

Bracken Grange

Middlesbrough



Linden
HOMES



Bracken Grange Middlesbrough

Superb 3 & 4 bedroom homes ideal for town and country living.

As a 5 Star Housebuilder for Customer Satisfaction, we're proud of everything our homes at Bracken Grange, and the local area, offer you.

Nearby are amenities including supermarkets, shops, cafés and sports clubs, plus a selection of Ofsted-rated 'Good' schools. There's also the beautiful 120-acre Stewart Park, which holds a Green Flag award from the Civic Trust, and is home to the Captain Cook Birthplace Museum and the Middlesbrough campus of Askham Bryan College.

The centre of Middlesbrough is less than 10 minutes away (via the A172). The A66 and A167 provide access to the A1(M), for routes to Newcastle, Edinburgh and London, while Marton station is a 3 minute drive and offers services to Newcastle, with onward connections to Edinburgh, Liverpool, Birmingham, Bristol, Plymouth and London King's Cross.

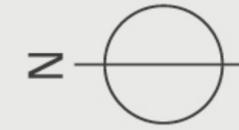
Bracken Grange

Middlesbrough TS4 3AE | 01642 694 525

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Development layout



4 bedroom home

- The Grainger
- The Mylne
- The Pembroke

3 bedroom home

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

Pre-sold homes

- 4 bedroom homes
- 3 bedroom homes

| | | | |
|----|---------------------|---|-------------------------------------|
| bc | bin collection area | > | drive through/ car port entrance |
| bs | bin store area | v | visitor parking |
| ss | sub station | + | Shared Ownership (Home Stepper) |
| > | 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 ask your Sales Consultant for specific details.



The Mylne

4 bedroom home

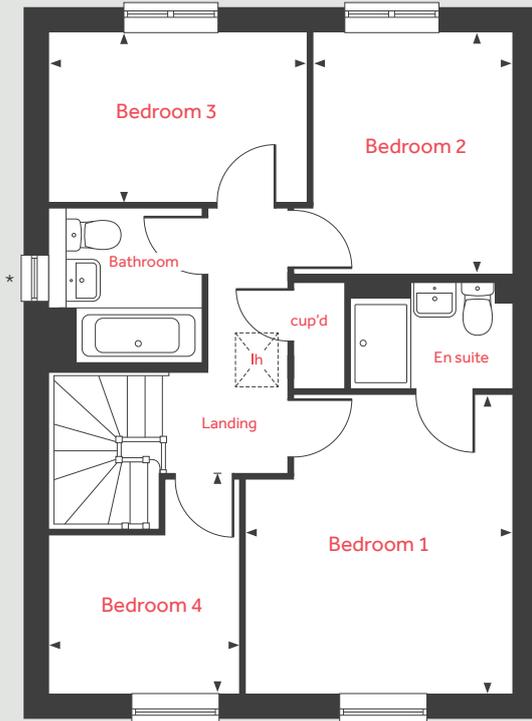
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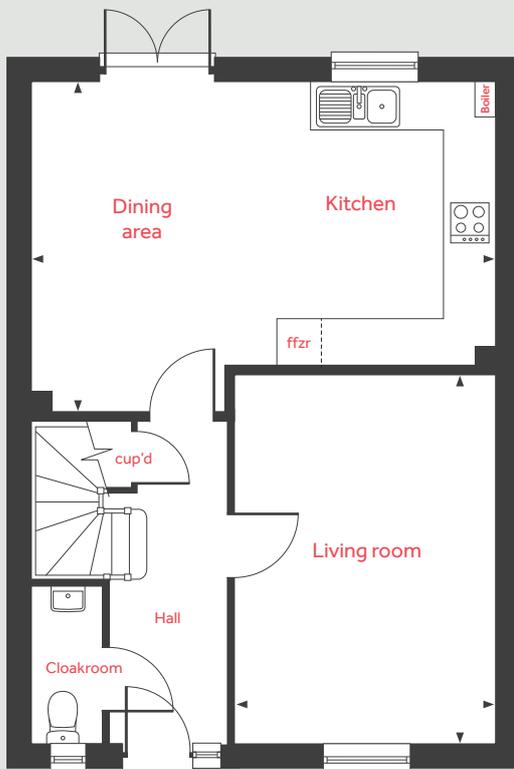
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First floor



