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5 Star Excellence as standard

Bramblewood

Modern 2, 3 and 4 bedroom homes

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gentoo homes



5 Star Excellence as standard

Bramblewood provides you with the best of both worlds. Our homes are ideally situated in a semi-rural part of Tyne and Wear with a hive of local amenities and leisure activities close-by, as well as acting as an excellent base for commuting to or exploring the nearby cities.

Our homes are conveniently located almost equidistant from the centre of both Durham and Sunderland which are each bursting with culture and attractions to enjoy. Visit the historic city of Durham and enjoy a stroll or boat along the river bank and explore the impressive castle and cathedral; or venture into the vibrant centre of Sunderland to take in a show at The Sunderland Empire Theatre with musicals and tribute bands, or enjoy the drama on the football pitch at the Stadium of Light.

Both cities are also perfect for a spot of retail therapy and have a host of restaurants and bars to enjoy. For those who love to embrace the outdoors, Bramblewood is just a short five minute drive from Hetton Lyons Country Park which features a sporting lake, fishing lakes, football

pitches, play park and cycle tracks which form part of the National Cycling Network. Alternatively, within a short car journey you could take a stroll around the striking Penshaw Monument and take in the impressive views or visit New Herrington Recreational Park which includes a play area and sports grounds as well as a stunning country park which provides miles of walking and cycle trails. For all cricket, golf and tennis enthusiasts, there are a range of sport facilities surrounding our new homes including an 18-hole golf course at Houghton-le-Spring Golf Club within a five minute drive.

Alternatively, if you feel the attraction to the coast, a short 15 minute drive will lead you to Seaham beach to enjoy the fresh sea air and indulge at popular coastal cafés and restaurants.



Bramblewood

Bramblewood features a superb collection of HBF five star accredited quality homes situated almost equidistant from the vibrant city of Sunderland and the cathedral city of Durham and also offers excellent transport links for commuting to or exploring the centre of Newcastle.













Our latest phase incorporates a range of our renowned 2, 3 and 4 bedroom house types as well as introducing a number of new designs. All house styles provide modern and spacious living spaces perfect for first-time buyers or those looking to upgrade their home.

Our development appeals to those who want to live in a semi-rural part of Tyne and Wear whilst also being surrounded by a wide choice of shops, sports and leisure activities as well as a good choice of schools.

All homes at Bramblewood are built to an excellent standard specification throughout, plus there are a wide range of upgrade options to allow you to truly make your home your own and fit around your desired lifestyle.

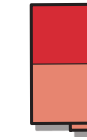
As well as owning a spacious new home on a sought-after development, you will also receive a two year Gentoo Homes customer care guarantee and a 10 year NHBC warranty as standard - providing total peace of mind about your new Gentoo home.



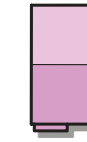
 The Ash 2 bedroom home	 The Yew 2 bedroom home	 The Poplar 3 bedroom home	 The Chestnut 3 bedroom home	 The Hawthorn 3 bedroom home	 The Spruce 4 bedroom home
 The Holly 2 bedroom home	 The Lawson 3 bedroom home	 The Laburnum 3 bedroom home	 The Elder 3 bedroom home	 The Alnwick 4 bedroom home	 The Lime 4 bedroom home

House types

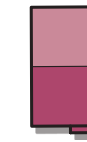
We build and design modern homes with you in mind



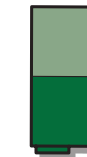
The Ash
2 bedroom home
Approximately 648 sq ft



The Holly
2 bedroom home
Approximately 648 sq ft



The Yew
2 bedroom home
Approximately 648 sq ft



The Lawson
3 bedroom home
Approximately 831 sq ft



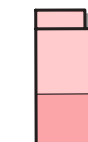
The Poplar
3 bedroom home
Approximately 831 sq ft



The Laburnum
3 bedroom home
Approximately 875 sq ft



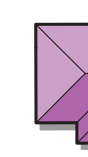
The Chestnut
3 bedroom home
Approximately 912 sq ft



The Elder
3 bedroom home
Approximately 946 sq ft



The Hawthorn
3 bedroom home
Approximately 950 sq ft



The Alnwick
4 bedroom home
Approximately 1,258 sq ft



The Spruce
4 bedroom home
Approximately 1,272 sq ft



The Lime
4 bedroom home
Approximately 1,283 sq ft

All images are for illustration purposes only and are subject to change without prior notice. House style features, finishes and landscaping may vary to what is displayed. All information contained in this brochure should be treated as general guidance and does not form any contract or warranty. Buyers will need to satisfy themselves from official plans for any information regarding their home.



Why choose Bramblewood?



- Short five minute drive from Hetton Lyons Country Park which features a sporting lake, fishing lakes, football pitches, play park and cycle tracks which form part of the National Cycling Network
- Nearby New Herrington Recreational Park also includes a play area and sports grounds as well as a stunning country park which provides miles of walking and cycle trails
- 18-hole golf course at Houghton-le-Spring Golf Club



- Equidistant from the centre of both Durham and Sunderland
- 15 minute drive from Seaham beach



- A great range of education and childcare services in the area



- Excellent transport links close by
- Within a 20 minute drive of both Sunderland and Durham

