

gentoohomes

Sweetbriar Park

Modern 3, 4 and 5 bedroom homes



gentoohomes

We provide a range of high-quality two to five bedroom homes throughout the region. We provide around 200 homes per year and all of our house styles are thoughtfully designed and based in carefully selected locations.

As a profit-for-purpose organisation all of our profits from our new homes are reinvested into Gentoo's Affordable Housing Programme. You can learn more about the work of Gentoo Housing Association at gentoogroup.com.

We take pride in every aspect of our work and endeavour to offer all of our customers a home that exceeds their expectations and provides them with the lifestyle they desire.

All of our homes also come with 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.



Sweetbriar Park

Sweetbriar Park provides a superb collection of 108 high quality homes to West Park Garden Village located on the north west fringe of Darlington.

Our eagerly awaited development features a range of our renowned and best selling 3, 4 and 5 bedroom house types as well as incorporating a number of new designs and modifications to our range in order to compliment the West Park streetscape.

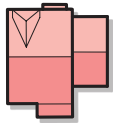
All house styles at Sweetbriar Park provide modern and spacious living spaces perfect for first-time buyers or those looking to upgrade to their forever home.

Our homes are also built to our premium specification throughout and offer a wide range of choices and upgrade options to allow you to truly make your home your own and fit around your desired lifestyle.



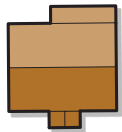
House types

We build and design modern homes with you in mind



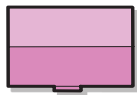
The Elder

3 bedroom home with single garage
Approximately 946 sq ft



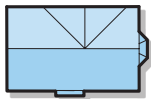
The Elm

3 bedroom home with single garage
Approximately 978 sq ft



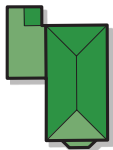
The Fairway

3 bedroom home with single garage
Approximately 1,037 sq ft



The Laurel

3 bedroom home with single garage
Approximately 1,044 sq ft



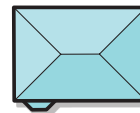
The Kielder

3 bedroom home with single garage
Approximately 1,047 sq ft



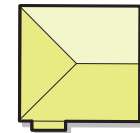
The Alnwick

4 bedroom home with single garage
Approximately 1,250 sq ft



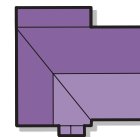
The Mitford

4 bedroom home with single garage
Approximately 1,301 sq ft



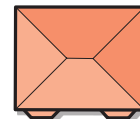
The Sycamore

4 bedroom home with single garage
Approximately 1,370 sq ft



The Bywell

4 bedroom home with single garage
Approximately 1,517 sq ft



The Bamburgh

5 bedroom home with double garage
Approximately 1,835 sq ft



Why choose Sweetbriar Park?



- Stunning West Park is on your doorstep with play area, nature reserve and walkways
- Ideal location for family fun, dog walkers and leisure time



- Ideally situated within a 10-minute drive of Darlington town centre
- Full range of shops and amenities right on your doorstep
- Surrounded by excellent transport links for commuting to or exploring areas in the North East



- Within the borders and walking distance of West Park there are a number of great education and childcare services



- Less than 1 mile away from the A1 north and south
- Just 3 miles from Darlington Railway Station
- Durham Tees Valley International Airport is within a short drive





West Park Garden Village



West Park is a unique development in Darlington and the North East. Based around the first new park in the town, it is bringing together a beautiful new community.

We are proud to be building our Sweetbriar Park development on part of an award winning redevelopment project including West Park Nature Reserve, the first new park to be created in Darlington for 100 years. The reserve is known for featuring over 30 acres of beautiful surroundings including tree plantations, wildflower meadows and wetlands, beautiful commissioned stone artwork and poetry play park and bike track to keep the little ones entertained.

West Park is bringing together a new community where housing and the natural world live side by side. The re-developed area has already won many awards including the prestigious RICS Gold Award for Regeneration, the LCG Sustainable Community award, and the Green Flag award for the latest Nature Reserve.

