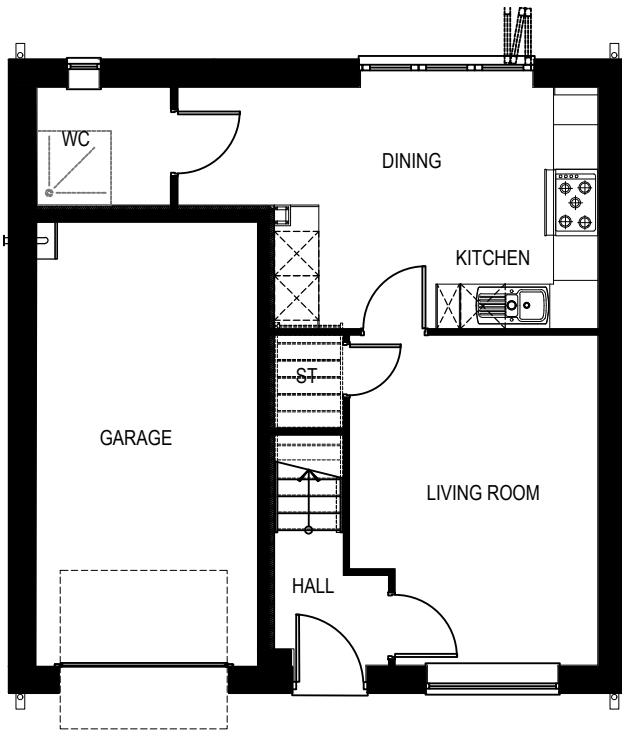
Ground floor storage cupboard and WC. Generous first-floor master bedroom with shower en-suite.

Three further bedrooms and a family bathroom.

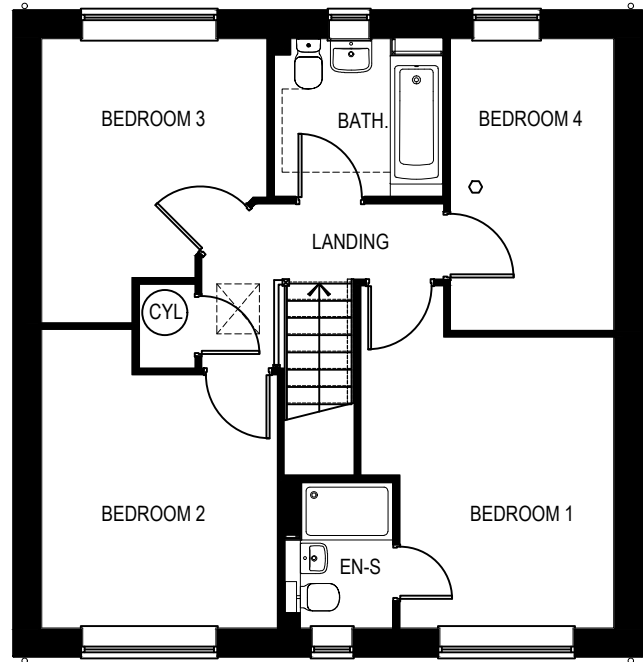
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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining	5665mm x 3252mm / 18' 7" x 10' 8"
Living room	3347mm x 4450mm / 11' 0" x 14' 7"
W.C.	1800mm x 1587mm / 5' 11" x 5' 2"
Garage	3000mm x 6012mm / 9' 10" x 19' 9"

FIRST FLOOR

Bedroom 1	3347mm x 3847mm / 11' 0" x 12' 7"
Bedroom 2	3114mm x 3947mm / 10' 3" x 12' 11"
Bedroom 3	2977mm x 3754mm / 9' 9" x 12' 4"
Bedroom 4	2162mm x 3885mm / 7' 1" x 12' 8"
En-suite	1422mm x 1922mm / 4' 8" x 6' 4"
Bathroom	2225mm x 2082mm / 7' 4" x 6' 10"

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# THE FREESIA

THREE BED HOME

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Three-bedroom family home with private parking.

The ground floor entrance hall leads to a spacious living room and an open plan kitchen and dining area with a contemporary fitted kitchen and integrated appliances. Bi-fold doors lead to the rear patio and garden.

