



Woodcroft Park

Chapelgarth
Sunderland

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.

In this brochure

Why Woodcroft Park?	3
Your Site	4
Our Homes	5
Specification	14
Contact Us	15



Here's why...

To enjoy fresh air and wide horizons in a beautifully planned new neighbourhood with relaxing green spaces and a play area, within a few minutes' walk of schools and bus routes. Nestling beside Blakeney Wood, Woodcroft Park is less than a mile from the shops and supermarket of Doxford Park and around ten minutes' drive from both the beautiful north east coast and Sunderland's lively city centre.



Why Woodcroft Park?

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.



Your Development...

Explore our Woodcroft Park development and check out what we have to offer.

The Hadley	(920)	
3 bedroom home	page 5	
The Turnley	(957)	
3 bedroom home	page 6	
The Morley	(1227)	
3 bedroom home	page 7	
The Cangate	(1331)	
4 bedroom home	page 8	
The Bramgate	(1379)	
4 bedroom home	page 9	
The Greengate	(1473)	
4 bedroom home	page 10	
The Maygate	(1772)	
4 bedroom home	page 11	
The Bowness	(1819)	
5 bedroom home	page 12	
The Arness	(1858)	
5 bedroom home	page 13	

3, 4 and 5
bedroom homes



The Hadley

920 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

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
- PV solar panels to roof
- Driveway/allocated parking

First Floor

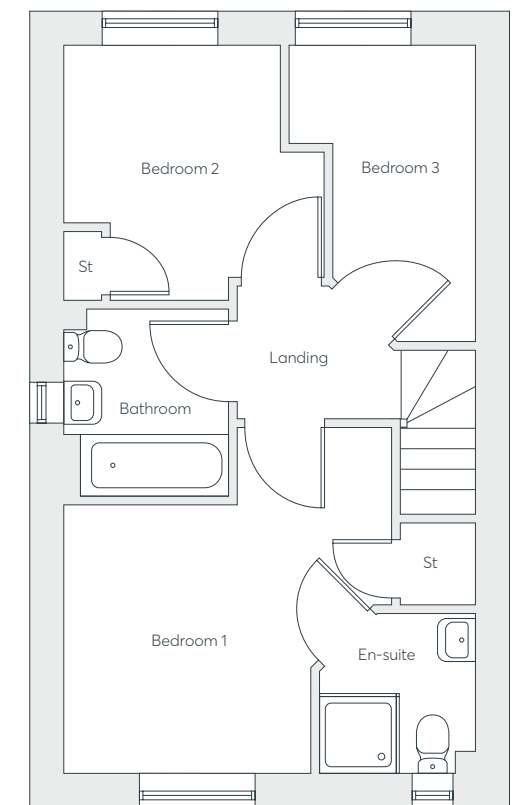
Bedroom 1
3.90m x 3.78m
12'10" x 12'5"

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
3.44m x 1.65m
11'3" x 5'5"

Bathroom
1.91m x 2.15m
6'3" x 7'1"



Ground Floor

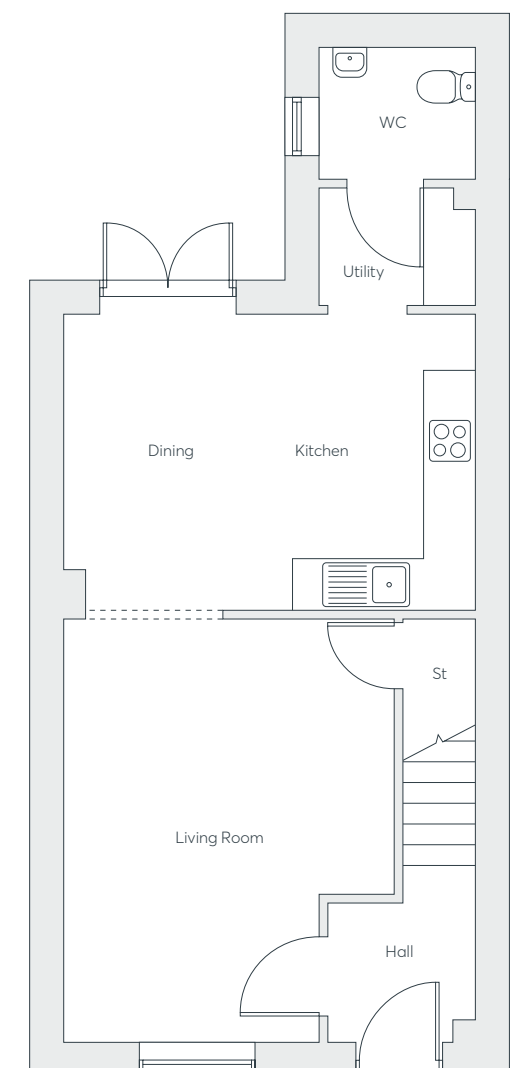
Living Room
3.78m x 4.87m
12'5" x 16'0"

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"





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
- Driveway/allocated parking

