



# Summerhill View

Summerhill View is a development of 2, 3 and 4 bedroom homes, located in Ryton, Tyne and Wear.



**Bellway**





# The perfect combination

## A rural location with urban connections

Welcome to Summerhill View, a new collection of homes situated in the town of Ryton. With a variety of 2, 3 and 4 bedroom homes, this development is suited to a range of potential buyers. First-time buyers will appreciate the elements of low maintenance, whilst families will appreciate the garden spaces and close proximity to countryside and well-regarded schools.

It's also an ideal option for professionals working in Newcastle and commuting to Sunderland, Durham and Hartlepool. Just a 10-minute walk from the town centre, Summerhill View benefits from several amenities within two miles of home, with the sought-after shopping and dining opportunities of Newcastle just a 20-minute drive away.

# The best of all worlds

## Close to the freedom of the countryside and the comforts of the city

Ryton offers an array of amenities that cater to everyday life, with a medical centre, dentistry, post office, hairdressers, community centre and a small shop all just within a five-minute drive.

The town also offers several opportunities to eat out, with Miah just a 12-minute walk away serving vibrant Indian cuisine, whilst The Runhead is a 10-minute walk from home offering traditional pub fare.

In addition to Ryton's range of independent retailers, Newcastle's Intu Metrocentre is just a 12-minute drive away offering a variety of supermarkets and familiar high-street names, with the city centre also on the doorstep offering a vast range of large department stores, designer labels and independent boutiques.

Those leading active lifestyles can find a range of facilities just an eight-minute drive away at Blaydon Leisure Centre, including a gym, swimming pool and a selection of group fitness classes.

Summerhill View is close to several outdoor spaces, including Ferndene Park just a 12-minute walk away

offering a tennis court, bowling green and a play area. Golf enthusiasts can perfect their game at Tyneside Golf Club just a five-minute drive away, one of the oldest clubs in the North East of England, whilst Ryton Golf Club and Prudhoe Golf Club are both just within a 15-minute drive of home.

Ryton Infant and Junior School is just a three-minute drive away for ages 2-7 and 7-11, whilst St Mary & St Thomas Aquinas Catholic, Crookhill and Newburn Manor primary schools are all reachable within 10 minutes. Thorp Academy is just a three-minute drive and St Thomas More Catholic School is just a seven-minute drive, both for ages 11-18.

Summerhill View is well-connected by both road and rail. Consett can be reached in just 25 minutes by car, whilst Hexham, Blyth and Durham can all be reached within 35 minutes. Blaydon Station is conveniently located just a four-minute drive away providing services to Seaham, Hartlepool, Middlesbrough and Carlisle.









# Development plan







# The Tailor

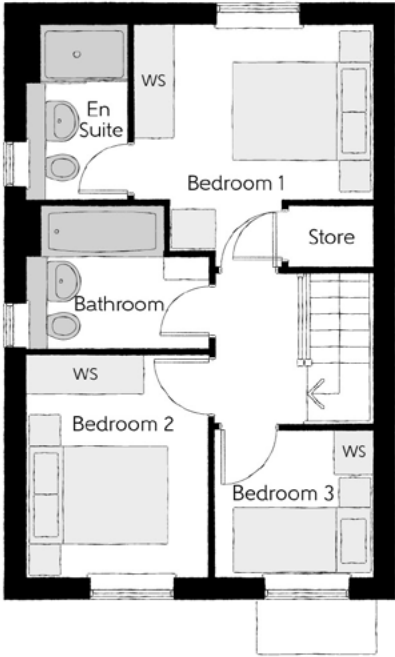
THREE BEDROOM HOME



**Bellway**

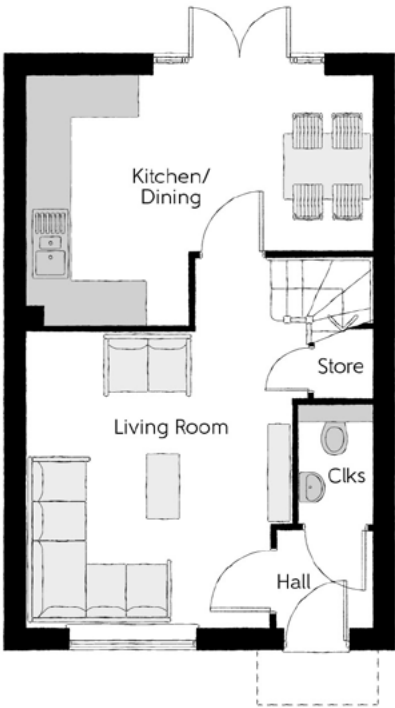
The Tailor

Three bedroom home



First Floor

Bedroom 1	3.36m x 3.29m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.43m x 1.40m	8'0" x 4'7"
Bedroom 2	3.09m x 2.52m	10'2" x 8'3"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	5.14m x 3.90m (max)	16'10" x 12'10" (max)
Cloakroom	1.66m x 1.01m	5'5" x 3'4"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**  
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# The Carver

