

# King Edward's Park

Morpeth



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# King Edward's Park Morpeth

A stunning collection of 2, 3 and 4 bedroom homes in the charming town of Morpeth

These brand new homes are located in historic Morpeth, in a picturesque, peaceful location. Close to home you'll find an abundance of shops, restaurants and bars, including the Sanderson Arcade, with its many boutiques and cafés.

The fantastic commuter links into Newcastle – around 30 minutes by road and 15 minutes on the train – and variety of parks and open green spaces nearby also make it easy to achieve the perfect work/life balance.

The award-winning Carlisle Park is less than two miles from home, with its gardens, woodlands and play areas, while the scenic Northumberland coastline is ideal for enjoying a relaxing walk and taking in some fresh sea air.

Parents will also be pleased to find a good range of schools for all ages nearby.

**King Edward's Park**  
Morpeth NE61 2GJ | 01670 751 156  
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# King Edward's Park

## Morpeth

### Development layout



#### 4 bedroom home

- The Grainger
- The Mylne
- The Pembroke

#### 3 bedroom home

- The Eveleigh
- The Maddison
- The Mayfield
- The Mountford

#### 2 bedroom home

- The Harcourt

#### Pre-sold homes

- 2 & 3 bedroom homes

<b>bc</b>	bin collection point	<b>v</b>	visitor parking space
<b>pos</b>	public open space		shed
<b>g</b>	garage entrance		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.





# The Harcourt

2 bedroom home

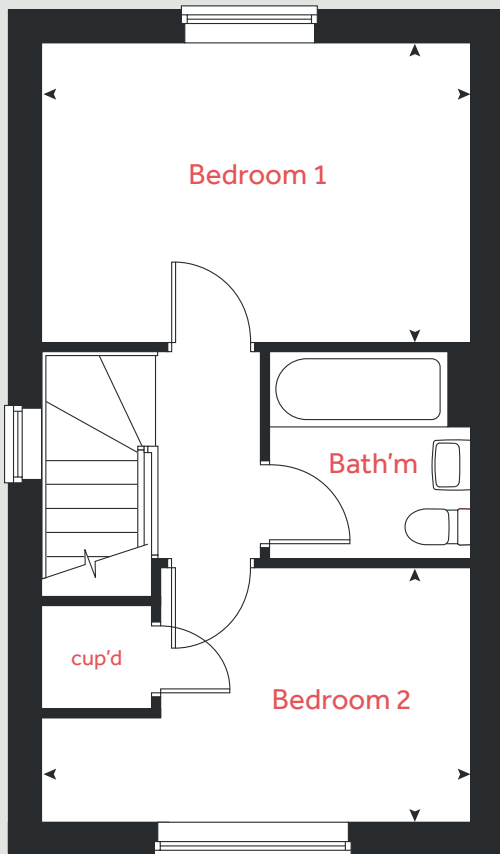
King Edward's Park

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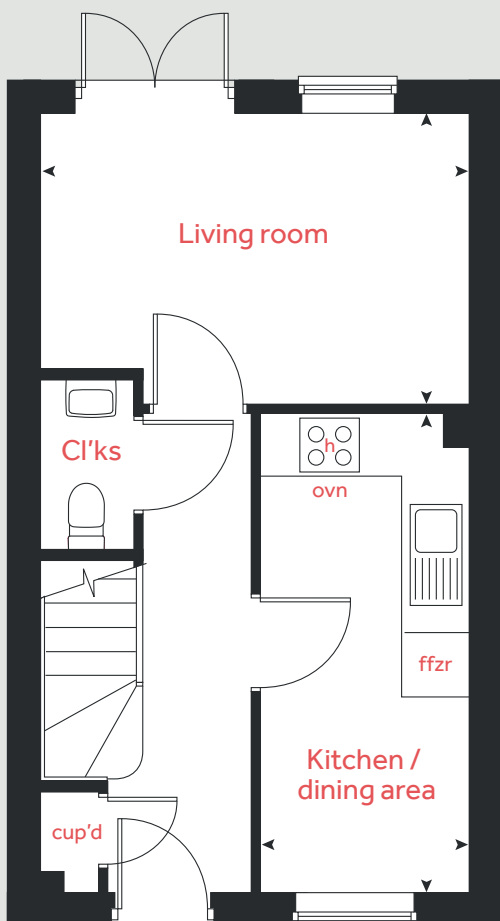
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## First floor



## Ground floor



# The Harcourt

## 2 bedroom home

Homes 20, 24, 25, 26, 27, 55, 111, 112, 115, 116, 131, 132 & 147

### Ground floor

Living room  
4.11m x 2.77m    13'6" x 9'1"

Kitchen / dining area  
4.59m x 2.01m    15'1" x 6'7"

### First floor

Bedroom 1  
4.08m x 2.86m    13'5" x 9'5"

Bedroom 2  
4.11m x 2.43m    13'6" x 8'0"

h hob    ffzr integrated fridge freezer  
ovn oven    ◀ ▶ measuring points  
cup'd cupboard

