



# 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.

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## 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.

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# 3, 4 and 5 bedroom homes



# The Hadley

920 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

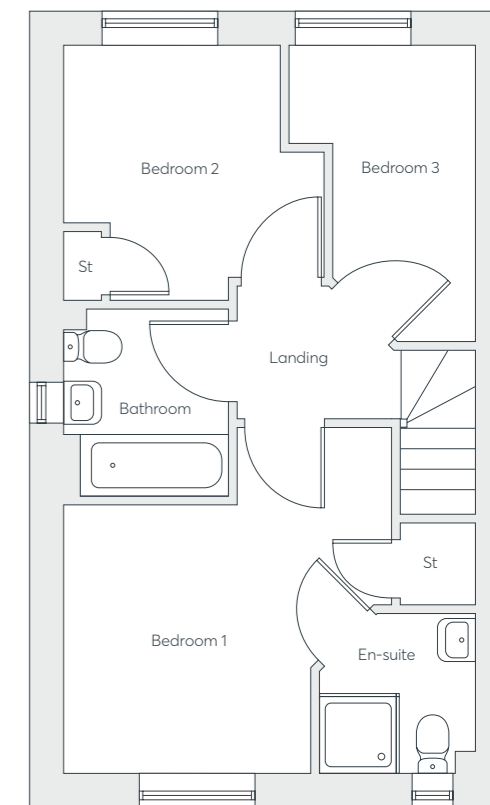
## Key Features

- 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

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.

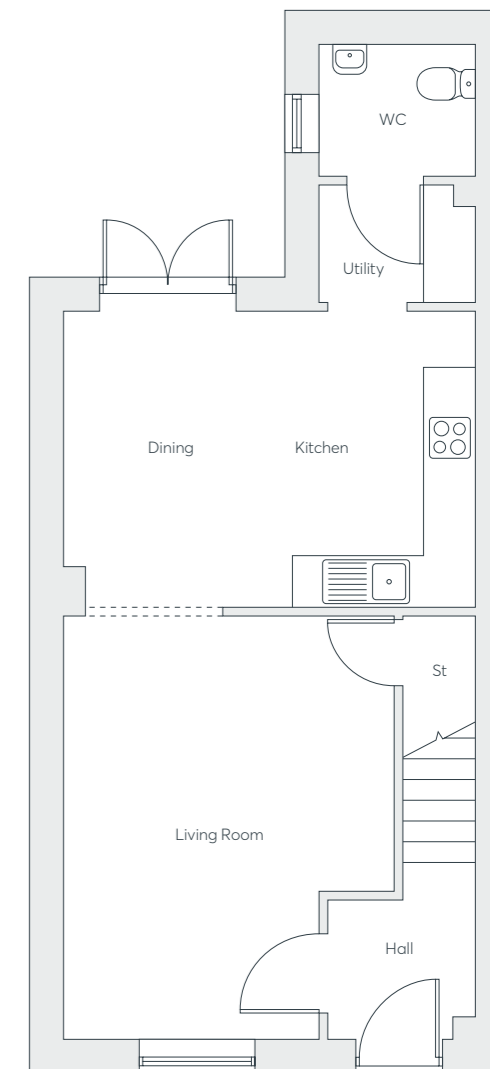
## First Floor

- Bedroom 1**  
3.90m 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

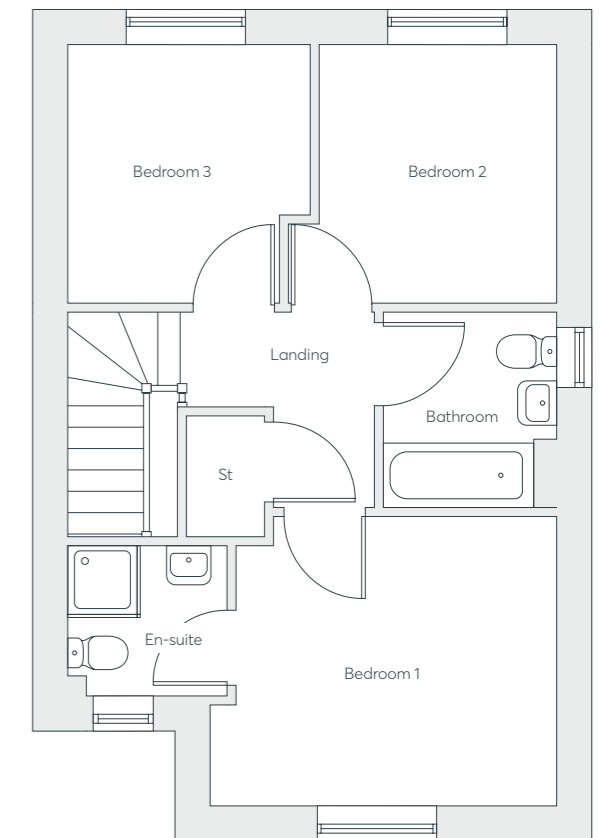
**Bedroom 1**  
3.90m x 3.25m  
12'9" x 10'8"

