

Welcome to next-level living at Allenson View

AVANT
homes



YOUR BEST LIFE STARTS HERE. READY?



Allenson View offers a range of 3 and 4 bedroom homes that are led by design. Each property features bi-fold doors, exclusive kitchen designs with integrated appliances, boutique bathrooms and much more included in the price.

Allenson View is nestled on the outskirts of Durham City in the sought-after area of West Rianton, where you'll find picturesque countryside and bustling village centre. The development is just off the A690, serving County Durham, and Sunderland and giving new residents easy road links to the wider North East area.

OUR PROMISE TO YOU

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



Standing out from the crowd in West Rainton

Nestled on the outskirts of Durham City, residents of Allenson View will have access to fantastic amenities and plenty of fun-filled things to do with the whole family. For those that love to shop until they drop, two of Durham's shopping centres, The Riverwalk and Prince Bishop's Shopping Centre, can be reached in just 10-minutes. Those commuting further afield can visit Gateshead, Sunderland and Middlesbrough in 30 minutes.





West Rainton is also well-served by regular bus services to Sunderland, East Rainton, Houghton-le-Spring and Durham city centre. Living at the Allenson View development, residents will have the beautiful North East countryside on their doorstep, as well as plenty of outdoor green spaces and family-friendly attractions.

A stone's throw away is Moor House Adventure Centre, which for thrill-seekers is a dream come true with a range of activities such as abseiling, archery, climbing and raft building available to enjoy. If you're after somewhere for a gentle afternoon walk, why not try the Rainton Meadows Nature Reserve. Just two miles from Allenson View, the reserve is home to more than 200 species of birds and lucky visitors may also spot a weasel, brown hare or roe deer on their walks too.

You won't have to go far to take the little ones out for an exciting day either as Adventure Valley is just five miles away. Adventure Valley is packed full of fun for the whole family, with an indoor and outdoor play gym, animals of all sizes and a miniature golf course.

Within West Rainton village itself, you'll also find a whole host of amenities and there's both Tesco Express and Sainsbury's Local within a 15-minute drive of the development. West Rainton Primary School is also close by.








With the A690 and the A1 within proximity to Allenson View, this location is ideal for commuters. For those needing to use local rail services, Durham train station is less than a 15-minute drive away and can take you across the UK including to Newcastle, Glasgow, London, Derby, and Bristol.

Allenson View





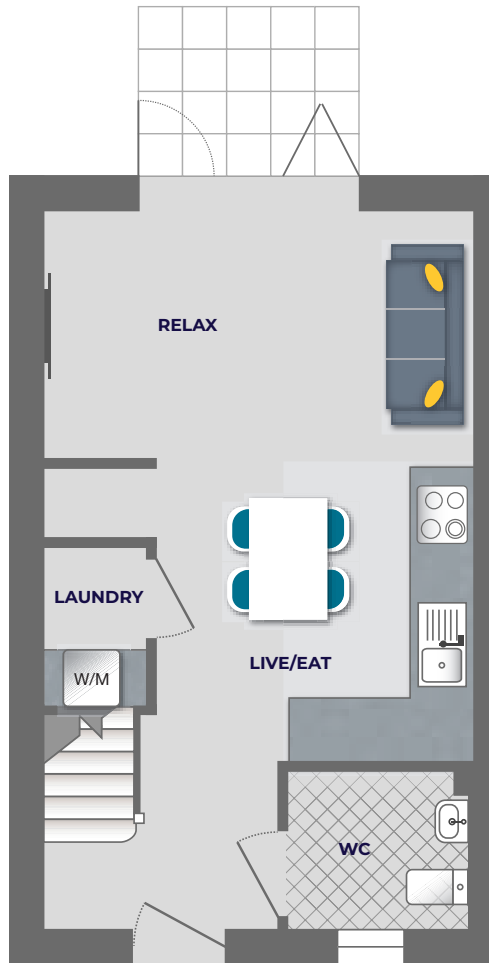
-  **THE EMSTONE**
3 bedroom homes
-  **THE IMPSTONE**
3 bedroom homes
-  **THE IVYSTONE**
3 bedroom homes
-  **THE MAYBROOK**
4 bedroom homes
-  **THE MONKBROOK**
4 bedroom homes
-  **THE NEWBROOK**
4 bedroom homes
-  **THE OAKBROOK**
4 bedroom homes
-  **THE SKYBROOK**
4 bedroom homes
-  **THE TAMBROOK**
4 bedroom homes
-  **THE TIDEBROOK**
4 bedroom homes
-  **THE WHINWICK**
5 bedroom homes
-  **AFFORDABLE HOUSING**

-  Bin Storage Area
-  Bin Collection Point
-  Sub Station
-  Pump Station
-  Visitors Parking Space
-  Garage Access
-  Bollards

The Bayfield

2 bedroom home

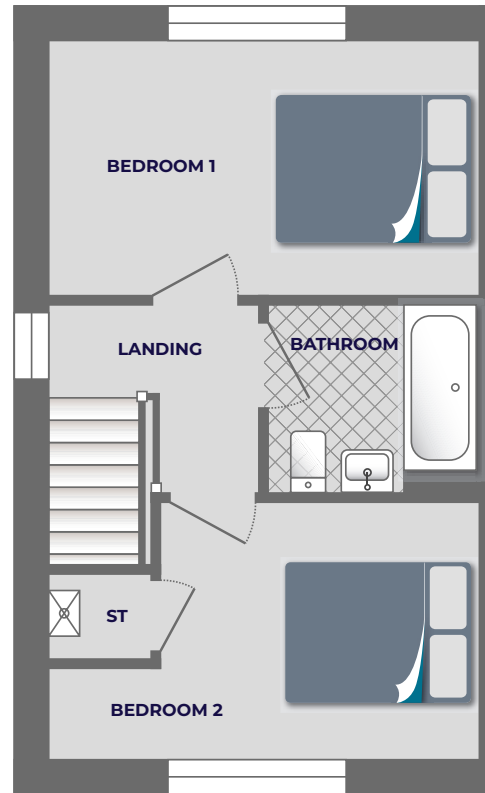




Ground Floor

Live/Eat	4.42m* x 3.09m*	14'6"* x 10'2"*
Relax	4.42m x 2.55m	14'6" x 8'4"
Laundry	1.04m x 1.63m	3' 5" x 5' 4"
WC	1.86 m x 1.65m	6'1" x 5'5"

