

# MOORFIELDS VIEW

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KILLINGWORTH

 **Ashberry**  
Homes



Images are for illustrative purposes only.







## It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.









# A wealth of opportunity right at your doorstep.



Welcome to Moorfields View, a new collection of 3, 4 and 5 bedroom homes nestled in the town of Killingworth. With a wide mix of styles and sizes available, this development is ideal for a range of potential buyers. Families will appreciate the range of well-regarded local schools and close proximity to open countryside, whilst first-time buyers will enjoy the elements of low maintenance throughout. It's also suited to those commuting to Newcastle, as well as Sunderland, Durham and Hartlepool.

The development is close to a range of amenities catering to everyday needs, whilst The Killingworth Centre is just a seven-minute drive from home offering a wide mix of high-street names and independent retailers. A further range of well-known brands and many designer labels await in Newcastle's city centre, approximately 15 minutes away by car.

The city centre is also home to a choice of dining opportunities, from the range of traditional pubs, bakeries, cafés and tea rooms to the various chains and independent establishments offering cuisines from around the globe.

Avid golfers will have a choice of local golf courses, whilst those leading active lifestyles can find a 24-hour PureGym and a Nuffield Health both within a five-minute drive of home.

Families can find a range of schools on the doorstep, with Bailey Green and Westmoor primary schools both just within a seven-minute drive. Gresmere Academy, for ages 2 - 11, Percy Hedley School, for ages 3-19, and George Stephenson High School, for ages 11-18, are all just within a 10-minute drive.

Commuters and explorers alike can take advantage of the impressive local road and rail links. Car journeys to Sunderland take approximately 35 minutes, with both Hartlepool and Durham taking under 50 minutes and Middlesbrough in under an hour.

Those needing to reach Newcastle's city centre can do so via car or via Longbenton Metro Station, just a seven-minute drive away. Newcastle Station is approximately 20 minutes away by car offering services across the UK, to major hubs including Liverpool Lime Street, Edinburgh, Carlisle and London Kings Cross.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only. Designed by thinkBDW 01206 546965. 216401/02/21.



**Love your home,**  
not somebody else's.







# PERSONAL TOUCH

## It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

### KITCHENS:

- Upgrade kitchen doors
- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Silestone worksurfaces
- Double oven
- Upgrade hob
- Integrated microwave

### FLOORING:

- Choose from carpets, vinyl or Pergo flooring

### TILING:

- Full and half height tiling
- Comprehensive upgrade options
- Floor tiling

### PLUMBING:

- Heated towel rail

### SECURITY:

- Intruder alarms
- Security lights

### ELECTRICAL:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

### MISCELLANEOUS:

- Landscaping - Rear Gravelled area 3 metres in depth from the property, plus the standard patio area
- Wardrobes







Computer generated image.





## MOORFIELDS VIEW

Introducing Moorfields View, a new collection of 3, 4 & 5 bedroom homes situated in the town of Killingworth, just moments from Newcastle.

These homes come in a variety of styles, suited to first-time buyers, families, commuters and downsizers alike.



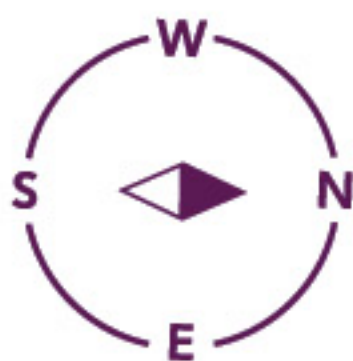
A home you are proud  
**to call your own.**



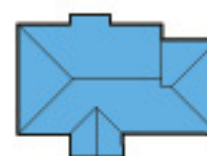




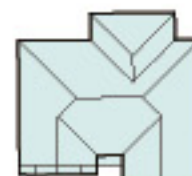
EXISTING  
DEVELOPMENT



## 5 Bedroom Homes



**The Jesmond**  
plot 88

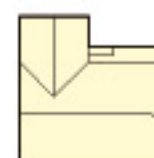


**The Gosforth**  
plot 109

## 4 Bedroom Homes



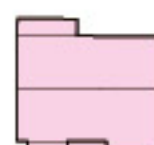
**The Brunswick**  
plots 92, 94, 96, 101, 110, 112, 120 & 125



**The Whitley**  
plots 91, 102 & 106



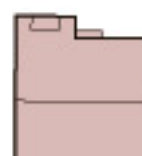
**The Annitsford**  
plots 84 & 127



**The Brenkley**  
plots 89, 113 & 119



**The Backworth**  
plots 93, 95, 100 & 105



**The Burradon**  
plots 104, 107 & 116



**The Holywell**  
plots 87, 99, 103, 111, 115 & 126



**The Killingworth**  
plots 85, 90, 98, 108, 117, 121 & 124



**The Earsdon**  
plots 86, 97, 114, 118, 122 & 123

## 3 Bedroom Homes



**The Dudley**  
plots 129 & 130



**The Benton**  
plot 128

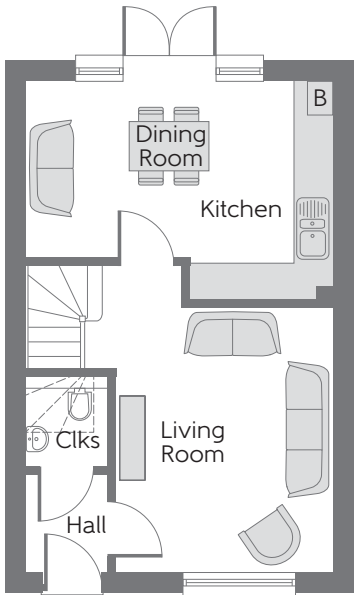
VP Visitor parking

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.



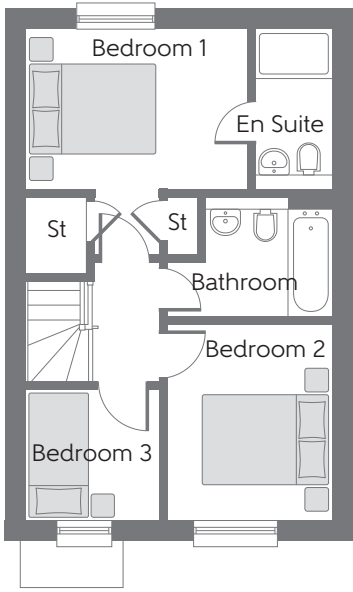
# The Dudley

THREE BEDROOM HOME



Ground Floor

<b>Kitchen</b>	3.450m x 2.235m	11'4" x 7'4"
<b>Dining Room</b>	2.751m x 2.545m	9'0" x 8'4"
<b>Living Room</b>	4.127m x 3.374m	13'7" x 11'1"