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# The Mayfield

3 bedroom home

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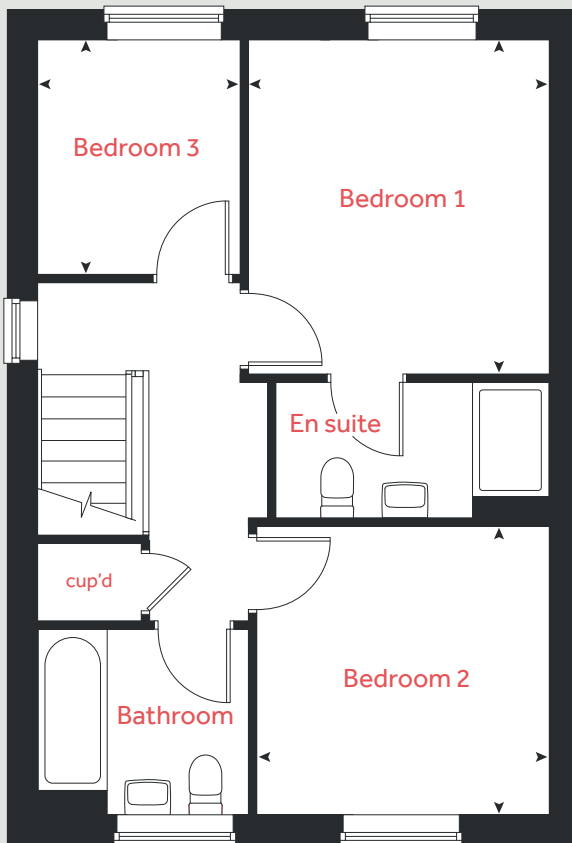
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# The Mayfield

3 bedroom home

Homes 15, 16, 36, 37, 47, 48, 82, 83, 93, 94, 95, 96, 97, 98 & 110

## First floor



### Ground floor

Living room  
4.35m x 3.10m 14'3" x 10'2"

Kitchen / dining / family area  
5.30m x 3.62m 17'5" x 11'11"

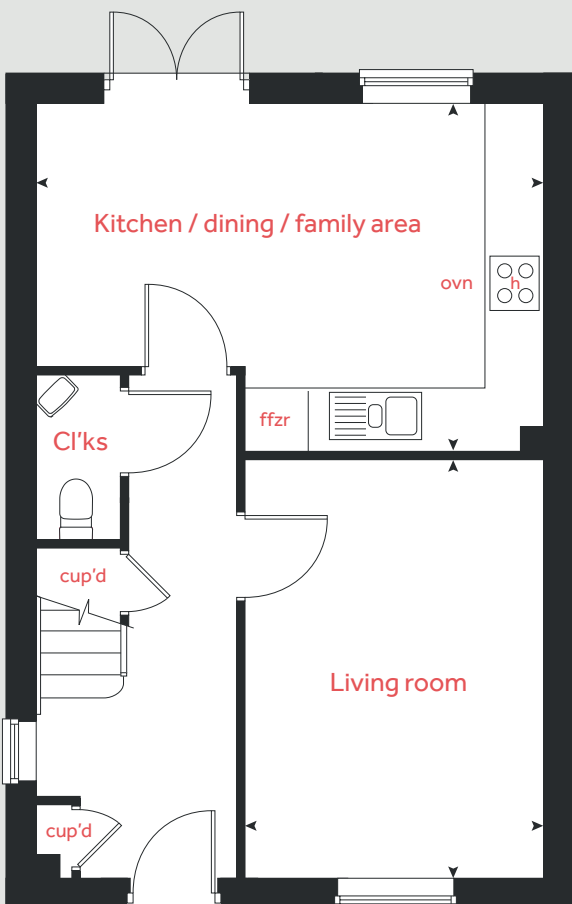
### First floor

Bedroom 1  
3.48m x 3.13m 11'5" x 10'3"

Bedroom 2  
3.03m x 3.03m 9'11" x 9'11"

Bedroom 3  
2.45m x 2.08m 8'0" x 6'10"

## Ground floor



h hob ffzr integrated fridge freezer  
ovn oven <> measuring points  
cup'd cupboard

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# The Maddison

3 bedroom home

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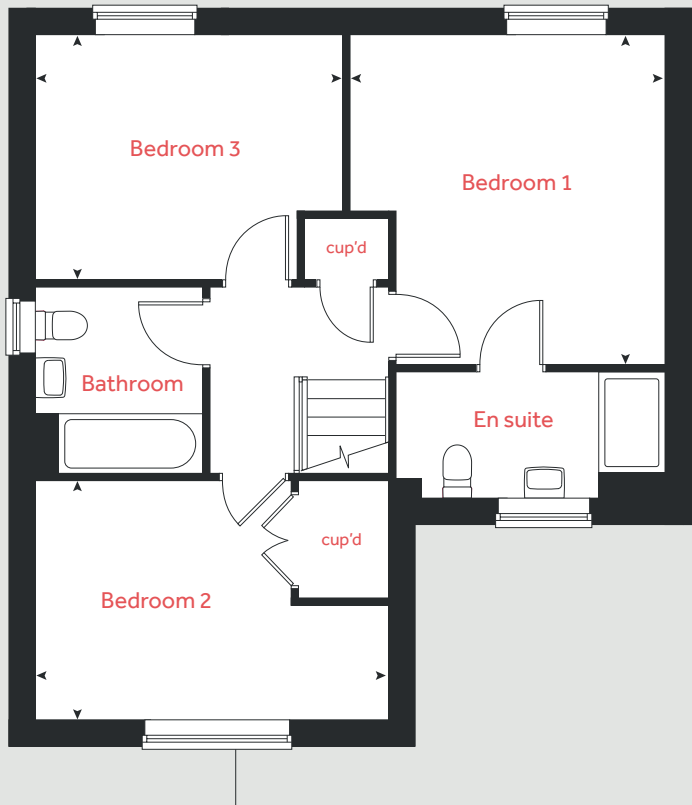


