



TRAFALGAR DRIVE

SWARLAND | NORTHUMBERLAND



INTRODUCTION

Trafalgar Drive is an exclusive development of seven, 4 bedroom detached bungalows, located in the heart of the Northumberland countryside.

Built with a superior timber frame construction, all properties will benefit from a high level of efficiency with air source heat pumps, underfloor heating throughout, and solar panels to the roof, creating lower running costs for future owners.

The development will feature two house types, The Holly & The Kennet, and each will offer internal accommodation of approximately 1432 sq.ft. and 1806 sq.ft respectively, with four bedrooms, two bathrooms and versatile reception spaces.

Externally, to the front there will be a garden with driveway parking and an integral garage, as well as an electric car charging point. There will be a private rear garden which will be turfed and paved.



SWARLAND AND HISTORY



Swarland is a small quiet village in Northumberland that offers a range of local amenities including a Golf Course with a restaurant, bar and club house, 'Vyner Park' with its 'Nelsons at the Park' coffee shop, sporting facilities including three tennis courts, bowling green and a 5 a side football pitch.

The Swarland Village Hall provides an active community hub offering a wide range of activities for everyone including archery and karate classes, arts & crafts groups, a yearly village show and a concert band, as well as a fireworks display within Vyner Park.



Trafalgar Drive takes its name from the village's connection to the Battle of Trafalgar. When leaving the A1 heading into the village, you'll spot the Davison's Obelisk, a monument to Lord Horatio Nelson following his death at the Battle of Trafalgar.

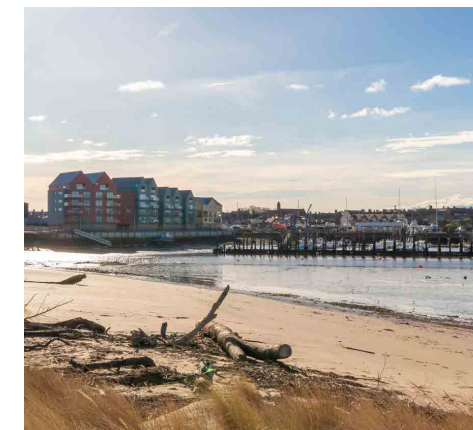
The monument was built by his friend Alexander Davison of Swarland Old Hall. The original old hall was demolished in 1930 and the current owners now use the estate as successful holiday accommodation.

LOCATION

Swarland is well located within Northumberland for access to many popular towns and villages, as well as fantastic local pubs, cafes and restaurants, in particular the highly rated Cook & Barker Inn, at Newton-on-the-Moor and in nearby Felton you will find the Running Fox, famous for its afternoon tea. In Longframlington you'll find the famous local shops of Carr's Corner and Greens Quality Butcher.

The magnificent Northumberland Heritage coastline offers some of the most beautiful beaches in the country such as Bamburgh and the famous Holy Island. The beautiful coastal village of Amble is around 20 minutes drive away with its famous marina and harbour; here you can purchase fresh fish at one of the well renowned fish shops and restaurants.

Just up the road you will also find the beautiful village of Warkworth, home to the historic Warkworth Castle and beach, as well as the village of Alnmouth offering a main line train station providing national rail links both north and south.



Alnwick Town Centre is situated approximately 7 miles away and can be accessed easily via the A1, where you'll find beautiful, cobbled streets with an array of shops, cafes and restaurants, Alnwick Playhouse and cinema, as well as the famous independent bookstore Barter Books, with its excellent café and wide range of books to browse. Also within Alnwick, there is the local hospital with its minor injuries, oncology and maternity units.

The infamous Alnwick Castle & Gardens are situated just outside of the town centre and offer a fabulous day out for all the family.

To the south is the popular market town of Morpeth, approx. 13 miles away, which offers a wider range of supermarkets, restaurants, pubs and the Sanderson Arcade shopping centre. Morpeth also offers excellent transport links throughout the region and beyond, with national rail links to Edinburgh in the North and Newcastle City Centre & London to the south.