**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

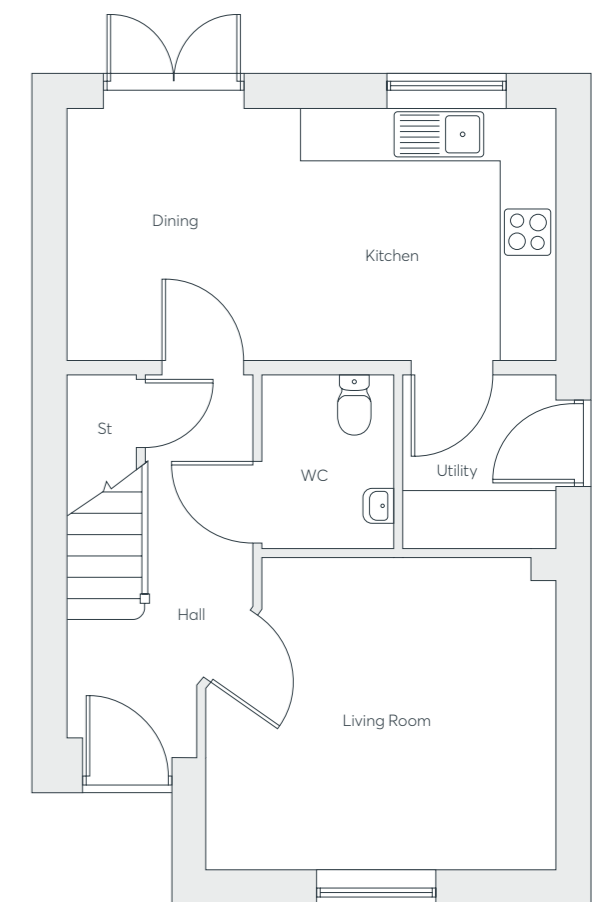
**Living Room**  
3.90m x 3.50m  
12'9" x 11'6"

**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

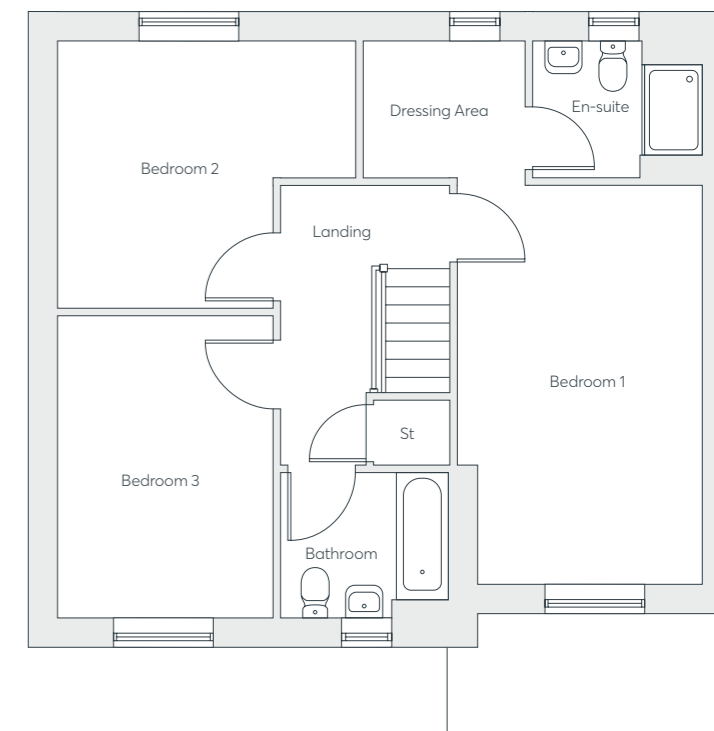
3.99m x 3.58m  
13'1" x 11'9"