* Maximum dimensions



First Floor

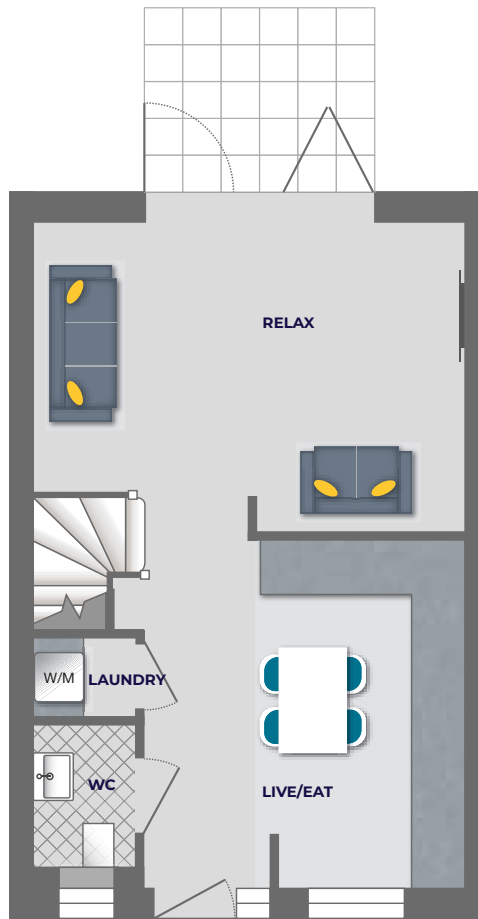
Bedroom 1	4.42m* x 2.61m	14'6"* x 8'7"
Bedroom 2	4.42m* x 2.65m	14'6"* x 8'8"
Bathroom	2.17m x 1.70m	7'1" x 5'7"

* Maximum dimensions

The Emstone

3 bedroom home

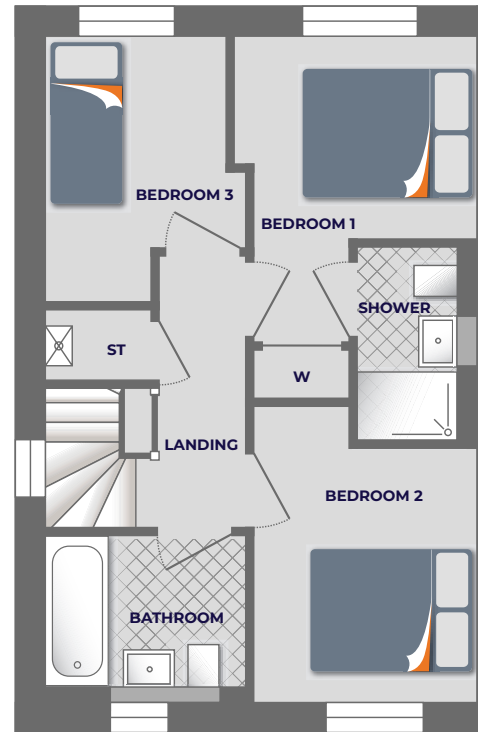




Ground Floor

Live/Eat	4.25m** x 4.1m	13'11"*** x 13'5"
Relax	5.09m x 3.64m*	16'8" x 11'11"***
Laundry	1.23m x 0.92m	4'0" x 3'0"
WC	1.7m x 1.18m	5'7" x 3'10"

Maximum dimensions
 * Minimum dimensions



First Floor

Bedroom 1	2.63m** x 4.1m*	8'8"*** x 13'11"***
Shower	1.2m x 2.28m	3'11" x 7'6"
Bedroom 2	2.64m x 3.49m*	8'8" x 11'5"***
Bedroom 3	2.43m* x 3.1m*	8'0"*** x 10'2"***
Bathroom	2.32m x 1.7m	7'7" x 5'7"

* Maximum dimensions
 ** Minimum dimensions

The Impstone

3 bedroom home

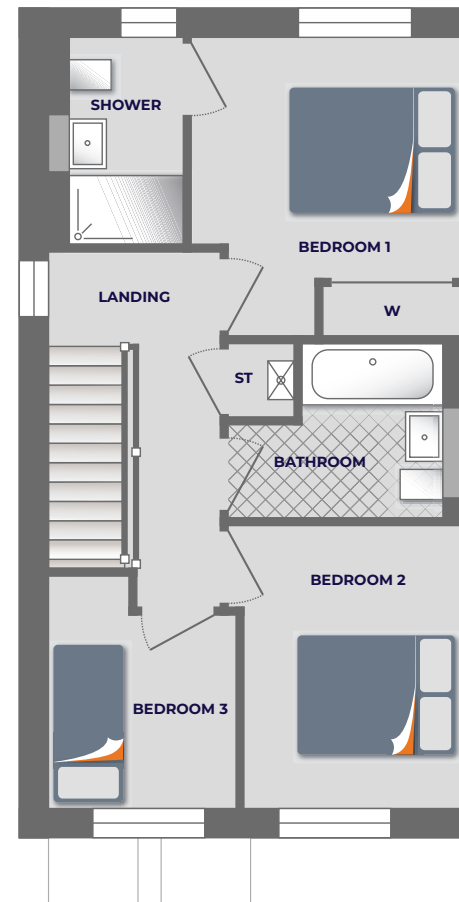




Ground Floor

Live/Eat	2.77m** x 4.12m**	9'1"*** x 13'6"***
Relax	4.98m x 3.3m	16'4" x 10'10"
Laundry	1.04m x 1.93m	3'5" x 6'4"
WC	1.7m x 1.65m	5'7" x 5'5"

