



Seaham Garden Village

Seaham
County Durham

3, 4 and 5
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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Here's why...

To have the best of the North East on your doorstep. To be just twenty minutes' walk from Seaham's beautiful beaches, with wide range of schools, amenities and transport links nearby. Dalton Park, home to around 60 shops and a multiscreen cinema, is a pleasant 25 minute walk away, and the A19, half a mile from Seaham Garden Village, brings Newcastle's vibrant nightlife within half an hour's drive.


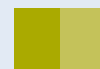

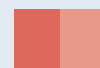



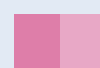
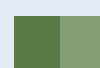
Why Seaham Garden Village?

Seaham Garden Village
St Modwen Homes



Your Development...

Explore our **Seaham Garden Village** development and check out what we have to offer.

The Lansley 3 bedroom home	(790) page 5	
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3, 4 and 5 bedroom homes

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



The Lansley

790 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

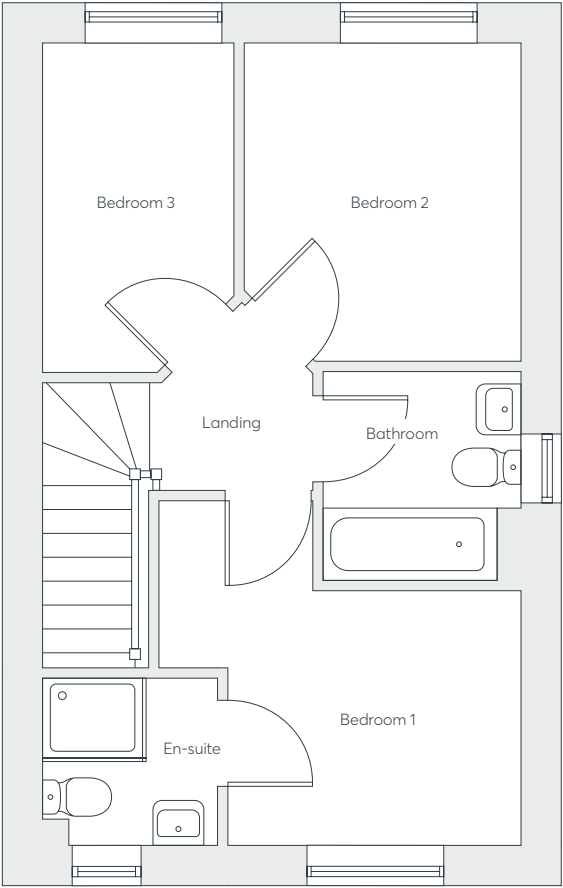
Key Features

- Open plan living and dining room with french doors to garden
- Kitchen with breakfast area
- Cloakroom
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

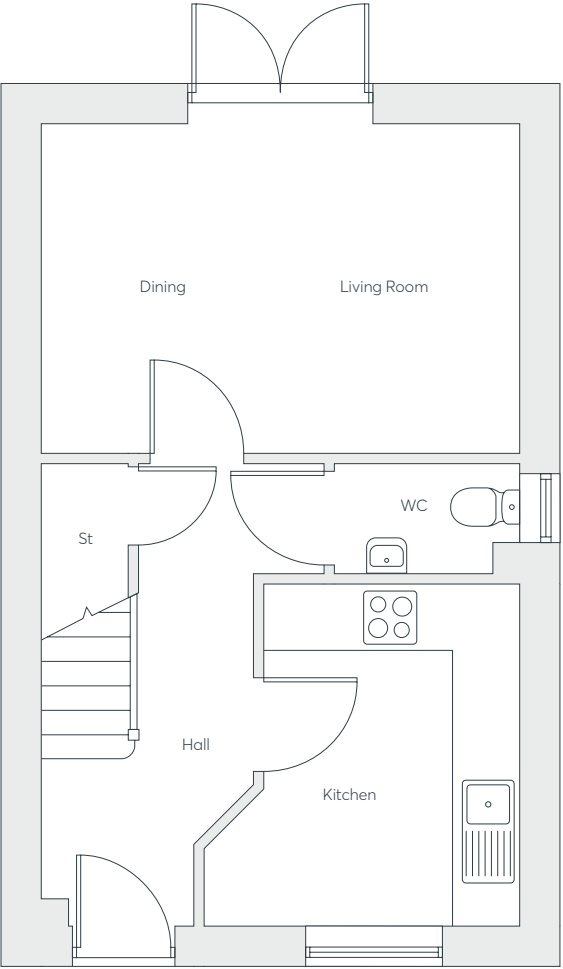
First Floor

- Bedroom 1**
3.38m x 2.87m
11'1" x 9'5"
- En-Suite**
1.70m x 1.65m
5'7" x 5'5"
- Bedroom 2**
2.71m x 3.13m
8'11" x 10'3"
- Bedroom 3**
1.88m x 3.23m
6'2" x 10'7"
- Bathroom**
2.03m x 1.95m
6'8" x 6'5"



Ground Floor

- Living Room**
2.76m x 3.23m
9'1" x 10'7"
- Kitchen**
3.09m x 3.35m
10'2" x 11'0"
- Dining**
1.92m x 3.23m
6'4" x 10'7"
- WC**
1.84m x 1.08m
6'0" x 3'6"





