



Persona Homes

by Home Group

THE CRANBORN

SCHOLARS' GARDEN

3-bedroom home

This bright, open-plan home is made for modern living, with a garden-facing kitchen, cloakroom, and handy storage throughout.

Upstairs, you'll find three well-sized bedrooms and a stylish family bathroom. This home includes energy-saving solar panels and an EV charging point, helping you live more sustainably. With driveway parking and direct garden access, it's easy to settle straight in.



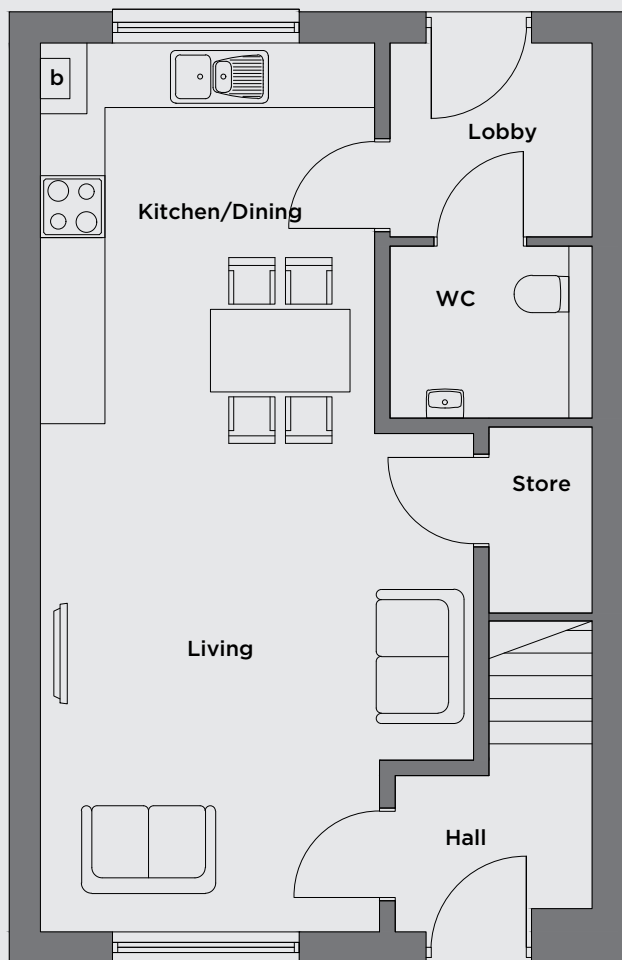
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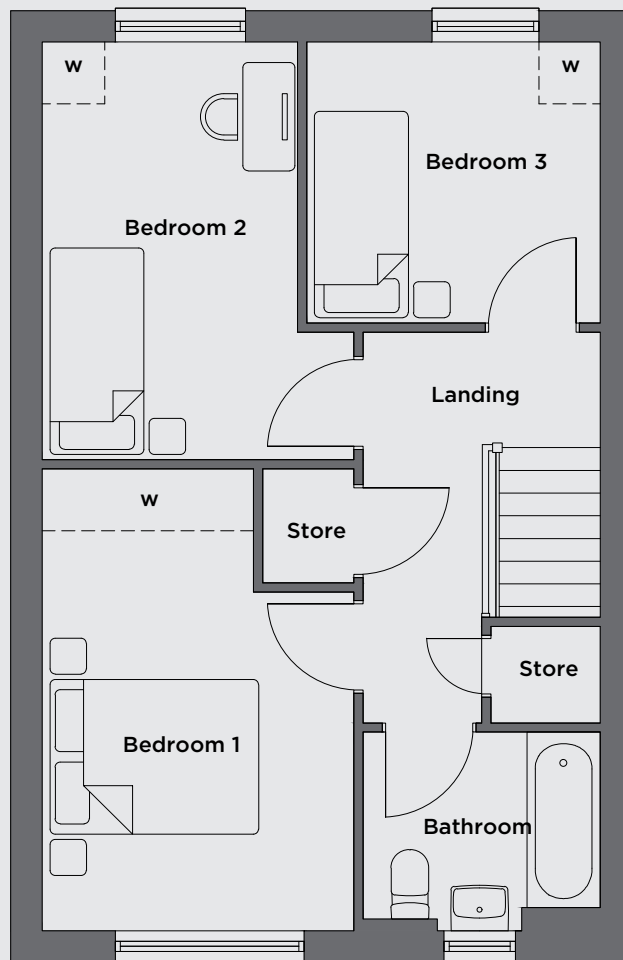
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Granville Drive, Newcastle upon Tyne NE5 1SH