### 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

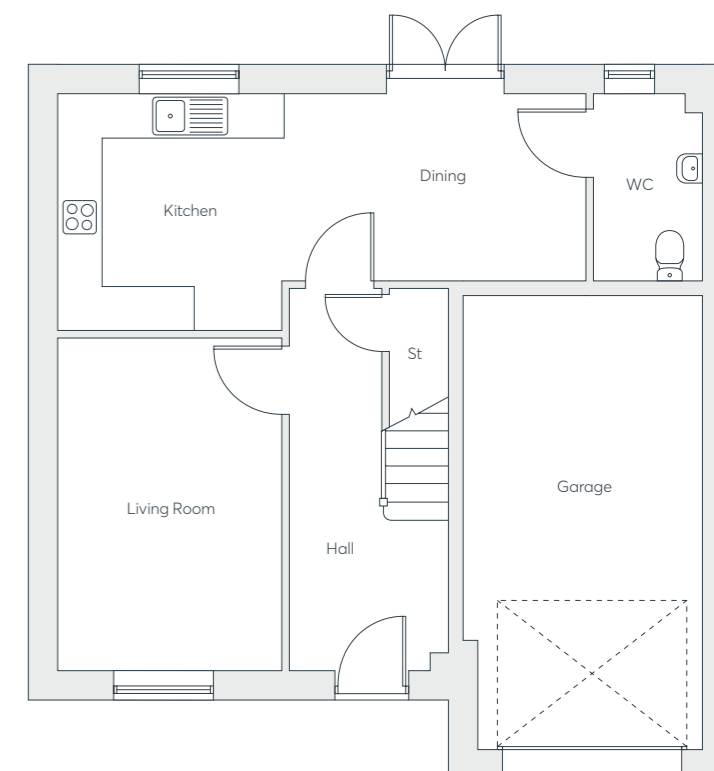
3.00m x 3.18m  
9'10" x 10'5"

### 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.

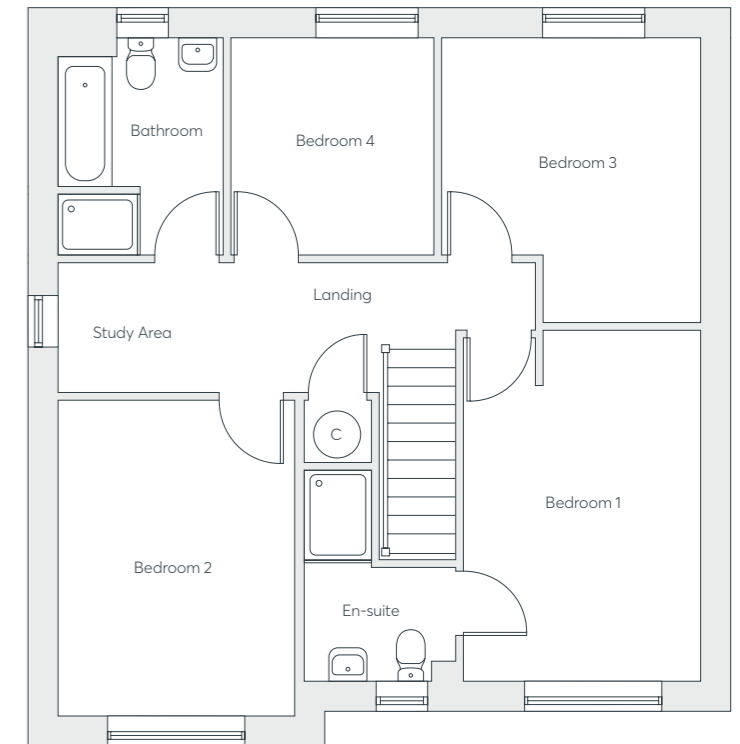
4 Bedrooms  
2 Bathrooms  
Detached

## 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

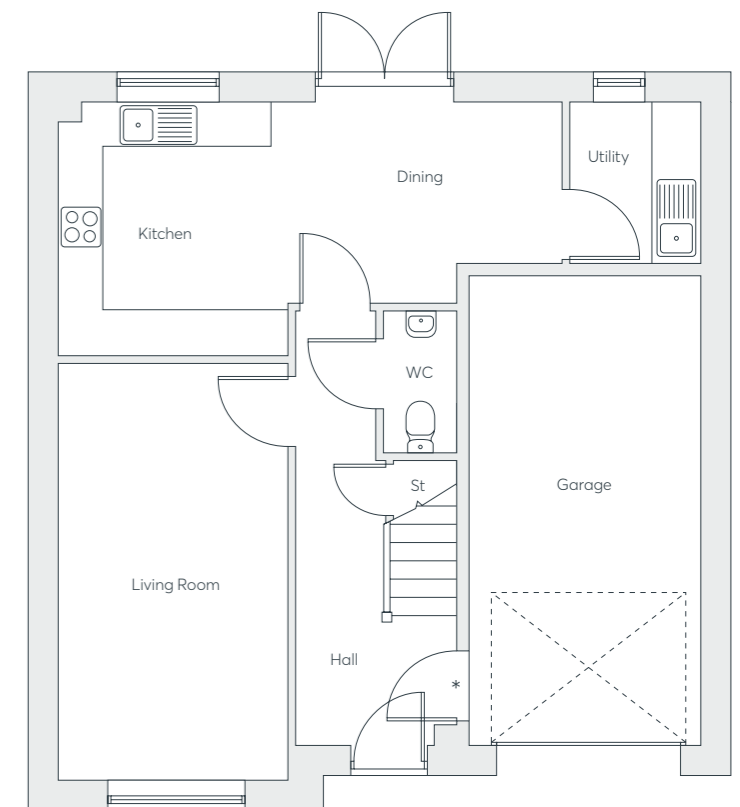
## First Floor

- 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.

