

Highfields Manor, Usworth

3 and 4 bedroom high quality homes



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Ever wondered why we choose to live where we do?

Yes you'll own a quality new home which has been designed with you in mind, but could it also be the convenient location and wide range of amenities, schools and attractions nearby which makes Highfields Manor the perfect choice for your next move?

Highfields Manor is located adjacent to George Washington Primary School in Usworth and is within a 5-minute drive of the George Washington golf course. Our homes are surrounded by a range of local amenities as well as providing easy access to major transport links and road networks.

Living within a 10-minute drive of the centre of Washington, The Galleries Retail Park and almost equidistant from the vibrant city of Sunderland and the cathedral city of Durham, also means you're ideally located for commuting and exploring the attractions and leisure facilities throughout the region.

Highfields Manor, Washington

Highfields Manor is a select collection of 56, 3 and 4 bedroom homes situated in Usworth on the outskirts of Washington.

The 5 thoughtfully designed house styles included on the development provide modern, flexible living spaces perfect for first-time buyers or those looking to upgrade from their existing home. All house styles also come with an excellent standard specification and a wide range of upgrade options to truly make your home your own.

At Gentoo Homes we also know that where you live is more than just a house. Our Highfields Manor development provides you with the chance to live in a modern new home situated amongst a wide range of local amenities, schools and attractions; making your home not only the perfect space to relax, but also a great place to live.

With easy access to major road networks including the A1, A194 and A1231 as well as a range of transport links from your new

home, Highfields Manor is also an ideal location for commuting to or exploring the nearby cities of Durham, Sunderland and Newcastle which are bursting with culture and attractions.

As well as owning a high-quality home with a great specification, our quality homes also come with a 2 year Gentoo customer care guarantee and a 10 year NHBC warranty as standard, meaning you'll have total peace of mind when purchasing your new home with us.



The Elder

Spacious 3 bedroom family home with en-suite and garage
Approximately 946 sq ft



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The Elder

Spacious 3 bedroom family home with en-suite and garage
Approximately 946 sq ft

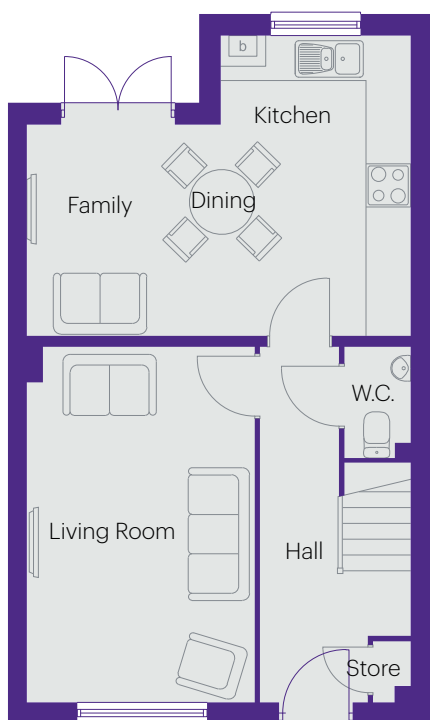


Our Elder house style provides a modern, spacious living space which is ideal for growing families. This home boasts a large open-plan kitchen/dining area to the rear of the home, with direct access to the garden via French doors.

The ground floor also includes a good size lounge, convenient W.C. and a cloakroom in the hallway.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom also leads onto a handy en-suite. The upstairs is finished with a store cupboard to provide extra storage space.

Outside the home there is a driveway providing offstreet parking and a garage.