Ground floor

Living	4.17m x 4.80m
Kitchen/dining	3.21m x 3.76m
W.C	1.94m x 1.67m
Hall	1.89m x 1.49m



First floor

Bedroom 1	2.96m x 4.45m
Bedroom 2	2.42m x 4.02m
Bedroom 3	2.79m x 2.70m
Bathroom	2.25m x 1.90m

Total area	90.7 m²
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THE MILBROOK

SCHOLARS' GARDEN

4-bedroom home

This spacious home features an impressive open-plan kitchen, dining and family area with garden views - perfect for entertaining or everyday life.

While a separate living room, utility and cloakroom offer space to unwind and stay organised. Upstairs, you'll find four bedrooms, including an en-suite to the main, plus a modern family bathroom. With solar panels, EV charging, built-in storage, a garage and driveway, it's ready for modern living.



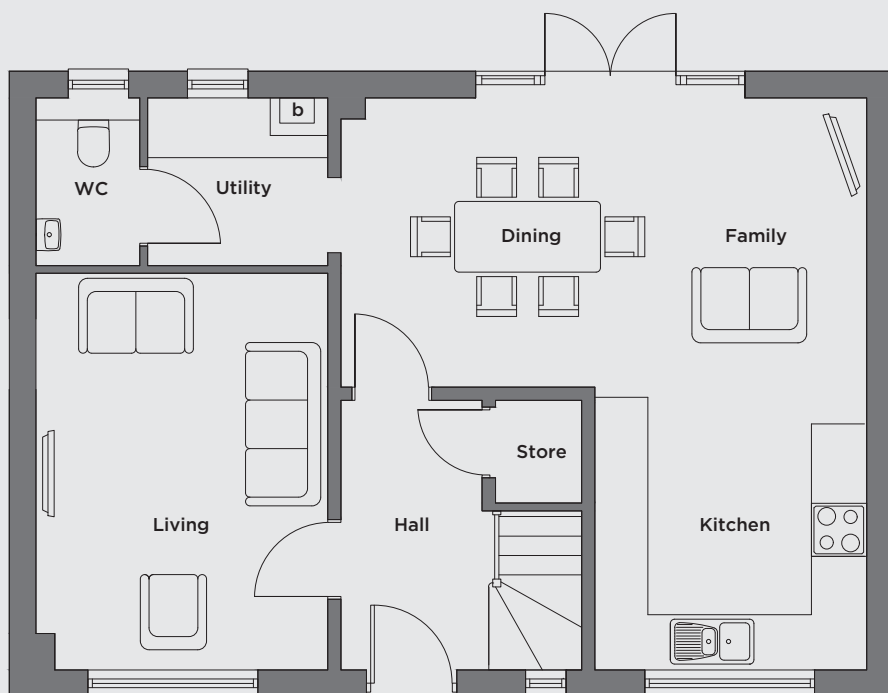
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Ground floor