First Floor

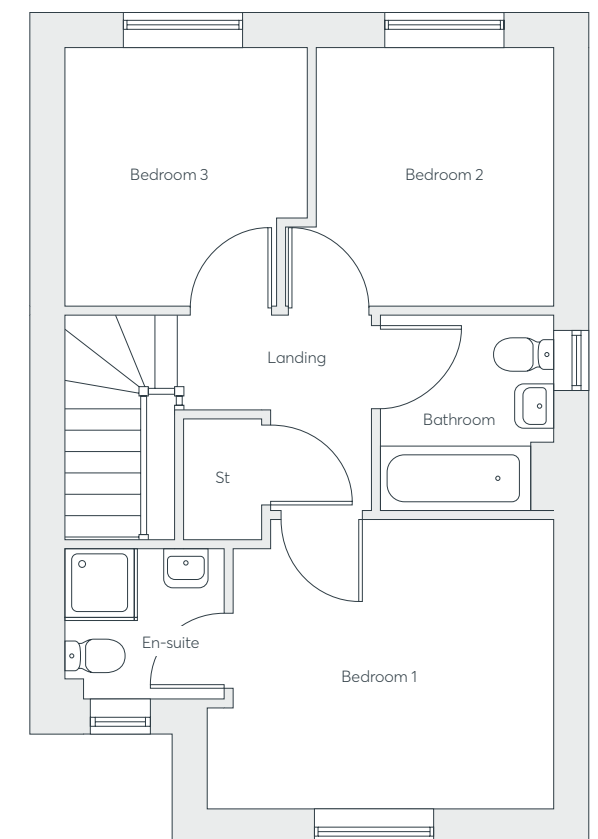
Bedroom 1
3.90m x 3.25m
12'9" x 10'8"

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

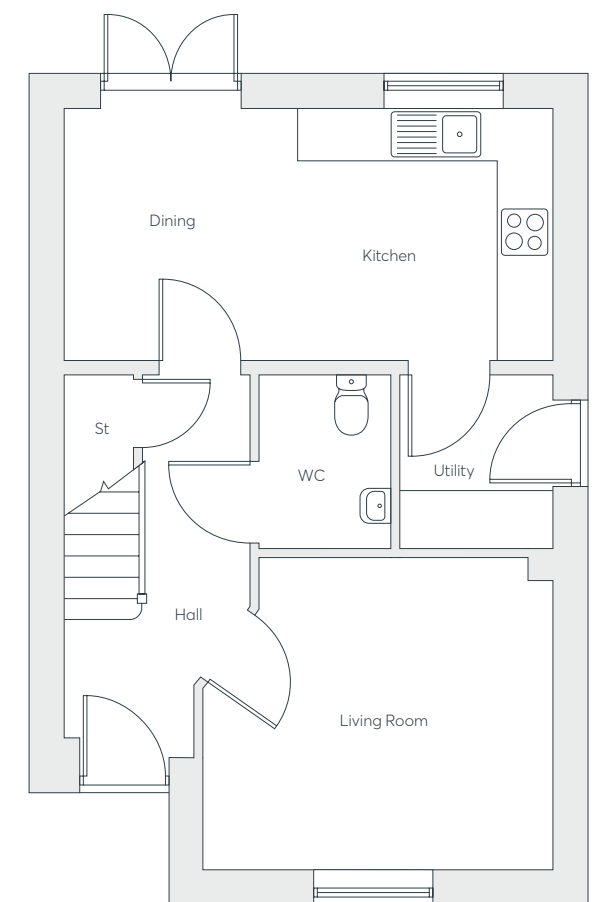
Living Room
3.90m x 3.50m
12'9" x 11'6"

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 Morley

1227 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

Open plan kitchen/dining room with french doors to garden

French doors to rear garden

Downstairs WC

En-suite bedroom with dressing area

Fully fitted family bathroom

Integral garage

Double glazing and high-performance insulation throughout

First Floor

Bedroom 1

3.29m x 5.33m
10'9" x 17'6"

Dressing Area

2.17m x 1.85m
7'1" x 6'1"

En-Suite

2.28m x 1.85m
7'6" x 6'1"

