

gentoohomes

The Fairways

Modern 2, 3 and 4 bedroom homes





gentoo homes

We provide a range of high quality two to five bedroom homes throughout the region. We provide around 200 homes per year and all of our house styles are thoughtfully designed and based in carefully selected locations.

As a profit for purpose organisation all of our profits from our new homes are reinvested into Gentoo's Affordable Housing Programme. You can learn more about the work of Gentoo Housing Association at gentoogroup.com.

We take pride in every aspect of our work and endeavour to offer all of our customers a home that exceeds their expectations and provides them with the lifestyle they desire.

All of our homes also come with a two year Gentoo Homes Customer Care guarantee and a 10 year NHBC warranty as standard - providing total peace of mind about your new Gentoo home.





The Fairways

The Fairways provides a superb collection of high quality homes located within a 2 minute drive to Marsden Beach.

Our eagerly awaited development features a range of our renowned and best selling house types as well as incorporating a new 4 bedroom layout.

All house styles at The Fairways provide modern and spacious living spaces perfect for first-time buyers or those looking to upgrade to their forever home.

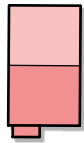
Our homes are also built to our premium specification throughout and offer a wide range of choices and upgrade options to allow you to truly make your home your own and fit around your desired lifestyle.



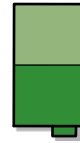
- The Ash** 2 bedroom home
- The Yew** 2 bedroom home
- The Holly** 2 bedroom home
- The Poplar** 3 bedroom home
- The Lawson** 3 bedroom home
- The Spindle** 4 bedroom home

House types

We build and design modern homes with you in mind



The Ash
2 bedroom home
Approximately 648 sq ft



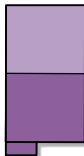
The Poplar
3 bedroom home
Approximately 831 sq ft



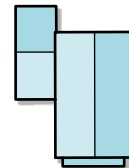
The Holly
2 bedroom home
Approximately 648 sq ft



The Lawson
3 bedroom home
Approximately 831 sq ft



The Yew
2 bedroom home
Approximately 648 sq ft



The Spindle
4 bedroom home with En-Suite
Approximately 1,235 sq ft

The Fairways



All images are for illustration purposes only. House style features, finishes and landscaping may vary to what is displayed. All information contained in this brochure should be treated as general guidance and does not form any contract or warranty.



Why choose The Fairways?



- 2 minute drive from Marsden Beach, Marsden Grotto and Souter Lighthouse
- Whitburn, Seaburn and Roker beaches are also within a 15 minute drive
- Surrounded by an array of outdoor recreational spaces including South Shields Golf Club and Temple Memorial Park
- 10 minute drive to Sandhaven Beach with surrounding attractions including Ocean Beach Pleasure Park and municipal seaside parks



- Ideally located for visiting coastal areas and attractions
- Short drive to South Shields town centre featuring a great selection of big high street favourites
- Surrounded by excellent transport links and amenities



- A great range of education and childcare services in the area



- Within a 10 minute drive of South Shields town centre providing Metro connectivity
- Within a 30 minute drive of both Sunderland and Newcastle City Centre



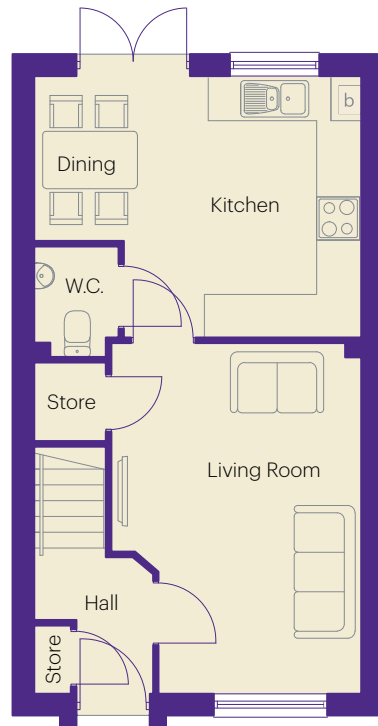
The Lawson



The Fairways

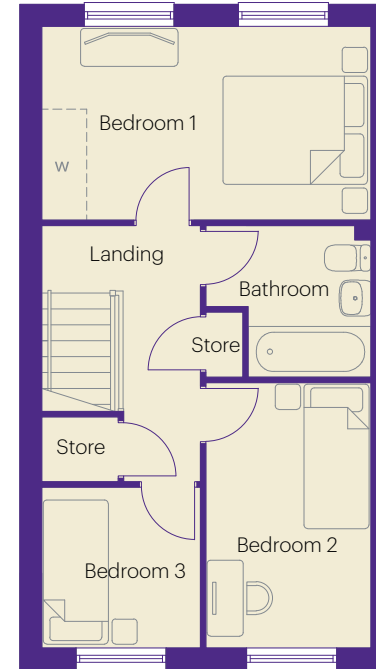
3 bedroom home

Approximately 831 sq ft



Ground floor dimensions

Living Room	3.45m x 4.85m	11' 4" x 15' 11"
Kitchen/Dining	4.51m x 3.62m	14' 10" x 11' 11"
W.C.	1.15m x 1.54m	3' 9" x 5' 1"
Hall	1.63m x 1.88m	5' 4" x 6' 2"



First floor dimensions

Bedroom 1	4.51m x 2.65m	14' 10" x 8' 8"
Bedroom 2	2.25m x 3.64m	7' 5" x 12' 0"
Bedroom 3	2.18m x 2.19m	7' 2" x 7' 2"
Bathroom	2.25m x 2.10m	7' 5" x 6' 11"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.

