

Hartley Gardens



Where
memories
happen

 CHAPTER
HOMES



What's your

next Chapter?

A stone's throw away from the historic city of Durham lies the exclusive collection of new homes at 'Hartley Gardens' in Gilesgate. This stylish development provides an idyllic setting for families and couples alike, each new home having been designed with you at heart, from open plan living to that elegant lounge, coupled with outside space.

The popular location of Gilesgate has a wealth to offer, from local shops and amenities on the doorstep to tranquil places to walk and take in the spectacular scenery and architecture.

As you make the short stroll into Durham, you will see what this amazing city has to offer. Your biggest weekend decision will be what to do next. You could visit the world-famous Durham Cathedral and Castle World Heritage Site, rich in history and famous for featuring in films such as Harry Potter and Marvel Avengers, or take in the views on a relaxing riverside walk.

There are countless options of how to spend your time, from fine dining, city centre café's and market stalls to a vast array of shops, galleries and boutiques. If you want entertainment, the Gala Theatre offers comedy, music, drama and a cinema. It's easy to see why The Independent named Durham one of the best cities in the world to visit in 2020!

Hartley Gardens benefits from the city centre's excellent travel links, with Durham Railway Station and the A1(M) being within easy reach.

We look forward to welcoming you to this exclusive development.

Durham University Botanic Gardens



Durham City



River Wear



Elvet Riverside

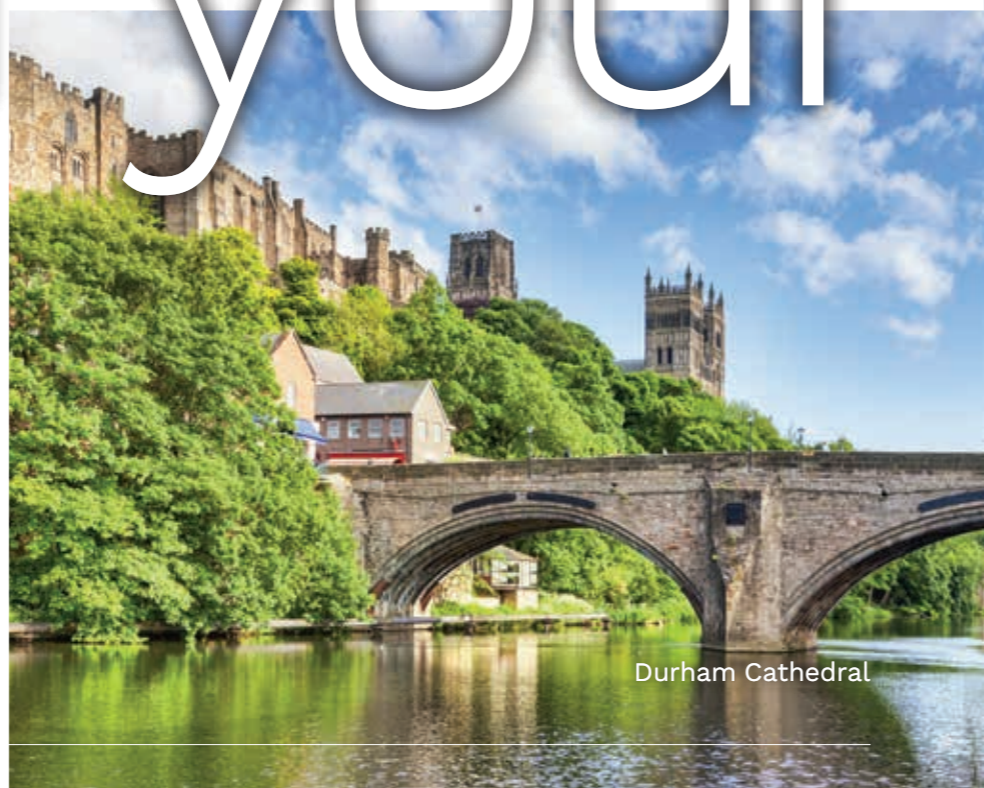


On your doorstep

Durham Lumiere Festival



Hartley Gardens



Durham Cathedral

Durham Lumiere Festival



Busy City Centre



Your next Chapter starts at Hartley Gardens

Hartley Gardens



- Chad
- Lambton
- Aiden
- Cuthbert
- Mason
- Hild
- Bailey

The Chad

Thanks to its attractive appearance and beautiful design, this roomy two bedroom home, complete with driveway, is one of our most popular house types.