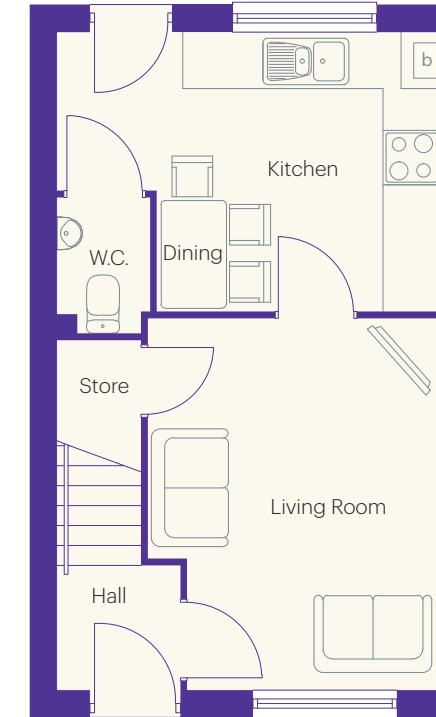


The Ash



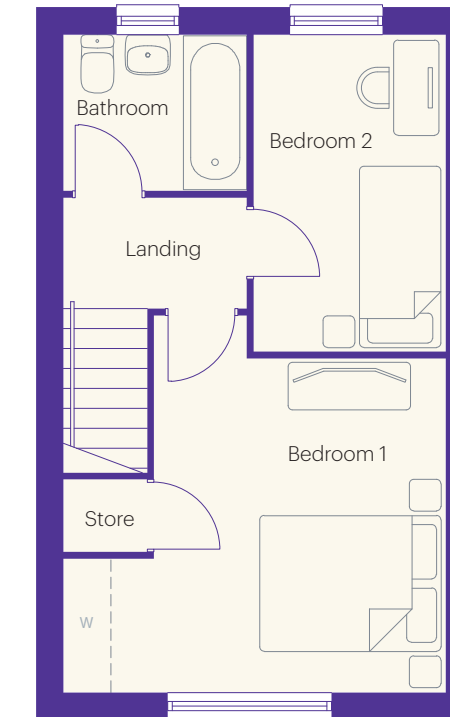
Bramblewood

2 bedroom home Approximately 648 sq ft



Ground floor dimensions

Living Room	3.18m x 4.06m	10' 5" x 13' 4"
Kitchen/Dining	4.17m x 3.06m	13' 8" x 10' 0"
W.C.	1.00m x 1.50m	3' 3" x 4' 11"
Hall	1.34m x 1.35m	4' 5" x 4' 5"



First floor dimensions

Bedroom 1	4.17m x 3.65m	13' 8" x 12' 0"
Bedroom 2	2.08m x 3.48m	6' 10" x 11' 5"
Bathroom	2.00m x 1.70m	6' 7" x 5' 7"

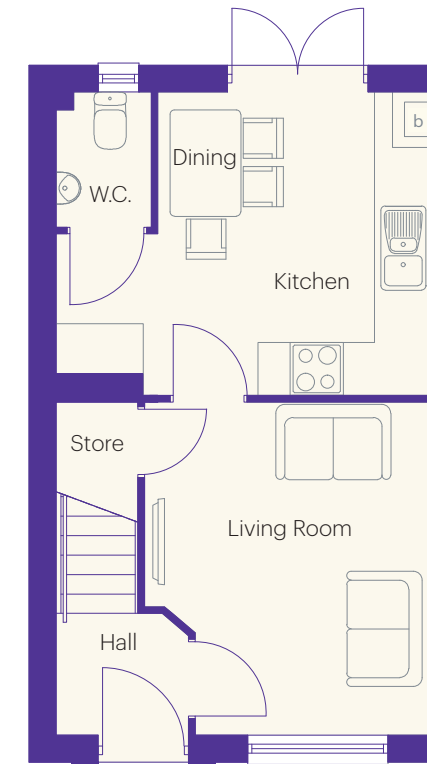
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The Holly



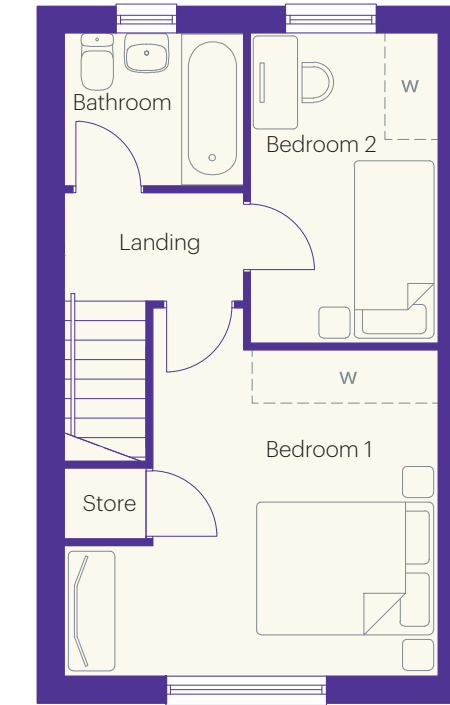
Bramblewood

2 bedroom home Approximately 648 sq ft



Ground floor dimensions

Living Room	3.18m x 3.72m	10' 5" x 12' 2"
Kitchen/Dining	4.17m x 3.40m	13' 8" x 11' 2"
W.C.	1.0m x 1.49m	3' 3" x 4' 11"
Hall	1.45m x 1.35m	4' 9" x 4' 5"



First floor dimensions

Bedroom 1	4.17m x 3.65m	13' 8" x 12' 0"
Bedroom 2	2.08m x 3.48m	6' 10" x 11' 5"
Bathroom	2.00m x 1.70m	6' 7" x 5' 7"

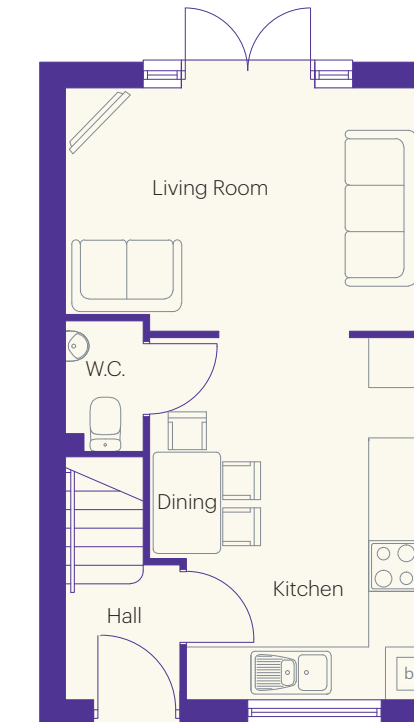
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The Yew