The Hadley

920 sq. ft.
3 Bedrooms
2 Bathrooms
Semi-Detached

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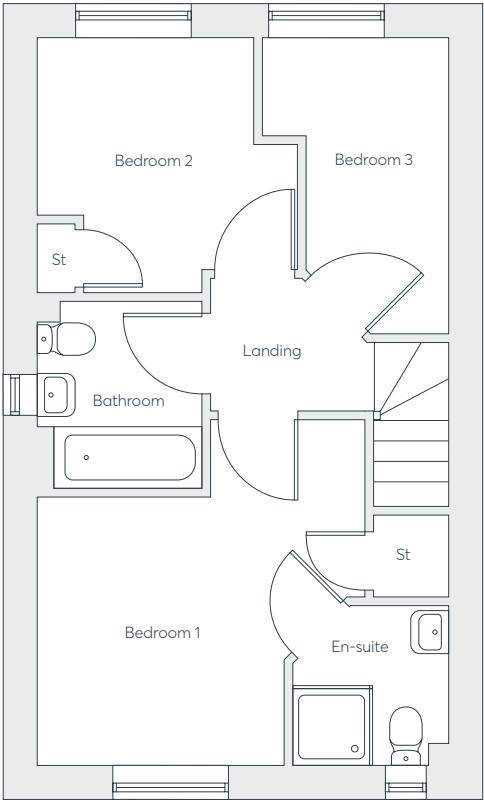
Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Downstairs WC
- Fully fitted family bathroom
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

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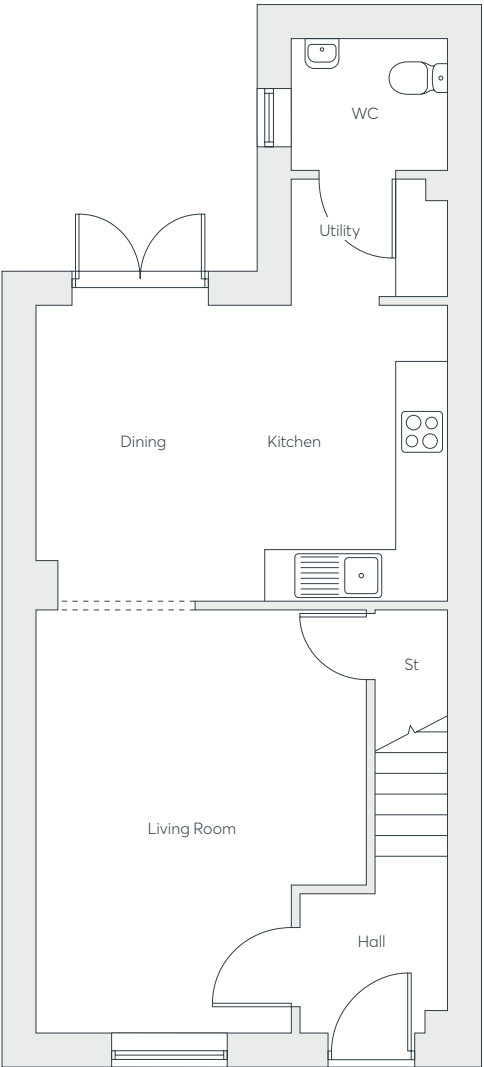
First Floor

- Bedroom 1**
3.90m x 3.78m
12'10" x 12'5"
- En-Suite**
1.82m x 1.86m
6'0" x 6'1"
- Bedroom 2**
2.95m x 2.50m
9'8" x 8'3"
- Bedroom 3**
1.65m x 3.44m
5'5" x 11'3"
- Bathroom**
1.91m x 2.15m
6'3" x 7'1"



Ground Floor

- Living Room**
3.78m x 4.87m
12'5" x 16'0"
- Kitchen**
2.10m x 3.44m
6'11" x 11'3"
- Dining**
2.66m x 3.44m
8'9" x 11'3"
- Utility**
1.83m x 1.35m
6'0" x 4'5"
- WC**
1.83m x 1.51m
6'0" x 5'0"



Find this home on the siteplan



The Wintley

930 sq. ft.

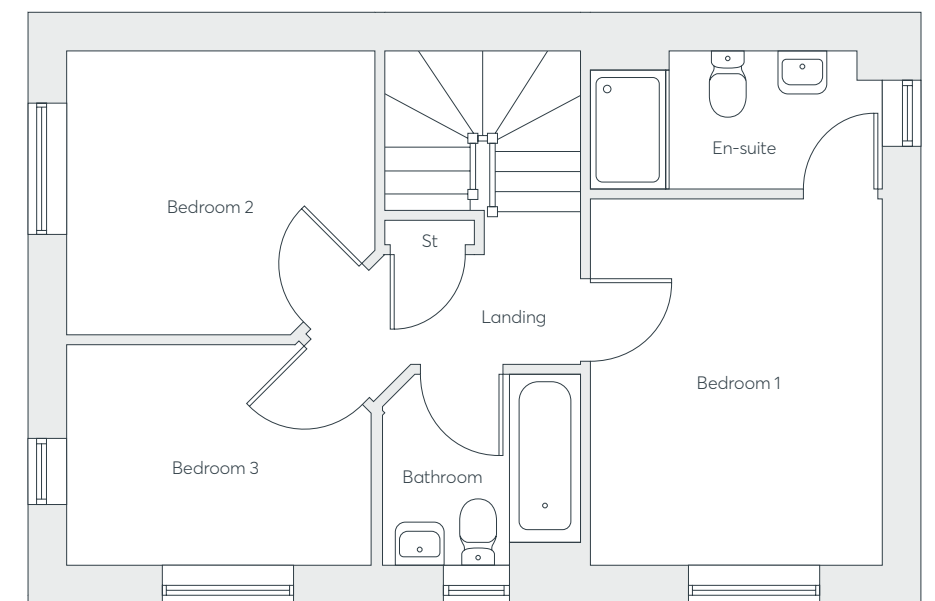
3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Dual aspect living room
- Dual aspect kitchen/dining room with french doors to garden
- Utility cupboard
- Downstairs WC
- En-suite main bedroom
- Dual aspect third bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