# The Maddison

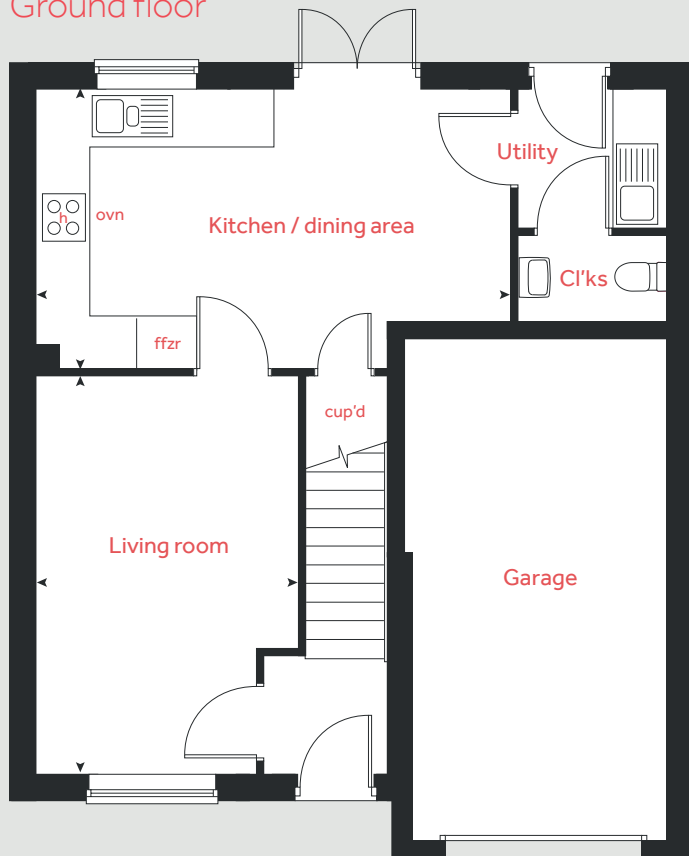
3 bedroom home

Homes 4, 5, 12, 22, 29, 32, 34, 35, 39, 40, 50, 52, 53, 57, 71, 72, 77, 78, 85, 86, 118, 135, 139, 142, 145 & 156

First floor



Ground floor



## Ground floor

Living room  
4.80m x 3.13m 15'9" x 10'3"

Kitchen / dining area  
5.68m x 3.34m 18'8" x 10'11"

## First floor

Bedroom 1  
3.95m x 3.80m 13'0" x 12'6"

Bedroom 2  
3.66m x 2.94m 12'0" x 9'8"

Bedroom 3  
4.23m x 2.89m 13'11" x 9'6"

h hob ffzr integrated fridge freezer  
ovn oven <> measuring points  
cup'd cupboard

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# The Mylne

4 bedroom home

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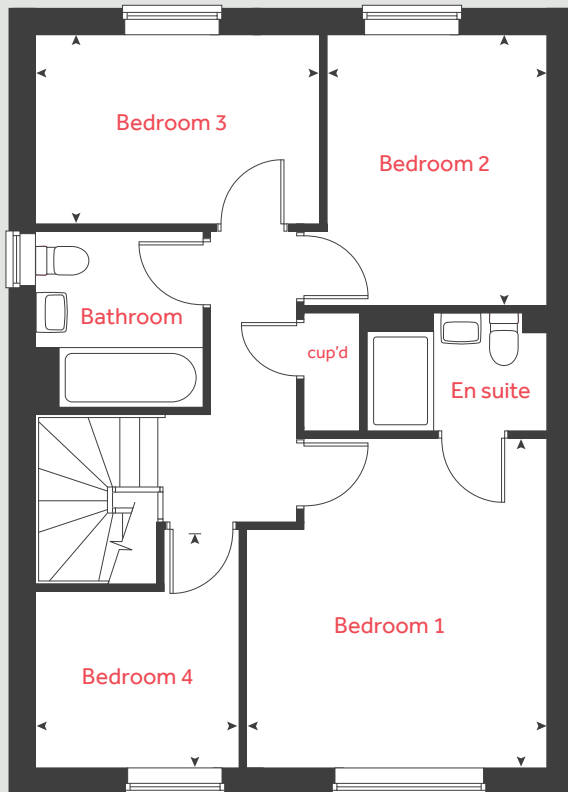


