# Middleton Waters

MIDDLETON ST GEORGE

PHASE 2




HOMES *by* CARLTON

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WELCOME TO

# Middleton Waters

An exclusive collection of 2, 3, 4 and 5-bedroom homes in the rural heart of Middleton St George.

Please note that all images, plans, elevations, dimensions, finishes, specifications and layouts are for illustration purposes only and can be changed by us at any time. They are not to be relied upon and do not form part of any contract or constitute a warranty. Any dimensions given should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please consult with the Sales Adviser in respect of individual properties.

# Stylish living spaces

*For illustration purposes only*

# Beautifully designed kitchens

*For illustration purposes only*

# Perfectly Placed

*Middleton One Row*







Middleton Waters is situated in the heart of Middleton St George, close to all village amenities including the primary school, shops, pubs and of course the charming fishing and model boating ponds. Just two miles away is a great range of stores and supermarkets.

Living at Middleton Waters means you are well placed for access to major road networks, including the A167, A66 and A1(M). Dinsdale Railway Station is within walking distance, with a journey time of under ten minutes into Darlington where there are onward connections to the North and South via the East Coast mainline. Teesside International Airport is only 5 minutes drive away.

What a perfect place to call home!




- Dinsdale Station
  0.3 miles *(2 minutes)*
- Teesside International Airport
  2 miles *(5 minutes)*
- Darlington Station
  5 miles *(11 minutes)*
- Yarm
  5.9 miles *(11 minutes)*
- Darlington Town Centre
  *4.5 miles (12 minutes)*
- Durham City Centre
  23 miles *(32 minutes)*
- Newcastle City Centre
  38 miles *(43 minutes)*
- Newcastle Airport
  43 miles *(53 minutes)*







# Eat, drink & be merry

Living at Middleton Waters means you're spoiled for choice whether you want a quick coffee, an evening at a friendly local pub or to experience the finest of fine dining.

Locally there are a wide range of restaurants and bars, including The Devonport and The Tuns, serving a fine selection of classic pub dishes with a modern twist. Just around the corner is the stunning MJ's Cake Cafe and Leila's Autentico Italiano, an Italian inspired cafe and deli serving Italian coffee, sweet treats, pizzas and paninis.

Nearby Darlington and Yarm have a vast array of cafés, bistros and restaurants.

And for something that bit more special, there is fine dining in the glorious setting of The Wellington Restaurant at stunning Wynyard Hall.





# Country life by the water's edge

Living at Middleton Waters means you can enjoy a perfect rural setting and take advantage of the variety of outdoor pursuits and activities on your doorstep.

Country walks, bike rides, golfing and cricket are all part of village life and to top it all is the village Water Park.

Set on the doorstep of the development, the Water Park comprises three separately stocked angling pools, set in beautiful natural surroundings. The perfect place for dog walking, an early morning run or a spot of fishing.





# Luxurious living

For illustration purposes only

# Middleton Waters

MIDDLETON ST GEORGE

## Phase 2 - Development Layout

A beautifully designed development creating a community of 68 homes in phase two of a thoughtfully planned layout. Each property has front and back garden areas and there are additional green spaces making the surrounding environment calming and private.

You can find Middleton Waters off Grendon Gardens, and the village centre, the ponds and access to the country paths are just a short five minute stroll away.

**THE JUNIPER**
*(5-bed detached)*
Plot: 32, 33

**THE GALLOWAY**
*(4-bed detached)*
Plots: 25, 27, 35, 36, 40, 183

**THE EMSWORTH**
*(5 bed detached)*
Plots: 34, 38, 45, 182

**THE HAMILTON**
*(4-bed detached)*
Plots: 30, 46, 180

**THE HADFIELD**
*(4-bed detached)*
Plots: 56, 59, 60, 77

**THE WELBURY**
*(4-bed detached)*
Plot: 26, 41, 55, 62, 75, 80

**THE EPSOM**
*(4-bed detached)*
Plots: 31, 42, 43, 63, 64, 181

**THE AYTON**
*(4-bed detached)*
Plots: 47, 48, 52, 61, 76

**THE CHESTNUT**
*(4-bed detached)*
Plot: 37

**THE CANTERBURY**
*(3-bed semi-detached)*
Plots: 28, 29, 53, 54, 57, 58, 78, 79

**THE BROCKLEHURST**
*(3-bed semi detached / detached)*
Plots: 39, 190, 191

**THE ASCOT**
*(3-bed semi detached/ terrace)*
Plots: 65, 66, 67, 68, 69, 70, 71, 72, 73, 184, 185, 186, 187, 188, 189

**THE AMBLE**
*(2-bed semi detached/ terrace)*
Plots: 49, 50, 51, 78



# House Types

We have a stunning selection of luxury homes perfect for any sized family.