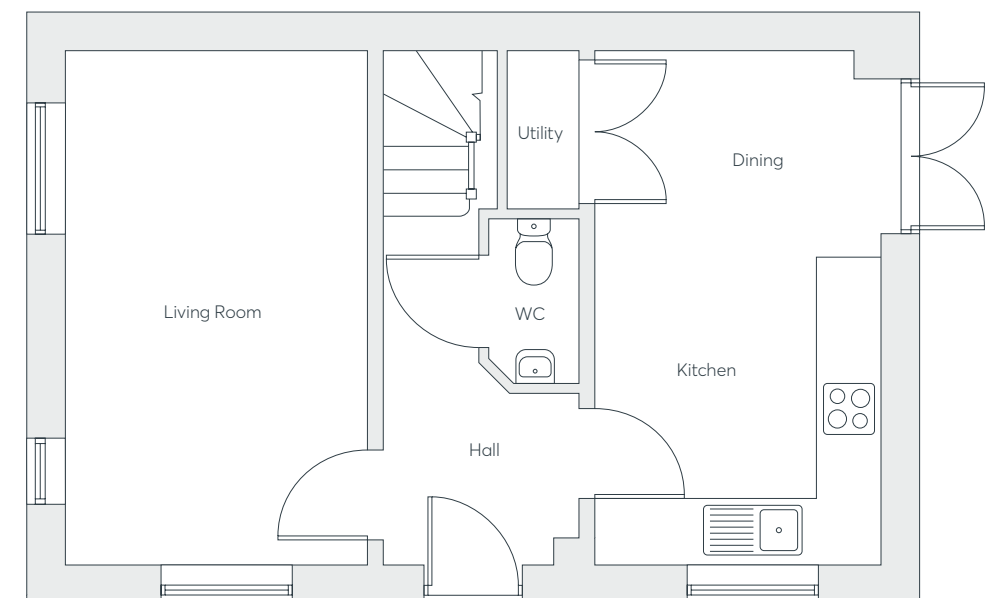
First Floor

- Bedroom 1**
2.98m x 3.74m
9'9" x 12'3"
- En-Suite**
2.98m x 1.39m
9'9" x 4'7"
- Bedroom 2**
3.14m x 2.87m
10'4" x 9'5"
- Bedroom 3**
3.11m x 2.26m
10'2" x 7'5"
- Bathroom**
2.00m x 1.95m
6'7" x 6'5"



Ground Floor

- Living Room**
3.08m x 5.21m
10'1" x 17'1"
- Kitchen**
2.92m x 3.10m
9'7" x 10'2"
- Dining**
2.92m x 2.11m
9'7" x 6'11"
- Utility**
0.74m x 1.60m
2'5" x 5'3"
- WC**
0.95m x 1.68m
3'1" x 5'6"





The Turnley

957 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room with back door
- Downstairs WC
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ample storage

First Floor

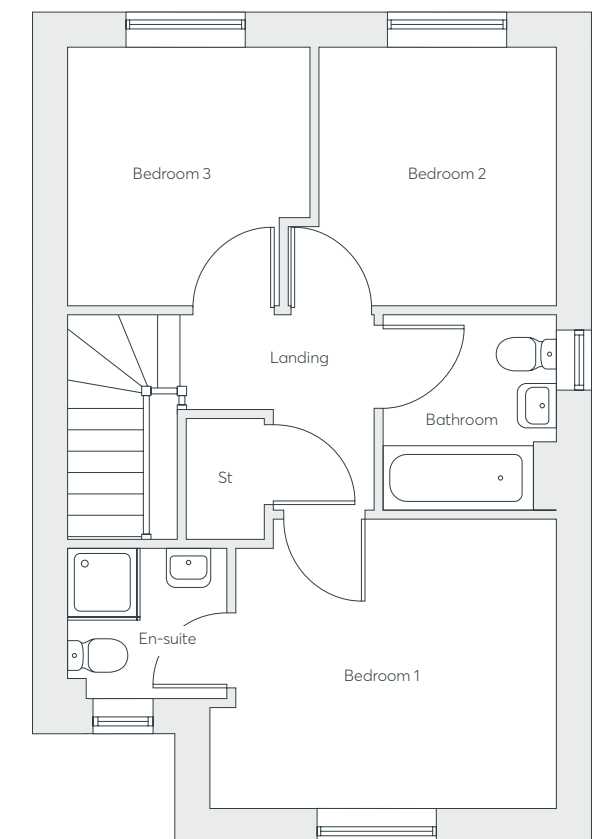
Bedroom 1
3.90m x 3.25m
12'9" x 10'8"

En-Suite
1.69m x 1.78m
5'6" x 5'10"

Bedroom 2
2.65m x 2.90m
8'8" x 9'6"

Bedroom 3
2.71m x 2.90m
8'11" x 9'6"

Bathroom
1.93m x 2.18m
6'4" x 7'2"



Ground Floor

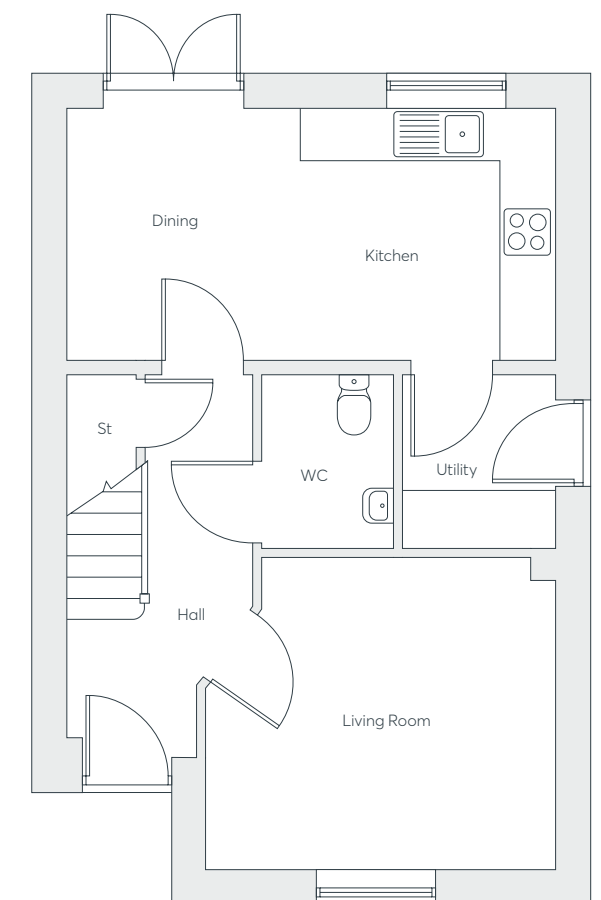
Living Room
3.90m x 3.50m
12'9" x 11'6"

