## Bracken Grange Middlesbrough







### Bracken Grange Middlesbrough

### Superb 3 & 4 bedroom homes ideal for town and country living.

As a 5 Star Housebuilder for Customer Satisfaction, we're proud of everything our homes at Bracken Grange, and the local area, offer you.

Nearby are amenities including supermarkets, shops, cafés and sports clubs, plus a selection of Ofsted-rated 'Good' schools. There's also the beautiful 120-acre Stewart Park, which holds a Green Flag award from the Civic Trust, and is home to the Captain Cook Birthplace Museum and the Middlesbrough campus of Askham Bryan College. The centre of Middlesbrough is less than 10 minutes away (via the A172). The A66 and A167 provide access to the A1(M), for routes to Newcastle, Edinburgh and London, while Marton station is a 3 minute drive and offers services to Newcastle, with onward connections to Edinburgh, Liverpool, Birmingham, Bristol, Plymouth and London King's Cross.





# Development layout

#### 4 bedroom home

The Grainger
The Mylne
The Pembroke

### 3 bedroom home

	The Eveleigh
•	The Maddison
•	The Mayfield
	The Mountford

#### Pre-sold homes

۲	4 bedroom homes
	3 bedroom homes

bc	bin collection area	Þ
bs	bin store area	
88	sub station	v
•	garage entrance	*

alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.

drive through/ b car port entrance ٧

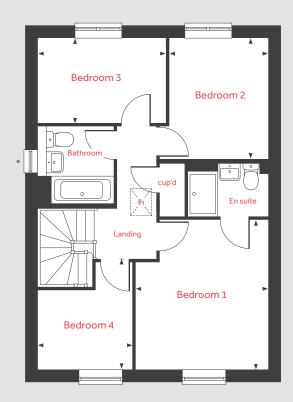
visitor parking Shared Ownership (Home Stepper)

Not to scale. Trees and landscaping are indicative only and may

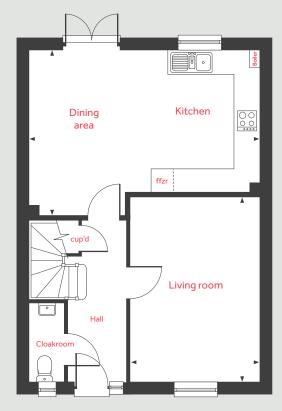


The Mylne 4 bedroom home





#### Ground floor



### The Mylne 4 bedroom home

#### Ground floor

Living room			
4.83m x 3.39m	15'10" × 11'1"		
Kitchen / dining area			
6.04m x 4.37m	19'9"× 14'4"		

#### First floor

Bedroom 1	
3.93m x 3.55m	12'11" × 11'6"
Bedroom 2	
3.23m x 2.57m	10'7"× 8'5"
Bedroom 3	
3.37m x 2.22m	11'1" × 7'3"
Bedroom 4	
2.83m x 2.40m	9'3" × 7'10"

lh	loft hatch	<b>~ </b>	measuringpoints
ffzr	integrated fridge freezer	cup'd	cupboard

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant. 1893858/November 2021.

Linden



The Grainger 4 bedroom home





#### Ground floor



### The Grainger 4 bedroom home

#### Ground floor

Living room	
4.39m x 3.90m	14'4" x 12'9"
Kitchen / dining area	
5.81m x 3.62m	19'0"× 11'10"

#### First floor

Bedroom 1	
4.01m x 3.90m	13'2" x 12'9"
Bedroom 2	
3.70m x 3.61m	12'1" × 11'10"
Bedroom 3	
3.65m x 3.17m	11'11" × 10'5"
Bedroom 4	
3.81m x 3.11m	12'6" x 10'2"

lh	loft hatch	ffzr integrated fridge freezer
cup'd	cupboard	◄ ► measuring points

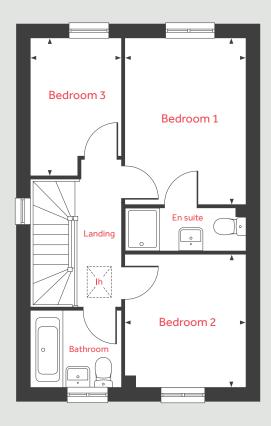
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The Eveleigh 3 bedroom home





#### Ground floor



### The Eveleigh 3 bedroom home

#### Ground floor

Living room	
4.98m x 3.20m	16'4" × 10'6"
Kitchen / dining area	
4.78m x 2.80m	15'8" × 9'2"

#### First floor

12'6" x	9'1"
10'1" ×	9'1"
10'6" x	6'11"
	12'6" × 10'1" × 10'6" ×

lh	loft hatch	ffzr integrated fridge freezer
cup'd	cupboard	◄ ► measuring points

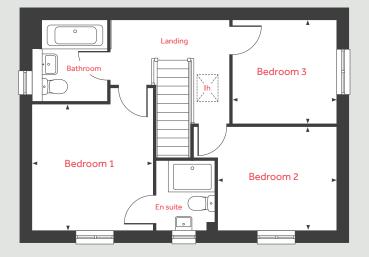
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Linden



