



KINGSBROOK WOOD
— Stainsby Hall Farm —

WELCOME TO KINGSBROOK WOOD





Story Homes is renowned for its high specification, quality homes and Kingsbrook Wood doesn't disappoint

Story Homes has been building quality, high specification homes for nearly 30 years. During that time we have continued to meet the aspirations of hundreds of buyers by continuing to build desirable properties throughout the region. We've won many awards along the way and we are proud that our buyers can boast that they live on award-winning developments.

As well as offering an unrivalled choice of property location, size and type we always strive to go that extra mile, and that isn't just when we build your new home; it starts from the very first design meeting. We mix property types and external finishes to ensure our street scenes are aesthetically pleasing. A Story Homes development looks as good now as it did when it was built, even if that was 10 or 15 years ago.

Whether you're looking for your first home, or you need more space for a growing family, you'll be spoilt for choice at Kingsbrook Wood, where you'll discover a fantastic selection of 3 and 4-bedroomed properties.

Our homes combine practical features with 21st century design incorporating fully fitted kitchens and contemporary bathrooms. Our kitchens are spacious, usually with room for a breakfast table and lead to stylish living areas. French doors in most properties allow the living space to be continued with easy access to the garden, effectively extending the usable space for your family to enjoy. And remember we include many extras as standard in your new home too (see 'what's included' page).





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Middlesbrough is a large town situated on the south bank of the River Tees, and a stone's throw from the North Yorkshire Dales.

A vibrant and exciting town, Middlesbrough boasts art galleries, museums, night life and a good range of shops. The Middlesbrough Empire is a renovated art deco Victorian Theatre that plays host to regular big name gigs and concerts. The Middlesbrough Institute of Modern Art holds the second largest collection of Picasso's in the United Kingdom, amongst many other fine works.

Middlesbrough is well known for its industrial past and this prosperity has left its mark both locally and globally. Steel manufactured in Middlesbrough was used to build both the Sydney Harbour Bridge, which bears the words 'Made in Middlesbrough', and Middlesbrough's own Transporter Bridge.

Other contrasting landmarks include Acklam Hall, Middlesbrough's oldest domestic and sole Grade 1 listed building, and the Blade Runner-inspired 'Spectra-txt', an interactive tower of metal and fibre-optics which allows the public to change the colours of its lights by sending text messages.

The overhauled Victoria Square and Central Gardens together form 'the largest civic space in Europe' whilst the town's Riverside Stadium is home to Championship team and 2004 Carling Cup winners, Middlesbrough F.C.



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For those who enjoy the outdoors and some relaxation time, Albert Park offers 100 acres of quiet green space with a boating lake and roller skating rink, whereas Stewart Park offers rolling woodland, a pets corner and the Captain Cook Museum.

Hartlepool Marina is just up the road and boasts a £300m development with award-winning tourist attractions, top-class shopping and wide sandy beaches. And for those who like a little retail therapy, nearby Teesside Shopping Park offers a whole range of the UK's favourite retail brands, with many places to eat and drink and there's a cinema, casino and a bowling alley here too.

Neighbouring market towns include Yarm, voted the best high street in the country (BBC), where traditional boutiques and up market restaurants nestle happily together. Guisborough, an ancient market town overlooked by historic Guisborough Priory, enjoys cobbled streets, woodlands and hills including Roseberry Topping, which is a popular place for walkers and cyclists.

Additionally Middlesbrough has a good reputation for education from primary schools through to the well known Teesside University, which has been awarded the Queen's Anniversary Prize in 2014 for Excellence.

This superb development offers something for everyone, boasting a stylish mix of 3 and 4-bedroom homes. Attractive exteriors incorporate brick and render, and create stunning street scenes for which Story Homes is renowned. And the inside of our properties won't leave you disappointed either with a high specification as standard and generously proportioned rooms; our attention to design and detail never fails to impress.

You can be assured that our attention to detail isn't just reserved for the homes we build. We start by choosing locations where people want to live and areas which offer good local facilities and transport routes. And with every Story Home you'll have the peace of mind of a 10-year warranty, the first two years of which are covered by our in-house award winning Customer Care team.

We don't just build houses, we build communities.