Living room 3.28m x 4.46m

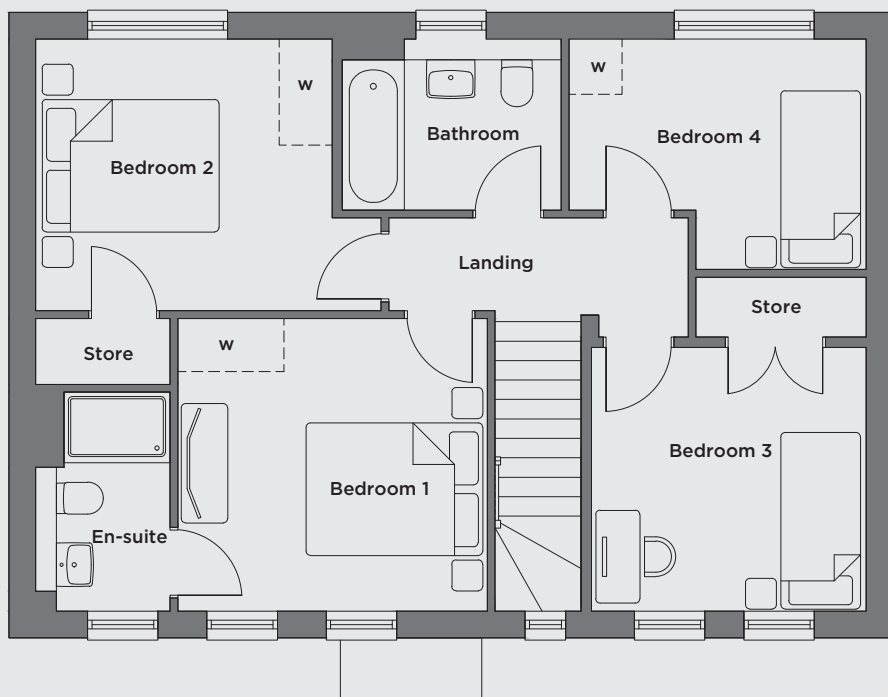
Kitchen 3.05m x 3.18m

Dining/family 5.92m x 3.25m

W.C 1.15m x 1.87m

Hall 1.60m x 3.03m

Utility 2.04m x 1.87m



First floor

Bedroom 1 5.62m x 2.86m

En-suite 1.50m x 2.45m

Bedroom 2 3.33m x 3.05m

Bedroom 3 3.09m x 2.96m

Bedroom 4 3.34m x 2.58m

Bathroom 2.48m x 1.91m

Total area 120m²



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THE LONSDALE

SCHOLARS' GARDEN

3-bedroom home

This lovely home features a spacious open-plan kitchen and dining room that stretches the full length of the house – perfect for everyday living and entertaining.

