



Right where
you belong

at Lyons Edge

gleeson

**Homes designed to
complement modern
day living**

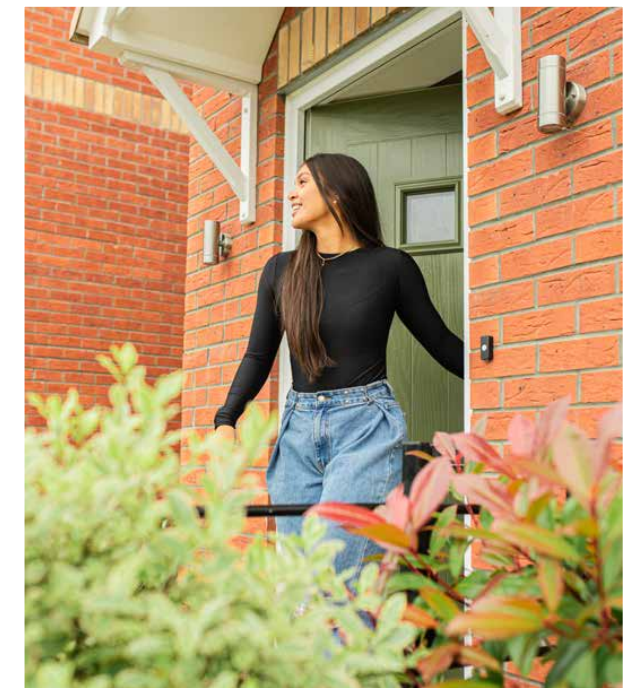


**With over
120 years'
experience in
placemaking,
we're perfectly
suited to help
you navigate
your home
buying journey**

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



Live with countryside on the doorstep

Offering countryside and the convenience of the city, Lyons Edge offers a perfect blend of both rural and city living. With a fantastic choice of 2, 3 and 4 bedroom semi-detached and detached homes, as well as 2 bedroom bungalows available, explore our site plan to find out more.

All homes at Lyons Edge come with anthracite windows and doors, a block-paved driveway, vehicle charging point, front and rear turf, full fencing and an outside tap as standard. Built with energy efficiency in mind, all homes also feature an eco-friendly Air Source Heat Pump.

Moy
2 bedroom

Cranford
3 bedroom

Neale
3 bedroom

Milford
3 bedroom

Blessington
4 bedroom

Greystones
2 bedroom

Limerick
3 bedroom

Sandyford
3 bedroom

Dalkey
4 bedroom

Bantry
4 bedroom

Glin
3 bedroom

Strade
3 bedroom

Clifden
3 bedroom

Grange
4 bedroom

*

DMS
Discount Market Sale
(conditions apply)



This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives.

Living in South Hetton

South Hetton is a historic former mining village located in County Durham, well-served by local amenities and with a vibrant, established community. Living here, you will have easy access to the cities of Durham and Sunderland, as well as the beautiful North East coast, which is a short drive away. Also on your doorstep, you'll find many supermarkets, takeaways, and pubs, as well as great travel links to neighbouring towns and cities. Plus, only a 10-minute drive away, you'll find Dalton Park, a fantastic shopping outlet with free parking and many well-known brands and dining options.

Perfect for buyers seeking countryside calm with city convenience.





Greystones

2 bedroom, semi-detached home

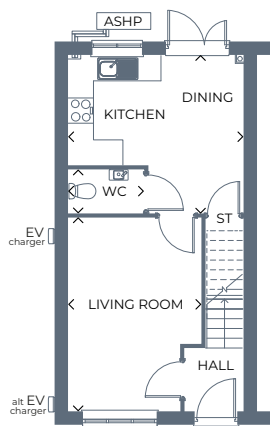
Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.74	13'7" x 12'3"
Living Room	4.59 x 3.16	15'1" x 10'4"
WC	1.80 x 1.05	5'11" x 3'5"