## 5-Bedroom Collection




### The Juniper

*5-bedroom detached house oversized integral garage*



### The Emsworth

*5-bedroom detached house with separate single garage*

## 4-Bedroom Collection



### The Hadfied

*4-bedroom detached house with single integral garage*



### The Galloway

*4-bedroom detached house with separate single garage*




### The Hamilton

*4-bedroom detached house with single integral garage*



### The Welbury

*4-bedroom detached house with single integral garage*




### The Chestnut

*4-bedroom detached house. with single integral garage*



### The Epsom

*4-bedroom detached house. with single garage*



### The Ayton

*4-bedroom detached house with single integral garage.*

## 3-Bedroom Collection



### The Canterbury

*3-bedroom semi -detached house*



### The Ascot

*3-bedroom semi-detached / terraced house*




### The Brocklehurst

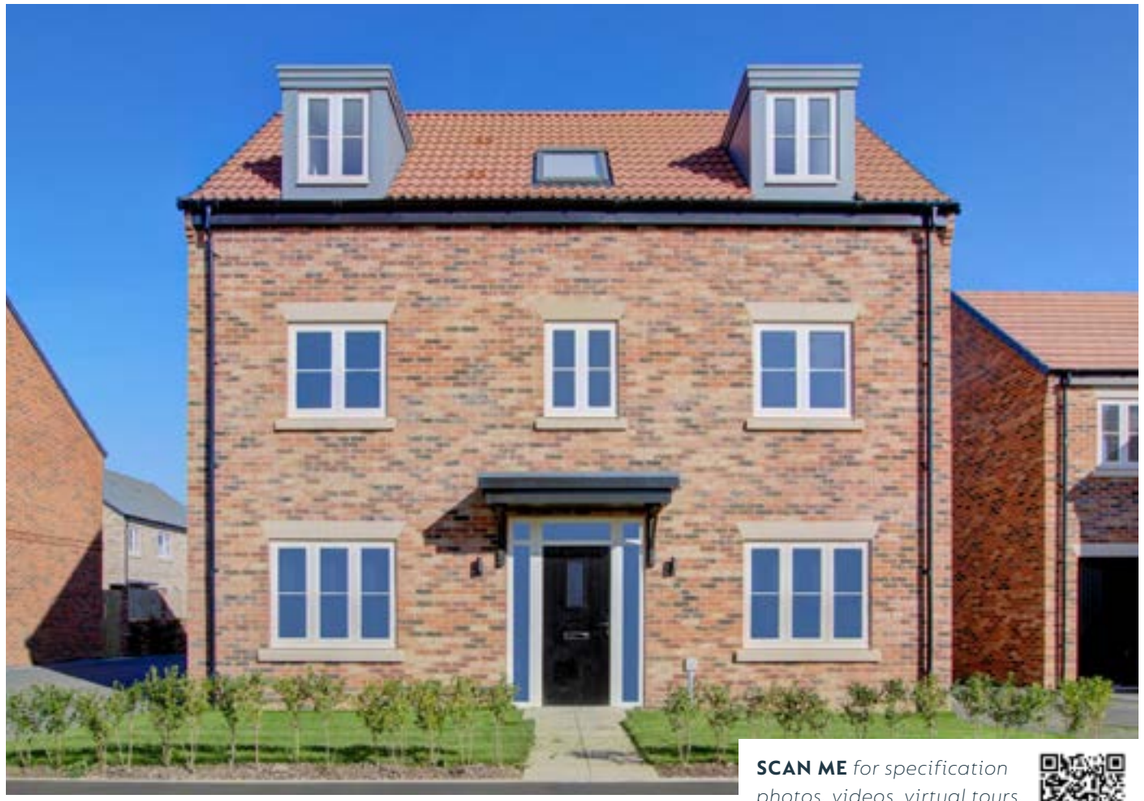
*3-bedroom semi-detached / detached house*

## 2-Bedroom Collection




### The Amble

*2-bedroom semi-detached / terraced house*



**SCAN ME** *for specification photos, videos, virtual tours, and so much more...*

# The Emsworth

**5 Bedroom** **3 Bathrooms/En-Suites** **1631 sqft*** **Single Garage**

A traditional double fronted home with three floors of living accommodation, the 5-bedroom Emsworth is ideal for flexible family living. The central entrance hallway leads to a spacious dual aspect lounge with sliding doors leading to the rear garden.

An open plan kitchen, dining and family room run the full depth of the ground floor, with sliding doors to the rear garden. The ground floor also benefits from a separate utility room and cloakroom.

The first floor boasts a generous master bedroom with en-suite followed by a further two double bedrooms sharing a family bathroom.

The second floor can be arranged as two further double bedrooms and a family shower room or as a double bedroom and a study.

