

gentoohomes

Chester Gate

Modern 2, 3 and 4 bedroom homes





gentoo homes

Chester Gate provides you with the best of both worlds. Our homes are ideally situated to act as a gateway to commute to or explore the attractions of the city and are also within easy reach of the beautiful beaches along the North East coastline.

With our new homes so close to the city centre you really are spoilt for choice. Within a short 10 minute drive you can reach the The Bridges Shopping Centre which is host to an abundance of big-name brands making it perfect for a spot of retail therapy.

There is also the option 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. Situated in the heart of the city, Mowbray Park is a great place to spend the day featuring Sunderland Museum which showcases four floors of exciting galleries and exhibitions and the Winter Garden featuring an indoor tropical attraction with treetop walkway.

Alternatively, a short 15 minute drive will lead you to international gold standard beaches along the picturesque North East coast at Roker and

Seaburn, both featuring popular coastal cafés and restaurants to indulge. The attraction of the coast is not just felt in the summer, with Sunderland Illuminations lighting up the seafront throughout the winter evenings allowing you to enjoy enchanted coastal walks.

You can also make the most of the outdoors at the New Herrington Recreational Park, just a 10 minute drive from our new homes, which includes a play area, café and sports grounds as well as providing miles of stunning country walk and cycle trails. A stroll up to the top of the striking Penshaw Monument also allows you to take in the impressive views of the area.

With convenient access to major road links and transport services, Chester Gate also acts as a convenient gateway for commuting to or exploring both Durham and Newcastle.





Chester Gate

Our eagerly awaited development features a superb collection of high quality homes ideally situated within a 10 minute drive of Sunderland's thriving city centre and also offers excellent transport links for commuting to or exploring Durham and Newcastle.

Chester Gate incorporates a range of our renowned 2, 3 and 4 bedroom house types as well as showcasing a number of new designs created specifically to compliment the street scenes.

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 within easy reach of the city life whilst also being surrounded by a wide choice of shops, sports and leisure activities as well as a range of good schools. All homes at Chester Gate 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.

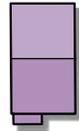
As well as owning a spacious new home on a sought-after development, you will also receive a two year Gentoo Homes Customer Care guarantee and a 10 year NHBC warranty as standard - providing total peace of mind about your new Gentoo home.



- | | | | | |
|--|---|---|---|--|
|  The Yew
2 bedroom home |  The Poplar
3 bedroom home |  The Elm
3 bedroom home |  The Spruce
4 bedroom home |  The Mitford
4 bedroom home |
|  The Holly
2 bedroom home |  The Elder
3 bedroom home |  The Acer
3 bedroom home |  The Lime
4 bedroom home |  The Aspen
4 bedroom home |

House types

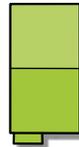
We build and design modern homes with you in mind



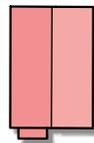
The Yew
2 bedroom home
Approximately 648 sq ft



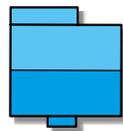
The Holly
2 bedroom home
Approximately 648 sq ft



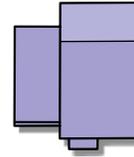
The Poplar
3 bedroom home
Approximately 831 sq ft



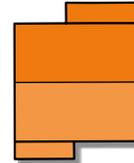
The Elder
3 bedroom home
Approximately 946 sq ft



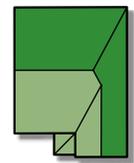
The Elm
3 bedroom home
Approximately 978 sq ft



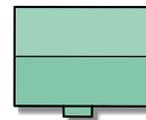
The Acer
3 bedroom home
Approximately 1,061 sq ft



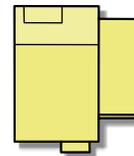
The Spruce
4 bedroom home
Approximately 1,272 sq ft



The Lime
4 bedroom home
Approximately 1,283 sq ft



The Mitford
4 bedroom home
Approximately 1,301 sq ft



The Aspen
Three-storey 4 bedroom home with balcony
Approximately 1,409 sq ft

Chester Gate



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Why choose Chester Gate?