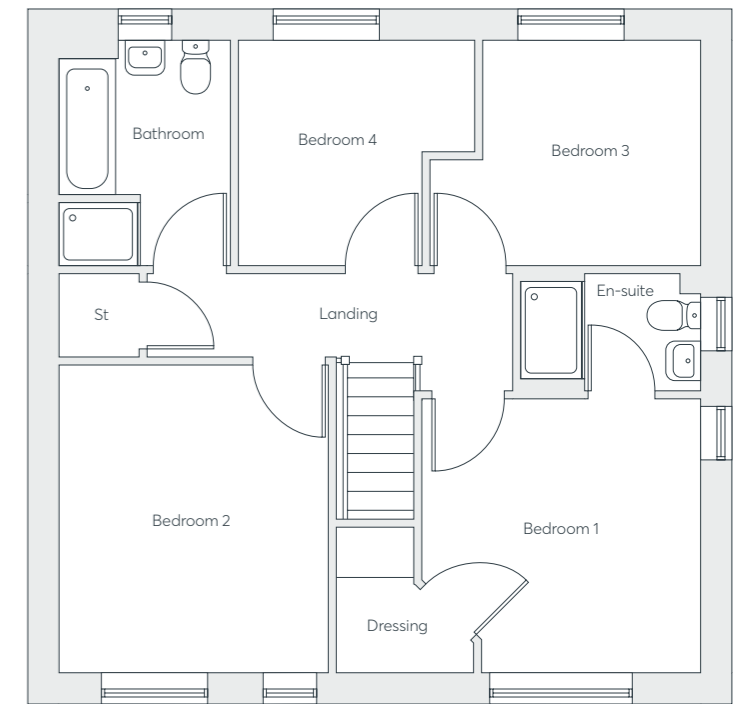
4 Bedrooms  
2 Bathrooms  
Detached

## 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

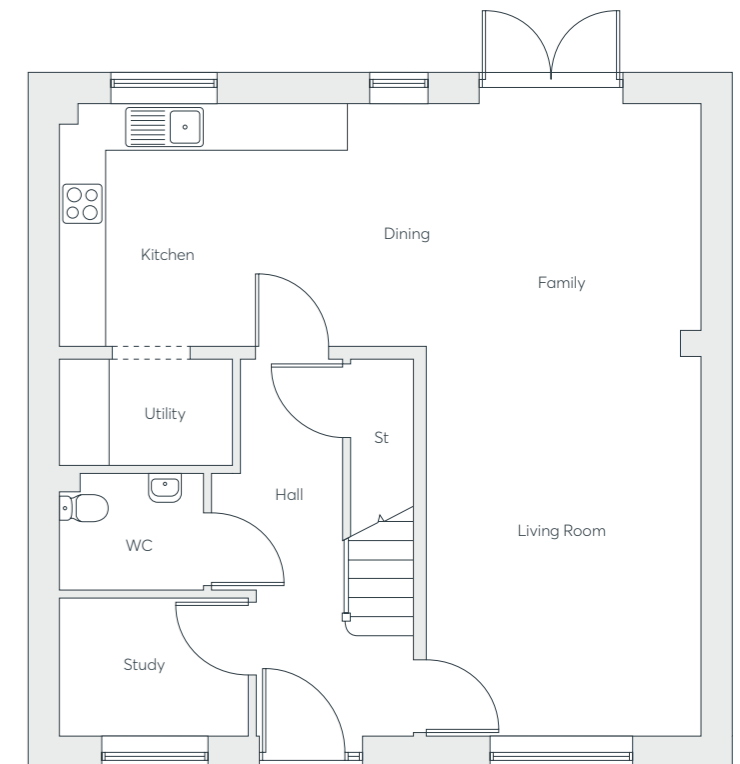
## First Floor

- 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.

