GENESIS HOMES



Sandsfield Way

CARLISLE





Thoughtful design and everyday comfort come together to create a community where you feel at home.

WELCOME TO SANDSFIELD WAY

Tucked just off Orton Road in the vibrant city of Carlisle, Sandsfield Way offers a wonderful balance of convenient city living, alongside the laid back charm of the Cumbrian countryside.

Whether it's a stroll in the park, a spontaneous escape to the lakes, or a venture into the buzz of the city - Sandsfield Way offers calm and connection.



WELCOME TO

Sandsfield Way

A CHOICE OF HOUSE TYPES

THE WHILLAN
5-bedroom
detached home
with double, attached/
detached garage
(plot dependent)

THE EDEN
4-bedroom
detached home with
integral garage

THE ELLEN
4-bedroom
detached home
with single garage

THE WREAY
4-bedroom
detached home
with integral garage

THE TAY
3-bedroom detached
dormer bungalow

THE DERWENT
3-bedroom
detached home with
single attached garage
(plot dependent)

THE GELT
3-bedroom
semi-detached
home

THE PETTERIL
3-bedroom
semi-detached home

THE CALDEW
2-bedroom
semi-detached home

THE DEE
2-bedroom
detached bungalow





The Whillan

5-BEDROOM DETACHED HOME WITH DOUBLE, ATTACHED/ DETACHED GARAGE (PLOT DEPENDENT)

Approx. 1903 sq ft







GROUND FLOOR

Cloakroom	2218 x 1468 [7'-3" x 4'-10"]
Kitchen/Dining	3556 x 8295 [11'-8" x 27'-3"]
Utility	2944 x 1114 [9'-8" x 3'-8"]
Study	2726 x 2695 [8'-11" x 8'-10"]
Lounge	5282 x 3317 [17'-4" x 10'-11"]

FIRST FLOOR

Master Bedroom	3416 x 5486 [11'-2" x 18'-0"]
En-Suite	1828 x 2404 [6'-0" x 7'-11"]
Bathroom	2443 x 2350 [8'-0" x 7'-9"]
Bedroom 2	4674 x 2695 [15'-4" x 8'-10"]
Bedroom 3	3058 x 2714 [10'-0" x 8'-11"]
Bedroom 4	3499 x 3004 [11'-6" x 9'-10"]

SECOND FLOOR

Landing	2561 x 2977 [8'-5" x 9'-9"]
Bedroom 5	4613 x 3436 [15'-5" x 11'-5"]
Study/Store	2176 x 2695 [7'-5" x 8'-11"]
Shower Room	2656 x 1655 [8'-9" x 5'-6"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Eden

4-BEDROOM
DETACHED HOME
WITH INTEGRAL GARAGE

Approx. 1344 sq ft





GROUND FLOOR

Lounge	5303 x 3343 [17'-5" x 10'-11"]
WC	1450 x 2034 [4'-9" x 6'-8"]
Kitchen	3541 x 6129 [11'-7" x 20'-1"]
Utilty	1959 x 2052 [6'-5" x 6'-9"]

FIRST FLOOR

Bathroom	2440 x 2332 [8'-0" x 7'-8"]
Bedroom 1	3369 x 5461 [11'-0" x 17'-11"]
En-suite	1814 x 2112 [5'-11" x 6'-11"]
Bedroom 2	4674 x 2720 [15'-4" x 8'-11"]
Bedroom 3	3058 x 2714 [10'-0" x 8'-11"]
Bedroom 4	3560 x 2357 [11'-8" x 7'-9"]

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The Ellen

4-BEDROOM
DETACHED HOME
WITH SINGLE GARAGE

Approx. 1340 sq ft





GROUND FLOOR

Lounge	6045 x 3657 [19'-10" x 12'-0"]
WC	1995 x 1463 [6'-7" x 4'-10"]
Kitchen	6045 x 3934 [19'-10" x 12'-11"]
Utility	1766 x 2020 [5'-10" x 6'-8"]

FIRST FLOOR

Bathroom	2380 x 3330 [7'-10" x 10'-11"]
Bedroom 1	3287 x 3636 [10'-9" x 11'-1"]
En-suite	1766 x 2318 [5'-10" x 7'-7"]
Bedroom 2	3287 x 3670 [10'-9" x 12'-0"]
Bedroom 3	2644 x 3227 [8'-8" x 10'-7"]
Bedroom 4	2644 x 3042 [8'-8" x 9'-11"]

