

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.







The peace and seclusion offered by Lambton Park contrasts with its exceptional convenience. These superb homes are just two miles from junction 63 of the A1(M) and around 20 minutes' drive from Durham, Tyneside and the beautiful north-east coast. The towns of Chester le Street, Houghton le Spring and Washington are all within approximately three miles of the development, and trains from Chester le Street serve Newcastle, Liverpool and Manchester, as well as the Metrocentre in Gateshead. The local Connections4 bus service, running every ten minutes between Houghton le Spring and Heworth Metro Station, stops a few yards from Lambton Park.



Sports and fitness facilities in the area include Burnmoor Cricket Club, based just a few yards from Lambton Park. Around two miles away, Durham County Cricket Club's Emirates Stadium, Chester le Street Golf Club's beautiful parkland course, the town's Amateur Rowing Club, Durham County's Football ground and the Riverside Sports Pavilion are all located near the delightful Riverside Park. The gyms and swimming pools at Chester le Street Leisure Centre and Bannatyne Health Club also sit within a few yards of Riverside Park.

The area is rich in open green areas and attractions, including the 52-hectare Elba Park, less than a mile away, the magnificent Herrington Country Park with its cycling trails, sculptures, adventure playground and rich wildlife, and the celebrated and engaging Beamish open-air museum of life in the north-east.

Bournmoor Primary School, a few minutes walk from Lambton Park and rated 'Good' by Ofsted, is one of several primary schools in the area, and high schools include Park View Academy situated close to Riverside Park in Chester le Street. There is also a choice of co-educational and single sex private schools in Durham, Newcastle and Sunderland.



Our Lambton Park neighbourhood is a one of a kind development with an unrivalled location in the beautiful surroundings of the Lambton Estate. The outstanding new phase of properties will comprise of 1, 3, 4 and 5 bedroom bespoke homes, each with its own personal character.

Lambton Parks unique character comes from the imaginative and bespoke design flair of each of its homes, that capture the heritage of the area that surrounds it. Its individuality sets it apart from any other new build development and every detail that has gone in to creating it has been carefully considered.

With a heritage stretching back to the 11th Century and a distinct sense of place, Lambton Park, the ancestral seat of the Earls of Durham, is one of the most intriguing historic places in the region.





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Bin Collection Point BCP
Bin Store B/S

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

Birch

A panoramic window adds a special touch to the superbly practical kitchen and dining room, bringing a contemporary ambience that reflects the appeal of the upstairs rooms. The staircase rises into a generously proportioned lounge where twin windows enhance the sense of light and space.

Kitchen
3.23m x 3.31m
10'7" x 10'6"

Dining
2.56m x 2.02m
8'5" x 6'7"

WC
0.93m x 1.77m
3'1" x 5'10"

Lounge
4.30m x 5.41m
14'1" x 17'9"

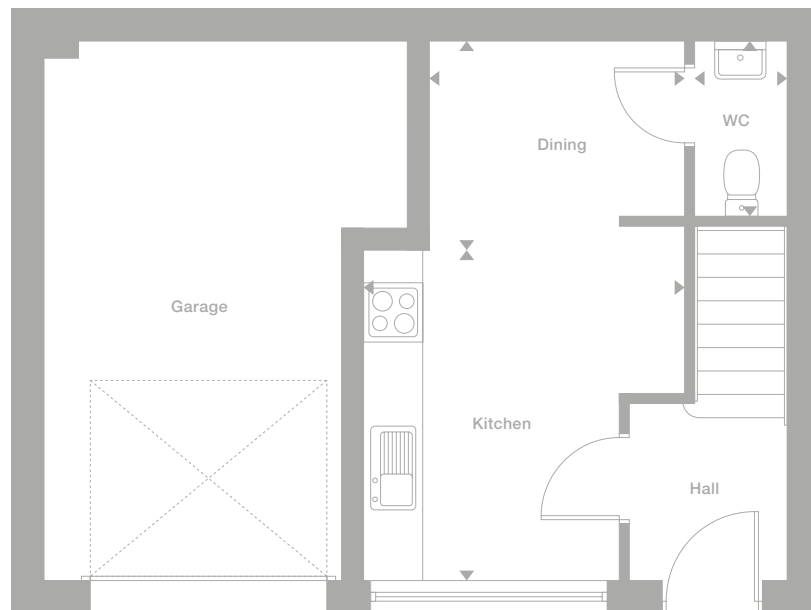
Bedroom
3.05m x 3.22m
10'0" x 10'7"

Bathroom
2.50m x 2.10m
8'2" x 6'10"

Floor Space
674 sq ft



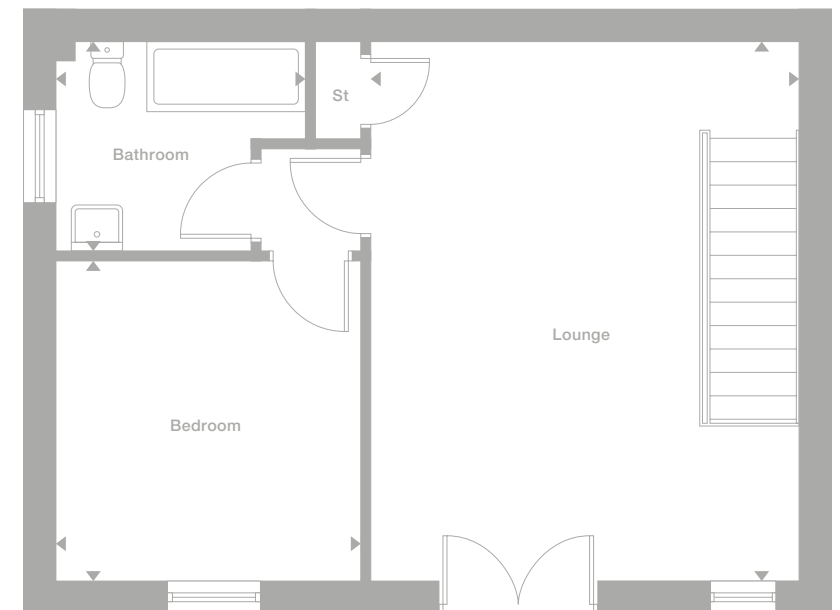
Ground Floor



Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

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First Floor



Ash

Complementing a comfortable lounge, the beautifully planned kitchen incorporates garden access via french doors, adding a focal point to the dining area. The en-suite master bedroom includes a generously sized cupboard, and the third bedroom could be used to create a useful home office.