First Floor

<b>Bedroom 1</b>	3.492m x 2.492m	11'6" x 8'2"
<b>Bedroom 2</b>	3.084m x 2.617m	10'2" x 8'7"
<b>Bedroom 3</b>	2.075m x 2.055m	6'10" x 6'9"

B - Boiler Clks - Cloakroom St - Store

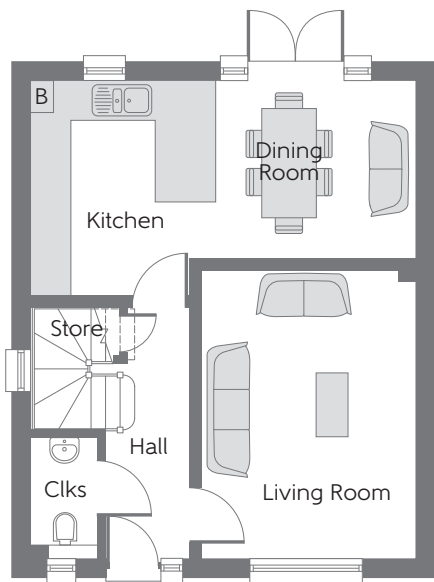
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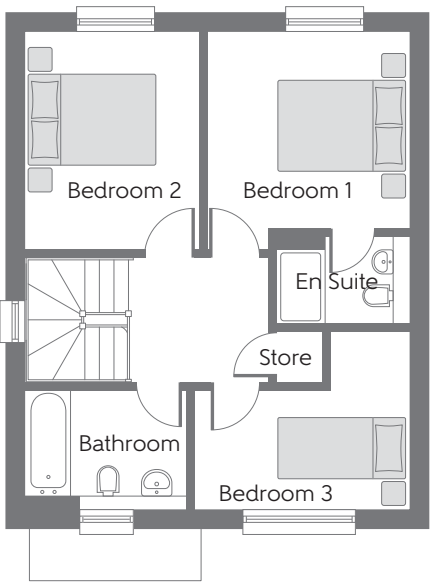
# The Benton

THREE BEDROOM HOME



Ground Floor

<b>Kitchen</b>	3.367m x 2.890m	11'1" x 9'6"
<b>Dining Room</b>	3.090m x 2.760m	10'2" x 9'1"
<b>Living Room</b>	4.540m x 3.340m	14'11" x 11'0"



First Floor

<b>Bedroom 1</b>	3.427m x 3.167m	11'3" x 10'5"
<b>Bedroom 2</b>	3.427m x 2.725m	11'3" x 8'11"
<b>Bedroom 3</b>	3.390m x 2.782m	11'2" x 9'2"

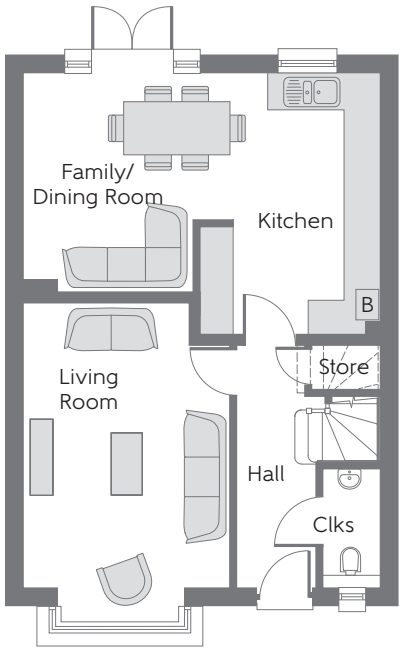
B - Boiler Clks - Cloakroom

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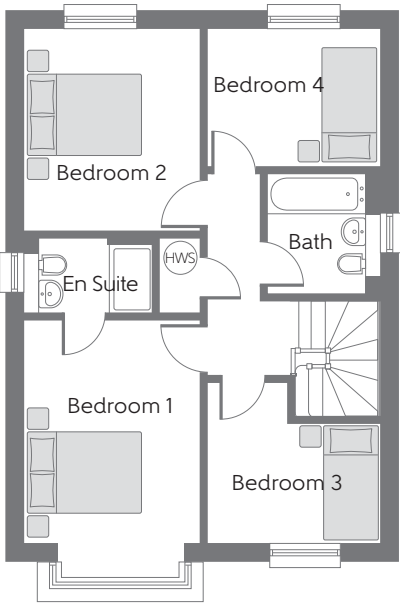
# The Earsdon

FOUR BEDROOM HOME



Ground Floor

<b>Living Room</b>	5.680m x 3.538m (max)	18'8" x 11'7" (max)
<b>Family/Dining Room</b>	3.754m x 3.642m (max)	12'4" x 12'0" (max)
<b>Kitchen</b>	4.484m x 3.086m (max)	14'9" x 10'2" (max)



First Floor

<b>Bedroom 1</b>	4.598m x 3.038m (max)	15'1" x 10'0" (max)
<b>Bedroom 2</b>	3.463m x 3.038m	11'4" x 10'0"
<b>Bedroom 3</b>	2.966m x 2.870m (max)	9'9" x 9'5" (max)
<b>Bedroom 4</b>	2.966m x 2.376m	9'9" x 7'10"

B - Boiler Clks - Cloakroom HWS - Hot Water System

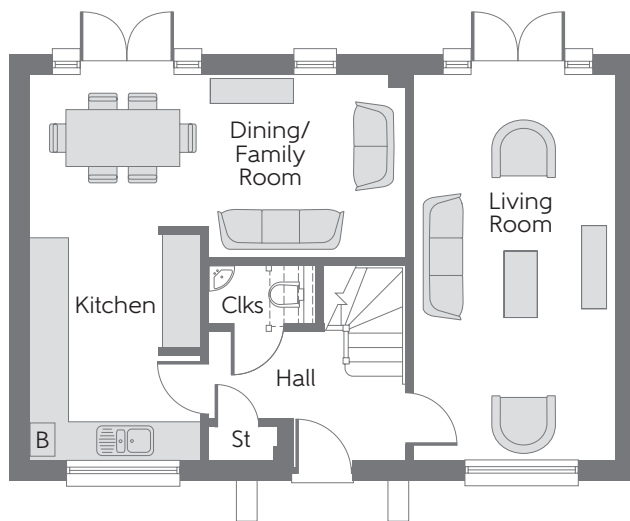
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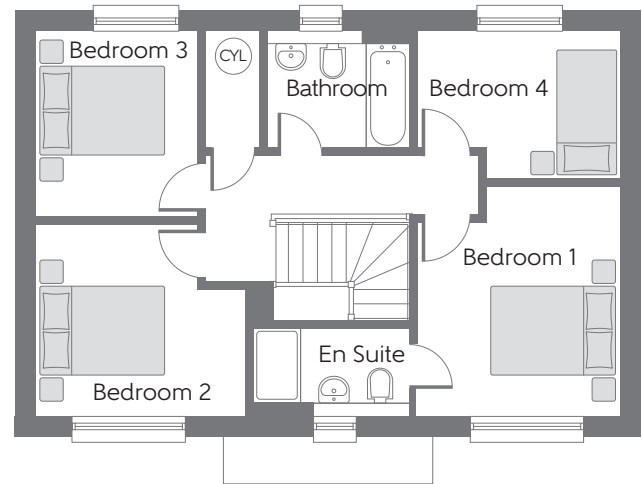
# The Killingworth