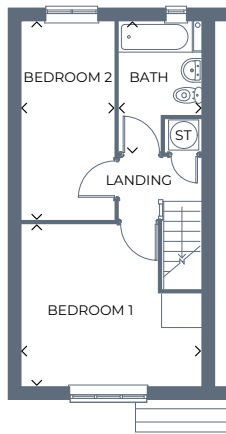
Room	Metres	Feet & Inches
Bedroom 1	3.76 x 4.14	12'4" x 13'7"
Bedroom 2	4.58 x 2.15	15'0" x 7'0"
Bathroom	3.02 x 1.90	9'11" x 6'3"

Total liveable area 753ft² / 70.04m²

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Ground floor



First floor

Moy

2 bedroom, detached bungalow

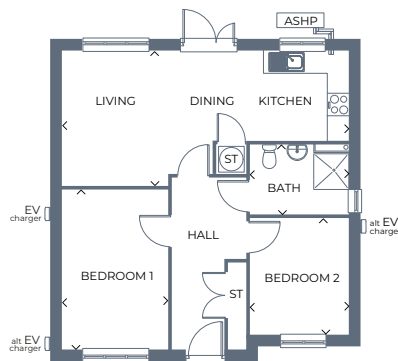
A stunning detached bungalow with an open-plan living space and kitchen-diner, two large bedrooms and a modern bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining / Living	7.74 x 3.62	25'5" x 11'10"

Room	Metres	Feet & Inches
Bedroom 1	4.34 x 2.85	14'3" x 9'4"
Bedroom 2	3.06 x 2.68	10'1" x 8'10"
Bathroom	2.67 x 1.88	8'9" x 6'2"

Total liveable area 656ft² / 61m²

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Ground floor



Glin

3 bedroom, semi-detached home

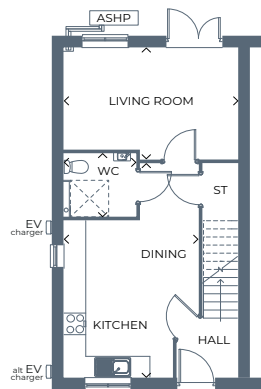
A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	5.93 x 3.56	19'5" x 11'8"
Living Room	4.59 x 3.11	15'1" x 10'4"
WC	1.91 x 1.77	6'3" x 5'10"

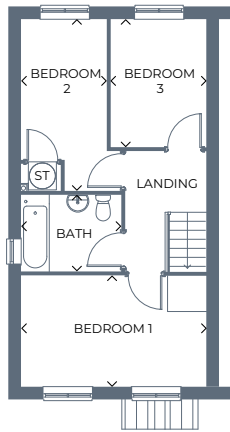
Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.24 x 2.14	13'11" x 7'0"
Bedroom 3	3.18 x 2.35	10'5" x 7'8"
Bathroom	2.48 x 1.90	8'1" x 6'3"

Total liveable area 904ft² / 84.04m²

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Ground floor



First floor

Cranford

3 bedroom home, detached home

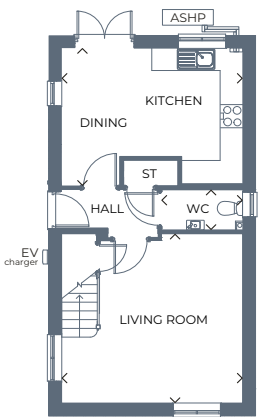
A beautiful detached home benefitting from an open-plan kitchen-diner with a spacious living room, three good-sized bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	4.59 x 3.54	15'1" x 11'7"
Living Room	4.59 x 4.35	15'1" x 14'3"
WC	2.06 x 1.04	6'9" x 3'5"

