

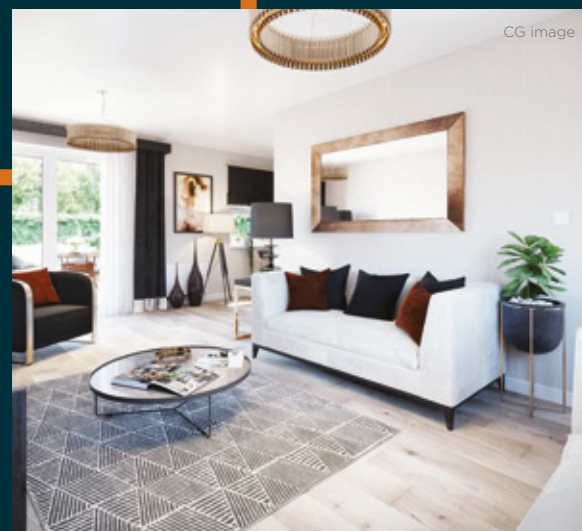
# ELLISON GROVE

HEBBURN,  
SOUTH TYNESIDE



persona

It's your home



*Welcome to*

# ELLISON GROVE

Be a part of this new community, a place you'll be proud to call home. Our homes are contemporary and design-led, creating authentic family spaces.

Our collection of two, three, four and five bedroom homes is situated off Victoria Road West in Hebburn, South Tyneside.







# MODERN LIVING, PROUD HISTORY



OUR ROOTS ARE LOCAL, WE'RE BASED  
RIGHT HERE IN THE NORTH EAST.



Ellison Grove is our first development for the region, we're incredibly proud to be delivering two, three, four and five bedroom homes to Hebburn.

We're working with local people to build this brand new community for residents to grow and nurture, making this an exciting project for us and one that is very close to our hearts.

Our homes are in a desirable location with great connections. If you drive, the nearby A19 will give you easy access to the rest of the region. If you travel by public transport, there is a frequent bus service that runs outside Ellison Grove and the Tyne and Wear Metro is a mile away. There is a good choice of amenities close by, as well as schools, leisure facilities and the beautiful north east coastline. What's not to love?

*Homes perfect for first time buyers, local families looking for a home with more space, or for those moving from further afield looking for a fresh start in a new area.*



# MAKE IT YOURS



WE WANT YOU TO ENJOY EVERY ELEMENT OF YOUR HOME FOR MANY, MANY YEARS TO COME.

*Our specification has been carefully chosen with your lifestyle in mind, focusing on all the little details that make a house a home.*

CONNECT, COOK, SOCIALISE

Choose from our beautiful range of Symphony kitchens, complemented by high quality kitchen appliances; make the heart of your home completely yours.

RELAX AND UNWIND

Switch off from the day in a tranquil and relaxing bathroom featuring Twyford sanitaryware and a variety of tiling options to choose from.

COLOUR IT YOUR WAY

Set the tone for your home by choosing one of our five paint colours throughout.



Kitchen photograph is for illustrative purposes only, supplied by Symphony.





*Imagine walking into a brand new home, decorating it to your style and knowing everything works, this is why you should buy new – who needs the hassle of changing things?*

# WHY BUY NEW?

**YOU'RE PROTECTED**

Persona homes come with a ten-year NHBC warranty, so you're protected for many years to come.

**CLEAN AND GREEN**

Persona homes are energy efficient and built to the latest environmental standards; better for the environment, better for your pocket.

**READY TO MOVE INTO**

No repairs, no DIY, no unexpected costs. Freshly painted and ready to go. Get your keys, unpack and relax.

**AWARD WINNING YOU SAY?**

We're winning awards for a reason; layouts designed with your lifestyle in mind, creating unique spaces to live.

**GET MOVING**

As soon as your home is ready, you can move in! No waiting around, no worrying about chains of buyers causing disruption.