Ground floor dimensions

Living Room	2.97m x 5.19m	9' 9" x 17' 0"
Kitchen/Dining/ Family	2.92m x 5.30m	9' 7" x 17' 5"
W.C.	0.98m x 1.45m	3' 3" x 4' 9"
Hall	2.08m x 4.93m	6' 8" x 14' 9"
Garage	2.73m x 5.90m	8' 11" x 16' 2"



First floor dimensions

Bedroom 1	3.19m x 3.45m	10' 5" x 11' 3"
En-suite	2.31m x 1.10m	7' 6" x 3' 6"
Bedroom 2	2.72m x 3.30m	8' 9" x 10' 8"
Bedroom 3	2.50m x 2.30m	8' 2" x 7' 5"
Bathroom	2.04m x 1.90m	6' 7" x 6' 2"

The Spruce

Attractive 4 bedroom family home with en-suite and integral garage
Approximately 1,272 sq ft



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The Spruce

Attractive 4 bedroom family home with en-suite and integral garage
Approximately 1,272 sq ft



The space and style of this four bedroom home will appeal to growing families. A large open-plan kitchen/dining/family area with direct access to the rear garden via bi-folding doors forms the heart of the home for day-to-day living.

The ground floor also includes a spacious living room perfect for relaxing in and a handy store cupboard and W.C.

The upstairs of the home has four bedrooms including a master bedroom which benefits from a private en-suite. There is also a family bathroom and spacious landing area.

This home includes an integral garage and private driveway.



Ground floor dimensions

Living Room	2.97m x 5.19m	9' 9" x 17' 0"
Kitchen/Dining/Family	3.78m x 8.23m	12' 5" x 27' 0"
W.C.	0.98m x 1.45m	3' 3" x 4' 9"
Hall	2.08m x 4.50m	6' 10" x 14' 9"
Garage	2.73m x 5.90m	8' 11" x 19' 4"



First floor dimensions

Bedroom 1	3.05m x 4.97m	10' 0" x 16' 4"
En-suite	2.08m x 2.15m	6' 10" x 7' 1"
Bedroom 2	4.06m x 4.06m	13' 3" x 13' 3"
Bedroom 3	2.91m x 3.64m	9' 7" x 11' 9"
Bedroom 4	2.71m x 2.81m	8' 11" x 9' 3"
Bathroom	1.70m x 2.35m	5' 7" x 7' 9"

The Sycamore

Stylish 4 bedroom home with two en-suites and garage
Approximately 1,370 sq ft



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The Sycamore

Stylish 4 bedroom home with two en-suites and garage
Approximately 1,370 sq ft

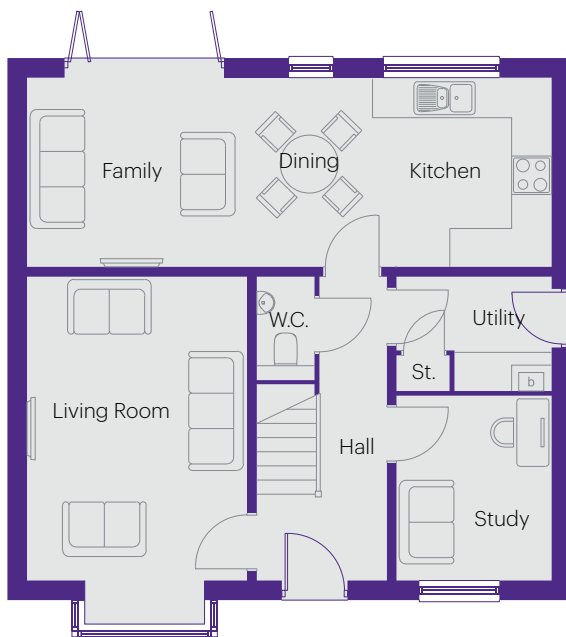


If it's space and style that you desire then the Sycamore is the home for you. There is an exceptional open-plan kitchen/dining/family area which stretches across the rear of the home providing multi-purpose living space.

With bi-folding doors giving access to the rear garden, a convenient downstairs W.C., handy utility area, spacious lounge and a study room; this home really does tick all the boxes.

