

gentoohomes

Churchfields

Modern 3, 4 and 5 bedroom homes



All images are for illustration purposes only.



gentoo homes

Churchfields provides you with the best of both worlds. Our homes are situated in a popular residential area surrounded by an array of recreational activities and amenities, with the comfort of knowing you're only a short drive from Sunderland City Centre and within easy reach of major road links providing connectivity to both Durham and Newcastle.

Our homes are conveniently located within walking distance of major supermarkets and general amenities as well as benefitting from close proximity to excellent Ofsted recommended local primary and secondary schools. The location also offers you an array of leisure and activity options to indulge in your spare time. Nearby Silksworth Park and Sports Complex offers everything from a relaxing stroll to the chance to partake in the fun-filled thrill of the dry ski slopes - the only spot in the North East with such an attraction.

For those who like to venture a little further, Churchfields is also just a short ten minute drive from New Herrington Recreational Park which includes a play area, café and sports grounds as well as miles of stunning country walk and cycle trails. Alternatively, you could take a stroll around the striking Penshaw Monument and take in the impressive views of the area.

In less than a five mile drive you can reach the heart of Sunderland City Centre which features The Bridges Shopping Centre host to an abundance of big-name brands making it perfect for a spot of retail therapy. A short 15 minute drive will also lead you to the stunning coastline at Roker beach with popular coastal cafés. Alternatively, with convenient access provided to the A19 and A1, you can venture to the thriving city centres of Newcastle or Durham, both rich with culture and attractions of their own.

So, whether you'd like to spend your free time high street shopping, strolling Sunderland's stunning coastline, or exploring the attractions of the nearby cities - you can be sure to find something to suit your lifestyle within a short distance of your new home.





Churchfields

Our development features a superb collection of 100 high quality homes ideally situated within a 15 minute drive of Sunderland's thriving city centre and also offers excellent transport links for commuting to or exploring Durham and Newcastle.









Churchfields succeeds our former flagship development in Doxford Park and incorporates a range of our renowned 3, 4 and 5 bedroom house types with a number of new designs.

These provide modern and flexible living spaces perfect for first-time buyers or those looking for a larger new home. Our homes appeal to those who want to live in a popular residential location surrounded by a wide choice of shops, sports and leisure activities and outdoor recreational spaces as well as an excellent choice of schools.

All homes at Churchfields 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.

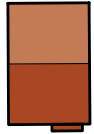
As well as owning a luxury new home on a sought-after development, you will also receive a two year Gentoo Customer Care guarantee and a 10 year NHBC warranty as standard - providing total peace of mind about your new Gentoo home.



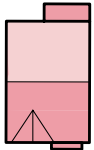
- | | | | |
|---|---|--|---|
|  The Chestnut
3 bedroom home |  The Lime
4 bedroom home |  The Juniper
4 bedroom home |  The Dilston
4 bedroom home |
|  The Elder
3 bedroom home |  The Sycamore
4 bedroom home |  The Bywell
4 bedroom home |  The Mulberry
5 bedroom home |

House types

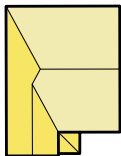
We build and design modern homes with you in mind



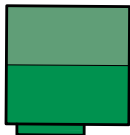
The Chestnut (Discount Market Value)
3 bedroom home
Approximately 912 sq ft



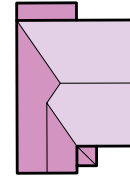
The Elder
3 bedroom home
Approximately 946 sq ft



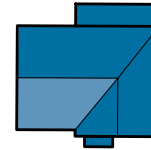
The Lime
4 bedroom home
Approximately 1,285 sq ft



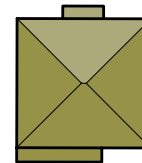
The Sycamore
4 bedroom home
Approximately 1,370 sq ft



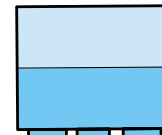
The Juniper
4 bedroom home
Approximately 1,475 sq ft



The Bywell
4 bedroom home
Approximately 1,521 sq ft



The Dilston
4 bedroom home
Approximately 1,523 sq ft



The Mulberry
5 bedroom home
Approximately 1,835 sq ft

Churchfields



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Why choose Churchfields?