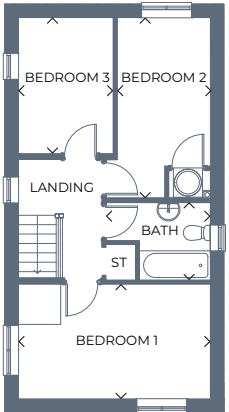
Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.30 x 2.23	14'1" x 7'4"
Bedroom 3	2.27 x 3.25	7'5" x 10'8"
Bathroom	2.50 x 1.84	8'2" x 6'0"

Total liveable area 904ft² / 84.04m²

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Ground floor



First floor



Limerick

3 bedroom, detached home

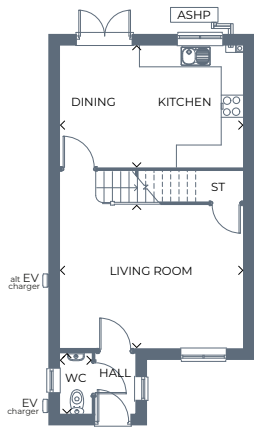
A beautiful home with a bright, airy living room, spacious kitchen-diner, three versatile bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	4.92 x 3.28	16'2" x 10'9"
Living Room	4.92 x 3.86	16'2" x 12'8"
WC	0.85 x 1.59	2'10" x 5'3"

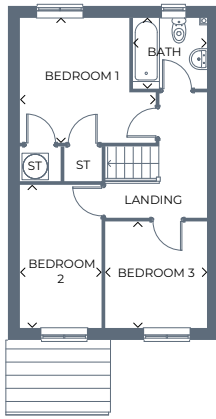
Room	Metres	Feet & Inches
Bedroom 1	3.58 x 3.29	11'9" x 10'10"
Bedroom 2	3.77 x 2.15	12'4" x 7'0"
Bedroom 3	2.67 x 2.80	8'9" x 9'2"
Bathroom	1.94 x 1.86	6'4" x 6'1"

Total liveable area 904ft² / 84.04m²

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Ground floor



First floor

Strade

3 bedroom, detached home

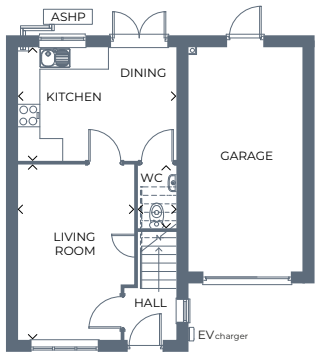
This detached home features a spacious living room, modern kitchen-diner, with French doors out to the garden and three versatile bedrooms, the master with a luxurious en-suite.

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.01	13'7" x 9'11"
Living Room	4.66 x 3.06	15'3" x 10'0"
WC	1.68 x 0.98	5'6" x 3'3"

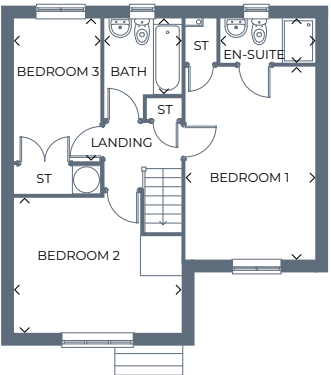
Room	Metres	Feet & Inches
Bedroom 1	4.76 x 3.20	15'7" x 10'6"
En-suite	2.33 x 1.09	7'8" x 3'7"
Bedroom 2	4.14 x 3.34	13'7" x 10'11"
Bedroom 3	3.53 x 2.15	11'7" x 7'1"
Bathroom	1.87 x 1.89	6'2" x 6'2"

Total liveable area 904ft² / 84.00m²

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Ground floor



First floor



Neale

3 bedroom, semi-detached home

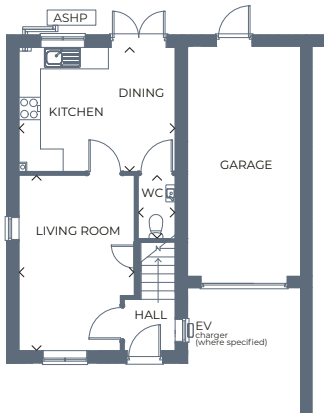
A stunning semi-detached home with an integral garage, featuring a spacious living room, modern kitchen-diner, three bedrooms, an en-suite and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.29	13'7" x 10'10"
Living Room	4.65 x 3.06	15'3" x 10'1"
WC	1.69 x 0.98	5'7" x 3'3"