Bedroom 2

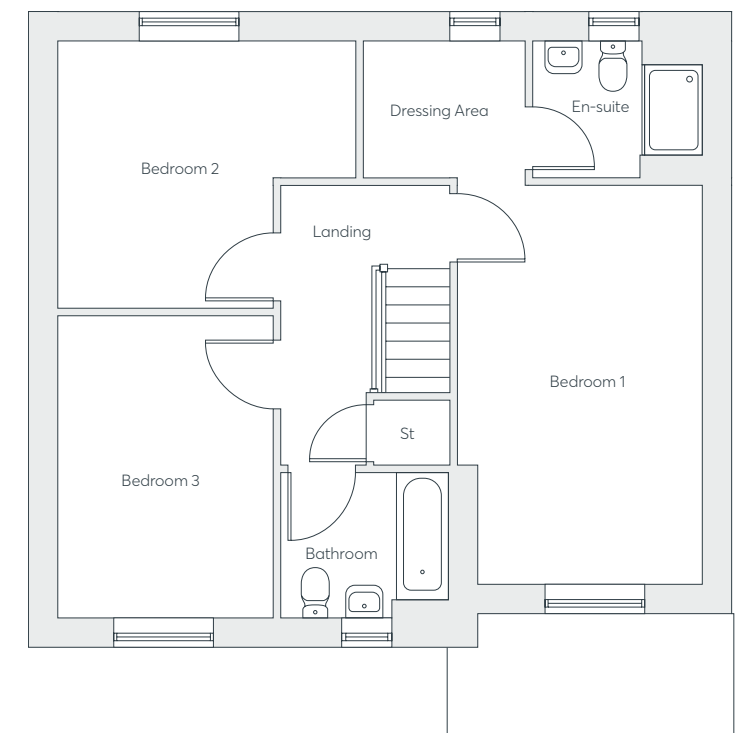
3.99m x 3.58m
13'1" x 11'9"

Bedroom 3

2.90m x 4.05m
9'6" x 13'3"

Bathroom

2.26m x 1.96m
7'5" x 6'5"



Ground Floor

Living Room

2.98m x 4.43m
9'9" x 14'7"

Kitchen

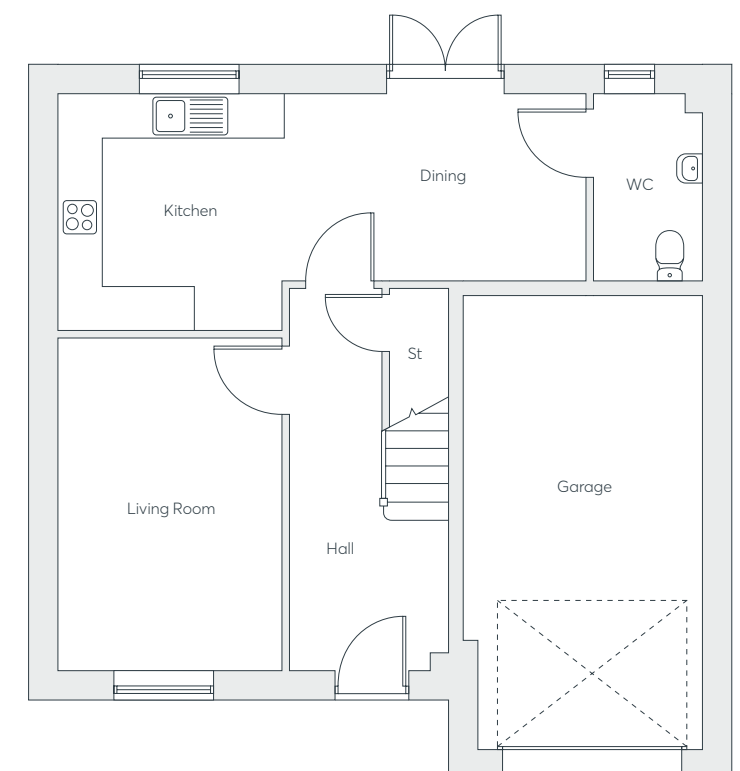
3.00m x 3.18m
9'10" x 10'5"

Dining

4.04m x 2.51m
13'3" x 8'3"

WC

1.50m x 2.51m
4'11" x 8'3"





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"

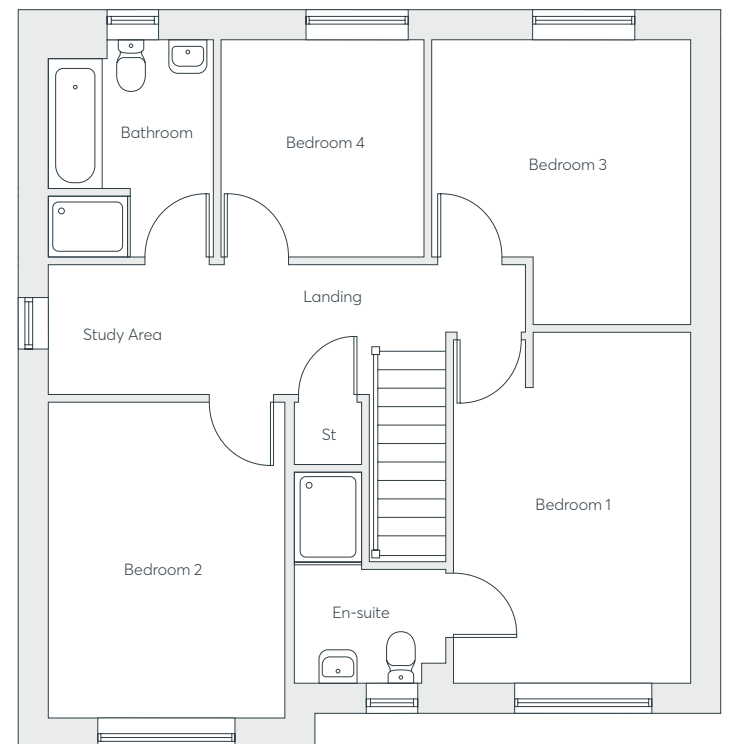
Bedroom 2
3.11m x 4.11m
10'2" x 13'6"