# DEVELOPMENT MAP



SITE KEY

- |   |  |
|---|--|
| <span style="color: green;">■</span> BOLDON                   | <span style="color: orange;">■</span> AXWELL*              |
| <span style="color: purple;">■</span> WHITBURN*               | <span style="color: brown;">■</span> NORWOOD               |
| <span style="color: darkgreen;">■</span> FEATHERSTONE         | <span style="color: blue;">■</span> MARLEY                 |
| <span style="color: yellow;">■</span> WARDLEY                 | <span style="color: pink;">■</span> ADDISON                |
| <span style="color: blue;">■</span> HARTON                    | <span style="color: darkred;">■</span> LANGLEY             |
| <span style="color: lightgreen;">■</span> RAVENSWORTH         | <span style="color: teal;">■</span> BLACKETT               |
| <span style="color: darkblue;">■</span> BOWER                 | <span style="color: red;">■</span> BOLDON Shared ownership |
| <span style="color: orange;">■</span> AXWELL Shared ownership | <span style="color: grey;">■</span> RENTAL PROPERTIES      |

\*Disclaimer: There are variations for some of our house types, depending on which plot you purchase. For more information and detail, contact your Persona host.



*Find your perfect home at*

# ELLISON GROVE

Every two, three, four and five bedroom home has been carefully designed with you and your family in mind. From the location to the development layout, each piece has been thoughtfully put together to provide you with the best living experience.



CG image

|   |  |  |   |   |   |   |  |
|---|--|--|---|---|---|---|--|
| <div></div> <div>BOLDON</div> <div>2 bedroom home</div> | <div></div> <div>AXWELL*</div> <div>3 bedroom home</div> | <div></div> <div>WHITBURN*</div> <div>3 bedroom home</div>   | <div></div> <div>NORWOOD</div> <div>3 bedroom home</div>  | <div></div> <div>FEATHERSTONE</div> <div>3 bedroom home</div> | <div></div> <div>MARLEY</div> <div>4 bedroom home</div>   | <div></div> <div>WARDLEY</div> <div>4 bedroom home</div>  | <div></div> <div>ADDISON</div> <div>4 bedroom home</div> |
| <div></div> <div>HARTON</div> <div>4 bedroom home</div> | <div></div> <div>LANGLEY</div> <div>4 bedroom home</div> | <div></div> <div>RAVENSWORTH</div> <div>4 bedroom home</div> | <div></div> <div>BLACKETT</div> <div>5 bedroom home</div> | <div></div> <div>BOWER</div> <div>5 bedroom home</div>        | <div></div> <div>BOLDON</div> <div>Shared ownership</div> | <div></div> <div>AXWELL</div> <div>Shared ownership</div> | <div></div> <div>RENTAL PROPERTIES</div>                 |

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# BOLDON

2 bedroom home



AVAILABLE TO BUY OUTRIGHT  
AND THROUGH SHARED OWNERSHIP



*Ideal for a first time buyer, Boldon offers real versatility and space.*

Bringing together a stylish kitchen and bright living area, its open plan layout gives the ground floor a beautiful flow, while the bedrooms give you ample room to express your personality with furniture and features. Also available through shared ownership.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

|             |             |
|-------------|-------------|
| Kitchen     | 3.6m x 3.2m |
| Living room | 4.5m x 3.3m |

First floor

|                |             |
|----------------|-------------|
| Master bedroom | 4.5m x 3.3m |
| Bedroom 2      | 4.4m x 2.3m |
| Bathroom       | 1.9m x 2.2m |

|                         |                          |
|-------------------------|--------------------------|
| <b>Total floor area</b> | <b>66.4m<sup>2</sup></b> |
|-------------------------|--------------------------|

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# AXWELL

3 bedroom home



AVAILABLE TO BUY OUTRIGHT  
AND THROUGH SHARED OWNERSHIP

*We're sure you'll love Axxwell's stylish design.*

Socialise with friends and family in the relaxed and private living room and enjoy summer barbecues together in the garden. With plenty of space you can really express your personality and make each room as unique as you are.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

|                    |             |
|--------------------|-------------|
| Kitchen            | 2.6m x 3.6m |
| Living/dining room | 4.7m x 4.6m |

First floor

|                |             |
|----------------|-------------|
| Master bedroom | 4.7m x 3.3m |
| Bedroom 2      | 2.6m x 4.0m |
| Bedroom 3      | 2.0m x 4.0m |
| Bathroom       | 1.9m x 2.2m |

|                         |             |
|-------------------------|-------------|
| <b>Total floor area</b> | <b>91m²</b> |
|-------------------------|-------------|

