



(05-06488 – Lakeside Gardens brochure copy)

(Front cover)

Lakeside Gardens, Barmston, Tyne and Wear

**A modern waterside development of
well-planned houses and apartments**

‘Reach out – the lifestyle’s yours!’

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Lakeside Gardens

**An away-from-it-all location with easy
access to all things ‘town and country’**

From the bustle of nearby Washington to the endless attractions of Sunderland, Newcastle and Durham, Barmston is an enviable location for essential local amenities and the inviting diversions of city and rural life.

First-class road links whisk you to wherever you want to be in well under an hour. In the immediate vicinity are quality schools and colleges, together with excellent shopping facilities, pubs and restaurants. Further afield are some of Britain’s most attractive cities. Check out the charms of ancient Durham town; the vibrance of Sunderland; and a revitalized Newcastle with some of the best shopping, pubbing and clubbing you’re likely to find!

Who could overlook the Metro Centre at Gateshead where shopping is a 21st century art-form. Culture vultures are well catered-for, as are Premiership football fanatics. And for nature lovers – or those simply seeking a great day out – the wide open spaces of the Northumbria National Park beckon with romantic castles, unspoilt beaches and sleepy villages. Beyond the market town of Hexham is the incomparable Lake District, whilst the

undiscovered beaches of Sunderland and Marsden are always a surprise package.

For residents of Lakeside Gardens, this beguiling blend of a thriving and friendly locality with easy access to everything the area has to offer adds up to an exciting lifestyle opportunity.

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Lakeside Gardens

A small and select development at the forefront of 'new-look' Barmston

With its carefully planned site layout, stylish modern houses and landscaped lake area, Lakeside Gardens is part of the changing face of Barmston. Gone is the legacy of heavy industry and mining. Today's Barmston is very much in step with the vibrant modernity of nearby Newcastle.

Equi-distant from the contrasting cities of Sunderland, Durham and Newcastle, Barmston – and near neighbour Washington – have excellent local amenities as well as a well-defined sense of community. Of course, this is the area from where America's first president, George Washington, hailed. As did Bryan Ferry, 70s pop icon of Roxy Music fame.

However, today's residents are more in tune with the future - and the exciting changes that can be seen everywhere. Lakeside Gardens is a part of that change, and yet the stylish houses and apartments have been carefully planned with extensive landscaped areas and traditional architectural features - including brick and Bradstone exteriors - to blend in with the older Barmston.

Lakeside Gardens is a delightful mix of two-storey town houses with their own driveways and gardens, located harmoniously alongside attractive two-bedroom apartments. There can be no doubt: when you drive into this small development, you know you've arrived. And you know it's home.

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Houses at Lakeside Gardens **‘Lifestyles start with finishing touches!’**

Stunning in their three-storey modernity are the 18 houses at Lakeside Gardens. Traditionally constructed from brick or Bradstone, the three house-types from the Country Range feature unexpected elevations and the striking use of dormer windows and first-floor French windows.

Located around a double-ended *cul de sac* – with six south-facing properties enjoying views over a newly-created lake – each of the three-bedroom homes enjoys a high level of specification. Integral garages are part of the Brunton and Brunton 2 designs, whilst the Etal and Brunton 2 house-types have characterful dormer windows to the second-floor bedrooms.

For the ultimate in comfort, there’s quality double-glazing and gas-fired central heating, with bathrooms and *en-suites* featuring a choice of colours and tiling. Fully-fitted kitchens come with built-in gas hob, extractor and electric oven, together with post-formed worktops, various tiling options and plumbing for the usual kitchen appliances.

All interiors are finished to a high standard, with total peace of mind coming in the shape of intruder alarms and other discreet security features. Every Lakeside Gardens home is covered by a NHBC 10-year Guarantee, whilst the site itself – including roads, driveways and landscaping – is nothing short of perfection.

(Page 4b – apartments, specs)

Apartments at Lakeside Gardens **‘Lifestyles start with finishing touches!’**

Attention to detail – combining the elements of space and style – ensures that every apartment at Lakeside Gardens is perfectly suited to modern living.

Nestling discreetly among the two and three-bedroom houses which make up the rest of this small, private development, the 23 apartments boast all the usual Dunelm Castle features.

Smart modern exteriors with low-pitched roofs and traditional-style bay windows sit impressively among landscaped gardens and block-paved reserved parking spaces.

The apartments themselves are double-glazed throughout, and each features impressive levels of cavity-wall and sound insulation. Gas central heating and all electrical installations conform to NHBC requirements, whilst security and fire protection is of a very high standard.

Quality kitchen units come complete with a built-in gas hob and electric oven. A choice of ceramic tiles is available, together with plumbing for a fridge-freezer and dishwasher.

Bathrooms come in a choice of colours, as do separate shower cubicles to the *en-suite*. For total peace of mind, all apartments are covered by the NHBC 10-year Guarantee. And to maintain the quality environment, a small service charge is applied for the upkeep of all common areas.

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