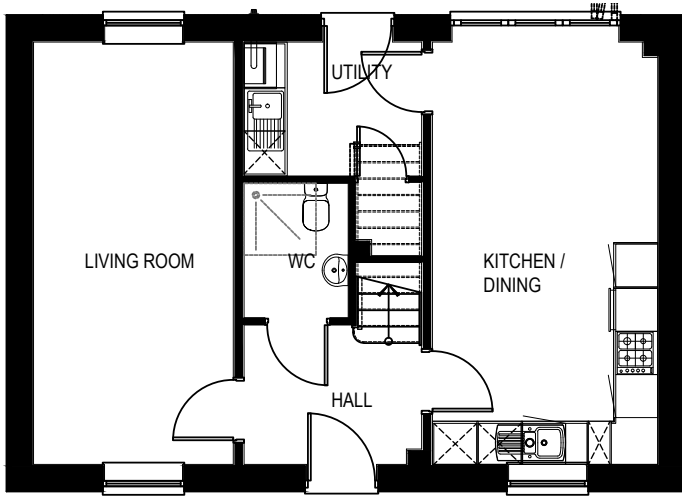
Separate utility plumbed for washing machine.  
Downstairs W.C.

The first floor offers a generous master bedroom with a shower en-suite. Further double bedroom, single bedroom and family bathroom.

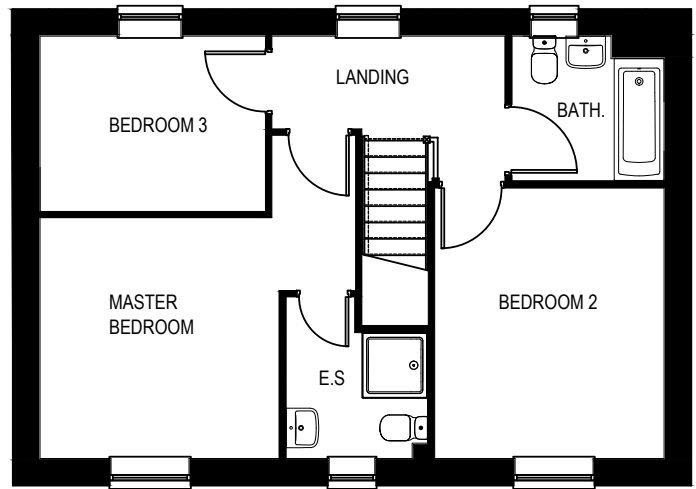
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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	2782mm x 5878mm / 9' 2" x 19' 3"
Kitchen/Dining	3135mm x 5878mm / 10' 3" x 19' 3"
Utility	2472mm x 1865mm / 8' 1" x 6' 1"
W.C.	1450mm x 1872mm / 4' 9" x 6' 2"

FIRST FLOOR

Master Bedroom	3328mm x 3350mm / 10' 11" x 11'
En-suite 1	1967mm x 1750mm / 6' 5" x 5' 9"
Bedroom 2	3195mm x 3764mm / 10' 6" x 12' 4"
Bedroom 3	3139mm x 2439mm / 10' 4" x 8'
Bathroom	2118mm x 2013mm / 6' 11" x 6' 7"

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# THE TULIP

FOUR BED HOME

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Four-bedroom detached home with integral garage and private parking.

The ground-floor entrance hall leads to a generous living room with a walk-in bay window.

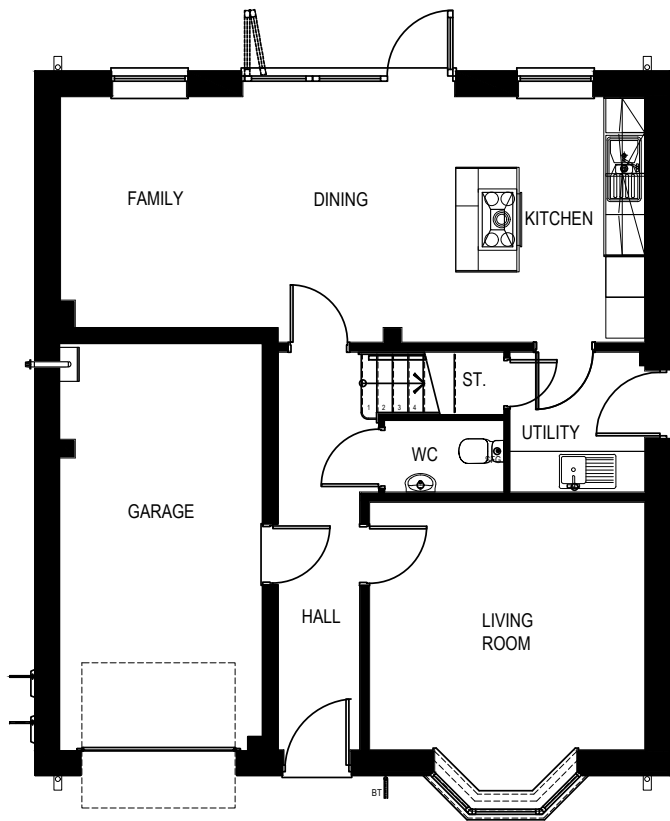
Open plan kitchen and dining area to the rear with integrated appliances and access to utility, W.C. and garage. Bi-fold doors lead to the rear patio and garden.