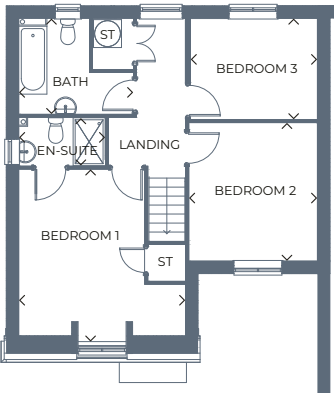
Room	Metres	Feet & Inches
Bedroom 1	4.14 x 4.16	13'7" x 13'8"
En-suite	2.15 x 1.20	7'0" x 3'11"
Bedroom 2	3.44 x 3.19	11'3" x 10'6"
Bedroom 3	3.14 x 2.51	10'4" x 8'3"
Bathroom	2.84 x 2.37	9'4" x 7'9"

Total liveable area 904ft² / 84.00m²

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Ground floor



First floor

Sandyford

3 bedroom, semi-detached home

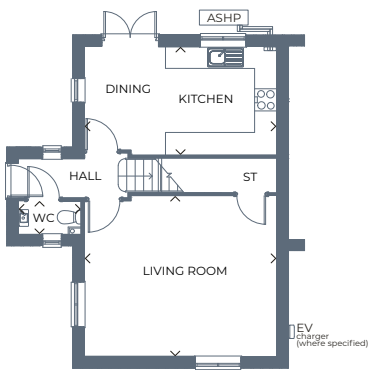
This semi-detached home offers a modern kitchen-diner with French doors to the garden, spacious living area, three bedrooms, an en-suite and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"

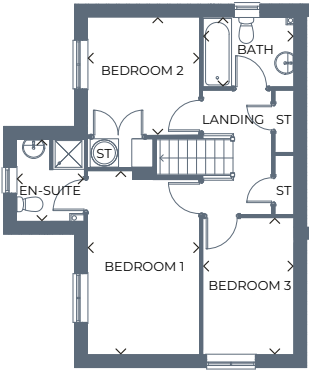
Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Total liveable area 984ft² / 91.44m²

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Ground floor



First floor



Milford

3 bedroom, detached home

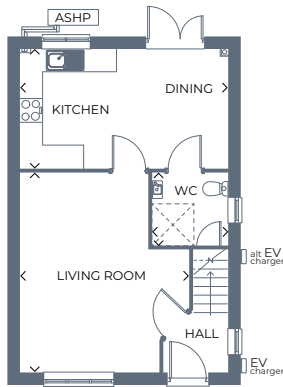
A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.

Room	Metres	Feet & Inches
Kitchen / Dining	5.24 x 3.00	17'2" x 9'10"
Living Room	5.00 x 4.27	16'5" x 14'0"
Utility / WC	1.88 x 1.80	6'2" x 5'11"

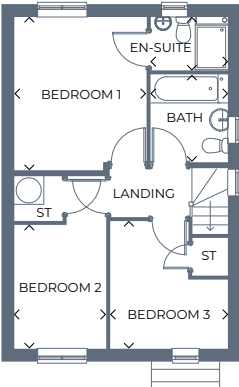
Room	Metres	Feet & Inches
Bedroom 1	3.79 x 3.25	12'5" x 10'8"
En-suite	1.89 x 1.30	6'3" x 4'3"
Bedroom 2	2.20 x 3.03	7'2" x 9'11"
Bedroom 3	3.14 x 2.95	10'4" x 9'8"
Bathroom	1.90 x 2.21	6'3" x 7'3"