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# NORWOOD

3 bedroom home



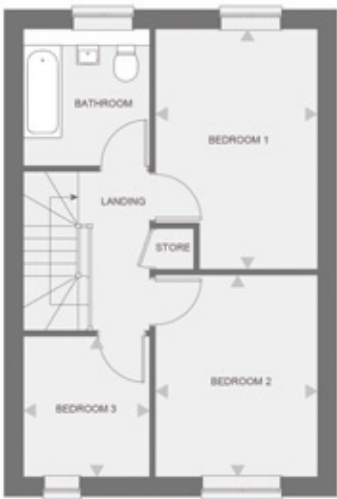
*Enjoy all the benefits of open plan living in a Norwood.*

Bring the family together, entertain guests or just kick back and relax – the choice is yours. With stylish interiors and a bright and airy feel, we’re sure you’ll find Norwood the perfect fit for you.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

Kitchen/dining room

5.4m x 3.5m

Living room

3.0m x 4.8m

First floor

Master bedroom

3.0m x 4.5m

Bedroom 2

3.0m x 3.7m

Bedroom 3

2.4m x 2.6m

Bathroom

2.3m x 2.6m

**Total floor area**

**85m<sup>2</sup>**

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# WHITBURN

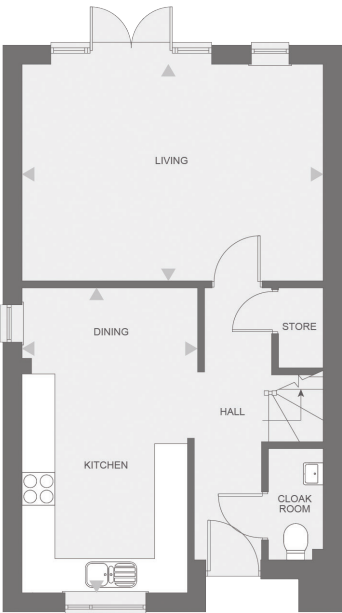
3 bedroom home



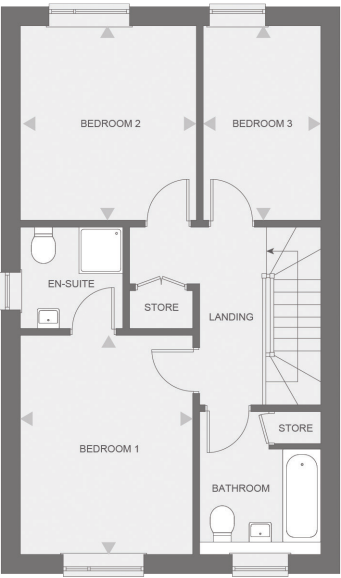
*Whitburn's design gives it a real sense of space and flow.*

Make your way through the French doors to the garden and enjoy the summer sun. Bright and airy bedrooms and an additional en-suite make it a perfect home for a growing family.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

Kitchen 5.5m x 3.1m  
Living/dining room 5.5m x 4m

First floor

Master bedroom 3.2m x 4.1m  
Master en-suite 2.0m x 1.9m  
Bedroom 2 3.3m x 3.7m  
Bedroom 3 2.2m x 3.7m  
Bathroom 2.3m x 2.0m

Total floor area

106.3m<sup>2</sup>

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# FEATHERSTONE

3 bedroom home



## *Space and privacy – isn't that what a growing family needs?*

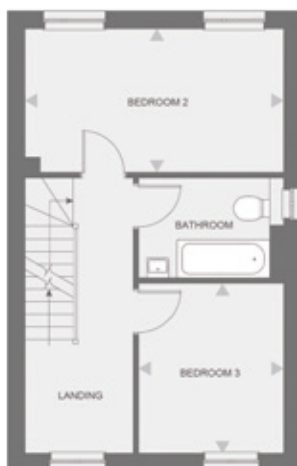
Featherstone gives you both. From the relaxing comfort of the rear living room, with French doors to the garden, to the private space of the master bedroom, this beautiful home has all the bases covered.