**Square footage is approximate and is subject to change if required for building regulations compliance.*
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## Ground Floor

**FAMILY**
3.30 x 1.88 [10' - 10" x 6' - 2"]

**DINING**
3.30 x 2.09 [10' - 10" x 6' - 10"]

**KITCHEN**
3.24 x 4.57 [10' - 8" x 15' - 0"]

**UTILITY**
1.85 x 1.77 [6' - 1" x 5' - 10"]

**LOUNGE**
3.39 x 5.63 [11' - 2" x 18' - 5"]

**HALL**
1.85 x 3.74 [6' - 1" x 12' - 3"]

**WC**
1.85 x 0.91 [6' - 1" x 3' - 0"]







## First Floor

**MASTER BEDROOM**
2.94 x 3.32 [9' - 6" x 10' - 9"]

**EN-SUITE**
3.33 x 1.58 [10' - 9" x 5' - 2"]

**BEDROOM 2**
3.05 x 3.07 [10' - 0" x 10' - 1"]

**BEDROOM 3**
3.43 x 2.47 [11' - 3" x 8' - 1"]

**BATHROOM**
2.62 x 2.06 [8' - 7" x 6' - 9"]

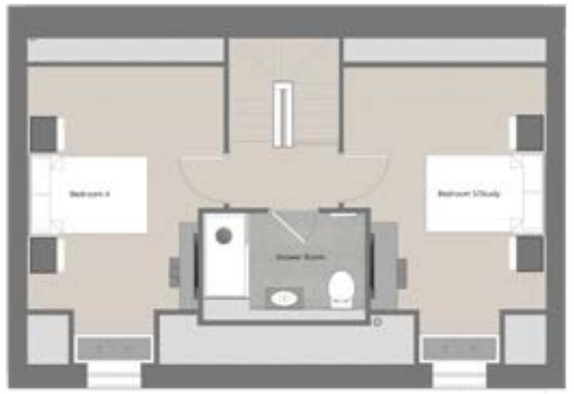
## Second Floor

**BEDROOM 4**
3.33 x 5.63 [10' - 9" x 18' - 5"]

**BEDROOM 5**
3.43 x 5.63 [11' - 3" x 18' - 5"]

**SHOWER ROOM**
2.75 x 1.82 [9' - 0" x 6' - 0"]

*Fitted wardrobes are not fitted as standard. Please ask about upgrade options.*





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# The Hadfield

**4 Bedroom** **2 Bathrooms/En-Suites** **1506 sqft*** **Single Garage**

The 4-bedroom Hadfield is an ideal family home with a spacious and modern layout.

The hall leads down to a kitchen/diner and family area which features French doors leading to the rear garden. A separate, generiously-sized lounge sits at the front of the house.

Completing the ground floor is an integral garage, cloackroom and practical utility room.

The equally spacious first floor boads a master bedroom with en-suite, three further double bedrooms and a stylish family bathroom.

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## Ground Floor

**DINING**
2.94 x 3.7 [9' 6" x 12' 1"]

**KITCHEN/ FAMILY AREA**
2.95 x 5.69 [9' 7" x 18' 7"]

**UTILITY**
1.58 x 1.91 [5' 2" x 6' 3]

**LOUNGE**
4.29 x 4.37 [14' 1" x 14' 3"]

**WC**
1.38 x 1.66 [4' 5" x 5' 4]

**GARAGE**
3 x 6 [9' 8" x 19' 7"]







## First Floor

**MASTER BEDROOM**
4.29 x 4.26 [14' - 1" x 14' - 0"]

**EN-SUITE**
2.94 x 2.01 [9' - 8" x 6' - 7"]

**BEDROOM 2**
2.94 x 3.69 [9' - 8" x 12' - 1"]

**BEDROOM 3**
3.37 x 3.67 [11' - 1" x 12' - 1"]

**BEDROOM 4**
2.73 x 3.11 [8' - 11" x 10' - 3"]

**BATHROOM**
2.64 x 2.66 [8' - 8" x 8' - 9"]

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# The Galloway

**4 Bedroom** **2 Bathrooms/En-Suites** **1440 sqft*** **Single Garage**

The Galloway is an attractive 4-bedroom, double fronted detached home with living accommodation over two floors.

The central entrance hallway leads to an open plan kitchen and dining room with beautifully crafted sliding doors to a rear garden. The ground floor also benefits from a flexible layout which can accommodate an impressive dining hall and well proportioned living room, or alternatively a separate study. The Galloway offers a truly flexible layout, providing the option of a contemporary or more traditional living space.

The feature staircase leads to a spacious first floor with a generous master bedroom with en-suite. The further three double bedrooms share a stylish family bathroom.