DISTANCES

**ALNWICK
7.9 MILES**

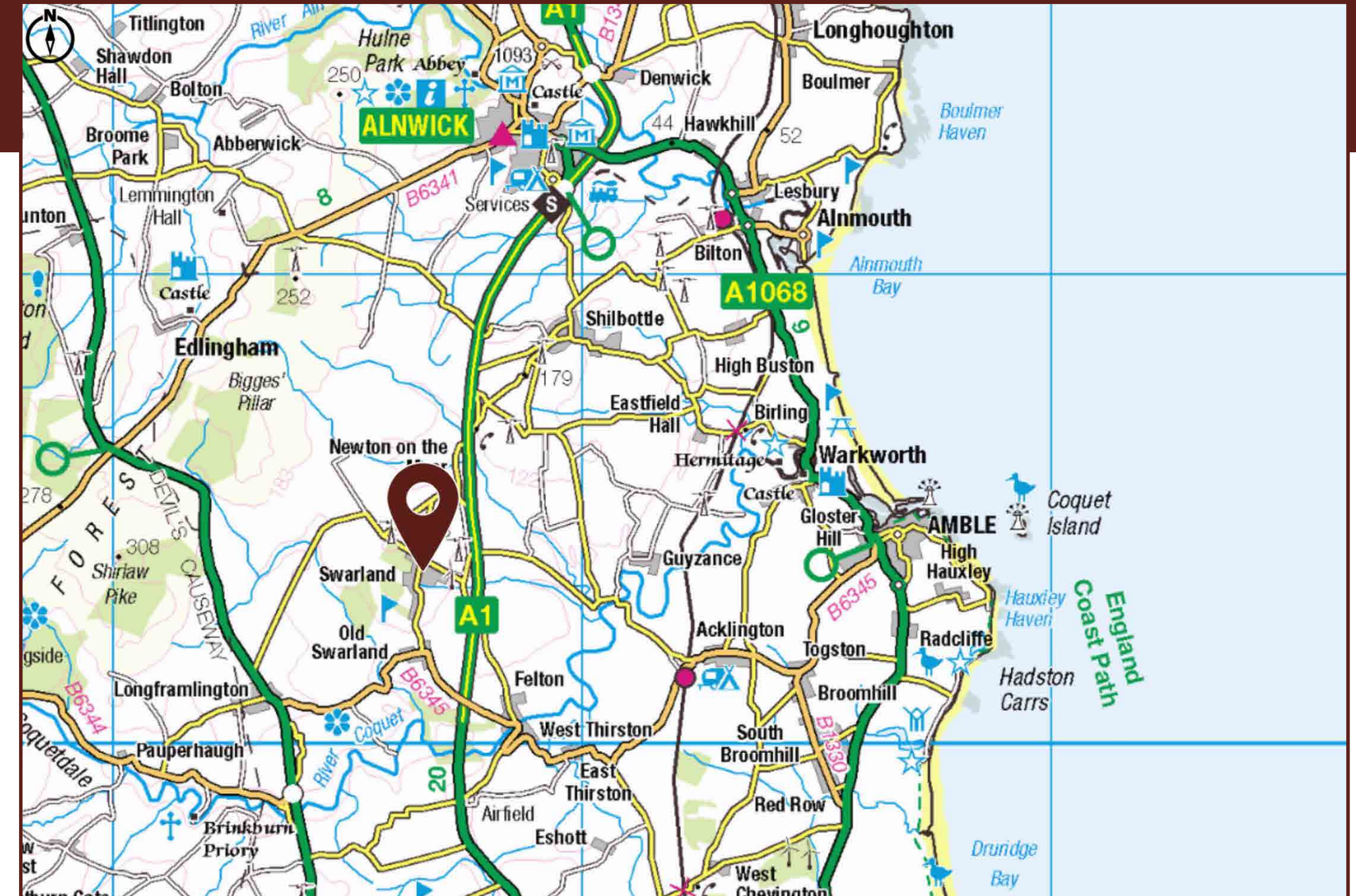
**MORPETH
13.2 MILES**

**NEWCASTLE CITY CENTRE
28.8 MILES**

**NEWCASTLE INTERNATIONAL AIRPORT
23.8 MILES**

**HERITAGE COASTLINE (WARKWORTH)
9.3 MILES**

**ALNMOUTH RAILWAY STATION
8.3 MILES**





THE HOLLY

FOUR BEDROOM DETACHED BUNGALOW | 1432.2 SQ.FT | 113.1 SQ.M

KITCHEN/BREAKFAST/FAMILY ROOM
4.30m max x 4.14m