---

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



### FLOOR AREA (METRES):

#### Ground floor

|                     |             |
|---------------------|-------------|
| Kitchen/dining room | 3.8m x 4.2m |
| Living room         | 4.8m x 3.5m |

#### First floor

|           |             |
|-----------|-------------|
| Bedroom 2 | 4.8m x 2.7m |
| Bedroom 3 | 2.7m x 3.1m |
| Bathroom  | 2.7m x 1.9m |

#### Second floor

|                 |             |
|-----------------|-------------|
| Master bedroom  | 2.8m x 3.8m |
| Master en-suite | 1.8m x 2.0m |

**Total floor area** **93m<sup>2</sup>**

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# LANGLEY

4 bedroom home



*Enjoy open plan living in the Langley.*

Bring the family together, entertain friends or just relax and unwind – it's up to you. From the stylish flow of the ground floor to the bright and airy bedrooms, you're sure to enjoy everything that Langley has to offer.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

Kitchen/dining room

2.5m x 5.5m

Living room

4.8m x 3.6m

First floor

Master bedroom

4.5m x 3.7m

Master en-suite

2.5m x 1.2m

Bedroom 2

3.1m x 4.1m

Bedroom 3

3.6m x 3.1m

Bedroom 4

3.6m x 2.5m

Bathroom

2.5m x 2.2m

**Total floor area**

**115.4m<sup>2</sup>**

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# WARDLEY

4 bedroom home



*There's space to work, rest or play in our Wardley.*

Dine in style in the open plan kitchen and dining area or find calm in the living room. The ground floor also has an additional space you can use as a study or play room, whatever works for you.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

Kitchen/dining room

Living room

Study

7.2m x 3.6m

3.6m x 5.0m

1.9m x 2.1m

First floor

Master bedroom

Master en-suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

3.9m x 3.6m

1.9m x 1.8m

3.3m x 3.6m

3.9m x 2.8m

2.7m x 3.1m

2.0m x 2.2m

Total floor area

127.6m<sup>2</sup>

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# MARLEY

4 bedroom home



*Whatever you and your family need, Marley is sure to tick all the boxes.*

The front-facing living room is the ideal place to spend some quality time together, while the inclusive kitchen and dining room is sure to be the heart of the home.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

Kitchen/dining room

6.6m x 3.8m

Living room

3.7m x 4.8m

First floor

Master bedroom

2.5m x 3.7m

Master en-suite

1.3m x 2.4m

Bedroom 2

3.8m x 2.7m

Bedroom 3

2.6m x 3.8m

Bedroom 4

2.7m x 2.5m

Bathroom

2.0m x 2.2m

Total floor area

112m<sup>2</sup>

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# RAVENSWORTH

4 bedroom home



*Make yourself comfortable in our Ravensworth.*

With plenty of space for bringing people together, the kitchen and dining room is sure to be the real hub of the home. Relax, entertain and enjoy quality time together.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

Kitchen/dining room

5.4m x 3.5m

Living room

3.2m x 4.8m

First floor

Master bedroom

3.8m x 3.2m

Master en-suite

1.5m x 2.2m

Bedroom 2

4.2m x 3.0m

Bedroom 3

3.1m x 3.7m

Bedroom 4

4.5m x 2.3m

Bathroom

2.0m x 2.1m

Total floor area

122.2m<sup>2</sup>

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# ADDISON

4 bedroom home



*Addison's ample and elegant spaces are sure to keep you and your loved ones happy.*

Family life is sure to be centred around the inclusive kitchen and dining room, while the front-facing living room gives you a great place to unwind. With en-suites to two bedrooms as well as the beautiful main bathroom, everybody can enjoy their own private space.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

|                     |             |
|---------------------|-------------|
| Kitchen/dining room | 6.7m x 4.4m |
| Living room         | 3.9m x 3.8m |

First floor

|                    |             |
|--------------------|-------------|
| Master bedroom     | 3.9m x 2.8m |
| Master en-suite    | 2.5m x 1.3m |
| Bedroom 2          | 3.9m x 2.8m |
| Bedroom 2 en-suite | 2.5m x 1.3m |
| Bedroom 3          | 3.1m x 4.2m |
| Bedroom 4          | 3.2m x 2.1m |
| Bathroom           | 2.7m x 2.1m |

|                         |                           |
|-------------------------|---------------------------|
| <b>Total floor area</b> | <b>127.8m<sup>2</sup></b> |
|-------------------------|---------------------------|

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# HARTON

4 bedroom home



*What's your plan - relax or entertain?*

Whatever you choose, Harton is sure to tick all the boxes. Elegant and stylish surroundings and comfortable interiors are designed to fit around your needs. Opening up the doors to the garden gives you a fantastic space for family gatherings, so everyone can enjoy quality time together.