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## Ground Floor

**FAMILY**
3.05 x 3.05 [10' - 0" x 10' - 0]

**KITCHEN**
3.02 x 4.02 [9' - 11" x 13' - 2"]

**UTILITY**
2.26 x 1.83 [7' - 5" x 6' - 0"]

**LOUNGE**
4.28 x 4.03 [14' - 0" x 13' - 3"]

**DINING**
3.98 x 2.95 [13' - 1" x 9' - 8"]

**HALL**
2.55 x 4.43 [8' - 4" x 14' - 6"]

**WC**
2.26 x 1.10 [7' - 5" x 3' - 7"]







## First Floor

**MASTER BEDROOM**
4.43 x 3.32 [14' - 6" x 10' - 11"]

**EN-SUITE**
2.55 x 1.43 [8' - 5" x 4' - 8"]

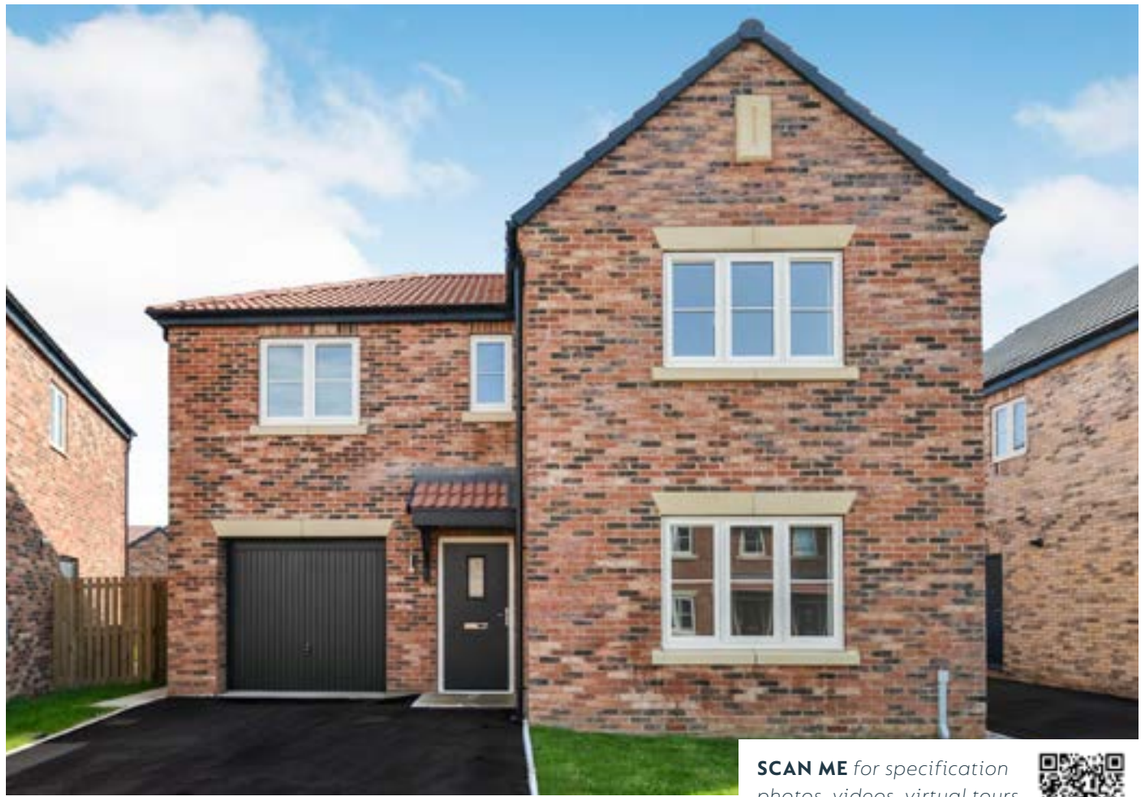
**BEDROOM 2**
3.08 x 3.62 [10' - 1" x 11' - 11"]

**BEDROOM 3**
3.30 x 3.69 [10' - 10" x 12' - 1"]

**BEDROOM 4**
2.56 x 3.39 [8' - 5" x 11' - 1"]

**BATHROOM**
2.86 x 1.88 [9' - 5" x 6' - 2"]

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# The Welbury

**4 Bedroom** **2 Bathrooms/En-Suites** **1452 sqft*** **Single Garage**

A striking 4-bedroom detached home, The Welbury commands instant kerb appeal and provides the perfect living space for families. Its well-designed ground floor boasts an open-plan kitchen and dining area with beautifully crafted sliding doors leading to the rear garden. Completing the ground floor is a luxurious lounge, utility room, WC and integral garage.

Upstairs there's a spacious master bedroom with practical en-suite, a further three double bedrooms and a stylish family bathroom.

