



MICHAEL HODGSON

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estate agents & chartered surveyors



ST LAWRENCE PLACE, SUNDERLAND

£315,000

CURRENTLY UNDER CONSTRUCTION - 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. The Arniston is a five bedroom detached family home providing spacious accommodation over three floors, with integrated garage, landscape garden and private driveway. The property itself when completed will provide the following accommodation: Entrance Hall, Kitchen / Dining Room, WC, Store, Utility, Lounge and to the First Floor, Landing, 3 Bedrooms, Bathroom and 2 En Suites and to the Second Floor, Landing, Bedroom 4 & 5 Externally there will be front and rear gardens and a driveway for off street parking in addition to an integral garage.

New Build

Detached House

5 Bedrooms

Bathroom & 2 En Suites

Currently Under Construction

Over 3 Floors

Garage & Gardens

EPC Rating: B



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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.

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.

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

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)
- High energy efficiency building rating
- Nest smart thermostat 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

UNIQUE LUXURY - INDIVIDUAL STYLE CHOICES

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

UNIQUE LUXURY - EXTERIOR FEATURES

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

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.

ACCOMMODATION

When constructed the property will provide the following accommodation:

GROUND FLOOR - Entrance Hall, Kitchen / Dining Room, WC, Lounge, Utility

FIRST FLOOR - Landing, 3 Bedrooms, Bathroom, 2 En Suites

SECOND FLOOR - Landing, Bedroom 4 & 5

Externally there will be front and rear gardens and a driveway for off street parking in addition to access to the integral garage.

M I C H A E L H O D G S O N

estate agents & chartered surveyors

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