Total liveable area 919ft² / 85.4m²

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Ground floor



First floor

Dalkey

4 bedroom, detached home

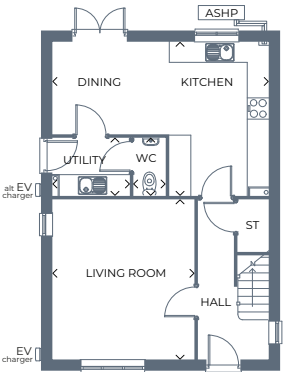
This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	6.00 x 4.31	19'8" x 14'2"
Living Room	4.48 x 3.94	14'8" x 12'11"
Utility	2.14 x 1.61	7'0" x 5'3"
WC	1.61 x 0.90	5'3" x 2'11"

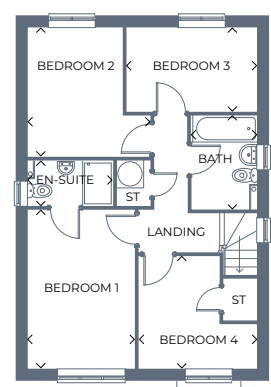
Room	Metres	Feet & Inches
Bedroom 1	4.18 x 2.82	13'8" x 9'3"
En-suite	2.24 x 1.16	7'4" x 3'10"
Bedroom 2	3.22 x 3.37	10'7" x 11'1"
Bedroom 3	3.40 x 2.20	11'2" x 7'3"
Bedroom 4	3.09 x 2.95	10'1" x 9'8"
Bathroom	2.47 x 1.71	8'1" x 5'7"

Total liveable area 1156ft² / 107.40m²

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Ground floor



First floor



Grange

4 bedroom, detached home

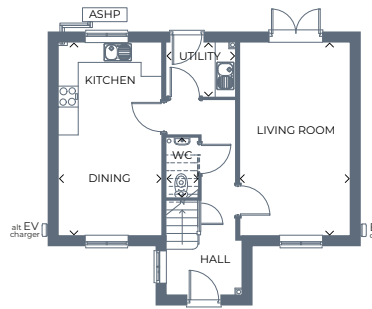
A beautiful 4 bedroom detached home with a modern interior featuring an open-plan kitchen-diner, living room, and great-sized bedrooms.

Room	Metres	Feet & Inches
Kitchen / Dining	5.52 x 2.94	18'1" x 9'8"
Living Room	5.52 x 3.12	18'1" x 10'3"
Utility	1.97 x 1.55	6'5" x 5'1"
WC	1.70 x 0.90	5'7" x 3'0"

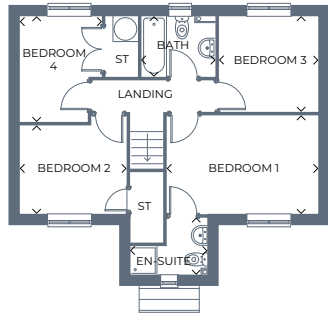
Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.75	13'11" x 9'0"
En-suite	2.14 x 1.59	7'0" x 5'3"
Bedroom 2	2.47 x 2.99	8'1" x 9'10"
Bedroom 3	2.80 x 2.67	9'2" x 8'9"
Bedroom 4	2.28 x 2.95	7'6" x 9'8"
Bathroom	2.05 x 1.70	6'9" x 5'7"

Total liveable area 1071ft² / 99.58m²

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Ground floor



First floor

Blessington

4 bedroom, detached home

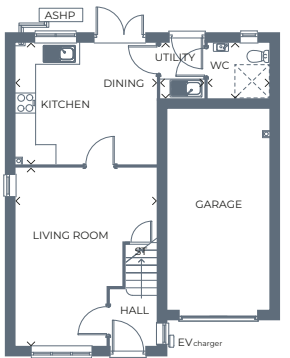
An exceptional 4 bedroom detached home with a bright living area, open-plan kitchen-diner, plus utility room and versatile bedrooms.

