

# Summerville Meadows

Stockton-on-Tees



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## A taste of local life

Summerville Meadows

Stockton-on-Tees TS19 8SP | 01642 036554

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# Welcome to Summerville Meadows

On the outskirts of the historic County Durham market town of Stockton-on-Tees, birthplace of the world's first railway, you'll find Summerville Meadows, an exciting development of quality new homes.

Summerville Meadows is just a few minutes' drive from Stockton, a vibrant centre for water sports, shopping, business and leisure, sitting proudly on the River Tees. There's plenty on offer from bustling markets, restaurants, cafes and bars to a host of river-based activities such as whitewater rafting and an international river festival, plus theatres and sports.

The town has a number of pretty public parks and open spaces, including the riverside 100-acre Preston Park and Portrack Marsh Nature Reserve. The port town of Middlesbrough is just 7 miles away and the cathedral city of Durham, the area's county town, is 24 miles. The golden sands of Redcar Beach are 15 miles away and it's less than an hour's drive to the stunning North York Moors National Park.

The A19 links Stockton to York in the south, 51 miles, while the A66 leads east to Redcar Beach and west to Darlington, 12 miles and the A1 (M). Services from Stockton railway station run to Middlesbrough, Whitby and Newcastle-upon-Tyne and it's only 8 miles to Teesside International Airport.

So, if you're after a new home in a lively riverside town within easy reach of the North York Moors your search ends here!



# The perfect position

## Education for everyone

You'll find several primary schools within 1.5 miles of Summerville Meadows. The nearest is Hardwick Green Primary Academy, that's just a 6-minute walk away and its last Ofsted-rating was 'good'. Less than 1 mile away, a 20-minute walk, is Harrow Gate Primary Academy, while Rosebrook Primary, St Gregory's Primary and Whitehouse Primary Schools are all about 1.5 miles.

For senior students the Grangefield Academy, is a comprehensive school 2 miles away catering for 11 to 16-year-old pupils and has an Ofsted rating of 'outstanding.' It's part of the same educational trust as North Shore Academy, which is just over 3 miles away and also for 11 to 16s. For students from 16 to 18 years, Stockton Sixth Form College, Ofsted-rated 'good,' is about 2 miles.

### ARC Stockton Arts Centre

3 miles | 9 mins drive

9  
mins



### Stockton Market

3 miles | 10 mins drive

10  
mins



### Teesside International Airport

7 miles | 12 mins drive

12  
mins



## Summerville Meadows

### Preston Park

5 miles | 11 mins drive

11  
mins



### Teesside Millennium Footbridge

4 miles | 10 mins drive

10  
mins



### Infinity Bridge

4 miles | 10 mins drive



### Ropner Park

3 miles | 9 mins drive



### Teesside Shopping

7 miles | 14 mins drive



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk



# Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

**Enhance** offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## Smooth Move

**Smooth Move** is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

## Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

## Key Worker

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

## Armed Forces

**TRINITY**

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.

## Deposit Unlock



With **Deposit Unlock**, whether you are a first time or next time buyer, you could purchase a new Linden home with just a 5% deposit up to the value of £750,000!



Scan me  
for directions



# Summerville Meadows

Stockton-on-Tees

County Durham TS19 8SP

Cover photograph of Infinity Bridge. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

**Vistry North East region**

2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle Upon Tyne NE13 9BA. Telephone: 01912 271 000

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# Development plan

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# Summerville Meadows

## Stockton-on-Tees



### 4 bedroom homes

-  The Camellia
-  The Lily
-  The Lupin

### 3 bedroom homes

-  The Bluebell
-  The Heather
-  The Orchid
-  The Sunflower
-  The Tulip

### 2 bedroom homes

-  The Jasmine

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

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# The Jasmine

2 bedroom home

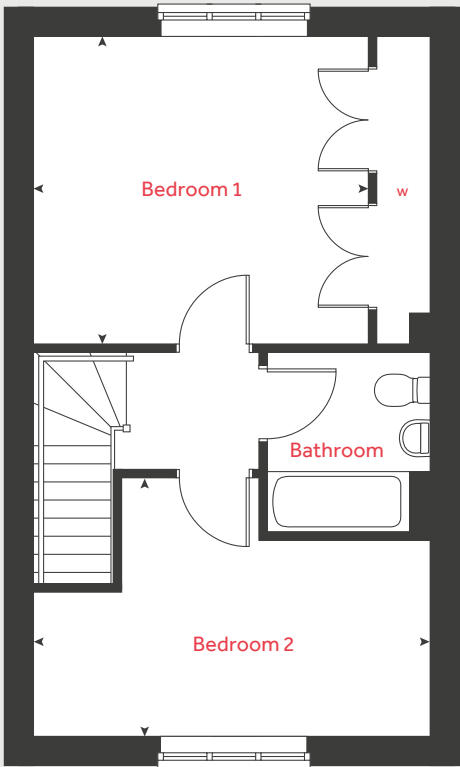
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First floor



