

# QUEEN'S GATE

Stoke-on-Trent



LIONCOURT  
HOMES

## WELCOME TO QUEEN'S GATE

### Stoke-on-Trent

Queen's Gate offers an exciting range of 2, 3, 4 & 5 bedroom homes in a choice of 12 delightful designs. Set around a cul-de-sac located off Queens Road, the development is conveniently situated in Penkull close to the centre of Stoke-on-Trent. Pedestrian links to both Lodge Road and Franklin Road mean that the Royal Stoke University Hospital is just a short walk away.

The generous specification means that many items that often come as 'optional extras' are included as standard and are covered by a Lioncourt Homes two-year warranty. Your new home is also covered by a NHBC 10-year warranty, assuring you complete peace of mind. Lioncourt Homes pride themselves on their commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.



## QUEEN'S GATE

Penkhull Stoke-on-Trent



### EDUCATION

Queen's Gate is located conveniently close to St John's Church of England and the The Willows primary schools, both of which are rated by Ofsted as "Good". There is an excellent choice of secondary schools within easy reach of the development. The Thistley Hough Academy, also rated "Good" by Ofsted, is just a five minute walk away. The city is also home to the City of Stoke on Trent Sixth Form College and the Staffordshire University.

### SHOPPING

The city centre boasts Staffordshire's largest shopping mall, The Potteries Centre, which offers a wide range of shops, eateries and a cinema. Trentham Shopping Village is also nearby. Sainsbury's and Lidl are both under a mile away whilst Tesco and Morrisons are less than two miles away. The nearest local amenities are less than a quarter of a mile away in Penkhull, where you can find a range of shops including a convenience store, a hardware store and a Co-op.

### LEISURE FACILITIES

Penkhull is also where you'll find the nearest pubs, The Marquis of Granby, The Greyhound Inn and the neighbouring Manor Court Alehouse. The "World Capital of Ceramics", Stoke, or the Potteries as the city is affectionately known, offers award-winning museums and visitor centres, hands-on pottery making opportunities and a great range of pottery factory shops. From the Regent Theatre to the Stoke Ski Centre, the city has a wide range of leisure venues, offering something for everyone.

### AROUND AND ABOUT

Just 3 miles to the south of Queen's Gate is The Trentham Estate and its wonderful gardens, mile long lake and monkey forest - the perfect place for a day out. Queen's Gate is also just a short distance from the thriving university market town of Newcastle-under-Lyme, home of the award winning New Vic Theatre and within easy reach of The Roaches in the Peak District. The development is also perfectly placed for travel further afield, with excellent road links via the A500 and the nearby M6. There are regular trains from Stoke station, which take just 90 minutes to get to London.



# QUEEN'S GATE LOCAL AMENITIES



*Times are approximate and sourced from National Rail and Google Maps.*



*Stoke-on-Trent and surrounding area photography*

## SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with stainless steel splashback behind hob
Bosch stainless steel oven. 4 burner gas hob
Bosch 60cm chimney extractor hood
60cm space for fridge/freezer
60cm space with plumbing for washing machine (where house has no utility)
Removable kitchen unit with plumbing for dishwasher
Leisure Albion stainless steel 1.5 bowl sink with chrome mixer tap
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstand
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Leisure Albion 1.0 bowl with mixer tap (where applicable)
BATHROOM
Ideal Standard bath, basin and taps
Ideal Standard WC
Tiled splashback to basin, half height tiling to bath
Shaver socket
EN-SUITE
Ideal Standard basin & tap
Ideal Standard WC
Mira Minimal EV thermostatic shower, Mira Flight shower tray with silver enclosure
Tiled splashback to basin with full height tiling to shower
Shaver socket
CLOAKROOM
Ideal Standard basin & tap
Ideal Standard WC

## The Alder, Ash, Clematis, & Laurel, Lime & Poplar

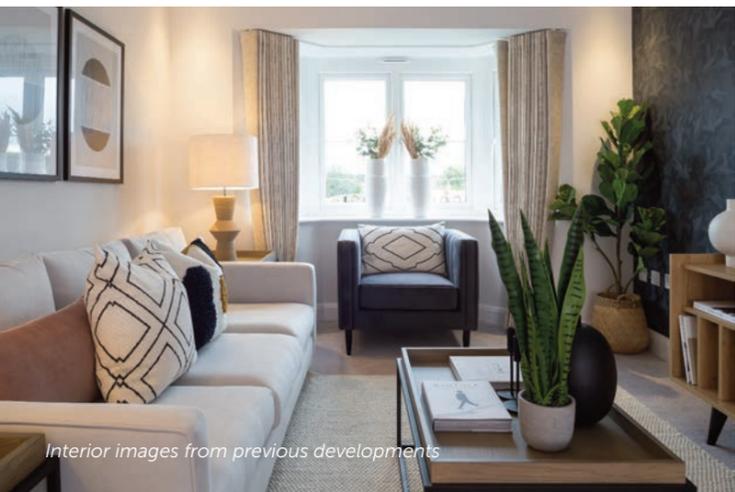
ELECTRICAL
White electrical switches and sockets
1 Double USB socket in kitchen above worktop
BT & TV Sockets to lounge and master bedroom
Low energy lighting
Mains doorbell
External PIR lighting to front and rear elevations
HEATING
Gas fired zoned central heating with thermostatic control
Heating/hot water programmer
Compact radiators with thermostatic control
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
White PVCu double glazed windows/french doors (where specified)
Black composite front door
Black steel garage up & over door (where applicable)
White painted 4 panel internal doors with chrome furniture
White painted softwood staircase
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain
EXTERNAL
Black PVCu gutter and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing where applicable
Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

## SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with glass splashback
Built-in Bosch stainless steel single oven & Integrated Microwave
Bosch 5 burner gas hob with 90cm chimney extractor hood
Hotpoint integrated fridge/freezer
Hotpoint integrated washer/dryer (where house has no utility)
Hotpoint integrated dishwasher
Rangemaster Glendale stainless steel 1.5 bowl sink with Aquavogue chrome mixer
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstand
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Leisure Albion 1.0 bowl with mixer tap
BATHROOM
Ideal Standard bath, basin and taps
Ideal Standard WC with soft close seat
Chrome towel rail
Half height wall tiling to all walls, full height tiling to shower cubicle (where applicable)
Shaver socket
EN-SUITE
Ideal Standard basin & tap
Ideal Standard WC with soft close seat
Mira Minimal ERD thermostatic shower. Mira Flight shower tray with silver enclosure
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
CLOAKROOM
Ideal Standard vanity unit with chrome monobloc tap and tiled splashback
Ideal Standard WC with soft close seat

## The Birch, Cedar, Linden, Maple, Mulberry & Willow

ELECTRICAL
Brushed chrome switches & sockets to kitchen & utility with white to the rest of the house
1 Double USB socket in kitchen above worktop in brushed chrome
BT & TV Sockets to lounge and master bedroom
Low energy lighting throughout. LED down lighters to kitchen, bathroom, en-suite & WC
Chrome mains doorbell
External PIR lighting to front and rear elevations
HEATING
Gas fired zoned central heating with compact radiators with thermostatic control
Digital heating/hot water programmer
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
White PVCu double glazed windows/french doors (where specified)
Black composite front door
Black steel garage up & over door (where applicable)
Oak internal single doors & oak glazed double doors with brushed chrome furniture
White painted softwood staircase with oak handrail and newel posts
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain
EXTERNAL
Outside cold water tap to rear of property
Black PVCu gutter and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing where applicable
Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout



## LIONCOURT HOMES

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.



*Where everyone feels at home*



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HOMES

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