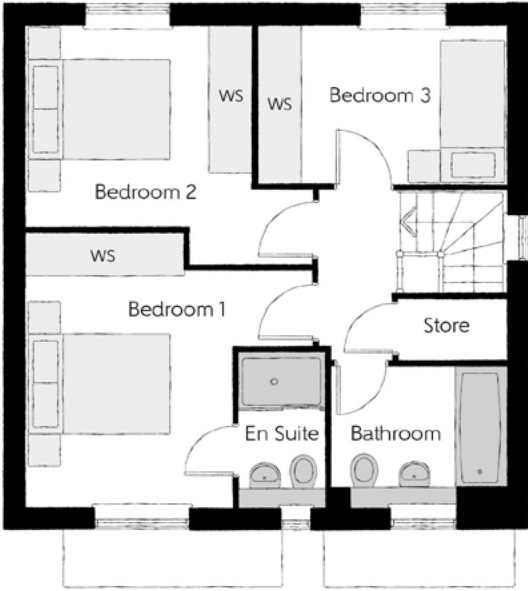
THREE BEDROOM HOME



Bellway

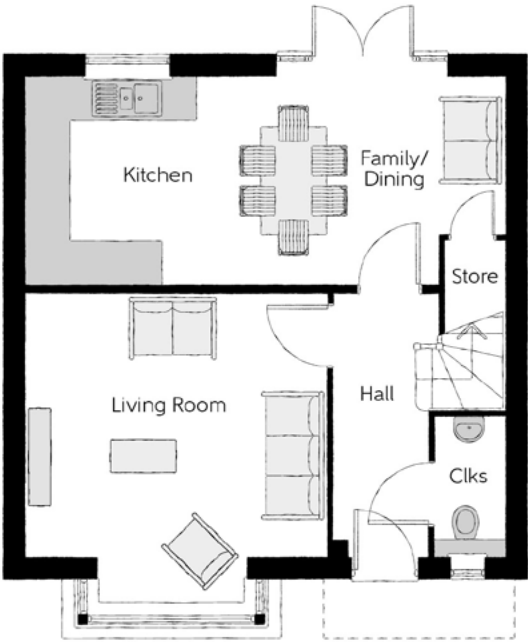
The Carver

Three bedroom home



### First Floor

Bedroom 1	3.96m x 3.78m (max) (max)	13'0" x 12'5" (max) (max)
Bedroom 1 En Suite	2.11m x 1.20m	6'11" x 3'11"
Bedroom 2	3.96m x 3.31m (max) (max)	13'0" x 10'10" (max) (max)
Bedroom 3	3.44m x 2.21m	11'3" x 7'3"
Bathroom	2.42m x 1.91m	7'11" x 6'3"



### Ground Floor

Kitchen	2.87m x 2.49m	9'5" x 8'2"
Family/Dining	4.16m x 2.87m	13'8" x 9'5"
Living Room	4.16m x 3.63m (inc. bay)	13'8" x 11'11" (inc. bay)
Cloakroom	1.91m x 0.96m	6'3" x 3'2"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Peony