# The Jasmine

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 3.23	15' 6" x 10' 7"
Living room	3.67 x 3.67	12' 0" x 12' 0"

First floor	metres	feet / inches
Bedroom 1	4.00 x 3.68	13' 1" x 12' 0"
Bedroom 2	4.74 x 3.10	15' 6" x 10' 2"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

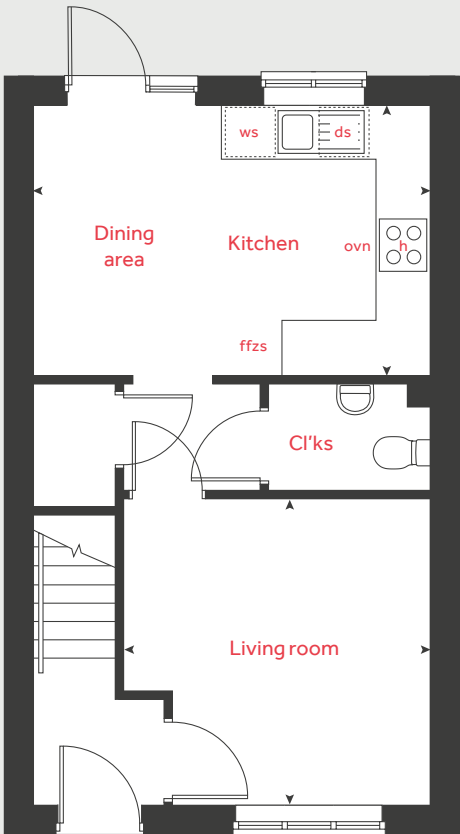
**The Jasmine | Summerville Meadows |**

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Ground floor



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# The Bluebell

3 bedroom home

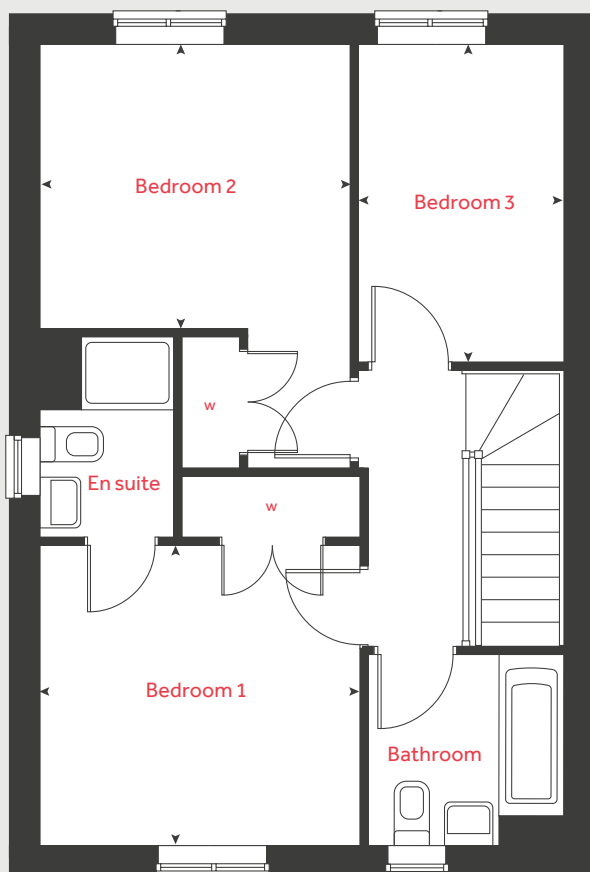
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## First floor



# The Bluebell

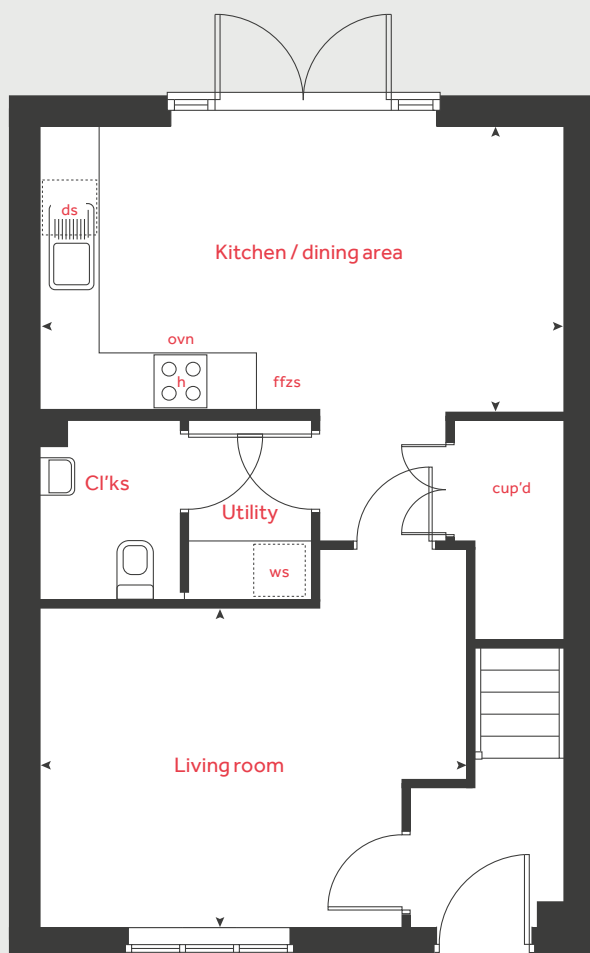
## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.64 x 2.98	18' 6" x 9' 9"
Living room	4.60 x 3.38	15' 1" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	3.44 x 3.18	11' 3" x 10' 5"
Bedroom 2	3.30 x 3.00	10' 9" x 9' 10"
Bedroom 3	3.36 x 2.24	11' 0" x 7' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