- A short 15 minute drive from international gold standard beaches along the picturesque North East coast at Roker and Seaburn
- Nearby new Herrington Recreational Park includes a play area, café and sports grounds as well as providing miles of stunning country walk and cycle trails



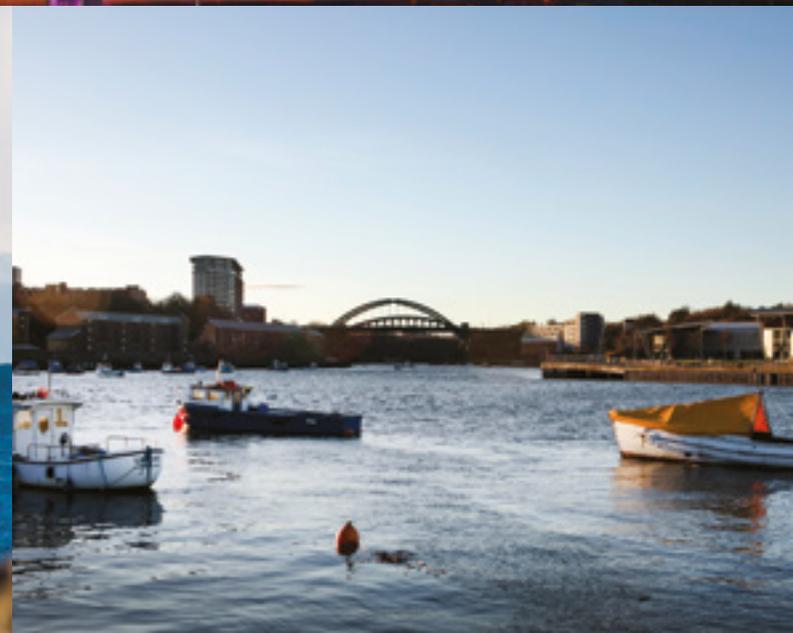
- Ideally located for visiting coastal areas and attractions as well as the thrills of the City
- Surrounded by excellent transport links and amenities



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



- Within a short 10 minute drive of Sunderland City centre
- Excellent transport links close by including Sunderland Railway Station which provides frequent Metro and train connections to Newcastle City Centre and International Airport
- Less than a 5 minute drive from the A19 and the intersection of the A690



The Yew



Chester Gate

2 bedroom home

Approximately 648 sq ft



Ground floor dimensions

Living Room	4.17m x 2.85m	13' 8" x 9' 4"
Kitchen/Dining	3.18m x 4.27m	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	2.09m 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



Chester Gate

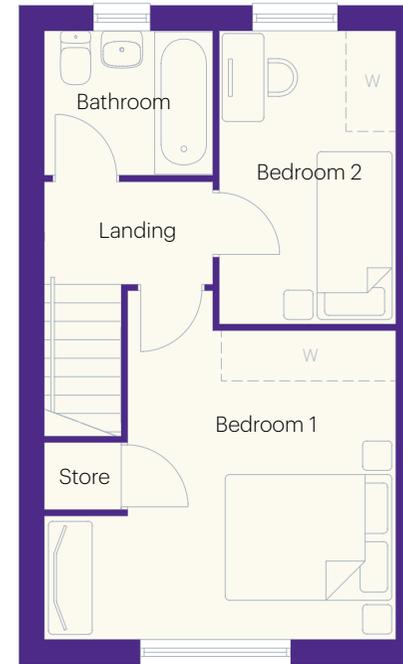
2 bedroom home

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.	1.05m x 1.49m	3' 5" 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	2.09m x 4.48m	6' 10" x 11' 5"
Bathroom	2.00m x 1.70m	6' 7" x 5' 7"

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The Poplar



Chester Gate

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 Elder



Chester Gate

3 bedroom home

Approximately 946 sq ft



Ground floor dimensions

Living Room	3.15m x 4.93m	10' 4" x 16' 2"
Kitchen/Dining/Family	5.30m x 2.92m	17' 5" x 9' 7"
W.C.	0.89m x 1.55m	2' 11" x 5' 1"
Hall	2.06m x 4.93m	6' 9" x 16' 2"



First floor dimensions

Bedroom 1	3.17m x 3.44m	10' 5" x 11' 3"
En-Suite	2.30m x 1.10m	7' 7" x 3' 7"
Bedroom 2	2.72m x 3.28m	8' 11" x 10' 9"
Bedroom 3	2.49m x 2.28m	8' 2" x 7' 6"
Bathroom	2.04m x 1.90m	6' 8" x 6' 3"