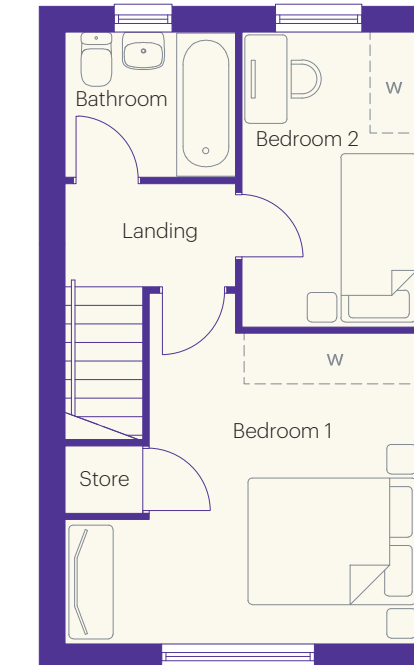
Bramblewood

2 bedroom home
Approximately 648 sq ft



Ground floor dimensions

Living Room	4.17m x 2.86m	13' 8" x 9' 5"
Kitchen/Dining	3.18m x 4.26m	10' 5" x 14' 0"
W.C.	0.90m x 1.55m	2' 11" x 5' 1"
Hall	1.34m x 1.58m	4' 5" x 5' 2"



First floor dimensions

Bedroom 1	4.17m x 3.65m	13' 8" x 12' 0"
Bedroom 2	2.08m x 3.48m	6' 10" x 11' 5"
Bathroom	2.00m x 1.70m	6' 7" x 5' 7"

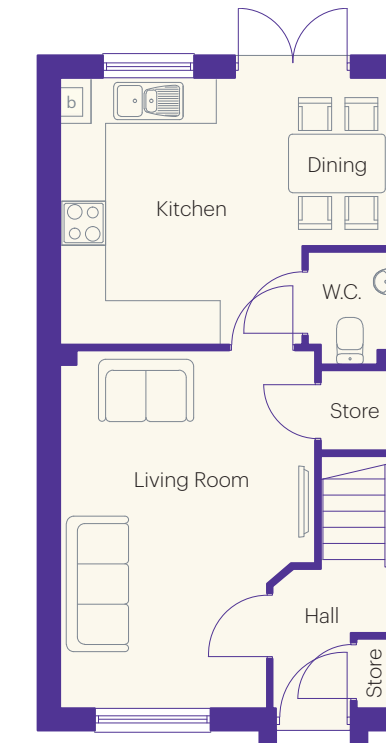
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The Lawson



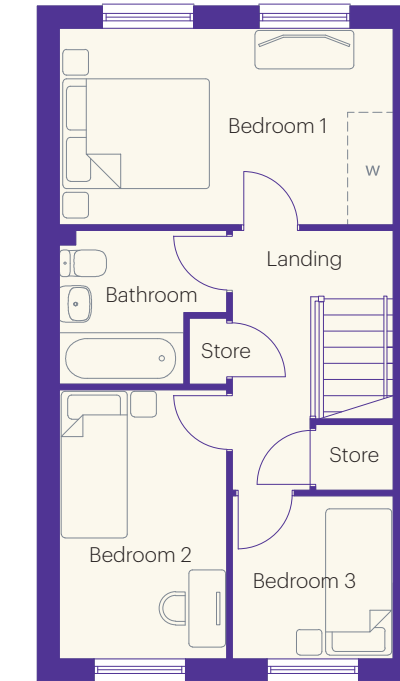
Bramblewood

3 bedroom home
Approximately 831 sq ft



Ground floor dimensions

Living Room	3.45m x 4.85m	11' 4" x 15' 11"
Kitchen/Dining	4.51m x 3.62m	14' 10" x 11' 11"
W.C.	1.15m x 1.54m	3' 9" x 5' 1"
Hall	1.63m x 1.88m	5' 4" x 6' 2"



First floor dimensions

Bedroom 1	4.51m x 2.65m	14' 10" x 8' 8"
Bedroom 2	2.25m x 3.68m	7' 5" x 12' 1"
Bedroom 3	2.18m x 2.19m	7' 2" x 7' 2"
Bathroom	2.25m x 2.10m	7' 5" x 6' 11"

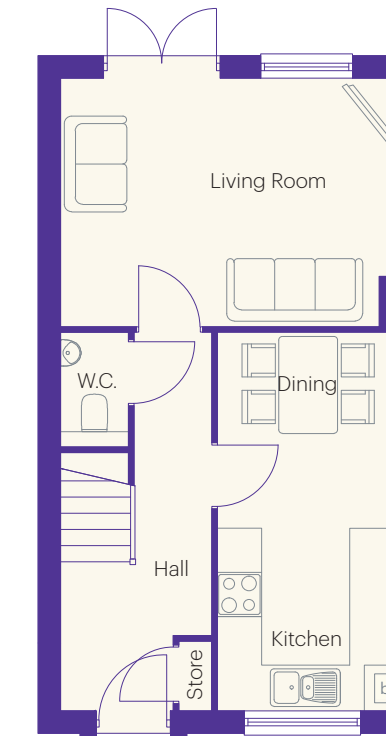
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The Poplar



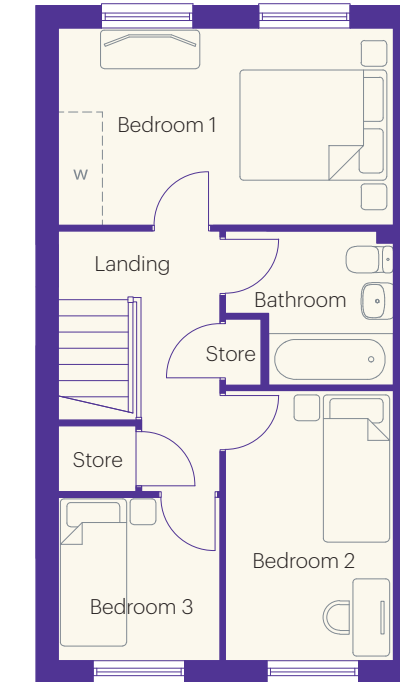
Bramblewood

3 bedroom home
Approximately 831 sq ft



Ground floor dimensions

Living Room	4.51m x 3.34m	14' 10" x 10' 11"
Kitchen/Dining	2.40m x 5.13m	7' 10" x 16' 10"
W.C.	0.89m x 1.55m	2' 11" x 5' 1"
Hall	2.02m x 5.13m	6' 8" x 16' 10"



