



# FULFORTH GARDENS

WITTON GILBERT | DURHAM | DH7 6SY

FROM **FORRIC**DEVELOPMENTS



# FULFORTH GARDENS

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An exciting new development of three bedroom dormer bungalows,  
perfectly located within the historical village of Witton Gilbert.



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# CLOSE TO NATURE

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Find your new home at Fulforth Gardens.

Designed for a range of lifestyles whether you're raising a family or enjoying a well earned retirement, you'll be perfectly placed to make the most of every day.

The development is located a short five minute drive from Durham City and well connected via the A691 to the A1(M) corridor.

The local area enjoys green spaces, parks and scenic countryside; great for spending outdoor time with friends or family. Wharton Park makes a fun day out, with a new Heritage Centre, cafe, play areas and miniature car track, and Crook Hall is a Grade I listed Medieval hall with stunning gardens, a maze and activities for children; both are within easy reach of the development. You can also walk along the River Wear, amble through Aykley Wood Nature Reserve, picnic in Broom House Farm or visit the Durham Heritage Coast, approximately half an hour's drive away.

# DISCOVER DURHAM

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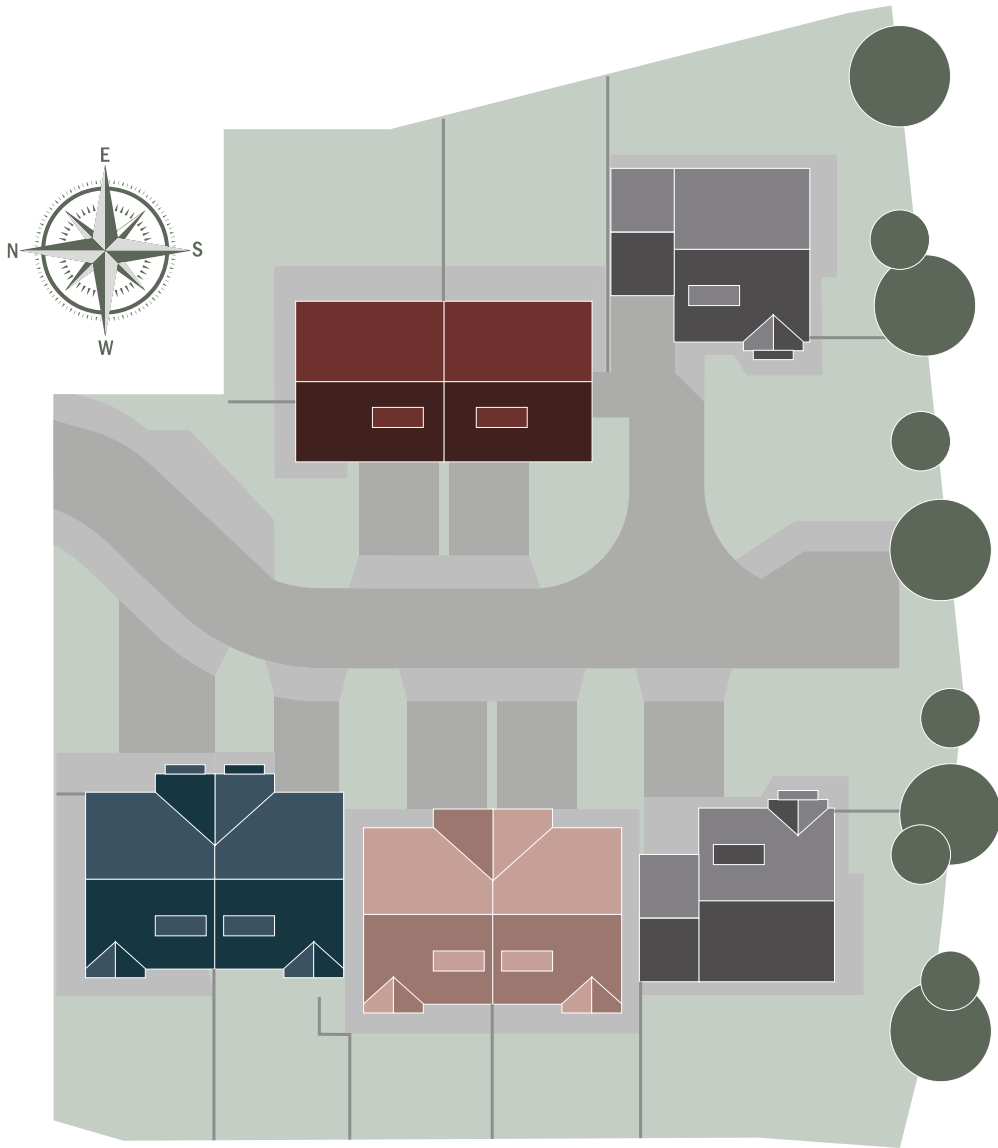
Fulforth Gardens is perfectly-positioned just a five minute drive from the historical city centre of Durham.

