

# WESTLANDS VIEW

Newcastle-under-Lyme



LIONCOURT  
HOMES

## WELCOME TO WESTLANDS VIEW

### Newcastle-under-Lyme

Westlands View is an exciting new development of forty eight homes being created just to the south of the centre of Newcastle-under-Lyme. There are ten delightful designs to choose from, offering a choice of two, three, four and five bedroom homes. Situated amongst tree lined streets and open spaces, the development is within walking distance of Clayton Hall Academy. There is easy access to the M6 motorway and the local area is well served by public transport.

Your new home at Westlands View is covered by a NHBC 10-year warranty, assuring you complete peace of mind. We pride ourselves on our 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.



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## EDUCATION

Westlands View is well placed for a wide range of educational establishments. Our Lady & St. Werburgh's Catholic Primary School and Clayton Hall Academy are both just a few minutes walk away, whilst Langdale and Seabridge Primary Schools are both under a mile away. There is an excellent choice of secondary schools within easy reach of the development. Keele University is nearby and the neighbouring city of Stoke-on-Trent is home to the City of Stoke-on-Trent Sixth Form College and Staffordshire University.

## SHOPPING

For everyday essentials there is a well stocked shop adjacent, whilst the Tesco Superstore is a five minute drive away. Newcastle also has branches of Aldi, Asda, Lidl, Marks and Spencer and Sainsbury's. The General Outdoor Market is held four times a week on a Monday, Wednesday, Friday and Saturday in Newcastle-under-Lyme's historic town centre from 9am to 4pm and sells a wide-range of fresh food, cooked food, eco-friendly products and other general market items.

## LEISURE FACILITIES

For a bite to eat or a drink, The Gatehouse Pub is just a couple of minutes walk away, whilst the nearby town centre offers a wide range of leisure facilities including the popular New Vic Theatre. Neighbouring Stoke-on-Trent offers an even greater choice of things to do, from award-winning museums and visitor centres to the Regent Theatre or the Stoke Ski Centre.

## AROUND AND ABOUT

Just to the north of Newcastle, Apedale Heritage Centre and the adjacent country park has a free museum as well as mine tours and a light railway, or just to the south is Trentham Gardens and its huge lake, monkey walk and shopping village. For travel further afield, Junction 15 of the M6 motorway is just minutes away to the south of Westlands View and Stoke-on-Trent railway station gives easy access to London in just an hour and a half.



## WESTLANDS VIEW LOCAL AMENITIES



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



*Newcastle-under-Lyme and surrounding area photography*

## SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand with stainless steel splashback behind hob
Hotpoint stainless steel double oven (Hotpoint single oven to 2 bedroom homes)
Hotpoint 60cm gas hob
Hotpoint 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
Rangemaster Leisure Albion stainless steel 1.5 bowl sink with Aquamono 35 chrome mixer tap
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Rangemaster Leisure Albion single bowl sink with mixer tap
BATHROOM
Roca sanitary ware and taps
Tiled splashback to basin, half height tiling to bath
Shaver socket
EN-SUITE (where applicable)
Roca sanitary ware and taps
Mira Minimal EV thermostatic shower
Mira Flight shower tray with Mira Elevate silver enclosure
Tiled splashback to basin with full height tiling to shower
Shaver socket
CLOAKROOM
Roca sanitary ware and taps
Tiled splashback to basin

## The Ash, Aspen, Laurel, Lime, Poplar

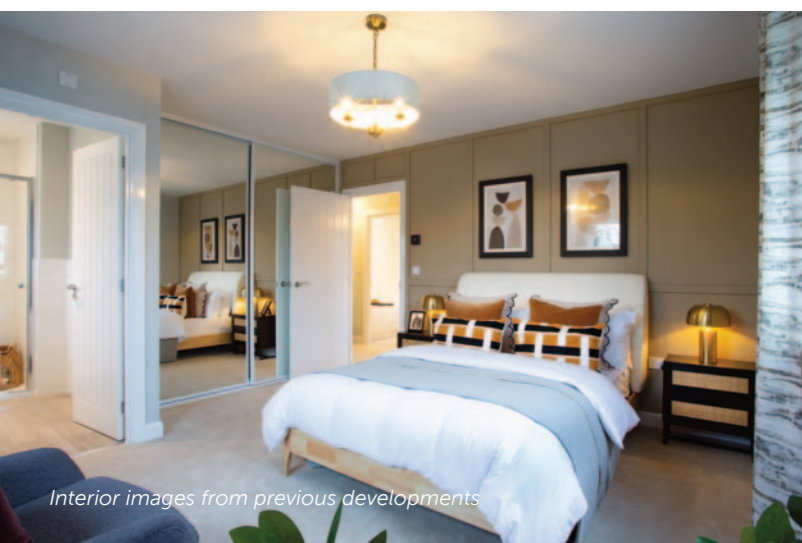
ELECTRICAL
White electrical switches and sockets with 1 Double USB socket in kitchen above worktop
BT & TV Sockets to lounge and master bedroom
Low energy lighting
Vehicle charging point
Solar panels to many plots (see your Sales Executive for further details)
HEATING
Gas fired central heating
Myson 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 with mains doorbell
Black pre-finished steel up and over garage door (where applicable)
White painted 4 panel internal doors with chrome internal door 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 PIR lighting to front and rear elevations
EXTERNAL
Black PVCu gutters and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing (where applicable)
Grey Riven 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 and drawers
Worktop upstand with glass splashback
Bosch stainless steel single oven and integrated microwave and ceramic hob
Bosch 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)
Rangemaster Leisure Albion single bowl sink with mixer tap
BATHROOM
Roca sanitary ware and taps
Chrome towel rail
Half height wall tiling to all walls
Mira EV thermostatic shower and full height tiling (where shower cubicle present)
Shaver socket
EN-SUITE
Roca sanitary ware and taps
Mira Minimal ERD thermostatic shower, Mira Flight shower tray, Mira elevate silver enclosure
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
CLOAKROOM
Roca sanitary ware with vanity unit and Roca taps
Tiled splashback to basin

## The Cottonwood, Juniper, Linden, Mulberry, Willow

ELECTRICAL
Brushed chrome switches & sockets to kitchen dining area, 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
Vehicle charging point
Solar panels to many plots (see your Sales Executive for further details)
HEATING
Gas central heating
Myson radiators with thermostatic control
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
White PVCu double glazed windows/french doors
Black composite front door with chrome mains doorbell
Black pre-finished steel up and over garage door (where applicable)
Oak internal single doors and oak glazed double doors
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. Through door viewer and door chain
Smoke & carbon monoxide detectors to Building Regulation requirements
External PIR lighting to front and rear elevations
EXTERNAL
Outside cold water tap to rear of property
Black PVCu gutters and downpipes
Front garden graded and turfed/planted, 1.8m close boarded rear fencing (where applicable)
Grey Riven 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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