First floor dimensions

Bedroom 1	4.51m x 2.65m	14' 10" x 8' 8"
Bedroom 2	2.25m x 3.64m	7' 5" x 11' 11"
Bedroom 3	2.18m x 2.20m	7' 2" x 7' 3"
Bathroom	2.25m x 2.10m	7' 5" x 6' 11"

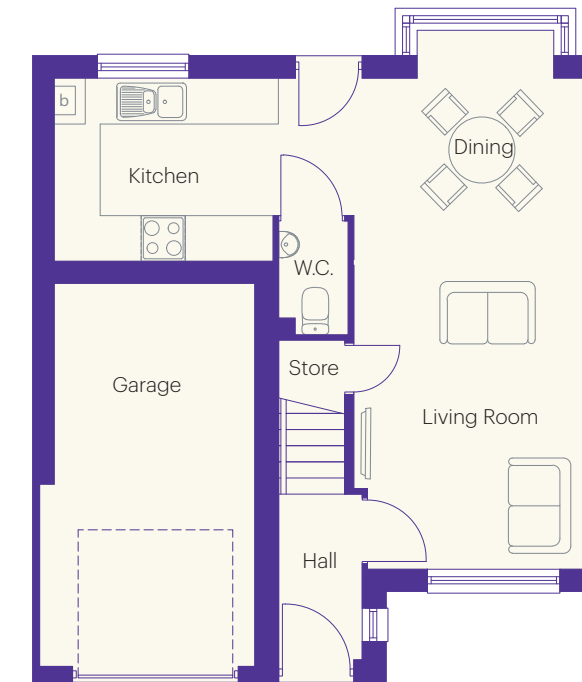
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The Laburnum



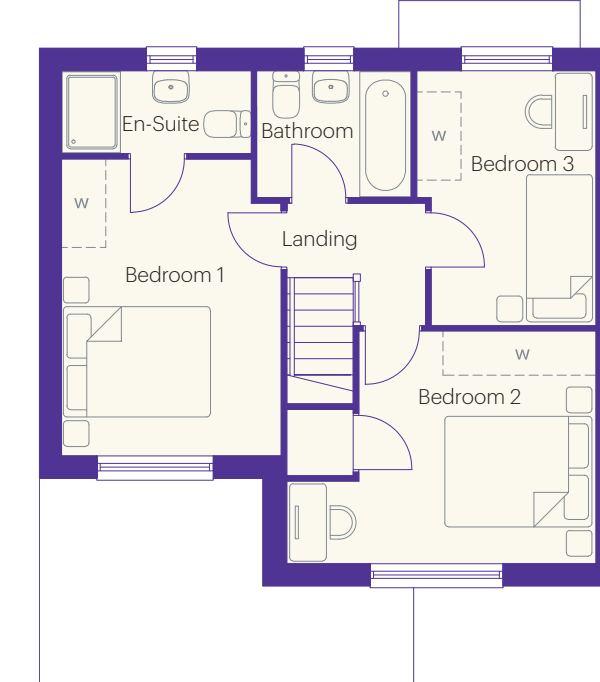
Bramblewood

3 bedroom home
Approximately 875 sq ft



Ground floor dimensions

Living Room	3.13m x 4.20m	10' 3" x 13' 9"
Kitchen/Dining	7.21m x 3.13m	23' 8" x 10' 3"
W.C.	0.96m x 1.51m	3' 2" x 4' 11"
Hall	1.14m x 2.24m	3' 9" x 7' 4"



First floor dimensions

Bedroom 1	2.95m x 4.0m	9' 8" x 13' 1"
En-Suite	2.54m x 1.10m	8' 4" x 3' 7"
Bedroom 2	4.18m x 3.12m	13' 9" x 10' 3"
Bedroom 3	2.4m x 3.44m	7' 10" x 11' 3"
Bathroom	2.1m x 1.70m	6' 11" x 5' 7"

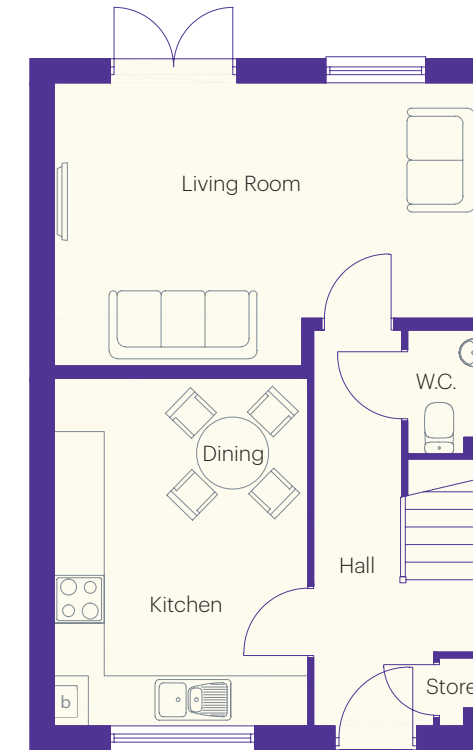
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The Chestnut



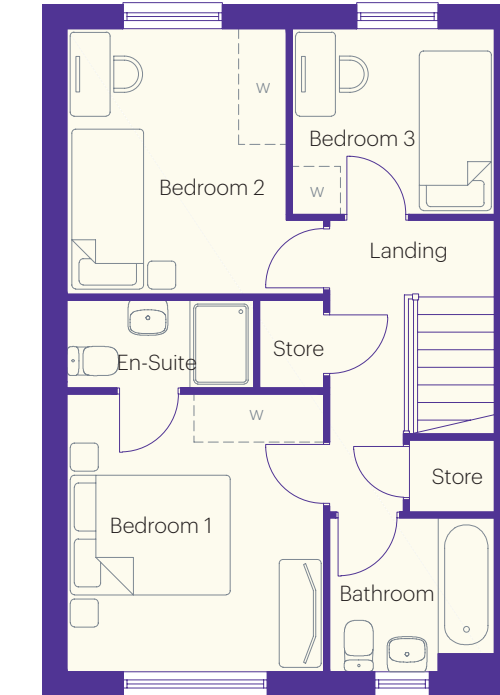
Bramblewood

3 bedroom home Approximately 912 sq ft



Ground floor dimensions

Living Room	5.30m x 3.52m	17' 5" x 11' 7"
Kitchen/Dining	3.13m x 4.33m	10' 3" x 14' 2"
W.C.	0.89m x 1.55m	2' 11" x 5' 1"
Hall	2.08m x 4.93m	6' 10" x 16' 2"
Please note The Chestnut on this Phase does not include a garage		