Kitchen
2.83m x 2.84m
9'3" x 9'4"

Dining
2.62m x 2.84m
8'7" x 9'4"

Utility
1.71m x 1.93m
5'7" x 6'4"

WC
1.46m x 1.93m
4'9" x 6'4"





The Cangate

1331 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom
- Integral garage
- Double glazing and high-performance insulation throughout
- PV solar panels to roof

First Floor

Bedroom 1
3.12m x 4.56m
10'3" x 14'11"

En-Suite
1.98m x 2.76m
6'6" x 9'1"

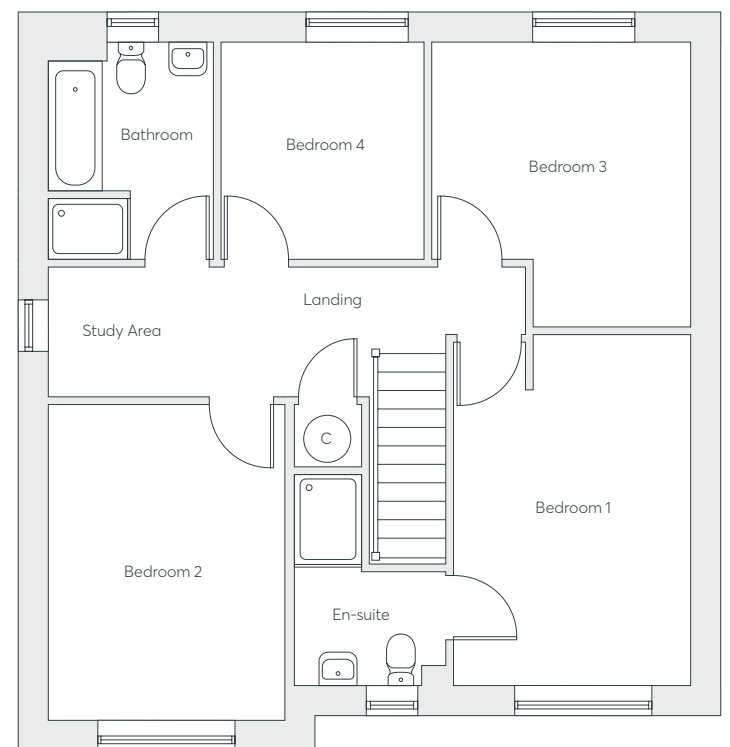
Bedroom 2
3.11m x 4.11m
10'2" x 13'6"

Bedroom 3
3.40m x 3.74m
11'2" x 12'3"

Bedroom 4
2.64m x 2.86m
8'8" x 9'5"

Study
2.23m x 1.69m
7'4" x 5'6"

Bathroom
2.18m x 2.86m
7'2" x 9'5"



Ground Floor

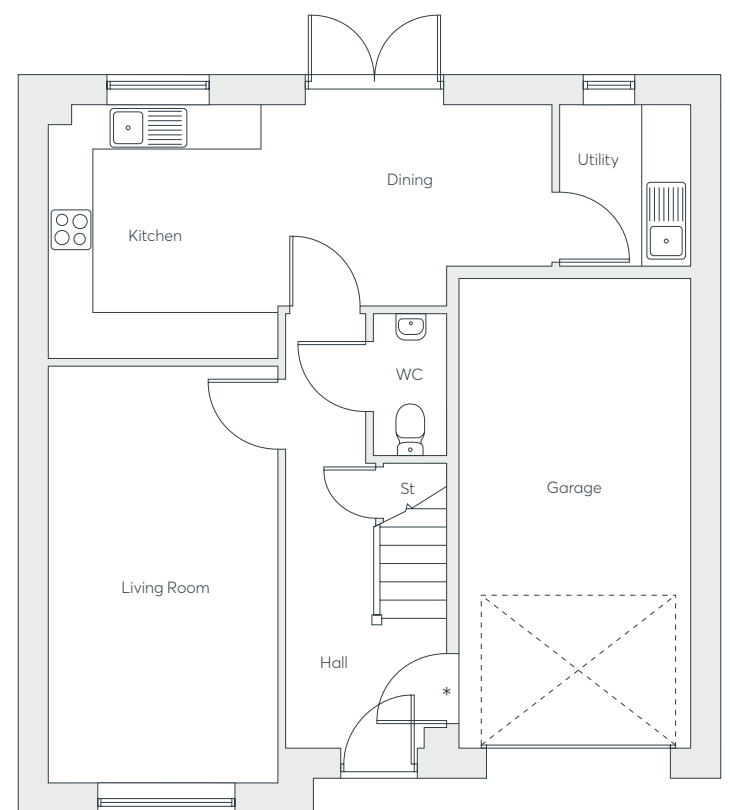
Living Room
3.00m x 5.42m
9'10" x 17'9"

Kitchen
3.11m x 3.34m
10'2" x 10'11"

Dining
3.43m x 2.14m
11'3" x 7'0"

Utility
1.75m x 2.14m
5'9" x 7'0"

WC
0.92m x 1.84m
3'0" x 6'0"