There is a large variety of amenities and attractions close-by including excellent schoolin, shopping and transport links via road, bus and rail.

Durham has a variety of shops to suit your daily needs, including large supermarkets and the Prince Bishops & Riverwalk shopping centres offering a wide choice of high street stores as well as an array of restaurants and cafes.







# FULFORTH GARDENS

DEVELOPMENT SITE PLAN



THE HOGEN



THE PICKERING



THE JOBLING



THE HOPPER



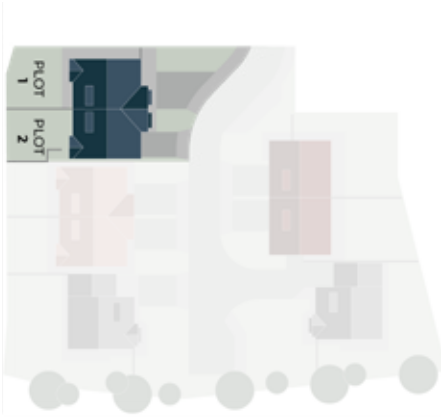
# FULFORTH GARDENS

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# THE HOPPER

## 3 Bedroom Semi-Detached Dormer Bungalow

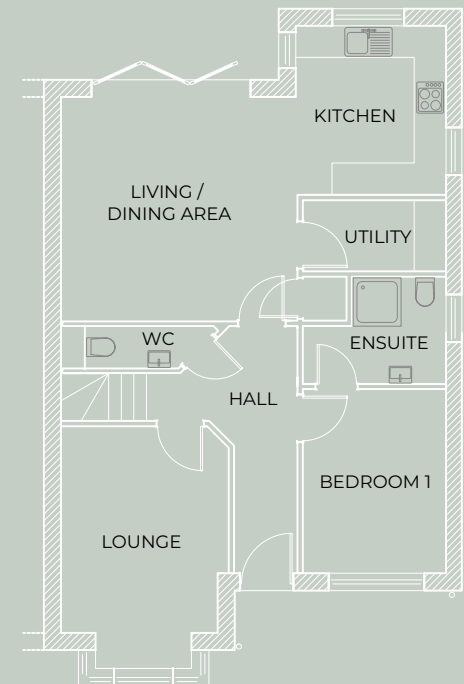
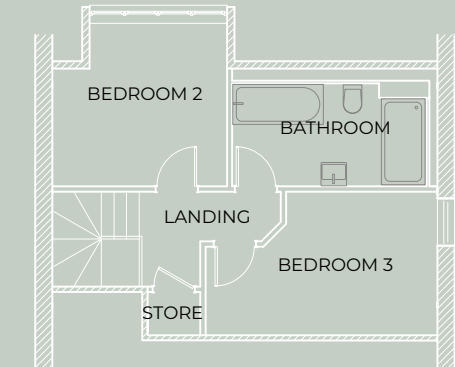
Plot 1 & 2



Ground Floor	M
Lounge	3.1 x 4.0
Kitchen	2.9 x 3.25
Dining / Living Space	4.5 x 4.2
Bedroom 1	2.7 x 3.5
Ensuite	2.0 x 2.7