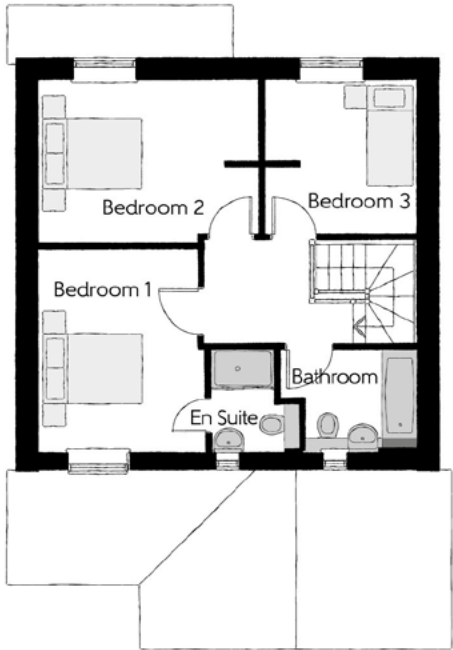
THREE BEDROOM HOME



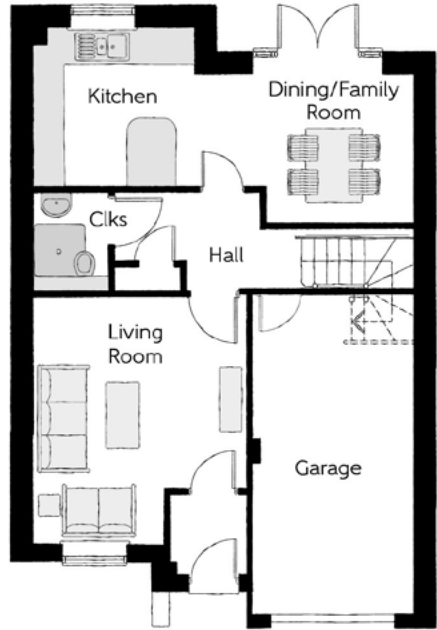
**Bellway**

## The Peony

Three bedroom home



Bedroom 1	3.852m x 3.207m	12'8" x 10'6"
Bedroom 1 En Suite	1.975m x 1.680m (max)	6'6" x 5'6" (max)
Bedroom 2	4.231m x 3.050m (max)	13'11" x 10'0" (max)
Bedroom 3	2.896m x 2.877m (max)	9'6" x 9'5" (max)
Bathroom	2.632m x 1.975m (max)	8'8" x 6'6" (max)



## Ground Floor

Kitchen	3.165m x 3.079m	10'5" x 10'1"
Family/Dining Room	4.050m x 2.877m (max)	13'4" x 9'5" (max)
Living Room	4.641m x 3.992m (max)	15'3" x 13'1" (max)
Cloakroom	1.845m x 1.450m (max)	6'1" x 4'9" (max)
Garage	6.013m x 3.077m	19'9" x 10'1"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Bowyer

