



Wakefield

Gardens

SPACIOUS 2-5 BEDROOM HOMES & 2-BEDROOM BUNGALOWS



Plots 39, 3, 2, 1



Sandlers Brow, Armathwaite



The Orchards, Burgh By Sands

A PLACE TO CALL HOME

Located on the edge of the village of Lazonby, Wakefield Gardens is an exclusive collection of homes in the heart of the Eden Valley.

Wakefield Gardens comprises of 59 contemporary two, three, four and five bedroom homes and two bedroom bungalows built to high standards and occupying a village setting that will feature beautiful landscaping.

The homes impress with clean, modern designs, incorporating characterful brick and render elevations, anthracite grey uPVC window frames and layouts for modern living.

There is a wide range of property styles and sizes; some including garages. All properties have off road parking, tegula paved driveways, turfed front and rear gardens and paved patios to create that all important street scene.

Each home will reflect the care and craftsmanship associated with every new Genesis Homes development and will carry a LABC 10-year warranty, so you can buy with confidence.

VILLAGE LIFE

Located within the Eden Valley and a short drive away from the historic market town of Penrith, Wakefield Gardens in the village of Lazonby is the ideal place to call home.

These stunning new homes are extremely well placed to be part of the vibrant village community, with picturesque views of the rolling Pennines.

The village has a public open air swimming pool, which is a delight during summer months. A Co-op and post office are situated in the middle of

the village, as well as a bowling club, village pub, church and village hall that hosts numerous community events throughout the year.

The development is within the catchment area of outstanding primary and secondary schools, including Lazonby Primary school, just a five minute walk away.

A broader selection of amenities - including supermarkets, library, doctors surgery and specialist shops can be accessed 7 miles away in Penrith, or 14 miles away in Carlisle.

Lazonby has excellent transport links, including the Carlisle to Settle train line, with the station in the heart of the village. Close by in Penrith the M6 and the west coast mainline can give you access to London in just over 3 hours. Edinburgh can be reached by train within 2 hours.

There's much to explore in the surrounding area too. The River Eden, running through the east of the village, provides plenty of country walks. For those seeking a larger adventure and poetic scenery, the Lake District National Park is easily accessible.



An exclusive collection of homes in the heart of the idyllic Cumbrian countryside.



Stylish Living

The interiors of a Genesis Home are filled with natural light. We understand the kitchen/breakfast/dining area forms the hub of the home, so the majority of our homes lead out onto your private patio to create the perfect space for relaxing and entertaining.

Externally, the properties are enhanced by landscaped gardens to the front, with turfed rear gardens, block paving drives and parking areas.

We know some clients like to include some additional, bespoke finishing touches. We therefore offer the opportunity for you to select some specifically chosen upgrades that allow you to further inject your personality into your home. Please ask your Sales Executive for more details.



OVER 30 HIGH SPECIFICATION ITEMS INCLUDED AS STANDARD



Energy Efficient Homes

Sustainability is always at the forefront of the way we build.

All Genesis Homes have high levels of airtightness and superb energy efficiency ratings. With energy efficient lighting, appliances, boilers, water saving systems and quality insulation, our homes will save you money while reducing the impact on the environment. Selected plots also include electric vehicle charging points.

Our homes at Wakefield Gardens



THE WHILLAN
5-bedroom detached house
Double/single garage



THE DEE
2-bedroom detached bungalow



THE EDEN
4-bedroom detached house
Integral single garage



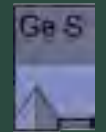
THE DERWENT
3-bedroom detached house



THE PETTERIL
3-bedroom semi-detached house or
end/mid link house



THE ELLEN
4-bedroom detached house
Single, attached garage



THE GELT
3-bedroom semi-detached house



THE CALDEW
2-bedroom semi-detached house or
end/mid link house

AFFORDABLE RENTALS & DISCOUNTED HOMES



SHOW HOME

DEMO HOME

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. The information given is for guidance only and its accuracy cannot be guaranteed. Information shown does not constitute a contract, part of a contract or warranty. External finishes may differ from those shown and dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. Please speak to our Sales Executive with regards to specific plots and specification. You should take appropriate advice to verify any information on which you wish to rely.