Lounge
3.77m x 4.99m
12'4" x 16'4"

Kitchen/Dining
4.78m x 3.60m
15'8" x 11'9"

WC
1.33m x 1.46m
4'4" x 4'9"

Master Bedroom
3.89m x 2.97m
12'9" x 9'9"

En-Suite
1.61m x 2.84m
5'3" x 9'3"

Bedroom 2
2.43m x 3.83m
7'11" x 12'6"

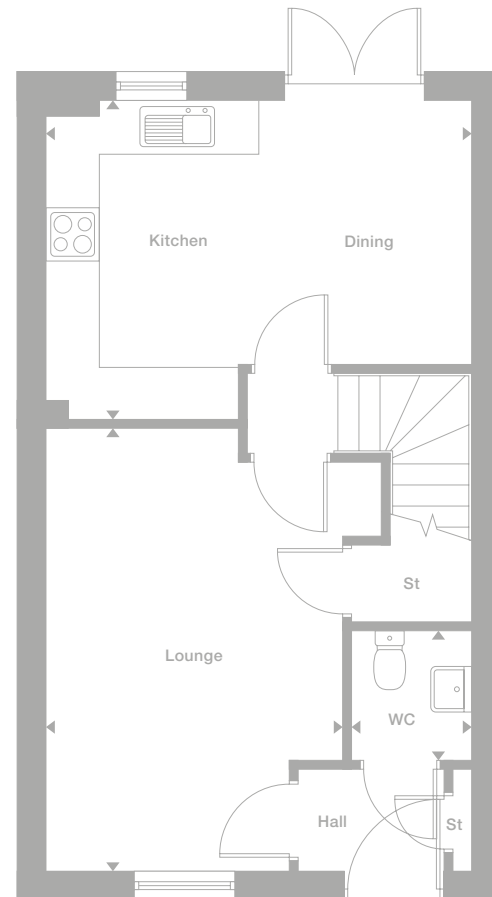
Bedroom 3
2.26m x 2.76m
7'5" x 9'1"

Bathroom
2.43m x 1.70m
7'11" x 5'7"

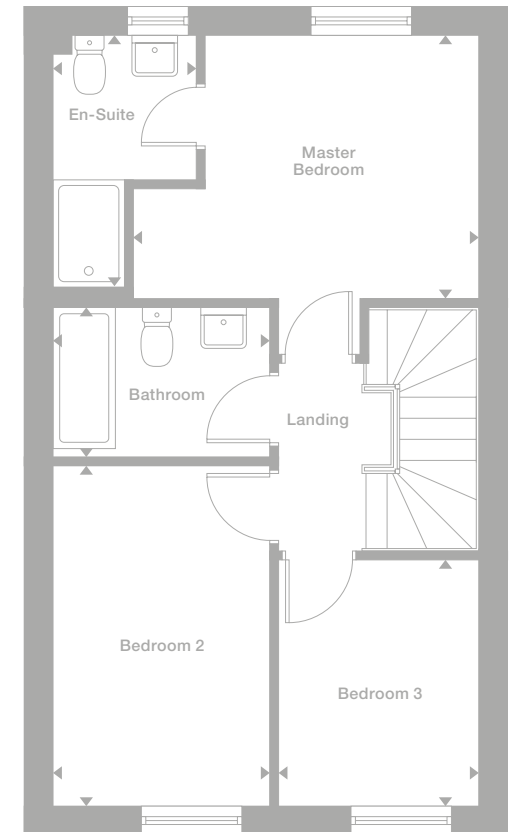
Floor Space
907 sq ft



Ground Floor



First Floor



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Rowan

The beautifully designed kitchen and dining room, with its integrated staircase and useful cupboard, has a contemporary, practical appeal that perfectly complements a bright, relaxing lounge in which stylish french doors enhance the bright, open ambience. The en-suite master bedroom features a walk-in wardrobe.

Lounge
5.41m x 3.71m
17'9" x 12'2"

Kitchen/Dining
4.08m x 5.95m
13'4" x 19'6"

WC
1.38m x 1.57m
4'6" x 5'2"

Master Bedroom
3.11m x 3.75m
10'2" x 12'4"

En-Suite
2.21m x 1.92m
7'3" x 6'3"

Bedroom 2
2.69m x 4.16m
8'10" x 13'8"

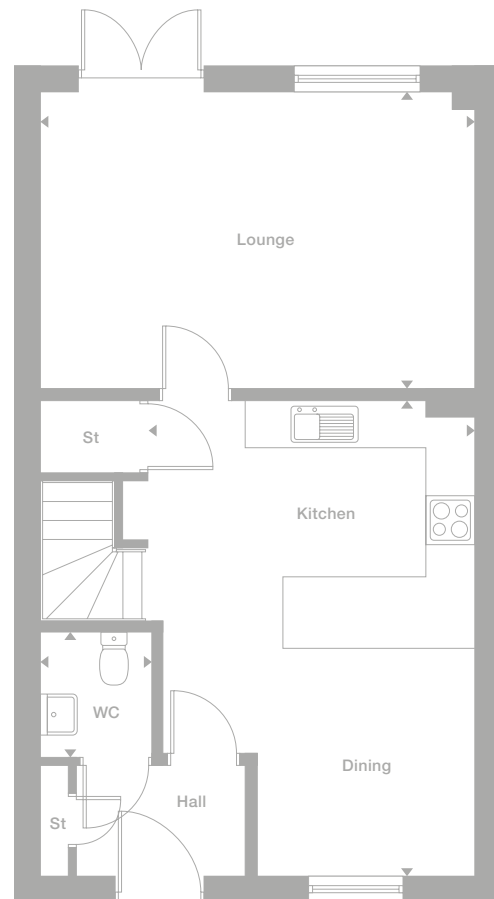
Bedroom 3
2.63m x 3.10m
8'7" x 10'2"

Bathroom
3.00m x 2.08m
9'10" x 6'9"