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## Ground Floor

**KITCHEN/DINING**
5.80 x 3.79 [19' - 0" x 12' - 4"]

**UTILITY**
2.69 x 2.18 [8' - 8" x 7' - 2"]

**LOUNGE**
3.89 x 4.09 [12' - 8" x 13' - 4"]

**HALL**
3.29 x 4.26 [10' - 8" x 14' - 0"]

**WC**
2.17 x 1.11 [7' - 1" x 3' - 6"]

**GARAGE**
2.99 x 5.77 [9' - 8" x 18' - 9"]







## First Floor

**MASTER BEDROOM**
3.87 x 5.15 [12' - 7" x 16' - 7"]

**EN-SUITE**
1.24 x 3.01 [4' - 0" x 9' - 9"]

**BEDROOM 2**
3.56 x 4.40 [11' - 7" x 14' - 4"]

**BEDROOM 3**
2.58 x 3.83 [8' - 5" x 12' - 5"]

**BEDROOM 4**
3.36 x 3.58 [11' - 0" x 11' - 7"]

**BATHROOM**
2.34 x 3.83 [7' - 7" x 12' - 6"]

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# The Ayton

**4 Bedroom** **2 Bathrooms/En-Suites** **1205 sqft*** **Single Garage**

The Ayton is a charming 4-bedroom home that exudes contemporary family living. A modern kitchen has plenty of space for dining and has access to the rear garden with stylish sliding doors. A separate living room, WC, utility room and integral garage make up the rest of the well designed ground floor.

The first floor comprises of three double bedrooms, a single bedroom and a family bathroom. The master bedroom boasts a stylish dressing area and en-suite completing this stunning family home.

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## Ground Floor

KITCHEN / DINING
4.62 X 4.22 [15' - 2" X 13' - 8"]

UTILITY
1.89 X 2.02 [6' - 2" X 6' - 6"]

LOUNGE
3.56 X 4.53 [11' - 7" X 14' - 9"]

HALL
1.49 X 1.79 [4' - 9" X 5' - 9"]

WC
1.03 X 2.02 [3' - 4" X 6' - 6"]

GARAGE
2.99 X 6.04 [9' - 8" X 19' - 8"]







## First Floor

MASTER BEDROOM
2.99 X 4.99 [9' - 8" X 16' - 3"]

DRESSING
2.99 X 1.42 [9' - 8" X 4' - 6"]

EN-SUITE
2.99 X 1.65 [9' - 8" X 5' - 4"]

BEDROOM 2
4.64 X 3.13 [15' - 2" X 10' - 2"]

BEDROOM 3
2.57 X 3.18 [8' - 4" X 10' - 4"]

BEDROOM 4
2.00 X 2.21 [6' - 5" X 7' - 2"]

BATHROOM
2.57 X 2.41 [8' - 4" X 7' - 9"]

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# The Epsom

**4 Bedroom** **2 Bathrooms/En-Suites** **1190 sqft*** **Single Garage**

The Epsom is an impressive 4-bedroom detached house with garage that is ideal for growing families. The ground floor features a kitchen/diner and living area with sliding doors leading to the rear garden, a spacious lounge and WC.

Heading upstairs you will find a master bedroom with en-suite, three further double bedrooms and a luxurious family bathroom.

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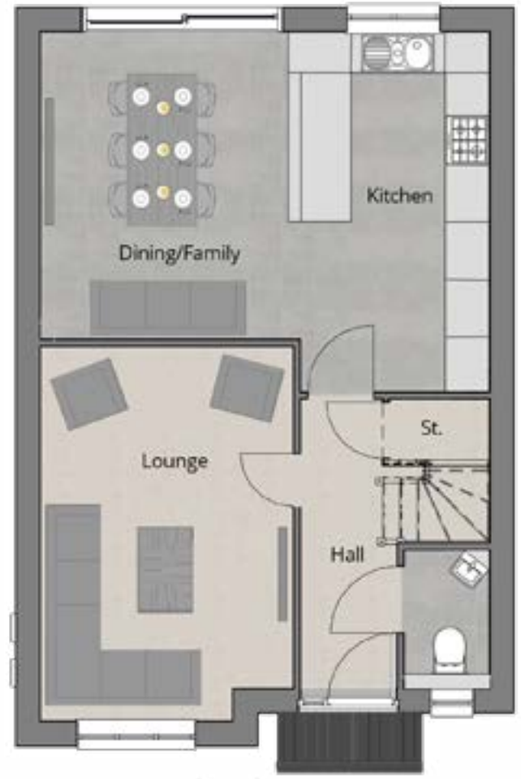
## Ground Floor

**KITCHEN/DINING/FAMILY**
6.14 x 4.92 [20' - 1" x 16' - 1"]

**LOUNGE**
3.46 x 5.12 [11' - 4" x 16' - 8"]

**HALL**
1.05 x 4.04 [3' - 4" x 13' - 3"]

**WC**
1.20 x 1.72 [3' - 9" x 5' - 6"]







## First Floor

**MASTER BEDROOM**
2.94 x 4.10 [9' - 6" x 13' - 5"]

**EN-SUITE**
2.10 x 1.43 [6' - 9" x 4' - 7"]

**BEDROOM 2**
2.94 x 3.73 [9' - 6" x 12' - 2"]

**BEDROOM 3**
3.13 x 2.72 [10' - 3" x 8' - 9"]

**BEDROOM 4**
3.13 x 1.92 [10' - 3" x 6' - 3"]

**BATHROOM**
1.73 x 2.15 [5' - 7" x 7' - 1"]

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# The Canterbury

**3 Bedroom** **2 Bathrooms/En-Suites** **1090 sqft*** **2 Spaces**

The 3-bedroom semi-detached Canterbury is a stylish home perfect for individuals, couples and growing families alike. An open-plan kitchen/diner with sliding doors providing access to the rear garden, separate lounge, utility room, cloakroom and WC make-up the spacious ground floor in this well-proportioned home.