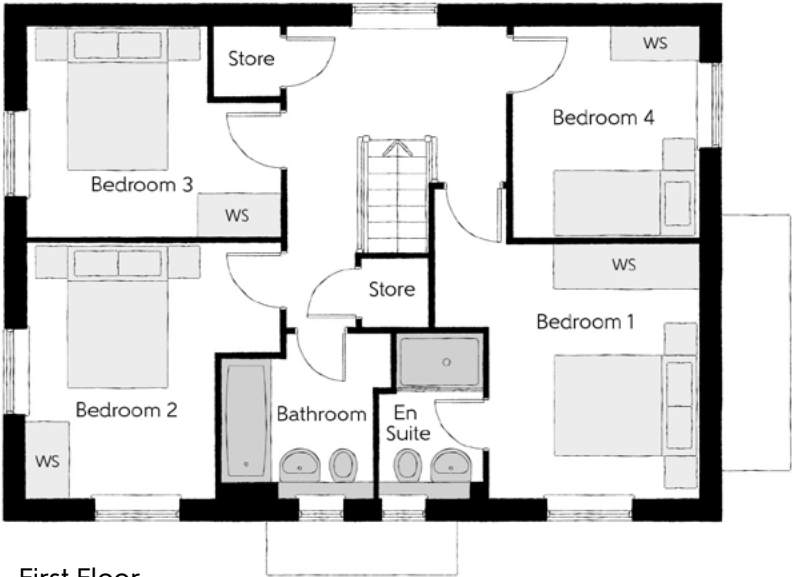
FOUR BEDROOM HOME



Bellway

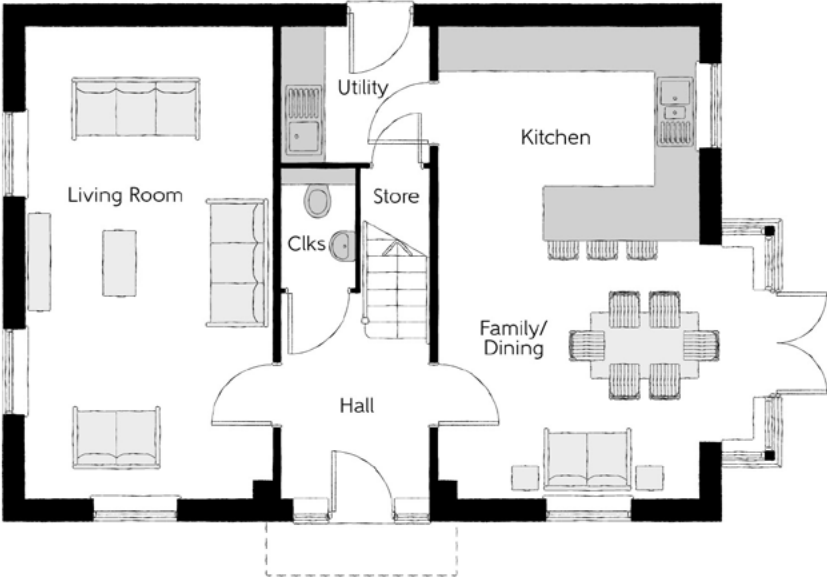
The Bowyer

Four bedroom home



First Floor

Bedroom 1	4.29m x 3.66m (max)	14'1" x 12'0" (max)
Bedroom 1 En Suite	2.25m x 1.44m	7'5" x 4'9"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.93m x 2.58m	9'7" x 8'6"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen	3.60m x 3.04m	11'10" x 10'0"
Family/Dining	4.39m x 3.50m (inc. bay)	14'5" x 11'6" (inc. bay)
Living Room	6.54m x 3.42m	21'5" x 11'3"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.65m x 1.02m	5'5" x 3'4"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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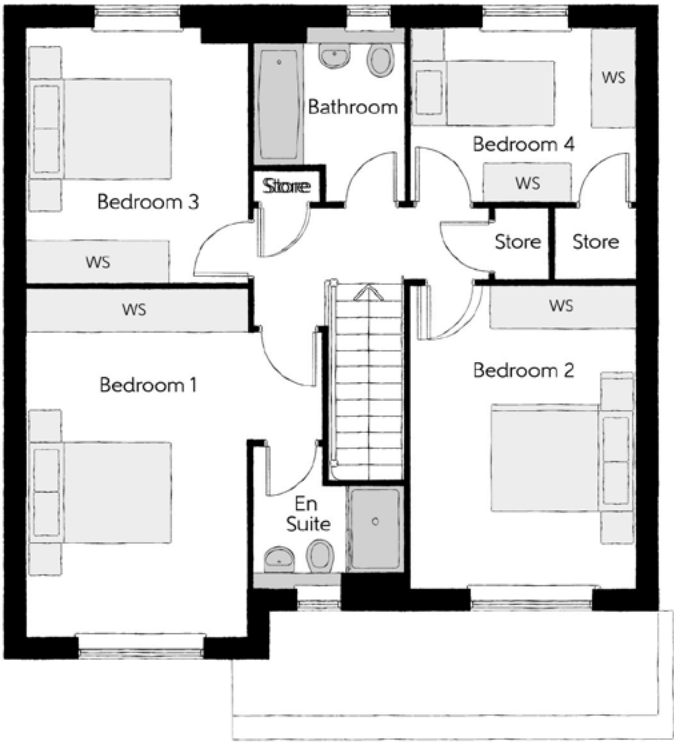
# The Cutler

FOUR BEDROOM HOME

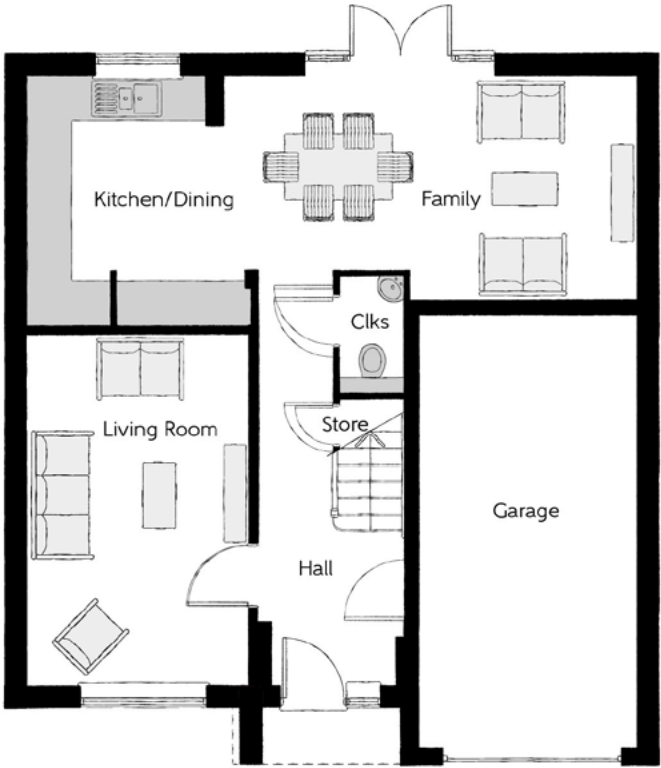


## The Cutler

## Four bedroom home



First Floor		
Bedroom 1	4.83m x 4.10m	15'10" x 13'5"
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	4.21m x 3.12m	13'10" x 10'3"
Bedroom 3	3.53m x 3.05m	11'7" x 10'0"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.40m x 2.07m	7'10" x 6'9"