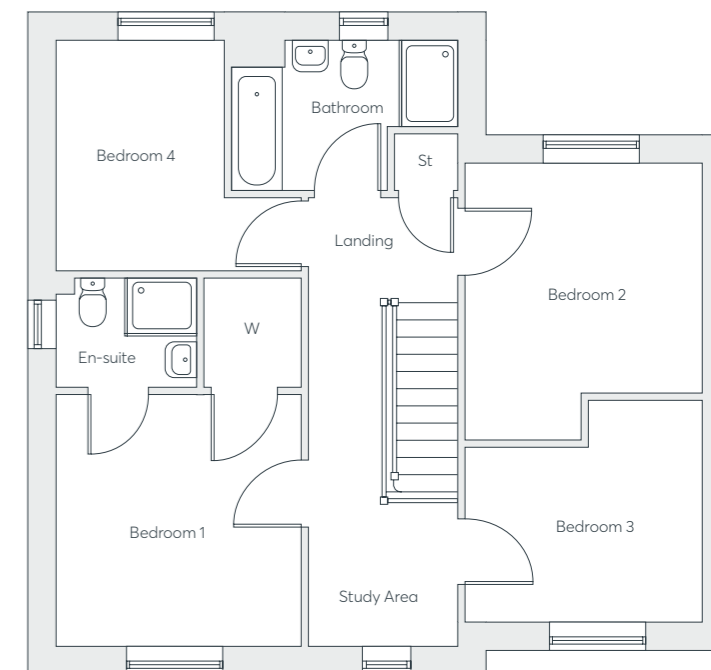
4 Bedrooms  
2 Bathrooms  
Detached

## 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

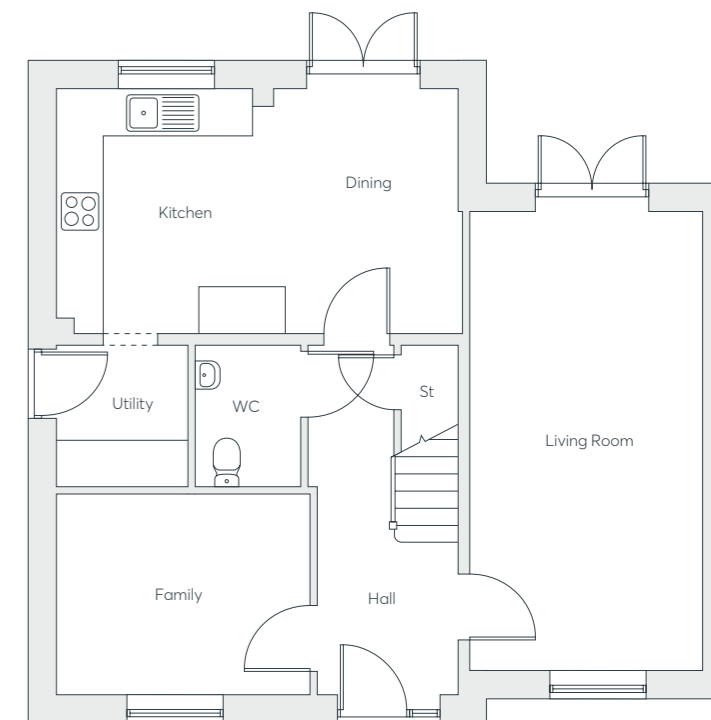
## First Floor

- 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"





# The Maygate

1772 sq. ft.

