



**48G St. Lawrence Road, Newcastle Upon Tyne, NE6 1DZ**

**Offers Over £600,000**

NEW SHOWHOME NOW OPEN | The Ropes is a brand new and exclusive development of design-led townhouses for sale in Ouseburn. These architectural homes, built with modern materials, are for people who love big spaces – and the little details. Each home is set over four floors, with floor-to-ceiling aluminium windows, exposed brick features, two private south-facing balconies with River Tyne views and modern scandi-industrial interiors.

With bespoke kitchens and bathrooms, every element of this development has been thoughtfully crafted. Each home has 3 spacious double bedrooms, with an en-suite in both river facing bedrooms. There's a luxurious family bathroom with freestanding bath, and an impressive master suite on the top floor with a private balcony and a walk-in wardrobe.

Each home is architecturally designed to be bigger and brighter too, using an efficient open plan layout, creating more liveable space for work and play. Not only do the homes have uninterrupted views over the iconic River Tyne, a double garage on the ground floor makes them ideal for city dwellers. These properties also offer a strong investment opportunity, with a 9% rental yield.

### **Open plan kitchen, living and dining.**

Your space for togetherness with family and friends is accessible from both the main door, or on the lower ground from your private garage. A high specification modern kitchen, from a bespoke manufacturer, with integrated Hotpoint appliances and a feature kitchen island is at the centre the space, with overhead lighting. There's a spacious and relaxed dining space on one side, and at the front of the property, an impressive living area with River views. This free-flowing open plan concept is the heart of the home, with an exposed brick wall and feature staircase. There's an uninterrupted connection to the picturesque views of the famous Tyne's bridges through triple sliding glazed doors leading to a private balcony, with fully glazed railing.

### **The master suite, your private urban sanctuary.**

We've created your master suite to be a haven, hidden away from the busy city; an abundant retreat designed to help you relax and recharge. Comprising of a generous sleeping area, dedicated dressing area and a luxury en-suite. Beautifully designed with your wellness in mind, the sophisticated en-suite has brushed brass fixtures and features an oversized shower with rainfall head, premium tiling, a toilet and floating solid wood vanity with black sink. Slide the bi-folding doors and you walk out onto the most incredible private terrace on the River Tyne, with views over the bridges to be proud of.

### **Life happens at home.**

We know that a house is about more than bricks and mortar; it's where life and laughter happens! These smart enabled homes are light, bright and spacious with quality functionality and the luxurious touches needed for the ultimate backdrop to life's unforgettable moments. The family bathroom has a free-standing bath and walk-in shower, with wall mounted taps and controls. The second bedroom also has an en-suite, with walk-in shower. There's additional storage on the lower ground floor with a media room or home office, and a side sliding electric garage door with pedestrian entrance. The ground floor also features a utility, and a useful downstairs W.C.

### **An iconic view**

Each townhouse has ample private outdoor space. There is a stunning top floor roof terrace, and a second ground floor balcony. The Ropes overlooks the River Tyne, with unparalleled views of the bridges the penthouse floor.

### **This is Ouseburn.**

"Lets move to Ouseburn; if Newcastle upon Tyne had a Shoreditch, this would be it. It's the north-east's pumping creative heart." - The Guardian

Once known as the cradle of industrial revolution, the Ouseburn Valley has a long and rich history. The river Ouseburn runs directly from the Tyne, through the Ouseburn Valley and continues into Jesmond Dene, a stunning public park gifted to the City of Newcastle by Lord Armstrong in 1883. Recent regeneration has transformed Ouseburn to become Newcastle's cultural quarter and one of the most vibrant creative communities in the Northeast.

Named 'The Ropes' after the site's former use as a rope factory, these townhouses overlook both the Ouseburn Valley and the River Tyne with unparalleled views. Just minutes walk from the hustle and bustle of Ouseburn, your new home is on the doorstep to an alternative music scene, flourishing creative networks and abundant artisan restaurant and bars.

The Ouseburn has something for everyone! If you're interested in local heritage and community initiatives then the Ouseburn Trust and community centre could be of interest, if horticulture is your thing volunteer at Stepney Bank Stables or the Ouseburn Farm or if you're looking for something more creative a visit to Seven Stories, Star and Shadow Cinema or Northern Print could be right up your street.

