

The Cedars

Birtley



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The Cedars Birtley

A new collection of 3 & 4 bedroom homes in the thriving community of Birtley.

Beneath the gaze of the Angel of the North, internationally recognised as a symbol of the North East's industrial heritage, a new way of living is evolving in homes designed to suit a modern lifestyle.

The Cedars is a fabulous new development of three and four bedroom contemporary homes on the edge of Birtley. With easy access to the A1(M) and A19, these spacious, light and airy properties are ideally situated for commuting to Gateshead, Newcastle, Sunderland and Durham.

On the doorstep are the Birtley East Primary School and Lord Lawson of Beamish Academy – both of which boast 'good' Ofsted ratings – and a wide range of shopping options, from convenience stores to supermarkets and the Intu MetroCentre.

With the vibrant Tyne Quayside, stunning North East coastline and rolling hills of Durham all within easy reach, The Cedars offers buyers the opportunity to really make the most of life.

The Cedars

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The Cedars Birtley

Development layout



4 bedroom home

- The Birch
- The Hickory
- The Beech
- The Hemlock

3 bedroom home

- The Elm (Detached)
- The Elm (Corner Turner)

*Shared Ownership

- 2 & 3 bedroom homes

- ▶ garage entrance
- bollard
- v visitor parking
- storage shed
- ▾ embankment slope

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.



Computer generated image shows The Elm detached

The Elm

Semi-Detached

3 bedroom home

The Cedars

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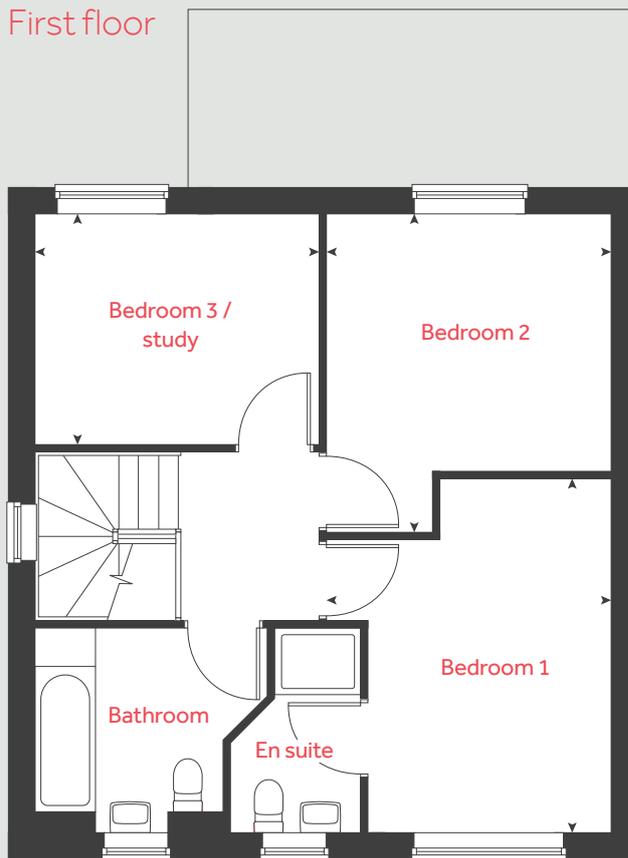
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The Elm

Semi-Detached

3 bedroom home



Ground floor

Living room

4.88m x 3.32m 16'0" x 10'11"

Kitchen / dining / family area

6.87m x 5.87m 22'6" x 19'3"

First floor

Bedroom 1

4.25m x 3.40m 13'11" x 11'2"