# The Mylne

## 4 bedroom home

Homes 2, 9, 10, 43, 58, 63, 65, 66, 80, 119, 120, 128, 129, 136 & 144

### First floor



### Ground floor

**Living room**  
4.86m x 3.42m 15'11" x 11'3"

**Kitchen / dining / family area**  
6.09m x 4.40m 20'0" x 14'5"

### First floor

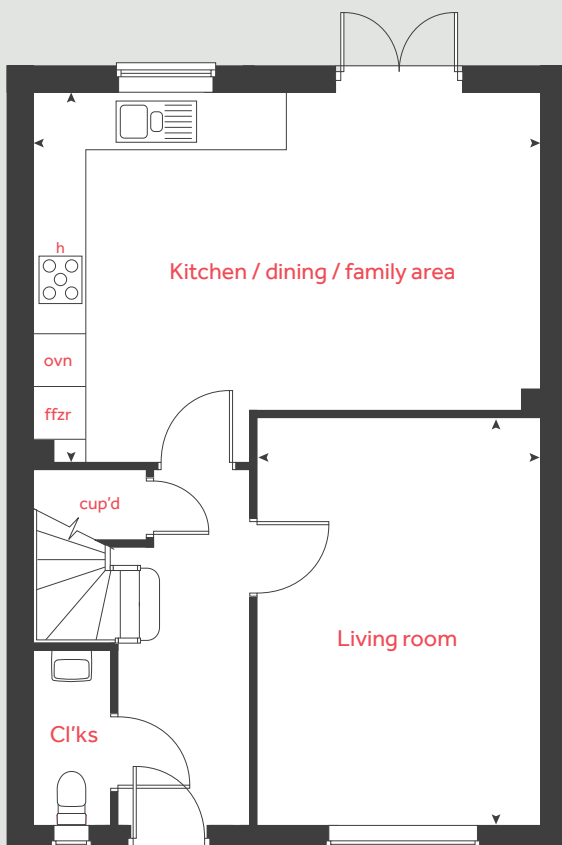
**Bedroom 1**  
3.96m x 3.58m 13'0" x 11'9"

**Bedroom 2**  
3.25m x 2.60m 10'8" x 8'6"

**Bedroom 3**  
3.40m x 2.25m 11'2" x 7'5"

**Bedroom 4**  
2.42m x 2.11m 7'11" x 6'11"

### Ground floor



h hob ffzr integrated fridge freezer  
ovn oven ◀ ▶ measuring points  
cup'd cupboard

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# The Grainger

4 bedroom home

King Edward's Park

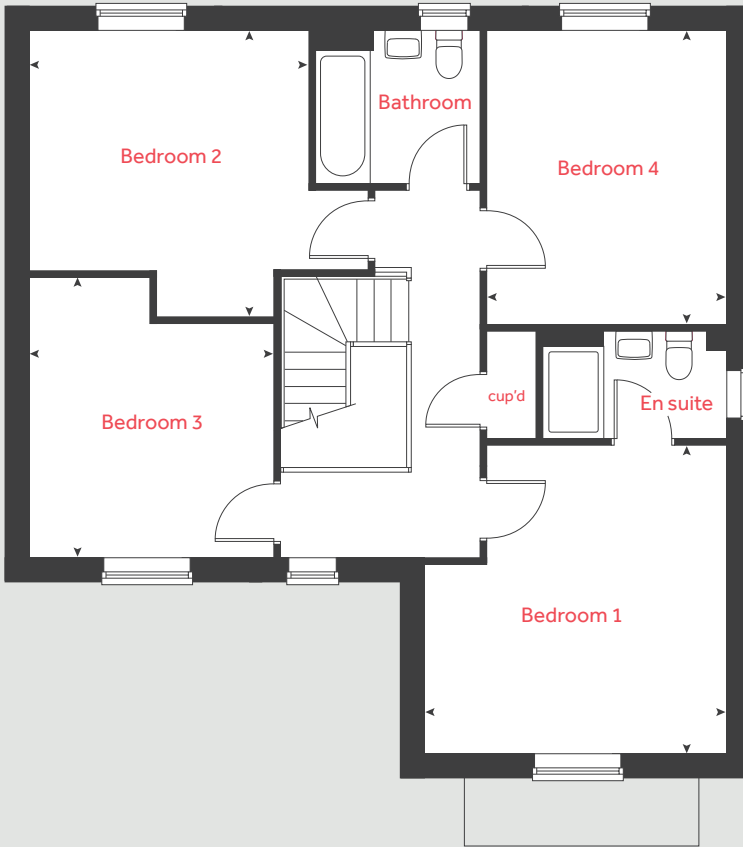
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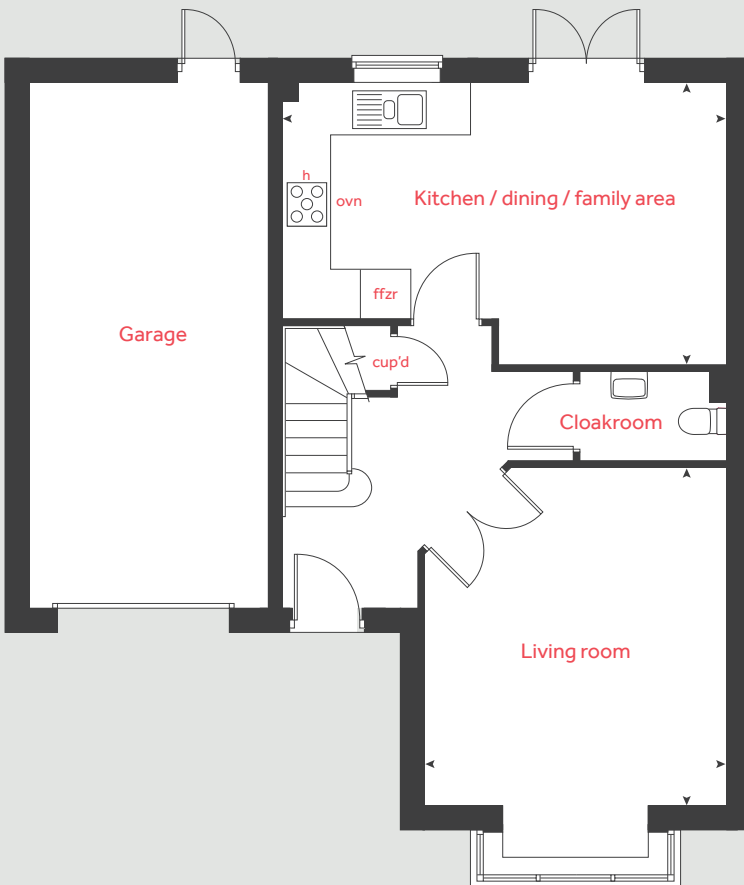
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## First floor