The Presgate

1390 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

- Three storey
- Dual aspect living room
- Dual aspect kitchen/dining room with french doors to garden
- Utility cupboard
- Downstairs WC
- Dual aspect study
- En-suite main bedroom
- Second en-suite bathroom
- Modern family bathroom
- Full gas fired central heating
- PV solar panels to roof

Second Floor

Bedroom 1
3.14m x 5.25m
10'4" x 17'3"

Bedroom 3
2.83m x 5.25m
9'3" x 17'3"

En-Suite 1
2.14m x 1.97m
7'0" x 6'5"

First Floor

Bedroom 2
2.83m x 3.98m
9'3" x 13'1"

En-Suite 2
2.98m x 1.18m
9'9" x 3'11"

Bedroom 4
3.14m x 3.05m
10'4" x 10'0"

Study
2.14m x 2.11m
7'0" x 6'11"

Bathroom
2.12m x 1.97m
6'11" x 6'6"

Ground Floor

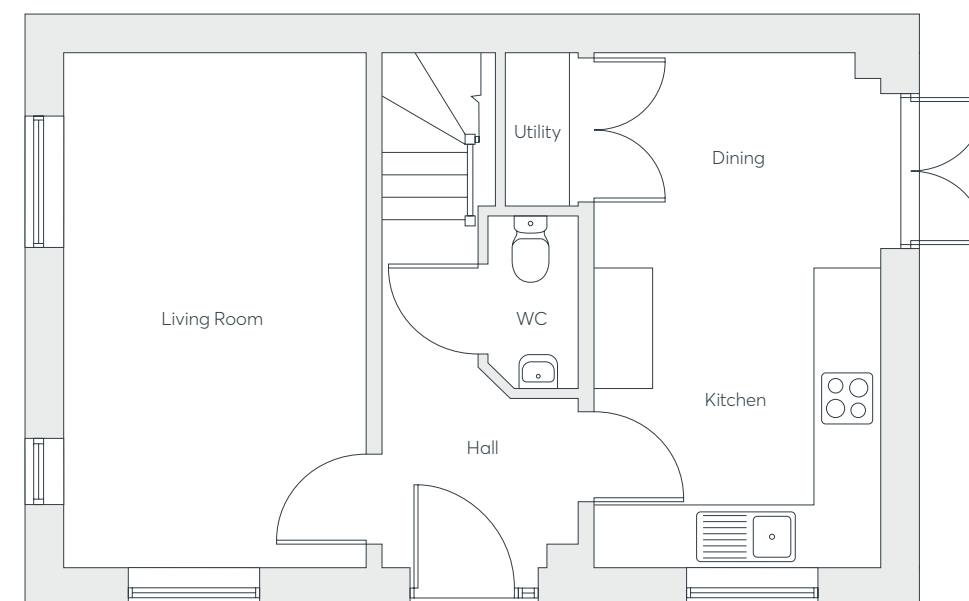
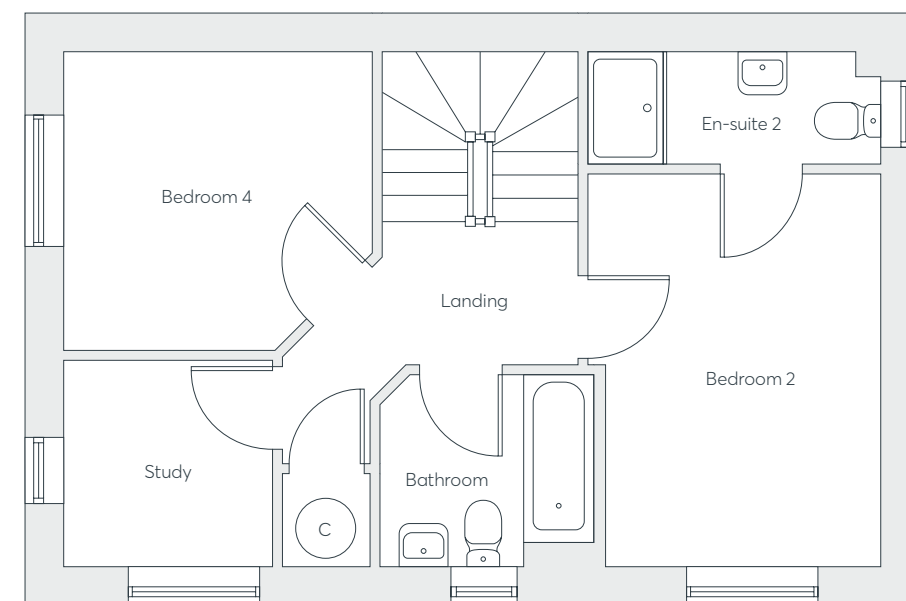
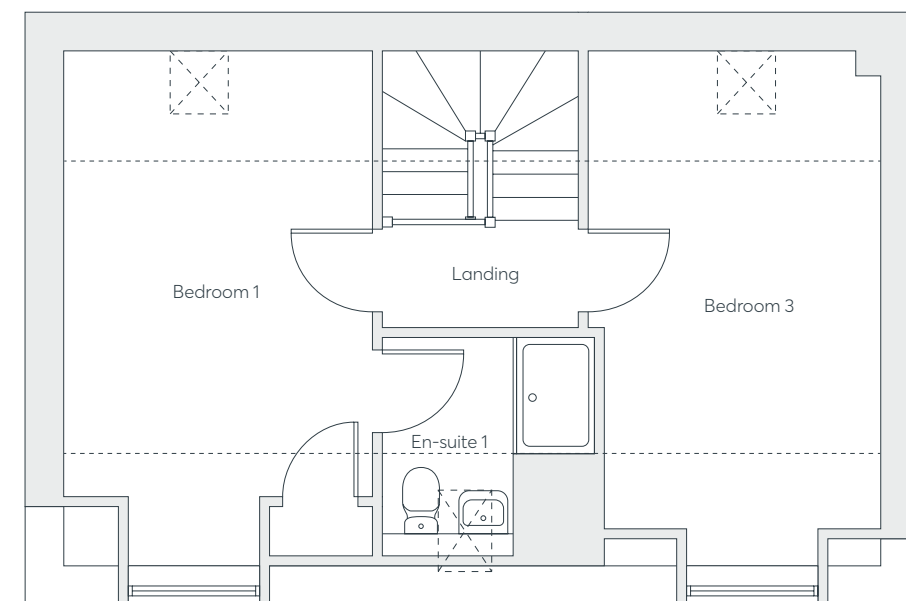
Living Room
3.08m x 5.25m
10'1" x 17'3"

