

**gentoo**homes

---

# Bramblewood

Modern 2, 3 and 4 bedroom homes

Show Home now open



Show Home now open



# gentoo homes

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 high 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.



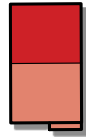
Access via Phase 1



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

# House types

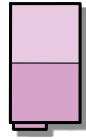
We build and design modern homes with you in mind



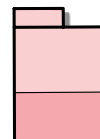
The Ash  
2 bedroom home  
Approximately 648 sq ft



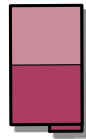
The Chestnut  
3 bedroom home  
Approximately 912 sq ft



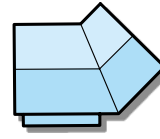
The Holly  
2 bedroom home  
Approximately 648 sq ft



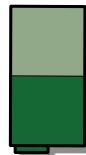
The Elder  
3 bedroom home  
Approximately 946 sq ft



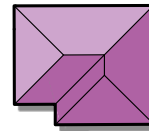
The Yew  
2 bedroom home  
Approximately 648 sq ft



The Hawthorn  
3 bedroom home  
Approximately 950 sq ft



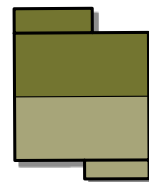
The Lawson  
3 bedroom home  
Approximately 831 sq ft



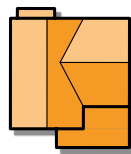
The Alnwick  
4 bedroom home  
Approximately 1,258 sq ft



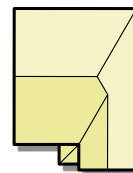
The Poplar  
3 bedroom home  
Approximately 831 sq ft



The Spruce  
4 bedroom home  
Approximately 1,272 sq ft



The Laburnum  
3 bedroom home  
Approximately 875 sq ft



The Lime  
4 bedroom home  
Approximately 1,283 sq ft



## 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







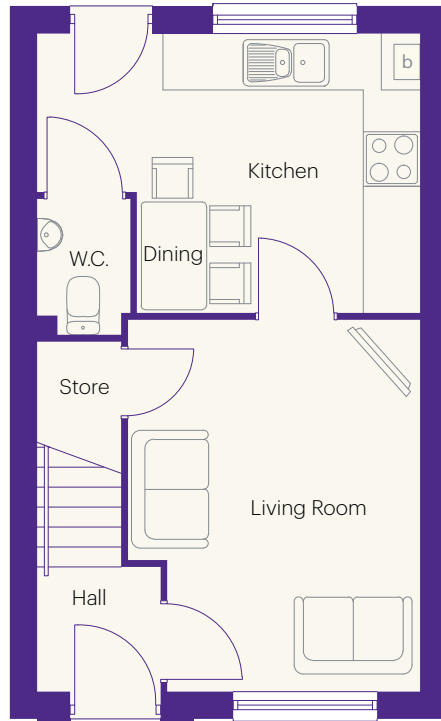
# The Ash



Bramblewood

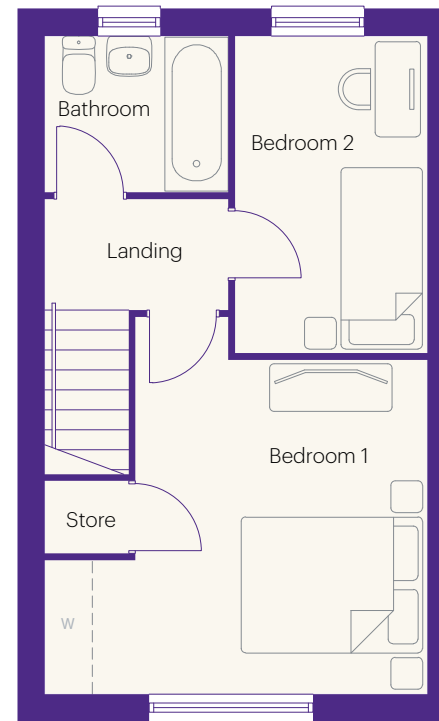
## 2 bedroom home

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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