(14'1" max x 16'10")

UTILITY ROOM
3.04m x 1.63m
(10' x 5'4")

DINING ROOM
3.12m x 3.51m
(10'3" x 11'6")

LOUNGE
3.73m x 5.40m
(12'3" x 17'9")

VESTIBULE
1.50m x 2.03m
(4'11" x 6'8")

GARAGE
5.53m x 3.26m
(18'2" x 10'8")

BEDROOM 1
3.73m x 3.77m
(12'3" x 12'4")

EN-SUITE
1.23m x 2.60m
(4' x 8'6")

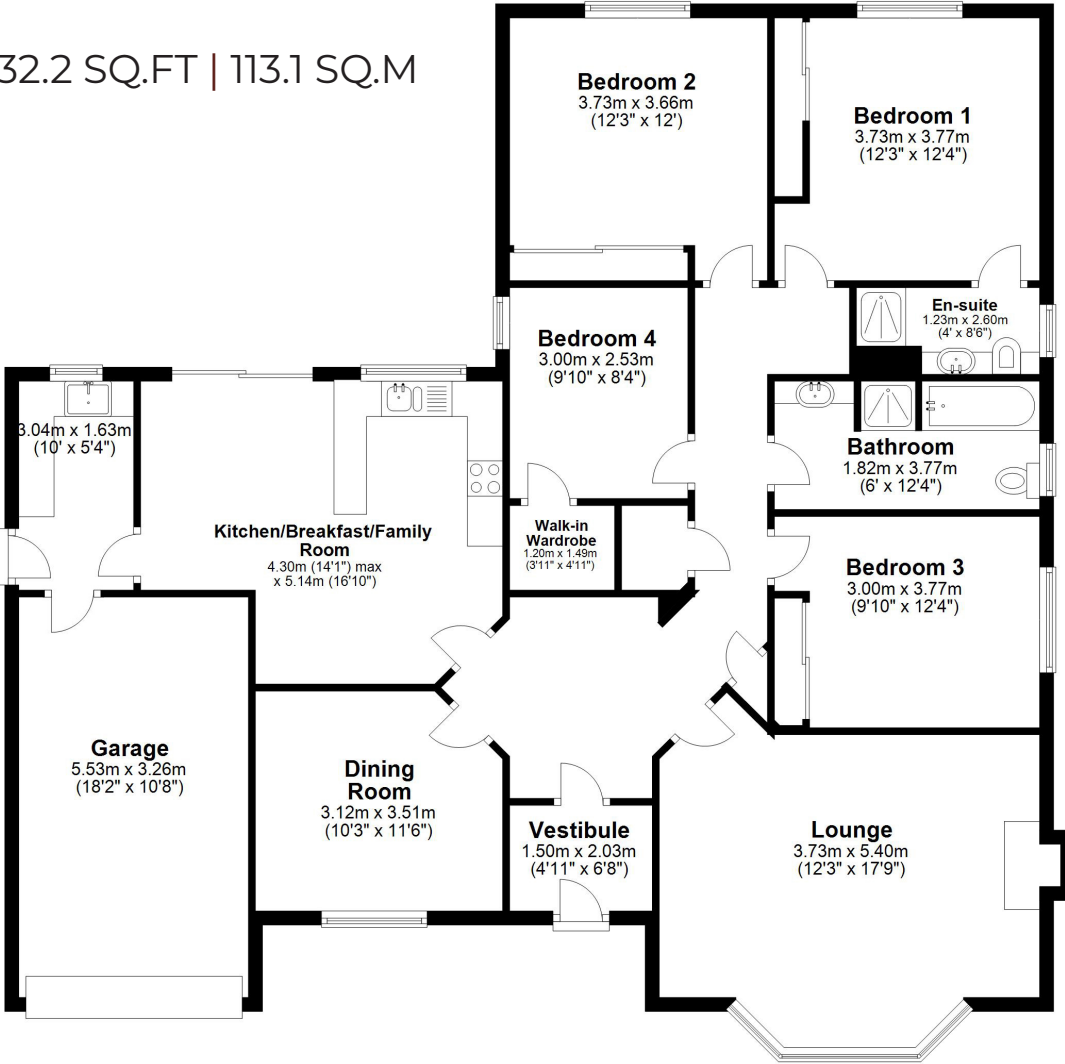
BEDROOM 2
3.73m x 3.66m
(12'3" x 12')