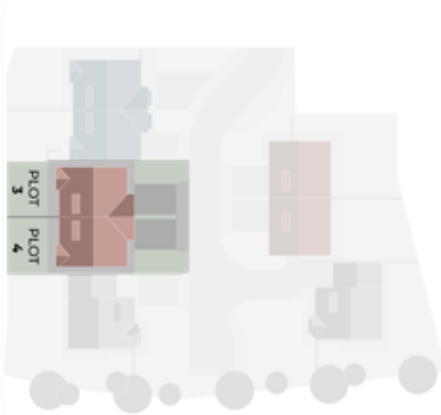
First Floor	M
Bedroom 2	3.3 x 2.8
Bedroom 3	3.0 x 2.7
Bathroom	3.8 x 2.2



# THE HOGEN

## 3 Bedroom Semi-Detached Dormer Bungalow

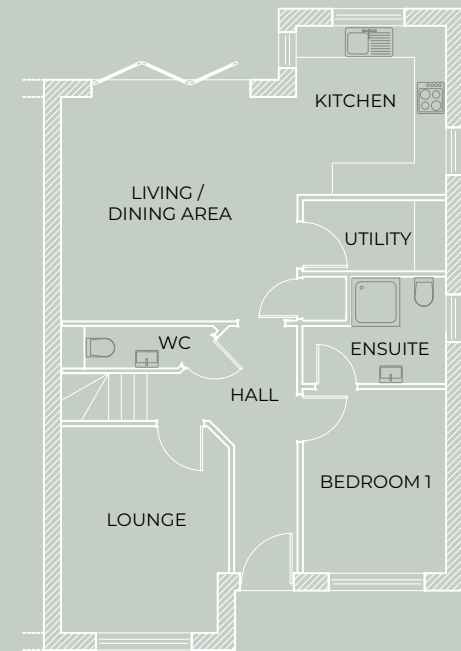
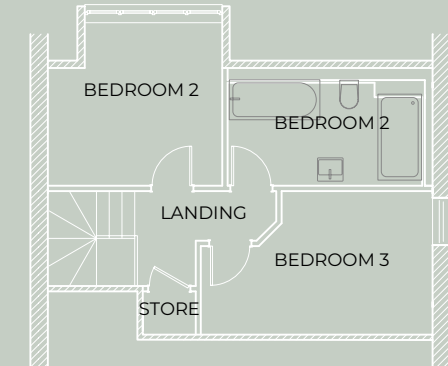
Plot 3 & 4



Ground Floor	M
Lounge	3.1 x 4.0
Kitchen	2.9 x 3.25
Dining / Living Space	4.5 x 4.2
Bedroom 1	2.7 x 3.5
Ensuite	2.0 x 2.7

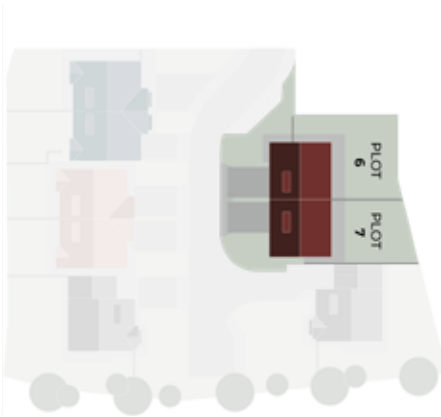
First Floor	M
Bedroom 2	3.3 x 2.8
Bedroom 3	3.0 x 2.7
Bathroom	3.8 x 2.2