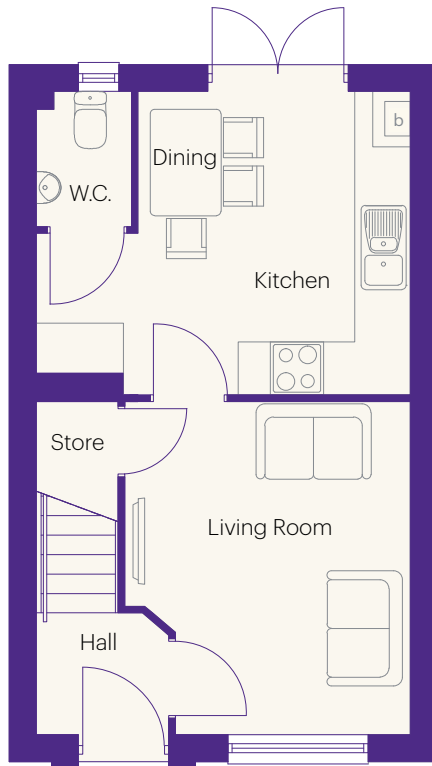
# The Holly



Bramblewood

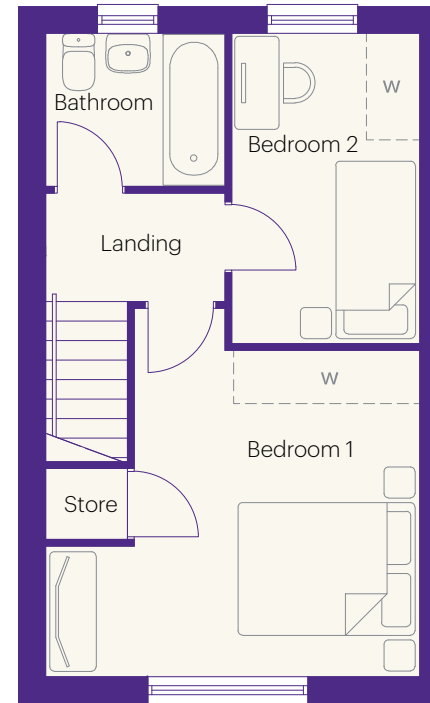
## 2 bedroom home

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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

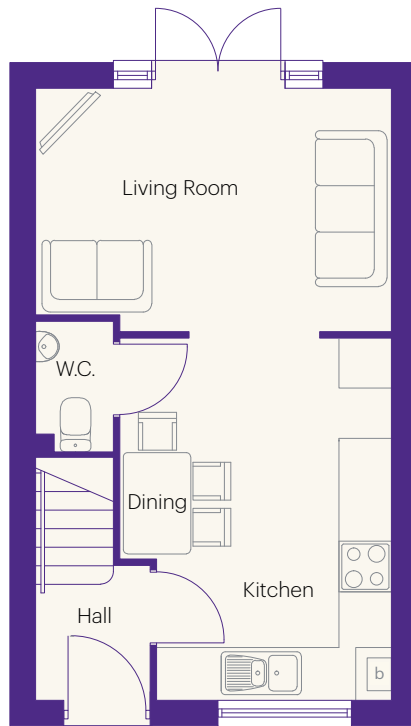
# The Yew



Bramblewood

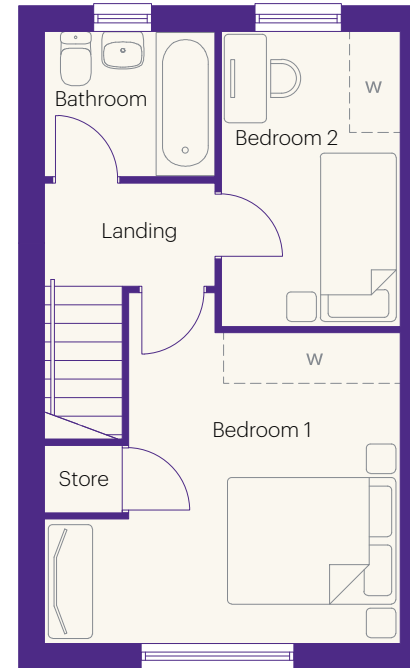
## 2 bedroom home

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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