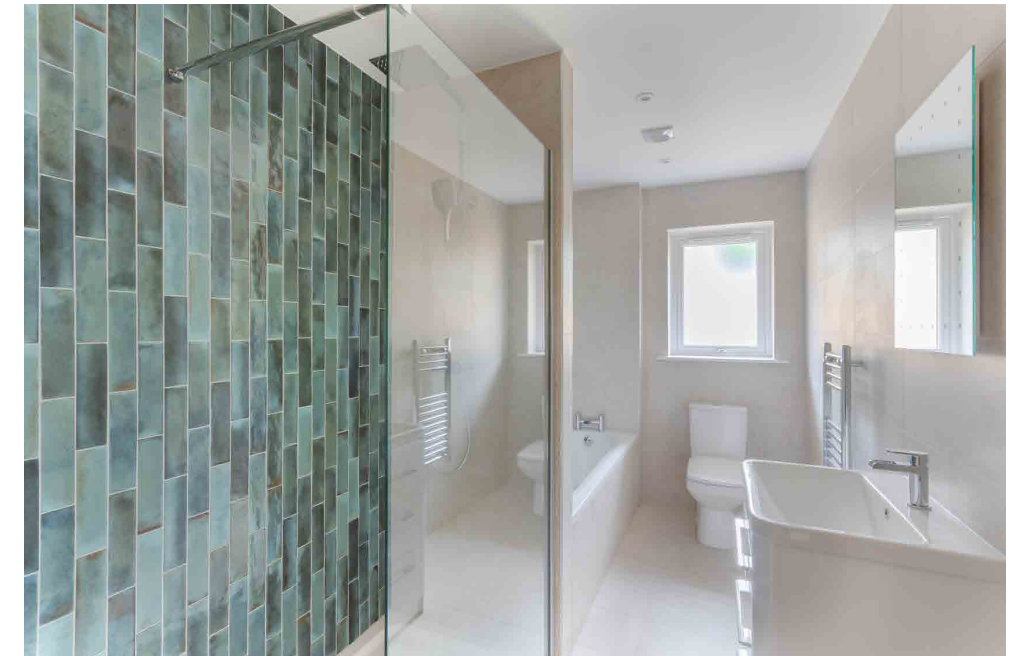
BEDROOM 3
3.00m max x 3.77m
(9'10" x 12'4")

BEDROOM 4
3.00m x 2.53m
(9'10" x 8'4")

WALK-IN WARDROBE
1.20m x 1.49m
(3'11" x 4'11")

BATHROOM
1.82m x 3.77m
(6' x 12'4")