## Ground floor



### The Bluebell | Summerville Meadows |

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# The Heather

3 bedroom home

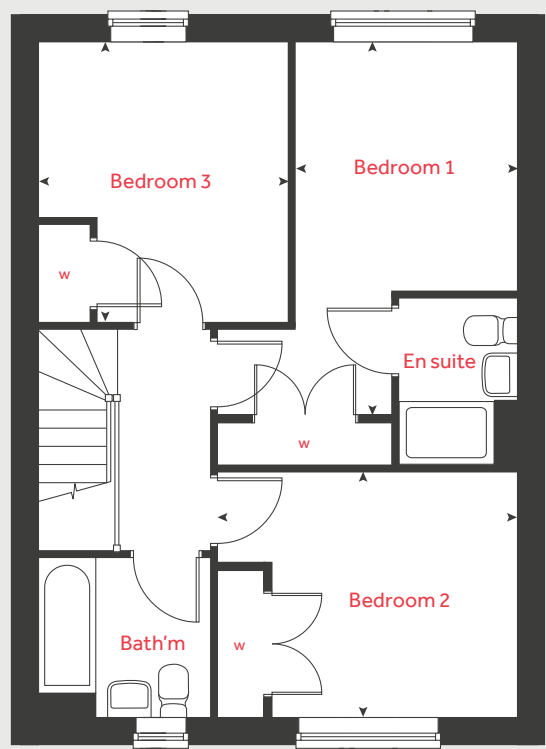
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First floor



# The Heather

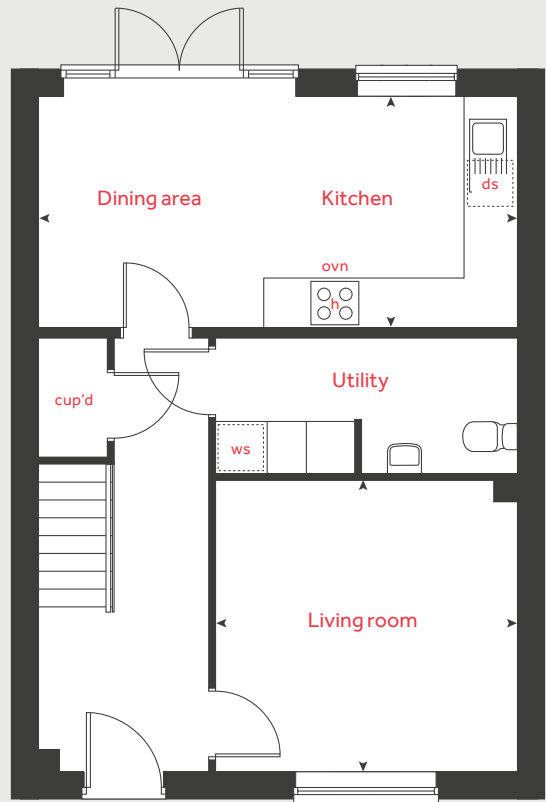
3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.02 x 2.92	19' 9" x 9' 6"
Living room	3.79 x 3.65	12' 5" x 11' 11"

First floor	metres	feet / inches
Bedroom 1	4.68 x 2.79	15' 4" x 9' 1"
Bedroom 2	3.77 x 3.08	12' 4" x 10' 1"
Bedroom 3	3.53 x 3.15	11' 6" x 10' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

Ground floor



The Heather | Summerville Meadows |

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# The Orchid

3 bedroom home

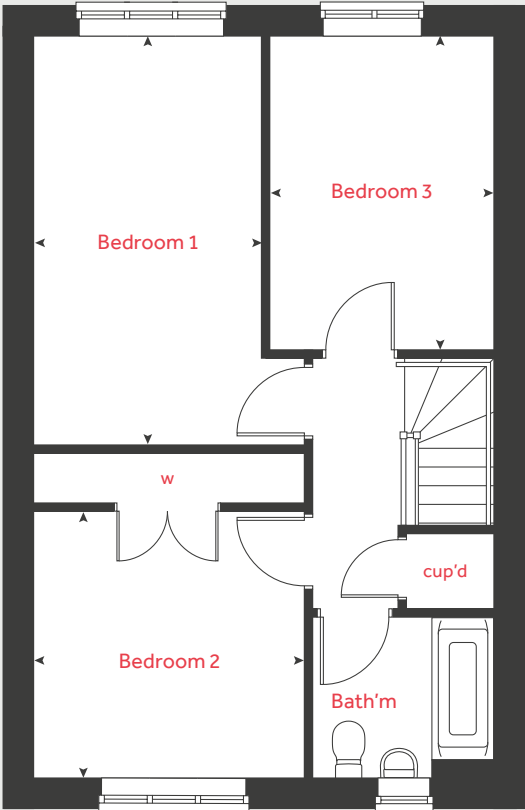
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First floor



