



ST. LAWRENCE PLACE

DOXFORD PARK

A MODERN DEVELOPMENT OF 19 DWELLINGS

The greatness of buying a new home is not to look for what is standard but find what is unique.

Welcome to **St Lawrence Place.**





# Unique Location

St. Lawrence Place is a flagship development designed for contemporary yet affordable everyday living.

Nestled in a quiet cul-de-sac in the popular suburb of Doxford Park, on the outskirts of Sunderland. The area has undergone a massive re-development in recent years to become a sought after location.

With a hub of bars, shops, schools and local businesses close by plus first class transport links (Close to the A1 & A19, Doxford International Business Park, Rainton Bridge Business Park & Nissan). This unique development, once completed, will offer a mix of 3, 4 and 5 bedroom homes ideal for families and working professionals, wanting to make the most of the fantastic location.





# Unique Living

Each property on the St. Lawrence Place development have been designed to reflect today's modern style of living.

Our award winning architects have designed a unique development of thoughtfully designed

3, 4 and 5 bedroom homes using the latest building materials and techniques resulting in exceptional quality, energy efficiency and value for money.

With fully landscaped gardens, minimalist glass balconies & staircases and the flexibility to choose specific kitchen & interior finishes, St. Lawrence Place offers the opportunity to purchase an exceptional new build family home that is personal to you.

Our dedicated team are available to discuss your specific requirements during the construction phase to help you select the finishes to suit your taste.



## What makes a house a home?

We believe it's a unique location, accompanied by the perfect blend of sympathetic architecture and modern facilities along with the contrast of smart design and contemporary comfort.





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### Property Types

- 1 Arniston**  
5 bedroom detached
- 2 Barton**  
4 bedroom semi detached
- 3 Laybourne**  
4 bedroom end link
- 4 Larson**  
4 bedroom mid link
- 5 Turner**  
3 bedroom detached
- 6 Rochester**  
4 bedroom detached



A selection of properties are available to purchase through the government Help to Buy scheme.



## Unique Quality

St. Lawrence Place is our flagship development, with exceptional build quality, contemporary architecture and stylish features all our homes offer an outstanding environment for modern living.

We work in partnership with a number of highly reputable contractors and suppliers to ensure the high standards of the company are reflected in every stage of the build and design process.

We are proud that each of our Architects, Estate Agents, Contractors, Interior Stylists and Landscaping Designers have all won prestigious awards.









# Unique Luxury

## Interior Features

- Modern kitchen design
- Bosch kitchen appliances
- Villeroy & Boch contemporary bathrooms
- Chrome heated towel rails
- Shaver sockets to all main bathrooms
- Glass staircase (choice of finishes)
- Energy efficient boilers (with extended warranties)
- High energy efficiency building rating
- Nest smart thermostats with zoned heating controls
- Chrome sockets with fast charge USB
- Energy efficient downlights and pendants
- TV points to main living areas and bedrooms
- Dimmer controls in main living areas
- State-of-the-art burglar alarm system
- Door entry remote monitoring
- Smoke alarms

## Broadband

- Ultrafast full fibre broadband connection to each individual property

## Exterior Features

- Composite security doors
- Visitor remote monitoring
- Fully landscaped gardens and exterior communal areas
- Integral insulated garages with door automation
- Private driveways
- Outside power points and taps

## Individual Style Choices

- Choice of kitchen styles
- Choice of kitchen worktop surfaces
- Choice of Bosch kitchen appliances
- Choice of wall tiles
- Choice of flooring
- Integrated speaker system (optional extra)

## Independent 10 Year Warranty

In Partnership with







Ultrafast full fibre broadband connection to each individual property





# Unique Experience

Our management and development team and have been building and constructing properties for over 30 years.

From small niche developments to luxury £2,000,000 properties, the experience we have gained gives us the perfect platform to deliver thoughtfully designed homes to the highest possible standard.

We believe that our companies core values of quality, trust and accountability are ingrained in everything we do. From choosing the perfect home within your budget to after sales care and maintenance for complete peace of mind our expert team are here for you every step of the way.