# The Lawson

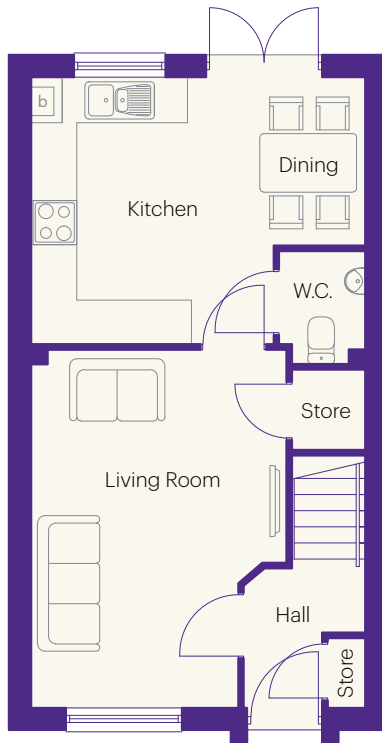


Bramblewood



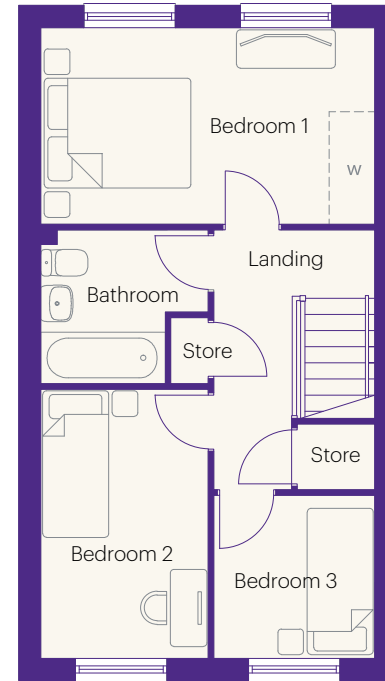
# 3 bedroom home

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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

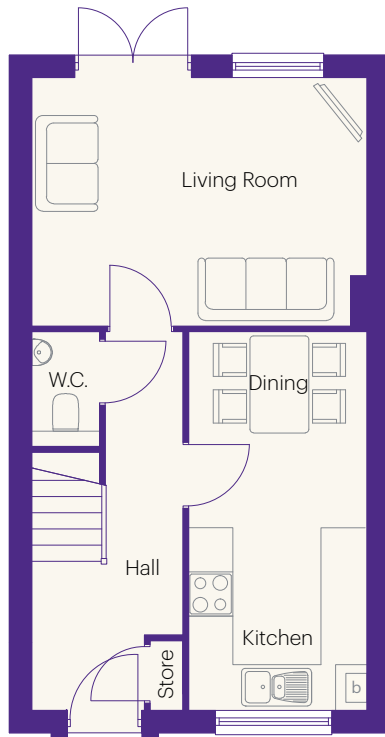
# The Poplar



Bramblewood

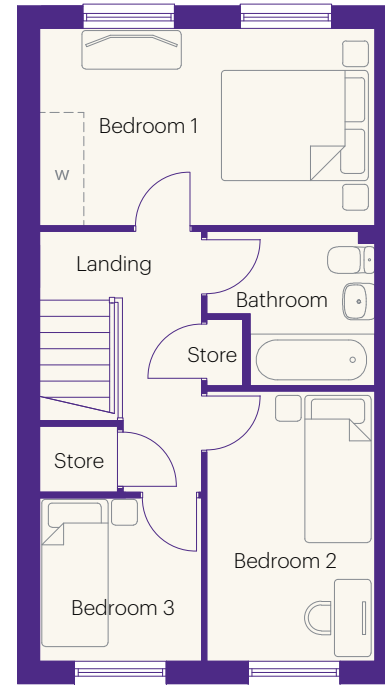
# 3 bedroom home

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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