* Maximum dimensions



First Floor

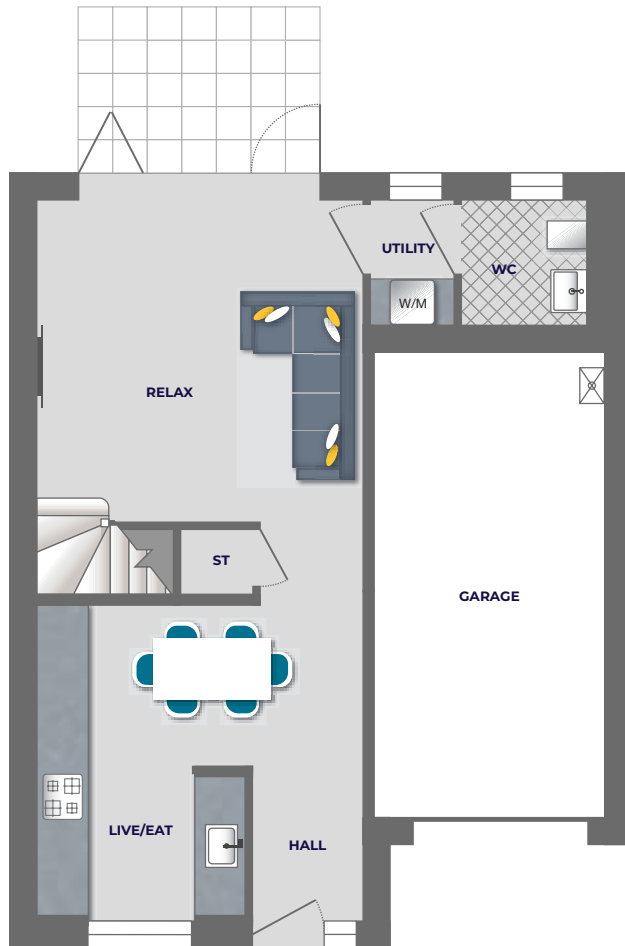
Bedroom 1	3.25m* x 3.56m*	10'8" x 11'8"*
Shower	1.43m x 2.48m	4'8" x 8'2"
Bedroom 2	2.64m** x 3.39m	8'8"*** x 11'1"
Bedroom 3	2.25m x 2.76m*	7'4" x 9'0"*
Bathroom	2.57m* x 2.12m*	8'5" x 6'11"*

* Maximum dimensions

The Ivystone

3 bedroom home

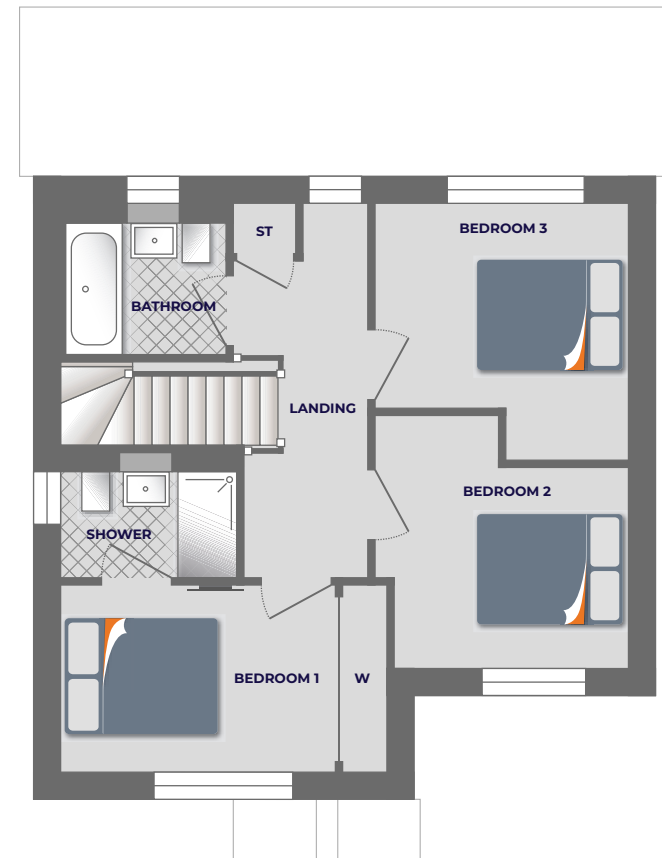




Ground Floor

Live/Eat	4.24m*	x 4.12m*	13'11"*	x 13'6"*
Relax	4.24m	x 4.23m	13'11"	x 13'10"
Utility	1.11m	x 1.65m	3'8"	x 5'5"
WC	1.64m	x 1.64m	5'4"	x 5'5"

* Maximum dimensions



First Floor

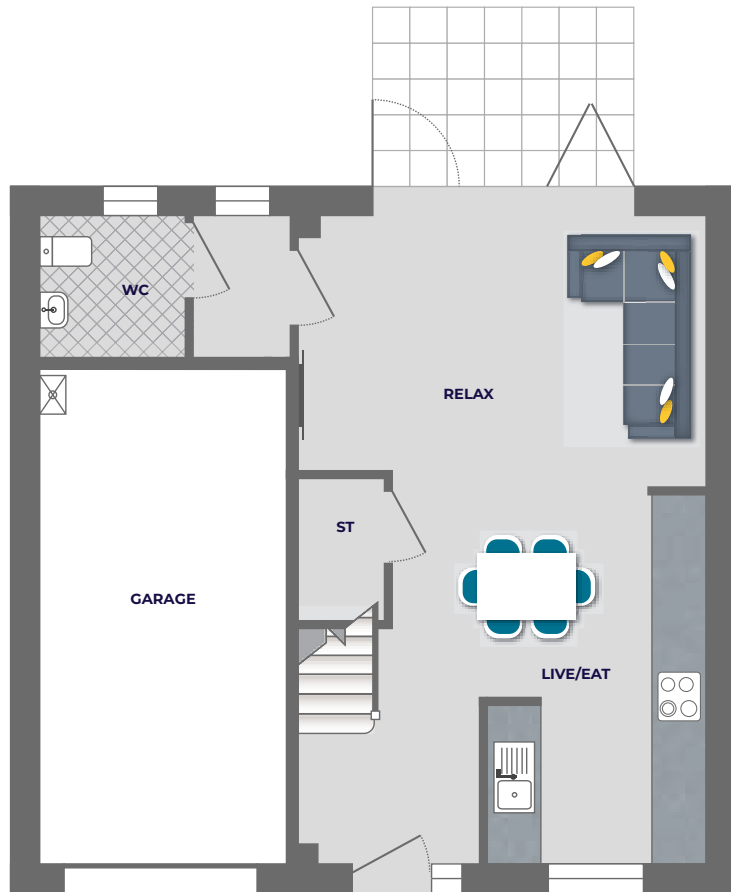
Bedroom 1	4.24m	x 2.44m	13'11"	x 8'0"
Shower	2.30m	x 1.39m	7'7"	x 4'7"
Bedroom 2	3.29m*	x 3.30m*	10'10"*	x 10'10"*
Bedroom 3	3.29m	x 3.31m*	10'10"	x 10'10"*
Bathroom	2.10m	x 1.69m	6'11"	x 5'7"