# The Orchid

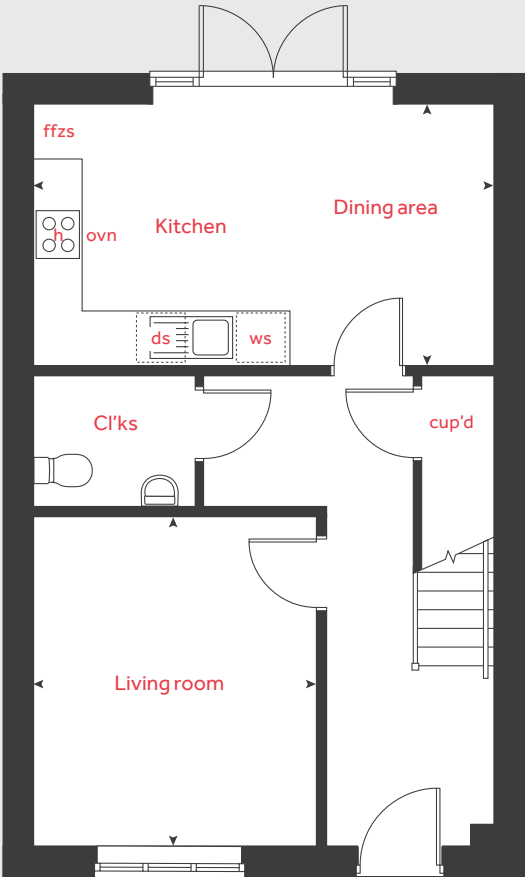
## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 3.16	18' 1" x 10' 4"
Living room	3.98 x 3.41	13' 0" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	4.94 x 2.75	16' 2" x 9' 0"
Bedroom 2	3.27 x 3.23	10' 8" x 10' 7"
Bedroom 3	3.80 x 2.68	12' 5" x 8' 9"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

Ground floor



**The Orchid | Summerville Meadows |**

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# The Sunflower

3 bedroom home

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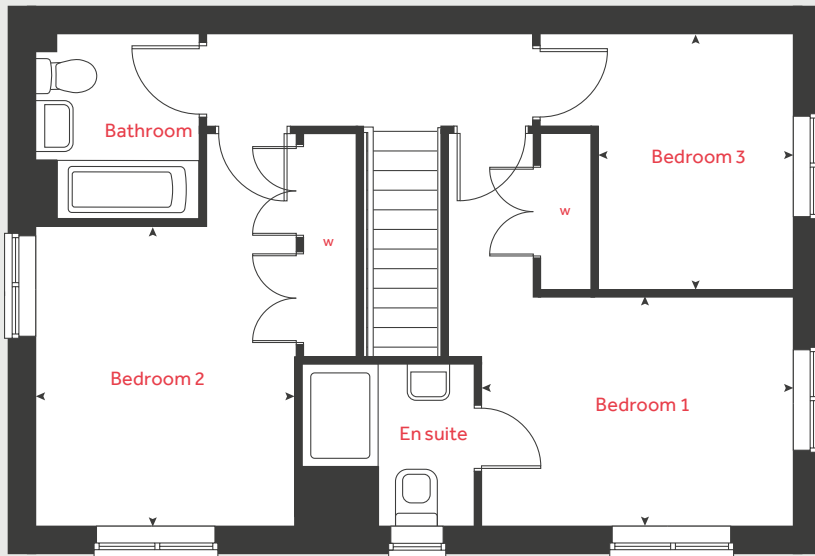
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# The Sunflower