# Laybournne

## Four bedroom end link home

A four bedroom end link home offering impressive interior and exterior features accommodation over three floors, with private driveway and landscaped garden.

### Interior features

- Modern kitchen design
- Bosch kitchen appliances
- Villeroy & Boch contemporary bathroom
- Chrome heated towel rail
- Shaver sockets to main bathrooms
- Glass staircase (choice of finishes)
- Energy efficient boiler (with extended warranties)
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### Broadband

- Ultrafast full fibre broadband connection to each individual property

### Exterior features

- Composite security doors
- Visitor remote monitoring
- Fully landscaped garden
- Private driveway
- Outside power points and tap

### Individual style choices

- Choice of kitchen styles
- Choice of kitchen worktop surfaces
- Choice of Bosch kitchen appliances
- Choice of wall tiles
- Choice of flooring
- Integrated speaker system (optional extra)

### Independent 10 Year Warranty

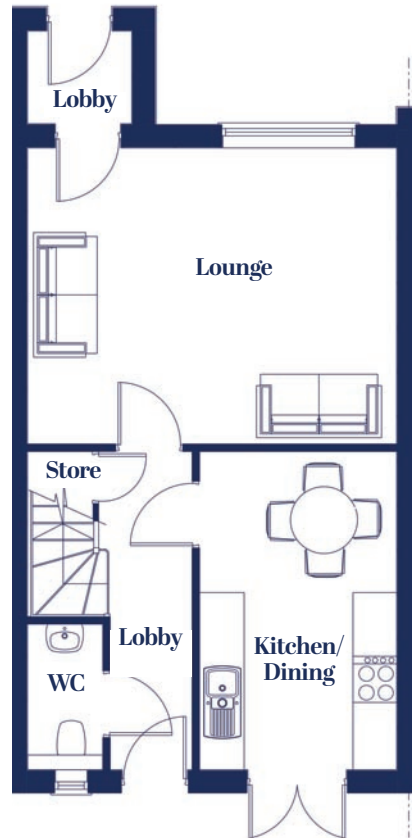
In Partnership with



# Laybourne

## Four bedroom end link home

### Ground Floor



**Lobby**  
1.4m x 1.2m

**Lounge**  
4.9m x 3.9m

**Kitchen/Dining**  
2.6m x 4.6m

### First Floor



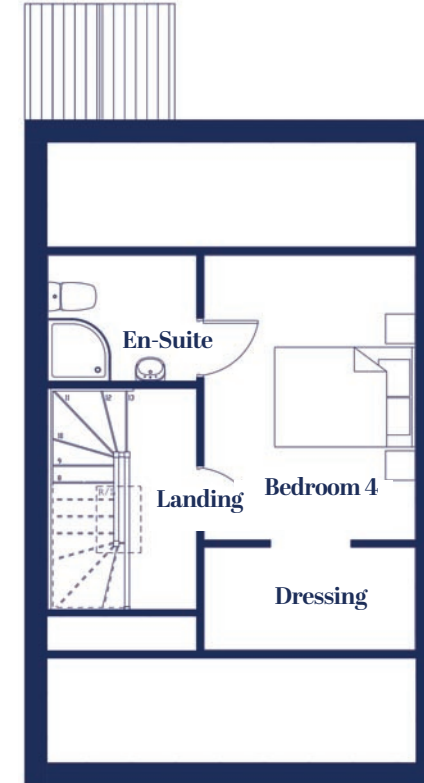
**Bedroom 1**  
2.8m x 3.8m

**Bedroom 2**  
2.8m x 4.4m

**Bedroom 3**  
2m x 2.5m

**Bathroom**  
1.9m x 2m

### Second Floor



**Bedroom 4**  
2.8m x 5.3m  
(En-suite 2m x 1.7m)



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**MICHAEL HODGSON**

estate agents & chartered surveyors

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Whilst all reasonable efforts have been made to ensure the accuracy of the information in these particulars, no warranty is given. Purchases will require to satisfy themselves fully in relation to all information contained herein. In particular, any measurements stated on floor plans are approximate and for identification only and must not be released on in order to establish floor areas for any other purpose. Images are for illustration purposes only.





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