- Nearby Silksworth Park and Sports Complex offers everything from a relaxing stroll to the chance to partake in the fun filled thrill of the dry ski slope
- A short ten minute drive from New Herrington Recreational Park which includes a play area, café and sports grounds as well as miles of stunning country walk and cycle trails



- Ideally located for visiting coastal areas and attractions
- Surrounded by excellent transport links and amenities



- A great range of education and childcare services in the area
- Close proximity to excellent Ofsted recommended local primary and secondary schools



- Located only five miles from Sunderland's thriving city centre
- Convenient transport links including easy access to the A19 North and South bound
- Four miles from Herrington County Park with renowned lake, café, walks, wildlife and events
- Within a 15 minute drive of Roker beach



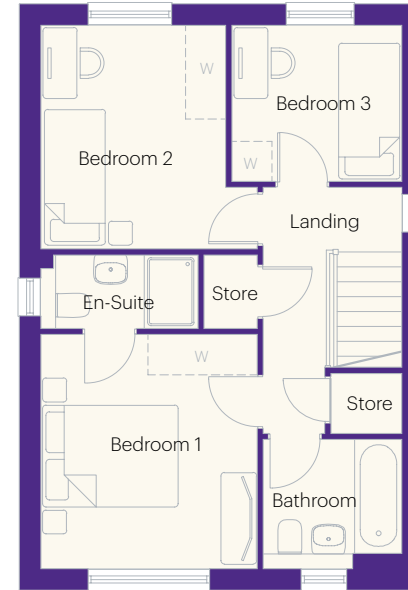
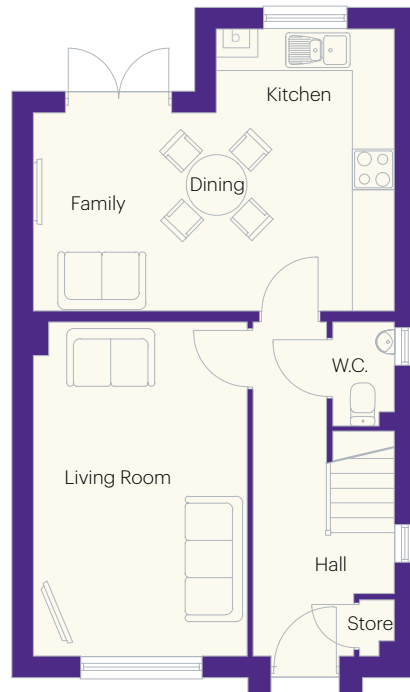
The Elder



Churchfields

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	2.92m x 5.3m	9' 7" x 17' 5"
W.C.	0.89m x 1.55m	2' 11" x 5' 1"
Hall	2.08m x 4.93m	6' 10" x 16' 2"
Garage	3.16m x 6.09m	10' 4" x 20' 0"

First floor dimensions

Bedroom 1	3.17m x 3.48m	10' 5" x 11' 5"
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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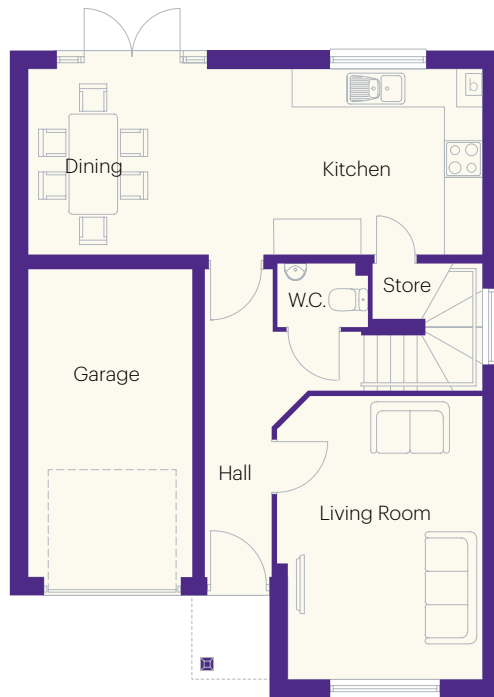
The Lime