## 3 bedroom home

### First floor

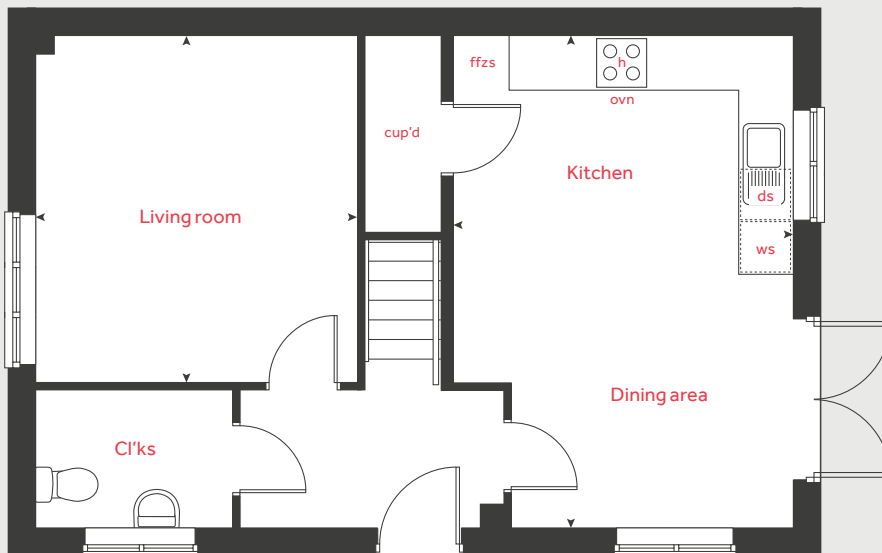


Ground floor	metres	feet / inches
Kitchen / dining area	5.81 x 4.02	19' 0" x 13' 2"
Living room	4.10 x 3.77	13' 5" x 12' 4"

First floor	metres	feet / inches
Bedroom 1	3.66 x 2.69	12' 0" x 8' 9"
Bedroom 2	3.54 x 3.07	11' 7" x 10' 0"
Bedroom 3	3.02 x 2.28	9' 10" x 7' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

### Ground floor



#### The Sunflower | Summerville Meadows |

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# The Tulip

3 bedroom home

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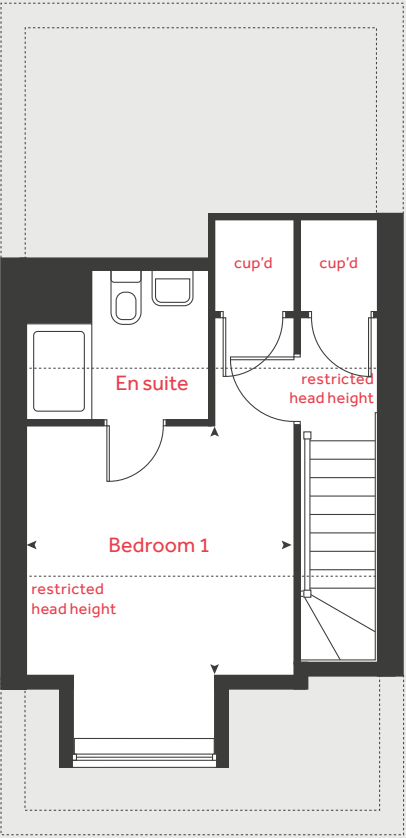
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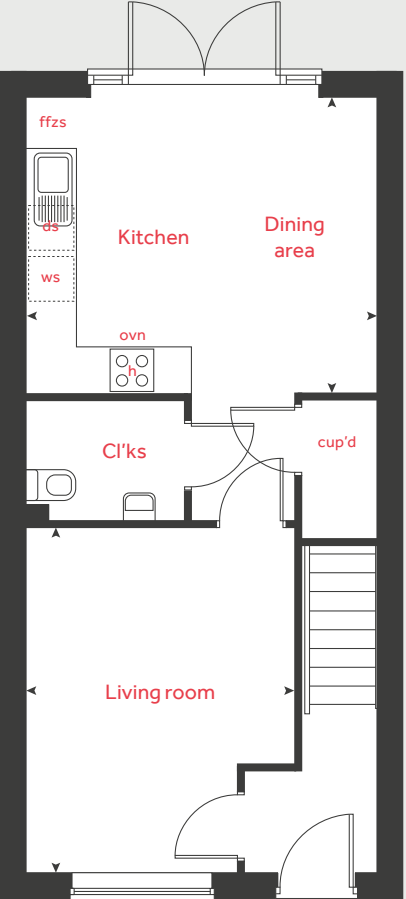
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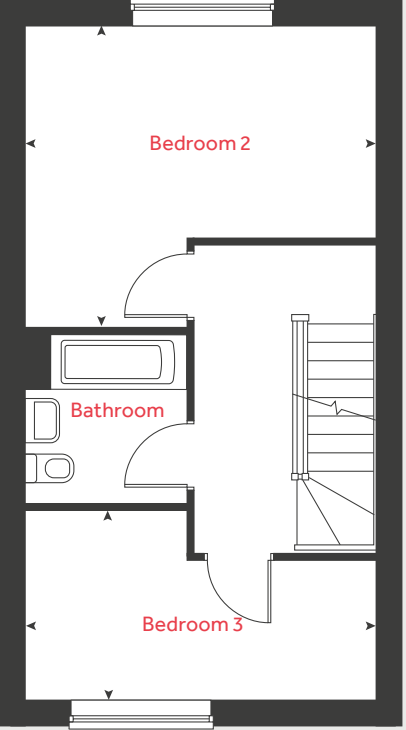
Second floor