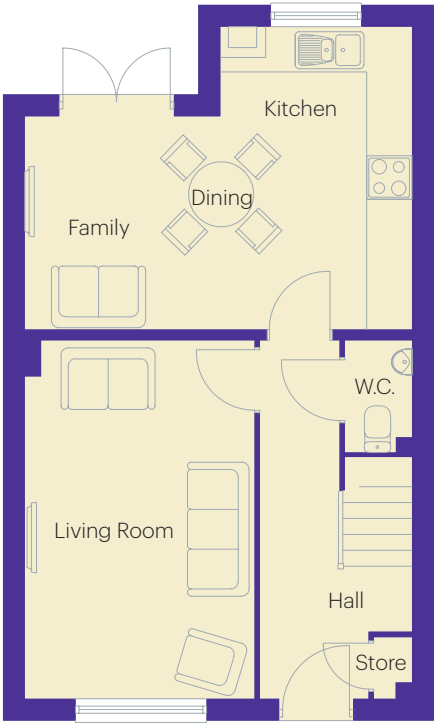
The nature-led development is the perfect place to buy a new home offering modern living for a new generation of Darlington homebuyers and is within walkable distance to a number of well recognised schools, supermarkets, pubs, cafés and essential amenities to cater for all needs.

The Elder



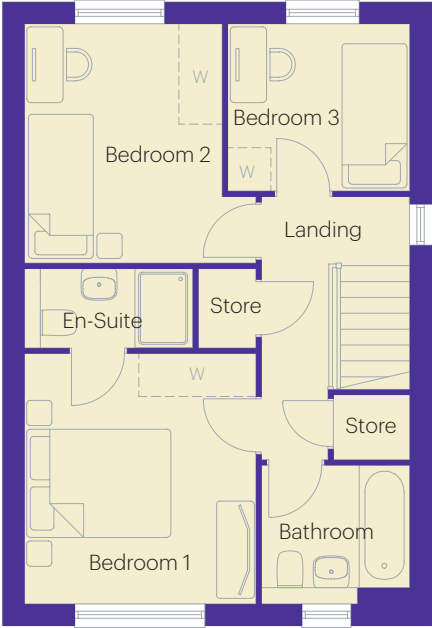
3 bedroom home with en-suite

Approximately 946 sq ft



Ground floor dimensions

Living Room	3.13m x 4.93m	10' 3" x 16' 2"
Kitchen/Dining/ Family	5.30m x 2.92m	17' 5" x 9' 7"
W.C.	0.89m x 1.6m	2' 11" x 5' 3"
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	3.18m 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 3.29m	8' 11" x 10' 6"
Bedroom 3	2.50m x 2.29m	8' 2" x 7' 6"
Bathroom	2.04m x 1.90m	6' 8" x 6' 3"

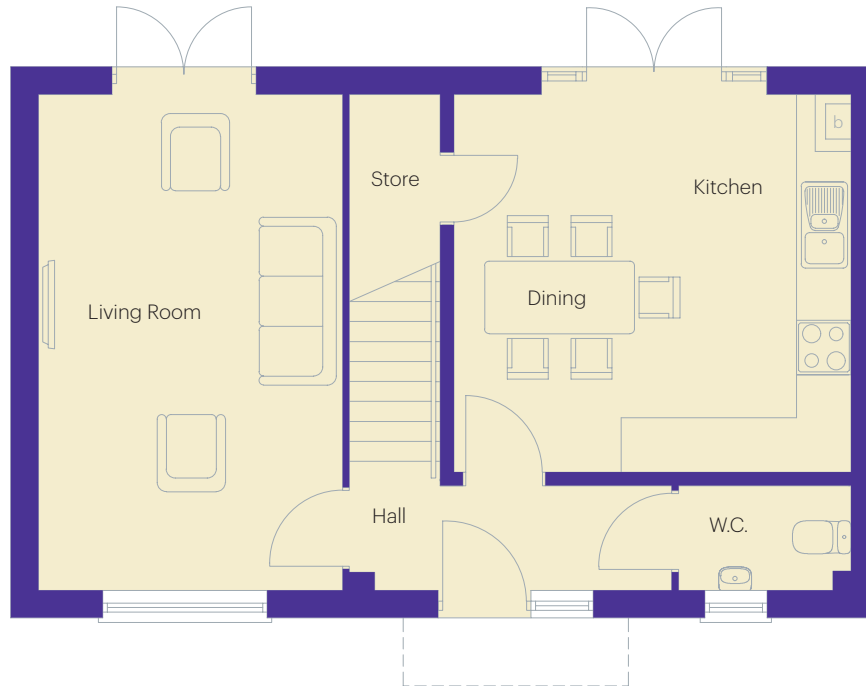
Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate.
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The Fairway