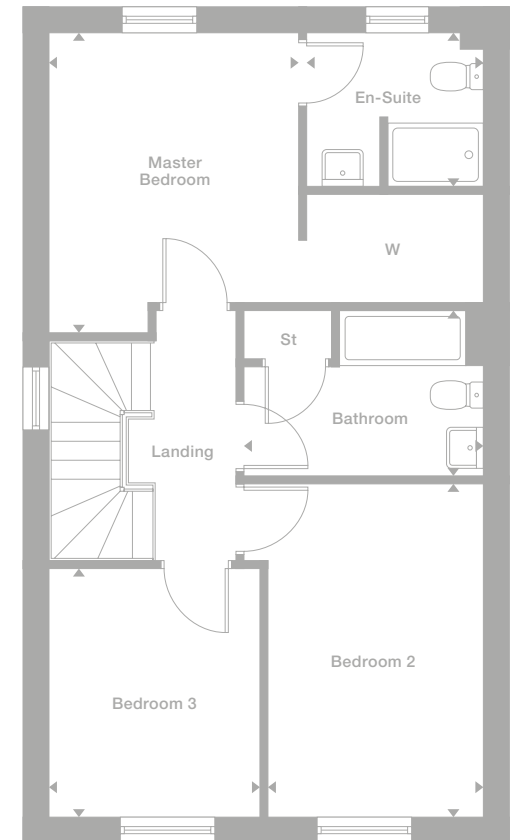
Floor Space
1,157 sq ft



Ground Floor



First Floor



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Beech

With its dramatic double height hall, and dual aspect outlooks in the kitchen, the triple-windowed lounge and bedroom two, this is an exceptionally bright, airy home. French doors enhance the dining area, and the laundry helps separate housekeeping and leisure. The master bedroom is en-suite.

Lounge
5.41m x 3.47m
17'9" x 11'4"

Kitchen/Dining
5.41m x 3.65m
17'9" x 11'11"

Laundry
1.59m x 2.42m
5'2" x 7'11"

WC
1.75m x 1.33m
5'8" x 4'4"

Master Bedroom
3.25m x 3.70m
10'8" x 12'1"

En-Suite
2.13m x 1.33m
6'11" x 4'4"

Bedroom 2
2.79m x 3.49m
9'1" x 11'5"

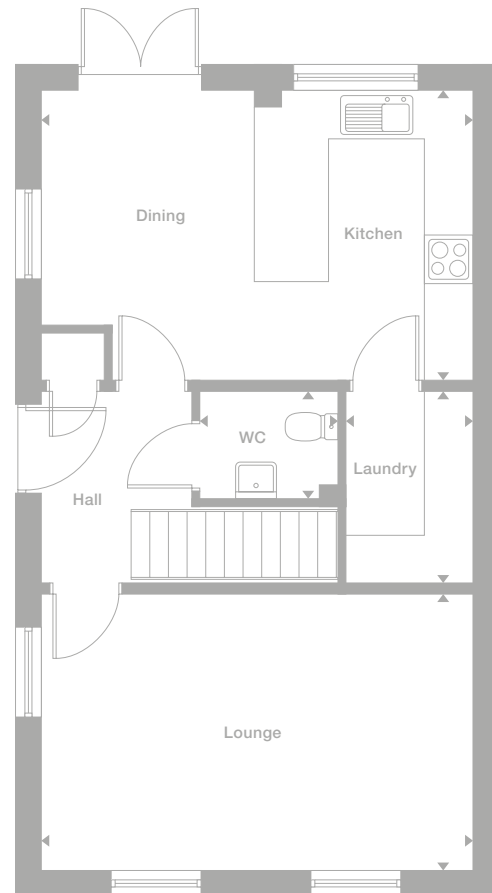
Bedroom 3
2.53m x 2.34m
8'4" x 7'8"

Bathroom
2.07m x 2.48m
6'9" x 8'2"

Floor Space
1,157 sq ft



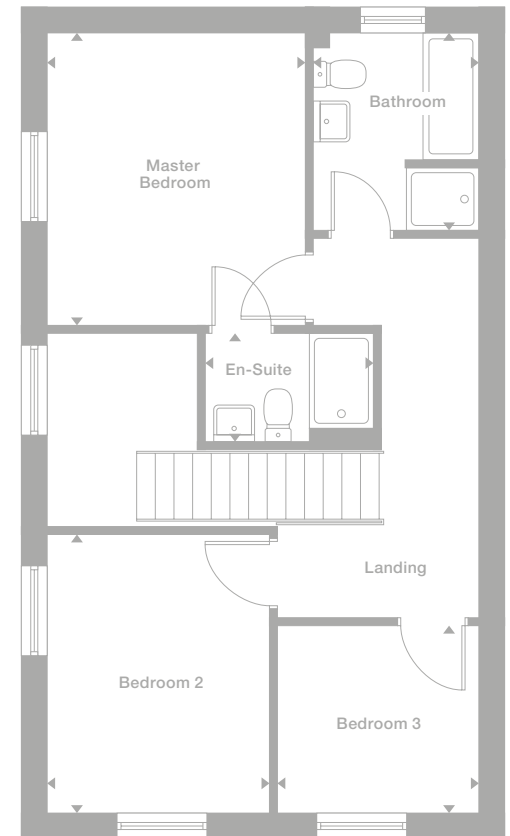
Ground Floor



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First Floor



Pine

The impressive kitchen, where french doors add a special touch to the dining area, is perfect for relaxed entertaining. The four bedrooms include a charming second floor suite with a walk-in wardrobe, separate cupboard and a charming dormer window, creating a wonderfully flexible family home.

Lounge
3.34m x 4.43m
10'11" x 14'6"

Kitchen/Dining
5.82m x 4.10m
19'1" x 13'5"

WC
0.90m x 1.77m
2'11" x 5'9"

Bedroom 2
3.40m x 4.15m
11'2" x 13'7"

Bedroom 3
3.40m x 3.92m
11'2" x 12'10"

Bedroom 4
2.33m x 2.66m
7'8" x 8'9"

Bathroom
2.33m x 2.76m
7'8" x 9'1"