On the other side, the separate living room offers a cosy retreat to unwind after a busy day. Upstairs offers three bedrooms, an en-suite to the main, and built-in storage throughout. There's also a dedicated study that's ideal for working from home.

With solar panels and an EV charger, it's a smart, energy-efficient choice.



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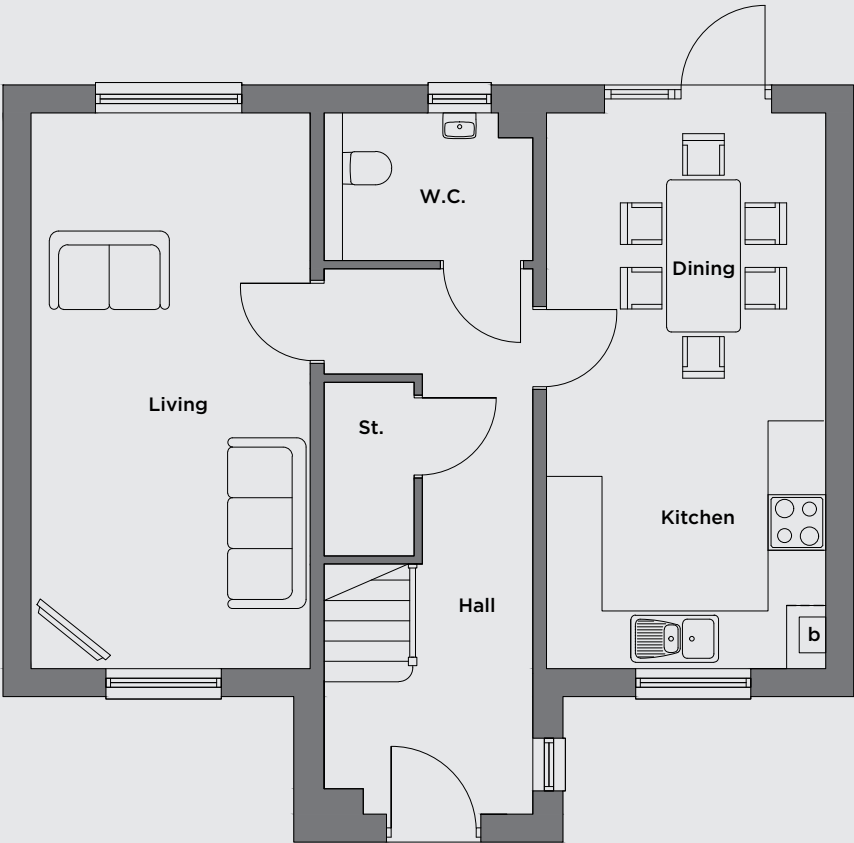
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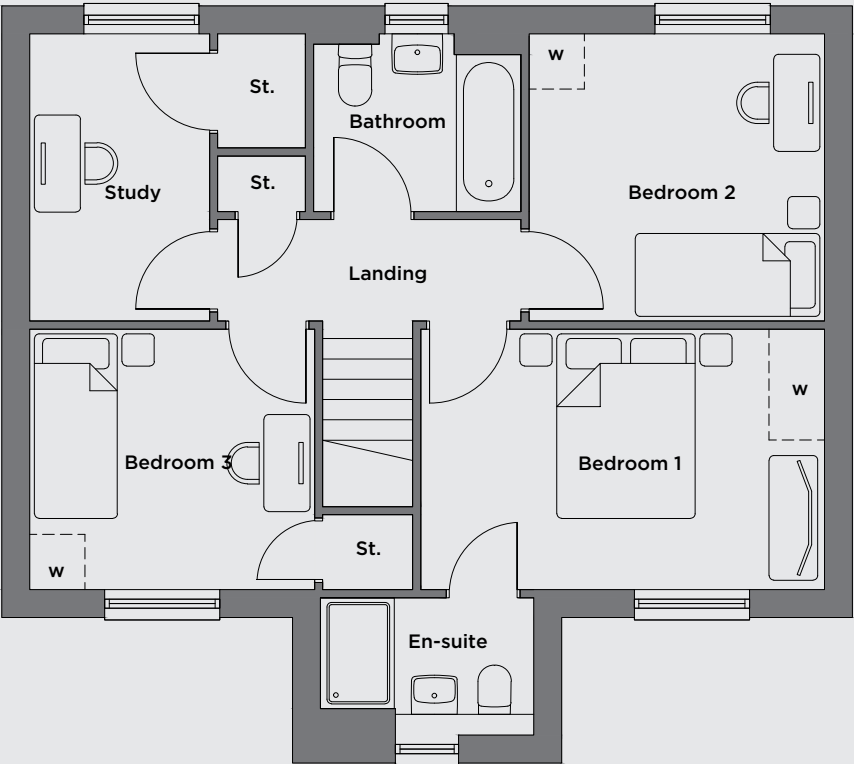
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Plots 68, 69 & 70