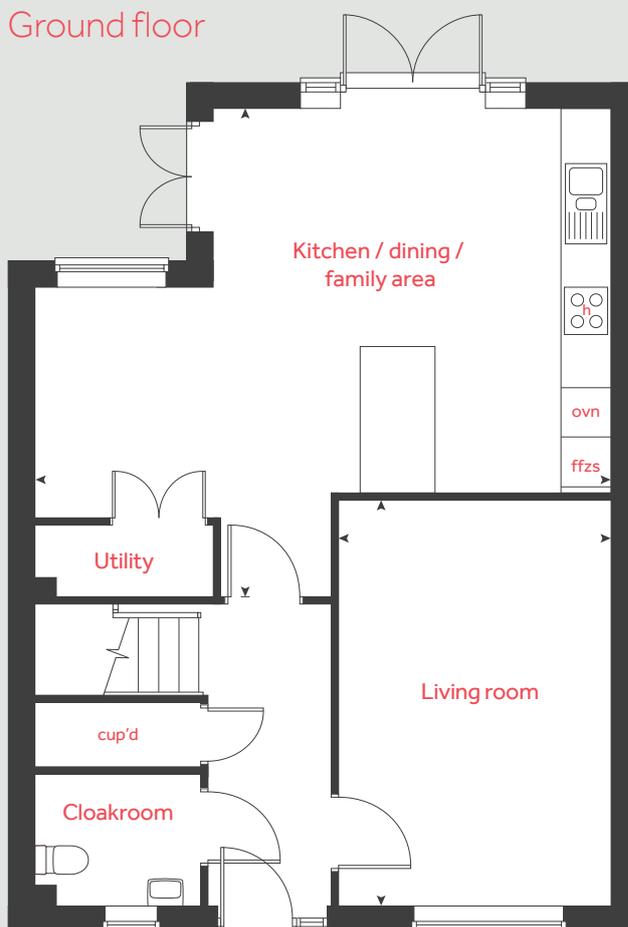
Bedroom 2

3.83m x 3.40m 12'7" x 11'2"

Bedroom 3 / study

3.38m x 2.77m 11'1" x 9'1"

h	hob	ffzs	fridge freezer space
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 Elm

Detached

3 bedroom home

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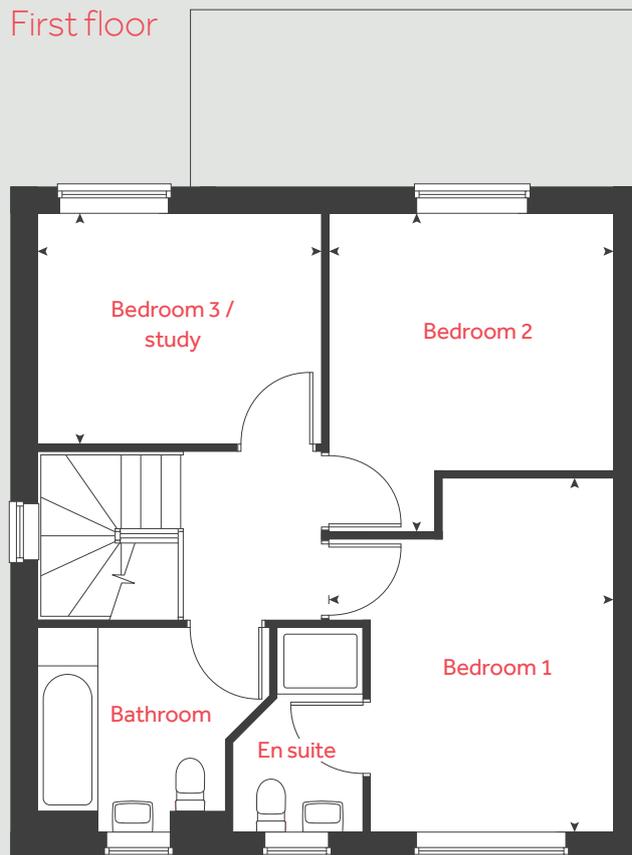
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The Elm

Detached

3 bedroom home



Ground floor

Living room

4.88m x 3.32m 16'0" x 10'11"

Kitchen / dining / family area

6.87m x 5.87m 22'6" x 19'3"

First floor

Bedroom 1

4.25m x 3.40m 13'11" x 11'2"

Bedroom 2

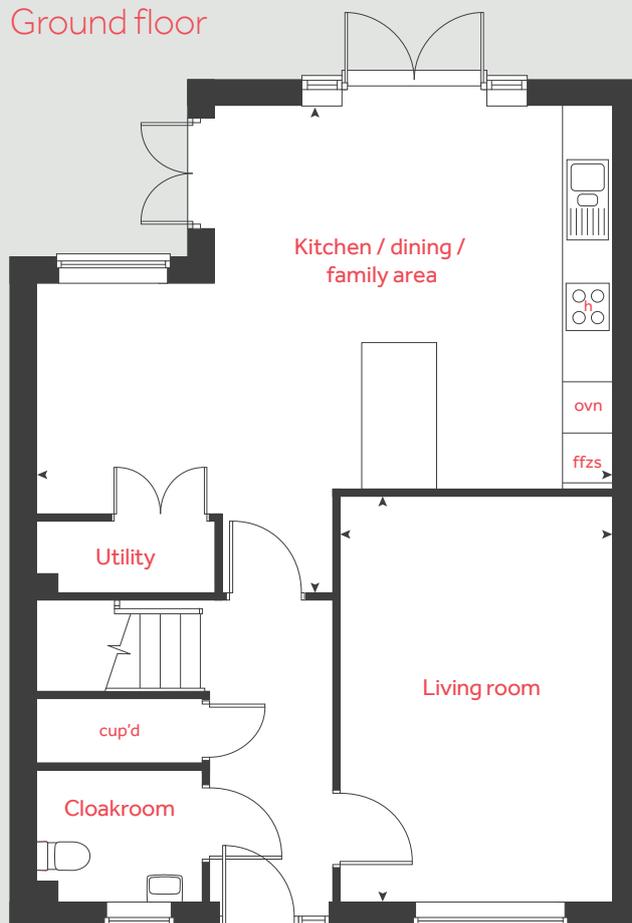
3.83m x 3.40m 12'7" x 11'2"