Room	Metres	Feet & Inches
Kitchen / Dining	3.60 x 4.14	11'10" x 13'7"
Living Room	5.30 x 4.14	17'5" x 13'7"
Utility	1.29 x 1.64	4'3" x 5'5"
WC	1.83 x 1.64	6'0" x 5'5"

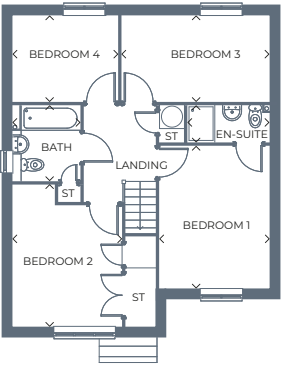
Room	Metres	Feet & Inches
Bedroom 1	3.20 x 4.15	10'6" x 13'8"
En-suite	2.38 x 1.08	7'10" x 3'6"
Bedroom 2	3.17 x 4.10	10'5" x 13'6"
Bedroom 3	4.29 x 2.51	14'1" x 8'3"
Bedroom 4	3.05 x 2.51	10'0" x 8'3"
Bathroom	2.18 x 1.95	7'2" x 6'5"

Total liveable area 1149ft² / 106.79m²

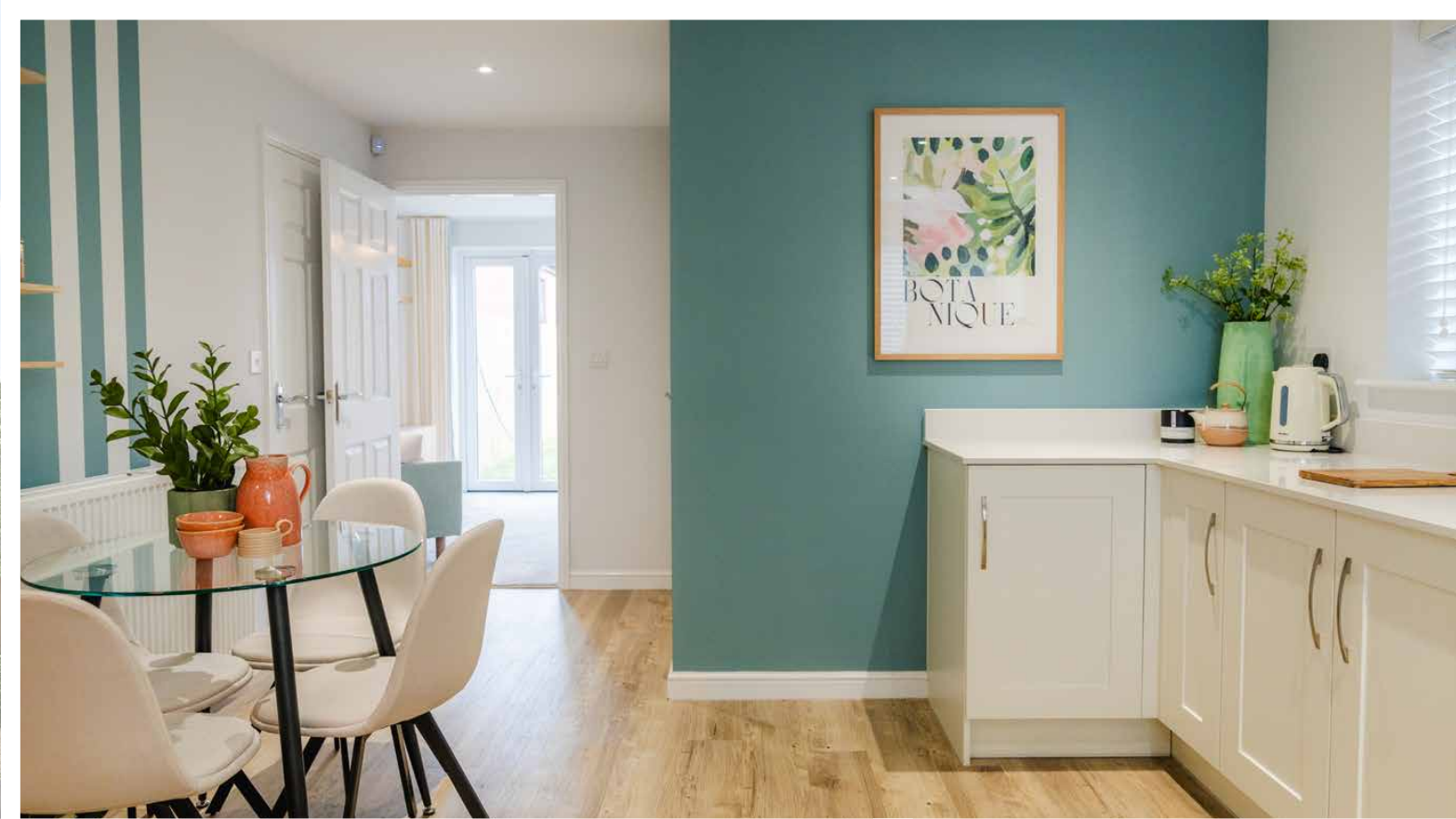
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Ground floor