Ground floor



The Mylne

4 bedroom home

Ground floor

Living room

4.83m x 3.39m 15'10" x 11'1"

Kitchen / dining area

6.04m x 4.37m 19'9" x 14'4"

First floor

Bedroom 1

3.93m x 3.55m 12'11" x 11'6"

Bedroom 2

3.23m x 2.57m 10'7" x 8'5"

Bedroom 3

3.37m x 2.22m 11'1" x 7'3"

Bedroom 4

2.83m x 2.40m 9'3" x 7'10"

lh loft hatch ◀ ▶ measuring points
ffzr integrated fridge freezer cup'd cupboard

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*Window to specific homes only.



The Grainger

4 bedroom home

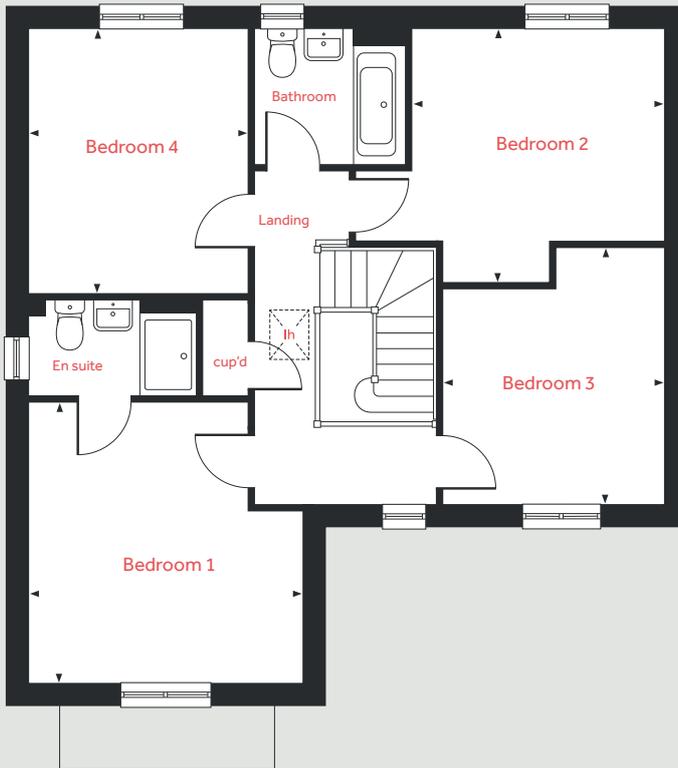
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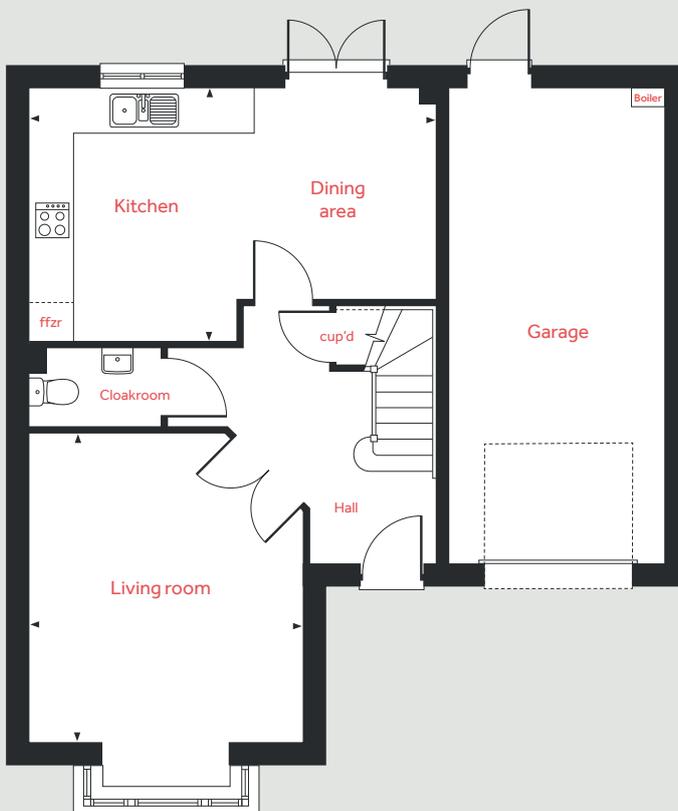
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First floor