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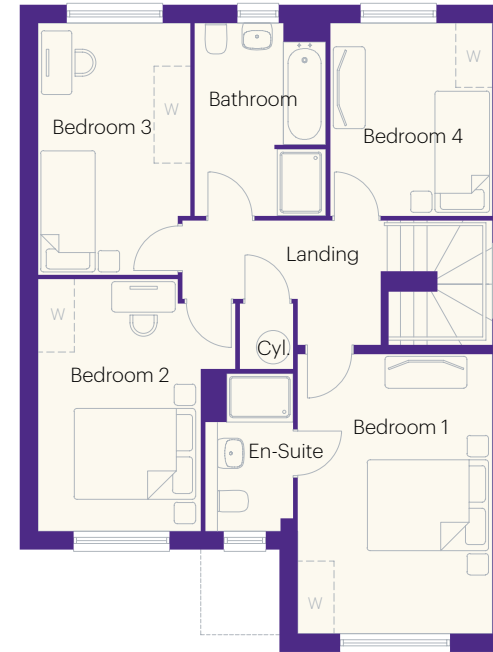
4 bedroom home

Approximately 1,285 sq ft



Ground floor dimensions

Living Room	3.36m x 4.65m	11' 6" x 15' 3"
Kitchen/Dining	7.44m x 3.04m	10' 0" x 24' 5"
W.C.	1.47m x 1.02m	3' 4" x 4' 10"
Hall	1.11m x 5.03m	3' 8" x 16' 6"
Garage	2.70m x 5.08m	8' 11" x 16' 8"



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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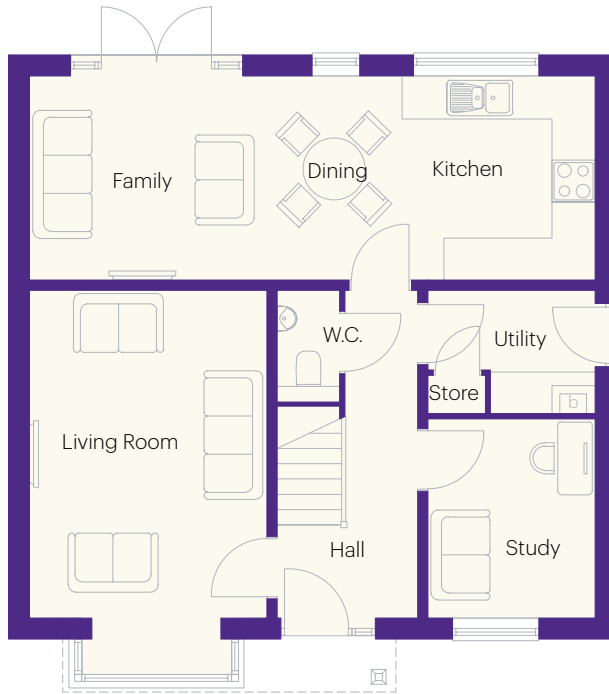
The Sycamore



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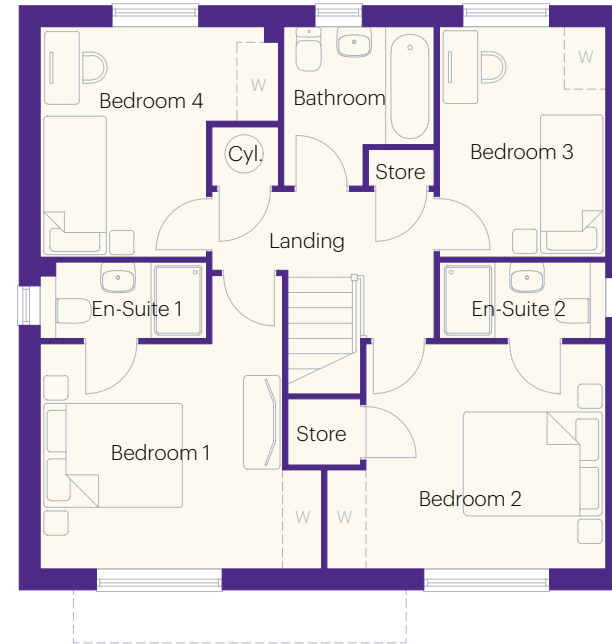
4 bedroom home

