

King Edward's Park

Morpeth



Linden
Homes



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

bc	bin collection point	v	visitor parking space
pos	public open space		shed
	garage entrance		

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



The Harcourt

2 bedroom home

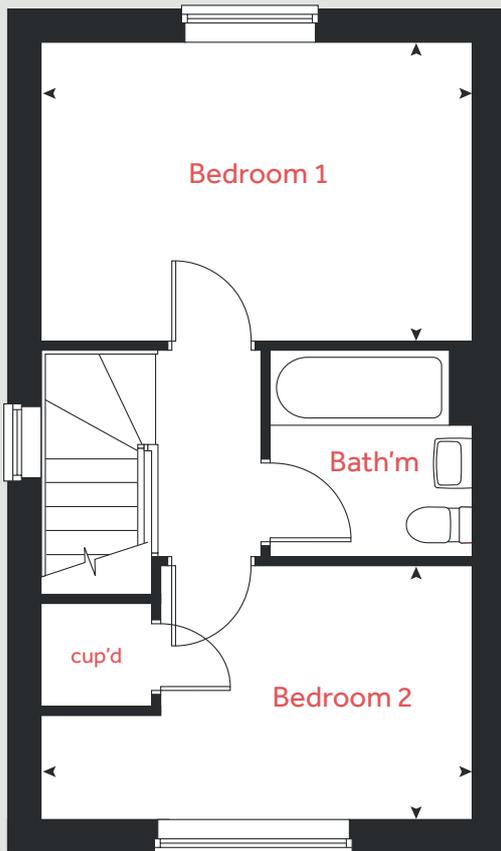
King Edward's Park

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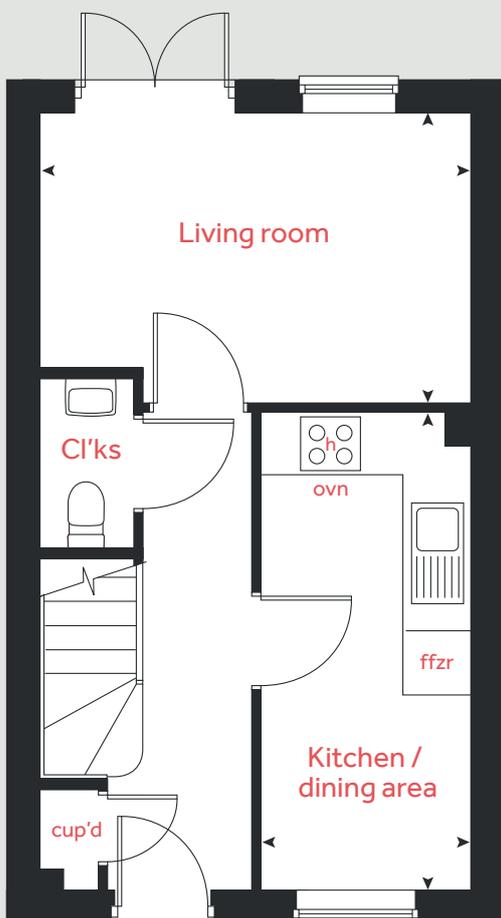
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First floor



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

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

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The Mayfield

3 bedroom home

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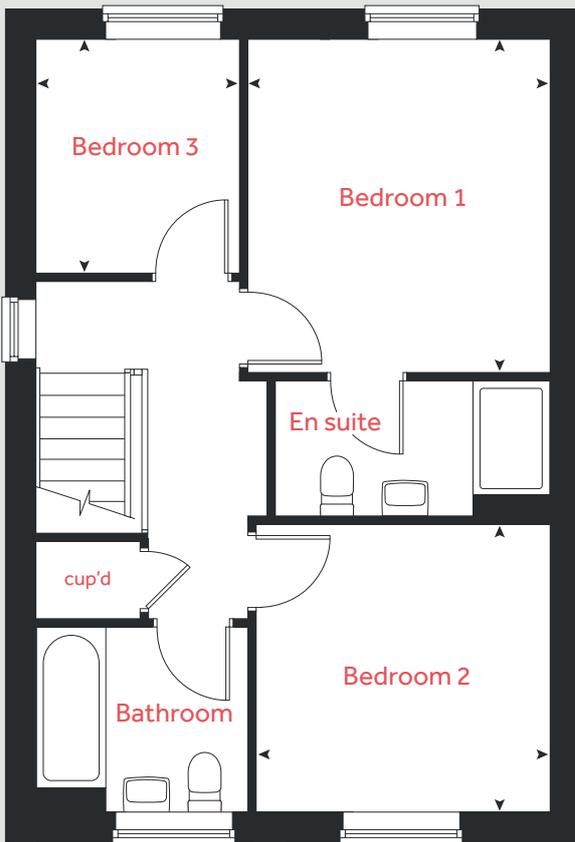
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The Mayfield