Bedroom 3 / study

3.38m x 2.77m 11'1" x 9'1"

h	hob	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

Ground floor



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Computer generated image shows The Elm detached

The Elm

Corner Turner

3 bedroom home

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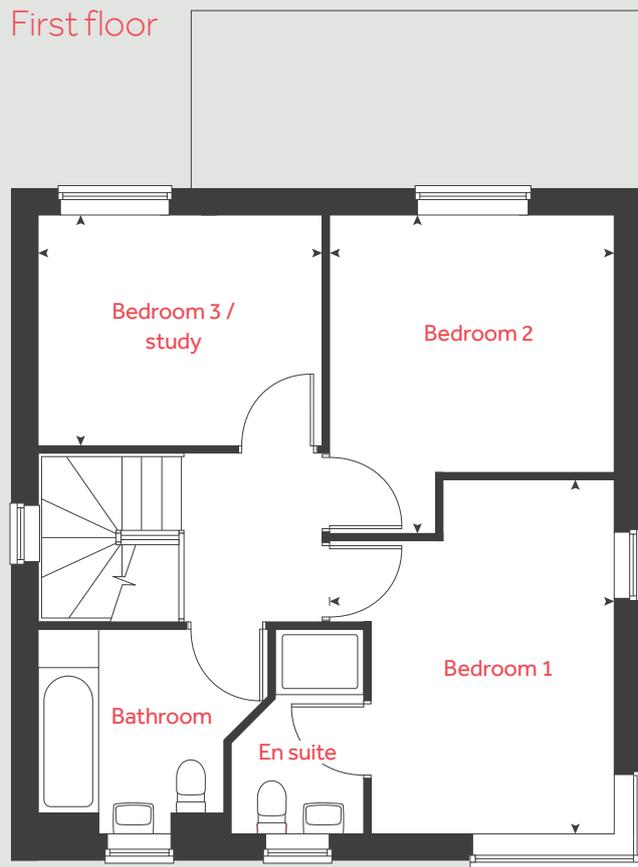
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The Elm

Corner Turner

3 bedroom home



Ground floor

Living room

4.88m x 3.32m 16'0" x 10'11"

Kitchen / dining / family area

6.87m x 5.87m 22'6" x 19'3"

First floor

Bedroom 1

4.25m x 3.40m 13'11" x 11'2"

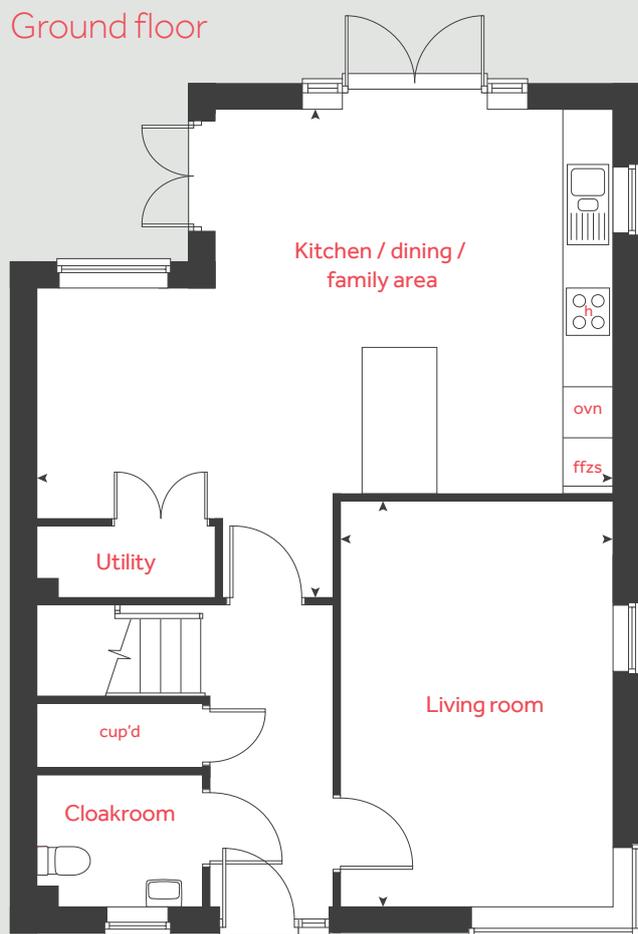
Bedroom 2

3.83m x 3.40m 12'7" x 11'2"

