

**Taylor  
Wimpey**

*Find your way around*

# NORTH SEATON PARK



NORTH SEATON | ASHINGTON

Get to know  
**NORTH SEATON PARK**

**NORTH SEATON | ASHINGTON**

Nestled in the town of Ashington and surrounded by the beautiful Northumberland countryside and the North Sea coast. North Seaton Park offers a collection of 3 and 4 bedroom new homes in a choice of contemporary styles.

**4 BEDROOM HOMES**

**The Kingham**  
 4 bedroom home  
**Plots:** 27, 28, 35, 40, 45, 46, 51, 52, 55, 57, 67, 79 & 80

**The Coltham**  
 4 bedroom home  
**Plots:** 3, 7, 25, 26, 29, 34, 41, 53, 54, 61, 66, 70 & 78

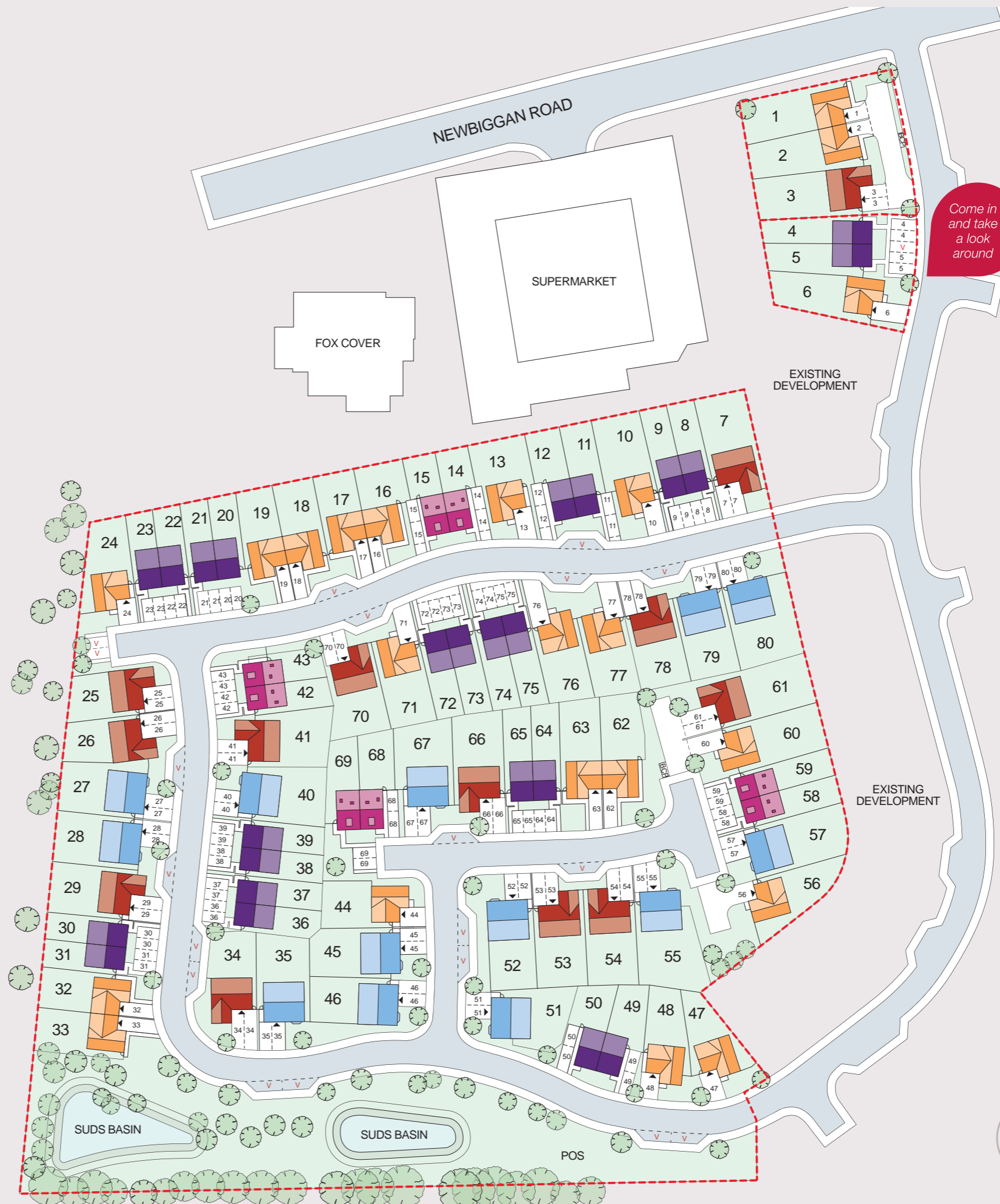
**3 BEDROOM HOMES**

**The Colton**  
 3 bedroom home  
**Plots:** 14, 15, 42, 43, 58, 59, 68 & 69

**The Amersham**  
 3 bedroom home  
**Plots:** 1, 2, 6, 10, 13, 16-19, 24, 32, 33, 44, 47, 48, 56, 60, 62, 63, 71, 76 & 77

**The Gosford**  
 3 bedroom home  
**Plots:** 4, 5, 8, 9, 11, 12, 20-23, 30, 31, 36-39, 49, 50, 64, 65, 72-75

POS = Public Open Space  
 BCP = Bin collection point  
 V = Visitor parking  
 ▶ = Integral garage



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWNE 62499 FEBRUARY 2022.



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# THE KINGHAM

4 BEDROOM HOME

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# THE KINGHAM

The Kingham is a spacious four-bedroom home, ideal for families looking for flexible living space. The ground floor comprises a stylish kitchen/dining area, with French doors leading on to a private rear garden, a large family living area, utility room, cloakroom and an integral garage. Upstairs you'll find an en-suite master bedroom, as well as three double bedrooms and a family bathroom.

**TOTAL 1,415 sq. ft**

## GROUND FLOOR



<b>Lounge</b>	3.47m × 4.94m	11' 5" × 16' 3"
<b>Kitchen/Dining</b>	5.61m × 3.36m	18' 5" × 11' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	4.49m × 3.37m	14' 9" × 11' 1"
<b>Bedroom 2</b>	4.17m × 3.37m	13' 8" × 11' 1"
<b>Bedroom 3 (max.)</b>	3.37m × 3.32m	11' 1" × 10' 11"
<b>Bedroom 4</b>	3.09m × 2.71m	10' 2" × 8' 11"