Dining
2.92m x 2.20m
9'7" x 7'3"

Kitchen
2.92m x 3.05m
9'7" x 10'0"

Utility
0.74m x 1.57m
2'5" x 5'2"

WC
0.92m x 1.75m
3'0" x 5'9"





The Cedargate

1552 sq. ft.

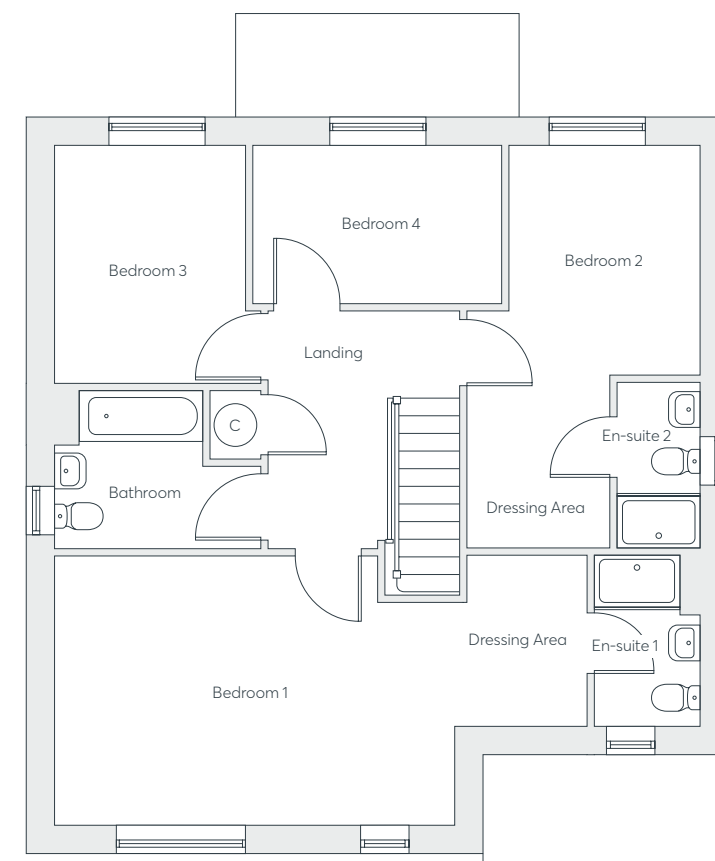
4 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Utility room
- Downstairs WC
- Dual aspect living room
- En-suite bedroom with dressing area
- Second en-suite bedroom with dressing area
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- PV solar panels to roof

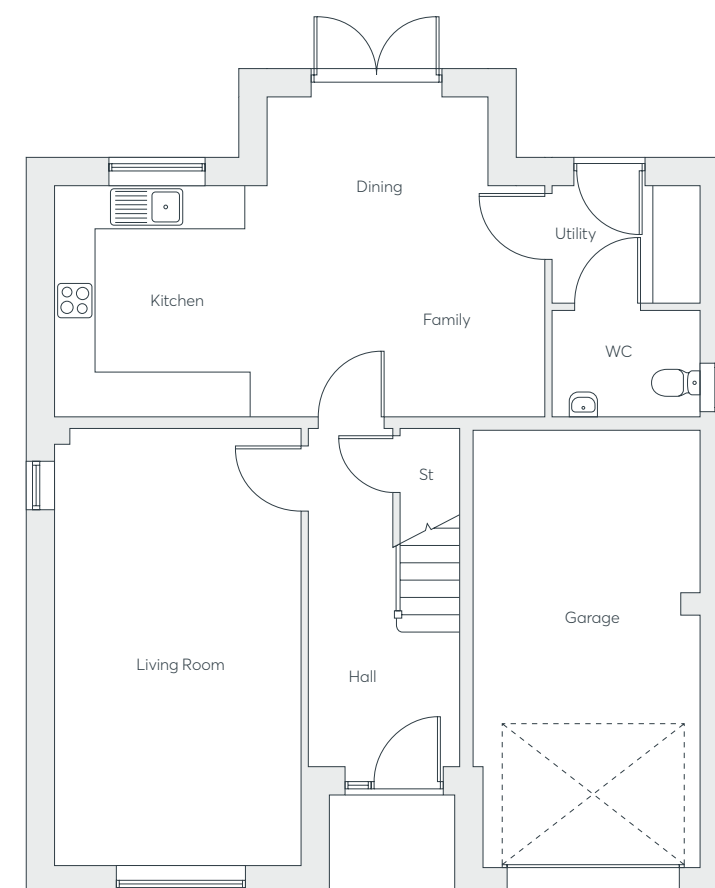
First Floor

- Bedroom 1**
5.59m x 3.74m
18'4" x 12'3"
- En-Suite 1**
1.50m x 2.40m
4'11" x 7'11"
- Bedroom 2**
2.68m x 5.57m
8'9" x 18'3"
- En-Suite 2**
1.19m x 2.29m
3'11" x 7'6"
- Bedroom 3**
2.67m x 3.30m
8'9" x 10'10"
- Bedroom 4**
3.43m x 2.18m
11'3" x 7'2"
- Bathroom**
2.87m x 2.17m
9'5" x 7'1"



Ground Floor

- Living Room**
3.45m x 6.08m
11'4" x 19'11"
- Kitchen**
2.93m x 3.18m
9'7" x 10'5"
- Dining**
3.11m x 2.61m
10'2" x 8'7"
- Family**
3.88m x 1.78m
12'9" x 5'10"
- Utility**
2.03m x 1.63m
6'8" x 5'4"
- WC**
2.07m x 1.47m
6'9" x 4'10"





The Bowness

1819 sq. ft.