Bedroom 3 / study

3.38m x 2.77m 11'1" x 9'1"

h	hob	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		



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The Hickory

4 bedroom home

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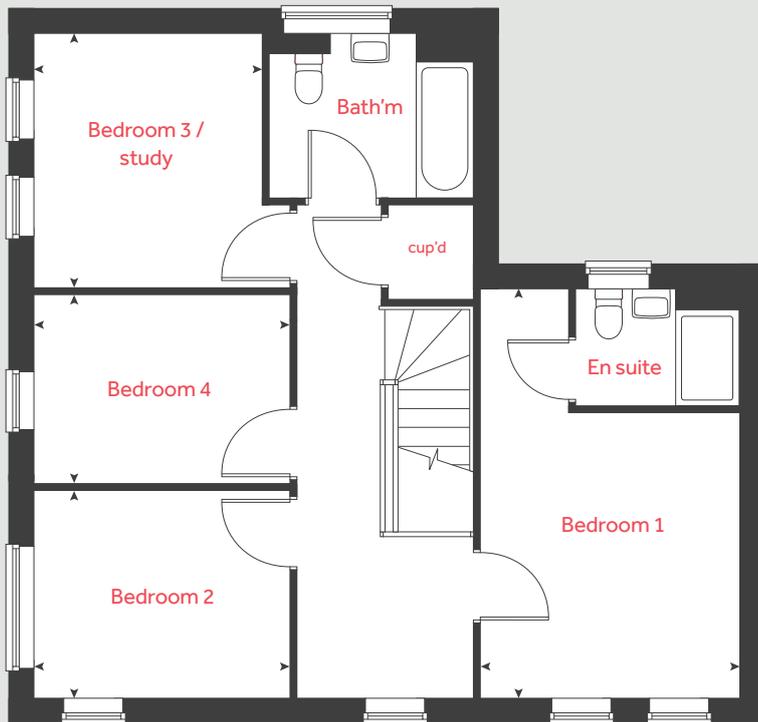
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The Hickory

4 bedroom home

First floor



Ground floor

Living room
5.19m x 3.23m 17'0" x 10'7"

Kitchen / family area
5.52m x 3.81m 18'1" x 12'6"

Dining room
3.38m x 2.49m 11'1" x 8'2"

First floor

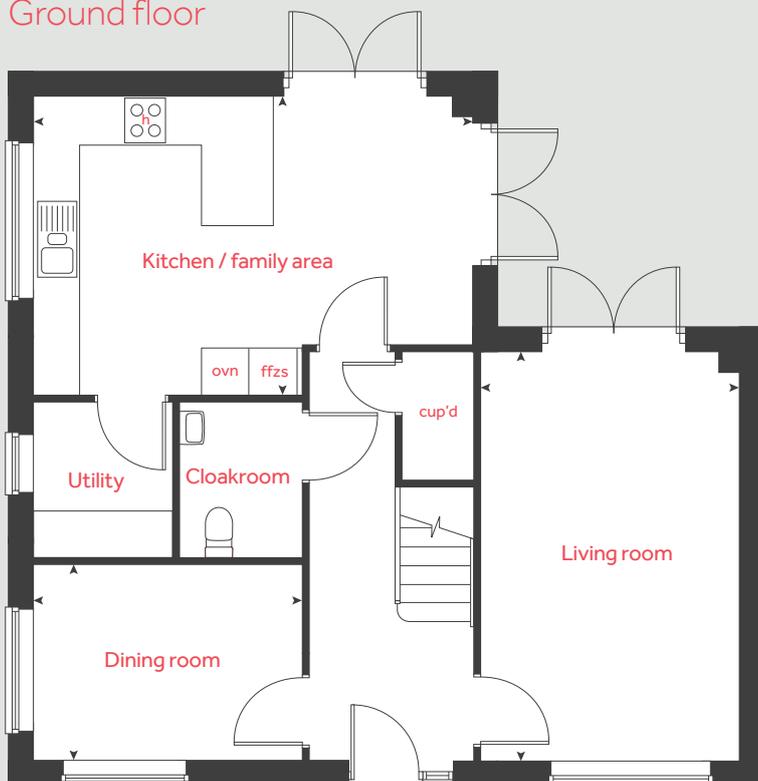
Bedroom 1
5.17m x 3.25m 17'0" x 10'8"

Bedroom 2
3.23m x 2.63m 10'7" x 8'8"

Bedroom 3 / study
3.22m x 2.86m 10'7" x 9'5"

Bedroom 4
3.23m x 2.40m 10'7" x 7'10"