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

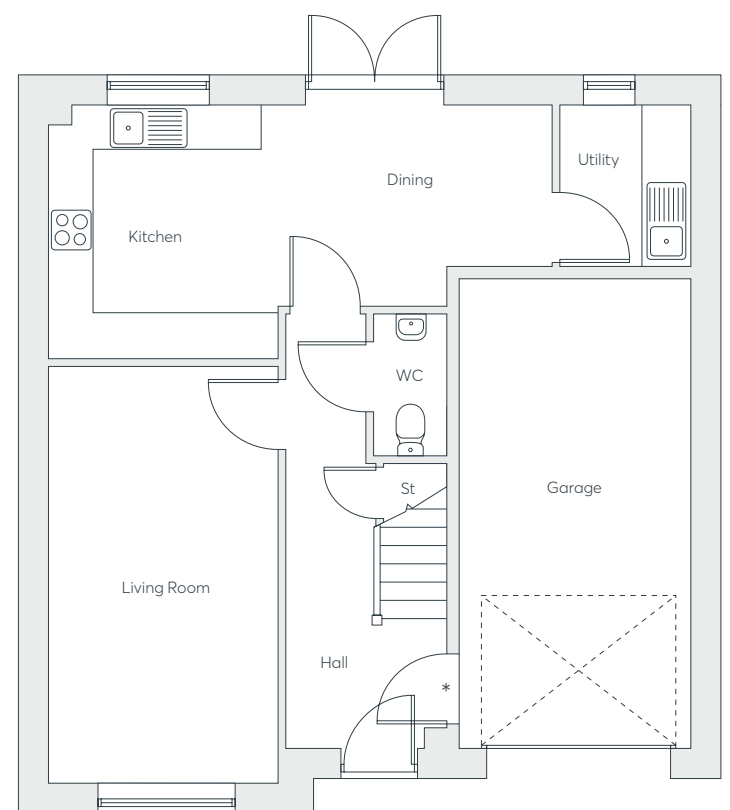
Living Room
3.00m x 5.42m
9'10" x 17'9"

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"



* option



The Bramsgate

1379 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan dual aspect living space with french doors
- Downstairs WC
- Utility room
- Private study
- En-suite bedroom with dressing room
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Single detached garage

First Floor

Bedroom 1
3.45m x 3.51m
11'4" x 11'6"

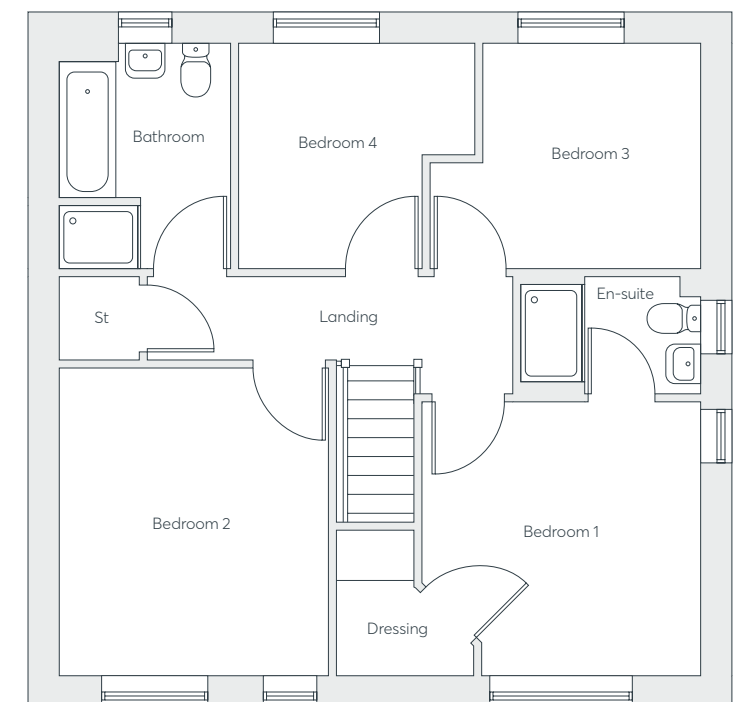
En-Suite
2.28m x 1.47m
7'6" x 4'10"

Bedroom 2
3.39m x 3.86m
11'1" x 12'8"

Bedroom 3
2.75m x 2.85m
9'0" x 9'4"

Bedroom 4
2.85m x 2.31m
9'4" x 7'7"

Bathroom
2.18m x 2.85m
7'2" x 9'4"



Ground Floor

Living Room
3.49m x 4.64m
11'5" x 15'2"

Kitchen
3.66m x 3.06m
12'0" x 10'0"