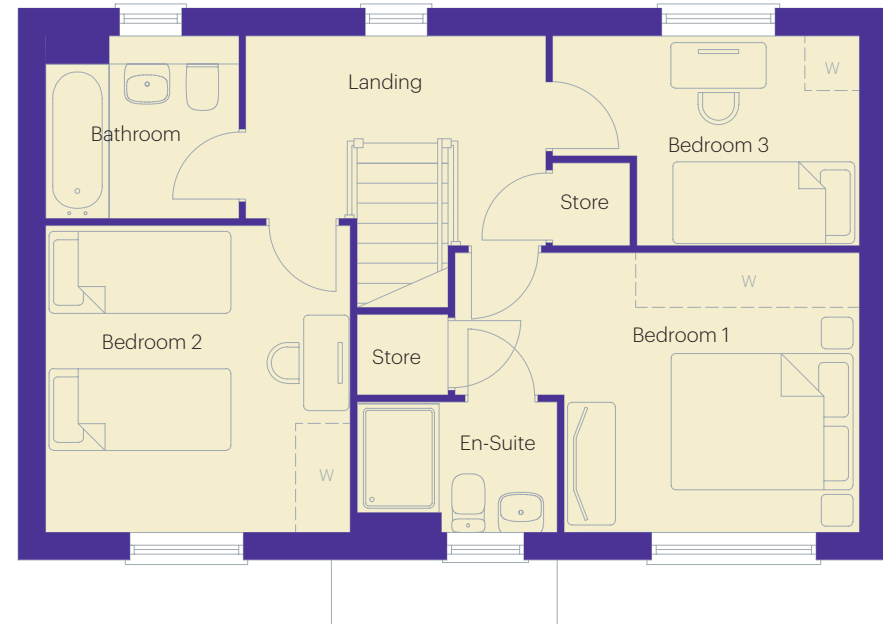
3 bedroom home with en-suite

Approximately 1,037 sq ft



Ground floor dimensions

Living Room	3.31m x 5.41m	10' 10" x 17' 9"
Kitchen/Dining	4.35m x 4.14m	14' 3" x 13' 7"
W.C.	1.88m x 1.13m	6' 2" x 3' 8"
Hall	3.54m x 1.13m	11' 7" x 3' 8"



First floor dimensions

Bedroom 1	4.41m x 3.04m	14' 6" x 10' 0"
En-Suite	2.16m x 1.40m	7' 1" x 4' 7"
Bedroom 2	3.31m x 3.42m	10' 10" x 11' 3"
Bedroom 3	3.34m x 2.29m	10' 11" x 7' 6"
Bathroom	2.10m x 1.90m	6' 11" x 6' 3"

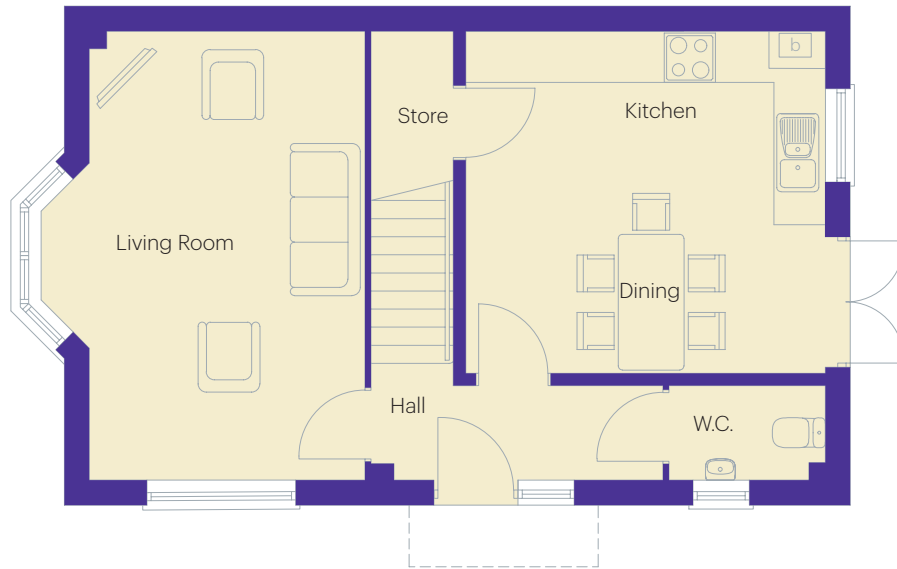
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The Laurel