Ground floor



h hob ffzs fridge freezer space
ovn oven < > measuring points
cup'd cupboard

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The Birch

4 bedroom home

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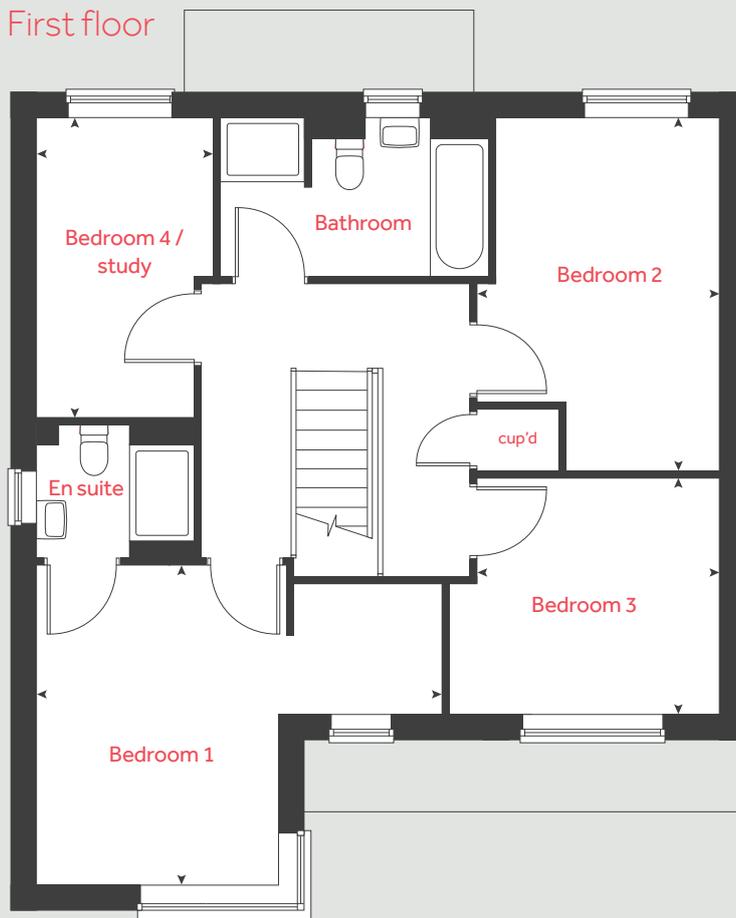
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The Birch

4 bedroom home



Ground floor

Living room
5.72m x 3.06m 18'9" x 10'0"

Kitchen / dining area
5.21m x 3.72m 17'1" x 12'2"

First floor

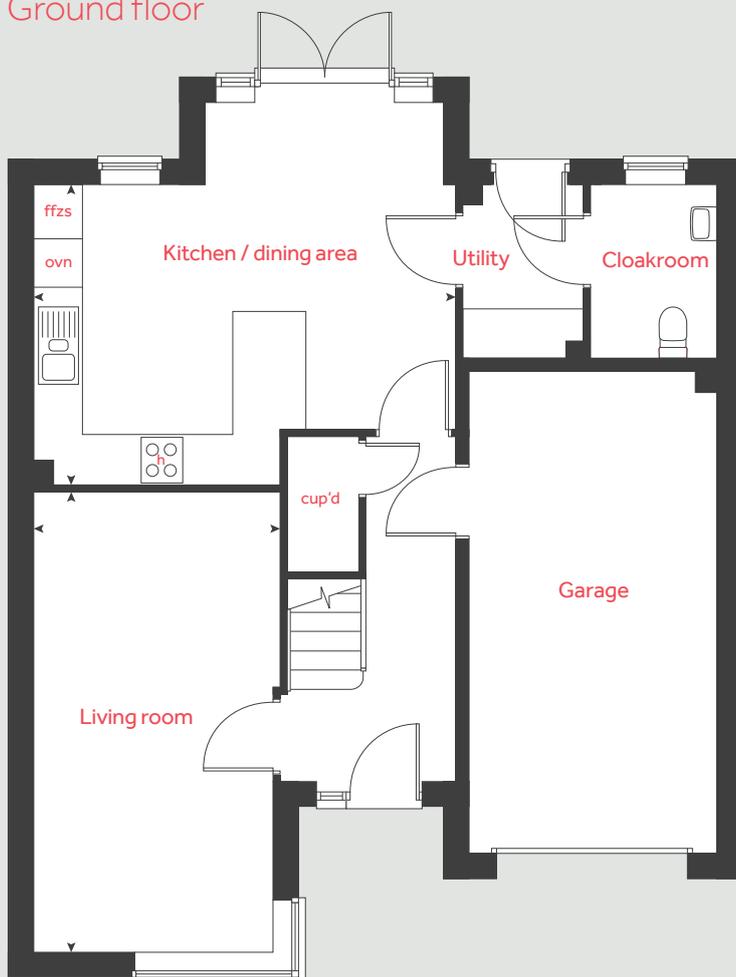
Bedroom 1
4.50m x 3.98m 14'9" x 13'1"

Bedroom 2
4.41m x 3.01m 14'6" x 9'11"

Bedroom 3
3.01m x 2.16m 9'11" x 7'1"

Bedroom 4 / study
3.72m x 2.16m 12'2" x 7'1"