## Ground floor



# The Grainger

## 4 bedroom home

Homes 3, 11, 14, 30, 31, 33, 38, 41, 42, 49, 51, 64, 74, 76, 84, 87, 88, 90, 100, 101, 104, 106, 124, 125, 143, 152, 153 & 157

### Ground floor

#### Living room

4.42m x 3.95m 14'6" x 13'0"

#### Kitchen / dining / family area

5.84m x 3.65m 19'2" x 12'0"

### First floor

#### Bedroom 1

4.05m x 3.95m 13'3" x 13'0"

#### Bedroom 2

3.73m x 3.63m 12'3" x 11'11"

#### Bedroom 3

3.68m x 3.20m 12'1" x 10'6"

#### Bedroom 4

3.83m x 3.14m 12'7" x 10'4"

h hob ffzr integrated fridge freezer  
 ovn oven < > measuring points  
 cup'd cupboard

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# The Pembroke

4 bedroom home

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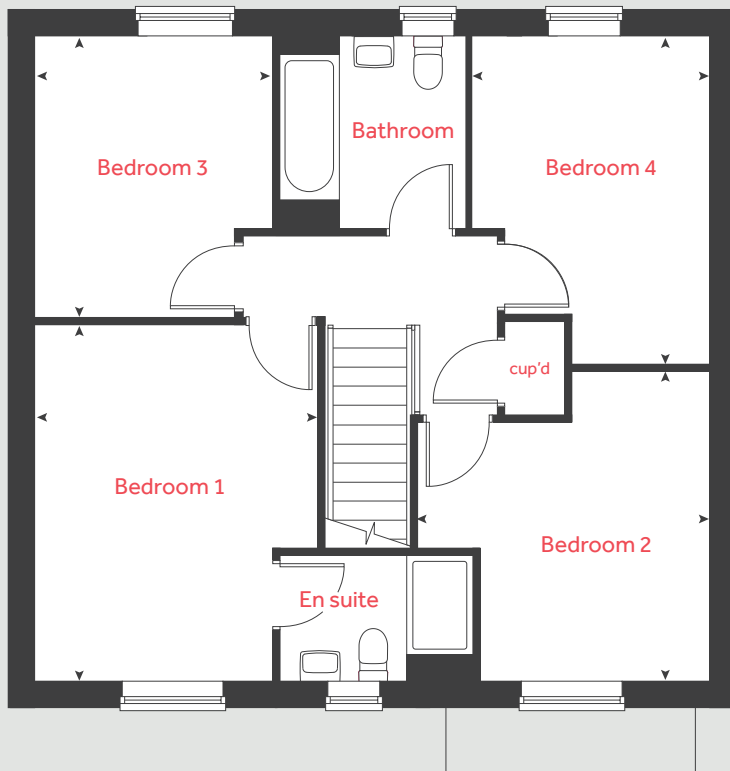


# The Pembroke

4 bedroom home

Homes 1, 6, 44, 60, 62, 75, 79, 81, 89, 91, 92, 102, 103, 105, 107, 122, 123, 126, 127, 154 & 158

## First floor



### Ground floor

Living room  
5.06m x 3.51m 16'7" x 11'6"

Kitchen / dining / family area  
8.12m x 3.37m 26'8" x 11'1"

Study  
2.43m x 2.37m 8'0" x 7'9"

### First floor

Bedroom 1  
4.32m x 3.41m 14'2" x 11'2"