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"

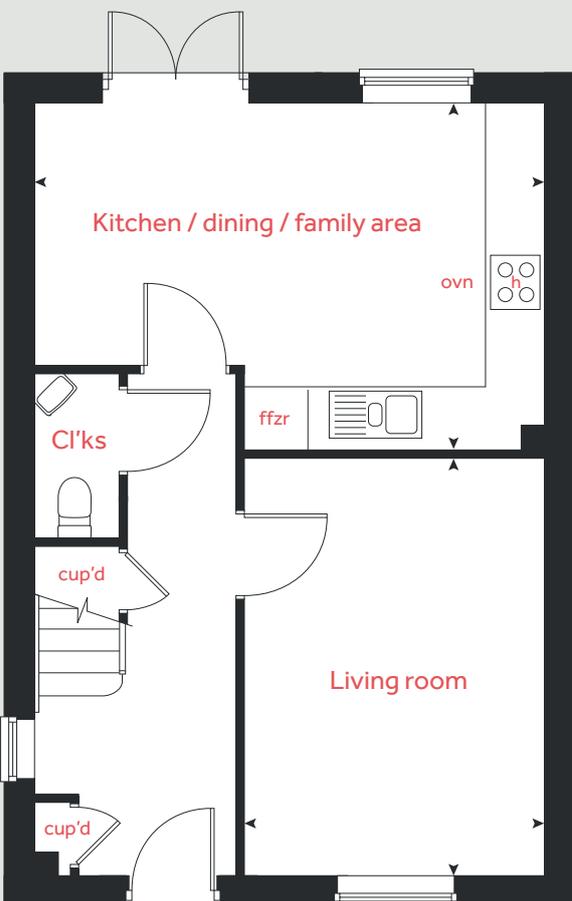
First floor

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 $\blacktriangleleft \blacktriangleright$ measuring points
cup'd cupboard

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The Maddison

3 bedroom home

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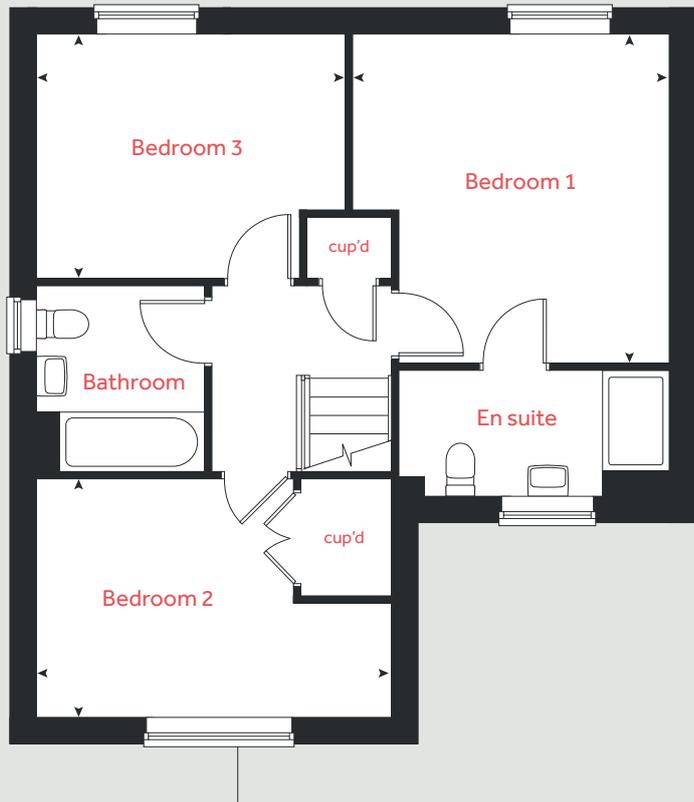
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The Maddison