Ground Floor		
Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.12m x 3.11m	10'3" x 10'3"
Living Room	4.85m x 3.05m	15'11" x 10'0"
Cloakroom	1.63m x 0.90m	5'4" x 3'0"
Garage	6.05m x 3.07m	19'10" x 10'1"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Acacia

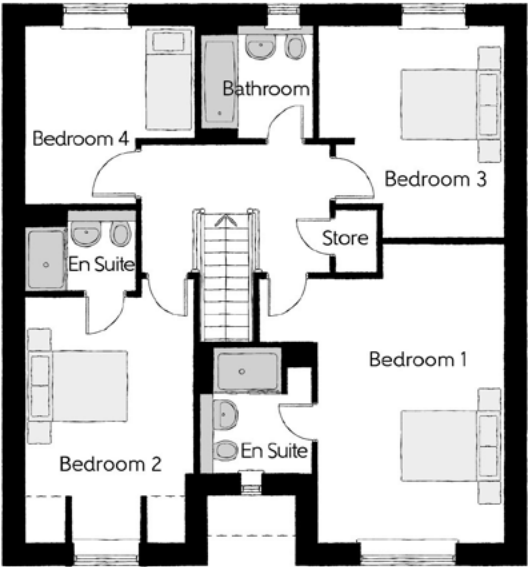
FOUR BEDROOM HOME



Bellway

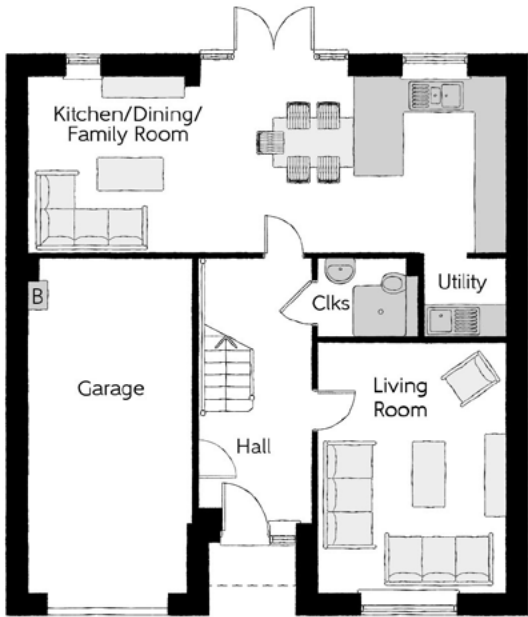
The Acacia

Four bedroom home



### First Floor

Bedroom 1	5.539m (max)	x 4.517m (max)	18'2" x 14'10" (max) (max)
Bedroom 1 En Suite	2.269m (max)	x 1.972m (max)	7'5" x 6'6" (max) (max)
Bedroom 2	4.548m (max)	x 3.137m (max)	14'11" x 10'4" (max) (max)
Bedroom 2 En Suite	1.946m (max)	x 1.542m (max)	6'5" x 5'1" (max) (max)
Bedroom 3	3.951m (max)	x 3.332m (max)	13'0" x 10'11" (max) (max)
Bedroom 4	3.312m (max)	x 3.132m (max)	10'10" x 10'3" (max) (max)
Bathroom	2.148m (max)	x 1.866m (max)	7'1" x 6'2" (max) (max)



### Ground Floor

Kitchen/Dining	5.612m (max)	x 3.275m (max)	18'5" x 10'9" (max) (max)
Family Room	3.275m (max)	x 3.178m (max)	10'9" x 10'5" (max) (max)
Living Room	4.560m (max)	x 3.503m (max)	15'0" x 11'6" (max) (max)
Utility	1.508m (max)	x 1.505m (max)	4'11" x 4'11" (max) (max)
Cloakroom	1.622m (max)	x 1.505m (max)	5'4" x 4'11" (max) (max)
Garage	6.143m (max)	x 3.065m (max)	20'2" x 10'1" (max) (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Milliner