5 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan family kitchen/dining room with dual french doors
- Utility room
- En-suite bedroom with dressing room
- Second en-suite bedroom
- Family bathroom with separate shower
- Extended Integral garage
- PV solar panels to roof

First Floor

Bedroom 1
3.12m x 3.78m
10'3" x 12'5"

En-Suite 1
2.46m x 1.18m
8'1" x 3'10"

Dressing
1.63m x 2.19m
5'4" x 7'2"

Bedroom 2
3.02m x 3.65m
9'11" x 12'0"

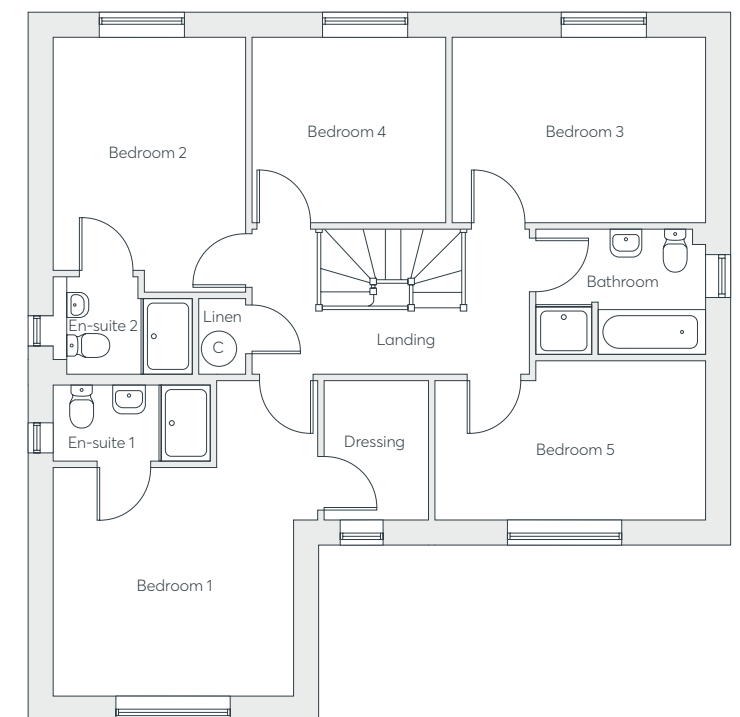
En-Suite 2
1.51m x 1.96m
4'11" x 6'5"

Bedroom 3
3.96m x 2.91m
13'0" x 9'7"

Bedroom 4
2.91m x 3.01m
9'7" x 9'11"

Bedroom 5
4.24m x 2.49m
13'11" x 8'2"

Bathroom
2.67m x 1.95m
8'9" x 6'5"



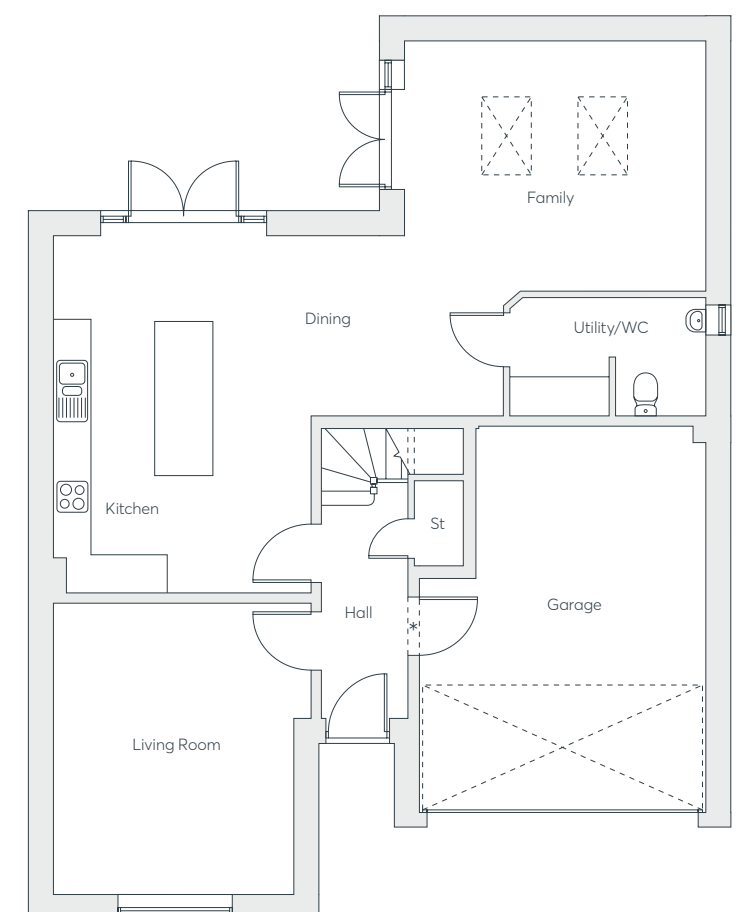
Ground Floor

Living Room
3.78m x 4.78m
12'5" x 15'8"

Kitchen/Dining
5.60m x 5.10m
18'4" x 16'9"

Family
4.70m x 3.92m
15'5" x 12'9"

Utility/WC
2.99m x 1.92m
9'7" x 6'4"





The Arness

1857 sq. ft.