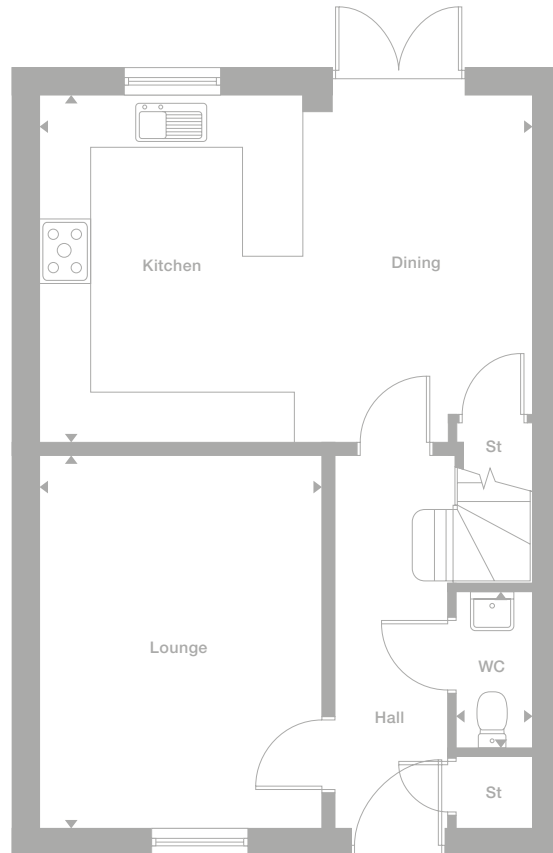
Master Bedroom
4.78m x 4.00m
15'8" x 13'1"

En-Suite
2.69m x 1.51m
8'10" x 4'11"

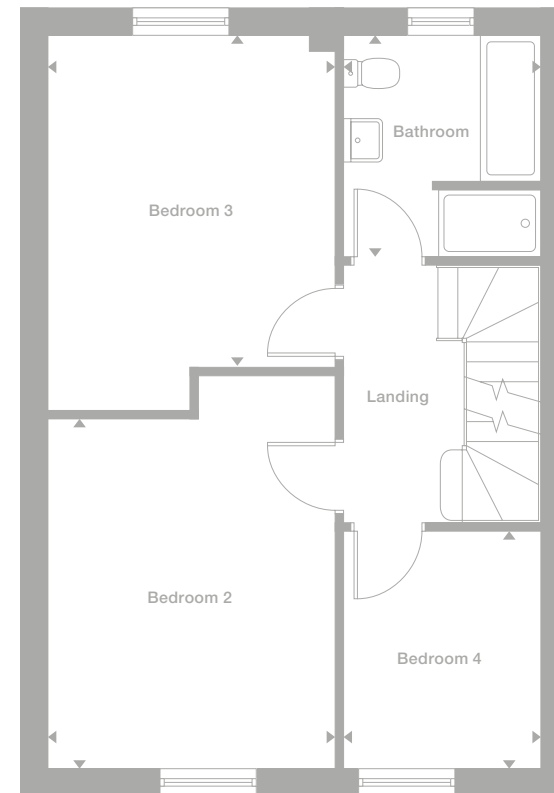
Floor Space
1,475 sq ft



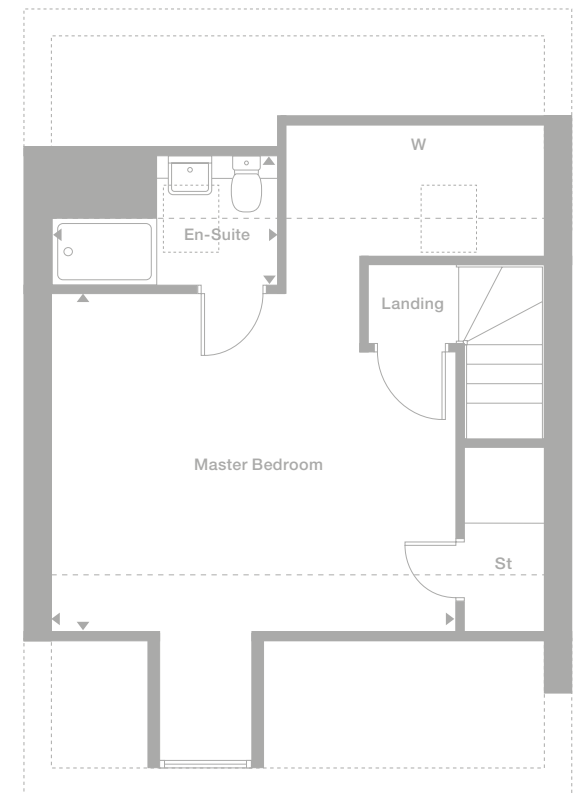
Ground Floor



First Floor



Second Floor



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Cherry

The entrance hall reflects the quality found throughout this substantial family home. Both the dual aspect dining kitchen and the lounge include french windows, and the bay-windowed snug presents a delightful leisure space. A feature gallery landing leads to four bedrooms, two of them en-suite.

Lounge 4.68m x 4.18m 15'4" x 13'8"	Master Bedroom 4.09m x 3.93m 13'5" x 12'10"
Kitchen 3.84m x 4.17m 12'7" x 13'8"	En-Suite 1 2.40m x 1.40m 7'10" x 4'7"
Dining 3.84m x 4.05m 12'7" x 13'3"	Bedroom 2 3.96m x 4.23m 12'10" x 13'10"
Laundry 2.38m x 2.27m 7'10" x 7'5"	En-Suite 2 2.93m x 1.56m 9'7" x 5'1"
Snug 3.34m x 4.47m 10'11" x 14'8"	Bedroom 3 3.55m x 3.90m 11'8" x 12'10"
WC 1.32m x 1.81m 4'4" x 5'11"	Bedroom 4 4.09m x 4.20m 13'5" x 13'9"
	Bathroom 3.33m x 1.89m 10'11" x 6'2"