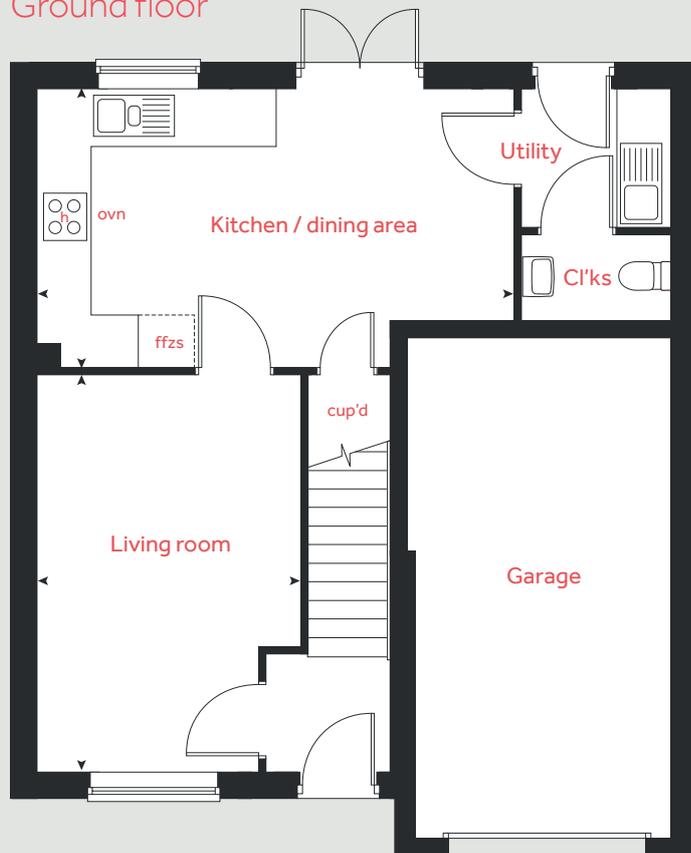
3 bedroom home

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

Bedroom 3
3.66m x 2.94m 12'0" x 9'8"

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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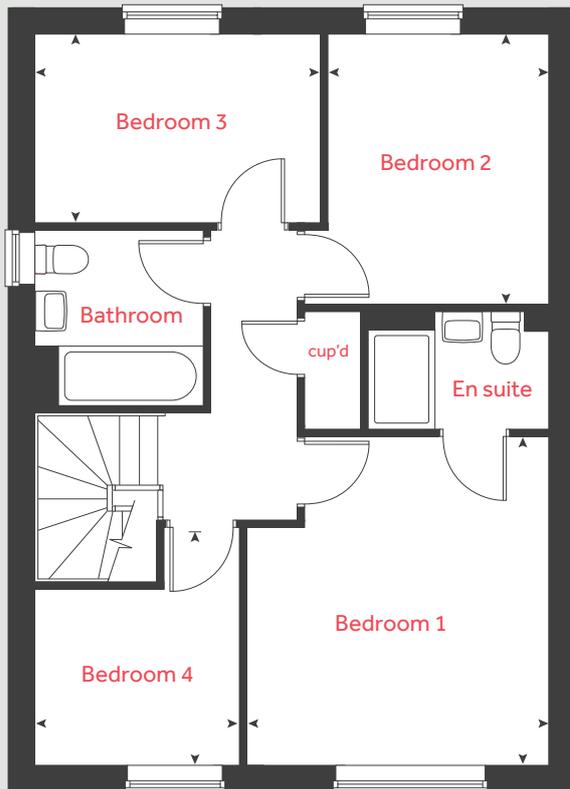
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The Mylne