Ground floor



The Grainger

4 bedroom home

Ground floor

Living room

4.39m x 3.90m 14'4" x 12'9"

Kitchen / dining area

5.81m x 3.62m 19'0" x 11'10"

First floor

Bedroom 1

4.01m x 3.90m 13'2" x 12'9"

Bedroom 2

3.70m x 3.61m 12'1" x 11'10"

Bedroom 3

3.65m x 3.17m 11'11" x 10'5"

Bedroom 4

3.81m x 3.11m 12'6" x 10'2"

lh loft hatch ffzr integrated fridge freezer
cup'd cupboard < > measuring points

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The Eveleigh 3 bedroom home

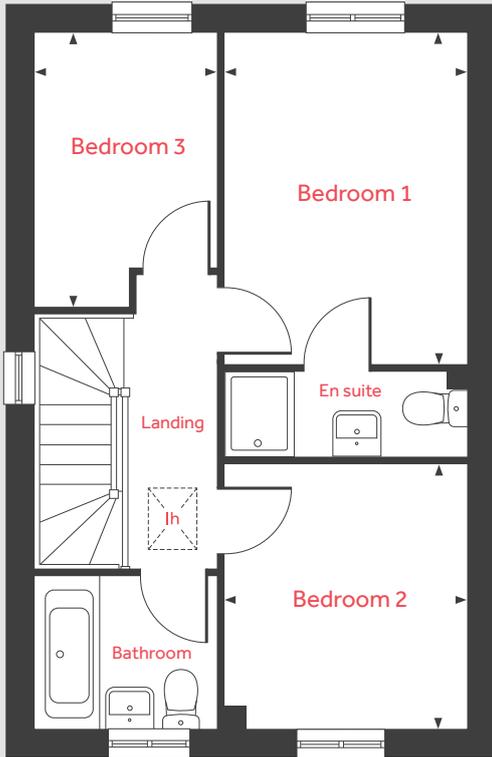
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First floor



The Eveleigh

3 bedroom home

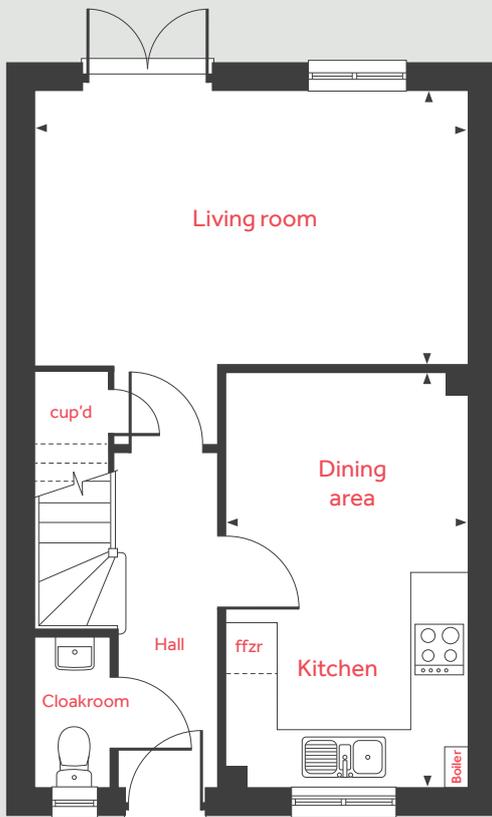
Ground floor

| | | |
|-----------------------|---------------|---------------|
| Living room | 4.98m x 3.20m | 16'4" x 10'6" |
| Kitchen / dining area | 4.78m x 2.80m | 15'8" x 9'2" |

First floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.81m x 2.77m | 12'6" x 9'1" |
| Bedroom 2 | 3.08m x 2.77m | 10'1" x 9'1" |
| Bedroom 3 | 3.20m x 2.12m | 10'6" x 6'11" |

Ground floor



| | | | |
|-------|------------|------|---------------------------|
| lh | loft hatch | ffzr | integrated fridge freezer |
| cup'd | cupboard | ◀ ▶ | measuring points |

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The Mountford

3 bedroom home

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The Mountford

3 bedroom home

First floor



Ground floor

Living room

5.59m x 3.11m 18'4" x 10'2"

Kitchen / dining area

5.59m x 2.67m 18'4" x 8'9"

First floor

Bedroom 1

3.35m x 3.18m 11'0" x 10'5"

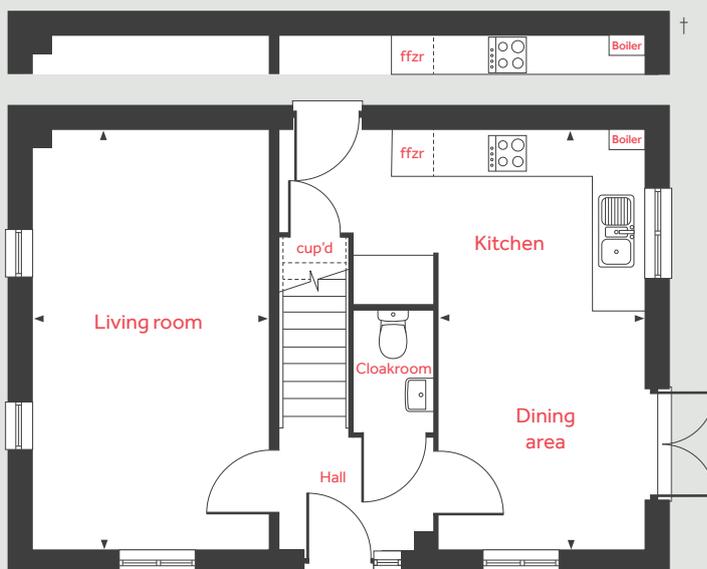
Bedroom 2

3.13m x 2.74m 10'3" x 9'0"

Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

Ground floor



lh loft hatch ffzr integrated fridge freezer
cup'd cupboard ◀ ▶ measuring points

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†Layout for semi-detached homes.