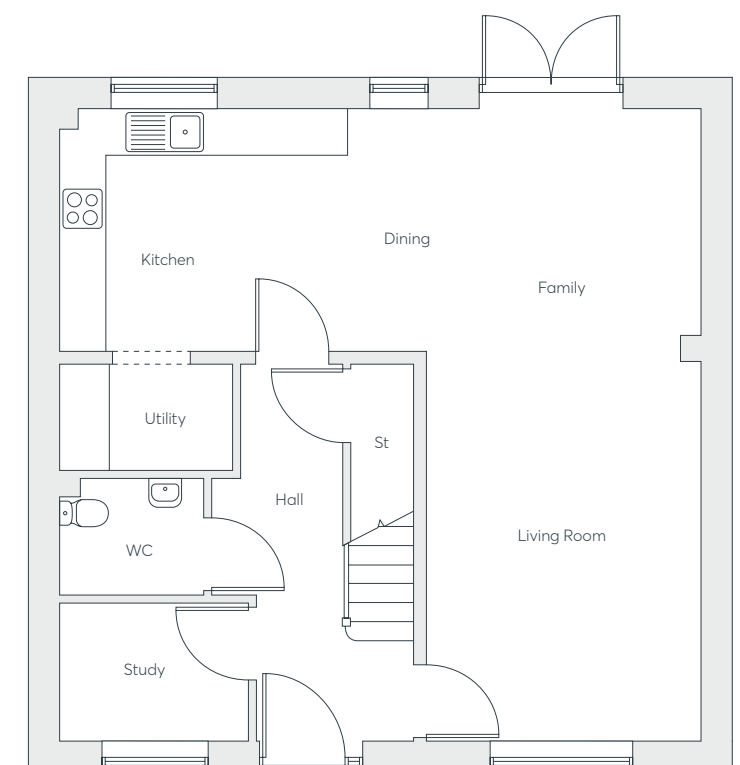
Dining
1.61m x 3.06m
5'3" x 10'0"

Family
2.80m x 3.06m
9'2" x 10'0"

Study
2.39m x 1.74m
7'10" x 5'8"

Utility
2.19m x 1.35m
7'2" x 4'5"

WC
1.83m x 1.48m
6'0" x 4'10"





The Greengate

1473 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Woodcroft Park
St Modwen Homes

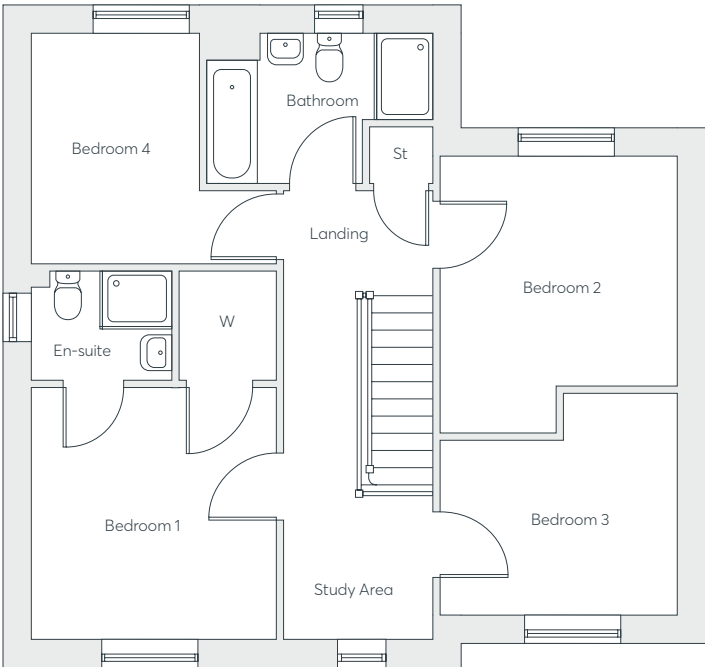
Key Features

- Dual aspect living room with french doors to garden
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room
- Single detached garage

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 Development Sales Manager or Selling Agent.