First floor dimensions

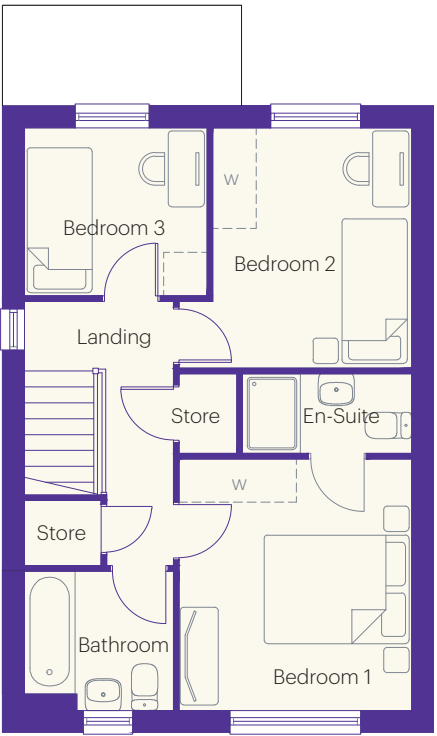
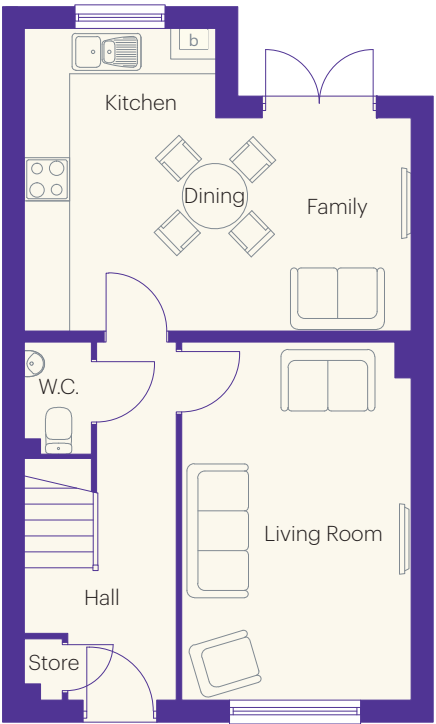
Bedroom 1	3.17m x 3.44m	10' 5" x 11' 3"
En-Suite	2.31m x 1.10m	7' 7" x 3' 7"
Bedroom 2	2.71m x 3.28m	8' 11" x 10' 9"
Bedroom 3	2.50m x 2.28m	8' 2" x 7' 6"
Bathroom	2.04m x 1.90m	6' 8" x 6' 3"

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The Elder



3 bedroom home
Approximately 946 sq ft



Ground floor dimensions

Living Room	3.13m x 4.93m	10' 3" x 16' 2"
Kitchen/Dining/Family	5.3m x 2.92m	17' 5" x 9' 7"
W.C.	0.89m x 1.55m	2' 11" x 5' 1"
Hall	2.08m x 4.93m	6' 10" x 16' 2"

First floor dimensions

Bedroom 1	3.17m x 3.44m	10' 5" x 11' 3"
En-Suite	2.31m x 1.10m	7' 7" x 3' 7"
Bedroom 2	2.71m x 3.28m	8' 11" x 10' 9"
Bedroom 3	2.50m x 2.28m	8' 2" x 7' 6"
Bathroom	2.04m x 1.90m	6' 8" x 6' 3"

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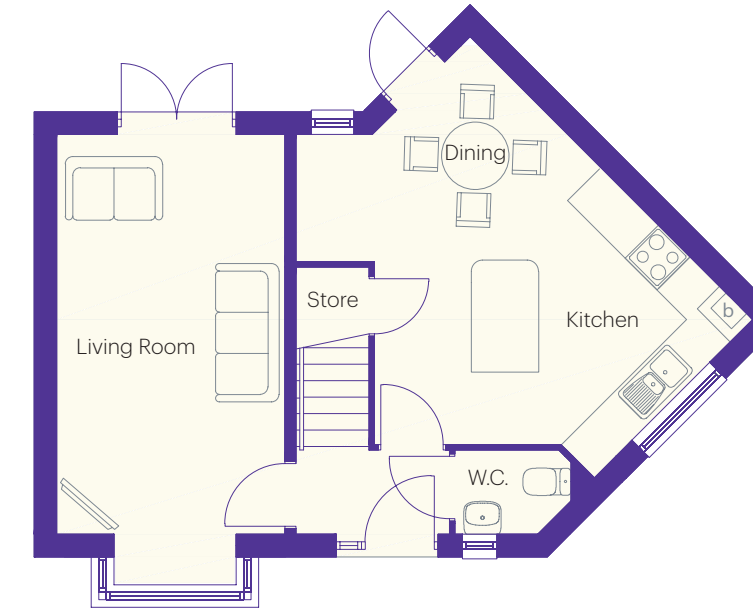
The Hawthorn



