



Kingsholm Gardens is located in at the end of Vine Terrace, a quiet retirement cul-de-sac, just off Kingsholm Road within easy walking distance of Gloucester City Centre. This select new development is made up of just four detached 3 and 4 bedroom homes.

The New homes at Kingsholm Gardens are architect designed to reflect the character of the many period homes in Kingsholm, whilst offering all the convenience of a modern home. Kingsholm Gardens is a quiet development nestled within a mature residential area, only a few minutes walk away from all the amenities of a vibrant city centre. Enjoy a walk to the historic docks and Cathedral, go shopping and enjoy a meal at one of the many restaurants, play tennis on the local courts or relax at the spa or swimming pool at GL1 leisure centre, it is difficult to imagine a more convenient place to live.

Vine Terrace itself is being improved, the road will be completely re-surfaced with a bollard entrance feature. There will also be two planted areas along Vine Terrace with silver birch trees.

The properties have been designed to offer flexible living accommodation with light and space in mind to suit buyers who want the convenience of a new home but still benefit from spacious living accommodation with the option of having ground floor bedrooms or extra reception rooms with a ground floor shower room.

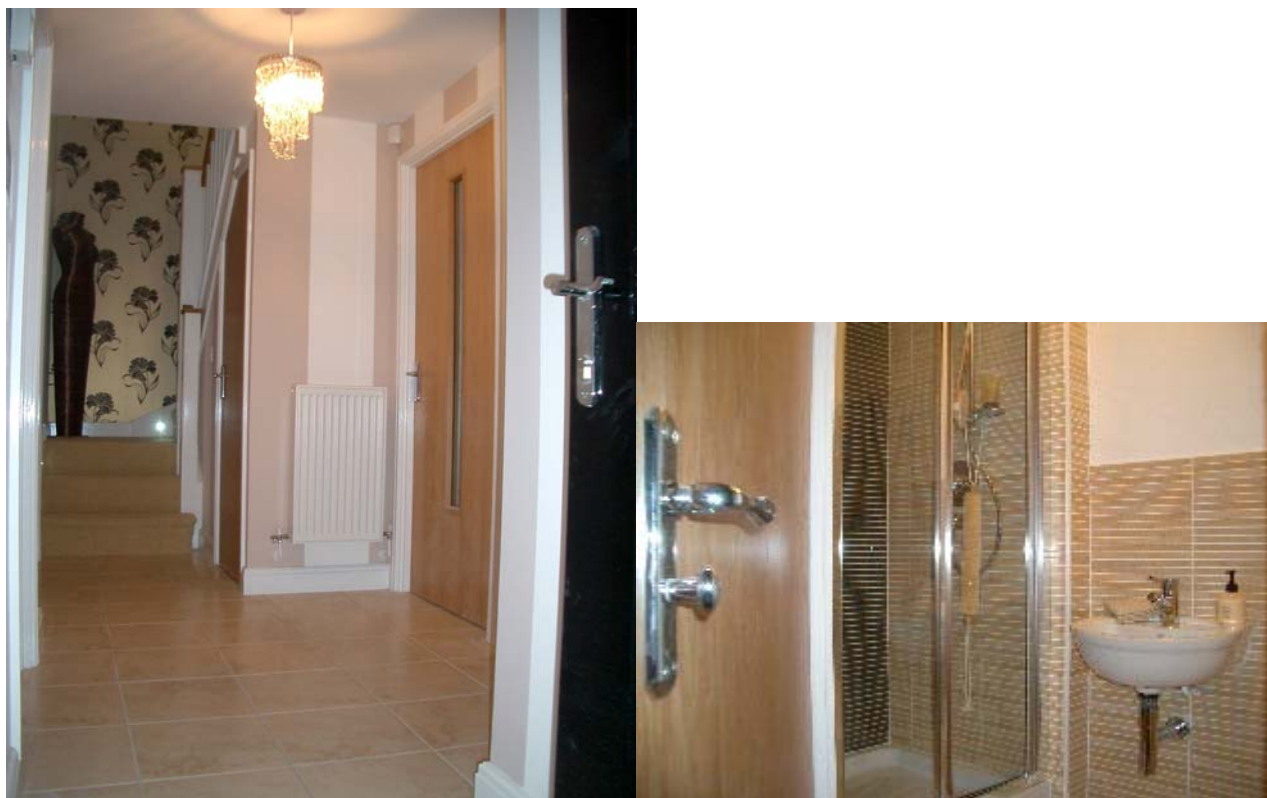
### **The Kingsholm**

The Kingsholm, which is currently the show home, benefits from a kitchen/diner with door to the garden, lounge with patio doors, study/bedroom 5, separate dining room/bedroom 4 and Shower Room/wc on the ground floor. On the first floor there are 3 large Double Bedrooms, a spacious en-suite/family bathroom (Jack and Jill style) and walk-in wardrobes. Garage and off road parking for 2 cars.