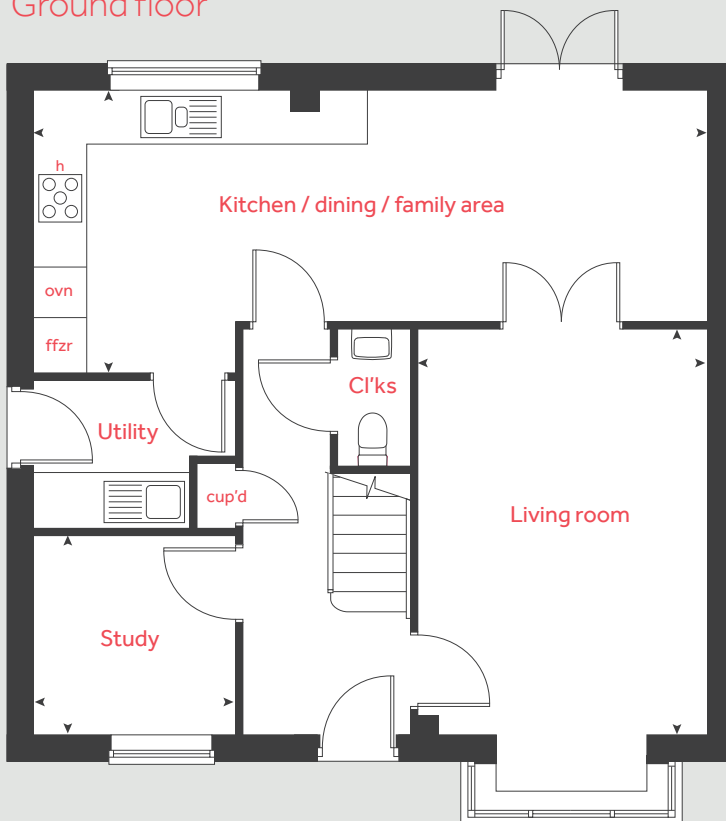
Bedroom 2  
3.74m x 3.51m 12'3" x 11'6"

Bedroom 3  
3.37m x 2.89m 11'1" x 9'6"

Bedroom 4  
3.95m x 2.84m 13'0" x 9'4"

h hob ffzr integrated fridge freezer  
ovn oven < > measuring points  
cup'd cupboard

## Ground floor



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# The Mountford

3 bedroom home

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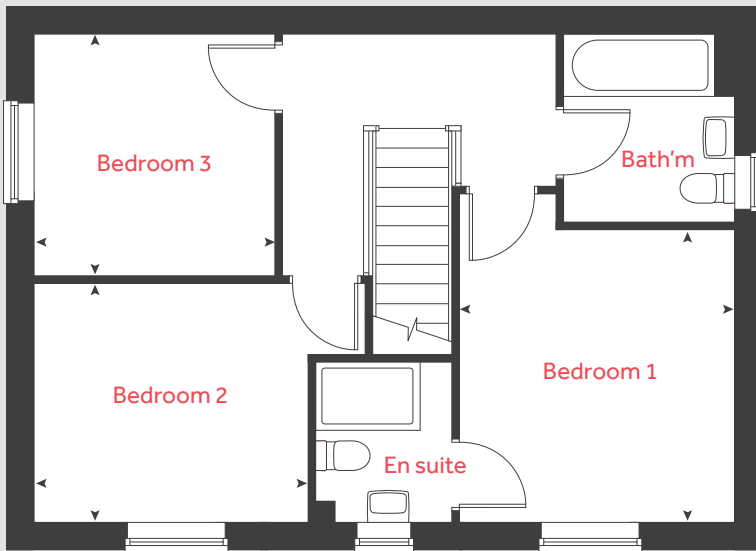


# The Mountford

## 3 bedroom home

Homes 7, 8, 13, 45, 59, 61, 73, 99, 108, 109, 117, 121, 130, 140, 141, 151 & 155

### First floor



### Ground floor

#### Living room

5.64m x 3.81m 18'6" x 12'6"

#### Kitchen / dining area

5.64m x 2.70m 18'6" x 8'10"

### First floor

#### Bedroom 1

3.38m x 3.20m 11'1" x 10'6"

#### Bedroom 2

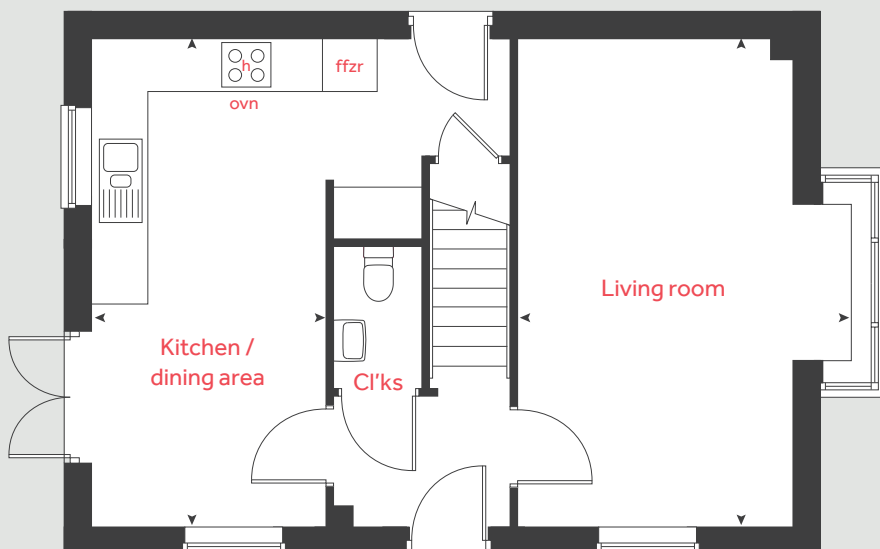
3.16m x 2.76m 10'4" x 9'1"