THE KENNETT

FOUR BEDROOM DETACHED BUNGALOW | 1806.3 SQ.FT | 169 SQ.M

KITCHEN/DINING/FAMILY ROOM
7.80m x 4.83m
(25'7" x 15'10")

UTILITY ROOM
3.00m x 2.90m
(9'10" x 9'6")

WC
1.63m x 1.20m
(5'4" x 3'11")

LARDER
2.58m x 1.37m
(8'6" x 4'6")

LOUNGE
4.10m x 5.99m
(13'5" x 19'8")

VESTIBULE
1.88m x 1.71m
(6'2" x 5'7")

GARAGE
5.84m x 4.20m
(19'2" x 13'9")

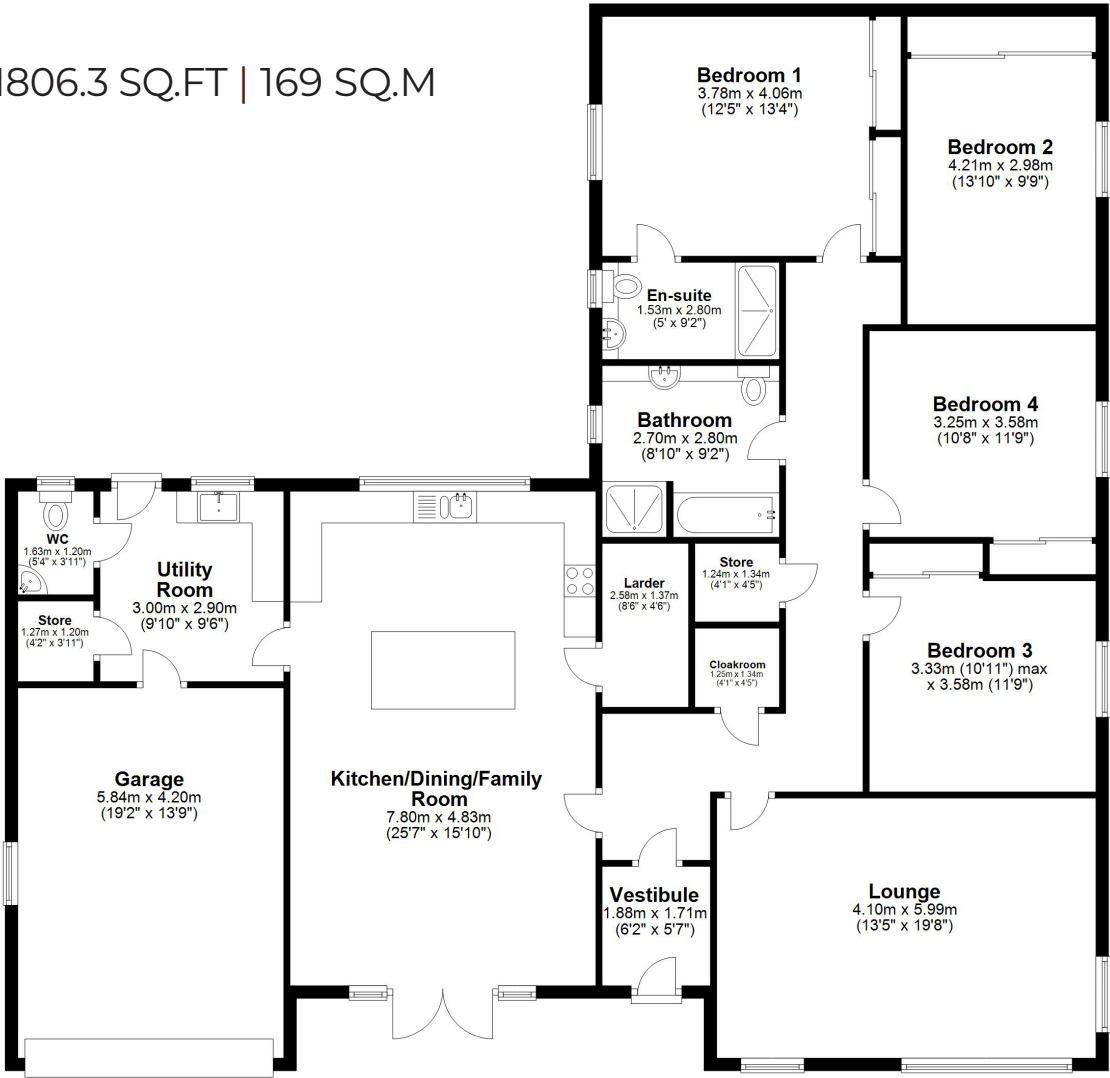
BEDROOM 1
3.78m x 4.06m
(12'5" x 13'4")