5 Bedrooms
3 Bathrooms
Detached

- Key Features
- Open plan kitchen/dining and family room with french doors to garden
 - Downstairs WC
 - Utility room with back door
 - Private study
 - Family bathroom with separate shower
 - En-suite to bedroom 1
 - Jack & Jill en-suite to bedrooms 2 and 3
 - Full gas fired central heating
 - Double glazing and high-performance insulation throughout
 - PV solar panels to roof

Seaham Garden Village
St Modwen Homes

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First Floor

- Bedroom 1

3.57m x 3.49m
11'8" x 11'5"
- En-Suite 1

2.07m x 1.69m
6'9" x 5'6"
- Bedroom 2

3.94m x 3.27m
12'11" x 10'9"
- En-Suite 2

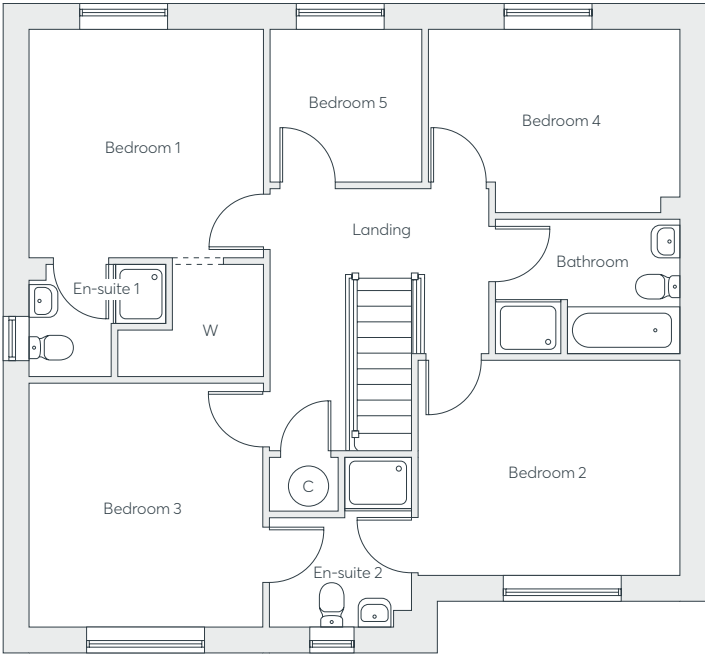
2.18m x 2.59m
7'2" x 8'6"
- Bedroom 3

3.57m x 3.71m
11'8" x 12'2"
- Bedroom 4

3.82m x 2.80m
12'7" x 9'2"
- Bedroom 5

2.28m x 2.34m
7'6" x 7'8"
- Bathroom

2.80m x 2.04m
9'2" x 6'8"



Ground Floor

- Living Room

3.87m x 4.98m
12'9" x 16'4"
- Kitchen

3.10m x 3.60m
10'2" x 11'10"
- Dining

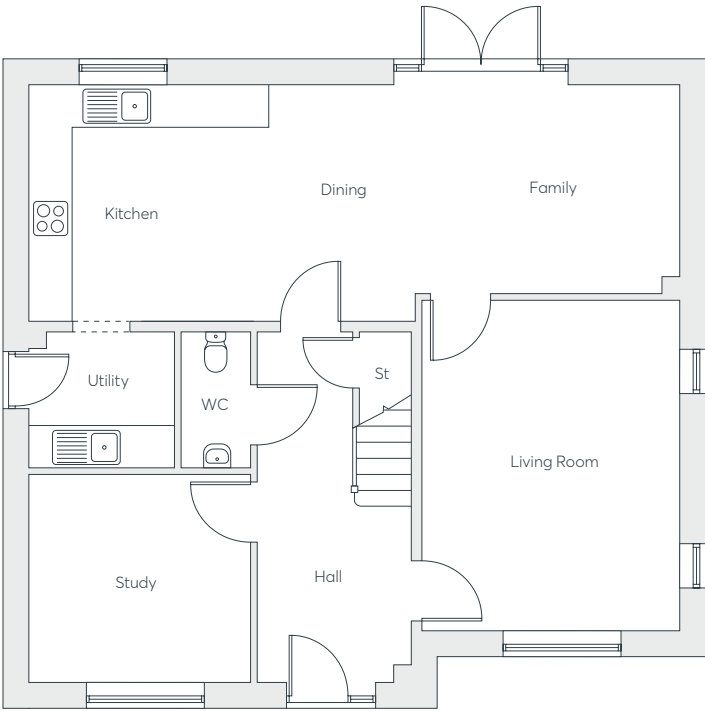
2.77m x 3.60m
9'1" x 11'10"
- Family

3.99m x 3.18m
13'1" x 10'5"
- Study

3.37m x 3.16m
11'1" x 10'5"
- Utility

2.22m x 2.07m
7'4" x 6'10"
- WC

1.06m x 2.07m
3'6" x 6'10"



Find this home on the siteplan

Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
Worktop with upstand to wall
Composite single bowl sink and monobloc mixer tap
Integrated cooker hood and stainless steel splashback to hob
4-Zone Induction Hob
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED track light to ceiling

Bathroom/En-Suite/WC

Roca contemporary style white sanitaryware with VADO monobloc tap
VADO Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

TV socket to lounge
BT socket (housetypes vary - please see drawings for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket to kitchen
Power and lighting to integral garages
Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)
Battery operated carbon monoxide detectors (locations vary)
Mains wired (with battery back-up) smoke detectors

Heating

Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

Exterior
Double glazed PVCu windows
Double glazed PVCu french casement doors to patio (where layout permits)
PVCu fascias, soffits and rainwater goods
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted

Decorative

Square spindles and newels to staircase
Square featured skirting boards and architraves
Vertical Panel White internal doors with satin handles
Smooth finish ceilings, painted in white
Walls painted in white satin finish
Woodwork painted in white satin finish

Landscaping

Turf to front garden
0.9m post and rail fence between plots
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden



Open daily
Thursday to
Monday

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