On the first floor you will find a master bedroom with en-suite, a further two bedrooms and a luxurious family bathroom.

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## Ground Floor

**KITCHEN / DINING**
5.67 x 3.40 [18' - 2" x 11' - 1"]

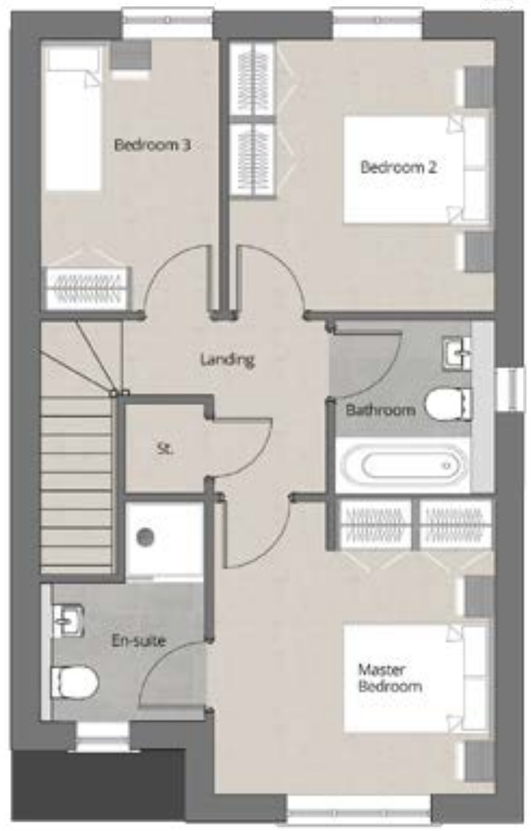
**UTILITY**
2.01 x 1.84 [6' - 6" x 6' - 0"]

**LOUNGE**
3.61 x 4.03 [11' - 8" x 13' - 2"]

**HALL**
2.04 x 6.32 [6' - 7" x 20' - 7"]

**WC**
1.53 x 1.84 [5' - 0" x 6' - 0"]




## First Floor

**MASTER BEDROOM**
3.56 x 3.71 [11' - 7" x 12' - 1"]

**EN-SUITE**
2.04 x 1.91 [6' - 7" x 6' - 3"]

**BEDROOM 2**
3.35 x 3.40 [11' - 0" x 11' - 1"]

**BEDROOM 3**
2.26 x 3.40 [7' - 1" x 11' - 1"]

**BATHROOM**
2.03 x 2.16 [6' - 7" x 7' - 1"]

**LANDING**
2.28 x 2.16 [7' - 5" x 7' - 1"]

*Fitted wardrobes are not fitted as standard. Please ask about upgrade options*

# The Ascot

**3 Bedroom** **1 Bathroom** **788 sqft*** **2 Spaces**

The 3-bedroom Ascot offers a stylish and practical place to call home. The welcoming central hall of the Ascot leads to a contemporary living area. There's also a handy downstairs WC. The open-plan kitchen/dining area includes French doors to the rear garden, making this a great space for entertaining or relaxing.

Upstairs a landing area provides access to two double bedrooms and one single bedroom, which alternatively could be used as a study. They are separated by a contemporary family bathroom which completes the first floor.



**SCAN ME** *for specification photos, videos, virtual tours, and so much more...*

## Ground Floor




**DINING**
2.44 x 2.97 [8' - 0" x 9' - 7"]

**HALL**
1.43 x 1.37 [4' - 7" x 4' - 5"]

**KITCHEN**
2.34 x 3.67 [7' - 7" x 12' - 0"]

**LOUNGE**
3.26 x 3.90 [10' - 7" x 12' - 8"]

**WC**
1.43 x 1.51 [4' - 7" x 5' - 0"]

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## First Floor




**MASTER BEDROOM**
4.78 x 2.44 [15' - 8" 8' - 0"]

**BEDROOM 2**
2.50 x 3.10 [8' - 2" 10' - 2"]

**BEDROOM 3**
2.19 x 2.09 [7' - 2" x 6' - 10"]

**BATHROOM**
2.50 x 1.95 [8' - 2" 6' - 5"]

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# Stylish living spaces

*For illustration purposes only*

# Specification

The specification of each of our house types will vary depending on its size, but each and every one is finished to the same exceptional standard with the utmost care and attention taken when adding the all-important finishing touches. Below you will find outlined which house types feature our Bronze, Silver or Gold specification.