Floor Space
1,964 sq ft



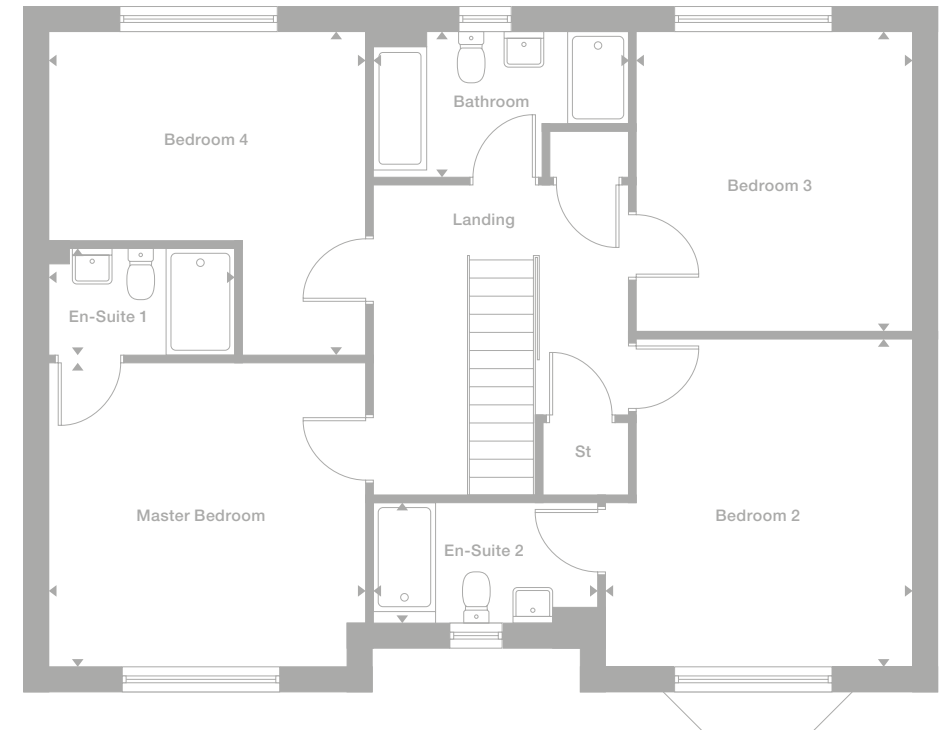
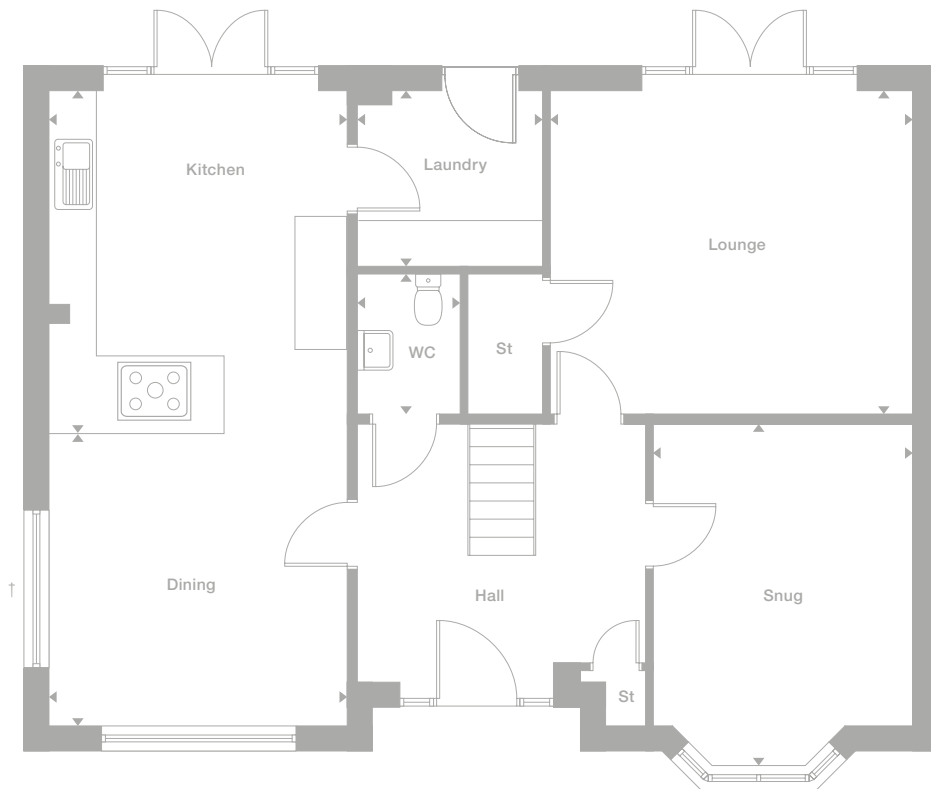
Ground Floor

First Floor

† Window only on certain plots. Please see siteplan or speak to our Development Sales Manager for clarification.

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Spruce

The breathtaking dual aspect kitchen, dining and family room, perfect for large gatherings, complements an elegant lounge and a charming dual aspect snug in this unmistakably prestigious light-filled home. A spacious feature landing leads to five bedrooms, two of them dual aspect and two en-suite.

Lounge 4.56m x 4.73m 14'11" x 15'6"	Master Bedroom 4.58m x 3.46m 15'0" x 11'4"
Kitchen 3.62m x 3.35m 11'10" x 11'0"	En-Suite 1 2.45m x 1.65m 8'1" x 5'5"
Dining 3.50m x 5.26m 11'6" x 17'3"	Bedroom 2 3.62m x 3.40m 11'10" x 11'2"
Family 3.71m x 3.35m 12'2" x 11'0"	En-Suite 2 2.64m x 1.30m 8'8" x 4'3"
Laundry 2.35m x 1.87m 7'8" x 6'1"	Bedroom 3 3.62m x 3.34m 11'10" x 10'11"
Snug 3.85m x 2.76m 12'7" x 9'1"	Bedroom 4 3.50m x 4.12m 11'5" x 13'6"
WC 1.41m x 1.38m 4'7" x 4'6"	Bedroom 5 3.53m x 2.21m 11'7" x 7'3"
	Bathroom 2.48m x 2.37m 8'1" x 7'9"

Floor Space
2,074 sq ft



Ground Floor



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First Floor



Sycamore

With bay windows in the study and the dual aspect lounge, and french doors enhancing the dining area of the broad family kitchen, this is an elegant, adaptable residence. It includes two bathrooms and two en-suite bedrooms, and the master bedroom incorporates a dressing area.