### **The Denmark**

The Denmark is a double fronted home with Bay window to the study/bed 4. It also has a kitchen/dining room and separate dining room/bed 3 with shower room and wc on the

ground floor. On the first floor there are 2 large double bedrooms, a family bathroom and built in wardrobes. Garage and off road parking for 2 cars.



### **The Specification**

The specification includes high quality kitchen units and high gloss worktops, stainless steel range oven and hood and high quality European ceramic tiles. The bathrooms include wall hung basins with mono taps and ceramic tiling. The Internal Oak doors come with stylish chrome handles and there are LED feature lights and Oak handrails to the stairs.

The completed show home which is open to view this Saturday gives a true sense of how your new home at Kingsholm Gardens will feel. Gardens come with a patio area, fully fenced and turfed, ready for you to pull up a chair and enjoy your new home! Each home comes with full 10 year NHBC warranty.

Please feel free to have a look round on Saturday to see it for yourself

If you would like to arrange a viewing or discuss the development in further details please contact Michael Tuck New Homes on 01452 726443.

### **FURTHER INFORMATION:**

**WHERE:** VINE TERRACE, OFF KINGSHOLM ROAD

**BUILDER:** NEW DAWN HOMES

[www.newdawnhomes.uk](http://www.newdawnhomes.uk)

### **Kingsholm Gardens is a unique opportunity**

To buy a brand new architect designed 3 or 4 bedroom detached home with a study/bed 5 and garage

### **What is so Special about the Location?**

Kingsholm Gardens is a one off bespoke design to reflect the character of the many period homes in Kingsholm, whilst offering all the convenience of a modern home. Kingsholm Gardens is a quiet cul-de-sac nestled within a mature residential area whilst being only a few minutes walk away from all the amenities of a vibrant city centre. Enjoy a walk to the historic docks and Cathedral, go shopping and enjoy a meal at one of the many restaurants, play tennis on the local courts or relax at the spa or swimming pool at GL1 leisure centre, it is difficult to imagine a more convenient place to live.

### **In what way are these homes unique?**

The architect has designed these homes to have flexible living accommodation with light and space in mind.

The homes would suit someone wishing to downsize to the convenience of a new home but still have spacious living accommodation with the option of having a ground floor bedroom and shower room or families needing extra space.

The Kingsholm design has a Kitchen/Dining Room, Lounge with patio doors leading to the Garden, Dining Room/Double Bedroom 4, Study/Bedroom 5, Shower Room and walk-in storage cupboard on the ground floor. On the first floor there are 3 Double Bedrooms, a spacious en-suite and walk-in wardrobes.



### **Why buy a New House?**

New Homes are more energy efficient than ever before with the latest central heating systems, double glazed windows and insulation, making running costs much lower. Each house is inspected and quality controlled. Just imagine being able to enjoy your spare time without the worry and hassle of updating and maintaining an older house. Each home comes with full 10 year NHBC warranty

### **What about the Kitchen/Dining Room?**

Each home has a range oven, early purchasers will be able to choose their quality kitchen units, worktops and tiles. With room for a dining table this is likely to be the hub of the house and a true entertaining space.

### **What about the specification?**

These unique homes have high quality Kitchens, contemporary wall hung basins with mono taps, a stylish choice of European tiles, and there are LED lights and Oak handrails to the stairs, Oak doors with elegant chrome handles.

Gardens come with a patio area, fully fenced and turfed, ready for you to pull up a chair and enjoy your new home!

Michael Tuck Land and New Homes are marketing the development, Georgie Hawkins the New Homes Manager said "We have already been inundated with telephone calls since construction started; this is a true reflection of the demand from buyers wanting to live in such a desirable residential area."

"The pre showhouse launch is on Saturday 16<sup>th</sup> June, 9 til 4, and any early reservations will receive carpets and a choice of high quality kitchen units, worktops and ceramic tiles."

For a free brochure and price list, to inspect the plans or to discuss the development in further details please contact Michael Tuck New Homes on 01452 726443.

### **FURTHER INFORMATION:**

**WHERE:** VINE TERRACE, OFF KINGSHOLM ROAD

**WHEN:** PRE SHOWHOUSE LAUNCH SATURDAY

**BUILDER:** NEW DAWN HOMES

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