# THE JOBLING

## 3 Bedroom Semi-Detached Dormer Bungalow

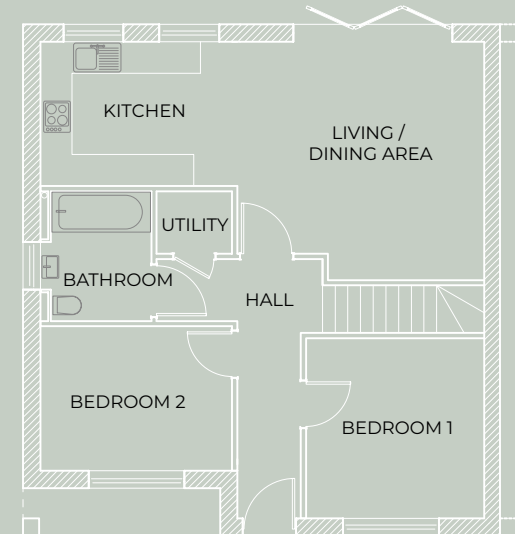
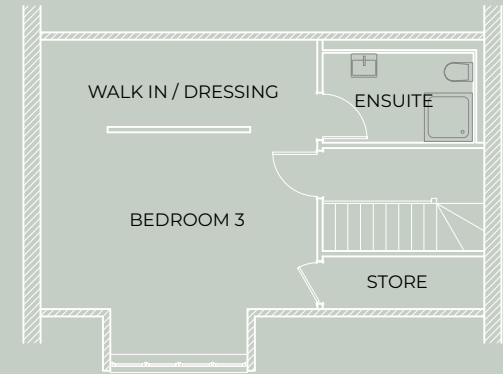
Plot 6 & 7



Ground Floor	M
Living Space	4.7 x 4.8
Kitchen	3.7 x 2.9
Bathroom	2.2 x 2.4
Bedroom 1	3.1 x 3.4
Bedroom 2	3.6 x 2.8

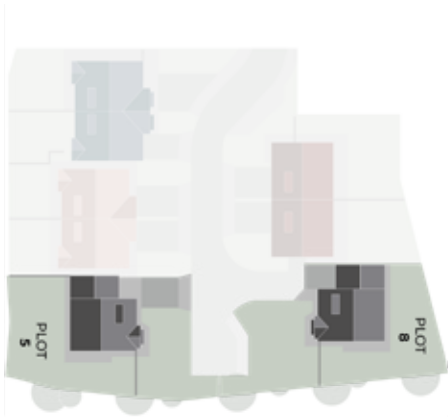
First Floor	M
Bedroom 3	5.5 x 5.0
Ensuite	1.8 x 2.9