Ground floor

Living room	3.00m x 5.97m
Kitchen/dining	3.00m x 5.97m
W.C	2.26m x 1.58m
Hall	2.26m x 5.88m



First floor

Bedroom 1	4.35m x 2.80m
En-suite	2.26m x 1.49m
Bedroom 2	3.17m x 3.09m
Bedroom 3	3.06m x 2.80m
Study	1.92m x 3.09m
Bathroom	2.25m x 1.90m
Total area	109.4m ²

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise. CGI's and images are for illustrative purposes only. Specifications are subject to change. Images are indicative only and may be of previous developments.*Journey times and distances taken from google.com/ maps and are correct before going to print. All times and distances listed are approximate and may vary depending on time of travel.



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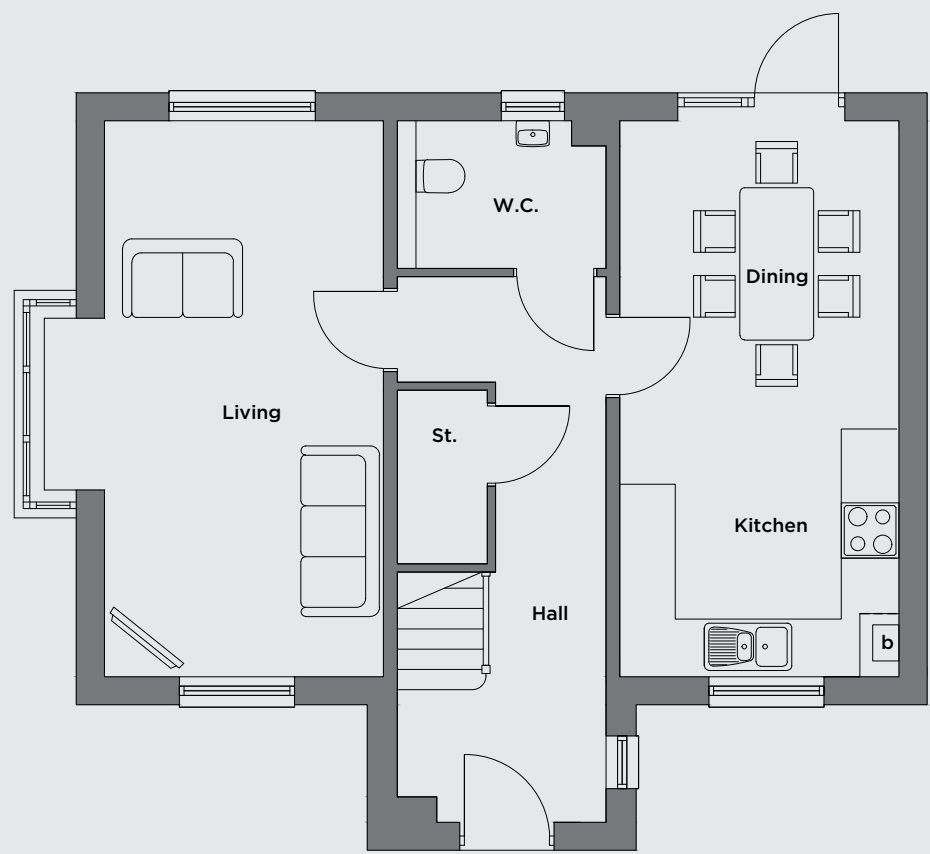
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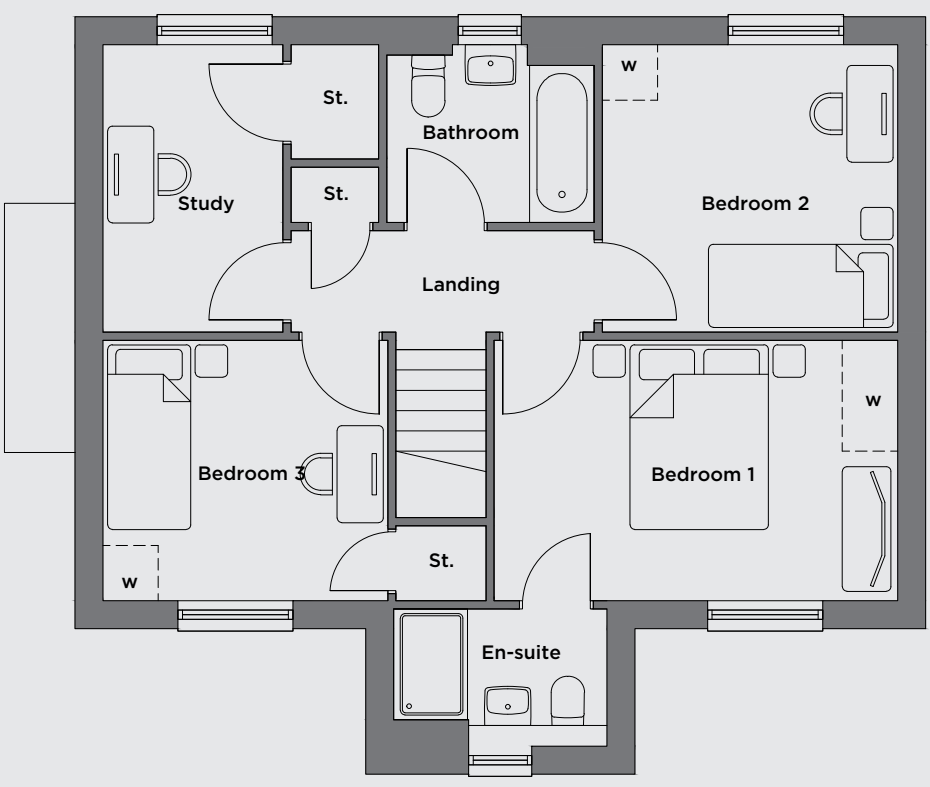
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Plot 55



Ground floor

Living room	3.00m x 5.97m
Kitchen/dining	3.00m x 5.97m
W.C	2.26m x 1.58m
Hall	2.26m x 5.88m



First floor

Bedroom 1	4.35m x 2.80m
En-suite	2.26m x 1.49m
Bedroom 2	3.17m x 3.09m
Bedroom 3	3.06m x 2.80m
Study	1.92m x 3.09m
Bathroom	2.25m x 1.90m
Total area	110.6m ²

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THE SALTASH

SCHOLARS' GARDEN

2-bedroom bungalow

Enjoy the ease of single-storey living with this spacious home and your own private garden. The open-plan kitchen and dining area is great for get-togethers, with a separate living room to unwind.