Bramblewood

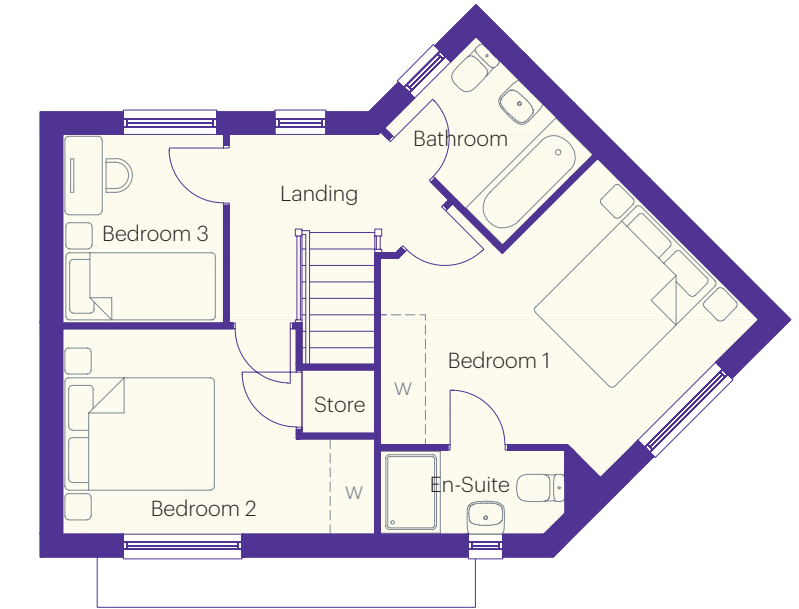
3 bedroom semi-detached home

Approximately 950 sq ft



Ground floor dimensions

Living Room	3.03m x 5.30m	9' 11" x 17' 5"
Kitchen/Dining	3.02m x 5.30m	9' 11" x 17' 5"
W.C.	1.54m x 1.10m	5' 1" x 3' 7"
Hall	2.05m x 1.10m	6' 9" x 3' 7"



First floor dimensions

Bedroom 1	4.72m x 3.95m	15' 6" x 13' 0"
En-Suite	2.45m x 1.10m	8' 0" x 3' 7"
Bedroom 2	4.15m x 2.71m	13' 7" x 8' 11"
Bedroom 3	2.11m x 2.50m	6' 11" x 8' 2"
Bathroom	1.70m x 2.20m	7' 3" x 5' 7"

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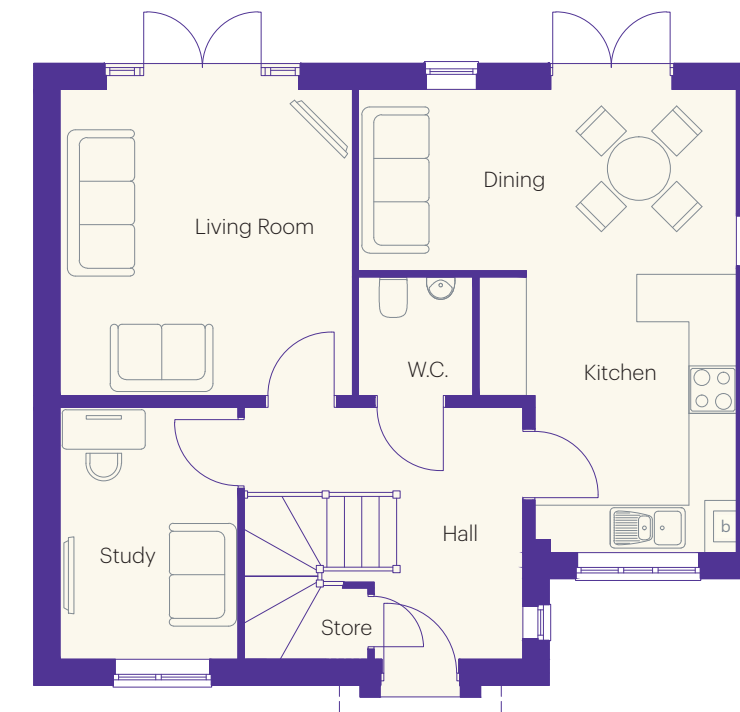
The Alnwick



Bramblewood

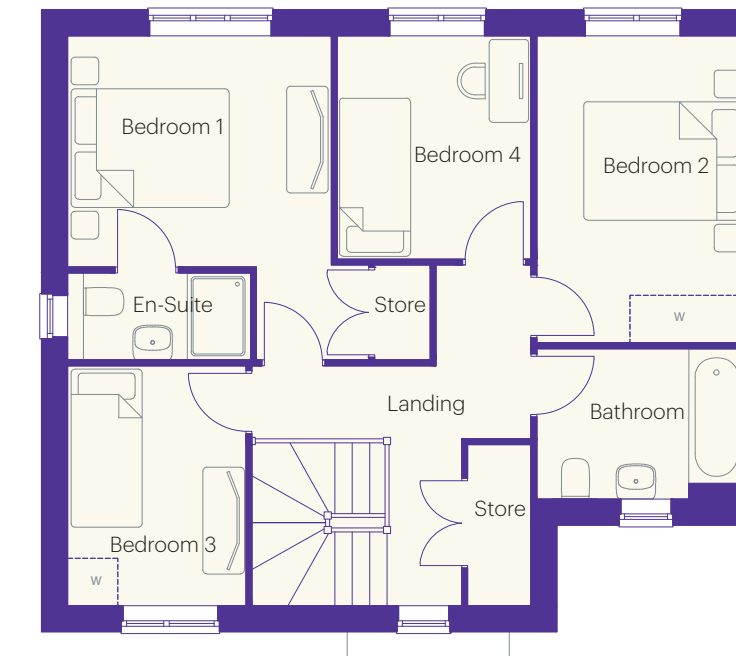
4 bedroom home

Approximately 1,258 sq ft



Ground floor dimensions

Living Room	3.69m x 3.87m	12' 1" x 12' 8"
Kitchen	3.24m x 3.58m	10' 8" x 11' 9"
Dining	4.78m x 2.28m	15' 8" x 7' 6"
Study	2.24m x 3.19m	7' 4" x 10' 6"
Hall	3.53m x 3.19m	11' 7" x 10' 6"
W.C.	1.45m x 1.5m	4' 9" x 4' 11"



First floor dimensions

Bedroom 1	3.32m x 4.1m	10' 11" x 13' 5"
Bedroom 2	2.61m x 3.87m	8' 7" x 12' 8"
Bedroom 3	2.24m x 3.02m	7' 4" x 9' 11"
Bedroom 4	2.45m x 2.81m	8' 0" x 9' 3"
Bathroom	2.61m x 1.90m	8' 7" x 6' 3"
En-Suite	2.31m x 1.1m	7' 7" x 3' 7"