Lounge 3.58m x 5.79m 11'9" x 19'0"	Master Bedroom 3.64m x 4.80m 11'11" x 15'9"	Bedroom 4 3.25m x 5.60m 10'8" x 18'4"
Kitchen 3.51m x 3.52m 11'6" x 11'6"	Dressing 2.34m x 1.99m 7'8" x 6'6"	Bedroom 5 3.64m x 5.60m 11'11" x 18'4"
Laundry 2.55m x 2.02m 8'4" x 6'7"	En-Suite 1 2.34m x 1.70m 7'8" x 5'7"	Bathroom 2.39m x 1.62m 7'10" x 5'3"
Dining/Family 5.96m x 3.52m 19'6" x 11'6"	Bedroom 2 4.25m x 3.74m 13'11" x 12'3"	
Study 3.44m x 3.68m 11'3" x 12'1"	En-Suite 2 2.39m x 1.57m 7'10" x 5'2"	
WC 0.86m x 1.87m 2'9" x 6'1"	Bedroom 3 3.25m x 3.18m 10'8" x 10'5"	
	Bathroom 2.68m x 2.58m 8'9" x 8'5"	

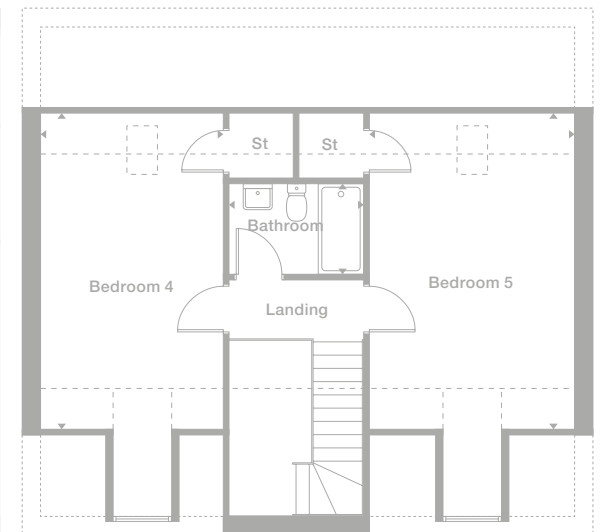
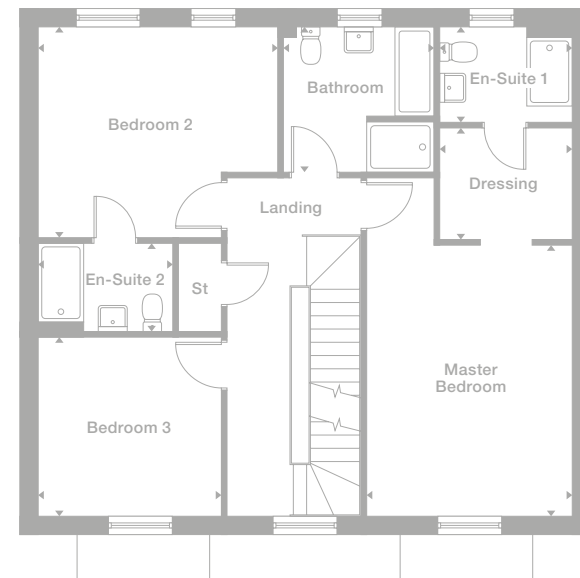
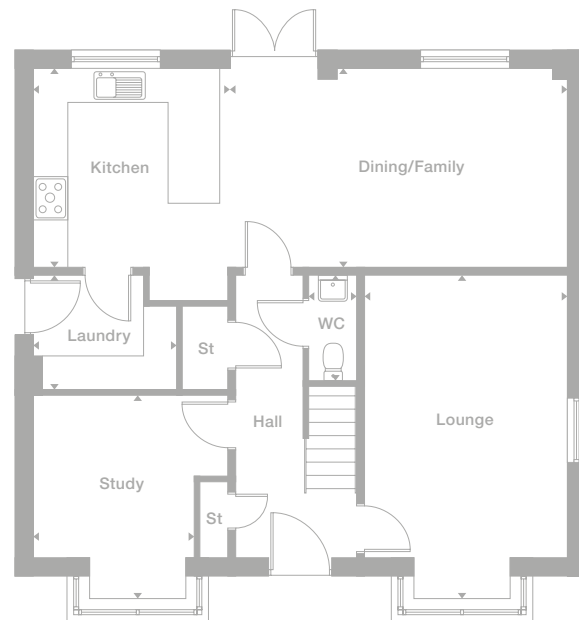
Floor Space
2,380 sq ft



Ground Floor

First Floor

Second Floor



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Hornbeam

From the five dual aspect rooms, bay-windowed lounge and breathtaking island kitchen, to the five bedrooms which include a sumptuous master suite, this is a home of outstanding quality. There is a study, a laundry, and the second floor bedrooms share an additional shower room.

Lounge
5.69m x 4.29m
18'8" x 14'1"

Kitchen
3.57m x 3.63m
11'8" x 11'1"

Dining
3.57m x 4.59m
11'8" x 15'1"

Laundry
1.85m x 2.52m
6'1" x 8'3"

Study
2.96m x 3.52m
9'9" x 11'6"

WC
1.85m x 0.89m
6'1" x 2'11"

Master Bedroom
5.95m x 4.33m
19'6" x 14'2"

En-Suite
2.58m x 2.23m
8'5" x 7'4"

Bedroom 2
4.58m x 3.29m
15'0" x 10'9"

Bedroom 3
3.95m x 3.55m
12'11" x 11'8"

Bathroom
2.58m x 2.52m
8'5" x 8'3"

Bedroom 4
4.28m x 4.33m
14'0" x 14'2"

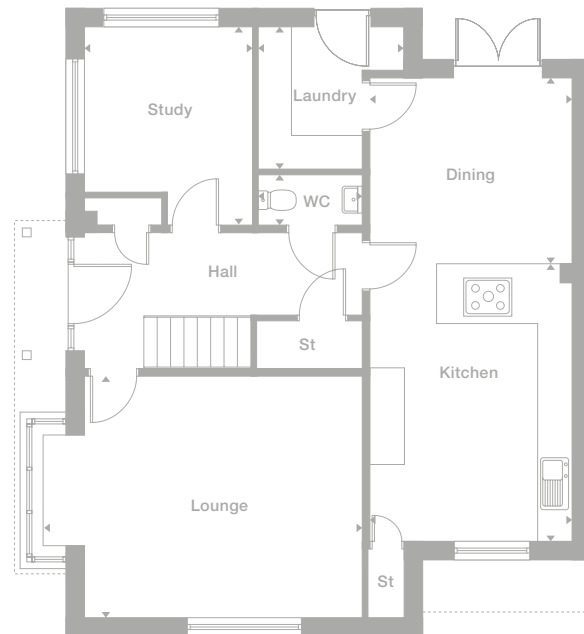
Bedroom 5
4.28m x 2.80m
14'0" x 9'2"

Bathroom
2.21m x 1.64m
7'3" x 5'4"