FOUR BEDROOM HOME



**Bellway**

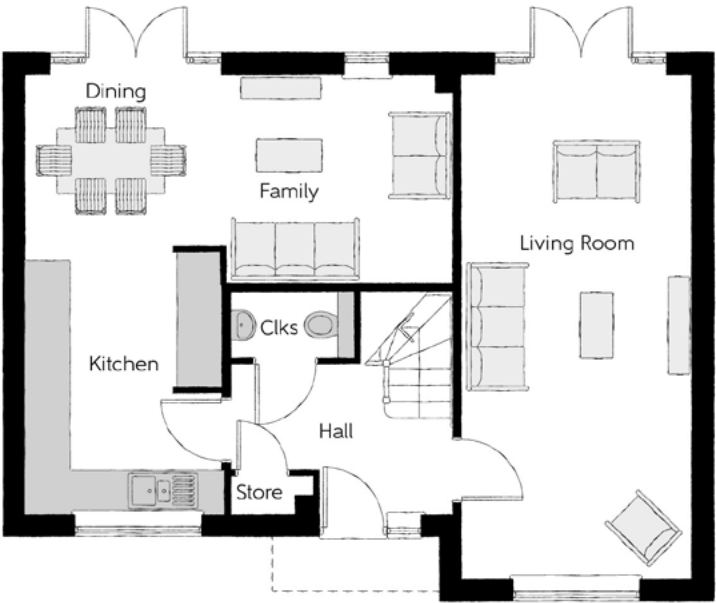
The Milliner

Four bedroom home



First Floor

Bedroom 1	4.35m x 3.16m (max)	14'3" x 10'4" (max)
Bedroom 1 En Suite	2.32m x 1.42m	7'7" x 4'8"
Bedroom 2	3.58m x 3.06m (max)	11'9" x 10'1" (max)
Bedroom 3	2.94m x 2.56m	9'8" x 8'5"
Bedroom 4	3.29m x 2.55m (max)	10'9" x 8'4" (max)
Bathroom	2.24m x 1.91m	7'4" x 6'3"



Ground Floor

Kitchen	3.63m x 2.70m	11'11" x 8'10"
Dining	2.78m x 2.37m	9'2" x 7'9"
Family	3.14m x 2.88m	10'4" x 9'5"
Living Room	6.99m x 3.16m	22'11" x 10'4"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Philosopher