FOUR BEDROOM HOME



Ground Floor

<b>Living Room</b>	6.090m x 3.173m	20'0" x 10'5"
<b>Family Room</b>	3.133m x 2.883m	10'3" x 9'6"
<b>Dining Room</b>	2.778m x 2.393m	9'1" x 7'10"
<b>Kitchen</b>	3.694m x 2.688m	12'2" x 8'10"



First Floor

<b>Bedroom 1</b>	3.706m x 3.236m (max) (max)	12'2" x 10'7" (max) (max)
<b>Bedroom 2</b>	3.376m x 3.027m (max) (max)	11'1" x 9'11" (max) (max)
<b>Bedroom 3</b>	2.975m x 2.600m	9'9" x 8'6"
<b>Bedroom 4</b>	3.235m x 2.296m (max) (max)	10'7" x 7'6" (max) (max)

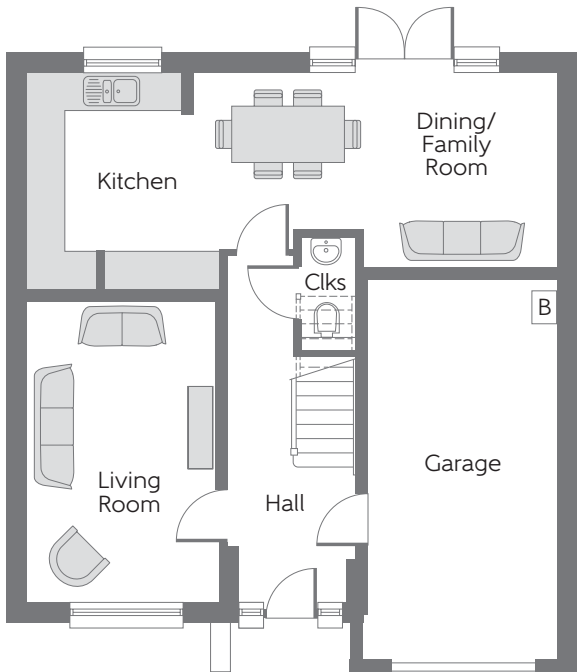
B - Boiler Clks - Cloakroom St - Store CYL - Hot Water Cylinder

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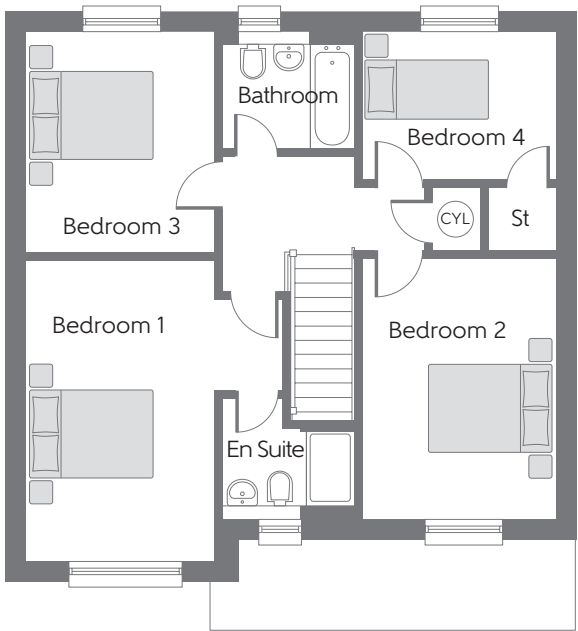
# The Backworth

FOUR BEDROOM HOME



Ground Floor

<b>Kitchen</b>	3.450m x 3.118m (max)	11'4" x 10'3" (max)
<b>Dining/Family Room</b>	5.775m x 3.112m (max)	19'0" x 10'3" (max)
<b>Living Room</b>	4.850m x 3.056m	15'11" x 10'0"



First Floor

<b>Bedroom 1</b>	4.830m x 4.100m (max)	15'10" x 13'6" (max)
<b>Bedroom 2</b>	4.192m x 3.122m	13'9" x 10'3" (max)
<b>Bedroom 3</b>	3.532m x 3.058m	11'7" x 10'0"
<b>Bedroom 4</b>	3.137m x 2.412m	10'4" x 7'11"

B - Boiler Clks - Cloakroom St - Store CYL - Hot Water Cylinder

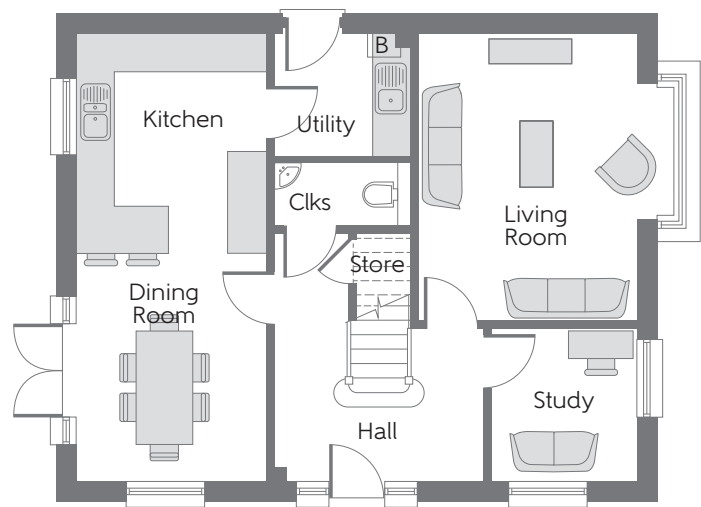
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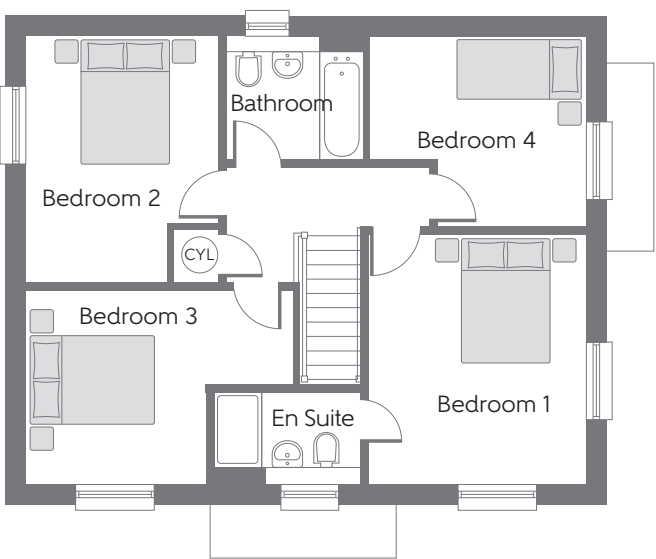
# The Annitsford