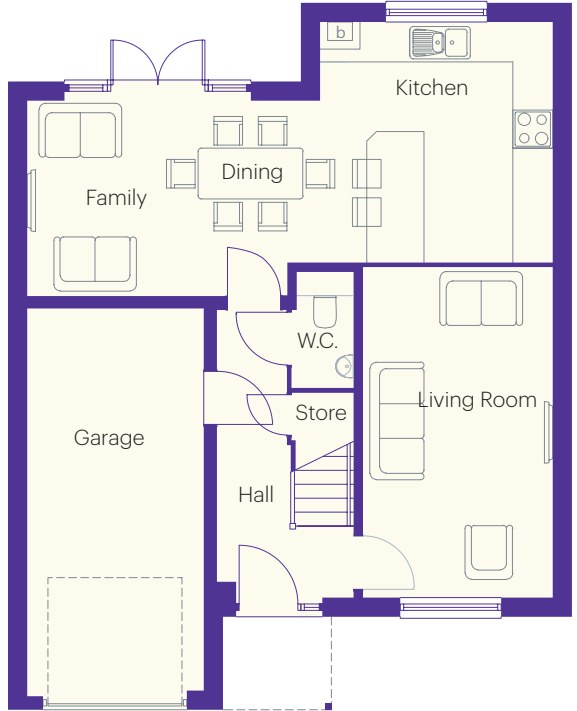
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The Spruce



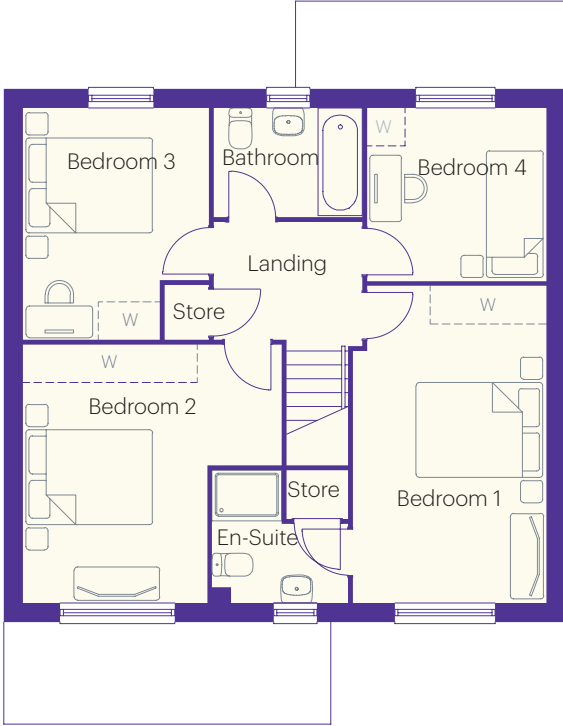
Bramblewood

4 bedroom home
Approximately 1,272 sq ft



Ground floor dimensions

Living Room	2.96m x 5.16m	9' 9" x 16' 11"
Kitchen/Dining/Family	8.22m x 3.76m	27' 0" x 12' 4"
W.C.	0.98m x 1.83m	3' 3" x 6' 0"
Hall	2.15m x 4.50m	7' 0" x 14' 9"
Garage	2.78m x 6.02m	9' 1" x 19' 9"



First floor dimensions

Bedroom 1	3.02m x 4.97m	9' 11" x 16' 4"
En-Suite	2.16m x 2.06m	7' 1" x 6' 9"
Bedroom 2	4.05m x 4.05m	13' 3" x 13' 3"
Bedroom 3	2.90m x 3.64m	9' 6" x 11' 11"
Bedroom 4	2.80m x 2.71m	9' 2" x 8' 11"
Bathroom	2.35m x 1.70m	7' 9" x 5' 7"

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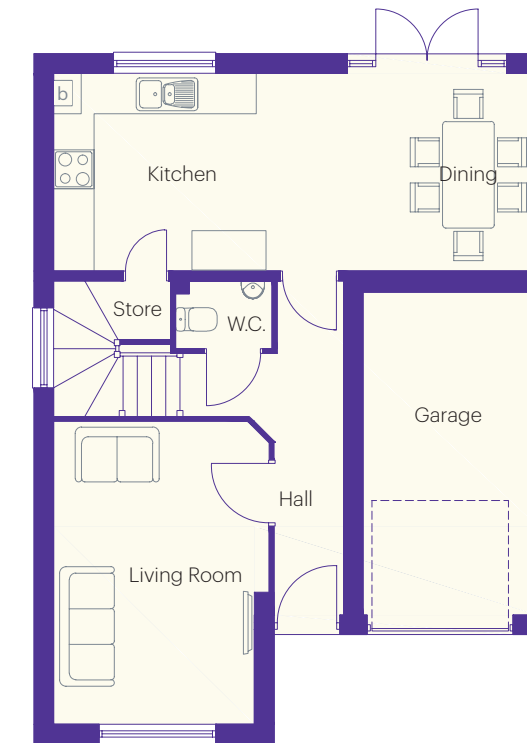
The Lime



Bramblewood

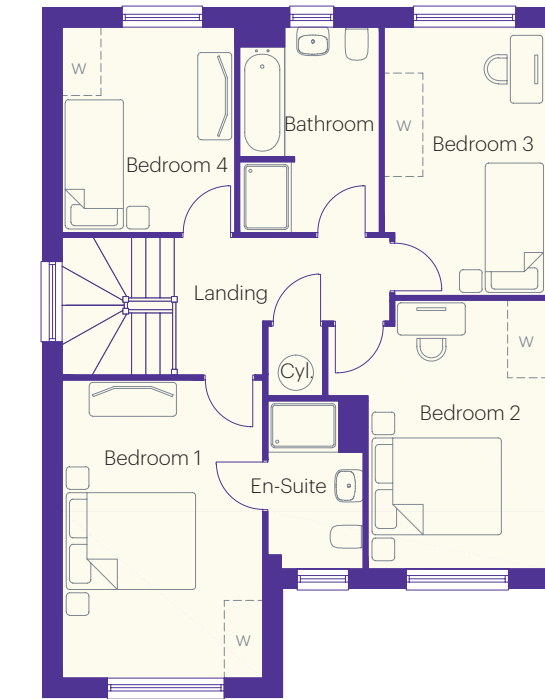
4 bedroom home

Approximately 1,283 sq ft



Ground floor dimensions

Living Room	3.36m x 4.65m	11' 0" x 15' 3"
Kitchen/Dining	7.44m x 3.04m	24' 5" x 10' 0"
W.C.	1.47m x 1.02m	3' 5" x 4' 11"
Hall	1.11m x 5.03m	3' 8" x 16' 6"



First floor dimensions

Bedroom 1	3.16m x 4.62m	10' 4" x 15' 2"
Bedroom 2	2.64m x 4.12m	8' 8" x 13' 6"
Bedroom 3	2.46m x 4.13m	8' 1" x 13' 7"
Bedroom 4	2.63m x 3.10m	8' 8" x 10' 2"
Bathroom	2.16m x 3.10m	7' 1" x 10' 2"
En-Suite	1.46m x 2.58m	4' 9" x 8' 6"

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Premium homes as standard

All house types at Bramblewood are built with an excellent specification throughout, we also offer a wide range of upgrade options to allow you to truly make your home your own and fit around your desired lifestyle.