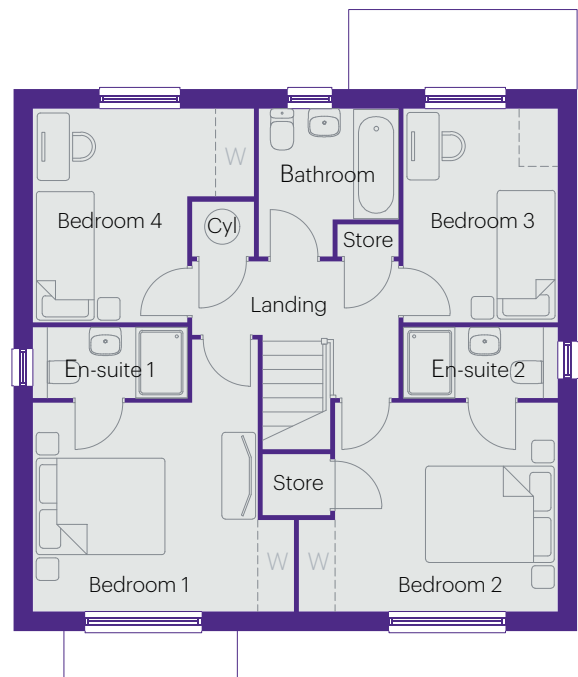
Upstairs, a spacious hallway leads onto two main bedrooms which benefit from en-suite bathrooms as well as two further bedrooms and a family bathroom.

Externally, there is a garage as well as an additional driveway.



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.	0.90m x 1.61m	2' 11" x 5' 3"
Hall	2.03m x 4.70m	6' 8" x 15' 5"
Study	2.39m x 2.85m	7' 10" x 9' 4"
Utility	2.39m x 1.78m	7' 10" x 5' 10"



First floor dimensions

Bedroom 1	3.22m x 4.04m	7' 10" x 13' 3"
En-suite 1	1.10m x 2.38m	3' 7" x 7' 10"
Bedroom 2	3.23m x 4.00m	10' 7" x 13' 01"
En-suite 2	1.10m x 2.38m	3' 7" x 7' 10"
Bedroom 3	2.38m x 3.30m	7' 10" x 10' 10"
Bedroom 4	3.30m x 3.42m	10' 10" x 11' 3"
Bathroom	2.17m x 2.28m	7' 1" x 7' 7"

The Juniper

Spacious 4 bedroom family home with en-suite and integral garage
Approximately 1,475 sq ft



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The Juniper

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Approximately 1,475 sq ft



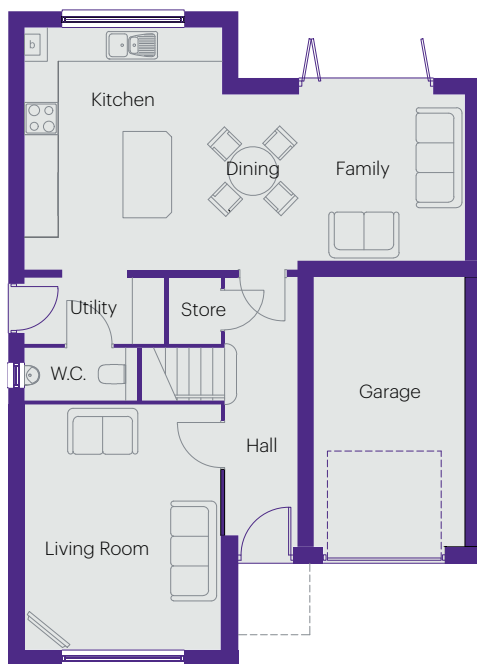
If you're looking for a home which is smart with space, then the Juniper is the perfect home for you.

On the ground floor, the large open-plan kitchen/dining/family area forms the heart of the home and also leads onto a separate utility room for extra space.

The living room at the front of the home also provides the perfect space to relax and wind down after a busy

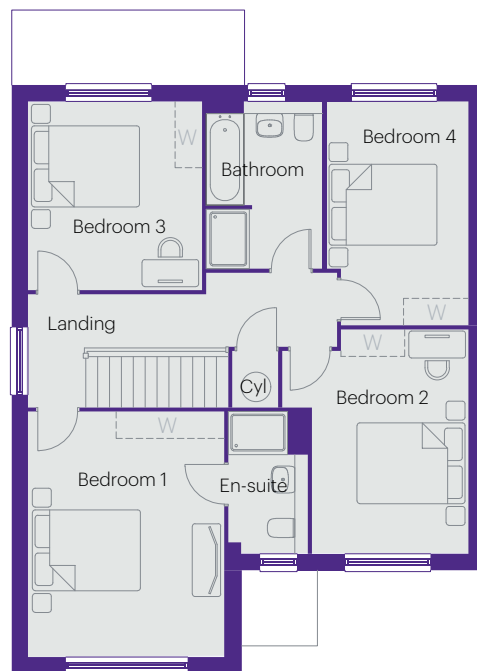
day. A handy downstairs W.C. and store cupboard completes the ground floor. Upstairs, the large master bedroom includes a private en-suite and there are three additional bedrooms as well as a spacious family bathroom.