 **Plots:** 27, 28, 35, 40, 45, 46, 51, 52, 55, 57, 67, 79 & 80

\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWNE 59152 AUGUST 2020.



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# THE COLTHAM

4 BEDROOM HOME

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# THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including a master bedroom with en suite and a family bathroom.

**TOTAL 1,259 sq. ft**

## GROUND FLOOR



<b>Lounge (max.)</b>	3.84m × 4.53m	12' 7" × 14' 11"
<b>Kitchen/Dining</b>	5.39m × 2.86m	17' 8" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.84m × 3.10m	12' 7" × 10' 2"
<b>Bedroom 2</b>	3.66m × 3.15m	12' 0" × 10' 4"
<b>Bedroom 3</b>	3.33m × 2.79m	10' 11" × 9' 2"
<b>Bedroom 4</b>	2.58m × 2.88m	8' 6" × 9' 6"



**Plots:** 3, 7, 25, 26, 29, 34, 41, 53, 54, 61, 66, 70 & 78

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# THE COLTON

3 BEDROOM HOME

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# THE COLTON

The Colton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/breakfast room leads through to a living/dining room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 1,153 sq. ft

## GROUND FLOOR



<b>Lounge/Dining</b>	4.78m × 3.27m	15' 8" × 10' 9"
<b>Kitchen (min.)</b>	2.57m × 3.43m	8' 5" × 11' 3"

## FIRST FLOOR



<b>Bedroom 2 (max.)</b>	4.78m × 3.07m	15' 8" × 10' 1"
<b>Bedroom 3</b>	2.55m × 2.93m	8' 5" × 9' 8"

## SECOND FLOOR



<b>Bedroom 1 (max.)</b>	3.74m × 5.13m	12' 4" × 16' 10"
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# THE AMERSHAM

3 BEDROOM HOME

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# THE AMERSHAM

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to an en suite master bedroom, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

**TOTAL 990 sq. ft**

## GROUND FLOOR



<b>Lounge (max.)</b>	3.49m × 4.03m	11' 6" × 13' 3"
<b>Kitchen</b>	4.36m × 2.87m	14' 4" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1</b>	3.21m × 4.21m	10' 6" × 13' 10"
<b>Bedroom 2 (max.)</b>	4.36m × 3.02m	14' 4" × 9' 11"
<b>Bedroom 3 (max.)</b>	2.89m × 2.88m	9' 6" × 9' 6"