* Maximum dimensions

The Maybrook

4 bedroom home

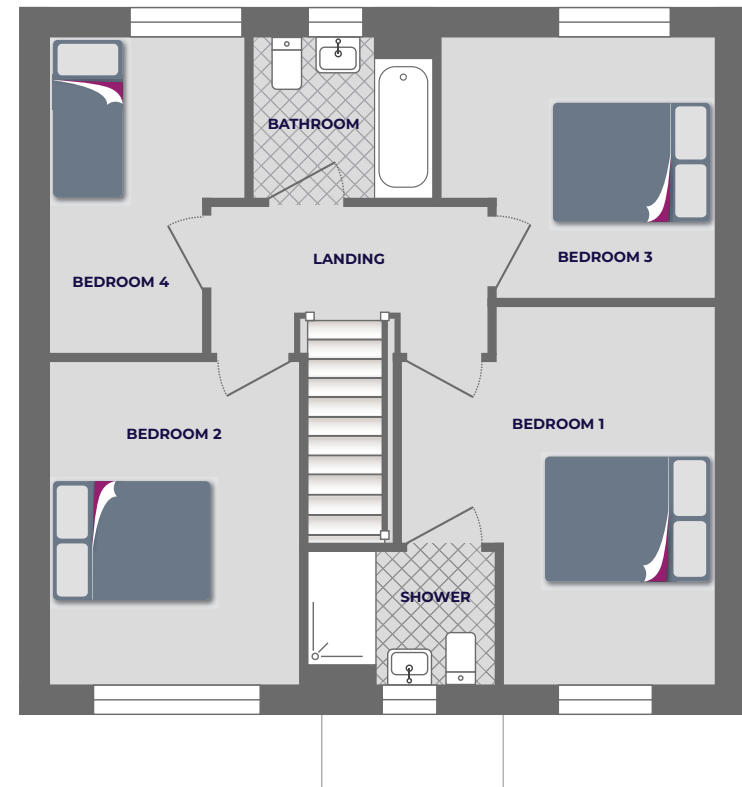




Ground Floor

Live/Eat	3.79m* x 4.44m*	12'5"* x 14'5"*
Relax	4.92m x 3.30m	16'2" x 10'8"
Store	1.03m x 1.80m	3'5" x 5'9"
WC	1.93m x 1.69m	6'3" x 5'7"
Garage	3.00m x 6.00m	9'10" x 19'8"

* Maximum dimensions



First Floor

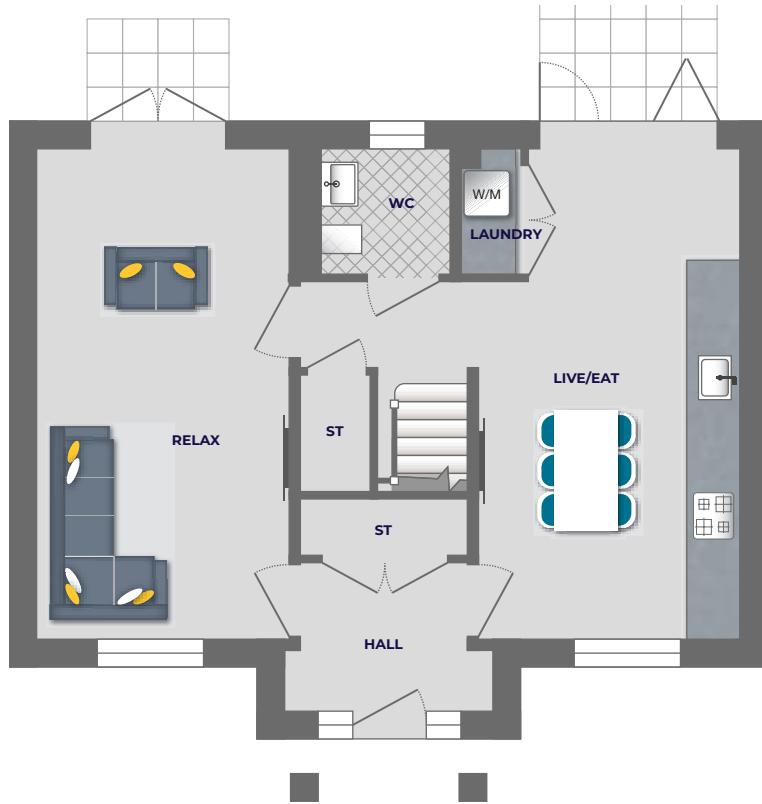
Bedroom 1	3.78m* x 4.56m	12'5"* x 15'0"
Shower 1	2.30m x 1.63m	7'7" x 5'3"
Bedroom 2	3.04m x 3.90m	9'9" x 12'10"
Bedroom 3	3.32m* x 3.18m*	10'11"* x 10'5"*
Bedroom 4	2.38m* x 3.84m*	7'10"* x 12'7"*
Bathroom	2.18m x 1.94m	7'2" x 6'3"

* Maximum dimensions

The Monkbrook

4 bedroom home

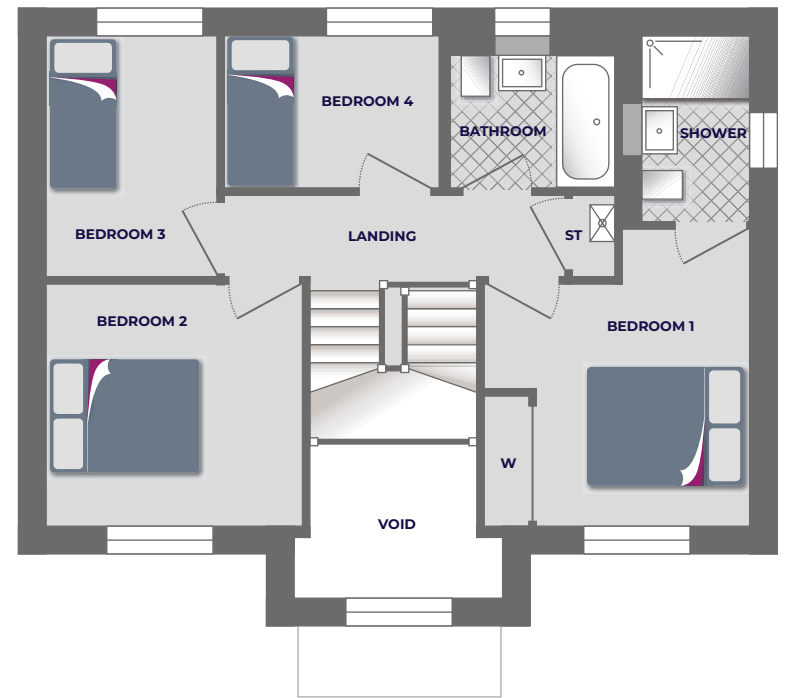




Ground Floor

Live/Eat	3.34m* x 6.26m	10'11"* x 20'6"
Relax	3.23m x 6.26m	10'7" x 20'6"
Laundry	0.75m x 1.60m	2'6" x 5'3"
WC	1.65m x 1.60m	5'5" x 5'3"