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The Wreay

4-BEDROOM
DETACHED HOME
WITH INTEGRAL GARAGE

Approx. 1251 sq ft





GROUND FLOOR

Lounge	4519 x 4059 [14'-10" x 13'-4"]
WC	1635 x 1775 [5'-4" x 5'-10"]
Kitchen	3212 x 5956 [10'-6" x 19'-6"]
Utility	2063 x 1775 [6'-9" x 5'-10"]

FIRST FLOOR

Bathroom	2599 x 2200 [8'-6" x 7'-3"]
Bedroom 1	3968 x 4059 [13'-0" x 13'-4"]
En-suite	2535 x 1995 [8'-4" x 6'-7"]
Bedroom 2	3825 x 2590 [12'-7" x 8'-6"]
Bedroom 3	3763 x 2791 [12'-4" x 9'-2"]
Bedroom 4	2599 x 2626 [8'-6" x 8'-7"]

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The Tay

3-BEDROOM
DETACHED DORMER BUNGALOW

Please note, whilst this image displays a garage, The Tay house types at Sandsfield way DO NOT include a garage on any plots.

Approx. 1187 sq ft





GROUND FLOOR

Lounge	5167 x 3546 [16'-11" x 11'-8"]
Kitchen	3795 x 2805 [12'-5" x 9'-2"]
Study/Dining room	2560 x 3200 [8'-5" x 10'-6"]
Bathroom	2237 x 2469 [7'-4" x 8'-1"]
Bedroom 2	3007 x 3960 [9'-10" x 13'-0"]

FIRST FLOOR

Bedroom 1	6038 x 3258 [19'-10" x 10'-8"]
En-suite	1648 x 1717 [5'-5" x 5'-8"]
Bedroom 3	5638 x 2578 [18'-6" x 8'-5"]

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The Derwent

3-BEDROOM
DETACHED HOME
WITH SINGLE ATTACHED GARAGE (PLOT DEPENDENT)

Approx. 1030 sq ft

GROUND FLOOR

Lounge	4840 x 3379 [15'-11" x 11'-1"]
WC	1766 x 1467 [5'-10" x 4'-10"]
Kitchen	2864 x 6495 [9'-5" x 21'-4"]

FIRST FLOOR

Bathroom	1775 x 2434 [5'-10" x 7'-11"]
Bedroom 1	3117 x 3778 [10'-2" x 12'-5"]
En-suite	1200 x 2031 [3'-11" x 6'-8"]
Bedroom 2	3300 x 3947 [10'-10" x 12'-11"]
Bedroom 3	2882 x 2603 [9'-5" x 8'-6"]

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The Gelt

3-BEDROOM
SEMI-DETACHED HOME

Approx. 955 sq ft





GROUND FLOOR

Lounge	4972 x 5358 [16'-4" x 17'-7"]
WC	1695 x 968 [5'-7" x 3'-2"]
Kitchen	3641 x 2695 [11'-11" x 8'-10"]

FIRST FLOOR

Bathroom	1950 x 2186 [6'-5" x 7'-2"]
Bedroom 1	3522 x 3140 [11'-7" x 10'-4"]
En-suite	1704 x 2123 [5'-7" x 7'-0"]
Bedroom 2	3045 x 3240 [10'-0" x 10'-8"]
Bedroom 3	2961 x 2004 [9'-9" x 6'-7"]

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The Petteril

3-BEDROOM
SEMI-DETACHED HOME

Approx. 835 sq ft





GROUND FLOOR

Lounge/Dining Area	4486 · 3588 [14'-9" · 11'-9"]
Cloakroom	1800 x 1450 [5 -11 x 4 -9]
Kitchen	3364 · 4683 [11'-0" · 15'-4"]

FIRST FLOOR

Bathroom	1925 x 2409 [6'-4" x 7'-11"]
Bedroom 1	2725 x 4683 [8'-11" x 15'-4"]
Bedroom 2	3417 x 2409 [11'-3" x 7'-11"]
Bedroom 3	1975 x 2160 [6'-6" x 7'-1"]