Plots 8, 9, 10, 11, 6, 5, 4



GENESIS
HOMES



The Whillan

5-bedroom detached house, arranged over 3 floors, with attached garage

Approx. square footage 1851 sq ft

Living for the future!

* Eamont Chase, Carleton - Timber frame homes, room sizes may vary, please speak to your Sales Executive.



GROUND FLOOR

Hall	2030 × 4110 [6'-8" × 13'-6"]
WC	890 × 1810 [2'-11" × 5'-11"]
Kitchen / dining / family room	8220 × 3520 [27'-0" × 11'-7"]
Utility	1650 × 2520 [5'-5" × 8'-3"]
Study	2640 × 3090 [8'-8" × 10'-2"]
Lounge	3250 × 5230 [10'-8" × 17'-2"]
Garage	2898 × 5110 [9'-6" × 16'-9"]



FIRST FLOOR

Landing	4020 × 1920 [13'-2" × 6'-4"]
Master bedroom	3400 × 4380 [11'-2" × 14'-4"]
Dressing area	1930 × 1560 [6'-4" × 5'-1"]
En-suite	2370 × 1800 [7'-9" × 5'-11"]
Bedroom 2	2690 × 4650 [8'-10" × 15'-3"]
Bedroom 3	2690 × 3020 [8'-10" × 9'-11"]
Bedroom 4	2980 × 3480 [9'-9" × 11'-5"]
Bathroom	2350 × 2410 [7'-8" × 7'-11"]



SECOND FLOOR

Landing	3010 × 2060 [9'-11" × 6'-9"]
Bedroom 5	3400 × 5020 [11'-2" × 16'-6"]
Study/store	2690 × 2260 [8'-9" × 7'-5"]
Shower room	1610 × 2640 [5'-3" × 8'-8"]

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GENESIS
HOMES



The Eden

4-bedroom detached house
with integral garage

Approx. square footage 1326 sq ft

Living for the future!

* Eamont Chase, Carleton - Timber frame homes, room sizes
may vary, please speak to your Sales Executive.

FIRST FLOOR

Landing	4040 × 1900 [13'-3" × 6'-2"]
Master bedroom	3440 × 4370 [11'-3" × 14'-4"]
Walk-in	1890 × 2320 [6'-2" × 7'-7"]
En-suite	2360 × 1820 [7'-9" × 6'-0"]
Bedroom 2	2700 × 4660 [8'-10" × 15'-3"]
Bedroom3	2690 × 3020 [8'-10" × 9'-10"]
Bedroom 4	2980 × 3480 [9'-9" × 11'-5"]
Bathroom	2950 × 2420 [9'-8" × 7'-11"]

GROUND FLOOR

Hall	1980 × 4110 [6'-6" × 13'-6"]
WC	1690 × 960 [5'-6" × 3'-2"]
Kitchen / dining	6440 × 3510 [21'-2" × 11'-6"]
Utility	1680 × 2460 [5'-6" × 8'-1"]
Lounge	3310 × 5240 [10'-10" × 17'-2"]
Garage	2660 × 5110 [8'-9" × 16'-9"]





GENESIS
HOMES



The Ellen

4-bedroom detached house
with detached garage

Approx. square footage 1311 sq ft

* Eamont Chase, Carleton - Timber frame homes, room sizes
may vary, please speak to your Sales Executive.

Living for the future!