* Maximum dimensions



First Floor

Bedroom 1	3.40m* x 3.81m*	11'2"* x 12'6"*
Shower 1	1.40m x 2.37m	4'7" x 7'9"
Bedroom 2	3.28m x 3.10m	10'9" x 10'2"
Bedroom 3	2.18m x 3.07m	7'2" x 10'1"
Bedroom 4	2.71m x 1.93m	8'11" x 6'4"
Bathroom	2.13m x 1.70m	7'0" x 5'7"

* Maximum dimensions

The Newbrook

4 bedroom home

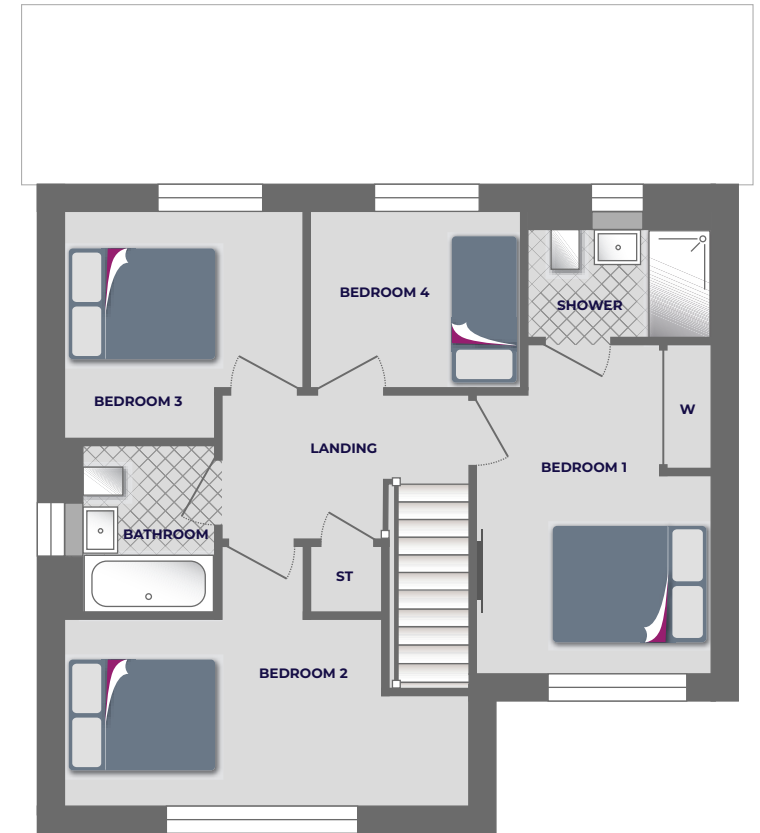




Ground Floor

Live/Eat	5.25m x 4.2m	17'2" x 13'9"
Relax	3.2m x 5.43m	10'6" x 17'10"
Laundry	0.91m x 2.14m	3'0" x 7'0"
WC	1.79m x 1.65m	5'11" x 5'5"
Garage	3.01m x 6.09m	9'11" x 20'0"

* Maximum dimensions



First Floor

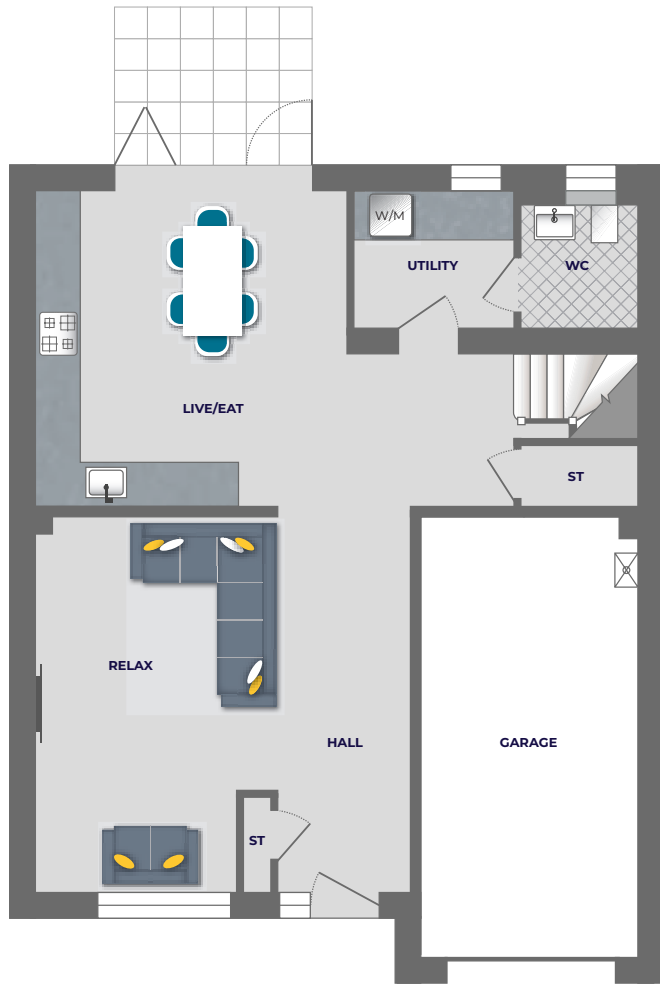
Bedroom 1	3.06m* x 4.31m	10'0"* x 14'2"
Shower	2.38m x 1.4m	7'10" x 4'7"
Bedroom 2	5.26m* x 2.42m	17'3"* x 7'11"
Bedroom 3	3.1m* x 2.95m	10'2"* x 9'8"
Bedroom 4	2.74m x 2.29m	9'0" x 7'6"
Bathroom	1.7m x 2.17m	5'7" x 7'1"