BEDROOM 2
4.21m x 2.98m
(13'10" x 9'9")

BEDROOM 3
3.33m max x 3.58m
(10'11" max x 11'9")

BEDROOM 4
3.25m x 3.58m
(10'8" x 11'9")

BATHROOM
2.70m x 2.80m
(8'10" x 9'2")



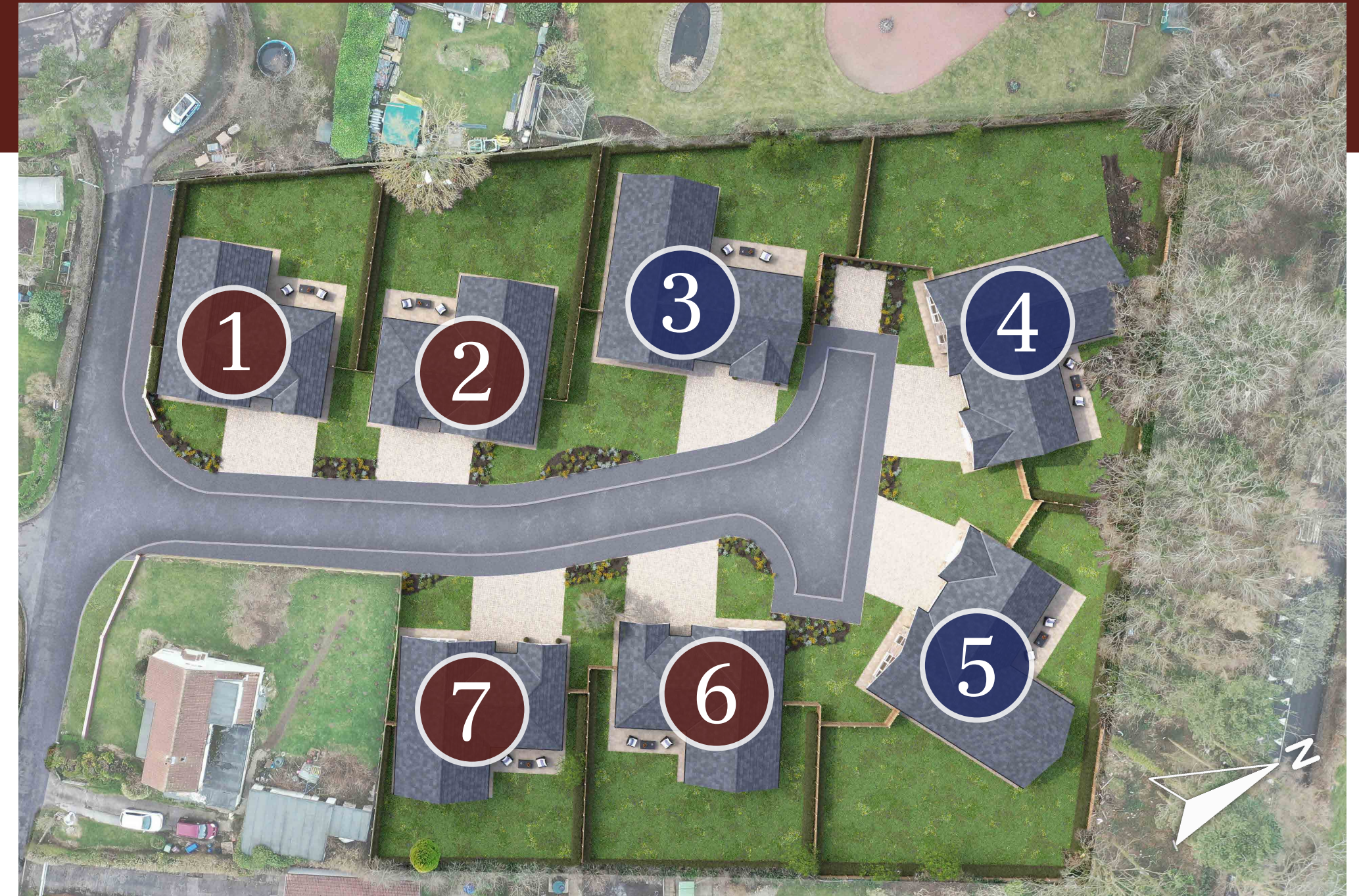


SITE PLAN

● - THE HOLLY
PLOTS: 1, 2, 6 & 7



● - THE KENNETT
PLOTS: 3, 4 & 5



SPECIFICATION

CONSTRUCTION

- Superior timber frame construction
- Natural coursed stone with sandstone lintels and head stones
- Charcoal tiled roof with dry ridge and PVC eave covers
- White bi-folding doors to the front with 360 degree opening

ELECTRICAL

- Downlighters to kitchens, bathrooms, ensuites and hallway
- Central ceiling lights to all other rooms
- External light to front and rear
- Electric garage door
- Electric 7KW car charging point
- Openreach telephone and broadband line to front porch or living room

INTERIOR FINISHING

- Emulsion finish to all walls
- White emulsion to ceilings
- Oak internal doors
- Fitted sliding door wardrobes
- Architraves and skirtings with eggshell finish
- Karndean flooring to the kitchen, utility and hallway

KITCHEN

- Contemporary layouts with quality units and soft close door fronts
- Choice of work tops
- Under unit lighting
- Tall fridge/freezer
- Wine cooler
- Single or double oven
- Induction hob
- Microwave oven
- Built in extractor

UTILITY ROOM

- Units to match the kitchen
- Plumbed in washing machine
- Tumble dryer

BATHROOMS AND ENSUITES

- Modern white sanitaryware with chrome fittings