This home includes an integral garage and private driveway.



Ground floor dimensions

Living Room	3.61m x 4.53m	11' 10" x 14' 10"
Kitchen/Dining/Family	8.11m x 4.46m	26' 7" x 14' 8"
W.C.	0.98m x 2.08m	3' 3" x 6' 10"
Hall	1.33m x 4.97m	4' 4" x 16' 4"
Utility	1.23m x 2.58m	4' 0" x 8' 6"
Garage	2.80m x 5.00m	9' 2" x 16' 5"



First floor dimensions

Bedroom 1	3.61m x 4.53m	11' 10" x 14' 10"
En-suite	1.48m x 2.62m	4' 10" x 8' 7"
Bedroom 2	2.88m x 4.14m	9' 5" x 13' 7"
Bedroom 3	3.02m x 3.48m	10' 6" x 11' 5"
Bedroom 4	2.60m x 4.13m	8' 6" x 13' 7"
Bathroom	2.16m x 3.08m	7' 1" x 10' 1"

The Hawthorn

Bright and spacious 3 bedroom home with en-suite and garage
Approx 950 sq ft



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The Hawthorn

Bright and spacious 3 bedroom home with en-suite and garage
Approx 950 sq ft

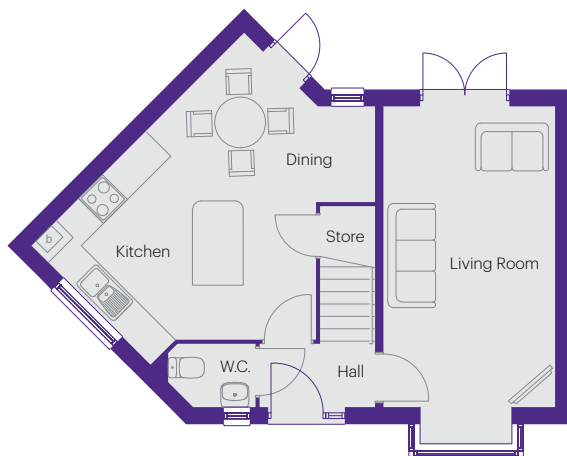


The Hawthorn is a beautiful home perfect for a growing family. The lounge is a bright and spacious room which is perfectly finished with a bay window and French doors giving access to the rear garden.

The kitchen/dining area also caters well to a busy family lifestyle and provides further access to the rear garden.

The ground floor is complete with a convenient W.C. in the hallway.

The first floor comprises of three bedrooms and a family bathroom. The master bedroom also benefits from a private en-suite facility. The front of the property has a driveway which provides off-street parking and a garage.



Ground floor dimensions

Living Room	3.03m x 5.97m	9' 11" x 19' 7"
Kitchen/Dining/ Family	4.75m x 5.30m	15' 7" x 17' 5"
W.C.	1.55m x 1.10m	5' 1" x 3' 3"
Hall	2.05m x 1.15m	6' 9" x 3' 9"



First floor dimensions

Bedroom 1	4.73m x 3.02m	15' 6" x 9' 11"
En-suite	2.47m x 1.10m	8' 1" x 3' 7"
Bedroom 2	4.15m x 2.74m	13' 7" x 8' 12"
Bedroom 3	2.13m x 2.50m	6' 12" x 8' 2"
Bathroom	1.70m x 2.20m	5' 7" x 7' 3"