FIRST FLOOR

Landing	4250 × 1020 [13'-11" × 3'-4"]
Master bedroom	3920 × 3270 [12'-10" × 10'-9"]
En-suite	2280 × 1720 [7'-6" × 8'-8"]
Bedroom 2	3670 × 3270 [12'-0" × 10'-9"]
Bedroom 3	2700 × 2610 [8'-10" × 8'-6"]
Bedroom 4	3260 × 2610 [10'-8" × 8'-6"]
Bathroom	2820 × 2360 [9'-3" × 7'-9"]

GROUND FLOOR

Hall	2430 × 2610 [8'-0" × 8'-6"]
WC	1170 × 1600 [3'-10" × 5'-3"]
Kitchen / dining	3850 × 5970 [12'-8" × 19'-7"]
Lounge	4290 × 5980 [14'-0" × 19'-7"]
Utility	2020 × 1700 [6'-7" × 5'-6"]
Garage	2900 × 5110 [9'-6" × 16'-9"]





GENESIS
HOMES

The Derwent

3-bedroom detached house
with/without attached garage
(plot dependant)

Approx. square footage 946sq ft
(*Excluding garage)

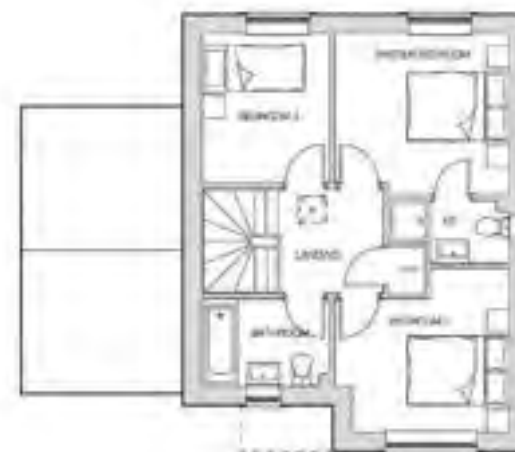
*** Eamont Chase, Carleton - Timber frame homes, room sizes
may vary, please speak to your Sales Executive.**

Living for the future!



GROUND FLOOR

Hall	1470 × 3860 [4'-9" × 12'-8"]
WC	950 × 1700 [3'-1" × 5'-7"]
Kitchen / dining	5980 × 2880 [19'-7" × 9'-5"]
Lounge	3310 × 4760 [10'-10" × 15'-7"]
Garage	2890 × 5110 [9'-6" × 16'-9"]



FIRST FLOOR

Landing	2020 × 2060 [6'-8" × 6'-9"]
Master bedroom	3410 × 3140 [11'-2" × 10'-4"]
En-suite	2350 × 1230 [7'-9" × 4'-0"]
Bedroom 2	3410 × 3200 [11'-2" × 10'-6"]
Bedroom 3	2480 × 2920 [8'-1" × 9'-7"]
Bathroom	2450 × 1680 [8'-0" × 5'-6"]



The Gett

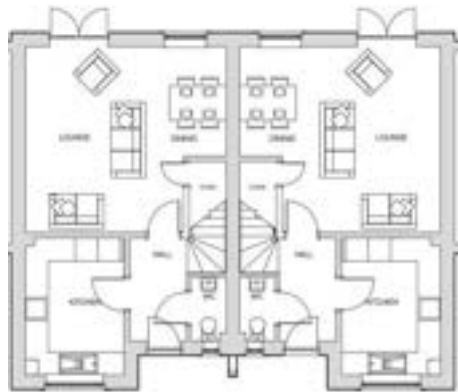


3-bedroom semi-detached house

Approx. square footage 940 sq ft

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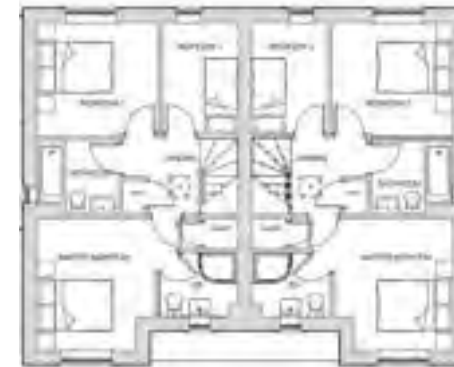
Living for the future!