Why buy with us?

- Adaptable open-plan living spaces with every house style
- Built to a premium specification throughout
- Well-designed modern kitchens
- Energy efficient homes
- Built with sustainability and the environment in mind
- Integrated high quality appliances as standard
- Personalise your home with our wide range of choices, upgrades and optional extras
- All fixtures and fittings installed ready for you to move in
- Warranties as standard

2 bed			3 bed						4 bed		
Ash	Yew	Holly	Lawson	Poplar	Laburnum	Chestnut	Elder	Hawthorn	Alnwick	Spruce	Lime

Kitchen features											
Fully fitted kitchen in a choice of colours and styles	•	•	•	•	•	•	•	•	•	•	•
Soft-close doors	•	•	•	•	•	•	•	•	•	•	•
40mm thick worktops in a choice of colours with matching upstand and splashback	•	•	•	•	•	•	•	•	•	•	•
Integrated single electric fan-assisted oven	•	•	•	•	•	•	•	•	•	•	•
Integrated 4 zone induction hob	•	•	•	•	•	•	•	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•	•	•	•	•	•	•	•
Integrated fridge/freezer	•	•	•	•	•	•	•	•	•	•	•
Integrated dishwasher	•	•	•	•	•	•	•	•	•	•	•
1½ bowl stainless sink and drainer	•	•	•	•	•	•	•	•	•	•	•
Chrome mixer taps	•	•	•	•	•	•	•	•	•	•	•
White low voltage downlighters in ceiling (not dining)	•	•	•	•	•	•	•	•	•	•	•
Kitchen upgrade packages are available - please ask your Sales Executive for a copy of our guide											

Bathroom features											
Main bathroom and en-suite with white contemporary style sanitaryware	•	•	•	•	•	•	•	•	•	•	•
Shower attachment on side-rail & glass shower screen	•	•	•	•							
Chrome hair rinse attachment over bath					•	•	•	•	•	•	•
Main bathroom: ceramic half-height tiling to sanitaryware walls	•	•	•	•	•	•	•	•	•	•	•
En-suite: half-height tiled sanitaryware walls, full to shower area					•	•	•	•	•	•	•
Thermostatic shower in en-suite					•	•	•	•	•	•	•
Extra tiling to wall and floor areas											
Chrome tile trim											
White towel rails fitted to main bathroom and en-suite	•	•	•	•	•	•	•	•	•	•	•
Chrome towel rails fitted to main bathroom and en-suite											
Low voltage downlighters in ceiling to bathroom and en-suite	•	•	•	•	•	•	•	•	•	•	•
Upgrade options for wall/floor tiling											

Electrical features											
Chrome front door bell	•	•	•	•	•	•	•	•	•	•	•
White electrical sockets/switch plates in all rooms	•	•	•	•	•	•	•	•	•	•	•
Socket with USB input to kitchen and master bedroom	•	•	•	•	•	•	•	•	•	•	•
Chrome sockets/switches											
Multi-media plate in living room with TV, telephone and data point	•	•	•	•	•	•	•	•	•	•	•
Telephone point in living room and master bedroom	•	•	•	•	•	•	•	•	•	•	•
Additional TV and BT sockets											
Low energy light bulbs to most rooms	•	•	•	•	•	•	•	•	•	•	•
Light and double electrical socket in garage	•	•	•	•	•	•	•	•	•	•	•
Data point to all master bedrooms	•	•	•	•	•	•	•	•	•	•	•

2 bed			3 bed						4 bed		
Ash	Yew	Holly	Lawson	Poplar	Laburnum	Chestnut	Elder	Hawthorn	Alnwick	Spruce	Lime

External features											
Stainless steel exterior wall light to front entrance	•	•	•	•	•	•	•	•	•	•	•
Sensor light to rear of the property											
1.8m high rear enclosure fencing and wall, where applicable with 2 metre party wall fencing	•	•	•	•	•	•	•	•	•	•	•
Rotivated top soil to rear garden	•	•	•	•	•	•	•	•	•	•	•
Turf to rear garden											
Turf to front garden	•	•	•	•	•	•	•	•	•	•	•
Concrete paving around home	•	•	•	•	•	•	•	•	•	•	•
Additional paving around home											
Electric garage door											
Outside tap	•	•	•	•	•	•	•	•	•	•	•
UPVC double glazed windows with locking system	•	•	•	•	•	•	•	•	•	•	•
UPVC French doors with locking system to ground floor		•	•	•	•	•	•	•	•	•	•
Bi-folding doors with locking system to ground floor											

Security features											
Front and rear doors with multi-point locking system	•	•	•	•	•	•	•	•	•	•	•
Front door restrictor and viewer	•	•	•	•	•	•	•	•	•	•	•
Intruder alarm with PIR detectors, external siren/strobe box											

Internal features											
Internal doors of 4 panel design with white gloss paint and polished chrome finish door handles	•	•	•	•	•	•	•	•	•	•	•
Upgrade on ironmongery and oak veneer doors											
Skirtings with white gloss paint	•	•	•	•	•	•	•	•	•	•	•
Ceilings, walls and woodwork finished in white	•	•	•	•	•	•	•	•	•	•	•
Gas central heating system with radiators throughout	•	•	•	•	•	•	•	•	•	•	•
Mains wired electric smoke detectors	•	•	•	•	•	•	•	•	•	•	•
Loft and exterior wall insulation	•	•	•	•	•	•	•	•	•	•	•

• Standard item Available as an optional extra Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change.





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