#### Bedroom 3

2.79m x 2.79m 9'2" x 9'2"

h hob ffzr integrated fridge freezer  
 ovn oven <> measuring points

### Ground floor



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# The Eveleigh

3 bedroom home

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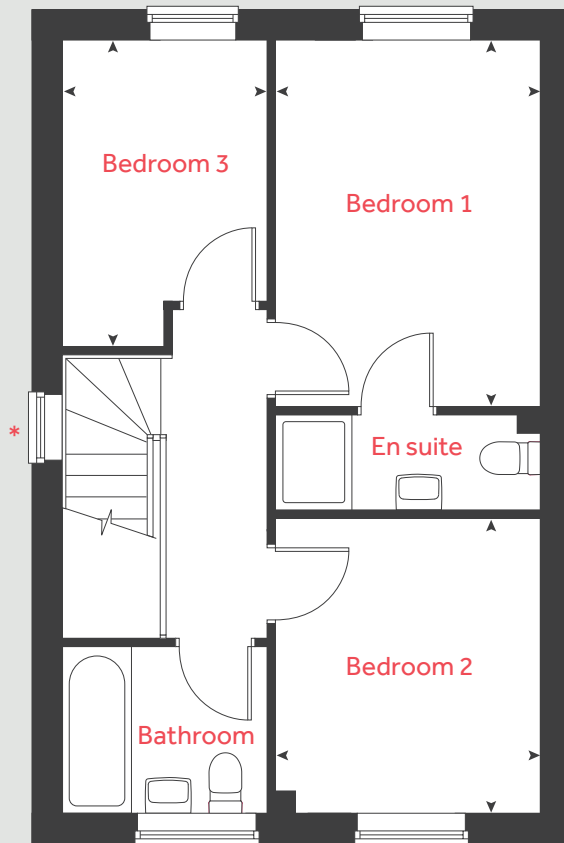


# The Eveleigh

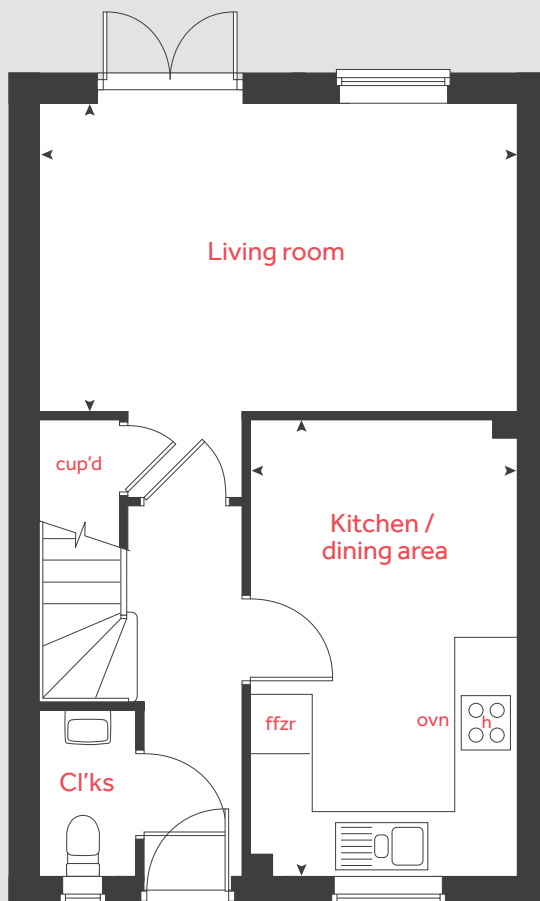
3 bedroom home

Homes 17, 18, 19, 21, 23, 28, 46, 54, 56, 67, 68, 69, 70, 113, 114, 133, 134, 137, 138, 146, 148, 149 & 150

First floor



Ground floor



## Ground floor

Living room  
5.01m x 3.22m 16'5" x 10'7"

Kitchen / dining area  
4.81m x 2.80m 15'9" x 9'2"

## First floor

Bedroom 1  
3.84m x 2.77m 12'7" x 9'1"

Bedroom 2  
3.10m x 2.77m 10'2" x 9'1"

Bedroom 3  
3.22m x 2.15m 10'7" x 7'1"

h hob ffzr integrated fridge freezer  
ovn oven <> measuring points  
cup'd cupboard

\* Window applies to specific homes only.  
Please see sales consultant for further details.

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# Specification

## Private Sale Homes

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# Specification

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

3 bedroom homes

4 bedroom homes

## Kitchen

Laminated worktop & matching upstands	■	■
Soft closing doors and drawers	■	■
Stainless steel 1 bowl sink	■	■
Chrome monobloc mixer tap	■	■
Stainless steel splashback to hob	■	■
Under counter single oven	■	■
4 burner gas hob	■	■
Stainless steel chimney hood	■	■

## Bathroom, En suite and Cloakroom

White sanitaryware and chrome fittings	■	■
Shower mixer tap to bathroom	■	■
Soft close seats to all WCs	■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■
Splashback tiling to cloakroom basin only	■	■