The first floor offers a master bedroom with a double shower en-suite. Two further double bedrooms, one single bedroom and a family bathroom.

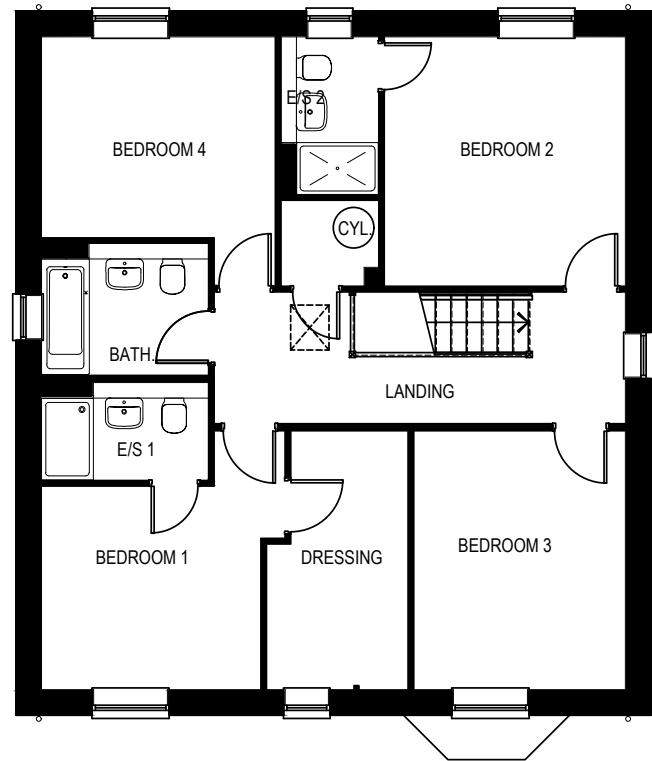
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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	3177mm x 4675mm / 10' 5" x 15' 4"
Kitchen/Dining	6565mm x 3252mm / 21' 6" x 10' 8"
W.C.	1800mm x 1812mm / 5' 11" x 5' 11"
Garage	3000mm x 6000mm / 9' 10" x 19' 8"

FIRST FLOOR

Bedroom 1	3124mm x 4978mm / 10' 13" x 16' 4"
Bedroom 2	4214mm x 3919mm / 13' 10" x 12' 10"
Bedroom 3	3090mm x 4005mm / 10' 2" x 13' 2"
Bedroom 4	3025mm x 2944mm / 9' 11" x 9' 8"
En-suite	1960mm x 1890mm / 6' 5" x 6' 2"
Bathroom	2012mm x 2150mm / 6' 7" x 7' 1"

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# THE ROSEMARY

FIVE BED HOME

ECCLESTON PARK  
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Five-bedroom detached three-story family home. Block paved drive leading to detached single garage and parking bays.

The ground floor entrance hall leads through a contemporary kitchen and dining to the rear with integrated appliances with French doors leading onto the terrace and garden area.

Ground floor study opposite a separate generous living room.

Separate utility and WC.

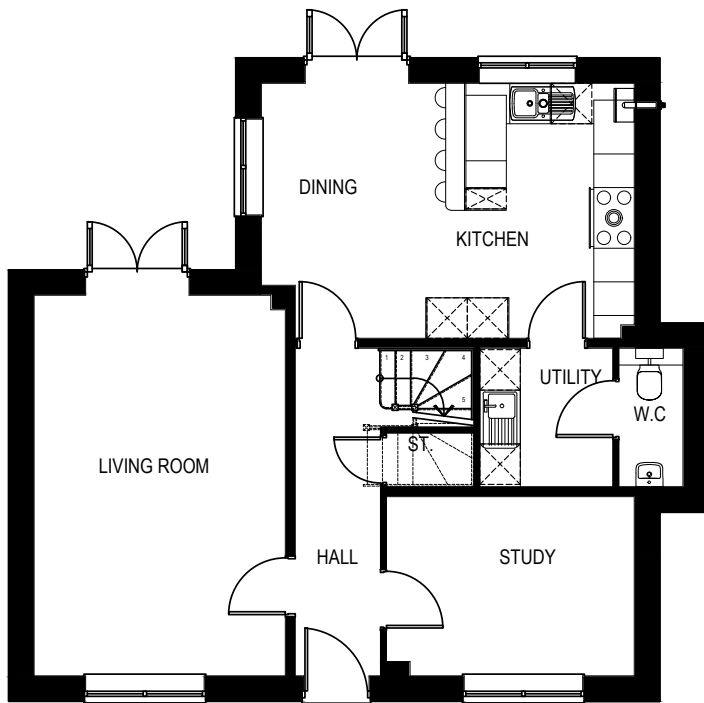
The first floor has two double bedrooms with an ensuite. Two further bedrooms and a family bathroom.