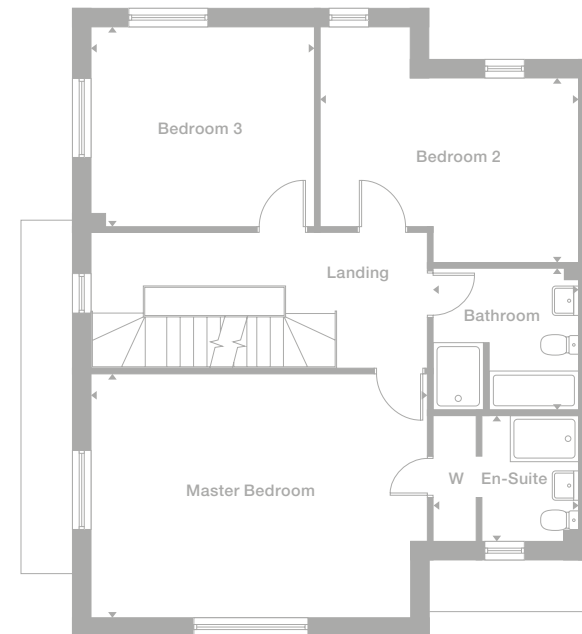
Floor Space
2,358 sq ft



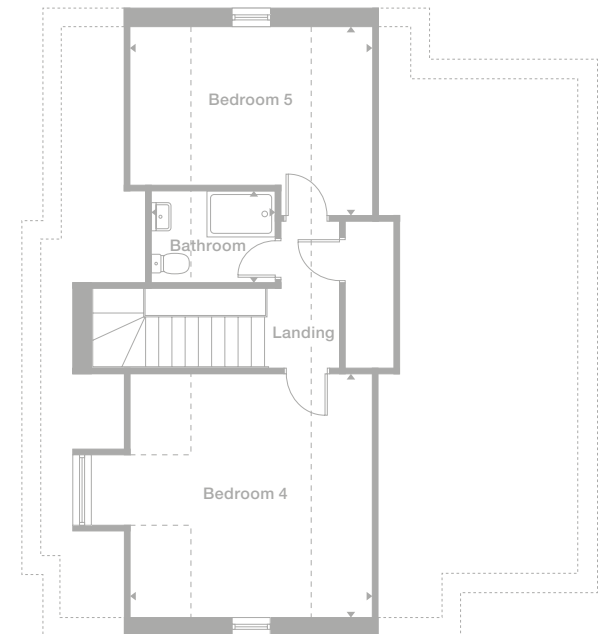
Ground Floor



First Floor



Second Floor



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Specification

	Birch	Ash	Rowan	Beech	Pine	Cherry	Spruce	Sycamore	Hornbeam
Kitchen/Utility									
Symphony Gallery fitted kitchen with selection of colour and handle choices	✓	✓	✓	✓	✓	✓	✓	✓	✓
Premium 40mm worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ bowl sink and monobloc mixer tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
AEG 90cm stainless steel chimney hood	-	-	-	-	✓	✓	✓	✓	✓
AEG 60cm stainless steel chimney hood	✓	✓	✓	✓	-	-	-	-	-
90cm stainless steel splashback behind hob	-	-	-	-	✓	✓	✓	✓	✓
60cm stainless steel splashback behind hob	✓	✓	✓	✓	-	-	-	-	-
AEG 75cm 5-burner gas hob	-	-	-	-	✓	✓	✓	✓	✓
AEG 60cm 4-burner gas hob	✓	✓	✓	✓	-	-	-	-	-
Multifunction AEG double oven	-	-	-	-	✓	✓	✓	✓	✓
Multifunction AEG single oven	✓	✓	✓	✓	-	-	-	-	-
Removeable unit to accommodate washing machine/washer dryer*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom/En-Suite/WC									
Ideal Standard Concept Cube white sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom only	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double ended bath with centre controls	✓	✓	-	-	-	✓	✓	✓	✓
Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower tray with chrome style framed clear glass enclosure (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiling - Porcelanosa ceramic wall tiles (please refer to drawings for specific areas)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heating									
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostats are fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓

*plumbing/electrics not provided

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

Electrical

	Birch	Ash	Rowan	Beech	Pine	Cherry	Spruce	Sycamore	Hornbeam
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket (housetypes vary - please see drawings for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porch light to front	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging socket to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
White LED downlighters to kitchen and wet areas	-	-	-	-	✓	✓	✓	✓	✓
Battery operated carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓

Exterior

Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors/bifold doors to patio (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber/PVCu fascias, soffits and rain water goods	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap to rear	-	-	-	-	-	✓	✓	✓	✓

Decorative

Moulded spindles and newels to staircase with oak handrail	✓	✓	✓	✓	✓	✓	✓	✓	✓
Moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓
White 5 panel solid vertical internal doors with chrome handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓

Landscaping

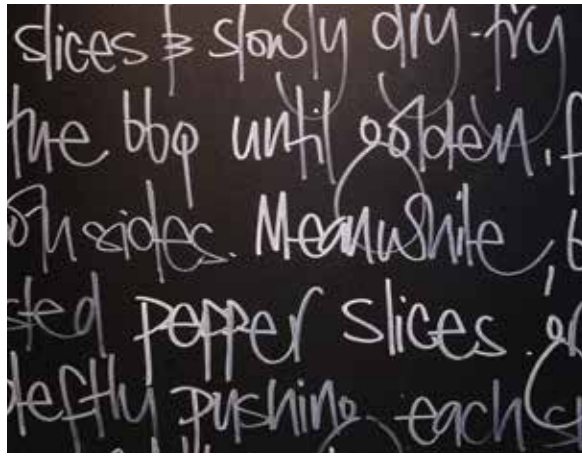
Landscaping to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to rear and between plots	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rotovated topsoil to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓

Specification varies for discount market value homes. Please see Development Sales Manager for more information.

✓ Standard
- Not Available

There is a Morrisons Local filling station and store nearby and a further convenience store half a mile away in Burnmoor, and several other local shops and services, including a post office, a pharmacy, a dentist and a medical centre, within a 20-minute walk. The adjacent towns and nearby Durham Cathedral City widen the choice of local retailers, supermarkets and high street chains. Shops are interspersed with pubs, cafés and restaurants in attractive, traditional market town environments, and an open-air market is held in Chester le Street on Tuesdays, Fridays and Saturdays.

Alternative shopping destinations include the vast Metrocentre, which complements an enormous choice of shops with restaurants, a multi-screen Odeon Imax cinema and other leisure amenities.