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The Elm



Chester Gate

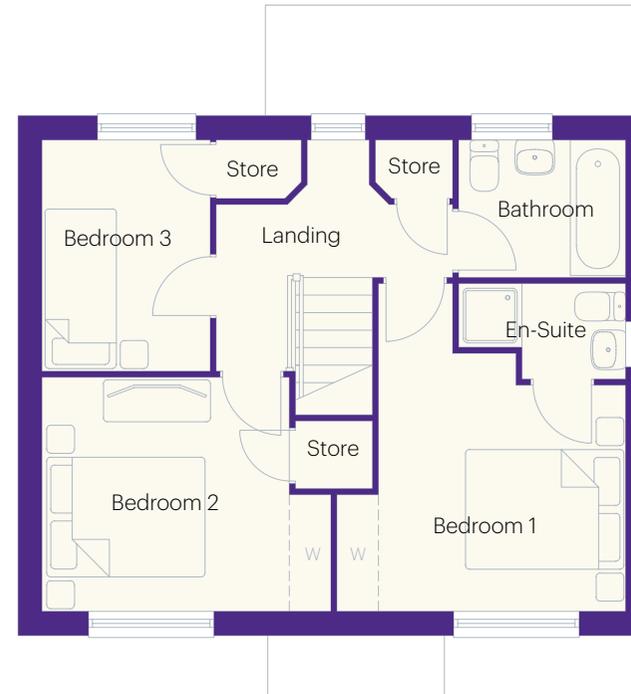
3 bedroom home

Approximately 978 sq ft



Ground floor dimensions

Living/Dining	3.0m x 5.86m	9' 10" x 19' 3"
Kitchen/Family	4.17m x 5.98m	13' 8" x 19' 7"
W.C.	1.90m x 1.03m	6' 3" x 3' 5"
Hall	2.19m x 1.65m	7' 2" x 5' 5"



First floor dimensions

Bedroom 1	3.63m x 4.03m	11' 11" x 13' 3"
En-Suite	2.09m x 1.20m	6' 10" x 3' 11"
Bedroom 2	3.60m x 2.90m	11' 10" x 9' 6"
Bedroom 3	2.07m x 2.88m	6' 9" x 9' 5"
Bathroom	2.09m x 1.70m	6' 10" x 5' 7"

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The Acer



Chester Gate

3 bedroom home

Approximately 1,061 sq ft



Ground floor dimensions

Living Room	3.19m x 4.91m	10' 6" x 16' 1"
Kitchen/Dining	5.41m x 3.95m	17' 9" x 13' 0"
W.C.	0.89m x 1.90m	2' 11" x 6' 2"
Hall	1.38m x 5.83m	6' 3" x 19' 2"



First floor dimensions

Bedroom 1	3.05m x 4.01m	10' 0" x 13' 2"
En-Suite	2.46m x 1.10m	8' 1" x 3' 7"
Bedroom 2	3.32m x 3.72m	10' 11" x 12' 2"
Bedroom 3	2.28m x 2.53m	7' 6" x 8' 4"
Bathroom	2.43m x 1.90m	8' 0" x 6' 3"

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The Spruce



Chester Gate

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	2.16m x 4.50m	7' 1" 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



Chester Gate

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	4' 10" x 3' 4"
Hall	1.12m x 5.03m	3' 8" x 16' 6"
Garage	2.70m x 5.08m	8' 10" x 16' 8"



First floor dimensions

Bedroom 1	3.16m x 4.62m	10' 4" x 15' 2"
En-Suite	1.46m x 2.58m	4' 9" x 8' 6"
Bedroom 2	2.64m x 4.12m	8' 8" x 13' 6"
Bedroom 3	2.48m 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"

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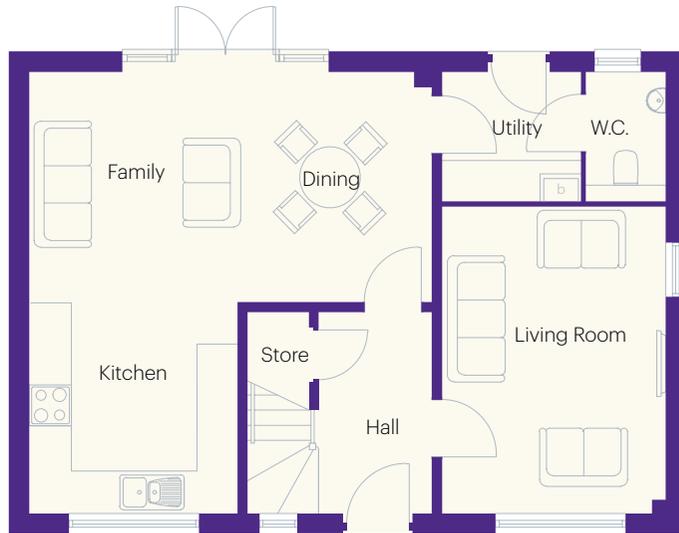
The Mitford