 **Plots:** 1, 2, 6, 10, 13, 16–19, 24, 32, 33, 44, 47, 48, 56, 60, 62, 63, 71, 76 & 77

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# THE AMERSHAM

3 BEDROOM HOME

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# THE AMERSHAM

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to an en suite master bedroom, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

**TOTAL 990 sq. ft**

## GROUND FLOOR



<b>Lounge (max.)</b>	3.49m × 4.03m	11' 6" × 13' 3"
<b>Kitchen</b>	4.36m × 2.87m	14' 4" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1</b>	3.21m × 4.21m	10' 6" × 13' 10"
<b>Bedroom 2 (max.)</b>	4.36m × 3.02m	14' 4" × 9' 11"
<b>Bedroom 3 (max.)</b>	2.89m × 2.88m	9' 6" × 9' 6"

 **Plots:** 1, 2, 6, 10, 13, 16–19, 24, 32, 33, 44, 47, 48, 56, 60, 62, 63, 71, 76 & 77

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# THE GOSFORD

3 BEDROOM HOME

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# THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL 866 sq. ft**

## GROUND FLOOR



**Lounge (max.)** 3.69m x 4.26m 12' 1" x 14' 0"

**Kitchen/Dining** 4.72m x 2.87m 15' 6" x 9' 5"

## FIRST FLOOR



**Bedroom 1 (min.)** 2.96m x 2.83m 9' 9" x 9' 4"

**Bedroom 2** 2.63m x 3.30m 8' 8" x 10' 10"

**Bedroom 3 (max.)** 2.00m x 3.55m 6' 7" x 11' 8"

 **Plots:** 4, 5, 8, 9, 11, 12, 20-23, 30, 31, 36-39, 49, 50, 64, 65, 72-75

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# NORTH SEATON PARK A VERY SPECIAL PLACE TO BE

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A warm welcome to North Seaton Park.

Nestled in the town of Ashington and surrounded by the beautiful Northumberland countryside and the North Sea coast. North Seaton Park offers a collection of 3 and 4 bedroom new homes in a choice of contemporary styles.

## MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



Images include optional upgrades at additional cost.



# LIFE IN ASHINGTON

Lying to the North of Newcastle upon Tyne and surrounded by the rugged North Sea coast along the East, Ashington is a small town with a relaxed pace.

In town, you'll find a selection of local shops and amenities, and Tuesday's weekly market is the perfect place to pick up fresh local produce and handmade goods. Relax amongst the natural beauty of QEII Country Park and try to spot some of the native wildlife, or head to one of the many cafes and pubs for a drink and a bite to eat. The charming seaside town of Newbiggin-by-the-Sea is also just a 5 minute drive from home, with its long promenade and sandy beaches, it's a beautiful spot for a stroll. For those who want to pick up the pace, Newcastle city centre is within easy reach and offers a huge variety of attractions for the whole family.



Go for a stroll on the beach at Newbiggin-by-the-Sea



Get close to nature at Wansbeck riverside park



Having Newcastle International Airport nearby makes holidays more enjoyable

# THE PERFECT PLACE TO BE

North Seaton Park has good transport links and the A189 is also close by, making it an ideal base for commuting. Morpeth railway station is 15 minutes by car and offers services to the nearby towns and cities of Newcastle and Alnmouth. Newcastle International Airport is also just 30 minutes away.

## TRAVELLING BY CAR



These times are for guidance purposes only. Please note they may vary depending on construction projects, traffic, weather, or other events and you should bear this in mind when planning your route.



Bothal Castle is steeped in history



Newcastle City Centre boasts some excellent bars, restaurants & shops



You'll find brilliant local amenities in the market town of Morpeth





## WHY BUY NEW?

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No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



### EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

HERE TO HELP YOU SELL

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.



# FROM LOOKING ROUND TO MOVING IN...





# STANDARD SPECIFICATIONS

## 3, & 4 bedrooms

### NORTH SEATON PARK

Land off Newbiggan Road, North Seaton,  
Ashington, NE63 0XE

### TELEPHONE

0191 9170 682

To discover more about options  
and choices, speak to your  
sales executive.