### The Mountford 3 bedroom home





#### Ground floor



### The Mountford 3 bedroom home

#### Ground floor

Living room	
5.59m x 3.11m	18'4" × 10'2"
Kitchen / dining area	
5.59m x 2.67m	18'4" × 8'9"

#### First floor

Bedroom 1	
3.35m x 3.18m	11'0" × 10'5"
Bedroom 2	
3.13m x 2.74m	10'3" × 9'0"
Bedroom 3	
2.76m x 2.76m	9'0" × 9'0"

lh	loft hatch	ffzr integrated fridge freezer
cup'd	cupboard	◄ ► measuring points

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The Mayfield 3 bedroom home





#### Ground floor



### The Mayfield 3 bedroom home

#### Ground floor

Living room	
4.33m x 3.10m	14'2" × 10'2"
Kitchen / dining area	
5.28m x 3.60m	17'4" × 11'10"

#### First floor

Bedroom 1		
3.46m x 3.13m	11'4" ×	10'3"
Bedroom 2		
3.03m x 3.00m	9'11" ×	9'11"
Bedroom 3		
2.43m x 2.05m	8'0" x	6'9"

lh	loft hatch	ffzr integrated fridge freezer
cup'd	cupboard	◄ ► measuring points

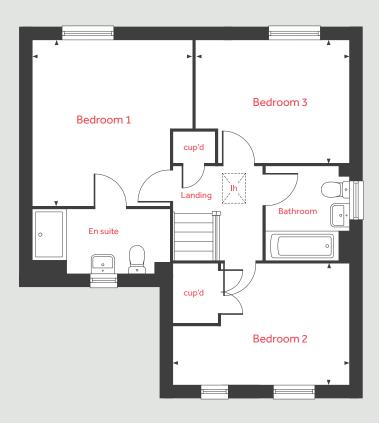
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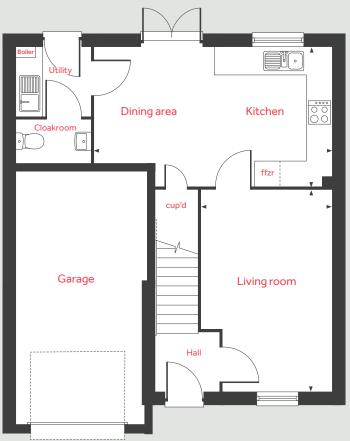


The Maddison 3 bedroom home





Ground floor



### The Maddison 3 bedroom home

#### Ground floor

Living room	
4.78m x 3.11m	15'8" x 10'2"
Kitchen / dining area	
5.65m x 3.31m	18'6"× 10'10"

#### First floor

Bedroom 1		
3.93m x 3.78m	12'11" ×	12'5"
Bedroom 2		
4.18m x 2.86m	13'9" x	9'5"
Bedroom 3		
3.64m x 2.91m	11'11" x	9'7"

lh	loft hatch	ffzr integrated fridge freezer
cup'd	cupboard	◄ ► measuring points

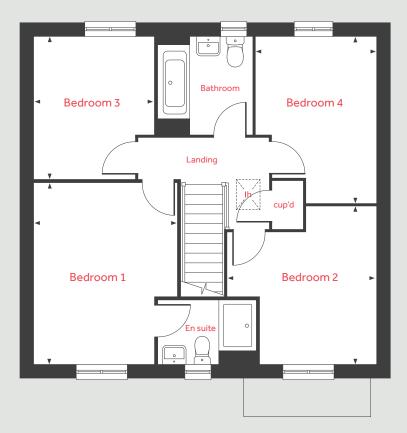
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The Pembroke 4 bedroom home





Ground floor --ii Dining / family area 00 Kitchen ffzr 0 Cloakroom Utility cup'd Living room Study Hall 

### The Pembroke 4 bedroom home

#### Ground floor

Living room	
4.83m x 3.50m	15'10" x 11'5"
Kitchen / dining / fa	mily area
8.06m x 3.34m	26'5" × 10'11"
Study	
2.41m x 2.37m	7'11"× 7'9"

#### **First floor**

Bedroom 1	
4.29m x 3.40m	14'1" × 11'2"
Bedroom 2	
3.72m x 3.48m	12'2" × 11'5"
Bedroom 3	
3.35m x 2.88m	11'0" × 9'5"
Bedroom 4	
3.93m x 2.81m	12'11" × 9'3"

lh	loft hatch	ffzr integrated fridge freezer
cup'd	cupboard	◄ ► measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant. 1893858/November 2021.