Highfields Manor

Specification

3 Bed		4 Bed		
Elder	Hawthorn	Juniper	Sycamore	Spruce

Kitchen features					
Fully fitted kitchen in a choice of colours and styles	•	•	•	•	•
40mm thick worktops in a choice of colours with matching upstand	•	•	•	•	•
Ceramic tiling to walls and floors					
Integrated Zanussi electric fan-assisted oven	•	•	•	•	•
Double oven					
Integrated Zanussi 4 burner induction hob	•	•	•	•	•
Integrated extractor hood	•	•	•	•	•
Stainless steel/glass splashback					
Integrated fridge/freezer					
Integrated microwave					
Wine cooler					
1 and a 1/2 bowl stainless sink and drainer	•	•	•	•	•
Chrome mixer taps	•	•	•	•	•
White low voltage downlighters in ceiling (not dining)	•	•	•	•	•
Spotlights underneath wall units					

Bathroom features					
Main bathroom and en-suite with white Twyford's contemporary style sanitaryware	•	•	•	•	•
Chrome hair rinse attachment over bath	•	•	•	•	•
Main bathroom - ceramic half-height tiling to bath and W.C. wall	•	•	•	•	•
En-suite - splashback wall tiling to sink and full-height tiling to shower cubicle	•	•	•	•	•
Thermostatic shower in en-suite and sliding door	•	•	•	•	•
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 min 2no	•	•	•	•	•

Electrical features					
Front door bell	•	•	•	•	•
White electrical sockets/switch plates in all rooms	•	•	•	•	•
Chrome sockets/switches					
TV point in living room and master bedroom	•	•	•	•	•
Telephone point in living room and master bedroom	•	•	•	•	•
Additional TV and BT sockets					
Low energy light bulbs to most rooms	•	•	•	•	•

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.

Highfields Manor

Specification

3 Bed		4 Bed		
Elder	Hawthorn	Juniper	Sycamore	Spruce

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 1.2 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 (where applicable)					
Outside tap	•	•	•	•	•
UPVC double glazed windows with locking system	•	•	•	•	•
UPVC French doors with locking system to ground floor	•	•	NA	NA	NA
Bifolding doors with locking system to ground floor	NA	NA	•	•	•

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 furniture	•	•	•	•	•
Upgrade on door handles/ironmongery					
Skirtings (95 mm) 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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*Images are for illustration purposes only. Individual features, treatments and materials may vary.

Marketing Suite now open

Opening hours

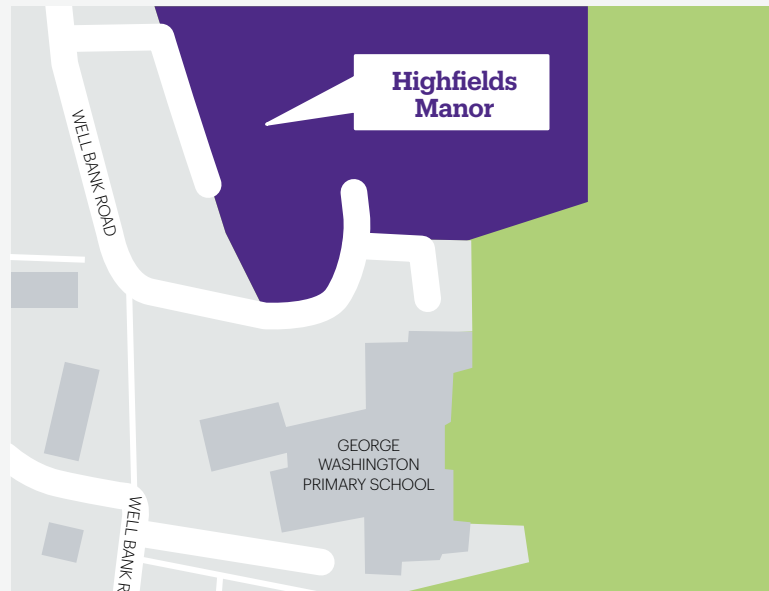
Monday, Thursday and Friday
10am–5pm

Saturday and Sunday
11am–5pm

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For details contact Gentoo Homes on
0191 283 0250

GentooHomes.com/Highfieldsmanor



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