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

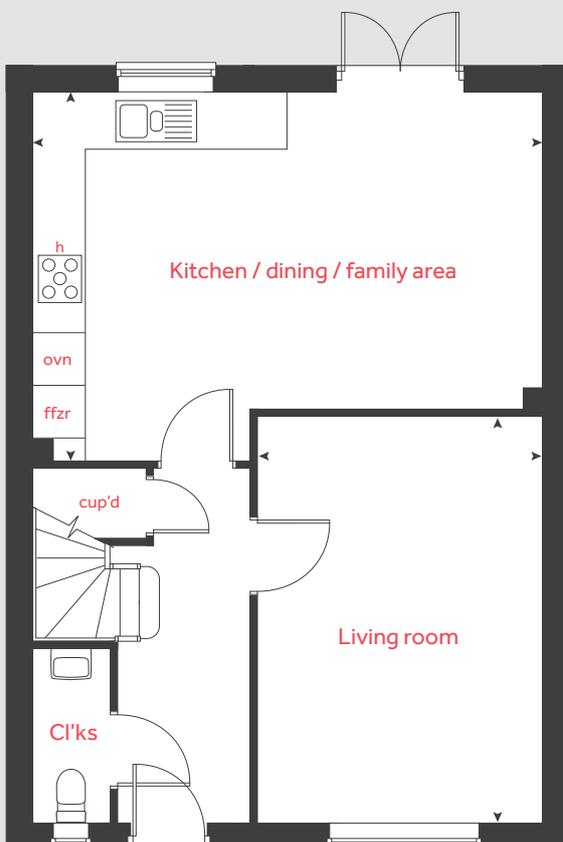
Bedroom 1
3.96m x 3.58m 13'0" x 11'9"

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

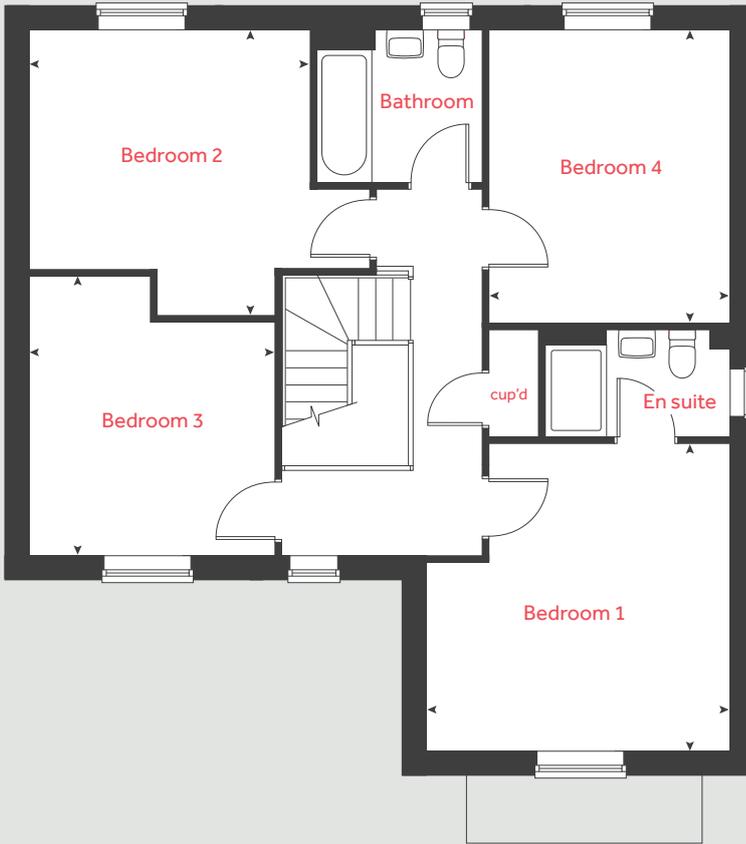
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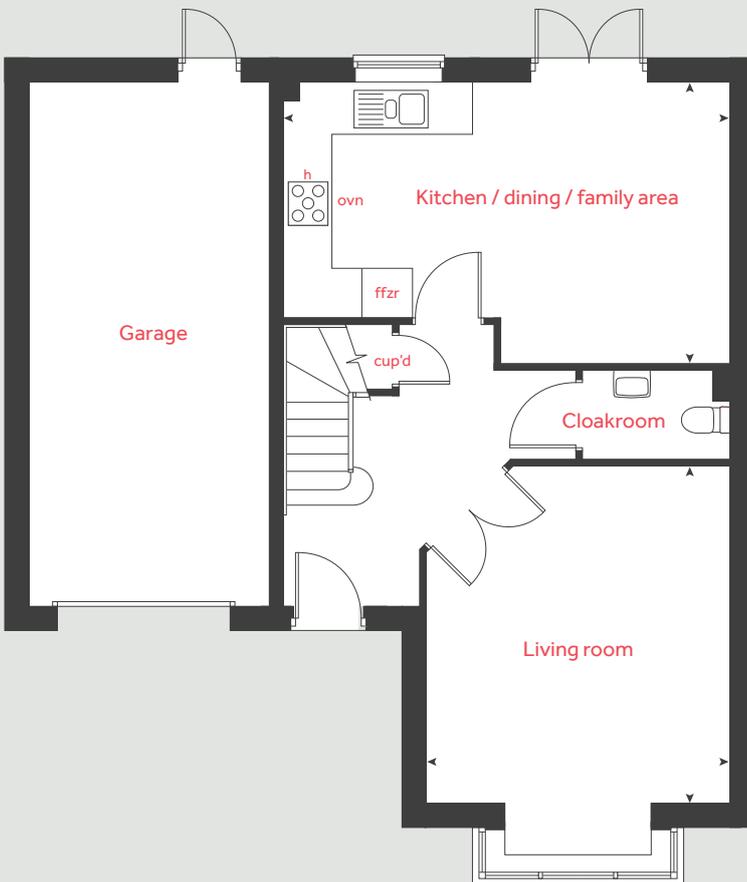
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First floor