First floor



Bantry

4 bedroom, detached home

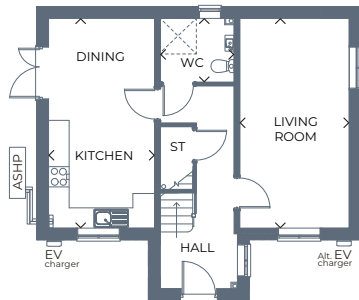
A stunning 4 bedroom detached home featuring an open-plan kitchen-diner, living room, four spacious bedrooms, a family bathroom and a master en-suite.

Room	Metres	Feet & Inches
Kitchen / Dining	2.94 x 5.89	9'8" x 19'4"
Living Room	3.03 x 5.89	9'11" x 19'4"
WC	2.05 x 1.80	6'9" x 5'11"

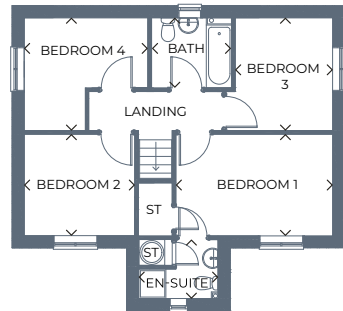
Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.75	13'11" x 9'0"
En-suite	2.14 x 1.60	7'0" x 5'3"
Bedroom 2	2.99 x 2.75	9'10" x 9'0"
Bedroom 3	2.88 x 3.05	9'5" x 10'0"
Bedroom 4	3.34 x 3.05	11'0" x 10'0"
Bathroom	2.17 x 1.90	7'1" x 6'3"

Total liveable area 1138ft² / 105.8m²

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Ground floor



First floor

From floorplans, to dimensions and even virtual tours, visit our website to discover more information about your dream home.

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Our standard specification

We work with well known brands to deliver a high level of specification, all at an affordable price.

- ✓

Standard features
- ★

Upgrades available, subject to build stage

Kitchens

Kitchen units, doors and handles from Symphony Kitchens	<div><div>✓</div><div>★</div></div>
Choice of worktops with matching upstands supplied from Symphony Kitchens	<div><div>✓</div><div>★</div></div>
Stainless steel splashback supplied from Symphony Kitchens	<div><div>✓</div><div>★</div></div>
Oven, hob and integrated cooker hood by Beko	<div><div>✓</div><div>★</div></div>

Bathroom

Taps from Methven	<div><div>✓</div></div>
Standard splashback tiling from Porcelanosa	<div><div>✓</div><div>★</div></div>
Standard height tiles to bathroom and en-suites from Porcelanosa	<div><div>✓</div><div>★</div></div>
White sanitaryware by Twyford	<div><div>✓</div></div>

Finishing touches

Matt white paint finish to walls and ceilings by Crown or Dulux	<div><div>✓</div></div>
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Peace of mind

Two year Gleeson warranty from legal completion date	<div><div>✓</div></div>
A further eight years of cover via your NHBC Buildmark Warranty	<div><div>✓</div></div>

All of the specification listed is included in our houses as standard. Correct at time of production, October 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

Read more

Upgrades and extras are subject to build stage and availability

Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

Read more on our website >



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.