FOUR BEDROOM HOME



Ground Floor

<b>Kitchen</b>	3.420m x 3.000m	11'3" x 9'10"
<b>Dining Room</b>	3.680m x 3.000m	12'1" x 9'10"
<b>Living Room</b>	4.620m x 4.115m	15'2" x 13'6"
<b>Study</b>	2.392m x 2.344m	7'10" x 7'8"



First Floor

<b>Bedroom 1</b>	3.947m x 3.507m	13'0" x 11'6"
<b>Bedroom 2</b>	3.905m x 3.090m	12'10" x 10'2"
<b>Bedroom 3</b>	4.254m x 3.107m	14'0" x 10'2"
<b>Bedroom 4</b>	3.450m x 3.064m	11'4" x 10'1"

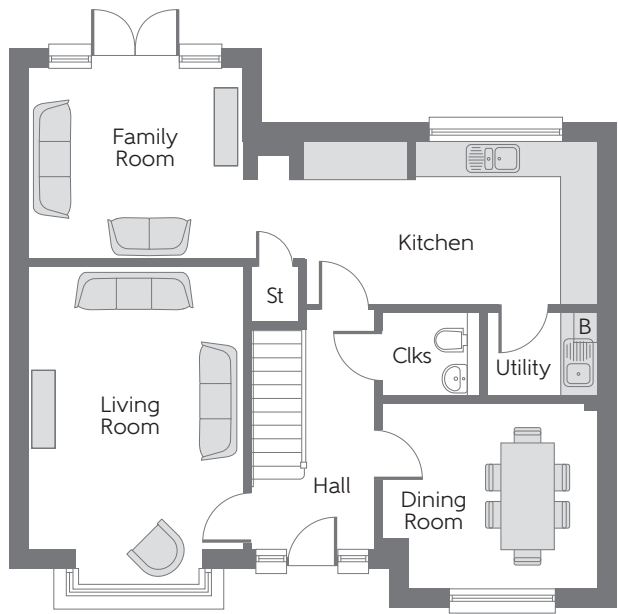
B - Boiler Clks - Cloakroom CYL - Hot Water Cylinder

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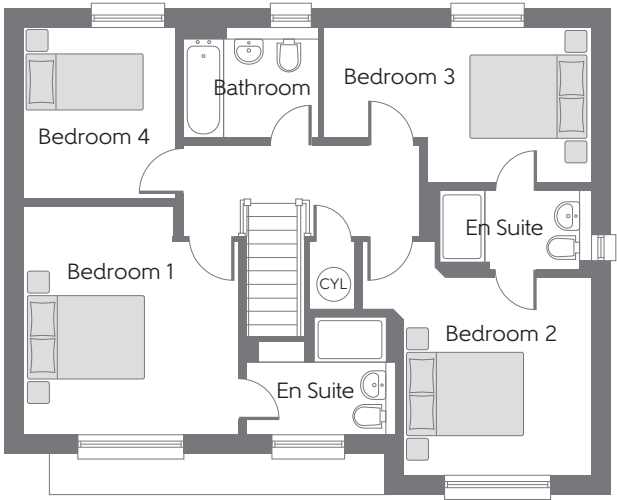
# The Brenkley

FOUR BEDROOM HOME



Ground Floor

<b>Dining Room</b>	3.600m x 3.176m (max) (max)	11'10" x 10'5" (max) (max)
<b>Living Room</b>	5.422m x 3.615m (max) (max)	17'10" x 11'10" (max) (max)
<b>Kitchen</b>	4.921m x 2.760m	16'2" x 9'1"
<b>Family Room</b>	3.615m x 3.216m	11'10" x 10'7"



First Floor

<b>Bedroom 1</b>	3.870m x 3.674m (max) (max)	12'8" x 12'1" (max) (max)
<b>Bedroom 2</b>	3.322m x 3.165m	10'11" x 10'5"
<b>Bedroom 3</b>	4.522m x 2.667m (max) (max)	14'10" x 8'9" (max) (max)
<b>Bedroom 4</b>	2.917m x 2.600m	9'7" x 8'6"

B - Boiler Clks - Cloakroom St - Store CYL - Hot Water Cylinder

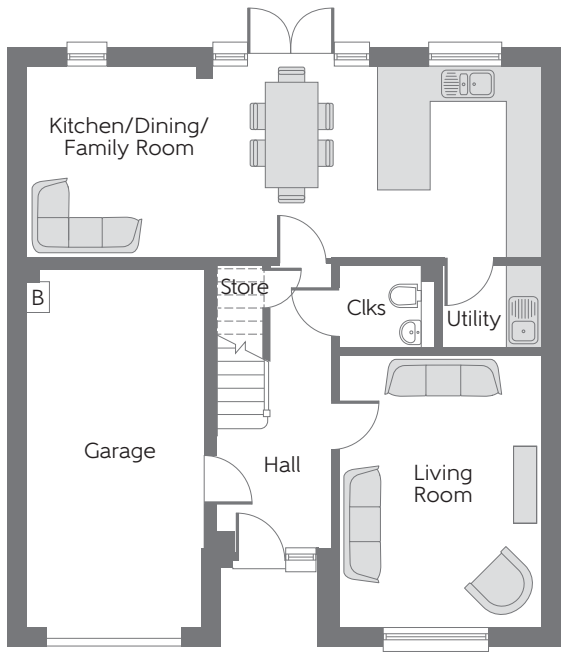
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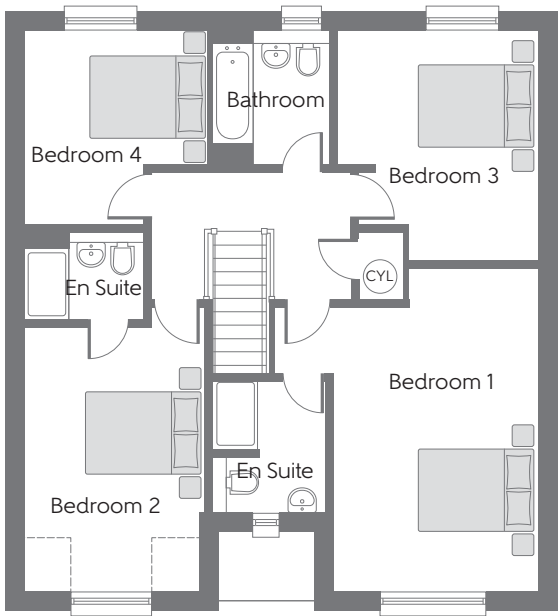
# The Brunswick