The Mayfield

3 bedroom home

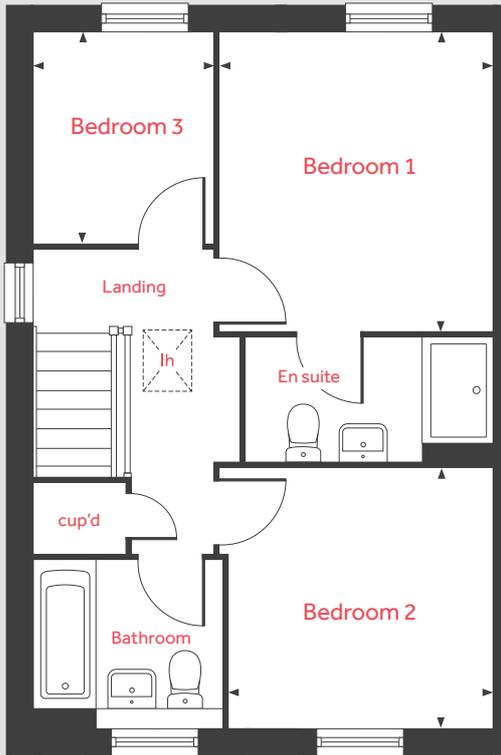
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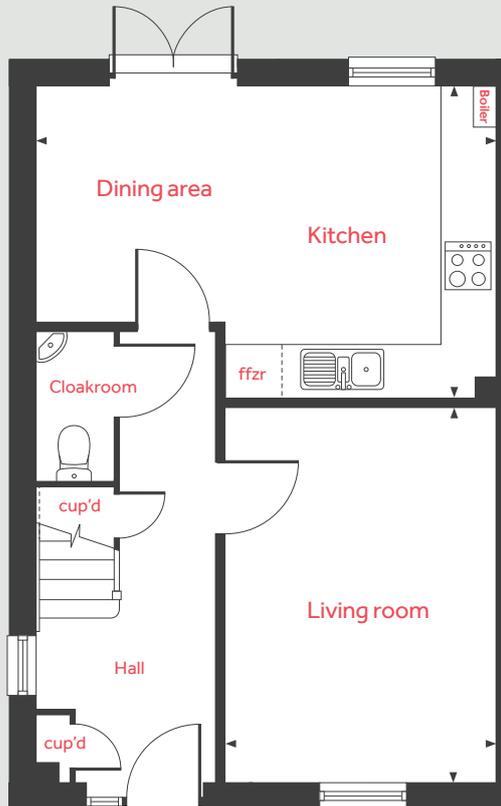
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First floor



Ground floor



The Mayfield

3 bedroom home

Ground floor

Living room

4.33m x 3.10m 14'2" x 10'2"

Kitchen / dining area

5.28m x 3.60m 17'4" x 11'10"

First floor

Bedroom 1

3.46m x 3.13m 11'4" x 10'3"