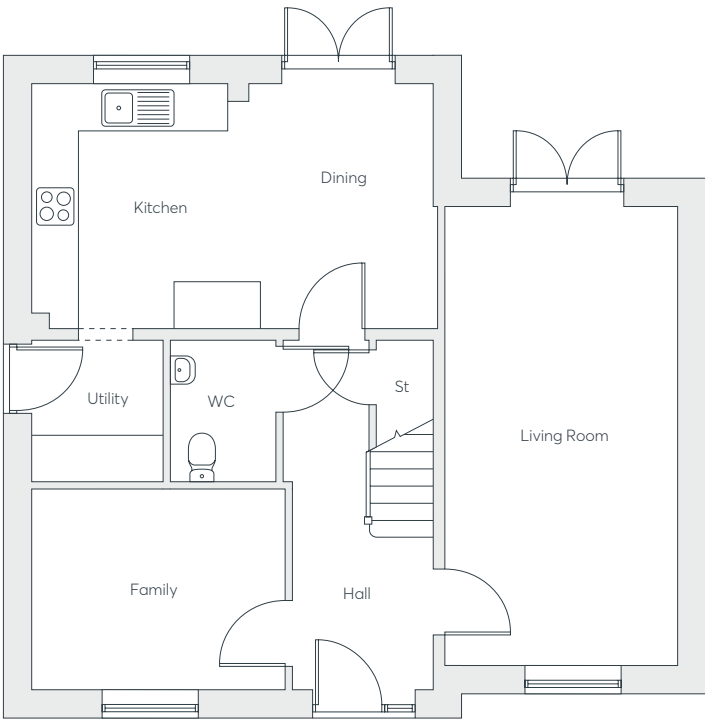
First Floor

- Bedroom 1**
3.40m x 3.50m
11'2" x 11'6"
- En-Suite**
1.94m x 1.52m
6'4" x 5'0"
- Bedroom 2**
3.29m x 3.85m
10'9" x 12'8"
- Bedroom 3**
3.29m x 3.08m
10'9" x 10'1"
- Bedroom 4**
2.36m x 3.19m
7'9" x 10'6"
- Bathroom**
3.14m x 2.08m
10'4" x 6'10"



Ground Floor

- Living Room**
3.23m x 6.32m
10'7" x 20'9"
- Kitchen**
3.39m x 3.58m
11'1" x 11'9"
- Dining**
2.02m x 3.39m
6'8" x 11'1"
- Family**
3.53m x 3.04m
11'7" x 10'0"
- Utility**
2.13m x 1.68m
7'0" x 5'6"
- WC**
1.31m x 1.68m
4'4" x 5'6"



Find this home on the siteplan



The Maygate

1772 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Utility room
- Private study
- Downstairs WC
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Single detached garage

First Floor

Bedroom 1
3.51m x 3.79m
11'6" x 12'5"

En-Suite 1
2.60m x 1.40m
8'7" x 4'7"

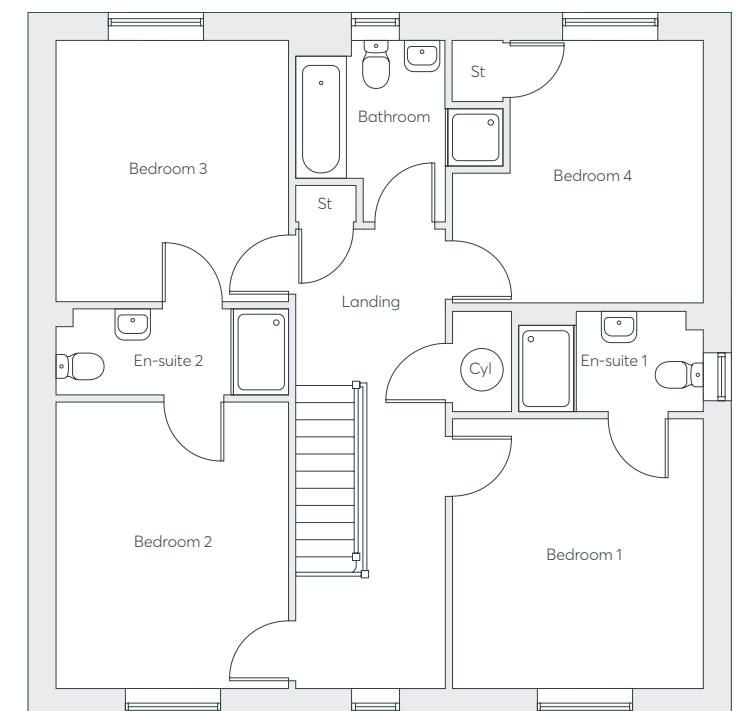
Bedroom 2
3.28m x 4.04m
10'9" x 13'3"

En-Suite 2
3.28m x 1.19m
10'9" x 3'11"

Bedroom 3
3.27m x 3.66m
10'9" x 12'0"

Bedroom 4
3.53m x 3.70m
11'7" x 12'2"

Bathroom
2.56m x 2.89m
8'5" x 9'6"



Ground Floor

Living Room
3.53m x 4.98m
11'7" x 16'4"

Kitchen
3.56m x 3.94m
11'8" x 12'11"