As well as a lovely spacious living room, downstairs there is a separate W.C, plus a modern, integrated kitchen with stainless steel appliances that faces perfectly onto the rear garden.

Upstairs, you'll find a large family bathroom, a master bedroom and a double bedroom.



Ground floor

Living room: 4.08m x 3.20m

Kitchen/Dining: 3.10m x 3.06m x 4.17m

W.C: 1.50m x 1.00m

First floor

Bedroom 1: 4.17m x 3.66m x 3.20m

Bedroom 2: 2.10m x 3.48m

Bathroom: 1.70m x 1.99m

Images and floor plans are for illustration purposes only and may be plot specific. All dimensions shown are approximate. Please speak to our Sales Team for specifics about your plot.



The Lambton

This house type is already proving to be popular.

This two bedroom bungalow has been carefully designed to provide a spacious interior across the one floor.

You are first met with an airy and welcoming hallway, which leads on to a spacious living room, open plan kitchen/dining area, finished with quality integrated appliances.

The property also benefits from a master bedroom, a good sized second bedroom and a family bathroom.



Ground floor

Living room: 2.67m x 4.51m

Kitchen: 3.17m x 4.38m

Bedroom 1: 3.33m x 3.25m

Bedroom 2: 2.48m x 3.28m

Bathroom: 2.48m x 2.31m

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The Aiden

This elegant and modern three bedroom home provides a spacious accommodation over two floors plus private driveway parking.

On the ground floor you'll find an airy, open plan hallway with an attractive modern staircase, spacious living room and substantial kitchen/dining area, finished with quality integrated appliances. The French doors create a modern and light space leading to the private garden at the rear of the property.

Upstairs, there are three bedrooms, the master bedroom with an elegant en-suite shower room and a family bathroom.



Ground floor

Living room: 4.93m x 3.15m

Kitchen/Dining: 4.16m x 2.60m x 2.92m x 5.30m

W.C: 1.58m x 0.90m

First floor

Bedroom 1: 3.45m x 3.19m

En-suite: 1.10m x 2.31m

Bedroom 2: 3.30m x 2.72m

Bedroom 3: 2.30m x 2.50m

Bathroom: 1.90m x 2.03m

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The Cuthbert

This three bedroom detached home was built with space in mind. The house boasts open plan living across both floors, with French doors leading to a generously sized garden.

On entering, you are welcomed with a central staircase, leading to an exquisite open plan kitchen diner, perfect for relaxing with friends and family on a weekend. A separate garage and driveway complete the ground floor.

Upstairs, there is a master bedroom with an amazing en-suite, two good sized bedrooms and a family bathroom.



Ground floor

Living/Dining room: 5.86m x 3.03m

Kitchen: 5.41m x 4.15m x 6.01m

W.C: 1.02m x 1.86m

First floor

Bedroom 1: 3.21m x 3.10m x 2.81m x 3.62m

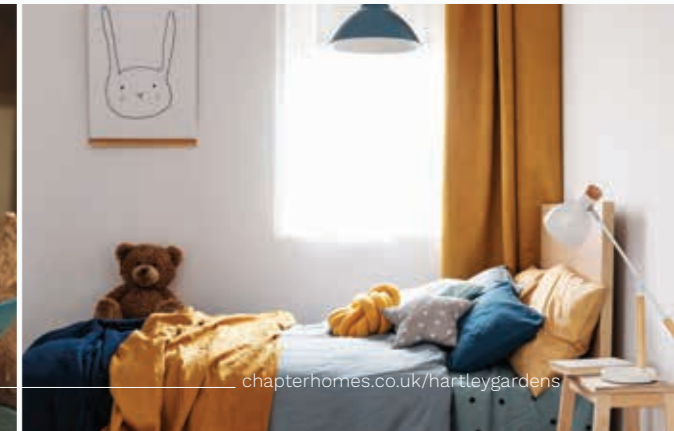
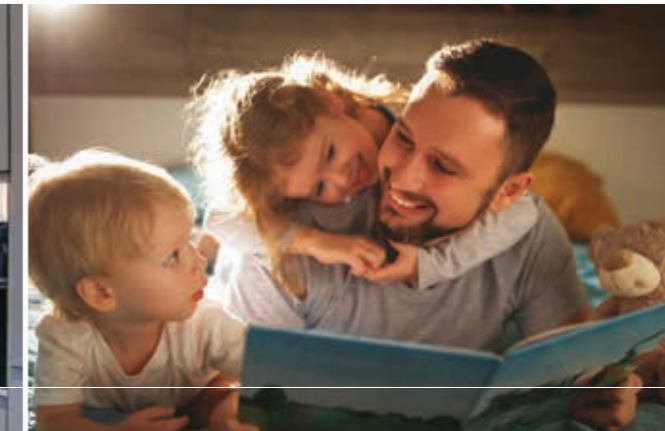
En-suite: 1.20m x 2.08m x 1.29m