Bedroom 2

3.03m x 3.00m 9'11" x 9'11"

Bedroom 3

2.43m x 2.05m 8'0" x 6'9"

lh loft hatch ffzr integrated fridge freezer
cup'd cupboard ◀ ▶ measuring points

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The Maddison 3 bedroom home

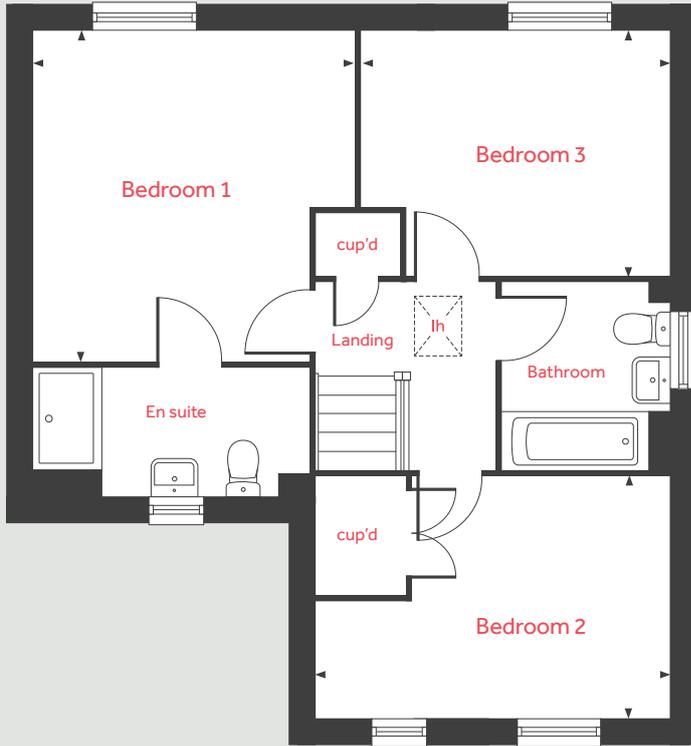
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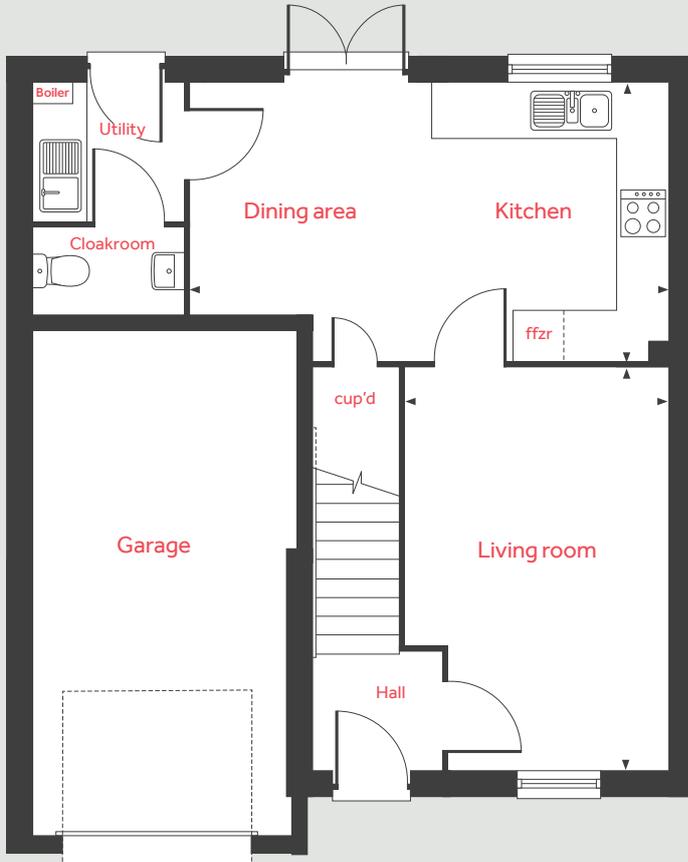
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First floor