Approximately 1,370 sq ft



Ground floor dimensions

Living Room	3.40m x 4.70m	11' 2" x 15' 4"
Kitchen/Dining/Family	8.11m x 2.92m	26' 6" x 9' 6"
W.C.	0.89m x 1.61m	2' 11" x 5' 3"
Hall	2.03m x 4.70m	6' 8" x 15' 5"
Study	2.39m x 2.84m	7' 10" x 9' 4"
Utility	2.39m x 1.78m	7' 10" x 5' 10"



First floor dimensions

Bedroom 1	4.02m x 3.21m	13' 2" x 10' 6"
En-Suite 1	2.38m x 1.10m	7' 10" x 3' 7"
Bedroom 2	4.0m x 3.21m	13' 1" x 10' 6"
En-Suite 2	2.36m x 1.10m	7' 9" x 3' 7"
Bedroom 3	2.36m x 3.29m	7' 9" x 10' 10"
Bedroom 4	3.4m x 3.29m	11' 2" x 10' 10"
Bathroom	2.17m x 2.26m	7' 1" x 7' 5"

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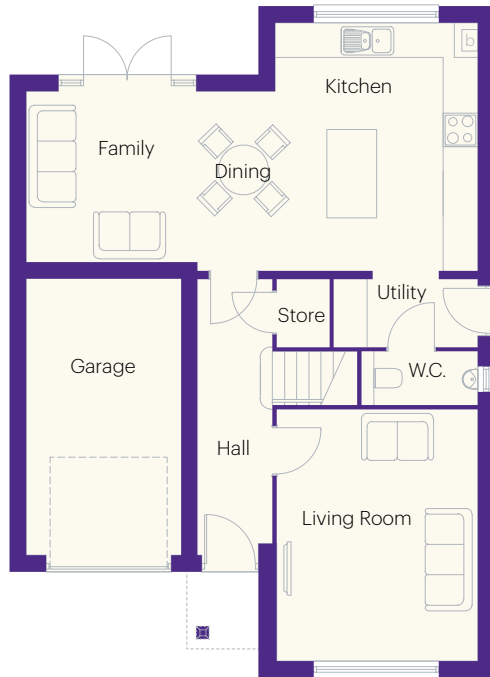
The Juniper



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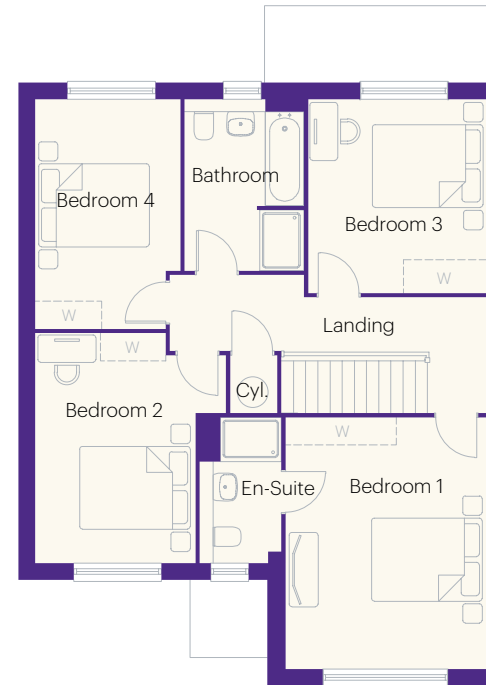
4 bedroom home