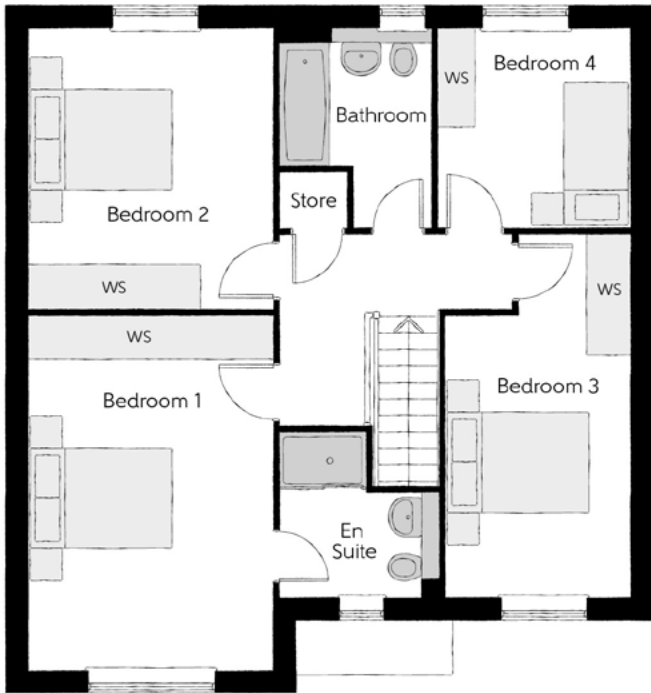
FOUR BEDROOM HOME



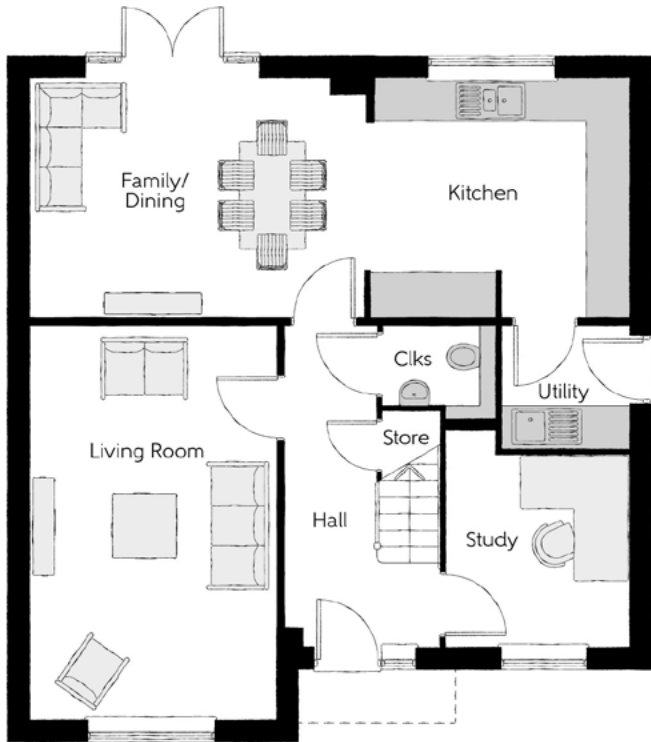
Bellway

The Philosopher

Four bedroom home



First Floor		
Bedroom 1	4.92m x 3.39m	16'2" x 11'1"
Bedroom 1 En Suite	2.27m x 2.23m	7'5" x 7'3"
Bedroom 2	3.89m x 3.39m	12'9" x 11'1"
Bedroom 3	5.04m x 2.55m (max)	16'6" x 8'4" (max)
Bedroom 4	2.76m x 2.75m	9'0" x 9'0"
Bathroom	2.76m x 2.03m	9'0" x 6'7"



Ground Floor		
Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	5.45m x 3.39m	17'11" x 11'1"
Study	3.04m x 2.55m	10'11" x 8'4"
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m	5'2" x 4'3"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Scrivener

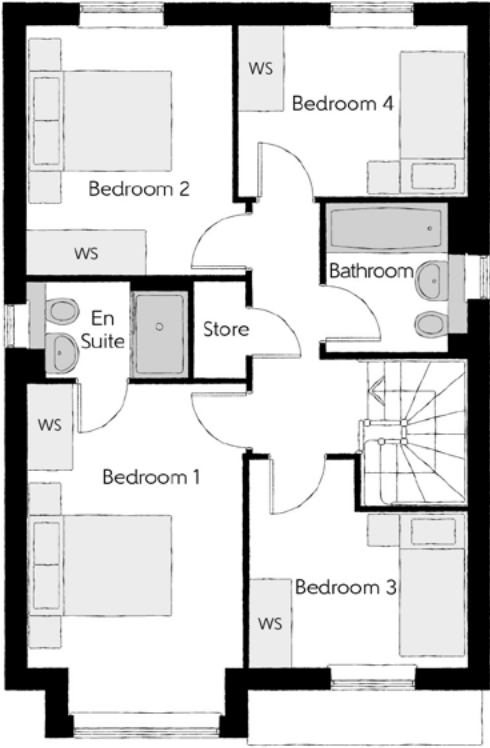
FOUR BEDROOM HOME



Bellway

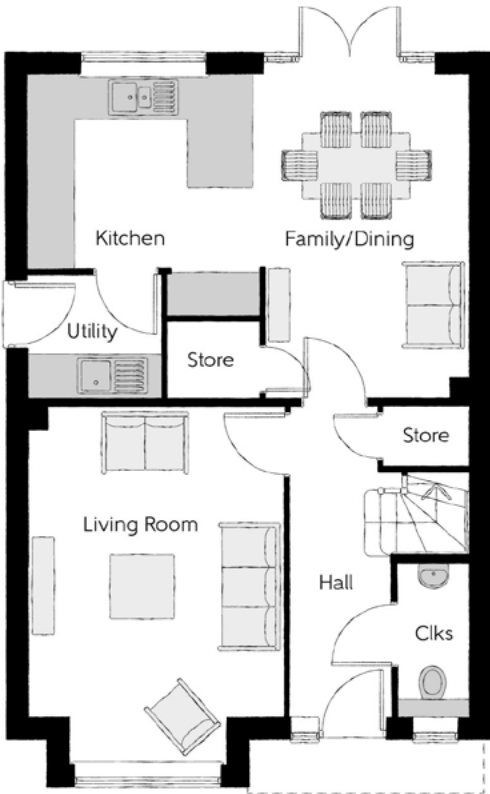
The Scrivener

Four bedroom home



## First Floor

Bedroom 1	4.59m x 2.96m (inc. bay)	15'1" x 9'9" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	3.46m x 3.03m (max)	11'4" x 9'11" (max)
Bedroom 3	3.04m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	2.08m x 1.91m	6'10" x 6'3"