Ground floor



The Maddison

3 bedroom home

Ground floor

Living room

4.78m x 3.11m 15'8" x 10'2"

Kitchen / dining area

5.65m x 3.31m 18'6" x 10'10"

First floor

Bedroom 1

3.93m x 3.78m 12'11" x 12'5"

Bedroom 2

4.18m x 2.86m 13'9" x 9'5"

Bedroom 3

3.64m x 2.91m 11'11" x 9'7"

lh loft hatch ffzr integrated fridge freezer
cup'd cupboard ◀ ▶ measuring points

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The Pembroke

4 bedroom home

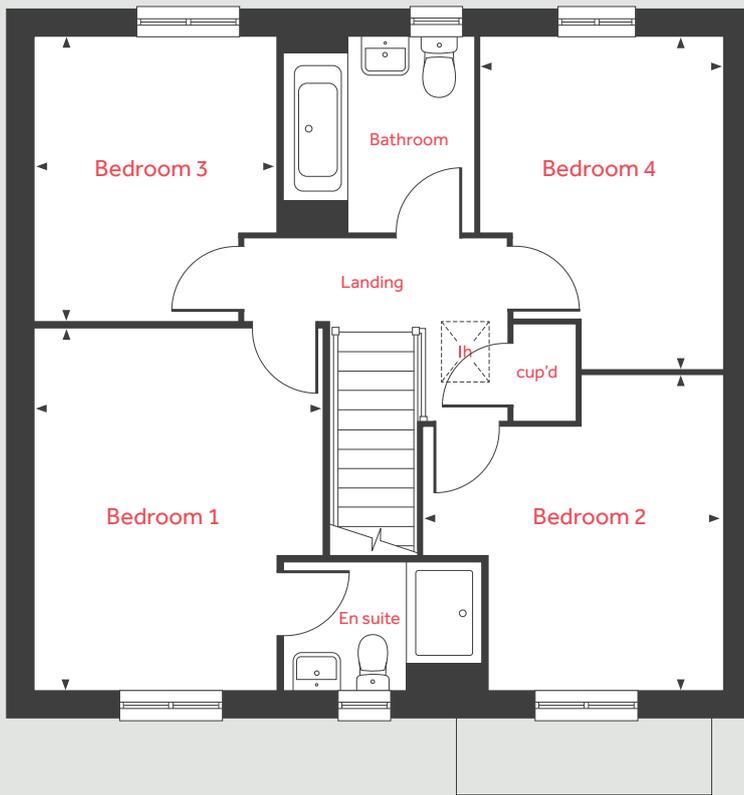
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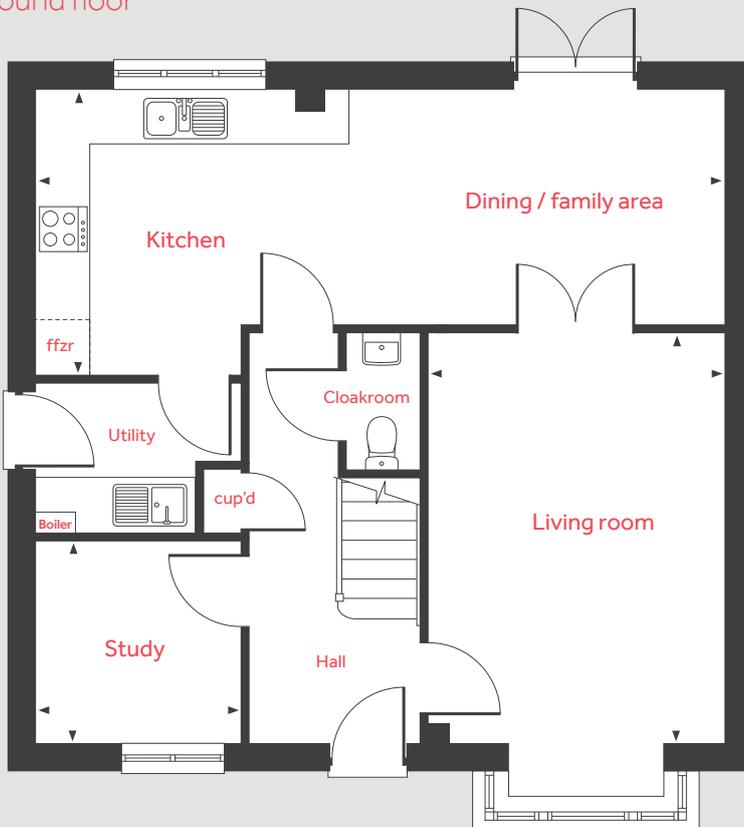
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First floor



Ground floor



The Pembroke

4 bedroom home

Ground floor

Living room

4.83m x 3.50m 15'10" x 11'5"

Kitchen / dining / family area

8.06m x 3.34m 26'5" x 10'11"

Study

2.41m x 2.37m 7'11" x 7'9"

First floor

Bedroom 1

4.29m x 3.40m 14'1" x 11'2"

Bedroom 2

3.72m x 3.48m 12'2" x 11'5"

Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

Bedroom 4

3.93m x 2.81m 12'11" x 9'3"

lh loft hatch ffzr integrated fridge freezer
cup'd cupboard ◀ ▶ measuring points

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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