### Specification Private Sale Homes



### Specification

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

#### Kitchen

3 bedroom homes

4 bedroom homes

Laminated worktop & matching upstands Image: Solid Closing doors and drawers Image: Solid Closing doors and door door door door door door door do			
Stainless steel 1 bowl sink • •   Chrome monobloc mixer tap • •   Stainless steel splashback to hob • •   Under counter single oven 4 burner gas hob • •   4 burner gas hob • • •   Bathroom, En suite and Cloakroom • • •   White sanitaryware and chrome fittings • • •   Shower mixer tap to bathroom • • •   Schoes seats to all WCs • • •   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* • • •   Splashback tiling to cloakroom basin only • • • • •   Electrical * • <			Laminated worktop & matching upstands
Chrome monobloc mixer tap Image: Stainless steel splashback to hob   Stainless steel splashback to hob Image: Steel splashback to hob   Under counter single oven Image: Steel splashback to hob   4 burner gas hob Image: Steel splashback to hob   Stainless steel chinney hood Image: Steel splashback to hob   Stainless steel chinney hood Image: Steel splashback to hob   Bathroom, En suite and Cloakroom Image: Steel splashback to hob   Shower mixer tap to bathroom Image: Steel splashback to hob   Schoice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* Image: Steel splashback tiling to cloakroom basin only   Splashback tiling to cloakroom basin only Image: Steel splashback to hob splash		-	Soft closing doors and drawers
Stainless steel splashback to hob Image: Steel splashback to hob Image: Steel splashback to hob   Under counter single oven 4 burner gas hob Image: Steel splashback to hob   4 burner gas hob Image: Steel splashback to hob Image: Steel splashback to hob   Stainless steel chimney hood Image: Steel splashback to hob Image: Steel splashback to hob   Bathroom, En suite and Cloakroom Image: Steel splashback to hob Image: Steel splashback to hob   White sanitaryware and chrome fittings Image: Steel splashback to hob Image: Steel splashback to hob   Soft close seats to all WCs Image: Steel splashback to hold splashback, half-height over bath, and full-height to shower cubicle)* Image: Steel splashback tiling to cloakroom basin only Image: Steel splashback tiling to cloakroom basin only Image: Steel splashback tiling to cloakroom basin only Image: Steel splashback to the lounge, kitchen, and bedroom 1 Image: Steel splashback to the lounge, kitchen, and bedroom 1 Image: Steel splashback to the ground floor Image: Steel splashback to the ground f		-	Stainless steel 1 bowl sink
Under counter single oven 4   4 burner gas hob 4   Stainless steel chimney hood 5   Bathroom, En suite and Cloakroom 1   White sanitaryware and chrome fittings 1   Shower mixer tap to bathroom 1   Soft close seats to all WCS 1   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* 1   Splashback tiling to cloakroom basin only 1 1   Electrical 1 1   White switch plates and sockets 1 1   TV points to the lounge, kitchen, and bedroom 1 1 1   Stainless in white pendant fittings throughout (except bathroom, en suite and cloakroom) 1 1   Mains wired smoke alarm & CO detector 1 1 1   Mains wired smoke alarm & CO detector 1 1 1   Mains wired smoke alarm & Co detector 1 1 1   Polished chrome door handles 1 1 1   Polished chrome door handles 1 1 1   Polished chrome door handles 1 1 1   Premdor premium la		-	Chrome monobloc mixer tap
4 burner gas hob 1   Stainless steel chimney hood 1   Bathroom, En suite and Cloakroom 1   White sanitaryware and chrome fittings 1   Shower mixer tap to bathroom 1   Shower mixer tap to bathroom 1   Soft close seats to all WCs 1   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* 1   Splashback tiling to cloakroom basin only 1   Electrical 1   White switch plates and sockets 1   TV points to the lounge, kitchen, and bedroom 1 1   2 x BT point to the ground floor 1   White pendant fittings throughout (except bathroom, en suite and cloakroom) 1   White pendant fittings throughout (except bathroom, en suite and cloakroom) 1   Mains wired smoke alarm & CO detector 1   Interior 1   Mains wired smoke alarm & CO detector 1   Polished chrome door handles 1   Polished chrome door handles 1   Polished chrome door handles 1   Premdor premium ladder doors 1   Premdor premium ladder doors 1			Stainless steel splashback to hob
Stainless steel chimney hood Image: Stainless steel chimney hood   Bathroom, En suite and Cloakroom Image: Stainless steel chimney hood   White sanitaryware and chrome fittings Image: Stainless steel up/down light to front door   Shower mixer tap to bathroom Image: Stainless steel up/down light to front door   Soft close seats to all WCs Image: Stainless steel up/down light to front door   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* Image: Stainless steel up/down light to front door   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* Image: Stainless steel up/down light to front door   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* Image: Stainless steel up/down light to front door   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* Image: Stainless steel up/down light to front door   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* Image: Stainless steel up/down light to front door   Stainless steel up/down light to front door Image: Stainless steel up/down light to front door Image: Stainless steel up/down light to front door			Under counter single oven