GROUND FLOOR



FIRST FLOOR



FLOOR AREA (METRES):

Ground floor

|             |             |
|-------------|-------------|
| Kitchen     | 6.2m x 4.4m |
| Dining room | 4.0m x 3.0m |
| Living room | 3.5m x 5.7m |

First floor

|                 |             |
|-----------------|-------------|
| Master bedroom  | 3.2m x 4.0m |
| Master en-suite | 2.0m x 1.3m |
| Bedroom 2       | 3.0m x 4.4m |
| Bedroom 3       | 3.0m x 3.1m |
| Bedroom 4       | 3.2m x 2.5m |
| Bathroom        | 2.0m x 2.2m |

|                         |                           |
|-------------------------|---------------------------|
| <b>Total floor area</b> | <b>137.4m<sup>2</sup></b> |
|-------------------------|---------------------------|

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# BLACKETT

5 bedroom home





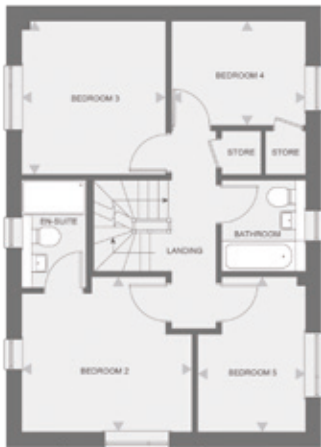
*Blackett is sure to impress.*

Its contemporary spaces are perfect for entertaining friends or bringing the family together, while the second floor is your very own master suite. With a private bathroom and dressing room, you can make it your own private sanctuary.

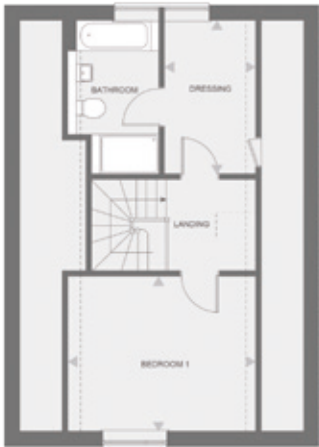
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FLOOR AREA (METRES):

|                         |             |                     |                           |
|-------------------------|-------------|---------------------|---------------------------|
| <b>Ground floor</b>     |             | <b>Second floor</b> |                           |
| Kitchen/dining room     | 6.5m x 3.5m | Master bedroom      | 4.4m x 3.7m               |
| Living room             | 6.5m x 3.7m | Bathroom            | 2.1m x 2.6m               |
| <b>First floor</b>      |             | Dressing room       | 2.2m x 3.5m               |
| Bedroom 2               | 4.0 x 3.6m  |                     |                           |
| Bedroom 2 en-suite      | 1.6m x 2.6m |                     |                           |
| Bedroom 3               | 3.1m x 3.5m |                     |                           |
| Bedroom 4               | 3.1m x 2.5m |                     |                           |
| Bedroom 5               | 2.5m x 3.6m |                     |                           |
| Bathroom                | 2.0m x 2.1m |                     |                           |
| <b>Total floor area</b> |             |                     | <b>163.9m<sup>2</sup></b> |

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# BOWER

5 bedroom home



*Whether you're welcoming guests or spending quality time with family, Bower has everything you need.*

A stylish kitchen and dining room opening onto the garden, living room with space to relax, light-filled bedrooms boasting en-suite, and even a private dressing room to the master bedroom.

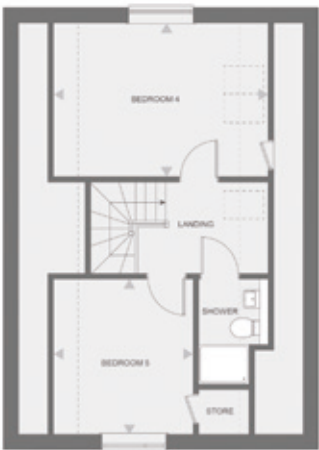
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FLOOR AREA (METRES):

Ground floor

|                     |             |
|---------------------|-------------|
| Kitchen/dining room | 6.5m x 3.5m |
| Living room         | 6.5m x 3.6m |