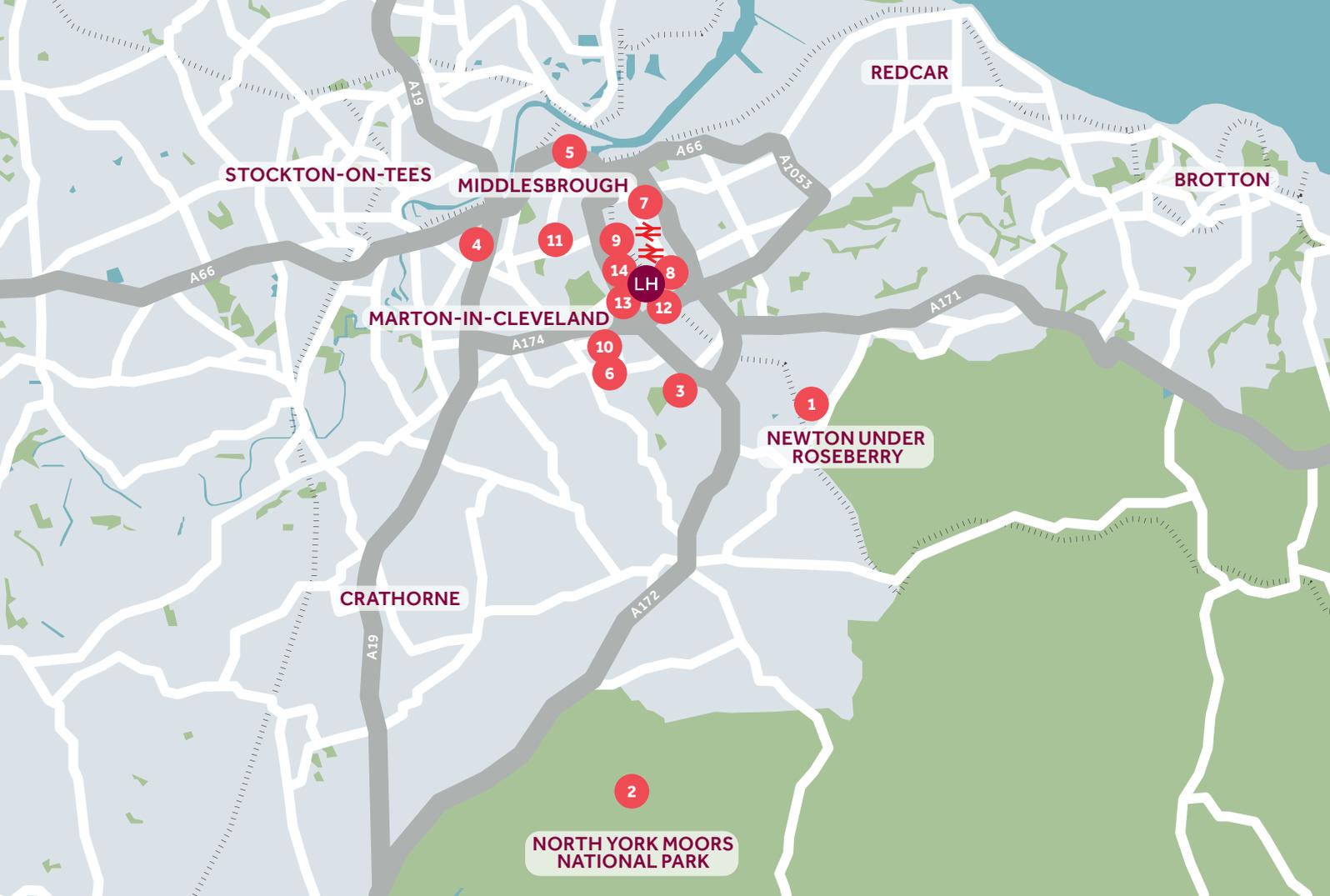
| | | |
|---|---|---|
| White switch plates and sockets | ■ | ■ |
| TV points to the lounge, kitchen, and bedroom 1 | ■ | ■ |
| 2 x BT point to the ground floor | ■ | ■ |
| White pendant fittings throughout (except bathroom, en suite and cloakroom) | ■ | ■ |
| Mains wired smoke alarm & CO detector |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

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 Roseberry Topping and Newton Wood Walk | 6 Aldi | 11 Middlesbrough Theatre |
| 2 North York Moors National Park | 7 Morrisons | 12 Stewart Park |
| 3 Middlesbrough Golf Club | 8 Marton Train Station | 13 Tennis World |
| 4 Teesside Park | 9 James Cook University Hospital Train Station | 14 Middlesbrough Sports Village |
| 5 Middlesbrough Town Hall | 10 Tesco | |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). 4193844/February 2024.

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