FOUR BEDROOM HOME



Ground Floor

<b>Kitchen/Dining/ Family Room</b>	8.790m x 3.275m	28'10" x 10'9"
<b>Living Room</b>	4.690m x 3.503m	15'5" x 11'6"



First Floor

<b>Bedroom 1</b>	5.539m x 4.517m (max) (max)	18'2" x 14'10" (max) (max)
<b>Bedroom 2</b>	4.548m x 3.137m	14'11" 10'4"
<b>Bedroom 3</b>	3.951m x 3.430m (max) (max)	13'0" x 11'3" (max) (max)
<b>Bedroom 4</b>	3.312m x 3.132m (max) (max)	10'10" x 10'3" (max) (max)

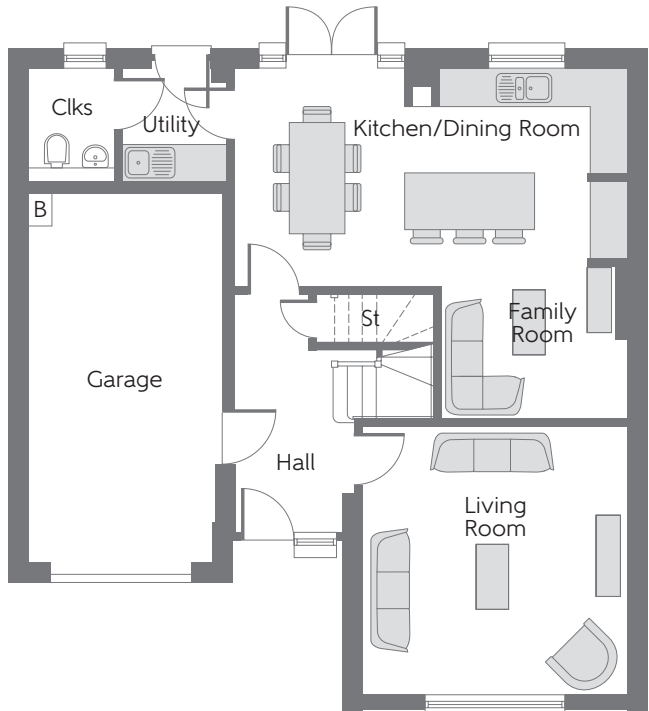
B - Boiler   Clks - Cloakroom   CYL - Hot Water Cylinder

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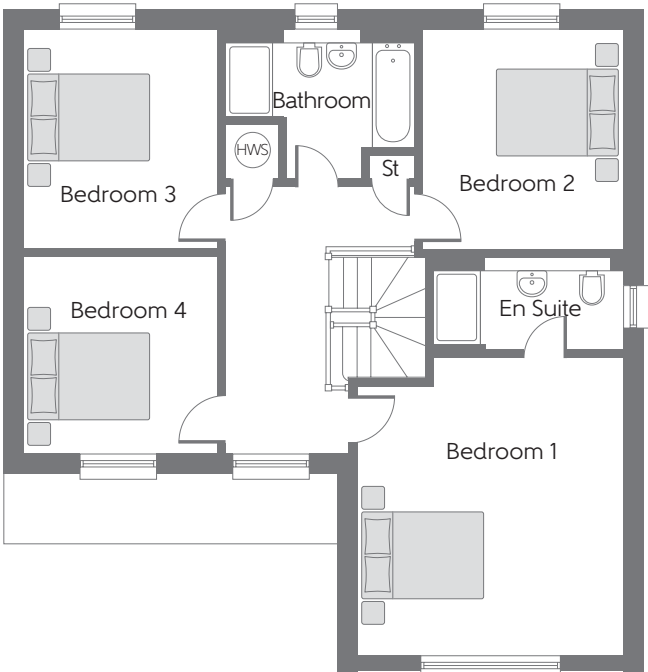
# The Whitley

FOUR BEDROOM HOME



Ground Floor

<b>Kitchen/ Dining Room</b>	6.366m x 3.520m (max)	20'11" x 11'7" (max)
<b>Family Room</b>	3.001m x 2.150m (max)	9'10" x 7'1" (max)
<b>Living Room</b>	4.320m x 4.290m	14'2" x 14'1"



First Floor

<b>Bedroom 1</b>	4.811m x 4.290m (max)	15'10" x 14'1" (max)
<b>Bedroom 2</b>	3.582m x 3.278m	11'9" x 10'9"
<b>Bedroom 3</b>	3.598m x 3.177m	11'10" x 10'5"
<b>Bedroom 4</b>	3.189m x 3.177m	10'6" x 10'5"

B - Boiler Clks - Cloakroom St - Store HWS - Hot Water System

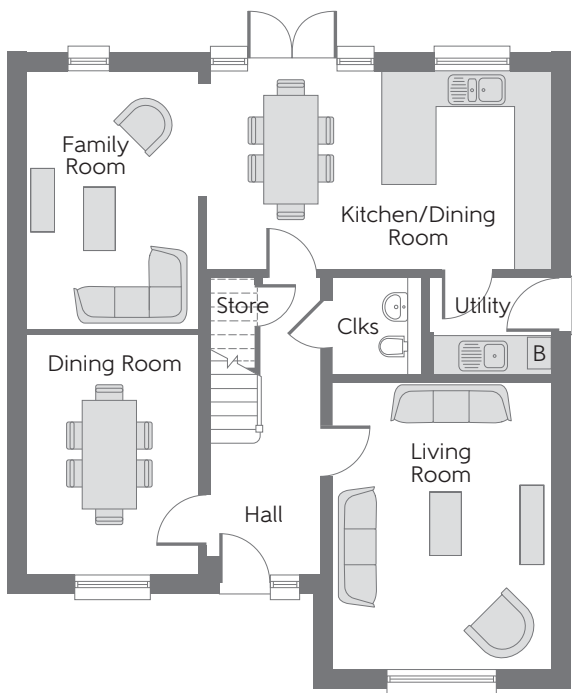
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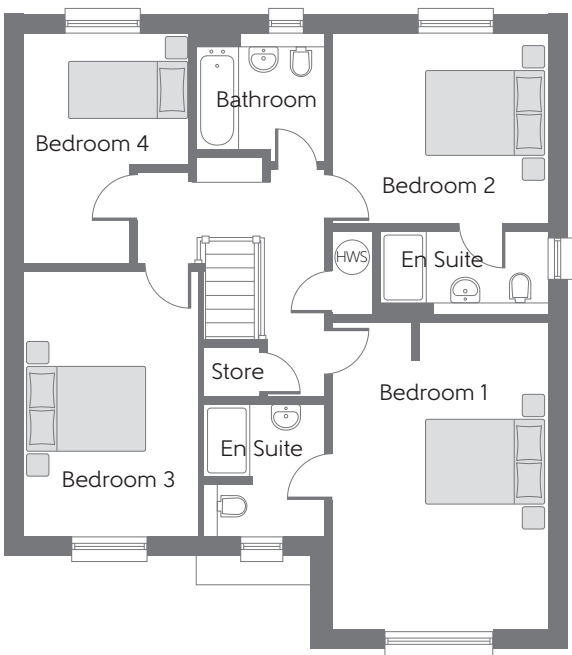
# The Burradon