First-time Buyer Assist

At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



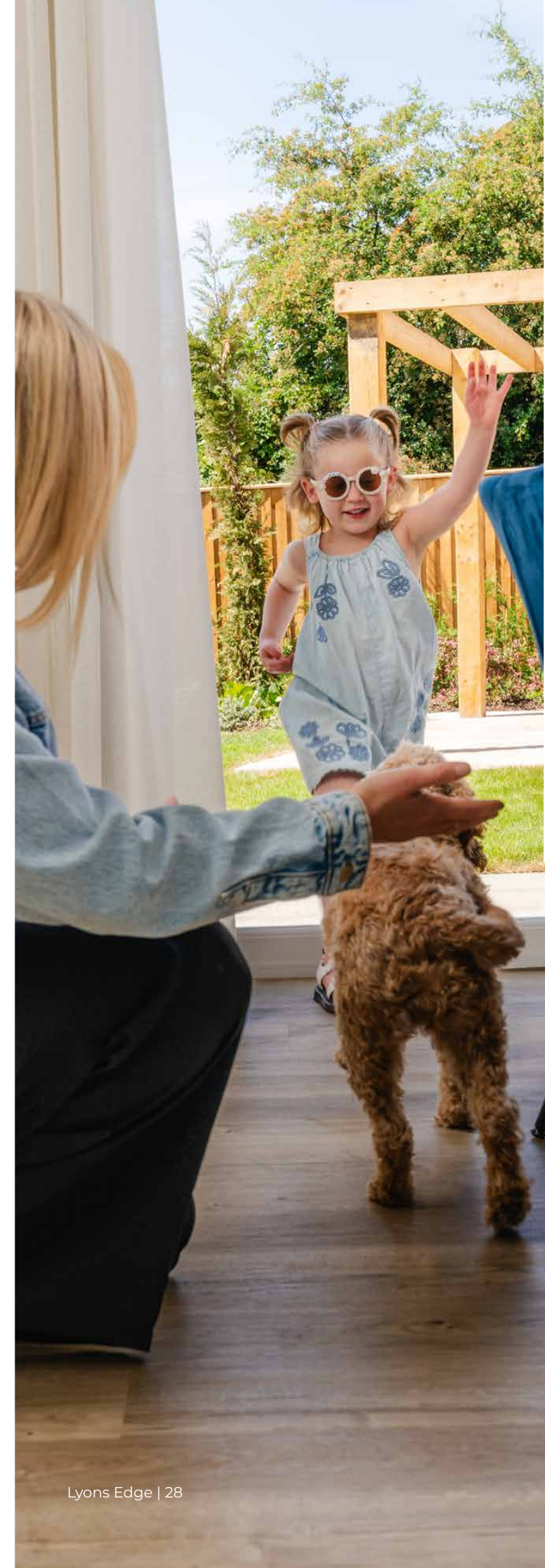
Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.



Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer's home buying stories to discover why they chose a Gleeson home and more about their experience.

Customer stories

How to find us

Visit us Lyons Edge, Windsor Drive,
South Hetton, DH6 2UU

Contact us 0191 300 8459

gleesonhomes.co.uk/developments/lyons-edge

How to find us

Take the exit for the A690 towards Durham/
Sunderland and follow the signs for South Hetton.
Once in South Hetton, head towards Windsor Drive,
where you will find the development entrance.



All information correct at time of production, 5 January 2026 All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

DB-003-V2