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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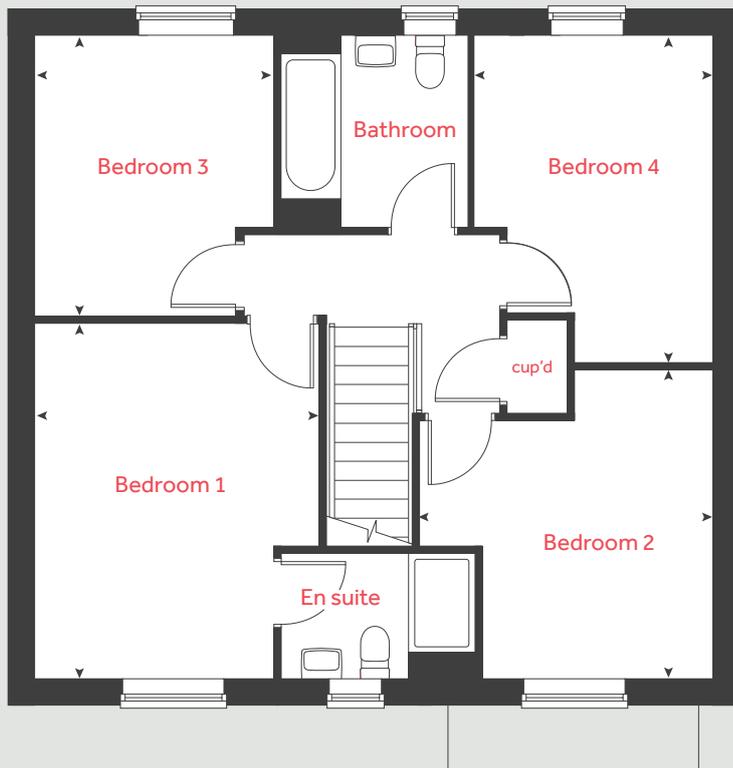
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The Pembroke

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"