Ground floor



First floor



The Tulip

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.38 x 3.75	14' 4" x 12' 3"
Living room	4.39 x 3.35	14' 4" x 10' 11"

First floor	metres	feet / inches
Bedroom 2	4.39 x 3.78	14' 4" x 12' 4"
Bedroom 3	4.39 x 2.36	14' 4" x 7' 8"

Second floor	metres	feet / inches
Bedroom 1	3.35 x 3.16	10' 11" x 10' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

**The Tulip | Summerville Meadows |**  
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# The Camellia

4 bedroom home

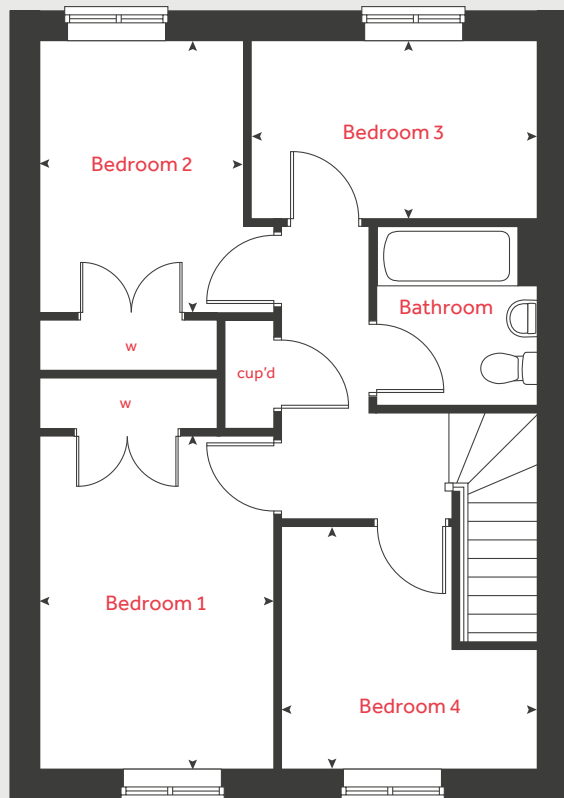
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## First floor



# The Camellia

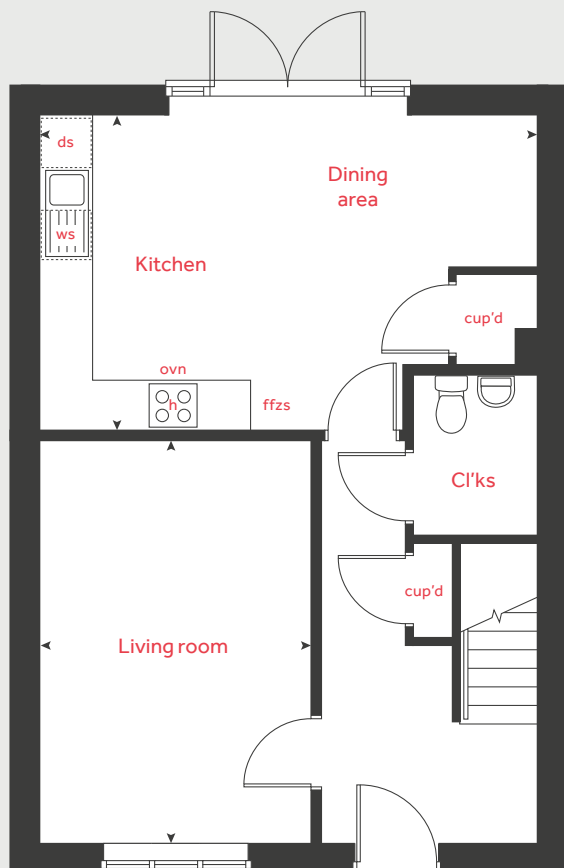
## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.04 x 3.84	19' 9" x 12' 7"
Living room	4.87 x 3.29	15' 11" x 10' 9"

First floor	metres	feet / inches
Bedroom 1	4.05 x 2.84	13' 3" x 9' 3"
Bedroom 2	3.30 x 2.84	10' 9" x 9' 3"
Bedroom 3	3.47 x 2.16	11' 4" x 7' 1"
Bedroom 4	3.10 x 2.95	10' 2" x 9' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