First floor

|                    |             |
|--------------------|-------------|
| Master bedroom     | 3.4m x 3.6m |
| Master en-suite    | 1.5m x 2.4m |
| Bedroom 2          | 3.9m x 3.6m |
| Bedroom 2 en-suite | 1.5m x 2.6m |
| Bedroom 3          | 2.5m x 3.6m |
| Bathroom           | 2.0m x 2.1m |

Second floor

|             |             |
|-------------|-------------|
| Bedroom 4   | 4.9m x 3.5m |
| Bedroom 5   | 3.2m x 3.7m |
| Shower room | 1.6m x 1.7m |

|                         |                           |
|-------------------------|---------------------------|
| <b>Total floor area</b> | <b>168.5m<sup>2</sup></b> |
|-------------------------|---------------------------|

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*Ellison Grove's location has been carefully selected to ensure you have everything you need within easy reach.*

# ON YOUR DOORSTEP

## WANT FOR NOTHING

Calling all you shopaholics! Shop until you drop at intu Eldon Square in Newcastle or intu Metrocentre in Gateshead. If you need a quick stop for your regular bits and pieces, pop along to The Viking Centre, just two miles away.

## RELAX, RECHARGE, RENEW

From the delights of Sandhaven Beach in South Shields, to Hebburn Riverside Park and the vast countryside and coast of Northumberland, there are plenty of places to get moving and explore. If you're looking for a local gym, check out Hebburn Central and Energie Fitness, both close by!

## OFF TO A GREAT START

If you have little ones, then finding the right school will be a the top of your agenda. Our homes are close to Toner Avenue Primary School. For the older ones, Hebburn Comprehensive School, Gateshead College and the renowned universities in Newcastle are within easy reach.

## WHILE THE CAT'S AWAY

You're close to all the fun and games at Ellison Grove. Enjoy Ocean Beach Pleasure Park in South Shields with the family, watch the latest blockbuster at Vue Cinema in Gateshead, or enjoy a fun night out on the town in Newcastle with friends – everyone's favourite and with a great variety of bars to choose from.

## CONNECTIONS

Getting around the north east couldn't be easier with Hebburn Metro Station a mile away, with connections to Newcastle Airport, North Tyneside, Sunderland and everything in between. There is also a handy bus stop just outside Ellison Grove, and the A19 and A184 are a short distance away too.



CENTRAL NEWCASTLE UNDER  
A 20 MINUTE DRIVE AWAY\*



HOP ON THE TYNE  
AND WEAR METRO TO  
NEWCASTLE, WITH TRAINS  
EVERY 12 MINUTES\*

**Disclaimer:** \*Length of travel is correct at time of print. Journey times via car from Ellison Grove to central Newcastle are based on Google Maps data.

# YOUR BIRD'S EYE VIEW



LEISURE

Hebburn Central, 0.9mi  
Sandhaven Beach, 6.1mi  
Energie Fitness, 2mi  
Riverside Park, 0.6mi



RETAIL THERAPY

intu Eldon Square, 4.9mi  
The Viking Centre, 2mi  
Asda Boldon Supercentre, 3.6mi  
Aldi Hebburn, 0.9mi



EDUCATION

Toner Avenue Primary School, 0.3mi  
Hebburn Comprehensive School, 1.3mi  
Gateshead College, 3.6mi  
Newcastle University, 5mi