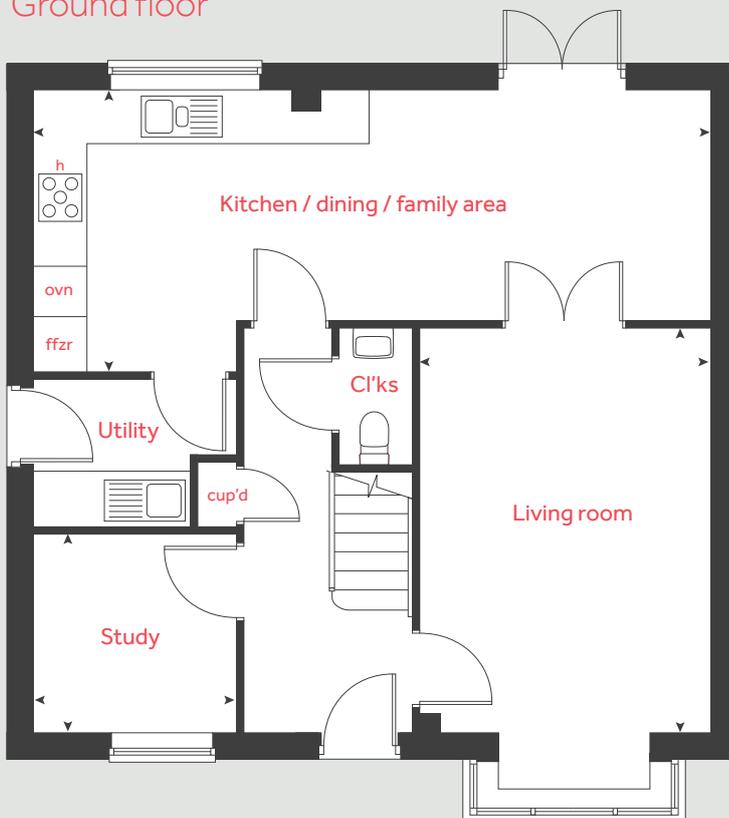
Bedroom 2
3.74m x 3.51m 12'3" x 11'6"

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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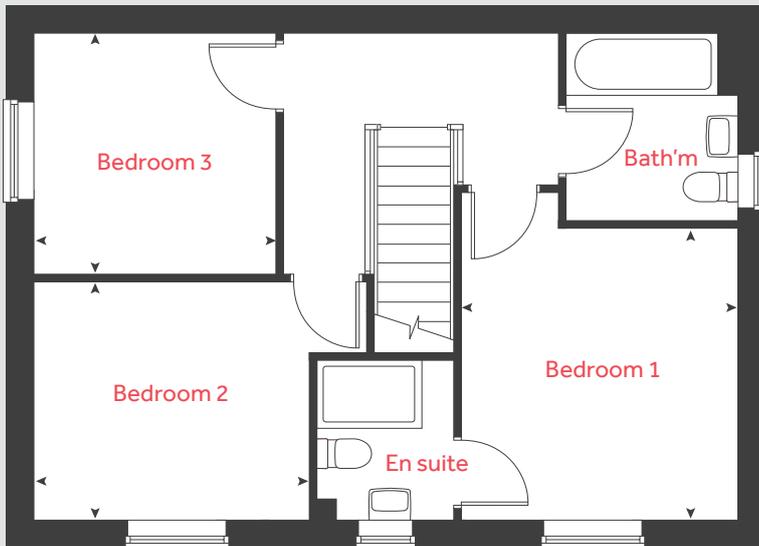
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The Mountford