FOUR BEDROOM HOME



Ground Floor

<b>Kitchen/ Dining Room</b>	5.763m x 3.275m	18'11" x 10'9"
<b>Family Room</b>	4.275m x 2.827m	14'0" x 9'3"
<b>Living Room</b>	4.792m x 3.615m	15'9" x 11'10"
<b>Dining Room</b>	3.977m x 2.827m	13'1" x 9'3"



First Floor

<b>Bedroom 1</b>	5.114m x 3.617m	16'10" x 11'10"
<b>Bedroom 2</b>	3.616m x 3.188m	11'10" x 10'6"
<b>Bedroom 3</b>	4.437m x 2.889m	14'7" x 9'6"
<b>Bedroom 4</b>	3.815m x 2.776m (max)	12'6" x 9'1" (max)

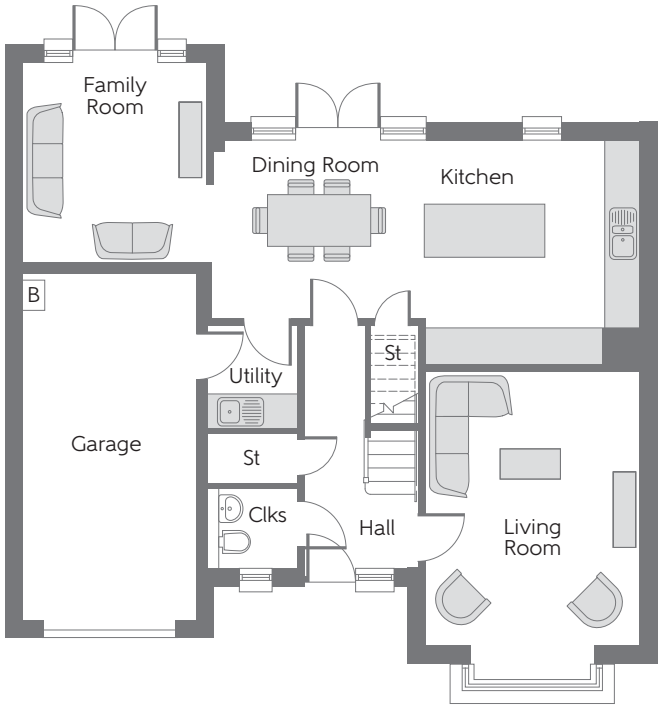
B – Boiler    Clks – Cloakroom    HWS – Hot Water System

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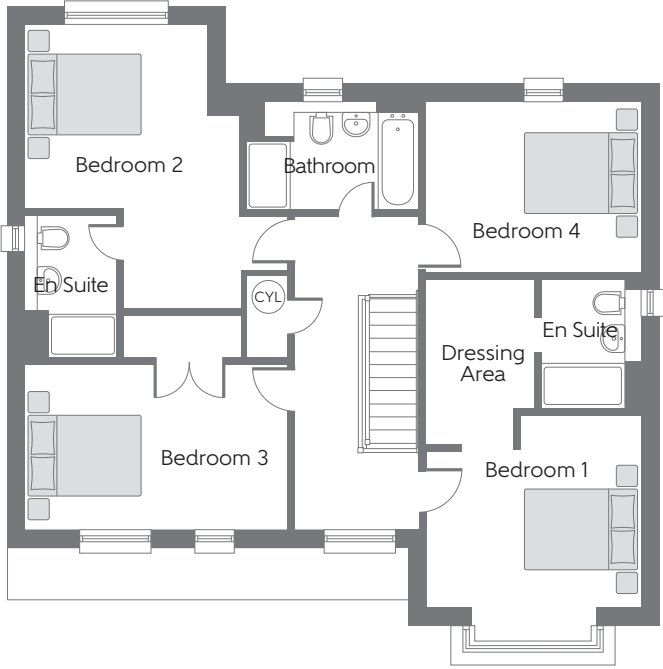
# The Holywell

FOUR BEDROOM HOME



Ground Floor

<b>Kitchen</b>	3.890m x 3.723m	12'9" x 12'3"
<b>Dining Room</b>	3.749m x 3.090m	12'4" x 10'2"
<b>Family Room</b>	3.480m x 3.255m	11'5" x 10'8"
<b>Living Room</b>	5.427m x 3.728m (max)	17'10" x 12'3" (max)



First Floor

<b>Bedroom 1</b>	4.059m x 3.725m (max)	13'4" x 12'3" (max)
<b>Bedroom 2</b>	4.932m x 3.765m (max)	16'2" x 12'4" (max)
<b>Bedroom 3</b>	4.611m x 2.912m	15'2" x 9'7"
<b>Bedroom 4</b>	3.789m x 2.952m	12'5" x 9'8"

