



**Plot 2, The Epsom**  
The Stables, Stannington





Guide Price £325,000

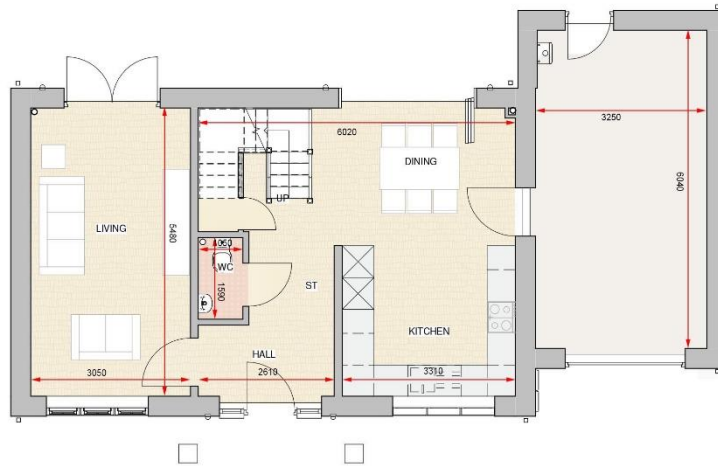
A superb three bedroom detached house with accommodation over two floors extending to approx. 1118 sq. ft, with private southerly facing rear gardens, block paved driveway and attached garage. New build properties from JD Homes are constructed using fabric-first construction techniques to create a, low-energy home built by skilled professionals. Key design features include; under floor heating, 'Evolution Storm 2' double glazed sash windows and aluminium bi-fold doors, electrically operated and insulated garage door, bespoke designed kitchens by KBB Interiors with granite worktops and AEG integrated appliances, Villeroy & Boch and Grohe bathroom fittings, SMART Home Technology for heating and security (with 'whole-home' SMART system upgrades available)

Attractive pillared entrance | Reception hallway | Cloakroom/wc | Impressive sitting room with french doors opening to the rear garden | Generous open plan kitchen/dining room with bi-fold doors opening to the garden | Fitted kitchen with integrated appliances | First floor | Master bedroom with dressing room and ensuite shower | Two further double bedrooms | Family bathroom with separate shower | Single attached garage | Driveway | Gardens | Completion planned for Nov/Dec 2018.

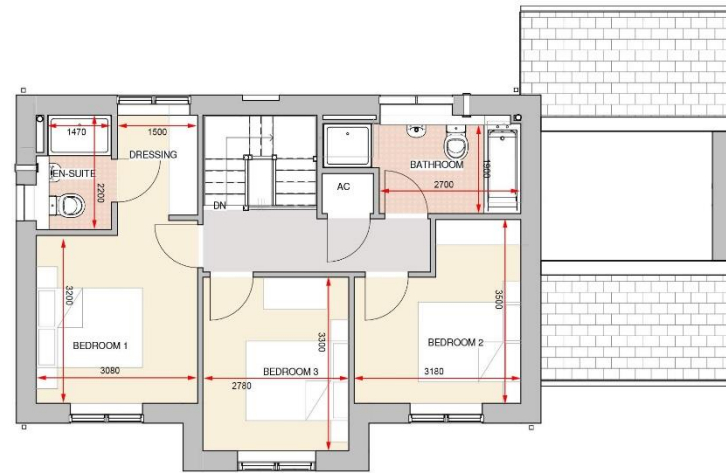
JD Homes is the residential building division of premier North East construction firm, JD Joinery and Building Services. Created to deliver bespoke residential properties for the region, JD Homes brings together market-leading, fabric-first building expertise with some of the region's brightest design and construction specialists. JD Homes creates family homes that offer something unique to homebuyers. The team are constantly pursuing excellence in the residential sector and construct homes with style and substance that draw on over 15 years of experience creating some of the region's most forward-thinking properties. Fabric-first construction is a hallmark of JD Homes. JD Joinery and Building Services is one of only a small number of construction firms experienced in the building of Passivhaus certified properties and have been recognised nationally by the Passivhaus Trust, Federation of Master Builders and Local Authority Building Control for their high level of construction quality.

For more details on JD Homes, please visit [www.jdjoineryandbuilding.co.uk/jd-homes](http://www.jdjoineryandbuilding.co.uk/jd-homes)





**Level 0**  
1 : 50



**First Floor**  
1 : 50

PLEASE NOTE: DIMENSIONS MAY CHANGE WITHIN CONSTRUCTION- TO BE USED AS REFERENCE ONLY

## HOUSE TYPE 3

### PRIMARY PLANS

Area 104m<sup>2</sup> - 1118 Sqft

All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