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

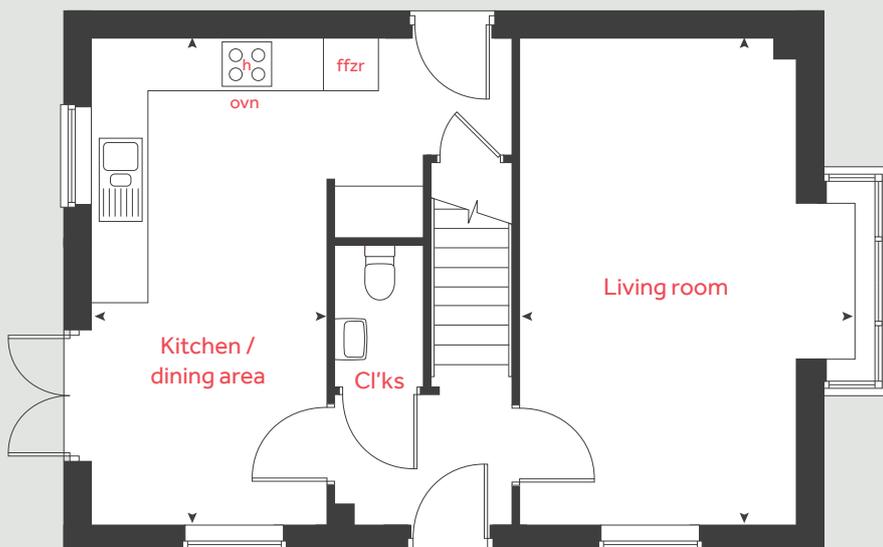
Bedroom 1
3.38m x 3.20m 11'1" x 10'6"

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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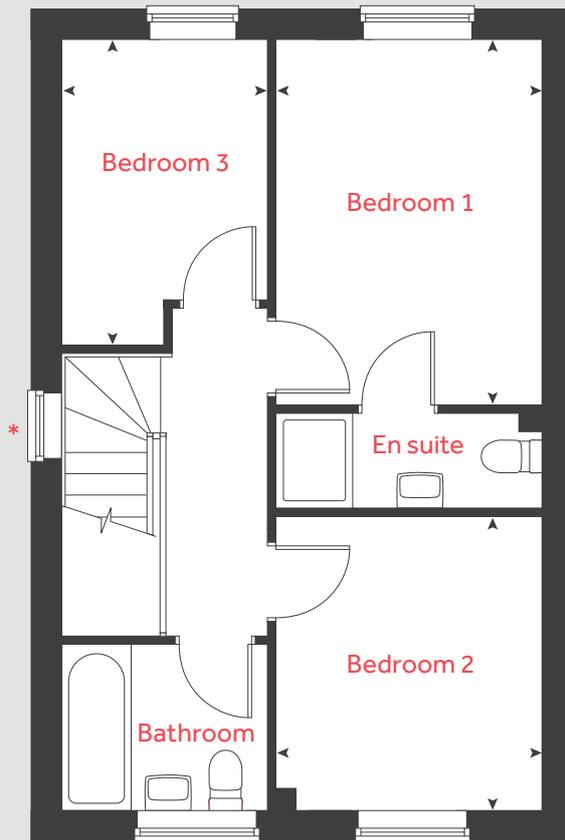
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The Eveleigh