B – Boiler   Clks – Cloakroom   St – Store   CYL – Hot Water Cylinder

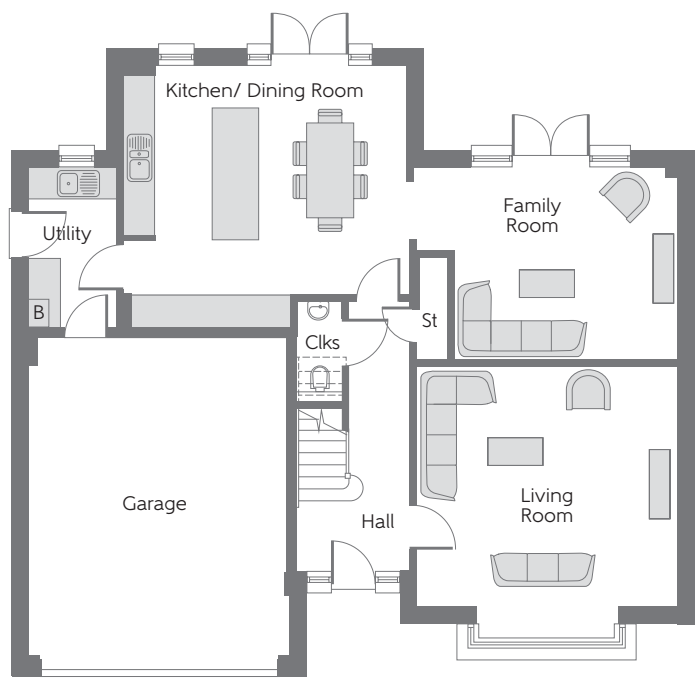
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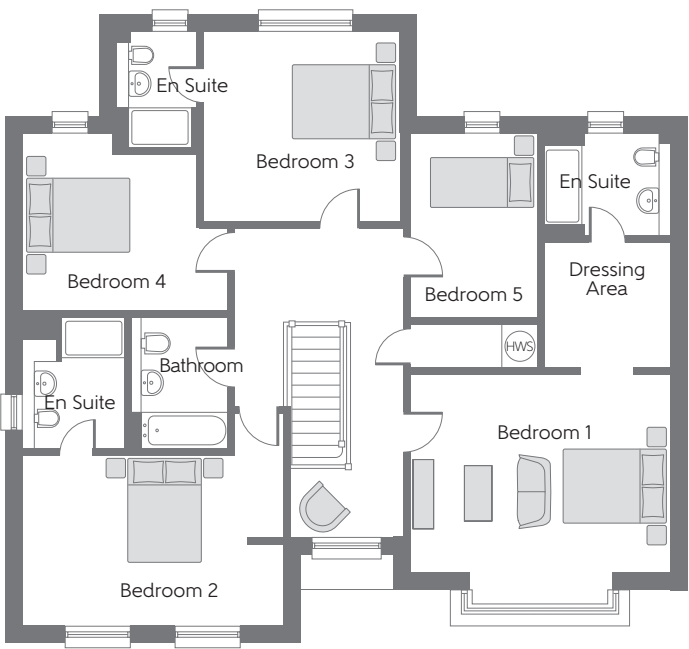
# The Gosforth

FIVE BEDROOM HOME



Ground Floor

<b>Kitchen/ Dining Room</b>	5.415m x 4.943m	17'9" x 16'3"
<b>Family Room</b>	4.227m x 3.640m	13'11" x 11'11"
<b>Living Room</b>	5.221m x 4.977m (max)	17'2" x 16'4" (max)



First Floor

<b>Bedroom 1</b>	4.975m x 4.438m (max)	16'4" x 14'7" (max)
<b>Bedroom 2</b>	4.975m x 3.275m	16'4" x 10'9"
<b>Bedroom 3</b>	3.752m x 3.627m	12'4" x 11'11"
<b>Bedroom 4</b>	3.965m x 3.423m (max)	13'0" x 11'3" (max)
<b>Bedroom 5</b>	3.497m x 2.425m	11'6" x 8'0"

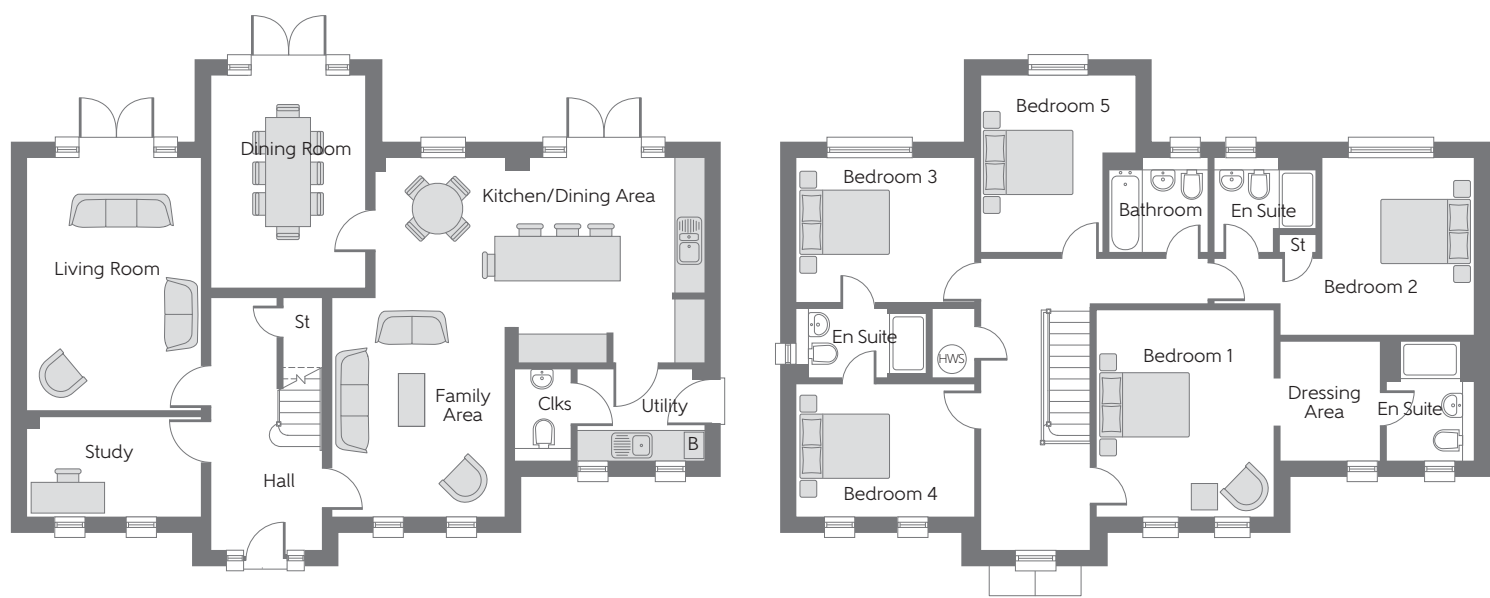
B - Boiler Clks - Cloakroom St - Store HWS - Hot Water System

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# The Jesmond

FIVE BEDROOM HOME



Ground Floor

<b>Family Area</b>	4.422m x 3.565m	14'6" x 11'8"
<b>Kitchen/Dining</b>	6.716m x 4.148m (max)	22'1" x 13'7" (max)
<b>Dining Room</b>	4.331m x 3.165m	14'3" x 10'5"
<b>Living Room</b>	5.117m x 3.565m	16'10" x 11'8"
<b>Study</b>	3.565m x 2.010m	11'8" x 6'7"

First Floor

<b>Bedroom 1</b>	4.181m x 3.625m	13'9" x 11'11"
<b>Bedroom 2</b>	3.962m x 3.589m (max)	13'0" x 11'9" (max)
<b>Bedroom 3</b>	3.627m x 2.946m	11'11" x 9'8"
<b>Bedroom 4</b>	3.627m x 2.685m	11'1" x 8'10"
<b>Bedroom 5</b>	3.613m x 3.165m (max)	11'10" x 10'5" (max)

B – Boiler   Clks – Cloakroom   St – Store   HWS – Hot Water System

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# Here for you at every step.