**Gold** - Emsworth/Juniper/Galloway/Hamilton/Hadfield
**Silver** - Welbury/Epsom/Ayton/Canterbury/Brocklehurst/Chestnut | **Bronze** - Ascot/Amble

## KITCHEN

Whether you prefer a contemporary design or a more traditional look, your home at Middleton Waters can be be tailored to your chosen style with a choice of over 20 kitchen door finishes*.

| | Juniper | Emsworth | Hamilton | Hadfield | Galloway | Chestnut | Welbury | Epsom | Ayton | Canterbury | Brocklehurst | Ascot | Amble |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Gold Price Group Doors | ● | ● | ● | ● | ● | △ | △ | △ | △ | △ | △ | △ | △ |
| Silver Price Group Doors | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | △ | △ |
| Bronze Price Group Doors | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Appliances - Lamona | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| 60cm Halogen Hob | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Single Electric Oven | | | | | | | | | | ● | ● | ● | ● |
| Double Electric Oven | ● | ● | ● | ● | ● | ● | ● | ● | ● | △ | △ | △ | △ |
| Standard Microwave | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ |
| Integrated 600 Dishwasher | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| Integrated Slimline Dishwasher | | | | | | | | | | | | △ | △ |
| Integrated Fridge Freezer 70/30 | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | △ | △ |
| Hood Extractor | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Washing Machine Space | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Tumble Dryer Space* | | | | | | | | | | | | | |
| Laminate worktop | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |

*Can be included as an upgrade, house type specific dependent on space.

△ - Upgrade available

## HEATING, ELECTRICAL & LIGHTING

- Central heating with energy-efficient boiler
- Mechanical extraction to all bathrooms, kitchen and utility
- Heated towel radiators to bathroom and en-suites
- LED down lights in the bathroom and en-suites
- External feature lighting the front door

## SECURITY AND PEACE OF MIND

- External doors feature ultra secure 5-point Espagnolette locking system
- Mains fed smoke detectors with battery backup
- 10-year NHBC new home warranty which includes a 2-year Homes by Carlton warranty with our dedicated aftercare team

## UPGRADES

We have a wide variety of upgrades available to add some extra wow factor to your new home. From wine coolers and integrated microwaves to high-tech alarm systems, we have it all! Please contact our sales team for more information.



## BATHROOMS

| | Juniper | Emsworth | Hamilton | Hadfield | Galloway | Chestnut | Welbury | Epsom | Ayton | Canterbury | Brocklehurst | Ascot | Amble |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WC And Basin | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Chrome Dual Flush Plate | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| Monobloc Chrome Mixer Tap | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Chrome Shower Set | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Fitted Shower Screen Door | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Fully Tiled Walls To Shower Enclosure | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Half Tiled To Sanitary Walls* | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Floor Tiling To Bathroom And En-Suites | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ |
| Floor Tiling To Cloakroom | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ |
| Fixed Bath With White Panel | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| White Matt Vanity Unit To Main Bathroom | ● | ● | ● | ● | ● | | | | | | | | |
| Ultra Flat Shower Tray | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | |
| White Towel Radiators To All Bathrooms** | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |

*Excluding WC which has 1 tile above sink. **Excluding WC.

△ - Upgrade available

## INTERIOR FINISHES

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Oak Internal Door | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | △ | △ |
| MDF “V” Groove Skirting And Architrave | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Choice Of Ceramic Tiles To Walls In Bathroom* | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Walls And Ceilings Finished With White Matt Emulsion | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Timber Staircase With Contemporary Oak Handrails | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Flooring And Carpets Throughout | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ | △ |

*Upgrade options avaiable at additional cost.

△ - Upgrade available

## EXTERNAL FINISHES

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Grained-Effect Insulated Composite Doors To Front And Utility, Incorporating A High Security Multi-Point Locking System | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| MDF “V” Groove Skirting And Architrave | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| High Quality UPVC Double Glazed Casement Windows | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Anthracite UPVC Sliding Or French Doors To Kitchen/ Diner And Selected Living Areas | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Turf To Rear Garden | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Fencing Or Wall Around Plot Boundary* | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Paved Patio And Paths | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Tarmac Driveway | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Outside Tap | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| EV Charging Point To Specific Plots Only, Speak To Sales Executive | | | | | | | | | | | | | |

*House type dependent.

# A place to relax

For illustration purposes only

# The Homes by Carlton difference

Design, materials, workmanship and exquisite detailing means every home at Middleton St George offers exceptional levels of specification with unique interior design options - allowing you to make yours a truly personal statement.

## *Location and Lifestyle*

We know there's more to creating the perfect home than just the property itself. Finding the right location is just as important.

We are committed to choosing sites that offer something different. Sites with more established settings and character, creating a place for your perfect home.