Approximately 1,475 sq ft



Ground floor dimensions

Living Room	3.61m x 4.51m	11' 10" x 14' 10"
Kitchen	3.61m x 4.46m	11' 10" x 14' 8"
Dining/Family	4.50m x 3.04m	14' 8" x 9' 10"
W.C.	2.08m x 0.98m	6' 10" x 3' 3"
Hall	1.31m x 4.96m	4' 4" x 16' 4"
Utility	2.58m x 1.21m	8' 6" x 4' 0"
Garage	2.80m x 5.00m	9' 2" x 16' 5"



First floor dimensions

Bedroom 1	3.61m x 4.51m	11' 10" x 14' 10"
En-Suite	1.46m x 2.6m	4' 10" x 8' 6"
Bedroom 2	2.86m x 4.12m	9' 5" x 13' 6"
Bedroom 3	3.12m x 3.46m	10' 3" x 11' 4"
Bedroom 4	2.59m x 4.13m	8' 6" x 13' 7"
Bathroom	2.16m x 3.09m	7' 1" x 10' 1"

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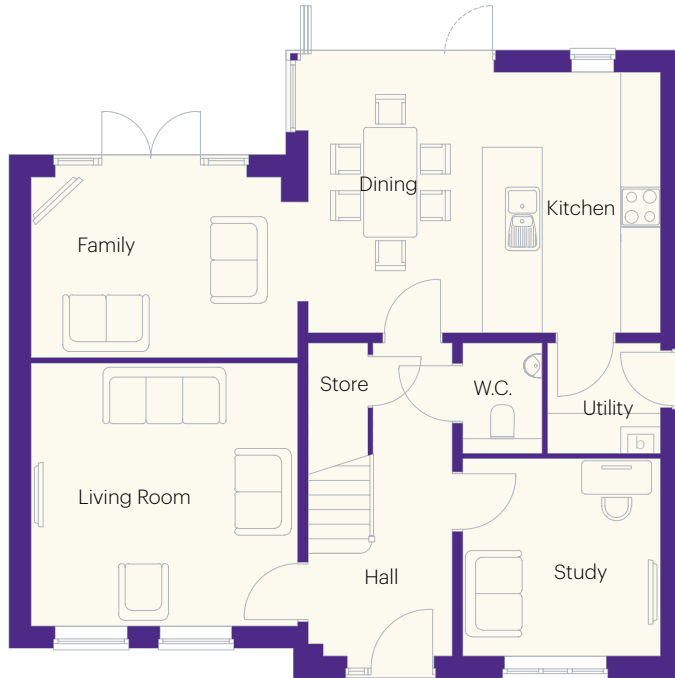
The Bywell



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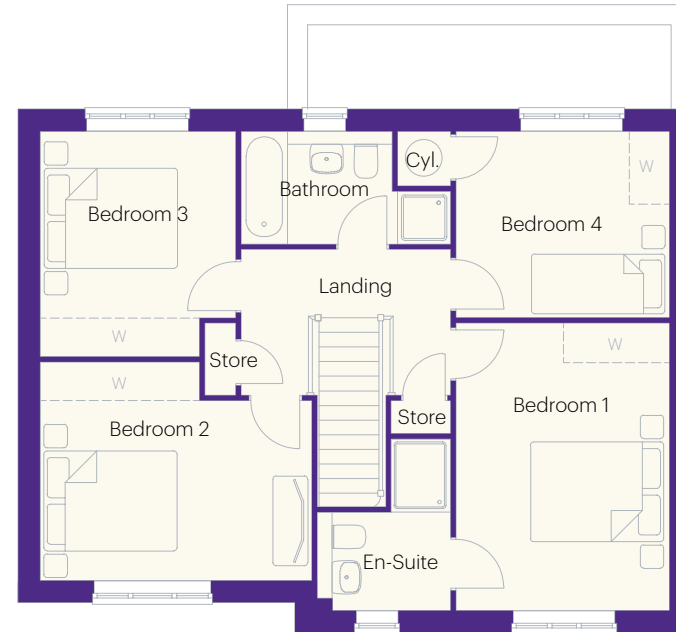
4 bedroom home