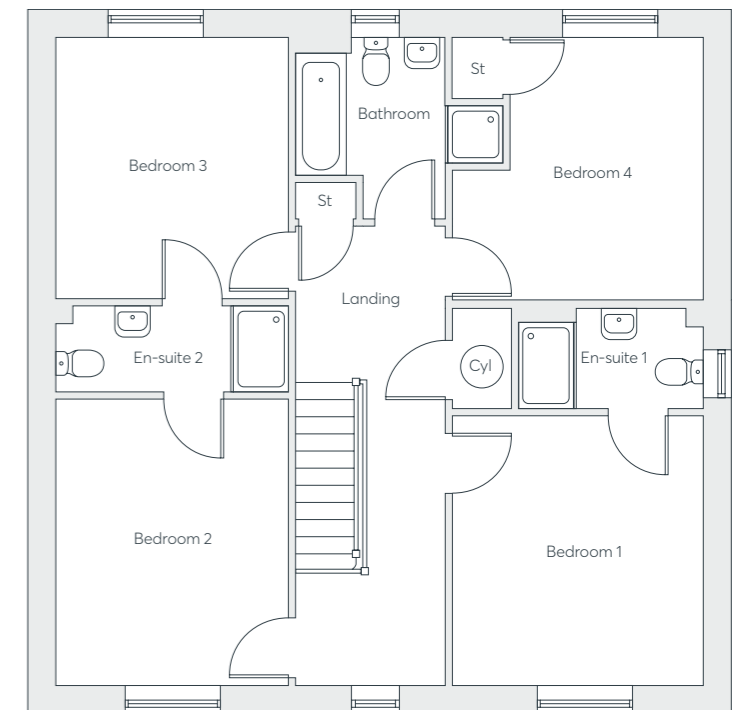
4 Bedrooms  
3 Bathrooms  
Detached

## 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

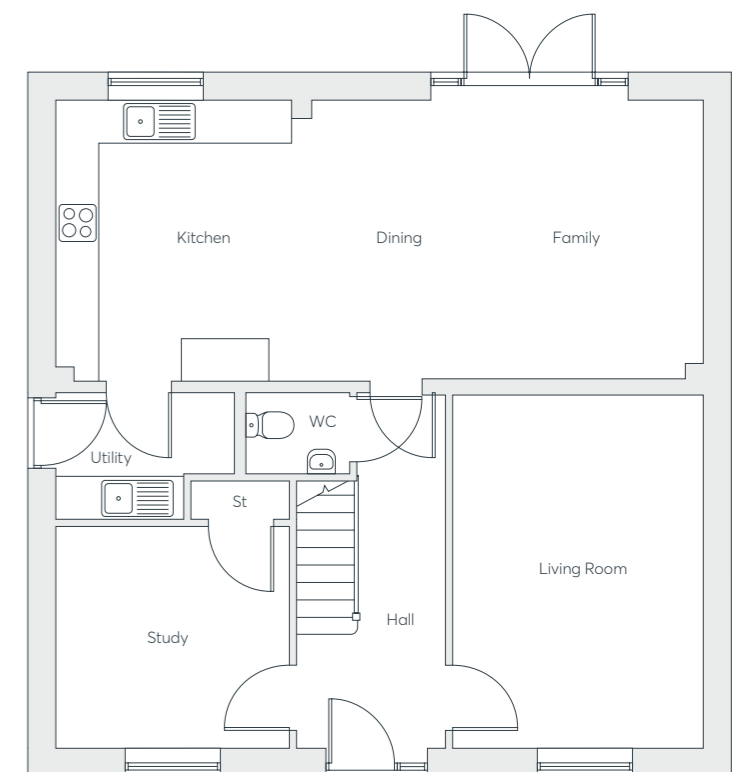
## First Floor

- 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

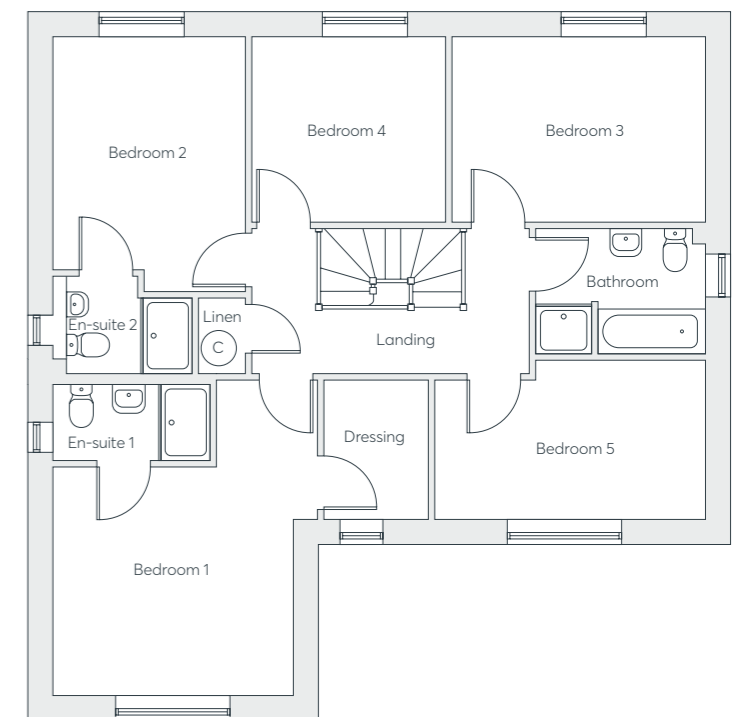
- Open plan family kitchen/dining room with dual french doors
- Utility room
- En-suite bedroom with dressing room
- Second en-suite bedroom
- Family bathroom with separate shower
- Extended Integral garage
- PV solar panels to roof