## *Architecture and design*

We are privileged to work with a talented design team to create our homes. Their talent gives every one of our developments its own unique characteristics.

The design team works tirelessly to make sure every detail is right, indeed it is this meticulous attention to detail which sets us apart from others.

## *External materials*

From the facing bricks to the roof finishes, the external material palette has been carefully selected to create its own style and character.





*Photograph depicts a previous site. Current designs and specification may differ.*











**Interior design and choice**

Our talented and passionate interior design team continually scour the world for emerging trends, materials and techniques to create dream homes to suit all tastes. Of course not everyone's taste is the same which is why Homes by Carlton will give you as much choice as possible provided you reserve your home at an early enough stage in the development.



**Landscaping**

We think the exterior spaces of your home are just as important as the interiors - they complement the character of the house and provide a spectacular backdrop to your new lifestyle. We won't leave you to your own devices with your landscaping as many other housebuilders do - all of our homes featured turfed rear gardens and fully landscaped front garden - expertly prepared and ready when you move in.



# Homes by Carlton Customer Care

From the initial build of your home through to post-handover customer care, the entire Homes by Carlton team are dedicated to delivering a service that's second-to-none.

Your Sales Manager will be around to answer questions both before and after move-in day, and your Site Manager will provide a detailed Home Demonstration to help you get to know your home and how to take care of it.

Once you're settled in, our Customer Care Team will be on-hand to ensure everything continues to go smoothly. And in the unlikely event there are any issues with your new home, rest assured we'll be there to help*.

NEW HOMES QUALITY CODE

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

**Please be aware that certain defects are not covered under the Homes by Carlton warranty. Details of what is covered will be provided in your Home Maintenance and Customer Care Guide.*







# Our story

The Carlton Group of companies was founded almost 20 years ago and established a reputation for building high quality homes in the North East and Yorkshire.

We are now focusing our attention on more traditional family homes, drawing on the wealth of experience and expertise gained in the bespoke end of the housing market. The team are bringing a new level of style and sophistication to a much wider, but equally discerning client.

We pride ourselves on our ability to deliver levels of service and quality which is second to none within our industry.

Every home we build is treated as if it was for our own occupation. Working alongside our award-winning design team we spend hours carefully revising design details until they're just right.

HOMES *by* CARLTON



















# How to find your perfect home

Middleton Waters is located at Burnhope Lane, Middleton St George, Darlington, DL2 1HS.







For further information or to book an appointment, please contact our Sales Team.

Call: **0333 034 1355**

Email: **middletonwaters@homesbycarlton.com**

Visit us online: **www.homesbycarlton.com**

Please note that all images, plans, elevations, dimensions, finishes, specifications and layouts are for illustration purposes only and can be changed by us at any time. They are not to be relied upon and do not form part of any contract or constitute a warranty. Any dimensions given should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please consult with the Sales Adviser in respect of individual properties.



HOMES *by* CARLTON

# Our Luxury Developments



## Middleton Waters

MIDDLETON ST GEORGE

Overlooking picturesque fields and ponds, this beautiful collection of 3, 4 and 5-bedroom family homes are perfectly placed in the idyllic village of Middleton St George. Local amenities, attractions and glorious countryside are just a peaceful stroll away.




## The Langtons

REDMARSHALL

An exclusive development of only 11 executive homes. Distinctly designed and situated in the sought after village of Redmarshall, this unique collection of 3, 4 and 5-bedroom homes all have open views over the stunning Tees Valley countryside.




## Eastfields

WHITTON

An exclusive collection of beautifully designed 3, 4 and 5-bedroom homes situated in the charming village of Whitton. This lovely community of 9 luxury homes are close to all the village amenities with Honey Pot Woods on the doorstep.



## Beauford Park

WITTON GILBERT

Beauford Park in Witton Gilbert is a stunning collection of 29 3, 4 and 5-bedroom detached and semi- detached family homes designed to offer you more luxury as standard. Just 4 miles from bustling Durham City, Beauford Park is the perfect place to live.




## Saxon Vale

SADBERGE

A beautifully designed development of 46 forever homes placed in the pretty village of Sadberge. There are 9 unique house types and each property has expertly designed front and back gardens. Saxon Vale can be found off Darlington Road in the beautiful village of Sadberge.



## Woodberry Park

STAINDROP

Woodberry Park is situated in the charming village of Staindrop nestled between bustling Barnard Castle and Darlington. This lovely community of 48 beautifully designed 2,3 and 4-bedroom homes are close to all the village amenities with Raby Castle on the doorstep.

# Middleton Waters

Live at Middleton Waters and enjoy every aspect of rural life on your doorstep

# Middleton Waters

MIDDLETON ST GEORGE

PHASE 2

MIDDLETON WATERS
Burnhope Lane
Middleton St George
Darlington
DL2 1HS

HOMES *by* CARLTON

0333 034 1355 | www.homesbycarlton.com

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