Premium homes as standard

All house types at The Fairways are built with an excellent specification throughout, we also offer a wide range of upgrade options to allow you to truly make your home your own and fit around your desired lifestyle.

Why buy with us?

- Adaptable open-plan living spaces with every house style
- Built to a premium specification throughout
- Well-designed modern kitchens
- Energy efficient homes
- Built with sustainability and the environment in mind
- Integrated high quality appliances as standard
- Personalise your home with our wide range of choices, upgrades and optional extras
- All fixtures and fittings installed ready for you to move in
- Warranties as standard

2 bed			3 bed		4 bed
Ash	Holly	Yew	Poplar	Lawson	Spindle

Kitchen features

Fully fitted kitchen in a choice of colours and styles with soft close doors	•	•	•	•	•	•
40mm thick worktops in a choice of colours with matching upstand	•	•	•	•	•	•
Stainless steel hob splashback	•	•	•	•	•	•
Integrated Zanussi fan-assisted oven	•	•	•	•	•	•
Integrated Zanussi 4 zone induction hob	•	•	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•	•	•
Integrated Zanussi fridge/freezer	•	•	•	•	•	•
Integrated dishwasher	•	•	•	•	•	•
1½ bowl stainless steel sink and drainer	•	•	•	•	•	•
Chrome mixer taps	•	•	•	•	•	•
White low voltage downlighters in ceiling (not dining)	•	•	•	•	•	•
Kitchen upgrade packages are available - please ask your Sales Executive for a copy of our guide	•	•	•	•	•	•

Bathroom features

Main bathroom and en-suite (where applicable) with white contemporary style sanitaryware	•	•	•	•	•	•
Bath panels & w.c. seat cover to match suite colour & chrome mixer taps	•	•	•	•	•	•
Main bathroom - contemporary chrome finish deck-mounted bath filler tap with shower attachment on slide-rail & glass shower screen	•	•	•	•	•	•
Main bathroom - contemporary chrome finish deck-mounted bath tap with hair rinse attachment on fixed wall bracket	•	•	•	•	•	•
Main bathroom - ceramic half-height tiling to bath & w.c. wall	•	•	•	•	•	•
Main bathroom - ceramic half-height tiling to bath & w.c. wall & full height to shower area	•	•	•	•	•	•
En-suite with glass shower enclosure & thermostatic shower mixer	•	•	•	•	•	•
En-suite - half-height wall tiling to W.C. and sink, and full-height wall tiling to shower cubicle	•	•	•	•	•	•
Extra tiling to wall and floor areas	•	•	•	•	•	•
White towel rails fitted to bathroom(s)	•	•	•	•	•	•
Low voltage downlighters in ceiling to bathroom and en-suite (where applicable)	•	•	•	•	•	•

Electrical features

Front door bell	•	•	•	•	•	•
White electrical sockets/switch plates in all rooms	•	•	•	•	•	•
Socket with USB input to kitchen and master bedroom	•	•	•	•	•	•
Multi-media plate in living room with TV, telephone and data point	•	•	•	•	•	•
Data point and TV point to master bedroom	•	•	•	•	•	•
Low energy light bulbs to most rooms	•	•	•	•	•	•
Light and double electrical socket in garage	•	•	•	•	•	•

2 bed			3 bed		4 bed
Ash	Holly	Yew	Poplar	Lawson	Spindle

External features

External light to front entrance	•	•	•	•	•	•
1.8m high rear enclosure fencing (and wall where applicable)	•	•	•	•	•	•
Rotivated top soil to rear garden	•	•	•	•	•	•
Turf to rear garden						
Turf to front garden	•	•	•	•	•	•
Concrete paving around home	•	•	•	•	•	•
Outside tap	•	•	•	•	•	•
UPVC double glazed windows with locking system	•	•	•	•	•	•
UPVC French doors with locking system to ground floor		•	•	•	•	•

Security features

Front and rear doors with multi-point locking system	•	•	•	•	•	•
Front door restrictor and viewer	•	•	•	•	•	•
Intruder alarm						

Internal features

Internal doors 4 panel design with white gloss paint finish & satin nickel door furniture	•	•	•	•	•	•
Internal doors Oak flush with satin nickel door furniture						
Skirtings with white gloss paint	•	•	•	•	•	•
Ceilings, walls and woodwork finished in white	•	•	•	•	•	•
Gas central heating system with radiators throughout	•	•	•	•	•	•
Mains wired electric smoke detectors	•	•	•	•	•	•
Loft and exterior wall insulation	•	•	•	•	•	•

• Standard item
 Available as an optional extra
 Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change.





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