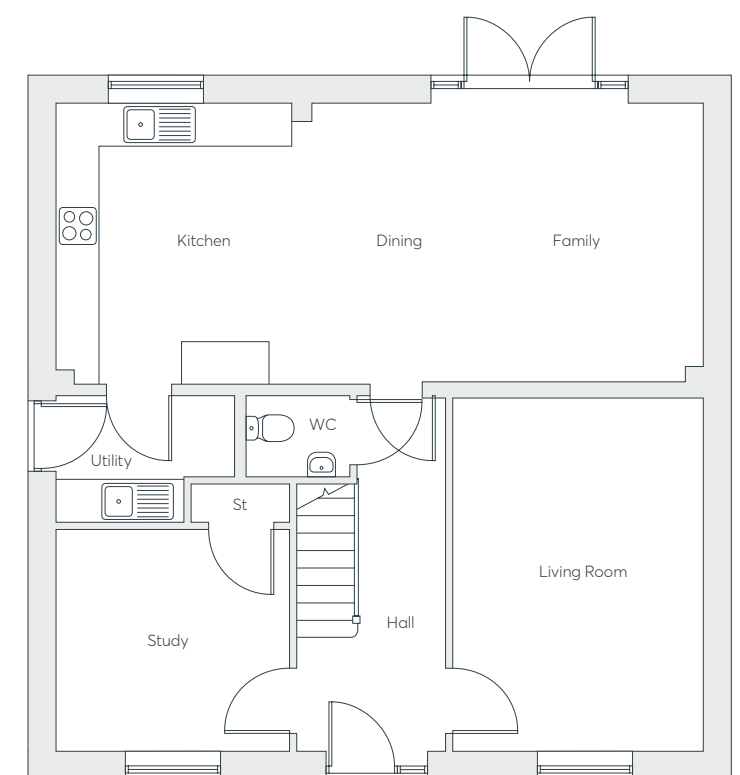
Dining
2.94m x 3.94m
9'8" x 12'11"

Family
2.55m x 3.94m
8'4" x 12'11"

Study
3.28m x 3.12m
10'9" x 10'3"

Utility
2.50m x 1.77m
8'2" x 5'10"

WC
1.55m x 1.13m
5'1" x 3'9"





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

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 Development Sales Manager or Selling Agent.

First Floor

Bedroom 1
3.53m x 3.78m
11'7" 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"

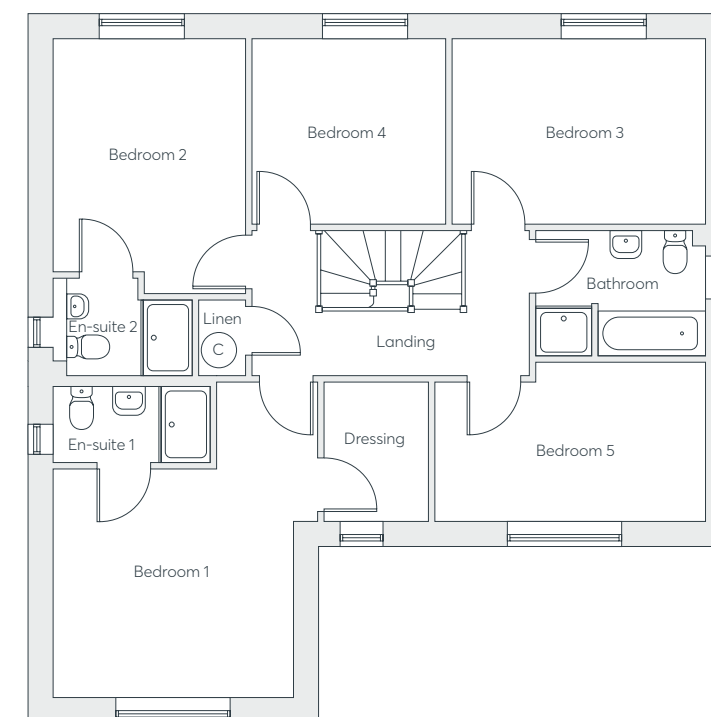
En-Suite 2
1.51m x 1.96m
4'11" x 6'5"

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"



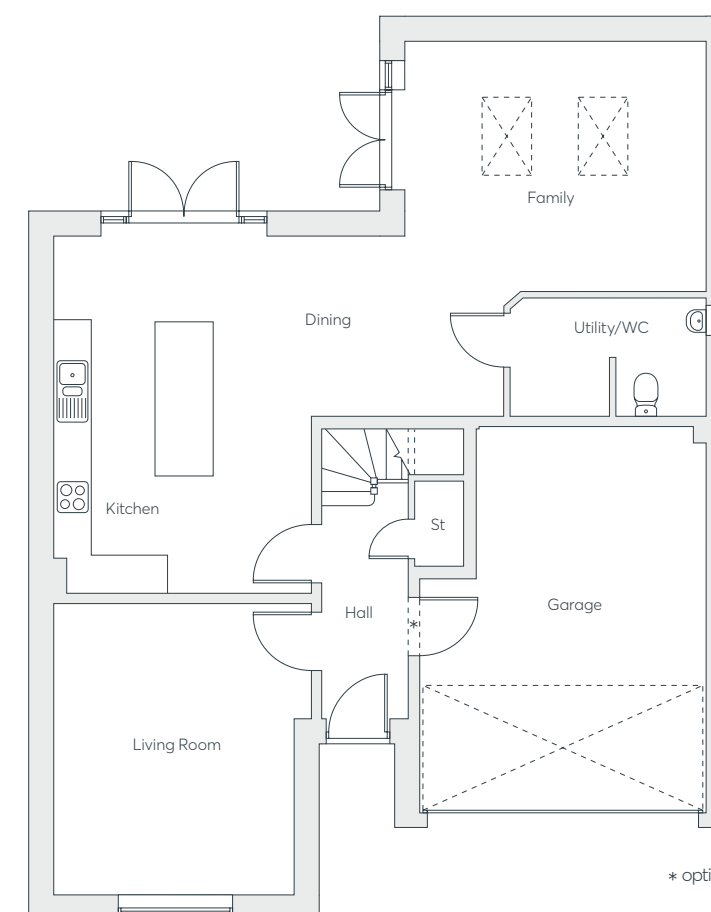
Ground Floor

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

Kitchen/Dining
5.6m x 5.1m
18'4" x 16'9"