Ground floor



h	hob	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

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The Beech

4 bedroom home

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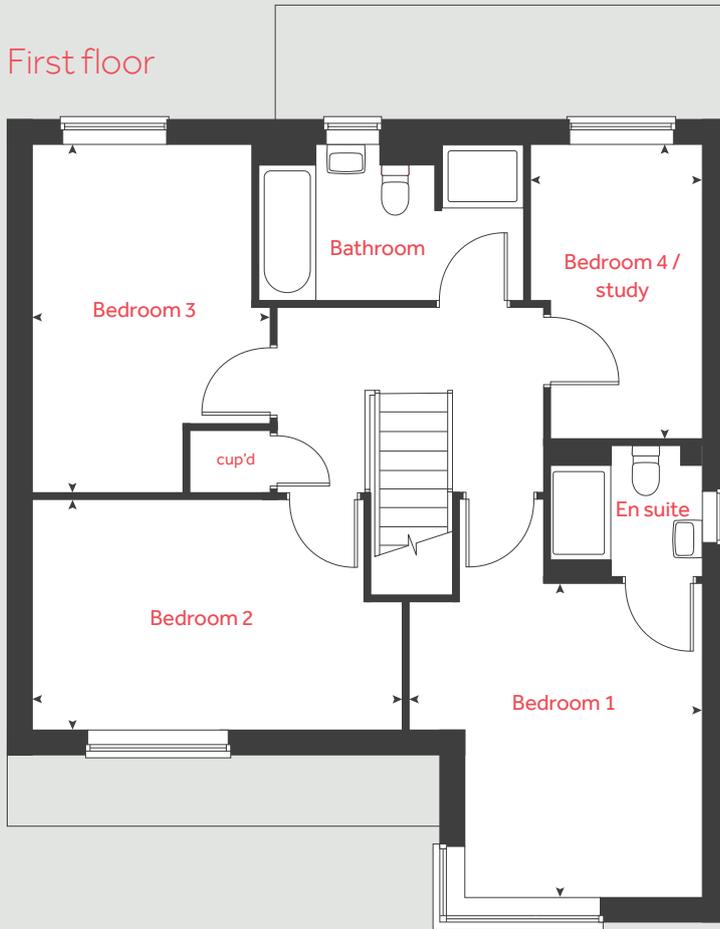
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The Beech

4 bedroom home

First floor



Ground floor

Living room

5.73m x 3.06m 18'10" x 10'0"

Kitchen / dining area

5.21m x 5.19m 17'1" x 17'0"

First floor

Bedroom 1

3.98m x 3.70m 13'1" x 12'2"

Bedroom 2

4.63m x 2.94m 15'2" x 9'8"

Bedroom 3

4.41m x 3.02m 14'6" x 9'11"

Bedroom 4 / study

3.73m x 2.16m 12'3" x 7'1"

Ground floor



lh loft hatch ffzs fridge freezer space
cup'd cupboard <> measuring points

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The Hemlock

4 bedroom home

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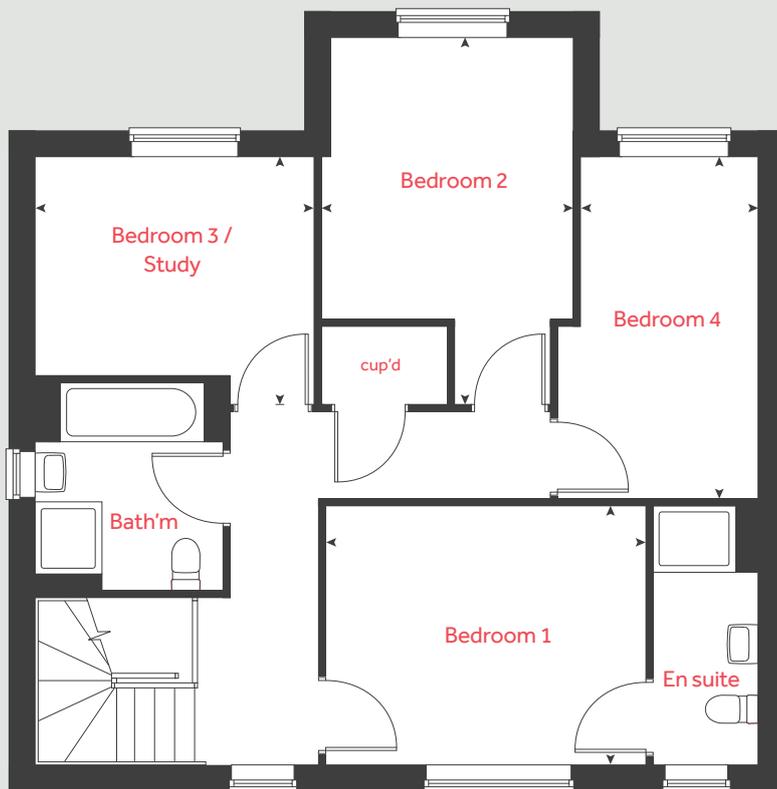
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The Hemlock