Approximately 1,521 sq ft



Ground floor dimensions

Living Room	4.01m x 3.95m	13' 0" x 13' 2"
Kitchen/Dining	5.3m x 3.93m	12' 10" x 17' 5"
Family	4.01m x 2.73m	8' 11" x 13' 2"
Study	2.98m x 2.96m	9' 9" x 9' 9"
Hall	2.17m x 4.71m	7' 2" x 15' 5"
W.C.	1.2m x 1.66m	5' 5" x 3' 11"
Utility	1.69m x 1.66m	5' 7" x 5' 5"



First floor dimensions

Bedroom 1	3.18m x 4.32m	10' 5" x 14' 2"
Bedroom 2	4.07m x 3.29m	13' 4" x 10' 10"
Bedroom 3	2.91m x 3.39m	9' 7" x 11' 2"
Bedroom 4	3.18m x 2.81m	10' 5" x 9' 3"
Bathroom	2.28m x 1.7m	7' 6" x 5' 7"
En-Suite	2.03m x 1.47m	6' 8" x 4' 10"

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The Dilston



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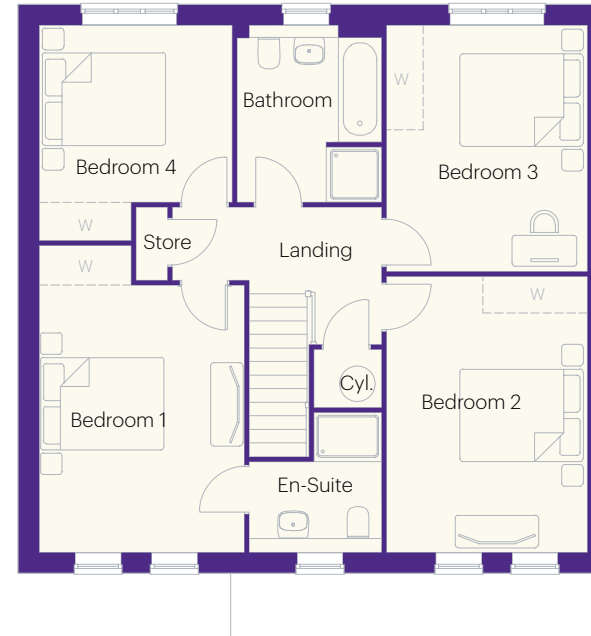
4 bedroom home

Approximately 1,523 sq ft



Ground floor dimensions

Living Room	3.26m x 5.24m	10' 8" x 17' 2"
Kitchen/Dining	5.52m x 3.8m	12' 6" x 18' 1"
Family	3.38m x 3.17m	10' 5" x 11' 1"
Hall	2.2m x 5.89m	7' 3" x 19' 4"
W.C.	0.98m x 1.78m	3' 2" x 5' 10"
Garage	2.98m x 5.47m	9' 9" x 17' 11"



First floor dimensions

Bedroom 1	3.32m x 4.97m	10' 11" x 16' 4"
Bedroom 2	3.14m x 4.41m	10' 4" x 14' 6"
Bedroom 3	3.17m x 4.00m	10' 5" x 13' 1"
Bedroom 4	3.12m x 3.49m	10' 3" x 11' 5"
Bathroom	2.40m x 2.88m	7' 10" x 9' 5"
En-Suite	2.2m x 2.38m	7' 3" x 7' 10"