Chester Gate

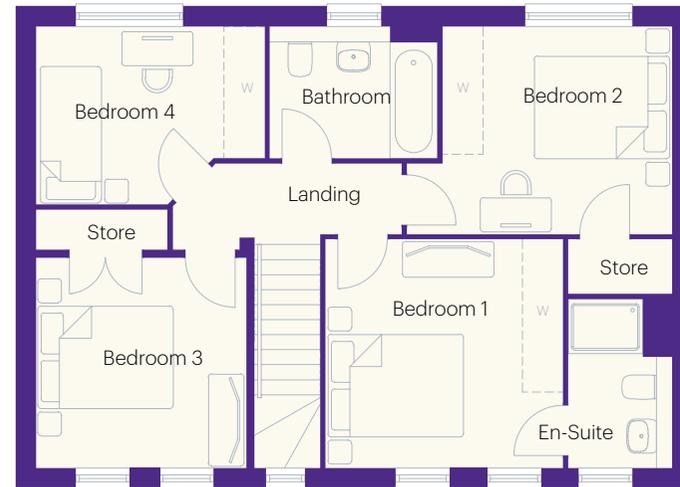
4 bedroom home

Approximately 1,301 sq ft



Ground floor dimensions

Living Room	3.28m x 4.46m	10' 9" x 14' 8"
Kitchen	3.05m x 3.18m	10' 0" x 10' 5"
Dining/Family	5.92m x 3.25m	19' 5" x 10' 10"
Utility	2.04m x 1.87m	6' 8" x 6' 2"
W.C.	1.15m x 1.87m	3' 9" x 6' 2"
Hall	1.75m x 3.03m	5' 9" x 9' 11"



First floor dimensions

Bedroom 1	3.48m x 3.31m	11' 5" x 10' 10"
En-Suite	1.51m x 2.45m	4' 11" x 8' 0"
Bedroom 2	3.36m x 3.02m	11' 0" x 9' 11"
Bedroom 3	3.08m x 3.05m	10' 1" x 10' 0"
Bedroom 4	3.34m x 2.57m	10' 11" x 8' 5"
Bathroom	2.48m x 1.91m	8' 2" x 6' 3"

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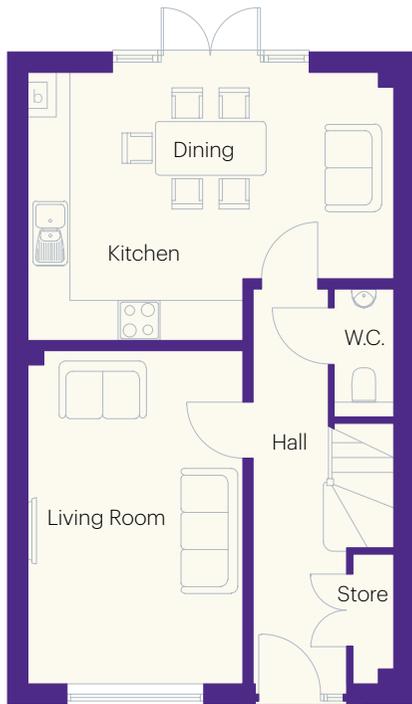
The Aspen



Chester Gate

4 bedroom home with balcony

Approximately 1,409 sq ft



Ground floor dimensions

Living Room	3.19m x 4.91m	10' 6" x 16' 1"
Kitchen/Dining	5.41m x 3.95m	17' 9" x 13' 0"
W.C.	0.89m x 1.90m	2' 11" x 6' 3"
Hall	1.38m x 5.83m	4' 6" x 19' 2"



First floor dimensions

Bedroom 2	3.35m x 4.65m	11' 0" x 15' 3"
Bedroom 3	3.05m x 4.27m	10' 0" x 14' 0"
Bedroom 4	2.28m x 2.53m	7' 6" x 8' 4"
Bathroom	2.43m x 1.90m	8' 0" x 6' 3"



Ground floor dimensions

Bedroom 1	3.40m x 6.11m	11' 2" x 20' 1"
En-Suite	1.88m x 1.96m	6' 2" x 6' 5"

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Premium homes as standard

All house types at Chester Gate 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			
Yew	Holly	Poplar	Elder	Elm	Acer	Spruce	Lime	Mitford	Aspen