## Ground floor



### The Camellia | Summerville Meadows |

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# The Lily

4 bedroom home

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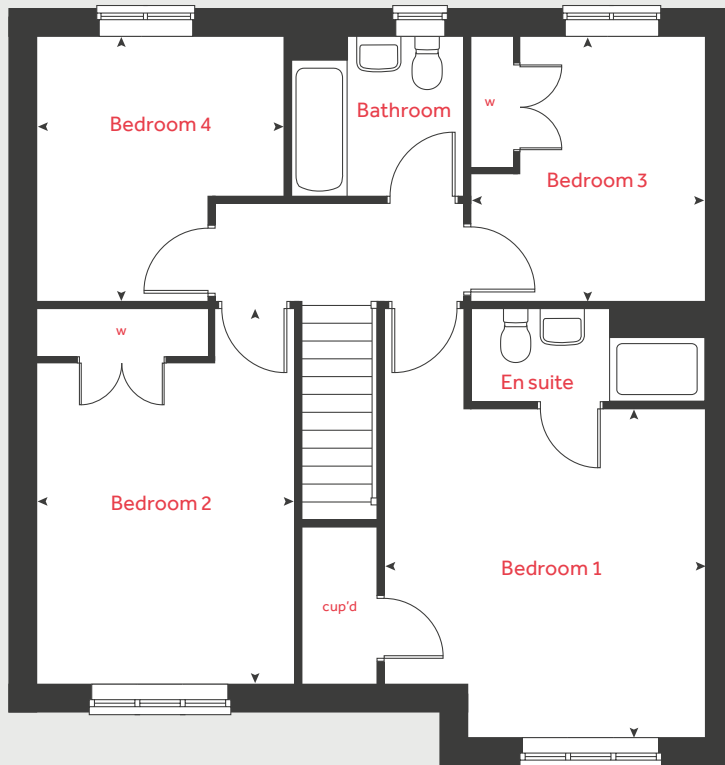
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# The Lily

## 4 bedroom home

### First floor



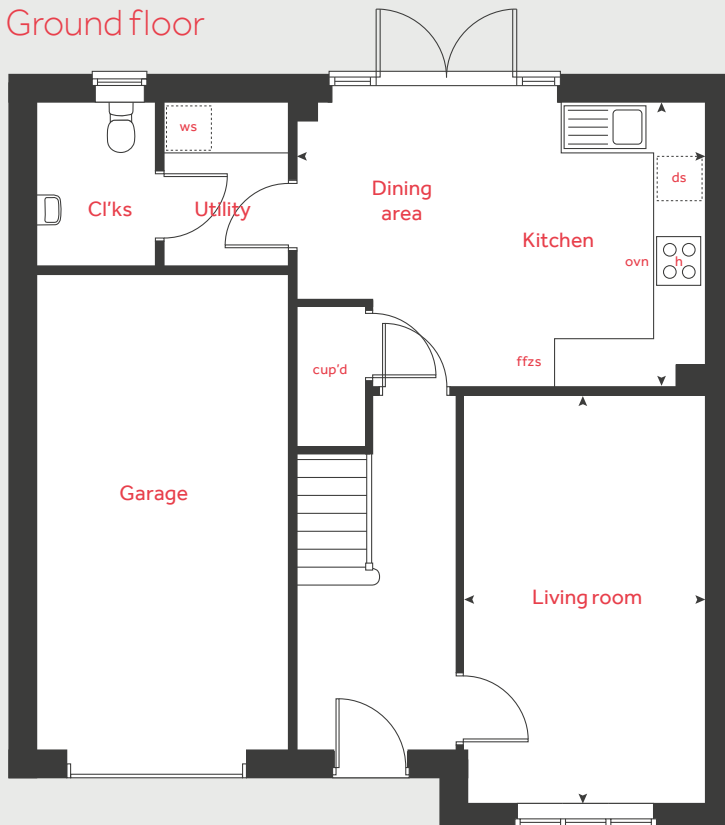
Ground floor	metres	feet / inches
Kitchen / dining area	5.09 x 3.59	16' 8" x 11' 9"
Living room	5.13 x 3.00	16' 9" x 9' 10"

### First floor

Bedroom 1	4.14 x 4.05	13' 6" x 13' 3"
Bedroom 2	4.73 x 3.25	15' 6" x 10' 7"
Bedroom 3	3.34 x 2.95	10' 11" x 9' 8"
Bedroom 4	3.34 x 3.11	9' 8" x 10' 2"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

### Ground floor



### The Lily | Summerville Meadows |

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# The Lupin

4 bedroom home

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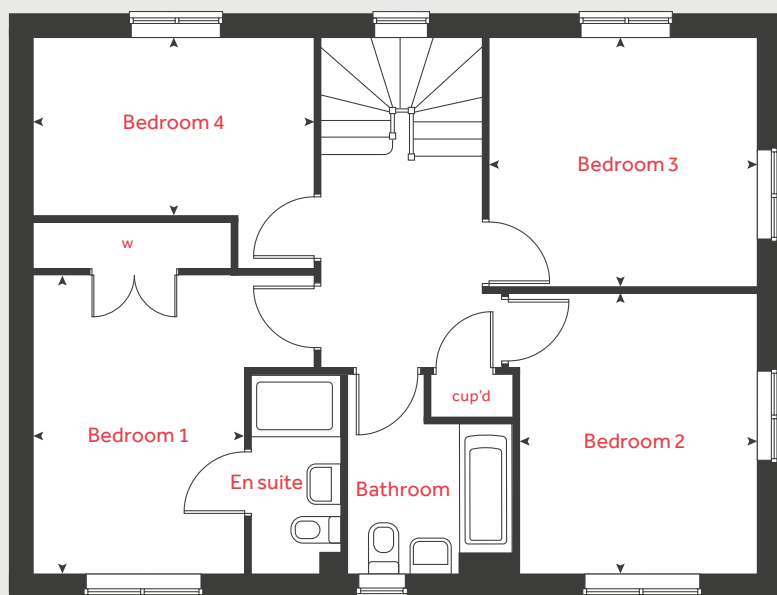
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# The Lupin