The second-floor benefits from the master bedroom with a dressing room and shower ensuite.

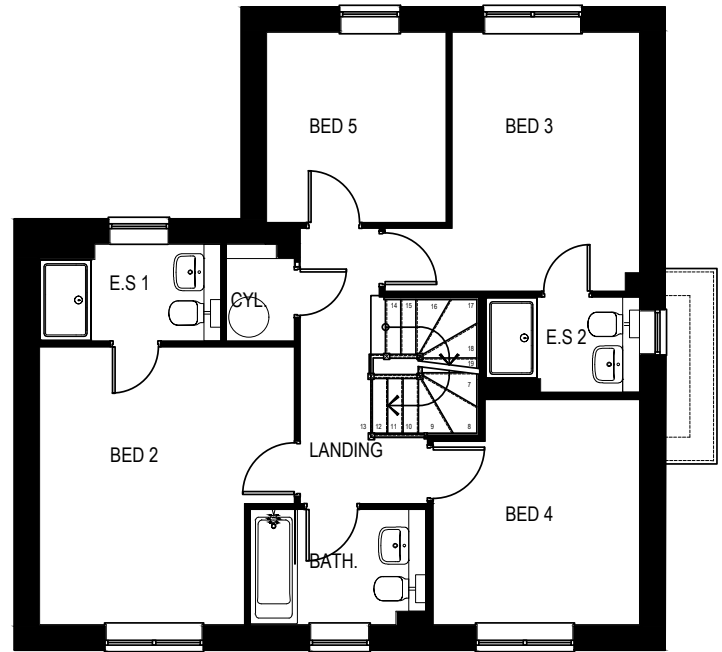
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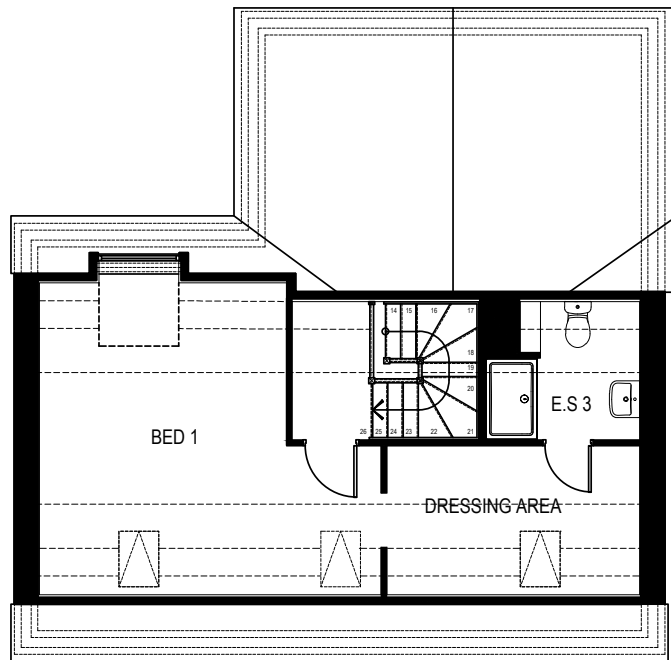




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**GROUND FLOOR**

Living Room	3731mm x 5653mm / 12' 3" x 18' 7"
Kitchen/Dining	5540mm x 3787mm / 18' 2" x 12' 5"
Study	3683mm x 2662mm / 12' 1" x 8' 9"
Utility	1978mm x 2053mm / 6' 6" x 6' 9"
W.C.	956mm x 2053mm / 3' 2" x 6' 9"

**FIRST FLOOR**

Bedroom 2	3783mm x 4127mm / 12' 5" x 13' 6"
Ensuite 1	2690mm x 1437mm / 8' 10" x 4' 9"
Bedroom 3	2787mm x 3847mm / 9' 2" x 12' 7"
En-suite 2	2293mm x 1413mm / 7' 6" x 4' 8"
Bedroom 4	3068mm x 3343mm / 10' 1" x 11' 0"
Bedroom 5	2665mm x 2825mm / 8' 9" x 9' 3"
Bathroom	2605mm x 1712mm / 8' 7" x 5' 7"

**SECOND FLOOR**

Bedroom 1	5067mm x 4637mm / 16' 7" x 15' 3"
Dressing area	3754mm x 2214mm / 12' 4" x 7' 3"
En-suite 3	2284mm x 2068mm / 7' 6" x 6' 9"

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# THE ORCHID

FIVE BED HOME

ECCLESTON PARK  
BACKWORTH, NORTH TYNESIDE



Five-bedroom detached family home with block paved drive leading to integral garage and parking spaces.