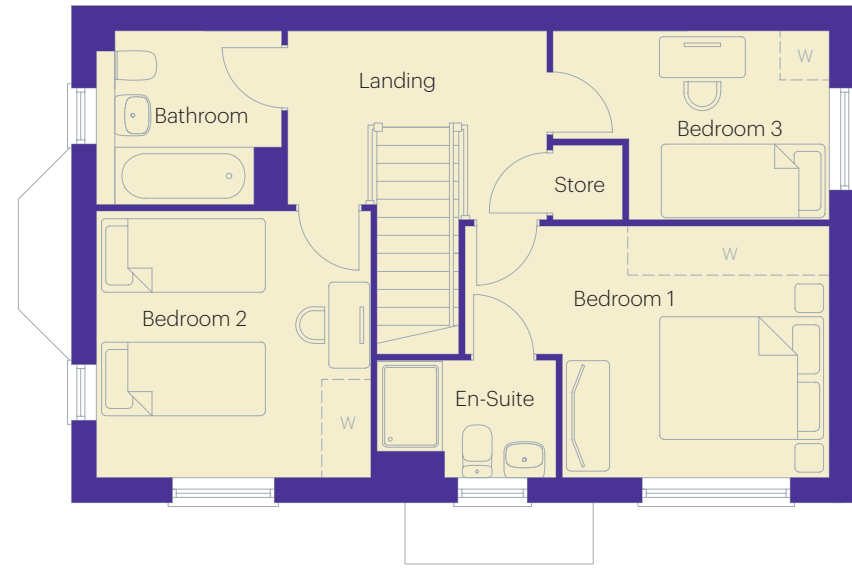
3 bedroom home with en-suite

Approximately 1,044 sq ft



Ground floor dimensions

Living Room	3.31m x 5.41m	10' 10" x 17' 9"
Kitchen/Dining	4.35m x 4.14m	14' 3" x 13' 7"
W.C.	1.88m x 1.13m	6' 2" x 3' 8"
Hall	3.54m x 1.13m	11' 7" x 3' 8"



First floor dimensions

Bedroom 1	4.41m x 3.04m	14' 6" x 10' 10"
En-Suite	2.16m x 1.40m	7' 1" x 4' 7"
Bedroom 2	3.31m x 3.25m	10' 10" x 10' 8"
Bedroom 3	3.34m x 2.29m	10' 11" x 7' 6"
Bathroom	2.22m x 2.08m	7' 3" x 6' 10"

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The Bywell



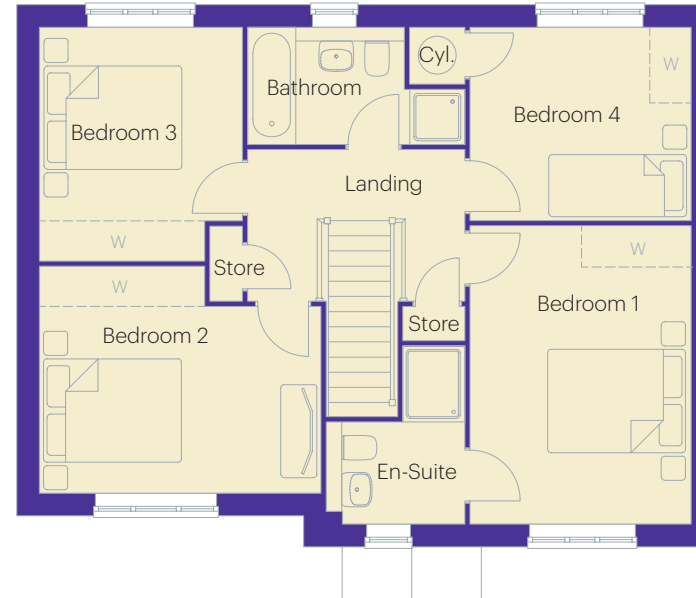
4 bedroom home with en-suite

Approximately 1,517 sq ft



Ground floor dimensions

Living Room	4.01m x 3.96m	13' 2" x 13' 0"
Kitchen/Dining	5.30m x 3.93m	17' 4" x 12' 11"
Family	4.01m x 2.71m	13' 2" x 8' 11"
Utility	1.69m x 1.66m	5' 6" x 5' 6"
Study	2.98m x 2.96m	9' 9" x 9' 8"
W.C.	1.20m x 1.66m	3' 11" x 5' 5"
Hall	2.17m x 4.71m	7' 1" x 15' 5"



First floor dimensions

Bedroom 1	3.18m x 4.33m	10' 5" x 14' 2"
En-Suite	2.03m x 1.49m	6' 8" x 4' 11"
Bedroom 2	4.08m x 3.29m	13' 5" x 10' 9"
Bedroom 3	2.91m x 3.39m	9' 6" x 11' 1"
Bedroom 4	3.18m x 2.79m	10' 5" x 9' 2"
Bathroom	2.28m x 1.70m	7' 6" x 5' 7"

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All house types at Sweetbriar Park 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.