* Maximum dimensions

The Oakbrook

4 bedroom home

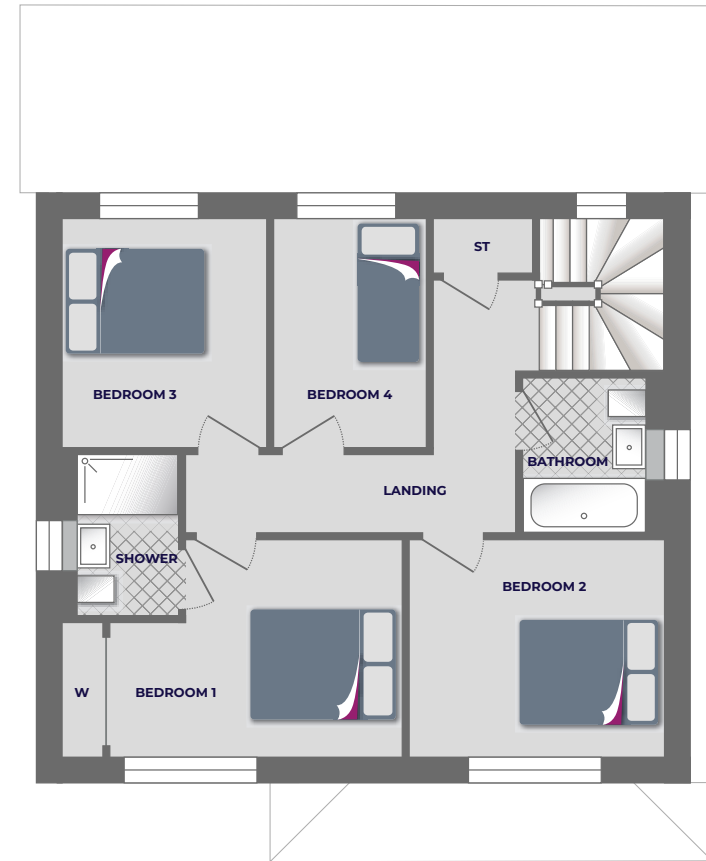




Ground Floor

Live/Eat	4.28m x 4.36m	14'1" x 14'4"
Relax	5.13m* x 5.12m*	16'10"* x 16'10"*
Utility	2.17m x 1.87m	7'1" x 6'2"
WC	1.65m x 1.7m	5'5" x 5'7"
Garage	3.01m x 6.07m	9'11" x 19'11"

* Maximum dimensions



First Floor

Bedroom 1	4.68m* x 2.98m*	15'4"* x 9'9"*
Shower 1	1.4m x 2.22m	4'7" x 7'3"
Bedroom 2	3.51m x 2.98m	11'6" x 9'9"
Bedroom 3	2.82m x 3.14m	9'3" x 10'4"
Bedroom 4	2.11m x 3.14m	6'11" x 10'4"
Bathroom	1.7m x 2.12m	5'7" x 6'11"

* Maximum dimensions

The Skybrook

4 bedroom home

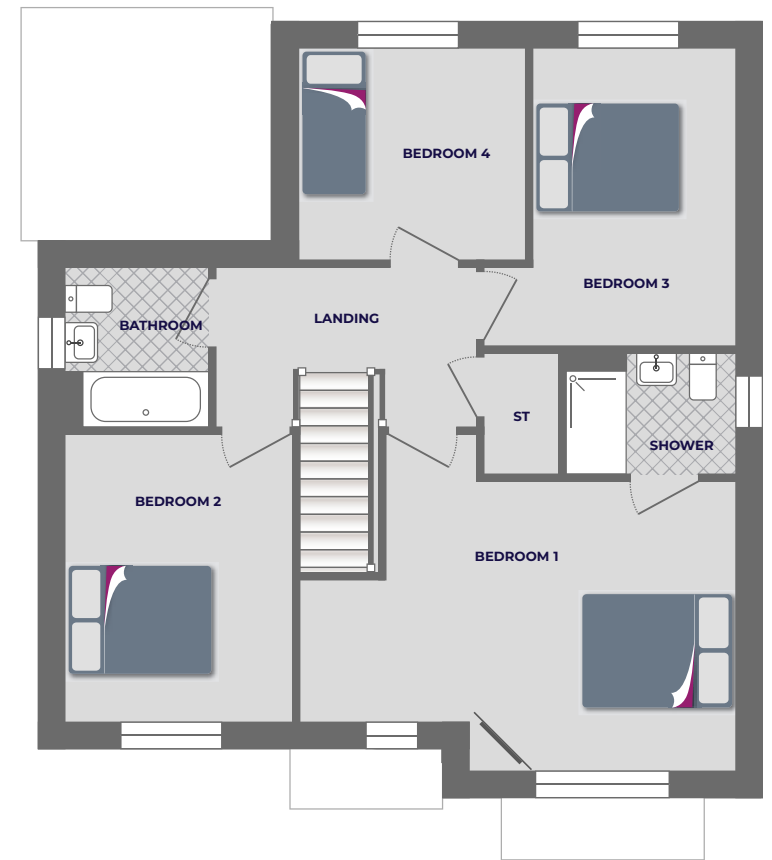




Ground Floor

Live/Eat	5.81m x 4.82m	19'1" x 15'10"
Relax	3.56m x 4.66m*	11'8" x 15'2"*
Utility	1.36m x 2.55m	4'6" x 8'4"
WC	1.60m x 2.552m	5'3" x 8'4"
Garage	3.01m x 6.08m	9'11" x 19'11"