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 stainless steel 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	•	•	•	•	•	•	•	•	•	•
Main bathroom with shower over bath	•	•	•							
Main bathroom electric shower over bath										
Main bathrooms chrome hair rinse attachment over bath				•	•	•	•	•	•	•
Main bathroom - ceramic half-height tiling to sanitaryware walls	•	•	•	•	•	•	•	•	•	•
En-suite - half-height tiling to sanitaryware walls and full-height to shower cubicle				•	•	•	•	•	•	•
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	•	•	•	•	•	•	•	•	•	•
TV & data point to master bedroom	•	•	•	•	•	•	•	•	•	•
Low energy light bulbs to most rooms	•	•	•	•	•	•	•	•	•	•
Light and double electrical socket in garage				•	•	•	•	•	•	•

2 bed		3 bed				4 bed				
Yew	Holly	Poplar	Elder	Elm	Acer	Spruce	Lime	Mitford	Aspen	

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 (where applicable)										
Outside tap	.	.	.	.	.	.	.	.	.	.
UPVC double glazed windows with locking system	.	.	.	.	.	.	.	.	.	.
UPVC French doors with locking system to ground floor	.	.	.	.	.	.	.	.	.	.

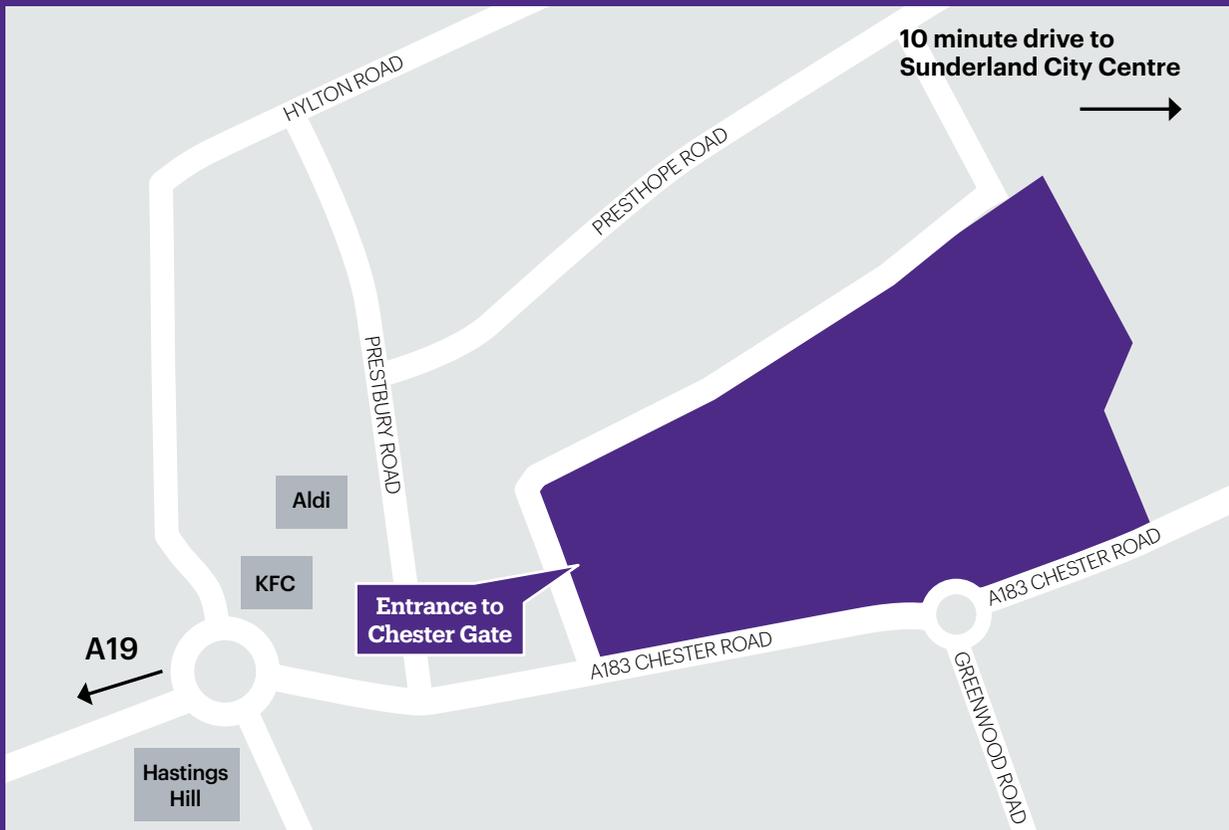
Security features

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.





Chester Gate

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