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Here are just a few things we include as standard at Kingsbrook Wood.*
You may find that other house builders charge for them as 'extras':

- Paved patio
- French doors to patio
- Turfed gardens to front and rear
- 1.8 metre fence to rear garden
- Large, block paved driveway (whether you have a garage or not)
- 'A' rated AEG/Electrolux integrated kitchen appliances including:
 - dishwasher
 - stainless steel oven
 - chimney hood
 - fridge/freezer
 - stainless steel hob
- Extensive tiling to bathrooms
- Oak doors
- Fire / fire surround
- Burglar alarm
- Stained staircase.

Please ask a Sales Executive for further details of what's included.

*Majority of plots



High specification kitchen



Extensive tiling to bathrooms



Quality, AEG/
Electrolux
integrated
appliances



Fire / fire
surround



French
doors to patio



Stained
staircase





96% of our buyers would recommend us to a friend

For the third year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey. The score is the highest possible result, with Story Homes scoring higher than many of our competitors.

A 5 Star rating is judged upon results from our customers. The results confirmed that our buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.

Customer satisfaction has always been a key strength for us and we regularly receive fantastic feedback from our customers which we review and use to help us make continuous improvements to our homes and our after sales service. We are proud that this has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 96% of our buyers would recommend us to a friend.



The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers.

Find out more at:
www.consumercode.co.uk



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Renowned for quality and high specification, we employ traditional build techniques but we equip your home for 21st century modern living. Not only is your property designed and built to exacting standards but the level of care and finish is very much evident with a Story Home. We fit AEG/Electrolux 'A' rated kitchen appliances and the majority of our kitchens have space for dining, allowing you to easily entertain friends and family. It goes without saying that we use quality materials throughout.

And we don't just focus on the aesthetics, we use high security doors with multi-point locking and all properties are built with energy efficiency in mind which gives lower running costs so as well as being sustainable, our homes will save you money too*. Each home has a smart meter, allowing owners to analyse their energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of the house are reduced.

*New homes built to current regulations could halve your fuel bills e.g. a 4 bedroom detached new home could be 55% cheaper to run, saving up to £1,312 p.a. (SOURCE: NHBC Foundation and Zero Carbon Hub.)

DEVELOPMENT LAYOUT



HOUSE TYPES

- 

Taunton
4 Bed Detached House
Single Integral Garage
- 

Warwick
4 Bed Detached House
Single Integral Garage
- 

Boston
4 Bed Detached House
Single Integral Garage
- 

Durham
4 Bed Detached House
Single Integral Garage
- 

Greenwich
4 Bed Detached House
Single Integral Garage
- 

Wellington
4 Bed Detached House
Single Integral Garage
- 

Carlisle
4 Bed Detached House
Single Integral Garage
- 

Chester
3 Bed Detached or
Semi-Detached House
Single Detached Garage
- 

Hastings
3 Bed Detached or
Semi-Detached House
Single Detached Garage or
Driveway Parking
- 

Kingston
3 Bed Semi-Detached House
Driveway Parking



THE TAUNTON



4 Bedroom Detached with Integral Garage
Approximate square footage: 1,592 sq ft

GROUND FLOOR DIMENSIONS

Lounge: 4055 x 5670 [13'-4" x 18'-7"]
Kitchen / Breakfast: 6692 x 3635 [22'-0" x 11'-11"]
Dining: 3321 x 3635 [10'-11" x 11'-11"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3190 x 6115 [10'-6" x 20'-1"]
Bedroom 2: 4055 x 3156 [13'-4" x 10'-4"]
Bedroom 3: 3978 x 3205 [13'-1" x 10'-6"]
Bedroom 4: 2733 x 3751 [9'-0" x 12'-4"]



THE WARWICK



4 Bedroom Detached with Integral Garage
Approximate square footage: 1,402 sq ft

GROUND FLOOR DIMENSIONS

Lounge: 3830 x 4750 [12'-7" x 15'-7"]
Kitchen / Breakfast: 6305 x 3880 [20'-8" x 12'-9"]
Dining: 3000 x 3130 [9'-10" x 10'-3"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3830 x 3509 [12'-7" x 11'-6"]
Bedroom 2: 3727 x 2949 [12'-3" x 9'-8"]
Bedroom 3: 3183 x 2948 [10'-5" x 9'-8"]
Bedroom 4: 2738 x 3933 [9'-0" x 12'-11"]