The spacious entrance hall leads to a generous living room and separate snug.

The contemporary fitted kitchen with integrated appliances to the rear, a family and dining area with bi-fold doors leading to the rear terrace and garden.

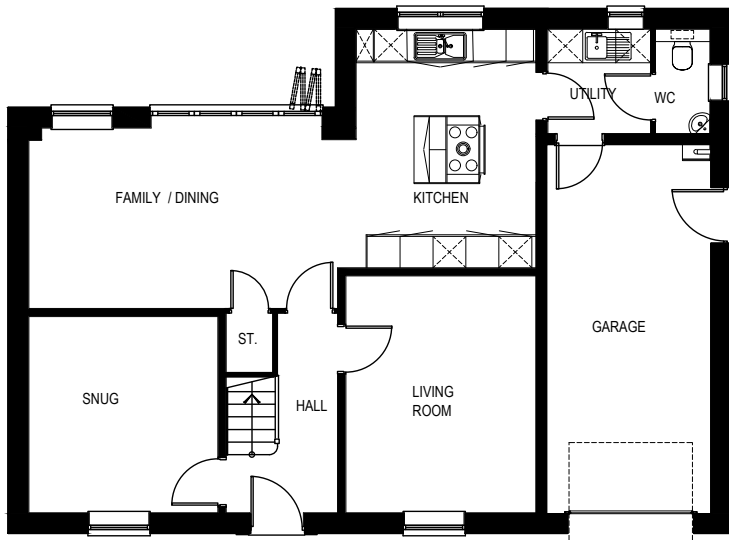
The ground floor W.C. and utility plumbed for washing machine.

The first floor offers a generous master bedroom with a dressing area and shower en-suite. Four further bedrooms with one including an en-suite. A further family bathroom offers both a bath and shower enclosure.

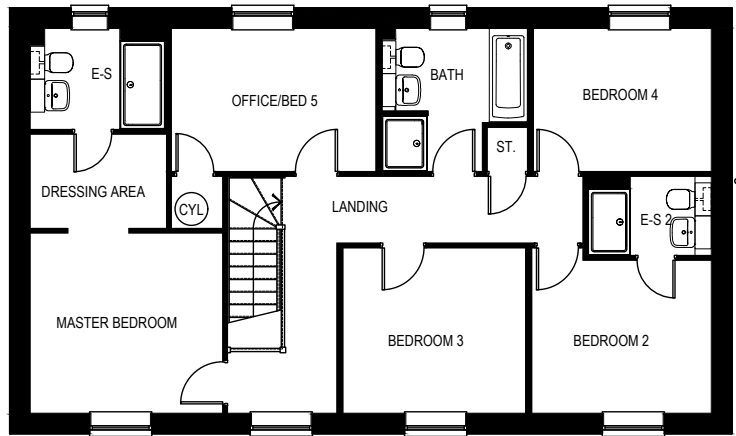
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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	3462mm x 4309mm / 11' 4" x 14' 2"
Kitchen	3273mm x 4344mm / 10' 9" x 14' 3"
Family/Dining	5963mm x 3284mm / 19' 7" x 10' 9"
Snug	3432mm x 3570mm / 11' 3" x 11' 9"
Utility	1873mm x 1890mm / 6' 6" x 6' 2"
W.C	988mm x 1890mm / 3' 3" x 6' 2"
Garage	2998mm x 6732mm / 9' 10" x 22' 1"

FIRST FLOOR

Master Bedroom	3505mm x 3277mm / 11' 6" x 10' 9"
Dressing Area	2480mm x 1714mm / 8' 2" x 5' 7"
En-suite	2480mm x 1823mm / 8' 2" x 6'
Bedroom 2	3270mm x 2783mm / 10' 9" x 9' 2"
En-suite 2	2246mm x 1441mm / 7' 4" x 4' 9"
Bedroom 3	3324mm x 3008mm / 10' 11" x 9' 10"
Bedroom 4	3238mm x 2601mm / 10' 7" x 8' 6"
Bedroom 5	3726mm x 2603mm / 12' 3" x 8' 6"
Bathroom	2646mm x 2603mm / 8' 8" x 8' 6"

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