#### General

Electrical sockets, lighting switches, light points etc. throughout where indicated on drawings - white	✓
Central heating to be as house type specific designs (see drawings)	✓
White emulsion to walls	✓
White pre-finished internal doors with chrome handles	✓
PVCu double glazed windows	✓
PVCu French doors to rear	✓
Black pre-finished GRP front entrance door, c/w UPVC frame insulated, with three point locking system and chrome handles, chrome effect letter plate, door viewer and security chain in high performance door set with various glazing options	✓
White pre-finished GRP back / side door c/w UPVC frame - insulated, with three point locking system and chrome handles with various glazing options	✓
Smoke detector to ceiling (mains operated)	✓
BT socket to hallway	✓

#### Living room

Single TV socket - white	✓
Double telecom socket - white	✓
Standard sockets and switches as indicated on working drawings - white	✓

#### Kitchen & Utility

A choice of kitchens from our Standard range. Units and worktops and upstand in accordance with drawings	✓
Lighting to wall units - to match wall	✓
Onda 1.5 bowl stainless steel inset sink with Pura tap	✓
Onda single bowl stainless steel inset basin with waste & monobloc Puma tap to utility room (where applicable)	✓
Zanussi stainless steel integrated 4 burner gas hob	✓
Electrolux Integrated cooker hood	✓
Zanussi stainless steel integrated electric eye level built in double oven. (Aldenham & Canford house types have built under ovens)	✓
Utility room units and worktops in accordance with drawings	✓
Standard sockets and switches as indicated on working drawings - white	✓

#### Bedroom 1

Single TV socket - white	✓
Telecom socket - white	✓
Standard sockets and switches as indicated on working drawings - white	✓

#### Bedroom 2, 3 & 4 (where applicable)

Standard sockets and switches as indicated on working drawings - white	✓
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✓ = Standard features \* = Optional features (subject to build stage or plot). \*\* = Only applies to garages that are within the plot curtilage.

Please consult our Sales Executive for details of electrical, plumbing, kitchen, bathroom and landscaping. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.





# STANDARD SPECIFICATIONS *3, & 4 bedrooms*

## NORTH SEATON PARK

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Bathroom	
Free standing sanitary ware - white	✓
Chrome single mixer tap	✓
Ceramic wall tile splash back to basin and two-course tiling to bath to main bathroom	✓

En-suite (where applicable)	
Free standing sanitary ware - white	✓
White shower tray to en suite (as per drawings)	✓
Silver with clear glass shower door to en suite (including side panel where applicable)	✓
Thermostatic chrome shower (condensing boilers)	✓
Electric chrome shower (combi boilers)	✓
Ceramic wall tile splash back to sink	✓
Ceramic wall tiles - full height to cubicle walls	✓

Garage (where applicable)	
Double electrical socket (where in plot curtilage)	✓
Batten light point to ceiling (where in plot curtilage)	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓

External Features	
Block paved driveway/parking bay (when within the plot curtilage)	✓
Landscaped front garden (to approved landscape drawing)	✓
Turf to rear	✓
Door bell hard wired & fitted to front door	✓
External front light and wiring for rear	✓

Other features	
NHBC warranty against structural defects for a ten year period following the date of build completion	✓
A range of optional upgrades are available, subject to build stage.	✓

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## NORTH SEATON PARK

Land off Newbiggan Road  
North Seaton  
Ashington  
NE63 0XE

### CONTACT US ON

0191 9170 682

### SATNAV

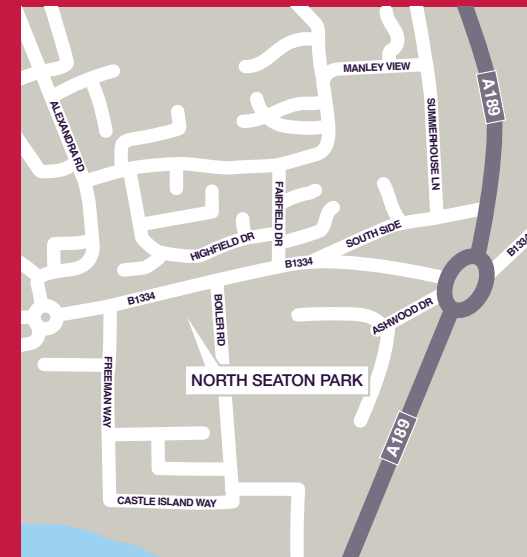
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Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](http://google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. TWNE 62499 FEBRUARY 2022.