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The Caldew

2-BEDROOM
SEMI-DETACHED HOME

Approx. 725 sq ft





GROUND FLOOR

Lounge	4099 · 3327 [13'-5" · 10'-11"
Cloakroom	1500 x 1050 [4'-11" x 3'-5"]
Kitchen	3376 · 4422 [11'-1" · 14'-6"]

FIRST FLOOR

Bathroom	2163 x 2261 [7'-1" x 7'-5"]
Bedroom 1	2975 x 4422 [9'-9" x 14'-6"]
Bedroom 2	2255 x 4422 [7'-5" x 14'-6"]

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The Dee

2-BEDROOM
DETACHED BUNGALOW

Approx. 720 sq ft

GROUND FLOOR

Lounge	4967 x 3616 [16'-4" x 11'-10"]
Kitchen	3794 x 2816 [12'-5" x 9'-3"]
Bathroom	2860 x 2473 [9'-5" x 8'-1"]
Bedroom 1	3421 x 3216 [11'-3" x 10'-7"]
Bedroom 2	3007 x 3890 [9'-10" x 12'-9"]

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NEIGHBOURHOOD *Perks*

LOCATION HIGHLIGHTS

Who wouldn't love being nestled in a welcoming community surrounded by countryside charm, with Carlisle just minutes away?

EDUCATION

Families benefit from nurseries, excellent primary and secondary schools, and further education options.

- Outstanding Ofsted rated, Parkfield Nursery 2 miles away
- Primary Schools: Yewdale School, Morton Park Primary, St Bede's Catholic Primary School
- Schools: Richard Rose Morton Academy, Caldew School, Trinity School
- Further education: University of Cumbria, Carlisle College & adult learning

SPORTS AND RECREATION

Plenty of options for golf, football, cricket, rugby, hockey, and more.

- Golf: Carlisle Golf Club
- Football: Carlisle United FC, local leagues
- Cricket, rugby, hockey: community clubs nearby

OUTDOOR LIFE

Enjoy riverside walks, city parks, or weekends in the Lake District's dramatic fells and lakes.

- Fells: Skiddaw, Walla Crag just over 20 miles away
- Lakes: Derwentwater, Bassenthwaite Lake around 40 minutes away
- Local Parks: Bitts Park, Chances Park, Rickerby Park

TRANSPORT

Walking and cycling paths, quick car routes, and regular bus services make commuting simple. Carlisle Train Station connects to London, Manchester, Newcastle, Edinburgh, and beyond.

- Train: direct services to London, Newcastle, Edinburgh
- Bus: convenient local links
- Roads: A689, M6, A69, A595

SHOPPING AND ENTERTAINMENT

From high street shops to artisan cafés, markets, and cultural venues, there's something for everyone.

- Shopping: Lanes Shopping Centre, retail parks, heritage boutiques
- Cafés & eateries: Cosy cafés, restaurants and handy takeaways
- Entertainment: theatres, galleries, cinemas, museums



YOUR LOCAL HUB

Peace of mind comes from nearby healthcare and essential services.

- Healthcare: Carlisle Hospital, local GPs, dental surgeries
- Pharmacies: local chemists in walking distance
- Community services: libraries, village halls

"Little Orton Christmas Trees is wonderful for the festive season - I get mine from there every year."

Sales Executive, Gemma

Stylish Living

We offer a collection of distinguished house types with a fresh take on conventional layouts, allowing you to enjoy the benefit of flexible living spaces. The interiors of our homes feature large full height windows that fill the space with natural light and are the perfect blank canvas to make your own. Our homes boast an upgraded specification as standard, with **turfed rear gardens, PV Solar panels, EV Charging Points** and so much more.





Make it yours

Your home should reflect your style, and at Sandsfield Way, it can. We offer a stunning selection of high-quality upgrades, so you can tailor your space to suit your taste. Whether it's a beautifully designed kitchen, luxurious carpets, stylish doors or elegant bathroom finishes, we work with an exceptional range of trusted brands to bring you the very best.

Speak to your Sales Executive to discuss our range of carefully curated upgrade options.

THE EXTRA TOUCHES COME AS STANDARD

BUILT TO LAST. DESIGNED TO SAVE. BACKED BY A NEW HOME WARRANTY.