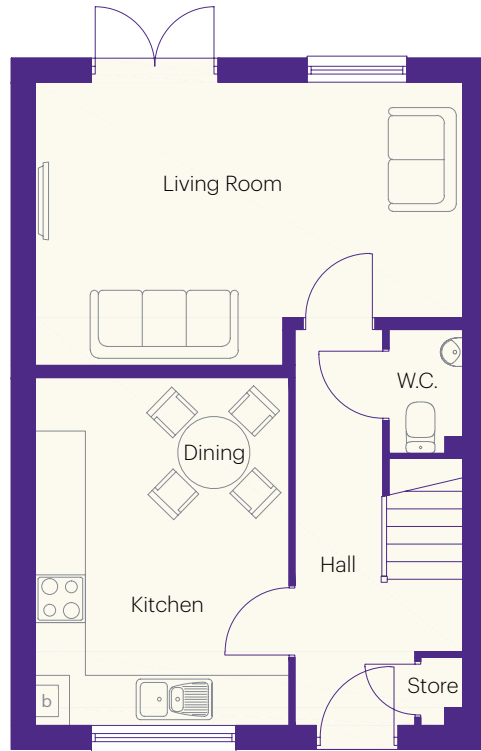
# The Chestnut



Bramblewood

# 3 bedroom home

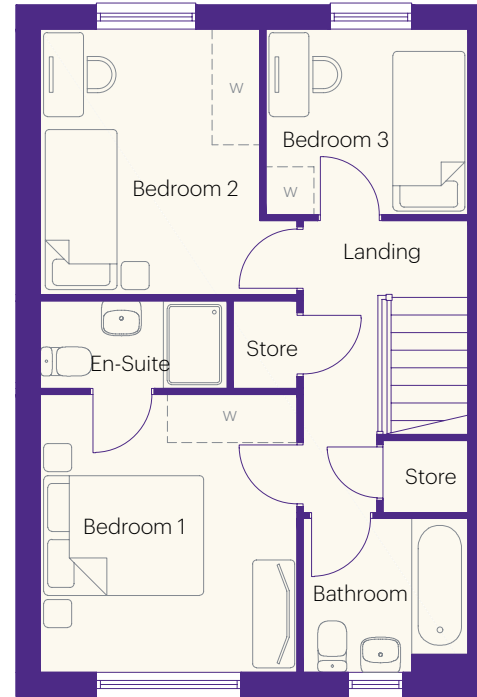
Approximately 912 sq ft



## 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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

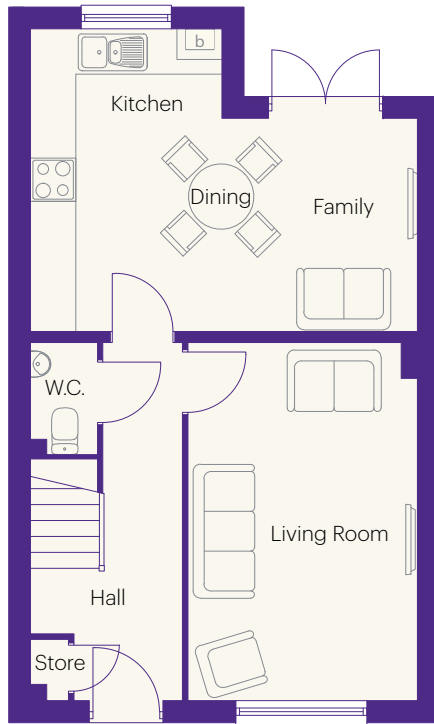
# The Elder



Bramblewood

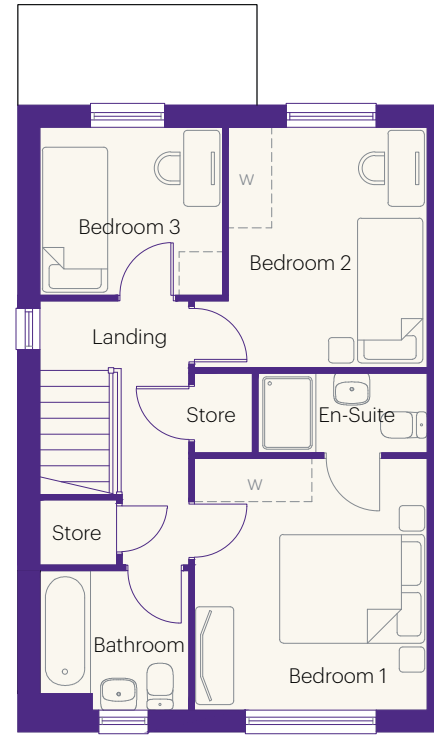
# 3 bedroom home

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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