4 bedroom home

First floor



Ground floor

Living room

5.34m x 3.70m 17'6" x 12'2"

Kitchen / dining / family area

8.79m x 5.05m 28'10" x 16'7"

First floor

Bedroom 1

3.88m x 3.16m 12'9" x 10'4"

Bedroom 2

4.50m x 3.05m 14'9" x 10'0"

Bedroom 3 / study

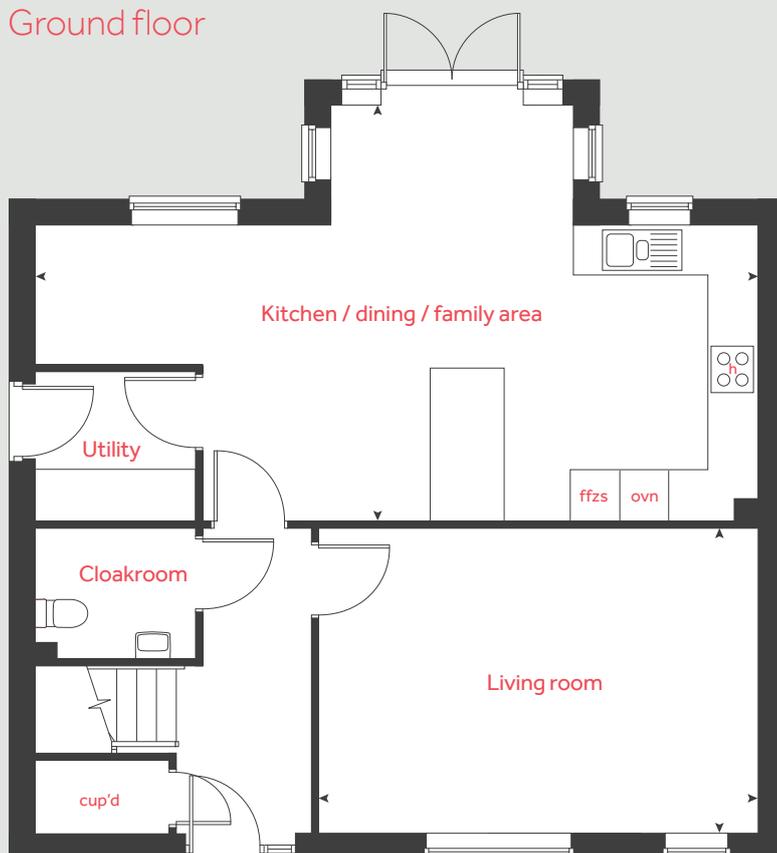
3.38m x 3.04m 11'1" x 10'0"

Bedroom 4

4.18m x 2.16m 13'9" x 7'1"

h	hob	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

Ground floor



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Specification

We give you so much more

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Specification

We give you so much more

Each home will be independently surveyed during construction by The National House-Building Council, who will issue their 10 year warranty certificate on completion of the home.