ENTERTAINMENT

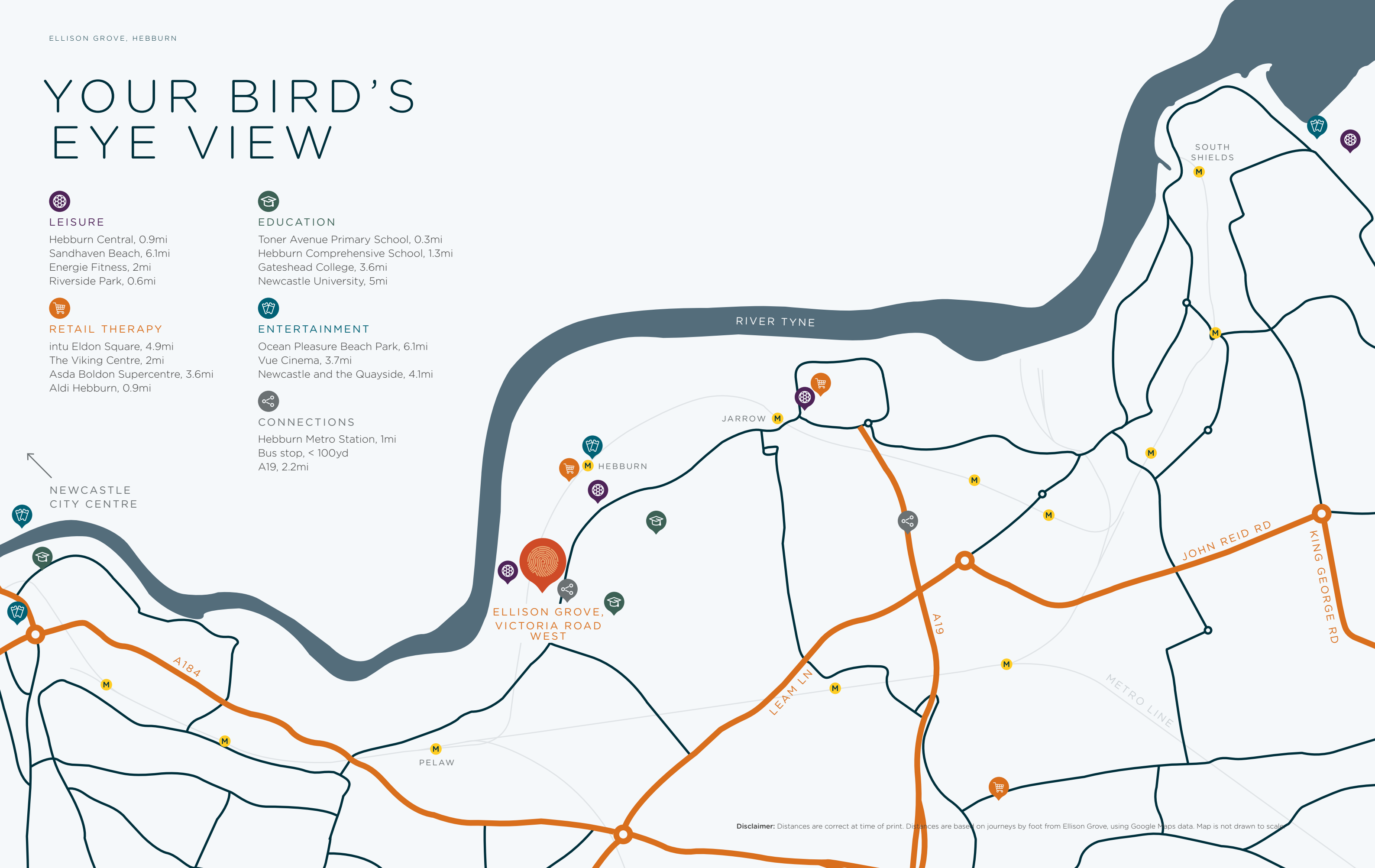
Ocean Pleasure Beach Park, 6.1mi  
Vue Cinema, 3.7mi  
Newcastle and the Quayside, 4.1mi



CONNECTIONS

Hebburn Metro Station, 1mi  
Bus stop, < 100yd  
A19, 2.2mi

NEWCASTLE CITY CENTRE





# BUILT AROUND YOU

*We're all different. Different needs, different tastes.  
It's what makes life interesting. So why adopt a  
'one size fits all' approach to building new homes?*

When you buy your new home from Persona you'll have your own dedicated host who will make sure you get the home you've always wanted. Your host will guide you through all our amazing choices to make your home as unique as you are.

## GREAT LOCATION

All of our developments are in locations carefully selected to enhance the lifestyle you're looking for.

## SPACE OF YOUR OWN

Our homes are designed to give you and your family the space you need to grow.

## BESPOKE LIVING

Persona homes complement your lifestyle and are personalised to your individual taste.

## IT'S YOUR MOVE

And we'll support you every step of the way, so relax and let us show you the Persona difference.



AT ELLISON GROVE,  
WE HAVE HOMES TO SUIT MANY TASTES.







YOUR  
PERSONA  
JOURNEY  
STARTS  
HERE



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