## 4 bedroom home

### First floor



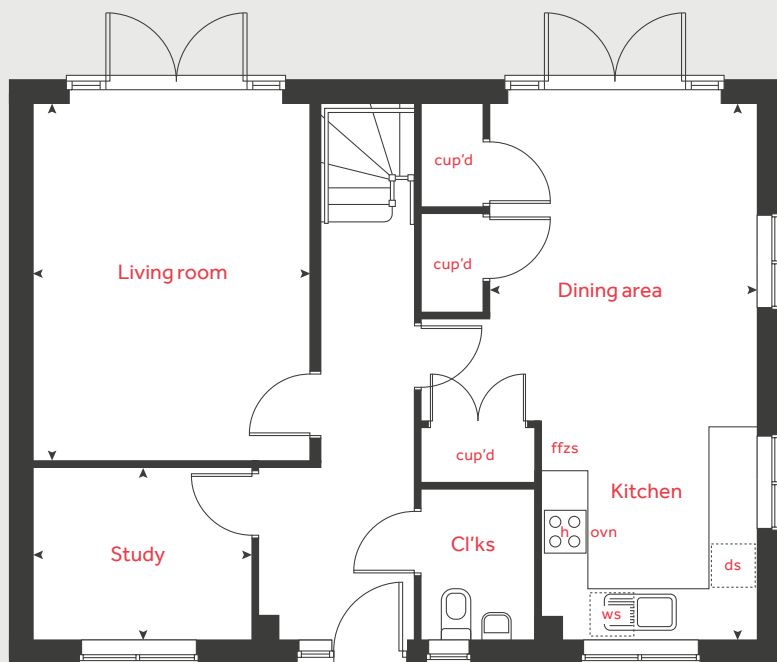
Ground floor	metres	feet / inches
Kitchen / dining area	7.04 x 3.48	23' 1" x 11' 5"
Living room	4.65 x 3.65	15' 3" x 11' 11"
Study	2.83 x 2.30	9' 3" x 7' 6"

### First floor

Bedroom 1	3.92 x 2.74	12' 10" x 8' 11"
Bedroom 2	3.69 x 2.33	12' 1" x 7' 7"
Bedroom 3	3.52 x 3.26	11' 6" x 10' 8"
Bedroom 4	3.69 x 3.12	12' 1" x 10' 2"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points

### Ground floor



### The Lupin | Summerville Meadows |

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# Specification

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# Summerville Meadows

## Stockton-on-Tees

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

		2 bedroom The Jasmine					3 bedroom The Bluebell The Heather The Orchid The Sunflower The Tulip					4 bedroom The Camellia The Lily The Lupin				
Kitchen																
Symphony Konzept range kitchen with laminate worktop		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Electric hob with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood		■	■	■	■	■	■	■	■	■						
Electric hob with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood											■	■	■			
Fridge / freezer space		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics (where applicable)		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen		■			■	■	■				■			■		
Space for washing machine with plumbing and electrics in utility			■	■								■				
Bathrooms and en suite(s)																
Ideal Standard contemporary white sanitary ware		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite			■	■	■	■	■	■					■	■		
Handheld hair wash attachment in bathroom			■	■	■	■	■	■				■	■	■		
Shower over the bath		■														
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Bedrooms																
Built in builders wardrobe to bedroom 1		■	■	■		■			■			■			■	
Built in builders wardrobe to bedroom 2				■	■	■						■	■			
Built in builders wardrobe to bedroom 3			■										■			





## 2 bedroom

The Jasmine

## 3 bedroom

The Bluebell

The Heather

The Orchid

The Sunflower

The Tulip

## 4 bedroom

The Camellia

The Lily

The Lupin

### Doors and Windows

Front door with multi-point security locking system and security chain	■
PVCu double glazing to windows	■
Double glazed PVCu French doors	
Internal doors to be cottage style pre-primed with satin chrome finish handles	■
Paving outside French door and path to garage personnel door (where applicable)	■

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### General

White painted walls and smooth white ceilings	■
Media plate to lounge and family room (where applicable)	■
Master telephone socket to lounge and study where applicable	■
Air sourced heat pump, cylinder and thermostat	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■
Contemporary lantern to front door and wiring only to the rear door	■
Mains wired smoke detectors with battery back-up	■
Electric vehicle charging point	■
Power and lighting to garage (where in curtilage of the plot)	
Enclosed fenced rear garden, and garden gate (where applicable)	■
NHBC Buildmark cover	■
First two years' customer service support from Linden Homes	■

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■ Fitted as standard - included in the property

\* Subject to stage of construction

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

**Vistry North East region**

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