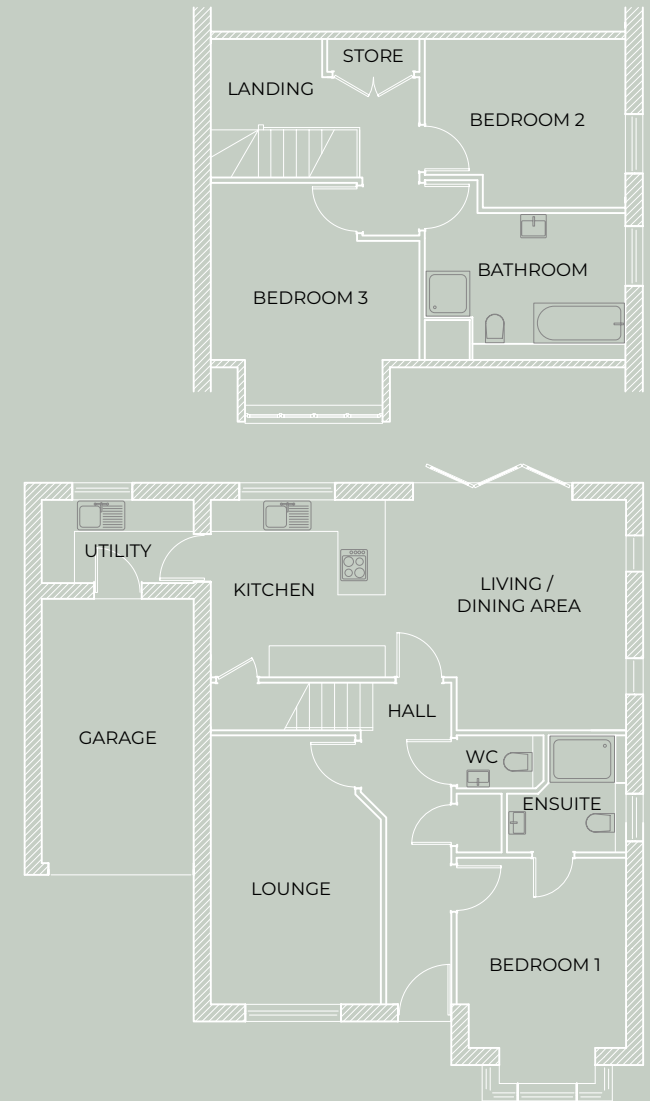
# THE PICKERIN

## 3 Bedroom Detached Dormer Bungalow

Plot 5 & 8



Ground Floor	M
Lounge	3.1 x 3.8
Kitchen	3.5 x 3.7
Dining / Living Space	4.4 x 4.3
Bedroom 1	3.1 x 3.8
Ensuite	2.1 x 2.3
First Floor	M
Bedroom 2	4.1 x 3.0
Bedroom 3	2.4 x 2.7
Bathroom	2.3 x 3.7





# FULFORTH GARDENS

SITE LOCATION PLAN



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# SPECIFICATION

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## **The Kitchen**

Luxury designed kitchen complete with integrated fridge freezer, ceramic hob and dish washer. Integrated microwave oven within tall kitchen cabinets

## **The Utility Room**

Units to match kitchen choice with laminate worktop and upstand. Plumbing for washing machine and space for tumble dryer within Utility Room units.

## **Bathrooms and En-suites**

Luxury Grohe sanitary ware, with wall-hung WC, vanity unit and chrome heated towel rails. Walls half tiled and fully to shower areas. Floors to all bathrooms and en-suites fully tiled.

## **Flooring**

Beautifully designed Vinyl flooring to hallway and kitchen with inset floor mat at entranceway. Carpets to all bedrooms and staircase.

## **Heating and Electrical**

Gas fired central heating with Worcester combi boiler with underfloor heating downstairs and room zonal controls. Bathrooms, en-suites, kitchen and utility room to have mechanical extraction. LED down lights to kitchen, bathroom and open plan living space with pendants to bedrooms, hallway and living rooms. External feature PIR lighting to front and rear elevations.

## **Exterior Finishes**

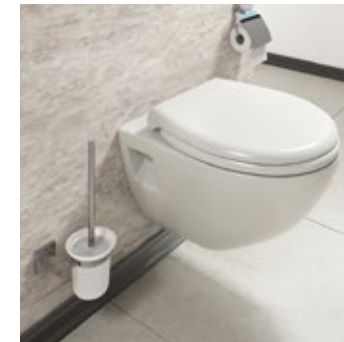
Landscaped and turfed front gardens with turf to rear gardens. Stylish beamish cobbles to private drives with Indian sandstone paving to rear gardens. Front doors will be an insulated composited door including multi point locking system.

## **Security and safety**

Intruder alarm system with PIR detection and keypad adjacent to front door. External doors feature five point locking system. Mains fed smoke detectors with battery backup and carbon monoxide detectors

## **Quality**

10 Year AHCI new home warranty, enhanced by developers personal service.





**FORRIC DEVELOPMENTS**  
Previous Development: Laurel & Highlander House, West Road, Tantobie

# FORRIC DEVELOPMENTS SINCE 1991

## PREVIOUS DEVELOPMENTS

At Forric Developments, we're obsessed with achieving a quality finish and take pride in our attention to detail.

A second generation family run business started in Burnopfield in 1991.

Our work focus's primarily on XYZ, our strengths are in xyz and our passion is to deliver xyz to our xyz.

For a wider portfolio of our previous developments please contact [info@forricdevelopments.co.uk](mailto:info@forricdevelopments.co.uk)





 **FORRIC DEVELOPMENTS**  
Previous Development: Low Friarside, Burnopfield





 **FORRIC DEVELOPMENTS**  
Previous Development: Cornmoor Road, Whickham



FROM **FORRIC**DEVELOPMENTS

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**Disclaimer**

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