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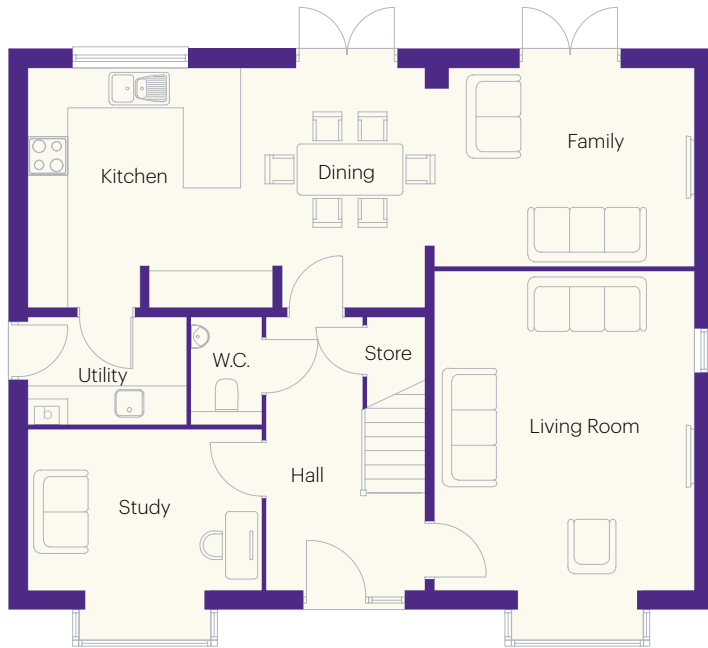
The Mulberry



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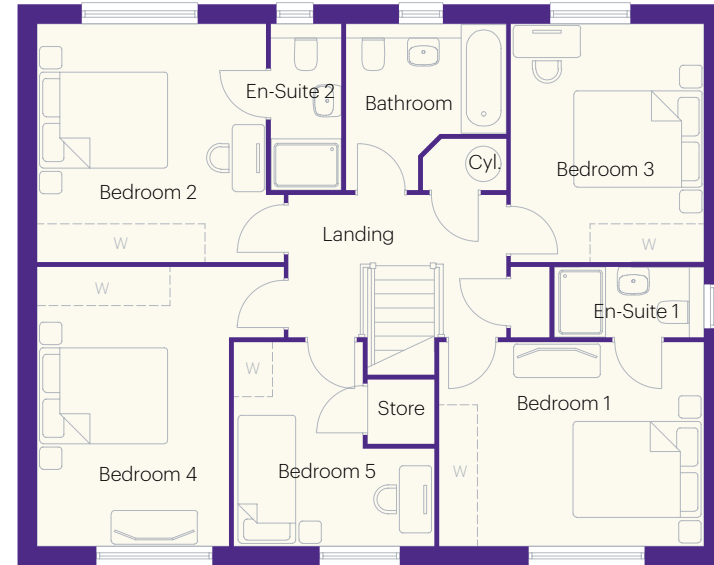
5 bedroom home

Approximately 1,835 sq ft



Ground floor dimensions

Living Room	4.04m x 4.95m	13' 3" x 16' 3"
Kitchen/Dining	6.18m x 3.72m	20' 3" x 12' 2"
Family	4.04m x 3.08m	13' 3" x 10' 1"
Hall	2.46m x 4.24m	8' 1" x 13' 11"
Study	3.63m x 2.49m	11' 11" x 8' 2"
Utility	2.44m x 1.68m	8' 0" x 5' 6"
W.C.	1.10m x 1.68m	3' 7" x 5' 6"



First floor dimensions

Bedroom 1	4.07m x 3.15m	13' 4" x 10' 4"
En-Suite 1	2.31m x 1.10m	7' 7" x 3' 7"
Bedroom 2	3.84m x 3.70m	12' 6" x 12' 2"
En-Suite 2	1.10m x 2.55m	3' 7" x 8' 4"
Bedroom 3	2.87m x 3.69m	9' 10" x 12' 2"
Bedroom 4	3.81m x 4.32m	12' 6" x 14' 2"
Bedroom 5	3.13m x 3.15m	10' 3" x 10' 4"
Bathroom	2.46m x 2.56m	8' 1" x 8' 5"

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3 bed		4 bed					5 bed
Chestnut	Elder	Lime	Sycamore	Juniper	Bywell	Dilston	Mulberry

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	•	•	•	•	•	•	•	•

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	•	•	•	•	•	•	•	•
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								

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.



15 minute drive to
Sunderland City Centre



Morrisons

Churchfields

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Sunderland,
SR3 2GH

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