Woodcroft Park  
St Modwen Homes

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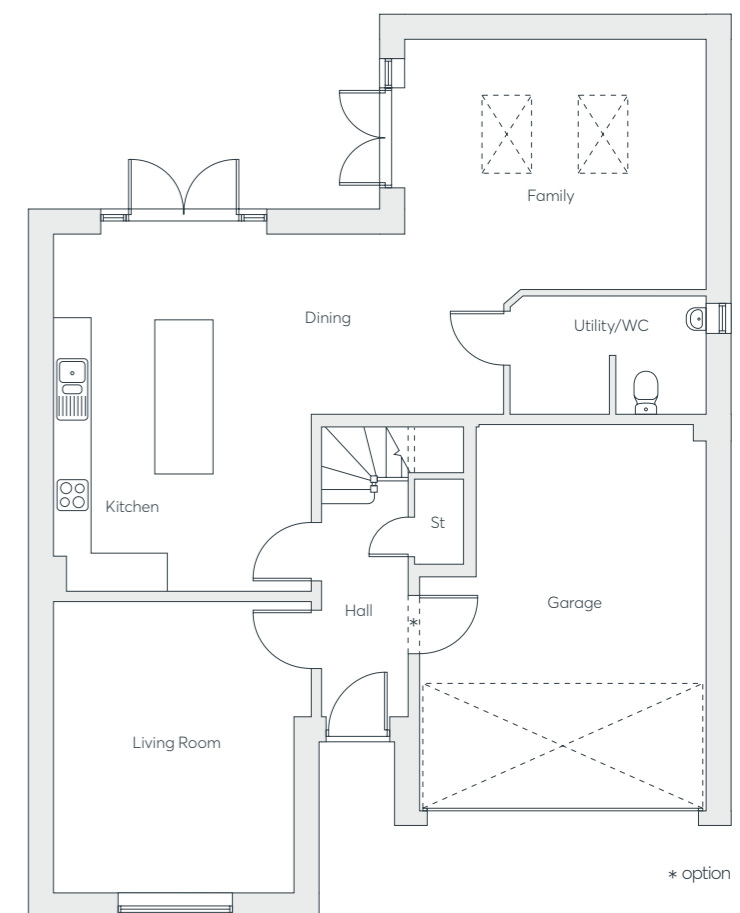
## First Floor

- 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"



 Find this home on the siteplan



# The Arness

1858 sq. ft.

5 Bedrooms  
3 Bathrooms  
Detached

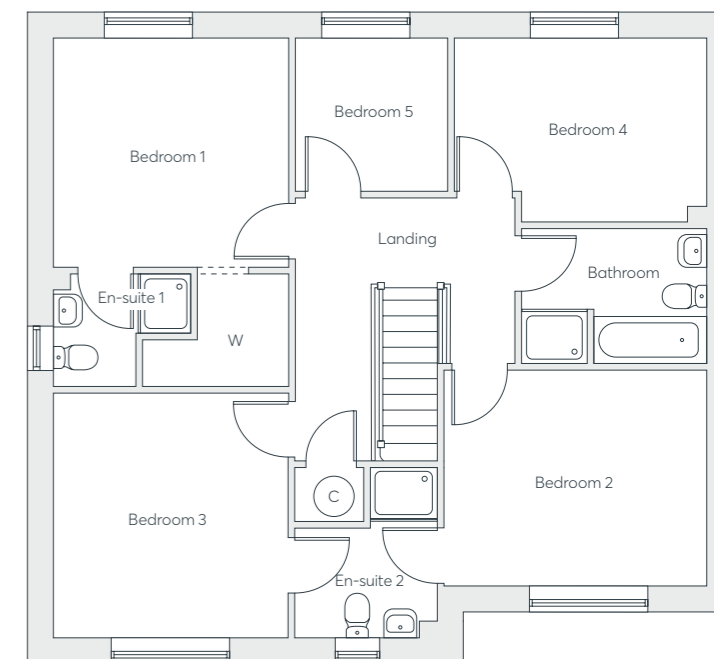
## Key Features

- 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

## 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"

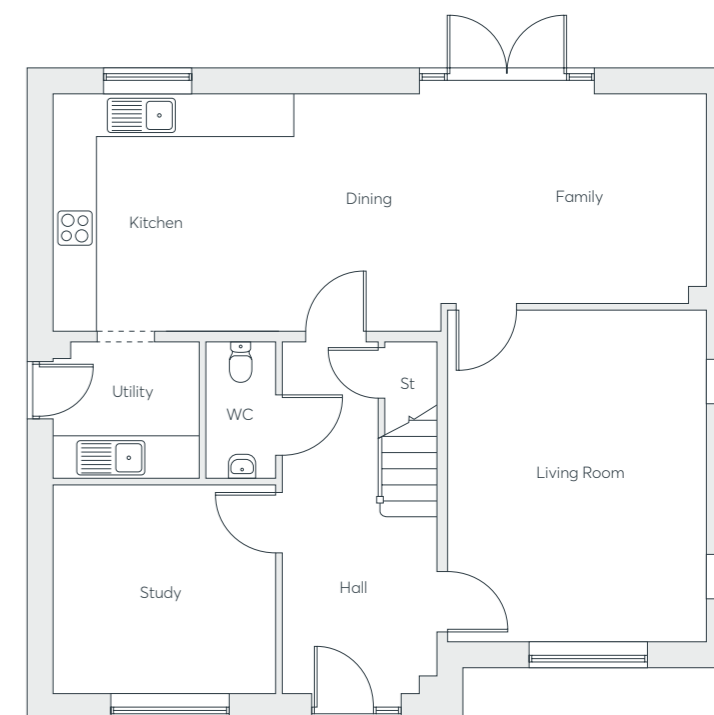
- Bedroom 4**  
3.82m x 2.80m  
12'7" x 9'2"
- Bedroom 5**  
2.28m x 2.34m  
7'6" x 7'8"
- Bathroom**  
2.80m x 2.04m  
9'2" x 6'8"