Bedroom 2: 2.91m x 3.10m x 3.63m

Bedroom 3: 2.88m x 2.10m

Bathroom: 1.70m x 2.08m

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The Mason

This attractive three bedroom home has been carefully designed to provide a spacious interior across two floors, making it another popular house type.

The ground floor includes an airy and welcoming hallway, downstairs W.C. and fantastic sized open plan lounge. There is also an exceptional open plan kitchen and diner, with an elegant bay window overlooking the rear garden, making it the perfect place for those lazy summer evenings.

Upstairs, there is a master bedroom with en-suite, plus a further two good sized bedrooms and a family bathroom. This home also boasts the added benefit of an integrated single garage and private driveway.



Ground floor

Living room: 2.96m x 4.12m

Kitchen/Dining: 2.45m x 7.21m x 2.96m

W.C: 0.95m x 1.54m

First floor

Bedroom 1: 4.01m x 2.54m x 3.41m

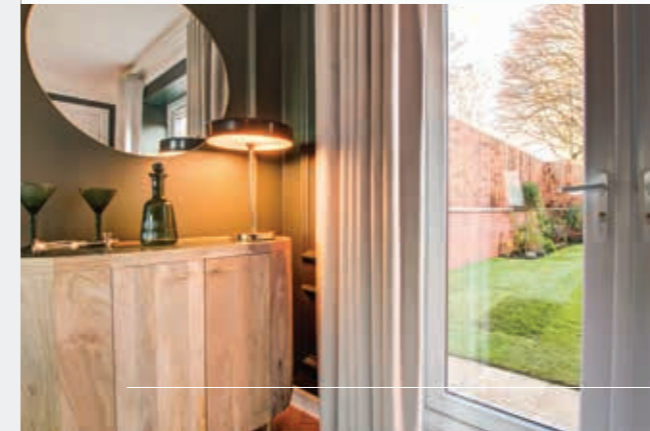
En-suite: 1.09m x 2.54m

Bedroom 2: 3.14m x 3.20m x 1.10m x 4.17m

Bedroom 3: 3.44m x 2.41m x 2.22m

Bathroom: 1.70m x 2.10m

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The Hild

The pleasant façade of this four bedroom home is just the start. It's complemented by an inviting airy hallway, downstairs W.C. and separate lounge which overlooks the front garden.

The Hild is a home devoted to real open plan living, with a stunning family, kitchen and dining area spreading the width of the house, complete with French doors.

The first floor has three good-sized bedrooms plus an amazing master bedroom with deluxe en-suite and family bathroom. What more could you ask for in a home?



First floor

Bedroom 1: 4.99m x 2.81m x 3.04m

En-suite: 1.23m x 2.15m

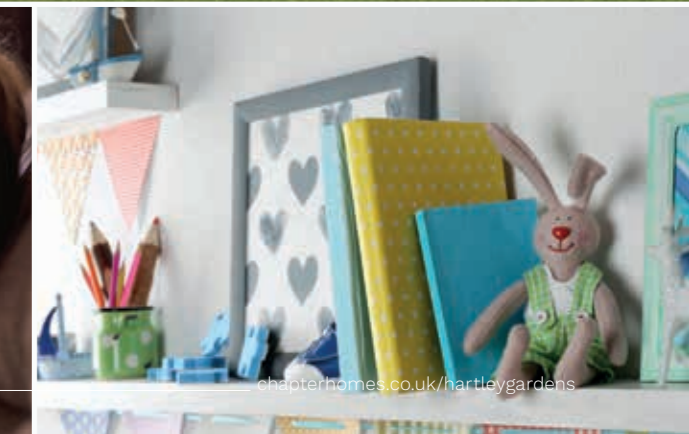
Bedroom 2: 3.96m x 4.06m x 1.81m x 2.89m

Bedroom 3: 3.74m x 2.91m x 1.70m x 2.14m

Bedroom 4: 2.71m x 2.81m

Bathroom: 1.70m x 2.34m

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The Bailey

A real head-turner, our Bailey house type is a prestigious four bedroom detached home, limited to only a small number of homes on the development to maintain exclusivity. This house type is already proving to be popular.