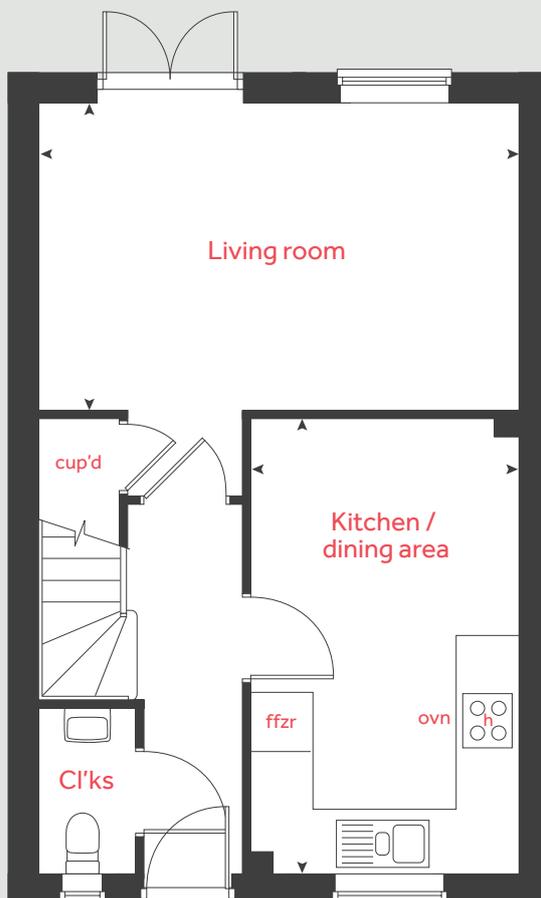
3 bedroom home

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	■	■

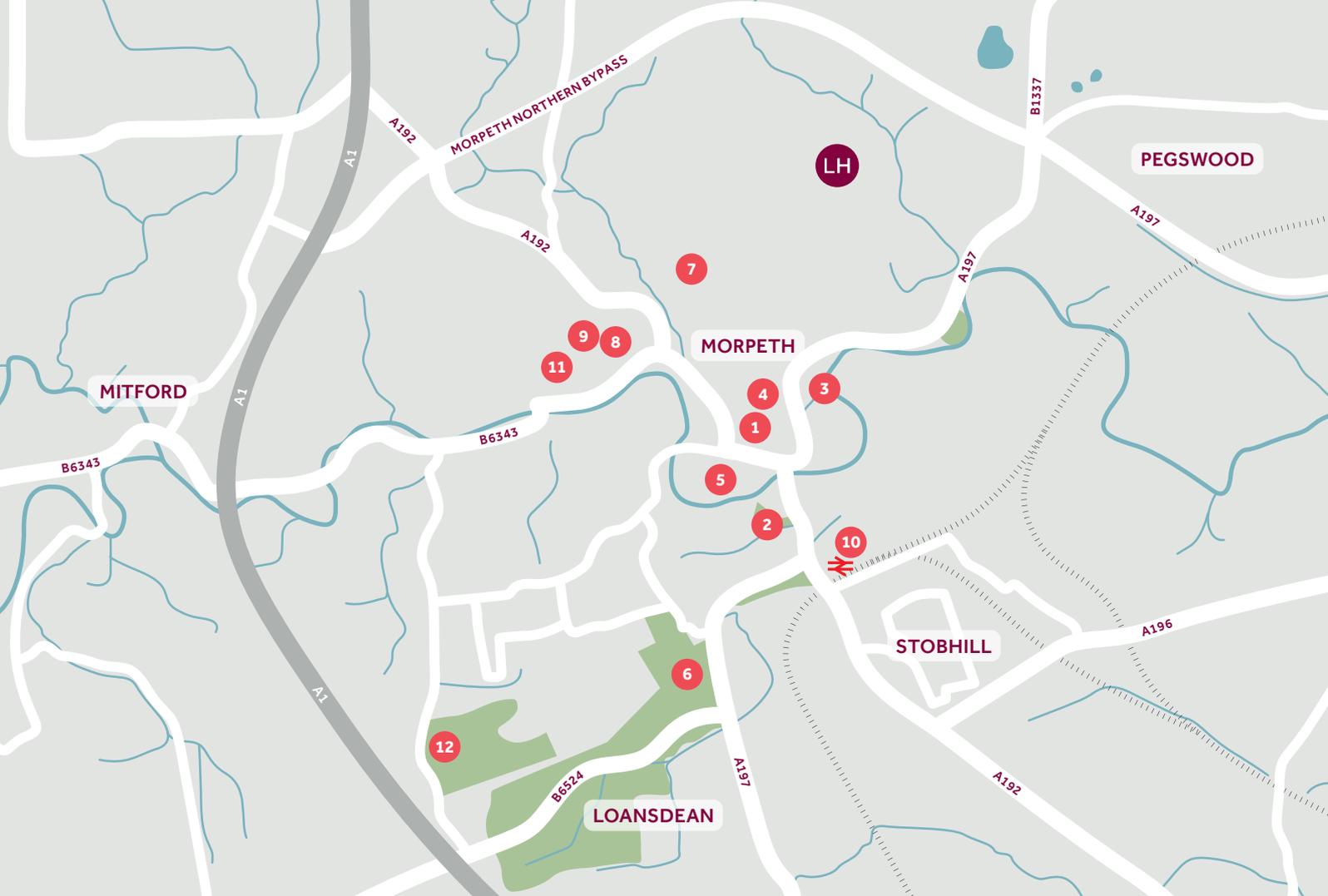
External

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

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

*Subject to stage of construction. The specifications of all our homes is correct at the date of going to print but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. 2995944/March 2023.

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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). 6007589 / 07.25

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