With two comfortable bedrooms, a stylish bathroom and built-in storage, everything has its place. Plus, with solar panels and an EV charging point included, this home is built for modern, energy-efficient living.



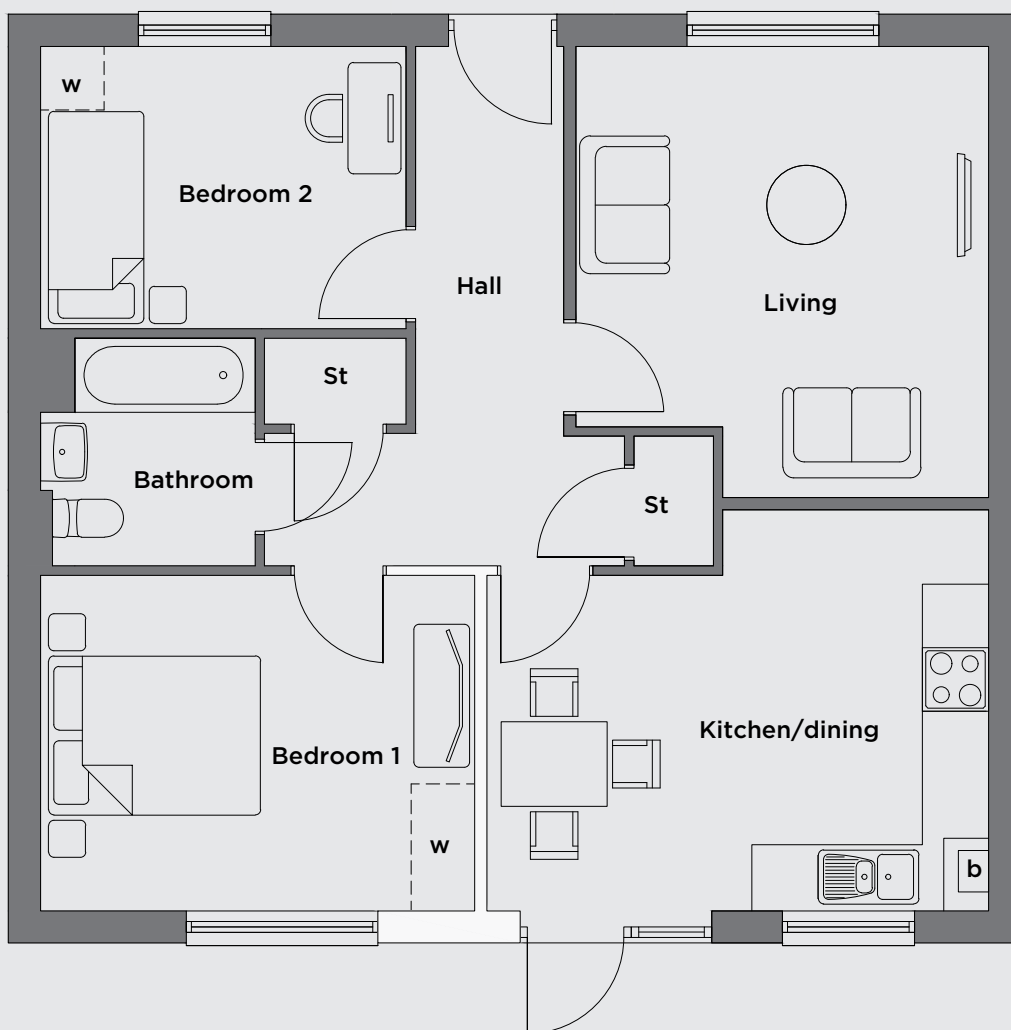
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Ground floor

Living room	3.87m x 4.24m
Kitchen/dining	4.71m x 3.76m
Hall	1.40m x 4.88m
Bathroom	2.00m x 2.15m
Bedroom 1	4.07m x 3.14m
Bedroom 2	3.43m x 2.64m
Total area	72.20m²