- Walk in shower with thermostatic wall mounted shower mixer, control panel and fixed overhead cascade shower
- Fully tiled walls and floors with modern tiles including ensuites
- Wall mirrors to bathrooms and ensuites

EXTERNAL

- Paving to the front and rear with porous block paved driveway to the front
- Bin storage area to the side
- Bicycle rack in the garage
- Fenced boundary
- Turfed front and rear gardens

EFFICIENCY

- Air source heat pump central heating
- Underfloor heating throughout
- High levels of insulation and air tightness
- Solar panels to the roof

PLOT 2 THE HOLLY FINISHED AVAILABLE

Karndean flooring apart from lounge and bedrooms where carpet. Light grey shaker style kitchen with light quartz tops matching in the utility. Three bedrooms with fully fitted dressing area in bedroom 3.

PLOT 3 THE KENNET FINISHED AVAILABLE

Karndean flooring apart from bedrooms and lounge. Navy blue shaker style kitchen with light quartz tops matching in the utility.

GENERAL

- Ten year Build-Zone warranty
- All sales procedures are in accordance with Consumer Code for Home Builders
- A Management company will be formed incorporating all residents once the final plot sold. The developer will take responsibility for 2 years and then this will pass to the residents



ADDRESS

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SELLING AGENTS:



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