## 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"



# 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

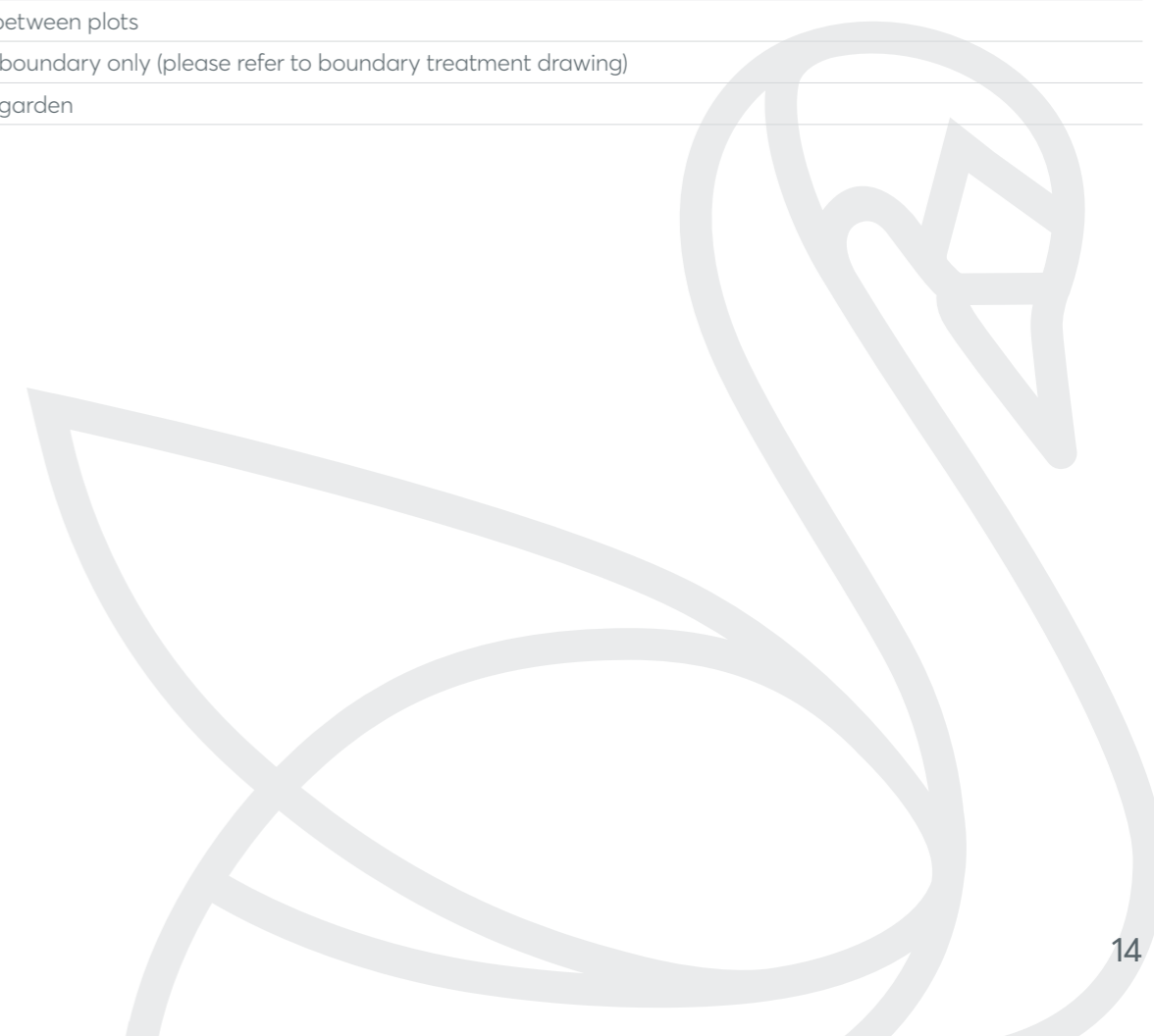
## Landscaping

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](http://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](mailto:sales@stmodwenhomes.co.uk)

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