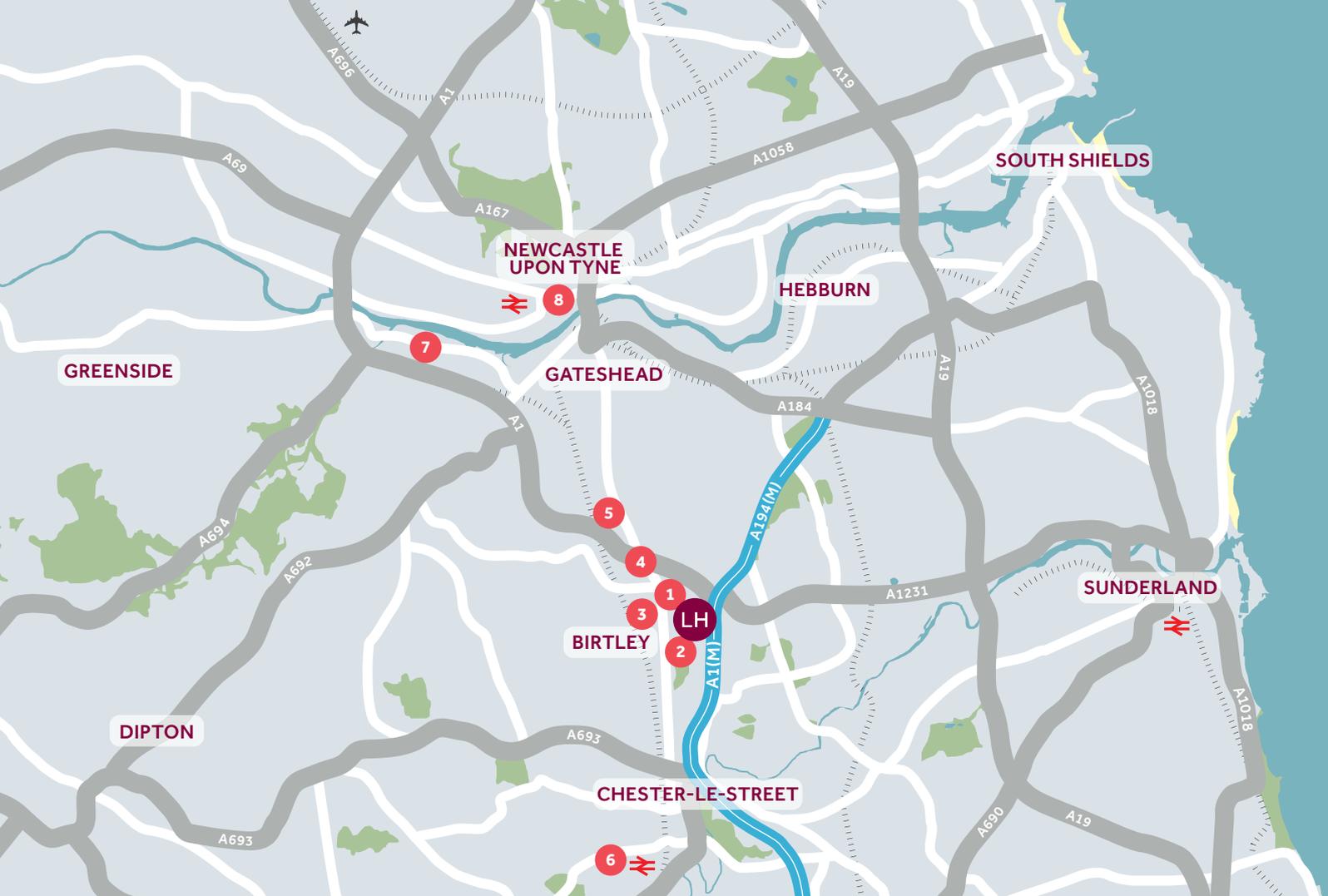
	3 bedroom homes	4 bedroom homes
Kitchen		
Symphony – choice of colour range	▪	▪
Laminated worktop and upstand	▪	▪
Stainless Steel 1.5 bowl sink	▪	▪
Chrome monobloc mixer tap	▪	▪
Double integrated oven	▪	▪
4 ring gas burner hob	▪	
5 ring burner gas hob		▪
Stainless steel extractor hood and splashback	▪	▪
Integrated dishwasher	▪	▪
Integrated fridge-freezer	▪	▪
Integrated washing machine*	▪	▪
White low-energy downlighters	▪	▪
Bathroom, en suite and cloakroom		
Ideal Standard white sanitaryware	▪	▪
Contemporary chrome bath and basin taps	▪	▪
Half-height wall tiling to bath walls, full height to shower enclosure	▪	▪
White low-energy downlighters	▪	▪
Chrome ladder style heated towel rail^	▪	▪
Shaver socket to main bathroom only	▪	▪
Interior		
White switch plates and sockets	▪	▪
Ceilings and walls in smooth finish white emulsion	▪	▪
Oak effect internal doors	▪	▪
Woodwork in white gloss	▪	▪
Gas fired central heating with thermostatic valves and dual zone control	▪	▪
Mains wired smoke alarms and carbon monoxide detector	▪	▪
External		
Contemporary UPVC double glazed doors	▪	▪
Contemporary UPVC French doors	▪	▪
UPVC front doors with letter box, multi point locking system, security viewer and security chain, chrome door furniture & house number	▪	▪
Mains operated door bell	▪	▪
External tap to rear	▪	▪
External lights to both front and rear doors	▪	▪
Shed with secure cycle and garden storage	▪	▪
Energy efficient walls, floors and roof areas	▪	▪
Secured by design compliant doors and windows	▪	▪
Other		
2 year fixtures and fittings warranty	▪	▪
10 year NHBC warranty	▪	▪

*Where there is no provision of a Utility or Laundry room. ^Not applicable to The Beech and The Birch house types. Speak to a Sales Consultant for more details. The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please see our sales consultant.

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Around the local neighbourhood

- | | | | |
|---|--|---|--|
| 1 | Birtley East Primary School
DH3 1QQ | 5 | Angel of the North
NE9 6AA |
| 2 | Lord Lawson Secondary School
DH3 2L | 6 | Chester-le-Street Railway Station
DH3 3EE |
| 3 | Local Birtley shops
DH3 2QH | 7 | Metrocentre
NE11 9YG |
| 4 | A1 junction | 8 | Newcastle Central Railway Station
NE1 3PA |

Linden Homes, North East Partnerships region
 2 Esh Plaza, Sir Bobby Robson Way, Gosforth NE13 9BA. T: 0191 227 1059
 Distances shown are by road (Source: Google). Fastest journey times are shown
 (Source: National Rail Enquiries). 2137342 / 10.22

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