At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.

Assisted Move is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Assisted Move scheme.



# Ashberry Assisted Move



## We can help get you moving

### Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

### Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

### Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.

### Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

### Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

### Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

### Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

### Viewings

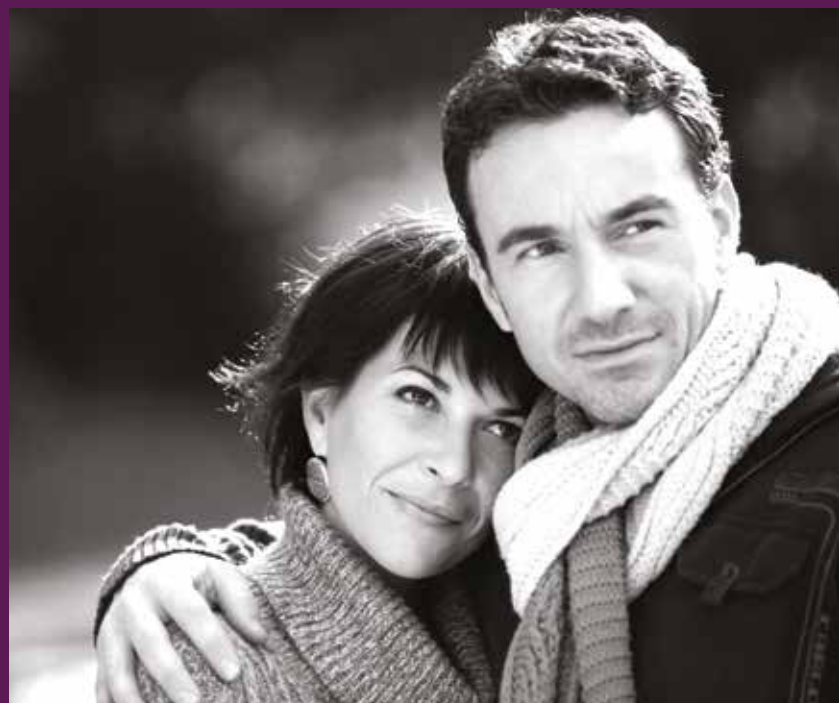
The appointed estate agent(s) will contact you to organise viewings of your home.

### Property report

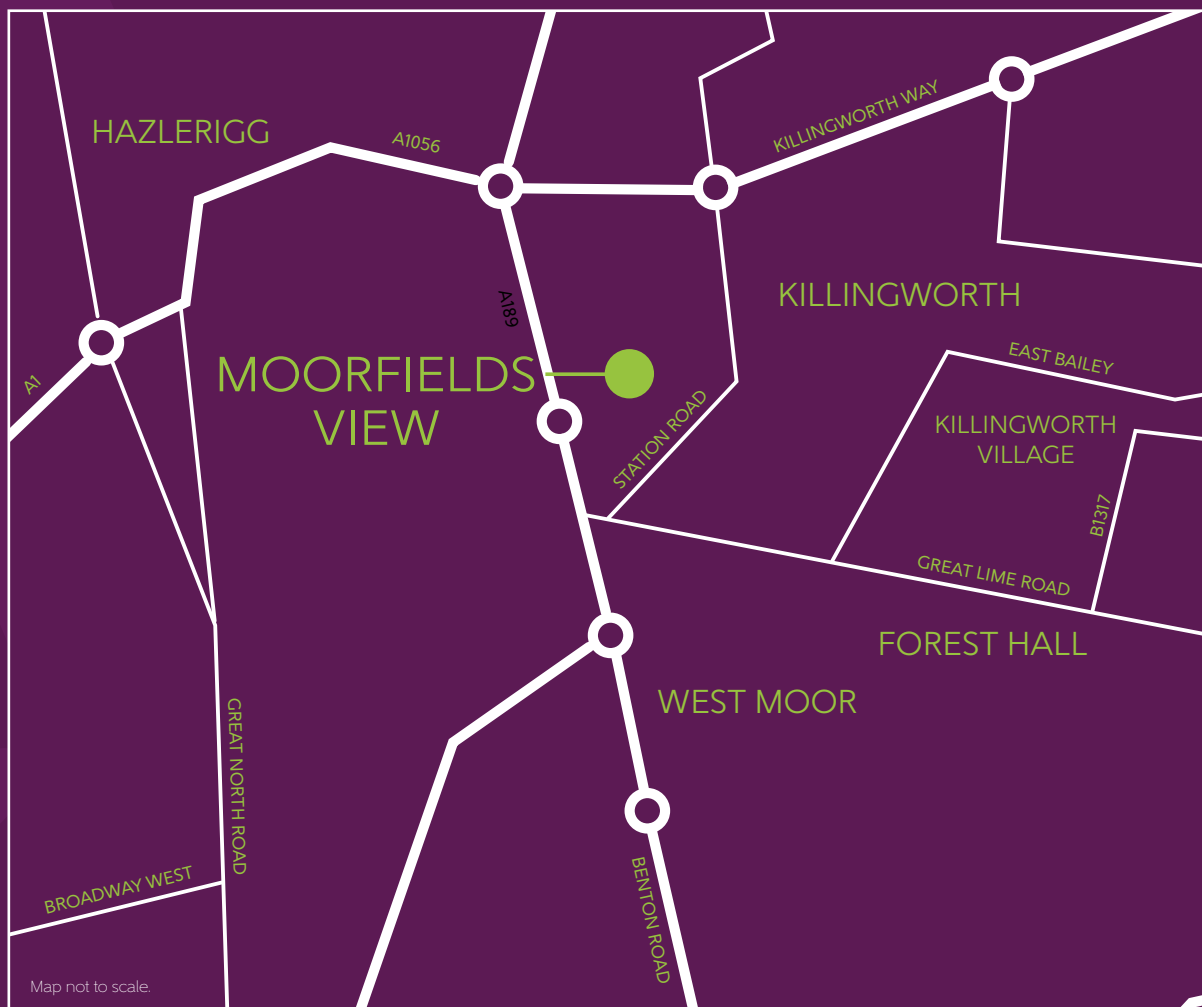
Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

### Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Ashberry home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.



We look forward to meeting you...



**Moorfields View, Whitehouse Farm, Newcastle upon Tyne NE12 7EZ**

**Ashberry**  
Homes

Ashberry Homes, North East,  
Bellway House,  
Kings Park, Kingsway North,  
Gateshead, Tyne and Wear, NE11 0JH

Call: 0191 482 8800

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