- 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
- Selected 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

[illegible]

Main bathroom and en-suite with white contemporary style sanitaryware	*	*	*	*	*	*	*	*	*
Chrome hair rinse attachment over bath	*	*	*	*	*	*	*	*	*
Main bathroom - ceramic half-height tiling to sanitaryware walls	*	*	*	*	*	*	*	*	*
En-suite - ceramic half-height tiling to sanitaryware walls, 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, en-suite and W.C.	*	*	*	*	*	*	*	*	*
Upgrade options for wall/floor tiling									

[illegible]

3 bed					4 bed				5 bed	
Elder	Elm	Fairway	Laurel	Kielder	Alnwick	Mitford	Sycamore	Bywell	Bamburgh	

Internal features

Internal doors of 4 panel design with white gloss paint and polished chrome finish door handles	.	.	.	.	.	.	.	.	.	.
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 1.8 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										

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Standard item

Available as an optional extra

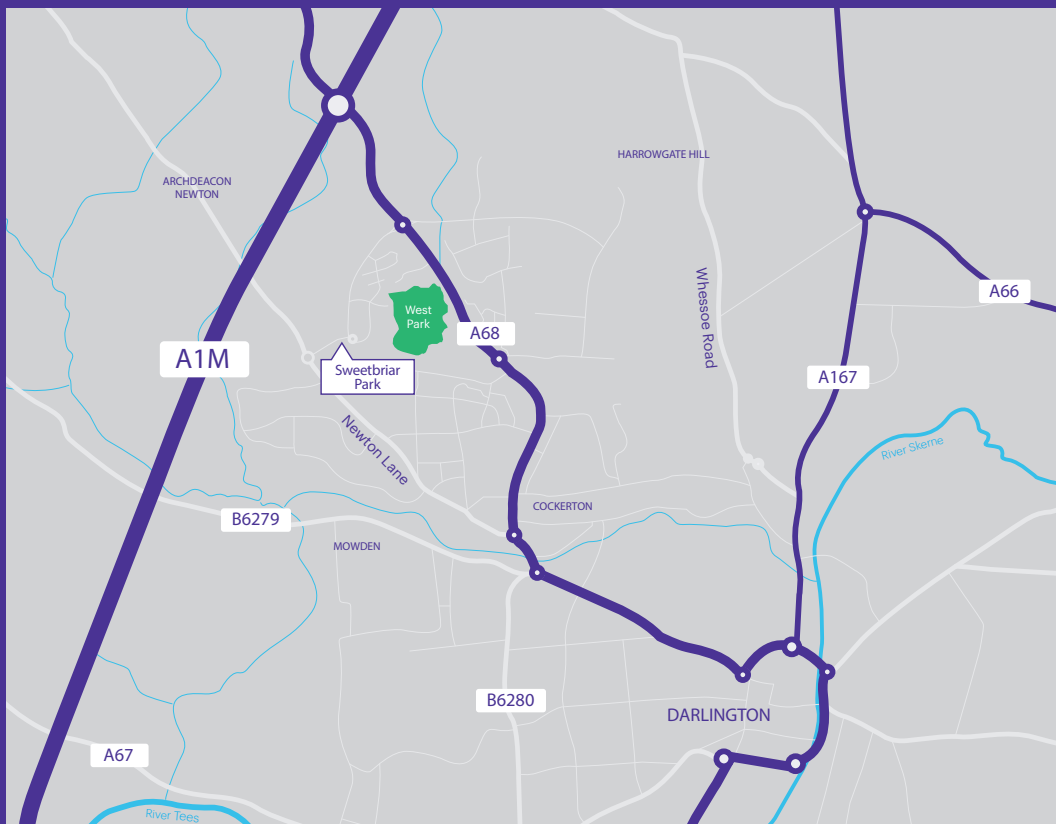
Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change.





 *westpark* Garden Village



Sweetbriar Park

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