Family
4.7m x 3.95m
15'5" x 12'12"

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





The Arness

1858 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

Woodcroft Park
St Modwen Homes

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 Development Sales Manager or Selling Agent.

First Floor

- Bedroom 1**
3.57m x 3.49m
11'8" x 11'5"

En-Suite
2.07m x 1.69m
6'9" x 5'6"

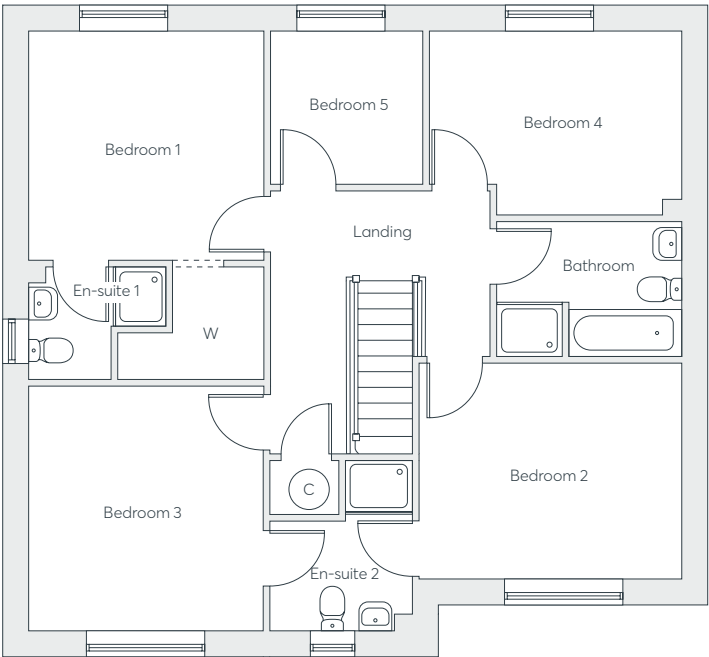
Bedroom 2
3.94m x 3.27m
12'11" x 10'9"

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"

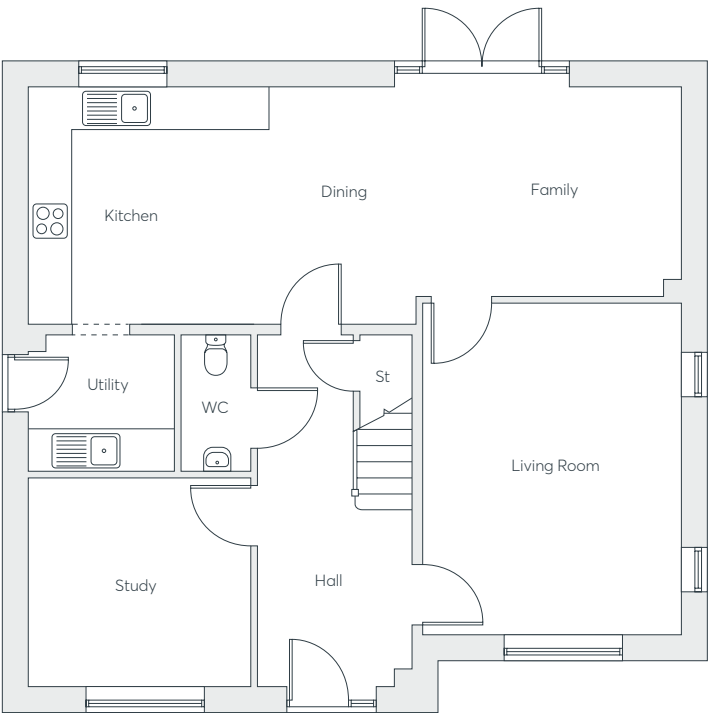
Kitchen
3.10m x 3.60m
10'2" x 11'10"

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)
Soft close toilet seat

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

Call:
03301 627 981

Email:
woodcroftpark@
stmodwenhomes.co.uk

Sat Nav:
SR3 2NY

stmodwenhomes.co.uk



St. Modwen Homes,
First Floor, 2 Lochside View,
Edinburgh Park, Edinburgh EH12 9DH

T: 0121 647 1000
E: sales@stmodwenhomes.co.uk

Please speak to a member of
the Sales Team if you require this
brochure in an alternative format