# The Hawthorn

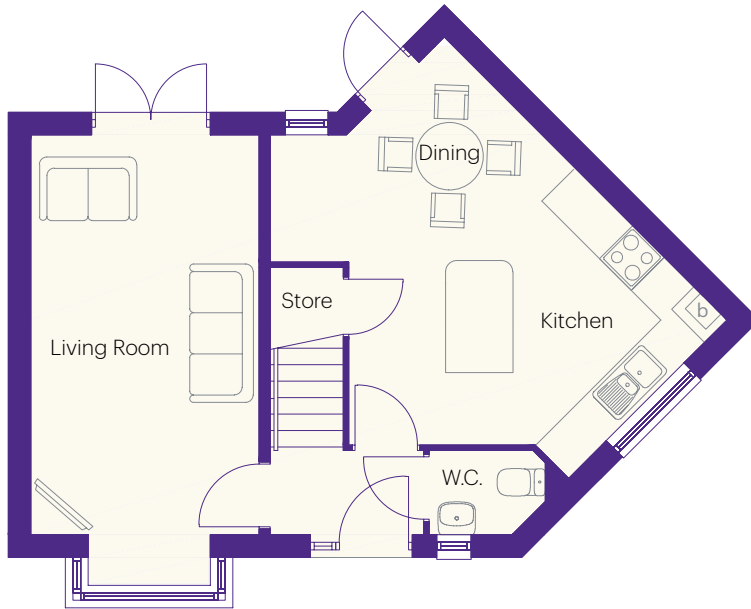


Bramblewood



# 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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

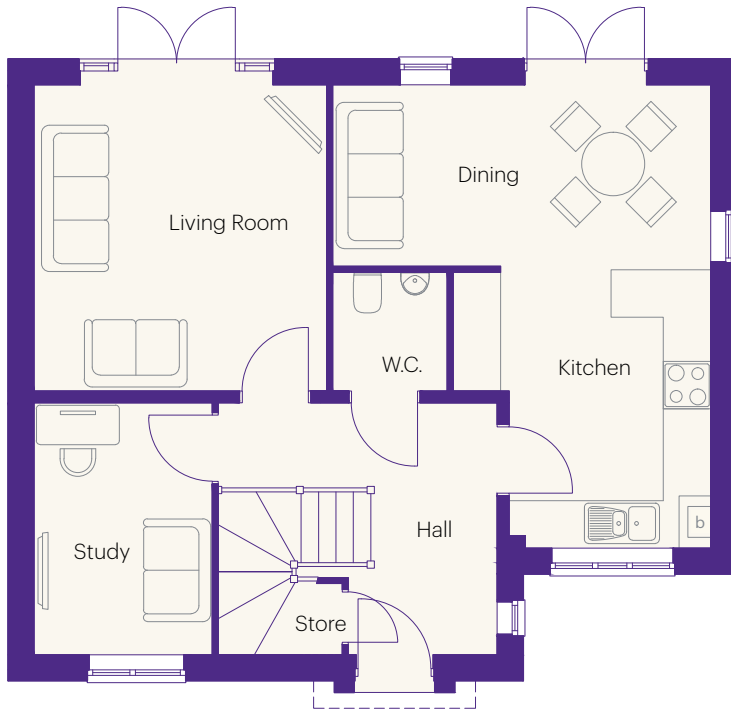
# The Alnwick



Bramblewood

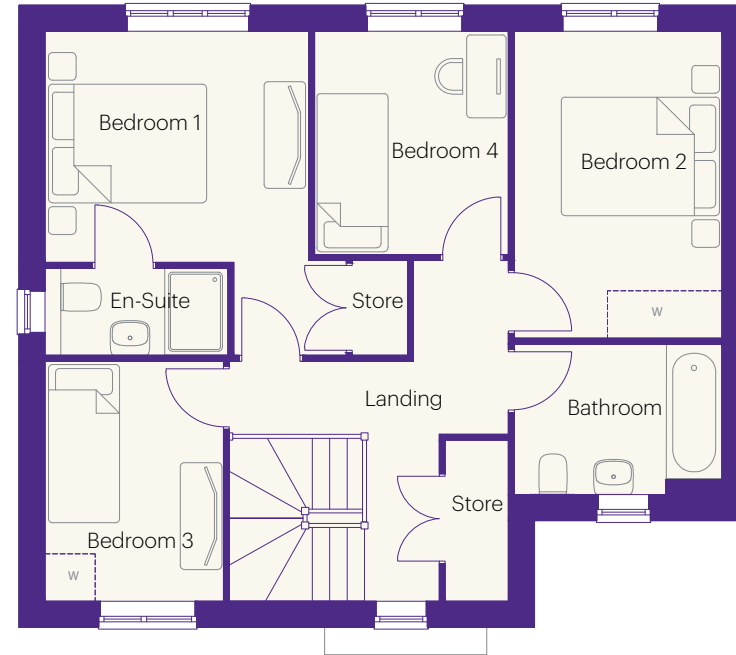
# 4 bedroom home

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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

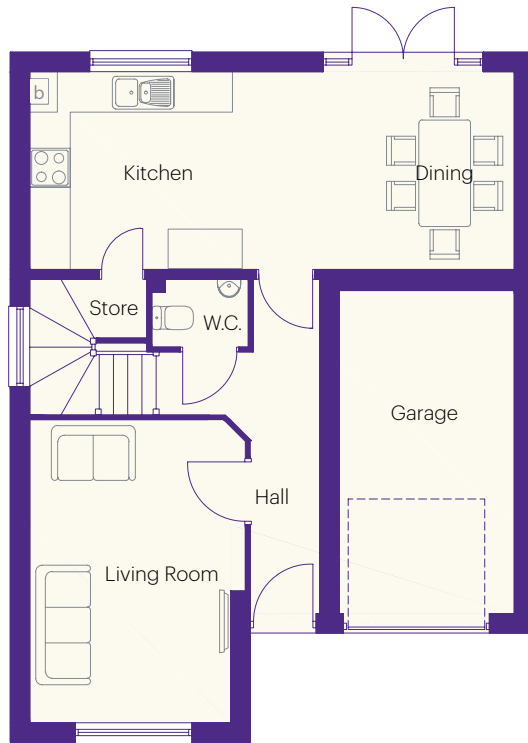
# The Lime



Bramblewood