* Maximum dimensions
 ** Minimum dimensions



First Floor

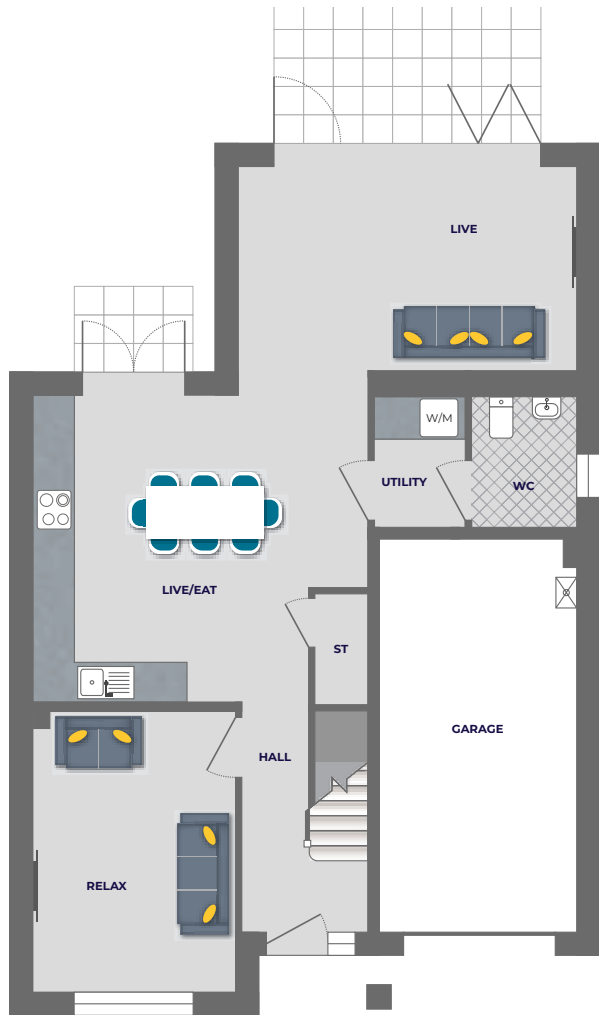
Bedroom 1	5.81m* x 3.86m*	19'1" x 12'8"*
Shower 1	2.26m x 1.63m	7'5" x 5'3"
Bedroom 2	3.05m x 3.83m	10'0" x 12'7"
Bedroom 3	2.78m x 3.92m	9'11" x 12'11"
Bedroom 4	2.93m x 2.79m	9'6" x 9'2"
Bathroom	1.99m x 2.11m	6'5" x 6'11"

* Maximum dimensions
 ** Minimum dimensions

The Tambrook

4 bedroom home





Ground Floor

Live/Eat	5.17m* x 4.68m	16'9"* x 15'4"
Live	5.13m x 3.11m	16' 10" x 10'2"
Relax	3.11m x 4.27m	10' 3" x 14'0"
Utility	1.36m x 2.08m	4'6" x 6'8"
WC	1.59m x 2.08m	5'3" x 6'8"
Garage	3m x 6m	9'10" x 19'8"

* Maximum dimensions



First Floor

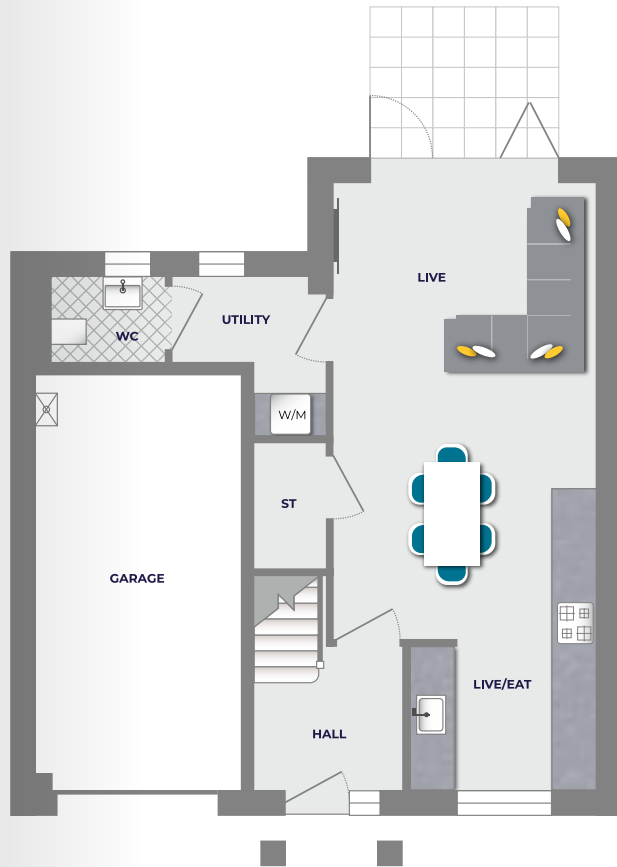
Bedroom 1	4.00m* x 3.72m*	13'1" x 12'3"*
Shower 1	1.62m x 2.36m	5'3" x 7'9"
Bedroom 2	4.41m x 2.77m	14'6" x 9'1"
Bedroom 3	3.04m* x 3.42m*	10'0"* x 11'5"*
Bedroom 4	3.78m x 3.53m*	12'5" x 9'1"*
Bathroom	1.92m x 2.12m	6'2" x 6'9"

* Maximum dimensions

The Tidebrook

4 bedroom home





Ground Floor

Live/Eat	3,79m* x 5,15m*	12'5"* x 16'11"*
Live	3,79m x 3,59m	12'5" x 11'9"
Utility	2,21m* x 2,31m*	7'3"* x 7'7"*
Store	1,05m x 1,80m	3'5" x 5'11"
WC	1,65m x 1,22m	5'5" x 4'0"
Garage	3,00m x 6,00m	9'10" x 19'8"

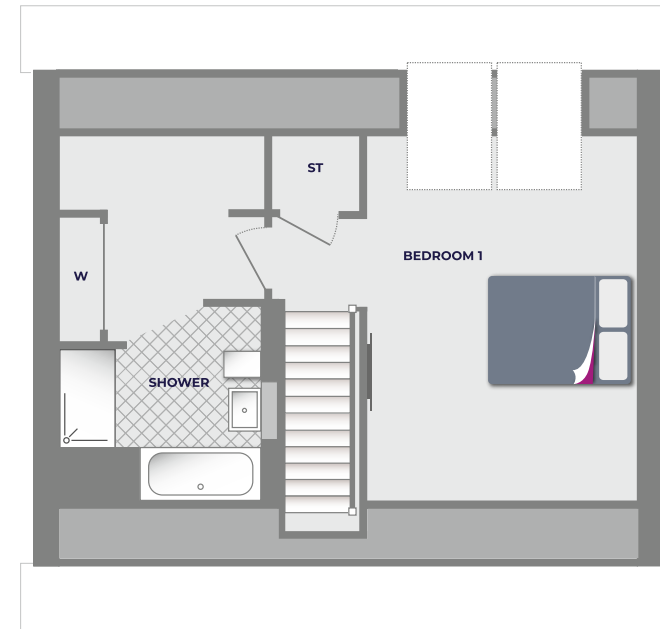
* Maximum dimensions
 ** Minimum dimensions