The Lambton family are one of the oldest in the region and the history, landscape, buildings and archaeology of the Park, capture the story of the region.

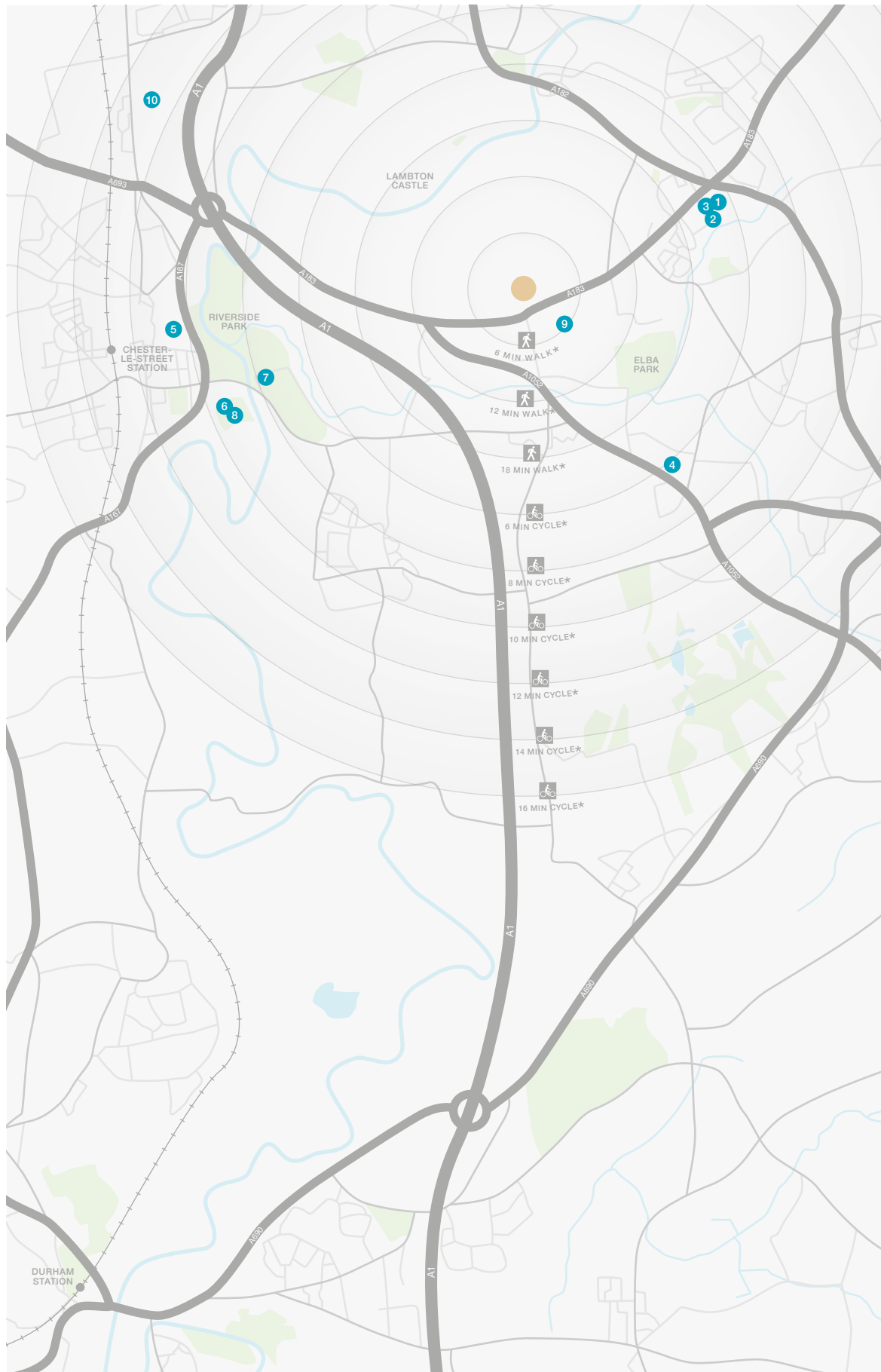
Whilst Lambton Park has remained relatively private over the years, there will be many in the region who associate it with fun filled family days out.

An integral part of creating our thriving new community is Bowes Gate, a hub of activity which will consist of a Pavillion cafe/bistro and a range of independent stores such as; delicatessen, butcher, florist, baker and more.

You will find a mix of events and activities which we hope will appeal to you, such as; wellness activities, book clubs, competitions and more. These will evolve over time and will continue to grow along with the thriving community that's building here at Lambton Park.



Lambton Live
Lambton Live has been created for the exclusive use of the new residents joining the community at Lambton Park. This will be a fantastic forum through which you can get to know other members of your community with a mixture of events, clubs and community activities that are hosted by, or at, Lambton Park.



Useful Contacts

- 1 Shinye Row Post Office
1 Westbourne Terrace
0191 385 2227
- 2 Boots Pharmacy
13 Westbourne Terrace
0191 385 9424
- 3 Westbourne Medical Group
Kelso Grove
0191 385 2512
- 4 Fence Houses
Dental Practice
68 Station Avenue North
0191 385 2622
- 5 Chester le Street
Leisure Centre
Burns Green
0300 026 6444
- 6 Bannatyne Health Club
Bradman Drive
0191 388 3344
- 7 Chester le Street Golf Club
Lumley Park
0191 388 3218
- 8 Durham County Cricket Club
Emirates Stadium
0191 387 1717
- 9 Bournmoor Primary School
Lambourne Close
0191 385 4291
- 10 Park View School
North Lodge Lombard Drive
0191 388 2416

How to find us

From the A1(M)
Leave the A1(M) at the roundabout take the exit for Sunderland via the A183. Travelling from the north this is the second exit, from the south it is the fifth. Stay on the A183 for two miles, and just after passing the ornate St Barnabas Church on the right, the entrance to Lambton Park is on the left.

From Sunderland
Leave Sunderland by the A183 Chester Road, signposted for Chester le Street. Stay on the A183 for almost six miles, passing through Shinye Row roundabout and, around 800 yards after the Wapping Bridge roundabout, the entrance to Lambton Park is on the right.

Sat Nav: DH3 4PG

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm

0330 1629 489

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* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle
3.5km = 8 to 14 mins cycle
4.0km = 10 to 16 mins cycle
4.5km = 12 to 18 mins cycle



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Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

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