The ground floor is home to a central staircase, downstairs W.C. and a large integrated dining kitchen area. An adjoining utility room is a perfect additional space for a busy family life. The luxurious and extensive lounge with French doors leading to the rear lawn provides an elegant living space.

The luxury continues on the first floor with four large bedrooms, master with en-suite and integrated wardrobe, plus a large family bathroom.



Ground floor

Living room: 6.54m x 3.14m

Kitchen/Dining: 6.54m x 3.81m x 3.94m x 3.20m

Utility: 1.60m x 2.10m

W.C: 0.93m x 2.10m



First floor

Bedroom 1: 3.46m x 4.01m x 2.96m

En-suite: 1.96m x 1.98m

Bedroom 2: 3.46m x 3.21m

Bedroom 3: 3.00m x 3.64m x 2.83m

Bedroom 4: 3.00m x 3.36m x 2.16m

Bathroom: 1.90m x 2.19m

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Specification

	2 bed		3 bed			4 bed	
	Chad	Lambton	Aiden	Cuthbert	Mason	Hild	Bailey
Kitchen features							
Howdens kitchen with spaces for white goods	•	•	•	•	•	•	•
Oven	•	•	•	•	•	•	•
Hob	•	•	•	•	•	•	•
Stainless steel cooker hood	•	•	•	•	•	•	•
40mm thick worktops in a choice of colours with matching upstand	•	•	•	•	•	•	•
Stainless steel splashback	•	•	•	•	•	•	•
Deluxe integrated kitchen pack with appliances							
Bespoke kitchen pack							

Bathroom features							
Bathroom and en-suite (where applicable) with ideal standard contemporary style sanitaryware Tempo range	•	•	•	•	•	•	•
Bath panels & W.C. seat/cover to match suite colour. Contemporary chrome finish taps	•	•	•	•	•	•	•
White straight towel rails fitted to main bathroom (size to suit)	•	•	•	•	•	•	•
En-suite facility with ideal standard Alto thermostatic exposed shower pack and shower enclosure		•	•	•	•	•	•
Standard ceramic half height wall tiles to bath, splashback tiling to sink	•	•	•	•	•	•	•
Standard ceramic splash back wall tiling to sink to en-suite 1, full height in shower cubicle		•	•	•	•	•	•
Chrome heated towel rail to main bathroom in lieu of white							
Splash pack						•	•
Tiling pack							

• Standard item Available as an Optional Extra Not available as an Optional Extra

Specification

	2 bed		3 bed			4 bed	
	Chad	Lambton	Aiden	Cuthbert	Mason	Hild	Bailey
Electrical features							
TV aerial point to lounge and master bedroom	•	•	•	•	•	•	•
External light to front entrance	•	•	•	•	•	•	•
Chrome mini recessed downlighter to kitchen, bathrooms & en-suite	•	•	•	•	•	•	•
Spark pack							
Smart Home pack							

External features							
1.50m high close boarded dividing fences with post and two rails	•	•	•	•	•	•	•
1.80m high perimeter fencing with post and two rails	•	•	•	•	•	•	•
Front garden turfed	•	•	•	•	•	•	•
Rotivated garden to rear	•	•	•	•	•	•	•
Concrete paving around home	•	•	•	•	•	•	•
Exterior pack							

Ask for more details on our exclusive packs.

• Standard item Available as an Optional Extra Not available as an Optional Extra

Tailoring your home



Our homes are finished to a high specification as standard and come with a number of options and upgrade items to help make your home personal to you.

Whether you want to upgrade or add in bespoke items, we have a fantastic range of optional upgrades to ensure your new home is perfect for you and your lifestyle.

Please speak to one of our dedicated sales executives for details.



Images are for illustration purposes only and may include upgrade items at an additional cost. Example images of tiling only.



Where memories happen



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