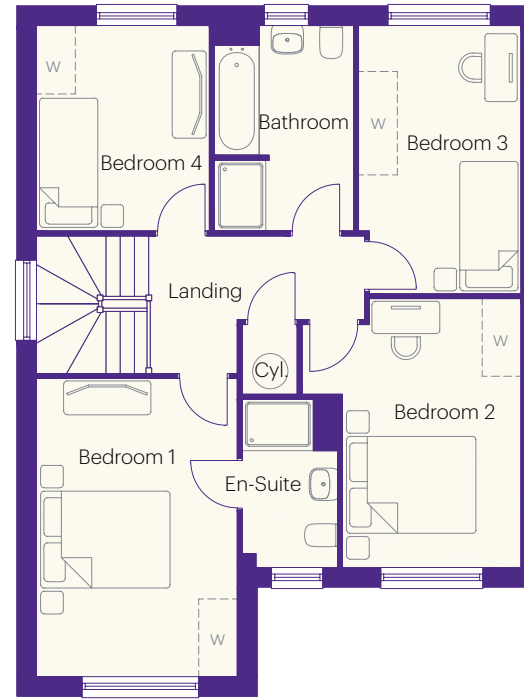
# 4 bedroom home

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"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.



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	•	•	•	•	•	•	•	•	•	•	•
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.





### **Bramblewood**

Off Houghton Road  
Hetton-le-Hole  
Houghton-le-Spring  
DH5 9BY

Tel: **07747 766 078**

Email: [bramblewood@gentoohomes.com](mailto:bramblewood@gentoohomes.com)

Follow us:

