

# West Park Quarter

Sunderland



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A taste of local life

## West Park Quarter

Burdon Road, Sunderland SR2 7DN | 0191 622 5165

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# Welcome to West Park Quarter

The place with all you need on the doorstep?  
You've found it.

At West Park Quarter you can choose from a selection of 2, 3 and 4 bedroom homes.

From retail therapy to education to the great outdoors (and indoors), West Park Quarter is perfect.

## A trip to the shops

You're close to supermarkets and local shops for your essentials, and you can enjoy a stroll around Mowbray Park which is next door to the development. Fancy being beside the seaside? Seaham Beach is 5 miles away, offering a mile of rocky and sandy beach to enjoy.

Heading to the shops or to socialise? Sunderland city centre is around 10 minutes away on foot. There's plenty of high street brands to enjoy and places to eat, whether it's a coffee and cake or a full-on dinner and drinks.

## Taking time out

If you want entertainment, you have many options. Sunderland Museum & Winter Gardens is a 5 minute walk from home, Sunderland Empire Theatre is less than a mile away, and the Stadium of Light is 2 miles away. Or if it's live music that takes your fancy, Stack Seaburn and the newly-opened Sheepfolds Stables come highly recommended. Both offer a busy and varied programme of live bands, DJs and more, with plenty of options for food and drink too.

## Education

Education is easily taken care of too. Hudson Road Primary School and Valley Road Academy are both a mile away, while St Mary's Catholic Primary School is just over a mile. Older students are only a mile from the University of Sunderland.

## Getting around

Commuting? No problem. Park Lane Metro Station and Bus Station are close by for easy trips into town. The A19 is a short drive away for routes to Middlesbrough, and then via the A1 to Alnwick, Berwick-upon-Tweed and Edinburgh. Plus, regular rail services from Sunderland station go to Whitby, Newcastle and London King's Cross.

Scan me  
for directions



# West Park Quarter

Burdon Road, Sunderland SR2 7DN

## From A1(M) Northbound:

- At junction 62, take the A690 exit to Sunderland/Durham/Consett/A691
- At Carrville Interchange, take the 3rd exit onto A690
- At Herrington Interchange, take the 2nd exit and stay on A690
- At the roundabout, take the 2nd exit onto Durham Rd/A690
- At N Moor Lane Roundabout, take the 1st exit and stay on Durham Rd/A690
- Continue straight onto Dunelm S/Durham Rd/A690
- Turn right onto Thornholme Rd
- At the roundabout, take the 2nd exit onto Belvedere Rd
- Turn right onto Grange Terrace/Stockton Rd/A1231
- Continue to follow A1231
- Turn left onto Burdon Rd
- Arrive at West Park Quarter: The development will be on your left.

Cover photograph of Spire Bridge, Sunderland. Not view from the development. Please check the details of the homes you are interested in with our sales consultant. Journey times are approximate.

Vistry North East region.

2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle Upon Tyne NE13 9BA. T: 0191 227 1000

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# West Park Quarter Sunderland



## 4 bedroom homes

- The Burnet
- The Burnet Alt
- The Mylne

## 3 bedroom homes

- The Becket
- The Bloomfield
- The Sandy
- The Thistle
- The Turner

## Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

v visitor space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



# The Elmslie

3 bedroom home

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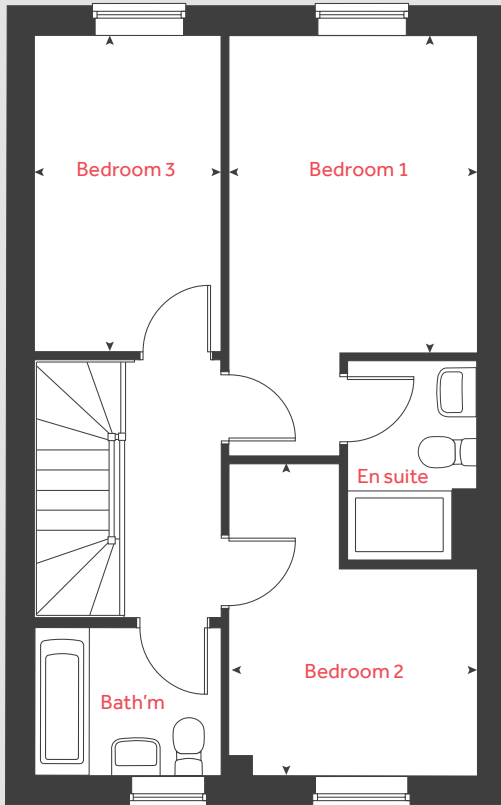
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# The Elmslie

## 3 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.77 x 2.96	15' 7" x 9' 8"
Living room	5.16 x 3.70	16' 11" x 12' 1"

First floor	metres	feet / inches
Bedroom 1	3.68 x 2.92	12' 0" x 9' 6"
Bedroom 2	3.61 x 2.92	11' 10" x 9' 6"
Bedroom 3	3.69 x 2.15	12' 1" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

### The Elmslie | Part L West Park Quarter |

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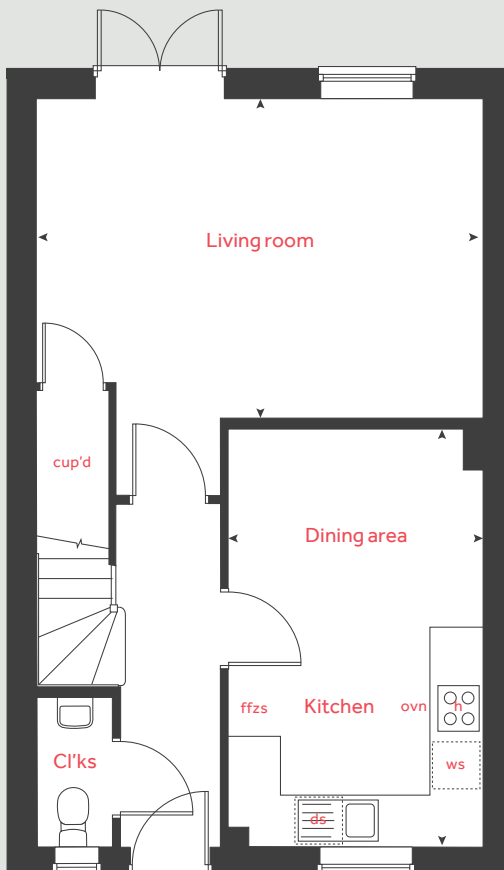
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### Ground floor



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# The Bloomfield

3 bedroom home

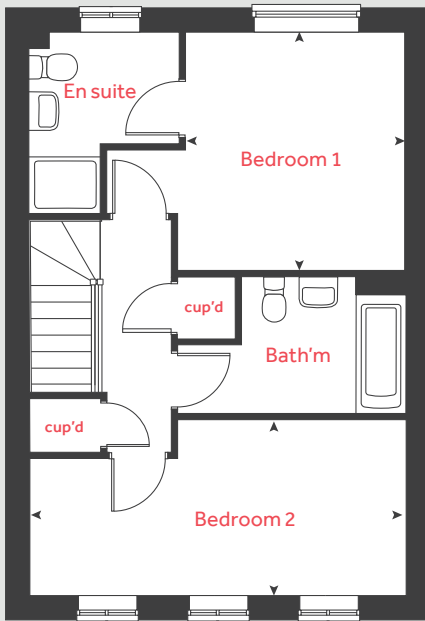
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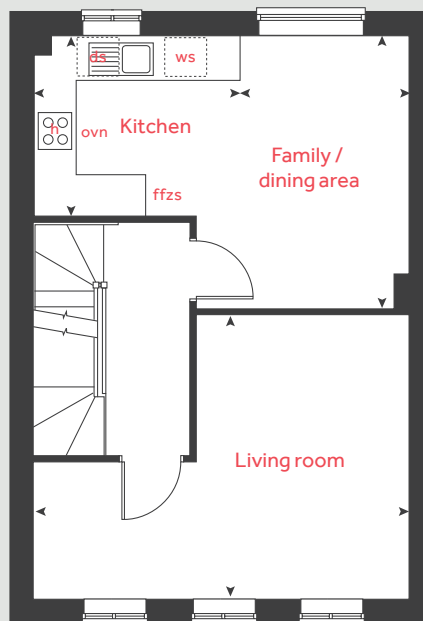
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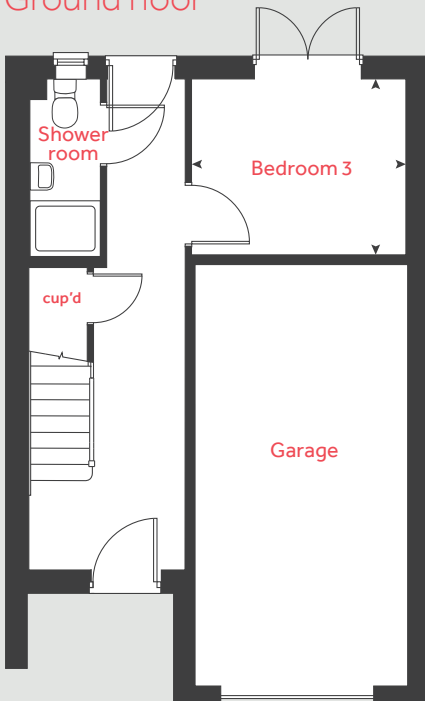
## Second floor



## First floor



## Ground floor



# The Bloomfield

## 3 bedroom home

Ground floor	metres	feet / inches
Bedroom 3	3.13 x 2.49	10' 3" x 8' 2"

### First floor

Kitchen	2.97 x 2.59	9' 8" x 8' 5"
Family / dining area	3.91 x 2.42	12' 9" x 7' 11"
Living room	5.39 x 4.11	17' 8" x 13' 5"

### Second floor

Bedroom 1	3.41 x 3.16	11' 2" x 10' 4"
Bedroom 2	5.39 x 2.57	17' 8" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Bloomfield | Part L West Park Quarter |

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# The Sandy

3 bedroom home

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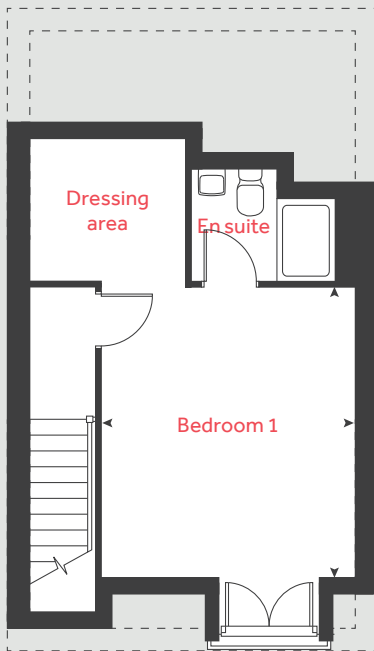
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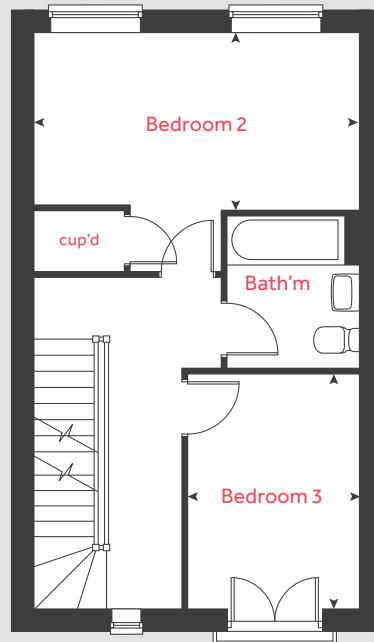
# The Sandy

3 bedroom home

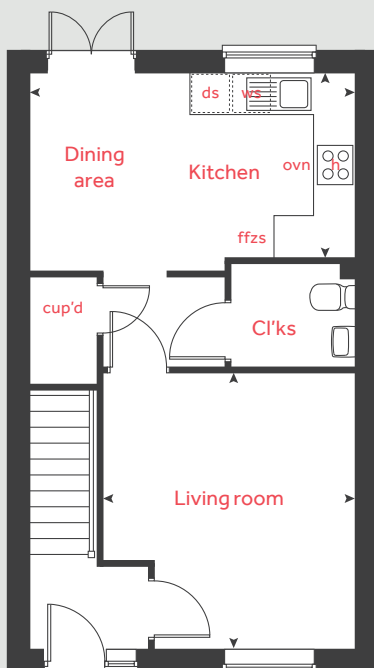
## Second floor



## First floor



## Ground floor



### Ground floor

Kitchen / dining area	4.71 x 2.66	15' 5" x 8' 8"
Living room	4.00 x 3.66	13' 1" x 12' 0"

### First floor

Bedroom 2	4.71 x 2.57	15' 5" x 8' 5"
Bedroom 3	3.39 x 2.50	11' 1" x 8' 2"

### Second floor

Bedroom 1	4.21 x 3.66	13' 9" x 12' 0"
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h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Sandy | West Park Quarter |

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# The Mylne

4 bedroom home

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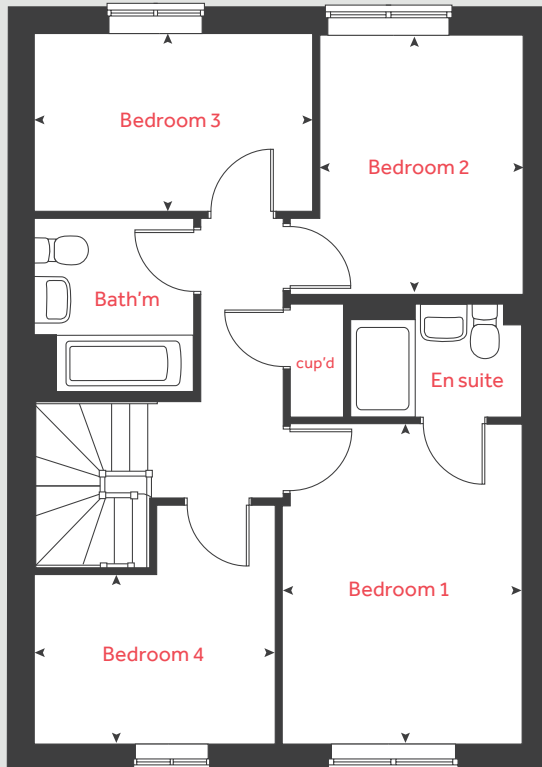
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# The Mylne

## 4 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.06 x 3.80	19' 10" x 12' 5"
Living room	4.84 x 3.42	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.93 x 2.95	12' 10" x 9' 8"
Bedroom 2	3.28 x 2.60	10' 9" x 8' 6"
Bedroom 3	3.38 x 2.23	11' 1" x 7' 3"
Bedroom 4	3.02 x 2.09	9' 10" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

### The Mylne | Part L West Park Quarter |

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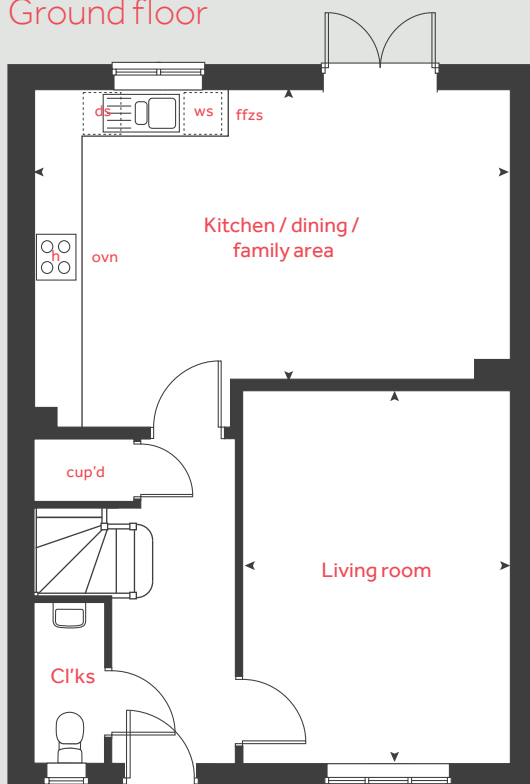
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### Ground floor



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# The Burnet

4 bedroom home

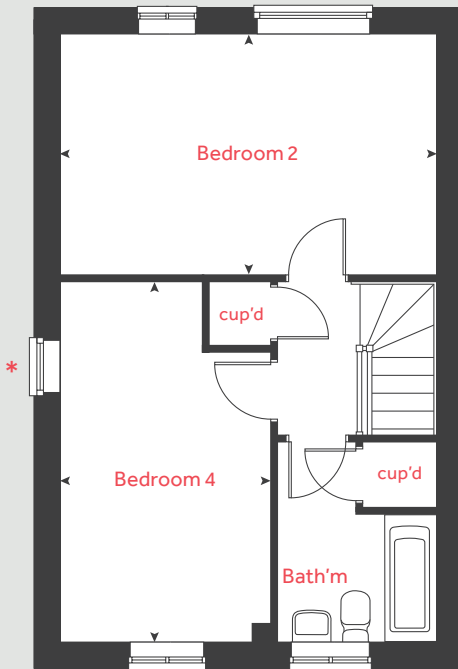
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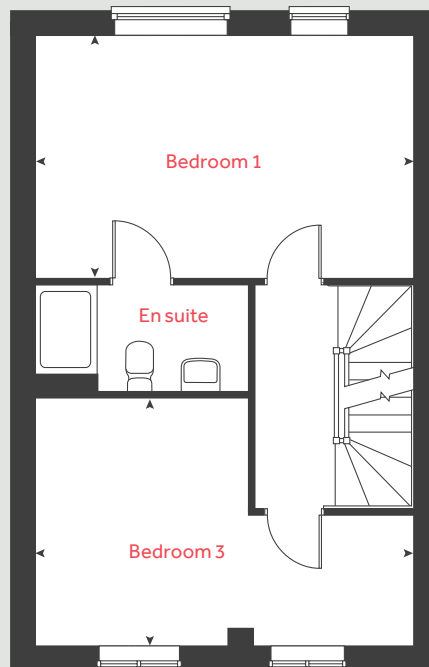
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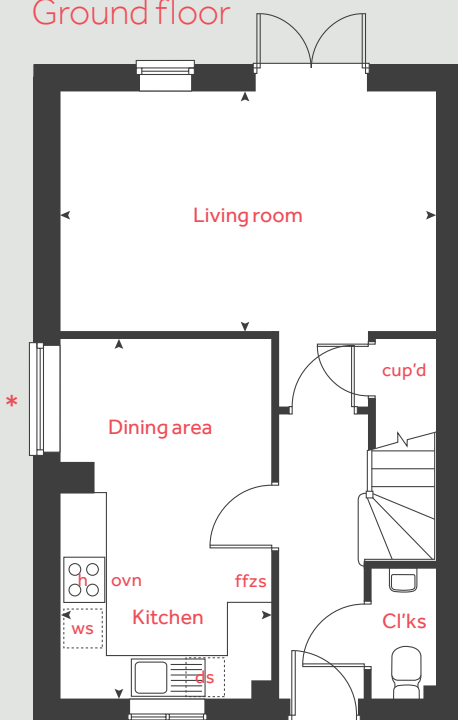
## Second floor



## First floor



## Ground floor



# The Burnet

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.81 x 2.87	15' 9" x 9' 4"
Living room	5.05 x 3.21	16' 6" x 10' 6"

First floor	metres	feet / inches
Bedroom 1	5.05 x 3.24	16' 6" x 10' 7"
Bedroom 3	5.05 x 3.27	16' 6" x 10' 8"

Second floor	metres	feet / inches
Bedroom 2	5.05 x 3.24	16' 6" x 10' 7"
Bedroom 4	4.78 x 2.85	15' 8" x 9' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Burnet | West Park Quarter |

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\* Windows apply to selected plots only. Please speak to our sales consultant for further details.

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# The Burnet Alt

4 bedroom home

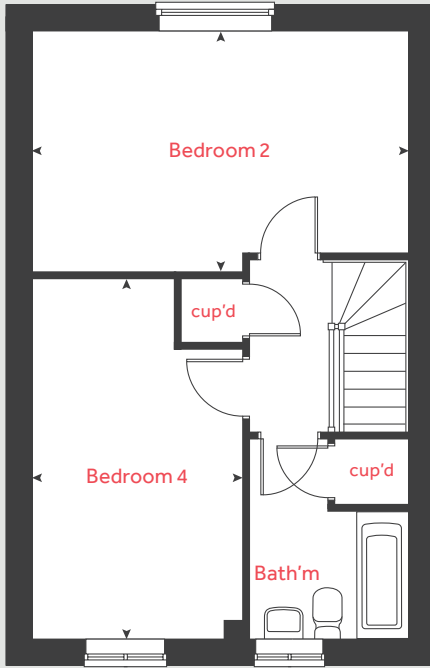
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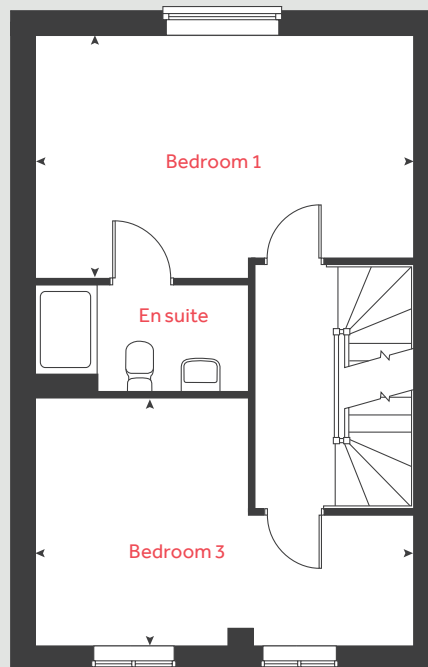
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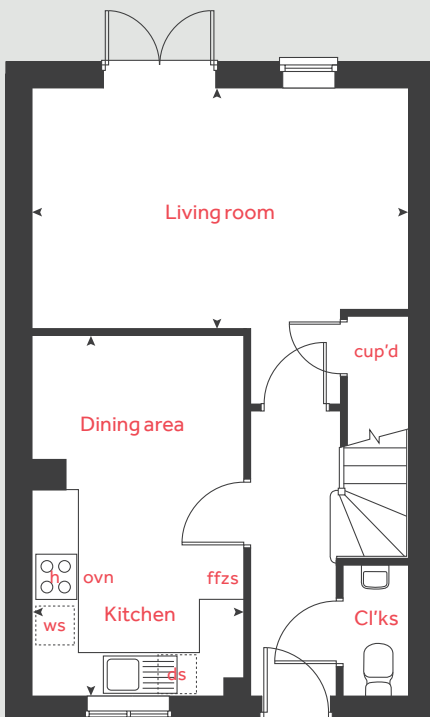
## Second floor



## First floor



## Ground floor



# The Burnet Alt

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.71 x 2.80	15' 5" x 9' 2"
Living room	4.98 x 3.16	16' 4" x 10' 4"

First floor	metres	feet / inches
Bedroom 1	4.98 x 3.19	16' 4" x 10' 5"
Bedroom 3	4.98 x 3.27	16' 4" x 10' 8"

Second floor	metres	feet / inches
Bedroom 2	4.98 x 3.19	16' 4" x 10' 5"
Bedroom 4	4.78 x 2.79	15' 8" x 9' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Burnet Alt | West Park Quarter |

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# The Thistle

3 bedroom home

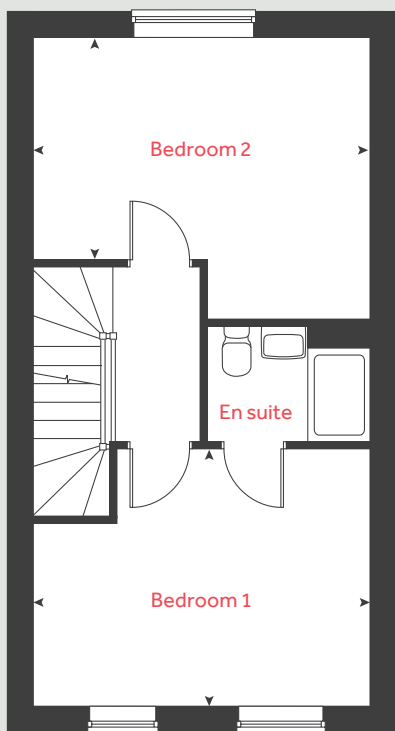
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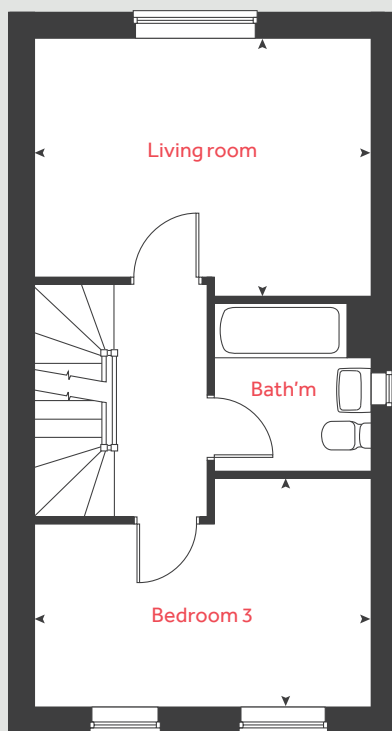
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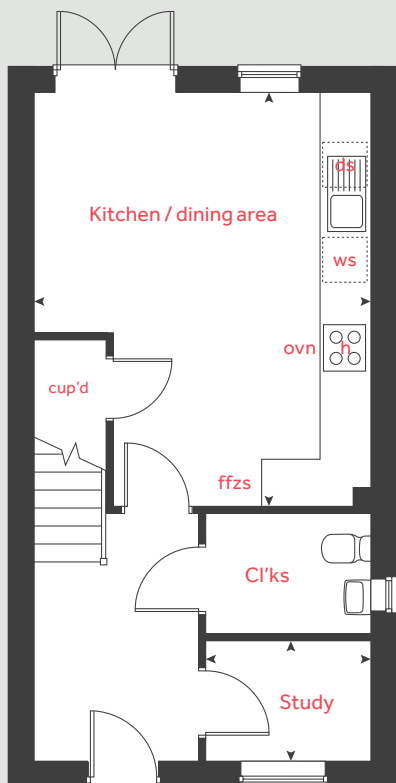
## Second floor



## First floor



## Ground floor



# The Thistle

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.29 x 4.31	17' 4" x 14' 1"
Study	2.12 x 1.55	6' 11" x 5' 1"

First floor	metres	feet / inches
Living room	4.31 x 3.30	14' 1" x 10' 9"
Bedroom 3	4.31 x 2.93	14' 1" x 9' 7"

Second floor	metres	feet / inches
Bedroom 1	4.31 x 3.30	14' 1" x 10' 9"
Bedroom 2	4.31 x 3.61	14' 1" x 11' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Thistle | West Park Quarter |

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# The Turner

3 bedroom home

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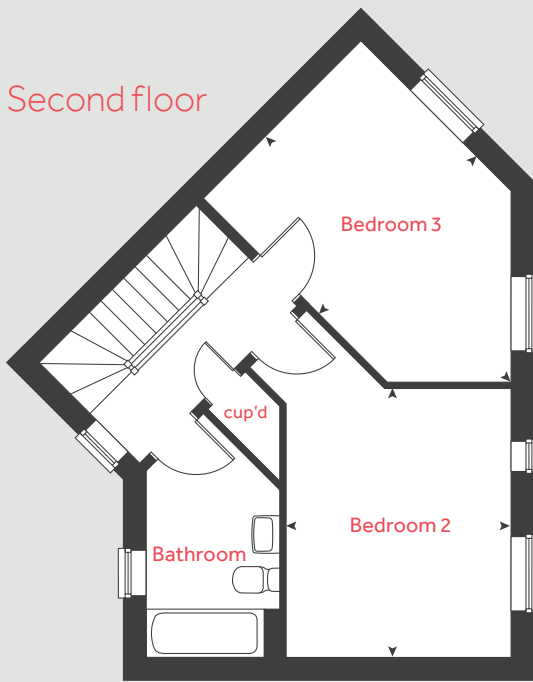
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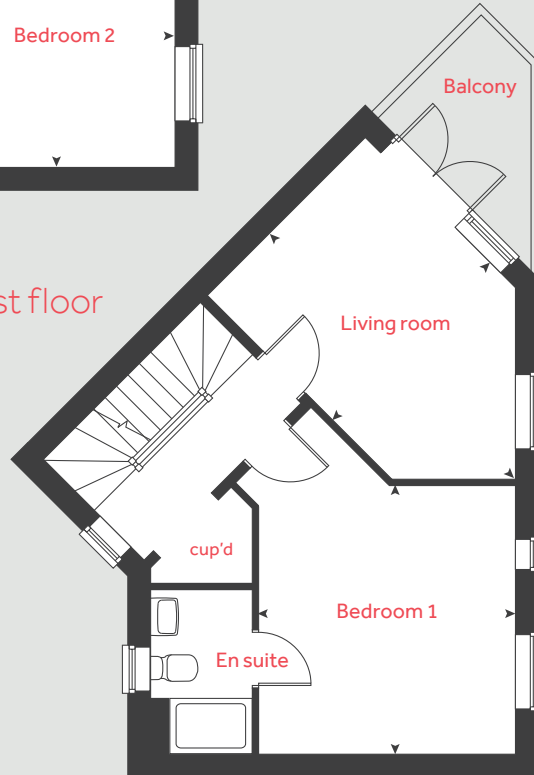
# The Turner

3 bedroom home

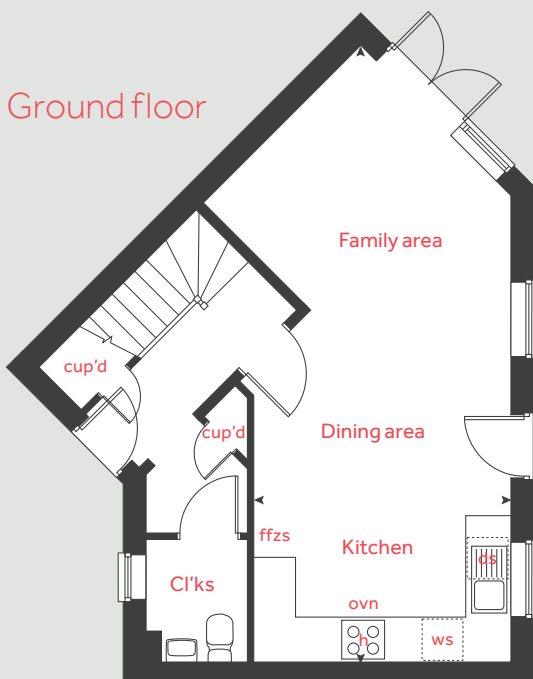
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	8.84 x 3.70	29' 0" x 12' 1"

First floor	metres	feet / inches
Living room	4.96 x 3.20	16' 3" x 10' 5"
Bedroom 1	3.86 x 3.70	12' 7" x 12' 1"

Second floor	metres	feet / inches
Bedroom 2	3.86 x 3.24	12' 7" x 10' 7"
Bedroom 3	4.96 x 3.20	16' 3" x 10' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

## The Turner | West Park Quarter |

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# The Chatsworth

3 bedroom home

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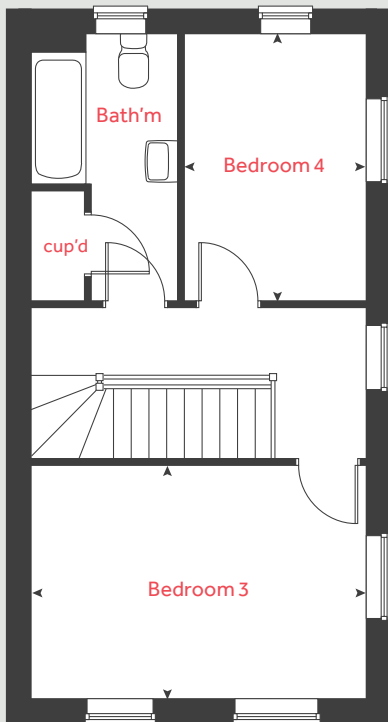
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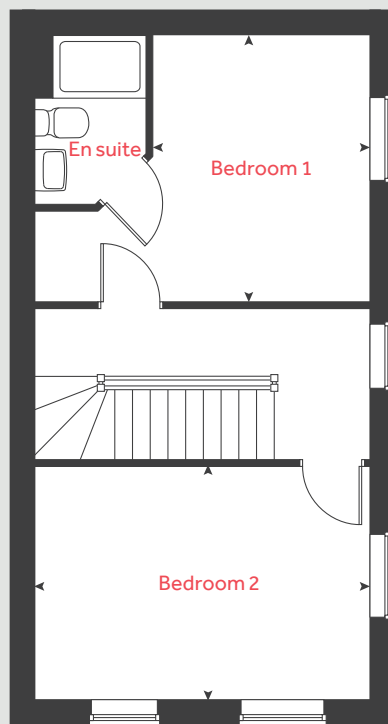
# The Chatsworth

3 bedroom home

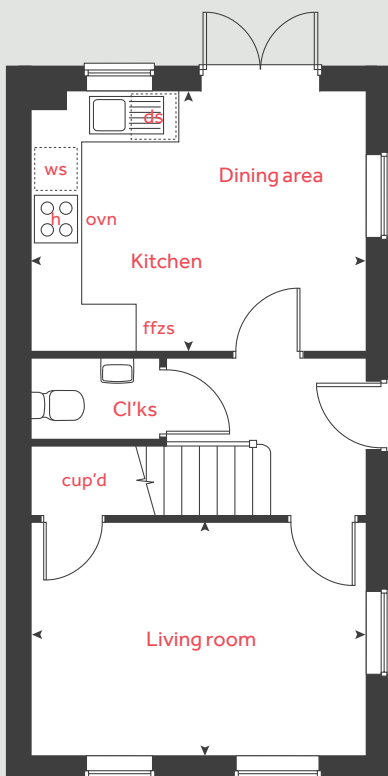
## Second floor



## First floor



## Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.31 x 3.34	14' 1" x 10' 11"
Living room	4.31 x 3.00	14' 1" x 9' 10"

First floor	metres	feet / inches
Bedroom 1	3.44 x 2.79	11' 3" x 9' 1"
Bedroom 2	4.31 x 3.00	14' 1" x 9' 10"

Second floor	metres	feet / inches
Bedroom 3	4.31 x 3.00	14' 1" x 9' 10"
Bedroom 4	3.44 x 2.33	11' 3" x 7' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

### The Chatsworth | West Park Quarter |

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# The Becket

3 bedroom home

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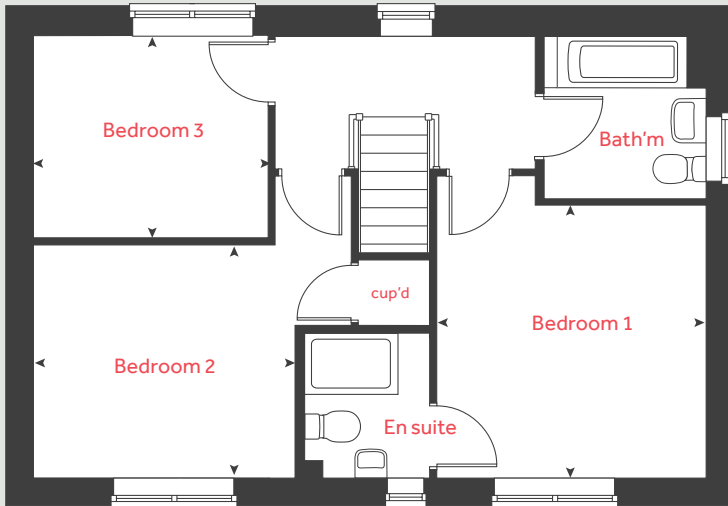
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# The Becket

3 bedroom home

## First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.63 x 2.90	18' 5" x 9' 6"
Living room	5.63 x 3.35	18' 5" x 10' 11"

## First floor

Bedroom 1	3.47 x 3.41	11' 4" x 11' 2"
Bedroom 2	3.37 x 3.01	11' 0" x 9' 10"
Bedroom 3	3.00 x 2.54	9' 11" x 8' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

## The Becket | West Park Quarter |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

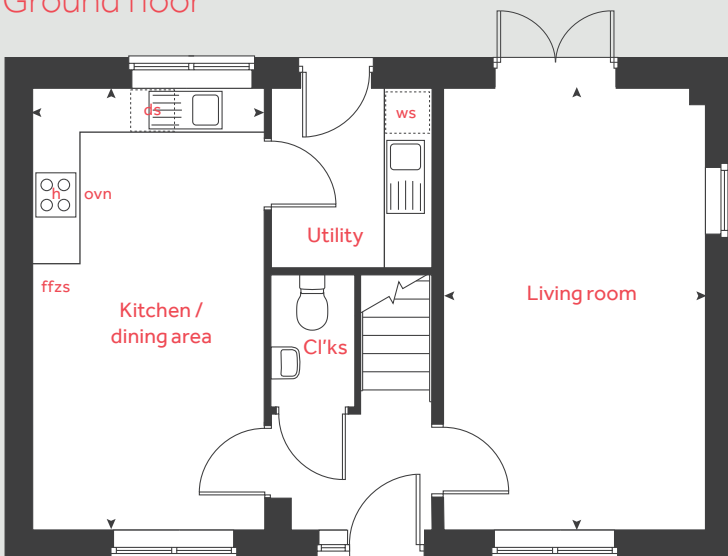
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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## Ground floor



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# Specification

**West Park Quarter**

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# West Park Quarter

## Sunderland

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



### Kitchen

#### 3 bedroom

The Elmslie  
The Bloomfield  
The Sandy  
The Thistle  
The Chatsworth  
The Turner  
The Becket

#### 4 bedroom

The Mylne  
The Burnet  
The Burnet Alt

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	■	■			
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood								■	■	■
White pendant light holder	■	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■	■	■	■	■	■

### Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■
Water waste heat recovery system	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■	■

### General

PV solar panels	■	■	■	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■	■

**3 bedroom**  
The Elmslie  
The Bloomfield  
The Sandy  
The Thistle  
The Chatsworth  
The Turner  
The Becket  
**4 bedroom**  
The Mylne  
The Burnet  
The Burnet Alt

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

**Vistry North East region**

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