Ground Floor

GROUND FLOOR

Hall	1500 × 2720 [4'-11" × 8'-11"]
WC	950 × 1680 [3'-1" × 5'-6"]
Kitchen	2590 × 3600 [8'-6" × 11'-10"]
Lounge / dining	5310 × 4920 [17'-5" × 16'-2"]



First Floor

FIRST FLOOR

Landing	2010 × 2030 [6'-7" × 6'-8"]
Master bedroom	4280 × 3500 [14'-0" × 11'-6"]
En-suite	2090 × 1680 [6'-10" × 5'-6"]
Bedroom 2	3200 × 3020 [10'-6" × 9'-11"]
Bedroom 3	2000 × 2940 [6'-7" × 9'-8"]
Bathroom	2130 × 1940 [7'-0" × 6'-4"]



GENESIS
HOMES

The Dee

2-bedroom detached bungalow

Approx. square footage 711sq ft

* Eamont Chase, Carleton - Timber frame homes, room sizes may vary, please speak to your Sales Executive.

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FLOOR LAYOUT

Hall	1700 x 5360 [5'-10" x 17'-7"]
Bathroom	2450 x 2740 [8'-0 x 9'-0"]
Kitchen / dining	2870 x 3780 [9'-5" x 12'-4"]
Lounge	3600 x 4960 [11'-10" x 16'-3"]
Master bedroom	3200 x 3400 [10'-6" x 11'-2"]
Bedroom 2	3860 x 2970 [12'-8" x 9'-9"]

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The Dee

2-bedroom detached bungalow

Approx. square footage 711sq ft



GENESIS
HOMES

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FLOOR LAYOUT

Hall	1700 x 5360 [5'-10" x 17'-7"]
Bathroom	2450 x 2740 [8'-0" x 9'-0"]
Kitchen / dining	2870 x 3780 [9'-5" x 12'-4"]
Lounge	3600 x 4960 [11'-10" x 16'-3"]
Master bedroom	3200 x 3400 [10'-6" x 11'-2"]
Bedroom 2	3860 x 2970 [12'-8" x 9'-9"]

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The Petteril



3-bedroom semi-detached house
with driveway parking

Approx. square footage 821sq ft

Living for the future!



GROUND FLOOR

Hall	1210 × 3360 [3'-11" × 11'-0"]
WC	940 × 1490 [3'-1" × 4'-10"]
Lounge	4630 × 4720 [15'-2" × 15'-5"]
Kitchen	2290 × 3360 [7'-6" × 11'-0"]



FIRST FLOOR

Landing	980 × 2970 [3'-3" × 9'-8"]
Master Bedroom	3430 × 3000 [11'-3" × 9'-10"]
En-suite	1100 × 3000 [3'-7" × 9'-10"]
Bedroom 2	2390 × 3340 [7'-10" × 10'-11"]
Bedroom 3	2140 × 2290 [7'-0" × 7'-6"]
Bathroom	2390 × 1690 [7'-10" × 5'-6"]



The Caldew



2-bedroom semi-detached house
with driveway parking

Approx. square footage 718sq ft

Living for the future!



GROUND FLOOR

Hall	1060 × 3110 [3'-6" × 10'-2"]
WC	940 × 1700 [3'-1" × 5'-7"]
Lounge	4400 × 4550 [14'-5" × 14'-11"]
Kitchen	2200 × 2890 [7'-3" × 9'-6"]



FIRST FLOOR

Landing	950 × 1900 [3'-1" × 6'-3"]
Bedroom 1	4410 × 2650 [14'-6" × 8'-8"]
Bedroom 2	4410 × 2730 [14'-6" × 8'-11"]
Bathroom	2360 × 1890 [7'-9" × 6'-3"]



WE ARE
HERE



Wakefield Gardens,
Lazonby,
Cumbria,
CA10 1BU



The Consumer Code for Home Builders was introduced in April 2010 by the house-building industry. It is there to make the home buying process fairer and more transparent for purchasers. Find out more at: www.consumercode.com

Wakefield Gardens

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