From top to bottom, your home is designed to perform - keeping warmth in, running costs down, and comfort levels high. Features include:

- **Energy-efficient lighting**
- **Smart meters** to help track and manage energy use
- **High-quality insulation** for year-round comfort
- **Double-glazed windows and doors** to retain heat and reduce noise
- **Efficient boilers** for reliable, cost-effective heating
- **Dual flush toilets** to minimise water usage
- **Low CO_2 emissions** for a more sustainable home

And for added peace of mind, every home comes with our **2-year builder warranty** as well as a **10-year Premier Guarantee**, giving you confidence long after you've moved in.

Why buy new?

Lower running costs
Saving almost £1000 per year for a new build house compared to an existing house

Energy efficient
86% of new build homes have an A or B EPC rating

Modern design
Spacious layouts and stylish features

A greener choice
New build homes emit 65% less carbon a year than an existing house

Community feel
Be part of a thriving new community in a desirable location

10-year warranty
Providing peace of mind for years to come

YOUR *Genesis* JOURNEY

STAGE 1

We provide you with all the relevant information to help you to make the choice on which home is perfect for you. You will have plenty of opportunities to visit the development and we can answer any questions you may have.

It's important to speak to a financial advisor to help you make an informed decision. We can help put you in touch with reputable advisors if required.

STAGE 2

Once you've made the exciting decision to reserve your home, we'll go through all of the plans, so you know your new home inside and out. We'll also let you know your anticipated move-in date which will be confirmed closer to completion. You will be asked to pay your reservation fee to confirm your plot and the legal process will begin. Don't worry we can put you in touch with a solicitor too.

STAGE 3

At this point you can now personalise your home and decide on kitchen and bathroom tiling. You can also add any upgrades you wish. Please be aware that the availability of choices depends on build stage.

STAGE 4

The contracts which are drawn up by the solicitors are exchanged which makes things legally binding.

STAGE 5

Before you move in, we arrange a home demonstration with our Site Manager to show you your new home.

STAGE 6

Legal completion takes place – you now receive your keys and move in!

STAGE 7

Our Customer Service team will be in touch to introduce themselves.



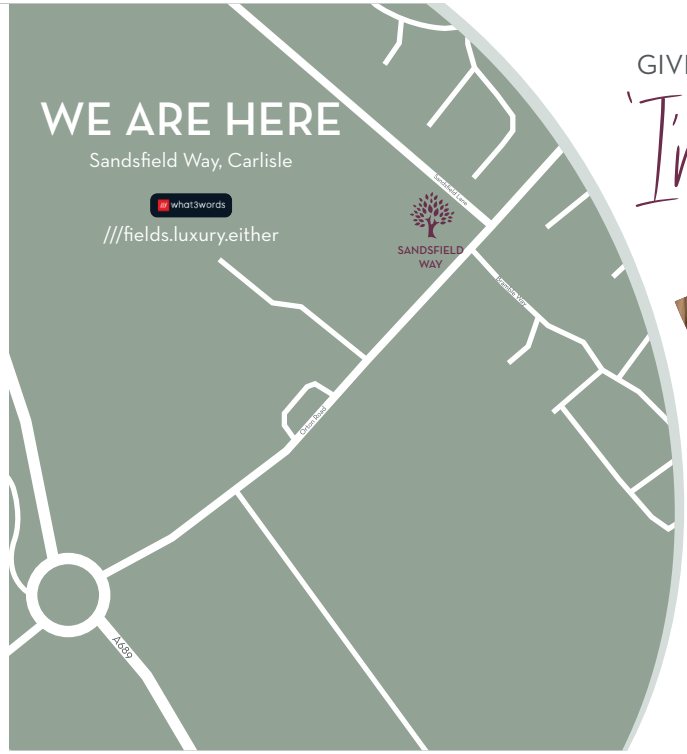
CALL OUR FRIENDLY SALES TEAM TODAY

WE ARE HERE

Sandsfield Way, Carlisle

what3words

///fields.luxury.either



GIVING YOU THE

'I'm home' feeling



CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

The Consumer Code for Home Builders was introduced in April 2010 by the house-building industry. It is there to make the home buying process fairer and more transparent for purchasers. Find out more at: www.consumercode.com

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GET IN TOUCH

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