## Electrical

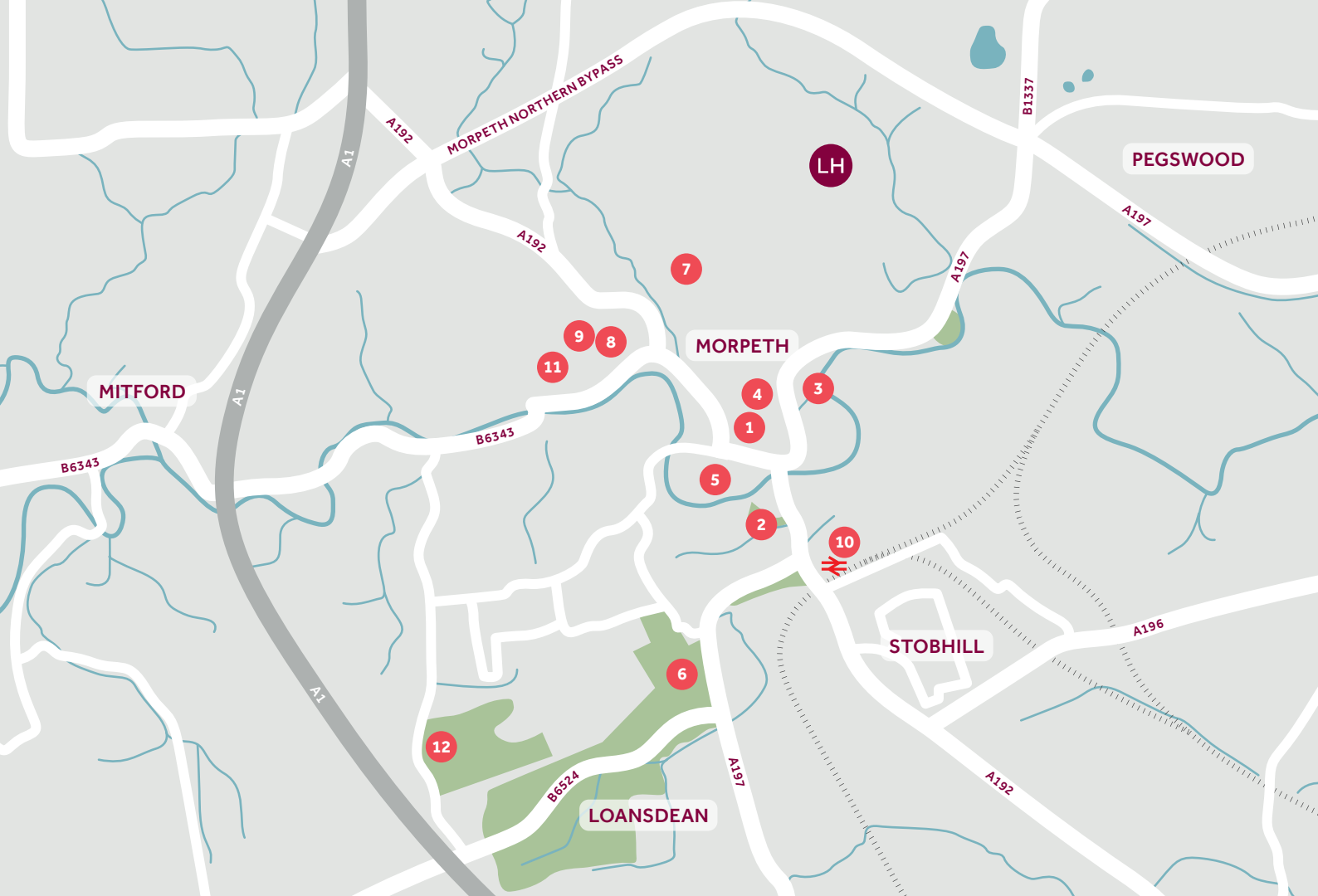
White switch plates and sockets	■	■
TV points to the lounge, kitchen, and bedroom 1	■	■
2 x BT point to the ground floor	■	■
White pendant fittings throughout (except bathroom, en suite and cloakroom)	■	■
Mains wired smoke alarm & CO detector	■	■

## Interior

Wall and ceilings in white matt emulsion	■	■
Internal woodwork in white gloss/satinwood	■	■
Polished chrome door handles	■	■
Premdor premium ladder doors	■	■

## External

Stainless steel up/down light to front door	■	■
External doors with multipoint locking system	■	■
Turf to front gardens	■	■



## Around the local neighbourhood

- |   |                            |   |                                  |    |   |
|---|----------------------------|---|----------------------------------|----|---|
| 1 | Morpeth's Sanderson Arcade | 5 | Morpeth Riverside Leisure Centre | 9  | Newminster Middle School                  |
| 2 | Carlisle Park, Morpeth     | 6 | Morpeth Golf Club                | 10 | Morpeth railway station                   |
| 3 | Morrisons                  | 7 | The King Edward VI School        | 11 | Morpeth Rugby Club                        |
| 4 | Marks and Spencer          | 8 | Chantry Middle School            | 12 | Craik Park football and athletics stadium |

Linden Homes, North East Partnerships region  
 2 Esh Plaza, Sir Bobby Robson Way, Gosforth NE13 9BA  
 Distances shown are by road (Source: Google). Fastest journey times are shown  
 (Source: National Rail Enquiries). 3834622 / 02.24

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