## Ground Floor

Kitchen	3.34m x 3.20m	10'11" x 10'6"
Family/Dining	4.48m x 2.88m (max)	14'8" x 9'6" (max)
Living Room	4.94m x 3.54m (inc. bay)	16'3" x 11'7" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	2.08m x 0.97m	6'10" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Specification

FINISHES	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete GF ; Chipboard FF	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●
	Skirting	White Gloss 120x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options^	●	●	
		Bellway Band C options^			●
	Units	Frontal Matching Table Ends	●	●	
		Unit Framing			●
	Worktops	40mm Square Edge Worktops with Upstand	●	●	●
	Kitchen Sink	Leisure Linear Single Bowl Stainless Steel Sink inc. Sink Liner	●		
		Leisure Linear Bowl & Half Stainless Steel Sink inc. Sink Liner		●	
		Leisure Euroline Bowl & Half Stainless Steel Sink inc. Sink Liner			●
	Utility Sink	Leisure Euroline Single Bowl Stainless Steel Sink inc. Sink Liner			●
	Appliances Oven	Zanussi Single Oven ZOB343X	●	●	
		Zanussi Single Oven ZOHNX3X1			●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	●	●	
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●
	Appliances Extractor	Electrolux Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Zanussi Microwave ZVENM6XI			●
	Appliances Fridge Freezer	Fridge/Freezer Space Only	●	●	
		Integrated Zanussi 70/30 Fridge/Freezer ZNLN18FS1			●
	Appliance Dishwasher	Removable Unit**	●	●	
		Integrated Zanussi Dishwasher ZDLN1511			●
	Appliance Washing Machine	Washing Machine Space Only	●	●	●
WETROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate†††	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin††	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●
	Cloaks - Tiling	Splashback Tiling to Wash Hand Basin with Flat Edge White Trim	●	●	●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate†††	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal	●	●	
		Roca DEBBA 550 WHB with Semi Pedestal			●
	Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●

2 Bedroom Homes  
3 Bedroom Homes  
4 Bedroom Homes

WETROOMS	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure††	●	●	●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim*†	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim*†			●
	En Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate†††	●	●	●
	En Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	
		Roca DEBBA 550 WHB with Semi Pedestal			●
	En Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●
	En Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure††	●	●	●
	En Suite - Shower	Mira MINIMAL Thermostatic Shower***	●	●	●
	En Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim†	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim†			●
HEATING	Boiler	Ideal LOGIC Combination Boiler	●	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder			●
	Controls	Dual Zoned 3 way Heating Programmer	●	●	●
	Radiator	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom Only			●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	●	●	●
ELECTRICS	Consumer Unit	Wylex Consumer Unit	●	●	●
	USB Locations	Kitchen, Lounge & Bedroom 1 ONLY	●	●	●
	Shaver/Toothbrush Point	Bathroom ONLY	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Lounge	●	●	●
	Security - Fire	Optical Smoke Detector	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	Chrome Recessed Spot Lights Warm White	●	●	
		Polished Chrome Recessed Spot Lights Warm White			●
	Lighting - Bathroom & En-Suites	Chrome Recessed Spot Lights Cool White	●	●	
		Polished Chrome Recessed Spot lights Cool White			●
	Lighting - External	External Light Clifton Brushed Steel Up/Down	●	●	●
	Communications - TV	TV Point to Lounge, Family, Bedroom 1 & Study	●	●	●
	Communications - Data	Cat 6 Network Point to Lounge, Family, Bedroom 1 & Study	●	●	●
	Communications - Voice	Telephone Point	●	●	●
	Broadband	Ultrafast Fibre Connectivity	●	●	●
	Security - Carbon	Honeywell XC70 Carbon Monoxide Detector	●	●	●
EXTERNALS	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●
	Drives	Bitmac Black‡‡	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting‡‡‡	●	●	●
	Landscaping - Rear	Rotovated Topsoil	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●

2 Bedroom Homes  
3 Bedroom Homes  
4 Bedroom Homes

\* full height around bath where shower provided as standard  
\*\* at build stage  
\*\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
† full height to shower enclosure  
†† housetype dependent  
††† inc soft close mechanism seat on 4 beds ONLY  
‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling  
‡‡ plot dependent  
‡‡‡ plot specific, refer to site layout  
^ refer to site landscape layout  
^^ soft close mechanism to doors and drawers  
^^^ where provision of shower tray allows





## Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

**SAMI AND SARA,**  
HANWOOD PARK

## Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.\*

We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# How to find us



# Bellway



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