**Open Plan Living 34'10" x 15'8" (10.64 x 4.80)**

**Balcony 1 4'1" x 15'7" (1.25 x 4.76)**

**Media Room 11'9" x 9'3" (3.60 x 2.83)**

**Bedroom 1 20'8" x 11'6" (6.30 x 3.51)**

**Ensuite 1 9'2" x 5'2" (2.80 x 1.60)**

**Balcony 2 3'11" x 15'8" (1.20 x 4.80)**

**Bedroom 2 11'7" x 15'8" (3.54 x 4.80)**

**Ensuite 2 4'3" x 8'0" (1.30 x 2.45)**

**Bedroom 3 8'9" x 15'8" (2.68 x 4.80)**

**Bathroom 9'6" x 6'9" (2.90 x 2.08)**

**Garage 22'11" x 15'8" (7.00 x 4.80)**

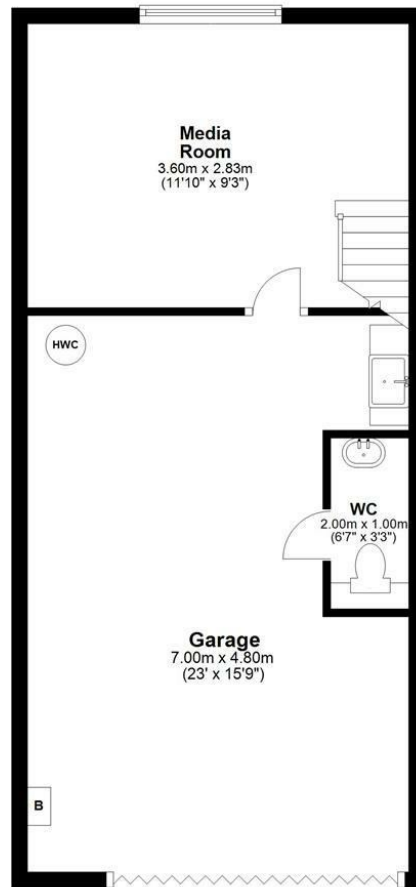
**Landing 14'8" x 8'3" (4.49 x 2.52)**

**Cupboard 3'11" x 15'8" (1.20 x 4.80)**

**WC 6'6" x 3'3" (2.00 x 1.00)**

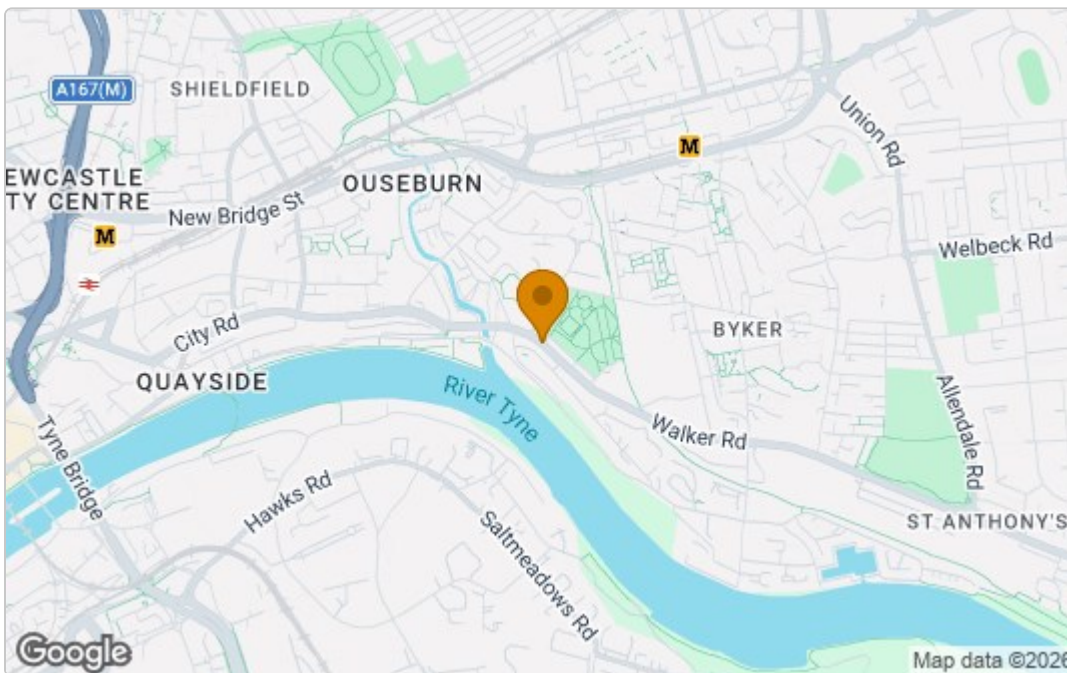
### Lower Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)

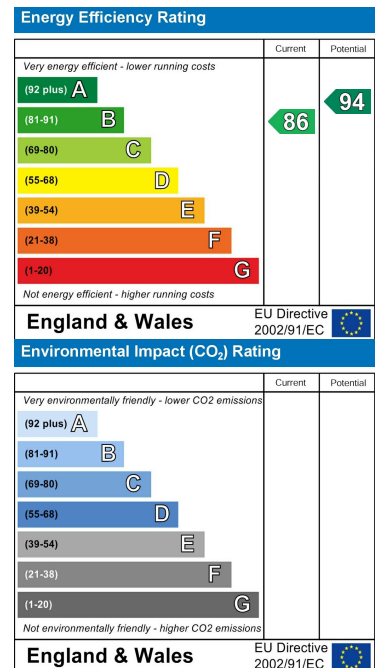


Total area: approx. 180.2 sq. metres (1939.7 sq. feet)

### Area Map



### Energy Efficiency Graph



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