Bathroom, En suite and Cloakroom   White sanitaryware and chrome fittings •   Shower mixer tap to bathroom Soft close seats to all WCs •   Soft close seats to all WCs • •   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* • •   Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)* • •   Splashback tiling to cloakroom basin only • • •   Splashback tiling to cloakroom basin only • • •   Electrical White switch plates and sockets • • •   TV points to the lounge, kitchen, and bedroom 1 • • • •   White pendant fittings throughout (except bathroom, en suite and cloakroom) • • • •   White pendant fittings throughout (except bathroom, en suite and cloakroom) • </td <th></th> <th></th> <td>4 burner gas hob</td>			4 burner gas hob
White sanitary ware and chrome fittings Image: Shower mixer tap to bathroom Image: Shower cubicle)*		•	Stainless steel chimney hood
Shower mixer tap to bathroom Image: Soft close seats to all WCs Image: Soft close sea			Bathroom, En suite and Cloakroom
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Electrical   White switch plates and sockets •   TV points to the lounge, kitchen, and bedroom 1 •   2 x BT point to the ground floor •   White pendant fittings throughout (except bathroom, en suite and cloakroom) •   White pendant fittings throughout (except bathroom, en suite and cloakroom) •   Mains wired smoke alarm & CO detector •   Interior •   Wall and ceilings in white matt emulsion •   Internol •   Polished chrome door handles •   Premdor premium ladder doors •   External •   Stainless steel up/down light to front door •   External doors with multipoint locking system •		•	${\sf Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)^*}$
White switch plates and sockets Image: Society of the society of		-	Splashback tiling to cloakroom basin only
TV points to the lounge, kitchen, and bedroom 1 Image: Stainless steel up/down light to front door   2 x BT point to the ground floor Image: Stainless steel up/down light to front door   Stainless steel up/down light to front door Image: Stainless steel up/down light to front door			Electrical
2 x BT point to the ground floor Image: Stainless steel up/down light to front door   White pendant fittings throughout (except bathroom, en suite and cloakroom) Image: Stainless steel up/down light to front door   Mains wired smoke alarm & CO detector Image: Stainless steel up/down light to front door Image: Stainless steel up/down light to front door			White switch plates and sockets
White pendant fittings throughout (except bathroom, en suite and cloakroom) Image: Stainless steel up/down light to front door   Mains wired smoke alarm & CO detector Image: Stainless steel up/down light to front door   Mains wired smoke alarm & CO detector Image: Stainless steel up/down light to front door   Mains wired smoke alarm & CO detector Image: Stainless steel up/down light to front door   Mains wired smoke alarm & CO detector Image: Stainless steel up/down light to front door   Mains wired smoke alarm & Moder with multipoint locking system Image: Stainless steel up/down light to front door			TV points to the lounge, kitchen, and bedroom 1
Mains wired smoke alarm & CO detector Interior   Interior   Wall and ceilings in white matt emulsion Image: Stainwood   Internal woodwork in white gloss/satinwood Image: Stainwood   Polished chrome door handles Image: Stainwood   Premdor premium ladder doors Image: Stainwood   Stainless steel up/down light to front door Image: Stainwood   External Image: Stainwood   Stainless steel up/down light to front door Image: Stainwood   Image: Stainwood Image: Stainwood   I		-	2 x BT point to the ground floor
Interior   Wall and ceilings in white matt emulsion •   Internal woodwork in white gloss/satinwood •   Polished chrome door handles •   Polished chrome door handles •   Premdor premium ladder doors •   External External   Stainless steel up/down light to front door •   External doors with multipoint locking system •			White pendant fittings throughout (except bathroom, en suite and cloakroom)
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Internal woodwork in white gloss/satinwood Image: Stain Polished chrome door handles Image: Stain Premdor premium ladder doors Image: Stain Premdor premult ladder doors Image: Stain Premdo			Interior
Internal woodwork in white gloss/satinwood Image: Stain Polished chrome door handles Image: Stain Premdor premium ladder doors Image: Stain Premdor premult ladder doors Image: Stain Premdo			Wall and ceilings in white matt emulsion
Polished chrome door handles Image: Constraint of the second			
External   Stainless steel up/down light to front door •   External doors with multipoint locking system •			
External   Stainless steel up/down light to front door •   External doors with multipoint locking system •		-	Premdor premium ladder doors
External doors with multipoint locking system	1		External
External doors with multipoint locking system			Stainless steel up/down light to front door
			· · ·
			Turf to front gardens





### Around the local neighbourhood



Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). 4193844/February 2024.