First Floor

Relax	3,05m* x 4,40m*	10'0"* x 14'5"*
Bedroom 2	2,67m x 3,75m	8'9" x 12'4"
Bedroom 3	2,67m x 3,54m	8'9" x 11'8"
Bedroom 4	3,11m* x 2,90m*	10'2"* x 9'6"*
Bathroom	2,10m x 1,70m	6'11" x 5'7"

* Maximum dimensions



Second Floor

Bedroom 1	3,79m x 5,12m**	12'5"* x 16'10"*
Shower	3,05m x 5,12m*	10'0" x 16'10"*

* Maximum dimensions
 ** Minimum dimensions

The Whinwick

5 bedroom home





Ground Floor

Live/Eat	7.06m x 3.88m	23'2" x 12'9"
Live	3.94m x 2.88m	12'11" x 9'5"
Relax	3.79m x 4.92m	12'5" x 16'2"
Utility	2.05m x 1.95m	6'9" x 6'5"
WC	1.65m x 1.77m	5'5" x 5'10"
Garage	3.79m x 4.92m	12'5" x 16'2"

* Maximum dimensions



First Floor

Bedroom 1	4.02m x 4.28m*	13'2" x 14'0"
Shower 1	2.55m x 1.40m	8'4" x 4'7"
Bedroom 2	3.79m x 4.50m	12'5" x 14'9"
Shower 2	2.35m x 1.40m	7'9" x 4'7"
Bedroom 3	4.64m x 2.95m	15'3" x 9'8"
Bedroom 4	3.37m x 3.12m	11'1" x 10'3"
Bedroom 5	3.37m x 3.12m	11'1" x 10'3"
Bathroom	1.71m x 2.15m	5'7" x 7'1"

* Maximum dimensions

MAKE YOUR HOUSE YOUR HOME

This is the fun part. Choose colour and styling options from our standard range of specifications and add extras to make it your own. Speak to your sales advisor about the full range of options and extras available in your property.



INTERNAL FEATURES

- Stylish white internal doors with chrome-finished door handles
- Ceilings & walls finished in white emulsion throughout
- Heat, smoke, and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

OPTIONAL EXTRAS

- Carpet, entrance matting, vinyl and laminate flooring to various rooms
- Chrome switches and socket plates
- Data points and media option points
- Sky Q Media option
- Chrome low voltage downlighters in ceiling





EXTERNAL FEATURES

- UPVC french door/Bi-fold door** to access rear garden area
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight** and multi-point locking system
- Driveway**
- Garage* including power and light^
- Allocated parking**
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

OPTIONAL EXTRAS

- Outside tap
- Integral garage floor paint
- Rear garden fencing
- External socket
- Wireless security alarm
- Doorbell
- Door number plaque
- Turf to rear gardens where applicable

**Sidelight, Allocated Parking , Garage, Bi-fold door and Driveway for these housetypes is Plot Specific.
^Dependent on location of garage. Speak to your Sales Advisor for more details.



BATHROOM FEATURES

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

SHOWER ROOM FEATURES

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and glass door with chrome trim
- Range of full height tiling options to shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

WC FEATURES

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights in ceiling
- A range of vinyl flooring options
- Shaver socket
- Shower head on slide rail over bath and glass shower screen
- Dual shower head to en-suite shower

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights
- A range of vinyl flooring options

MAIN BEDROOM FEATURES

- En-suite shower room*

*Available on selected housetypes only.

OPTIONAL EXTRAS

- 'Classic' or 'Shaker' style sliding door wardrobe system in a choice of colour and glass combinations
- Extra shelving options to wardrobes



KITCHEN FEATURES

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Stainless steel Chimney extractor hood
- Integrated fridge/freezer or undercounter fridge with icebox*
- Stainless steel splashback behind hob
- Single stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops

*Dependent on housetype

OPTIONAL EXTRAS

- Fully fitted designer kitchen in a range of colours and styles
- Solid worktop, under mounted sink and monoblock mixer tap
- Cooking appliances - Pyro oven, induction hob, extractor hood, microwave*
- Integrated cleaning appliances - dishwasher, washing machine and washer/dryer
- Food storage – Frost free fridge/freezer, under counter freezer*
- Chrome switches and socket plates
- LED lighting strips to underneath of wall units

*Available on selected housetypes only.



INDEPENDENT FINANCIAL ADVISORS



We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: enquiries@jlfs.co.uk
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: www.safeguardfinancialservices.co.uk

SOLICITOR PANEL

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

JACKSON LAW FIRM

Phone: 01642 356500 | Email: info@jacksons-law.com
Website: www.jacksons-law.com

PLS

Phone: 0330 024 4536 | Email: info@pls-solicitors.co.uk
Website: www.pls-solicitors.co.uk

GM WILSON

Phone: 01924 291111 | Email: info@gmwilson.co.uk
Website: www.gmwilson.co.uk



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.

ELECTRICAL PROVISION

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below. Speak to your Sales Advisor for more details.

Room	Socket Outlets (dual outlets count as 2)	Notes
Kitchen/utility	8	Where homes have separate areas, the kitchen will have a minimum of four outlets and the utility room four. Where appliances are provided, a minimum of three outlets are free for general use
Living/family room	8	A minimum of two outlets are provided near the TV aerial outlet
Bedrooms	6 (4)	A minimum of six outlets for the main bedroom and a minimum of four outlets for other bedrooms.
Dining room	4	-
Landing	2	-
Hall	2	-

AVANT homes

We're here to help you every step of the way, so please don't hesitate to contact us for more information.

**Allenson View
West Rainton
DH4 6NN
0191 303 8904**

www.avanthomes.co.uk/allensonview



Avant Homes 2023 | version 1.0.1

The information contained herein is for general guidance only. Photographs portray a reasonable impression of the properties we build and sell, but some images and show homes may include upgrades or options that have since been discontinued or do not form part of a standard specification. Changes in circumstances or availability of materials may force us to make changes to finishes or elevations from those illustrated. Floor plans demonstrate the general layout of the property and room dimensions are duplicated from working drawings but these are not precise measurements to be relied upon as slight variances will occur on construction of individual properties. Site plans show the intended layout of the development, but we reserve the right to alter layouts subject to appropriate planning consents. Avant Homes cannot offer you financial or legal advice. Please speak to an independent IFA or Solicitor for financial and legal guidance when buying a new home