THE BOSTON



4 Bedroom Detached with Integral Garage
Approximate square footage: 1,351 sq ft

GROUND FLOOR DIMENSIONS

Lounge: 3380 x 5774 [11'-11" x 19'-0"]
Kitchen / Dining: 6565 x 3240 [21'-7" x 10'-8"]
Utility: 1650 x 3240 [5'-5" x 10'-8"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3380 x 5292 [11'-1" x 17'-5"]
Bedroom 2: 2514 x 4461 [8'-3" x 14'-8"]
Bedroom 3: 3626 x 3079 [11'-11" x 10'-1"]
Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]



THE DURHAM



4 Bedroom Detached with Integral Garage
Approximate square footage: 1,334 sq ft

GROUND FLOOR DIMENSIONS

Lounge: 3605 x 4867 [11'-10" x 16'-0"]
Kitchen / Dining: 7655 x 3050 [25'-2" x 10'-0"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3605 x 4901 [11'-10" x 16'-1"]
Bedroom 2: 2800 x 3780 [9'-2" x 12'-5"]
Bedroom 3: 2667 x 3535 [8'-9" x 11'-7"]
Bedroom 4: 2069 x 3085 [6'-9" x 10'-2"]





THE GREENWICH



4 Bedroom Detached with Integral Garage
Approximate square footage: 1,261 sq ft

GROUND FLOOR DIMENSIONS

Lounge:
4605 x 3492 [15'-1" x 11'-6"]
Kitchen / Breakfast:
2900 x 4341 [9'-6" x 14'-3"]
Dining Room:
2925 x 3011 [9'-7" x 9'-11"]

FIRST FLOOR DIMENSIONS

Master Bedroom:
3668 x 3527 [12'-0" x 11'-7"]
Bedroom 2:
3873 x 3060 [12'-9" x 10'-1"]
Bedroom 3:
2730 x 3473 [9'-0" x 11'-5"]
Bedroom 4:
2503 x 2787 [8'-3" x 9'-2"]



THE WELLINGTON



4 Bedroom Detached with Integral Garage
Approximate square footage: 1,238 sq ft

GROUND FLOOR DIMENSIONS

Lounge:
3255 x 5315 [10'-8" x 17'-5"]
Kitchen / Dining:
6415 x 2875 [21'-1" x 9'-5"]
Utility:
1658 x 2875 [5'-5" x 9'-5"]

FIRST FLOOR DIMENSIONS

Master Bedroom:
3077 x 3945 [10'-1" x 12'-11"]
Bedroom 2:
2830 x 3867 [9'-3" x 12'-8"]
Bedroom 3:
3077 x 3595 [10'-1" x 11'-10"]
Bedroom 4:
2607 x 3673 [8'-7" x 12'-1"]





THE CARLISLE



Please note plots 100, 102 & 117 have a slightly different layout and room dimensions than below. Please ask Sales Executive for these details.

4 Bedroom Detached with Integral Garage
Approximate square footage: 1,177 sq ft

GROUND FLOOR DIMENSIONS

Lounge: 3092 x 4663 [10'2" x 15'4"]
Kitchen / Dining: 6156 x 2877 [20'-3" x 9'-5"]
Utility: 1722 x 2419 [5'-8" x 7'-11"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 4062 x 3890 [13'-4" x 12'-9"]
Bedroom 2: 3290 x 3296 [10'-10" x 10'-10"]
Bedroom 3: 2575 x 3650 [8'-5" x 12'-0"]
Bedroom 4: 2938 x 3324 [9'-8" x 10'-11"]



THE CHESTER



3 Bedroom Detached / Semi with Detached Garage/Driveway Parking (detached version shown)
Approximate square footage: 1,031 sq ft

GROUND FLOOR DIMENSIONS

Lounge: 3028 x 5742 [9'-11" x 18'-10"]
Kitchen / Dining: 2715 x 5743 [8'-11" x 18'-10"]
Utility: 2175 x 1220 [7'-2" x 4'-0"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 2750 x 4450 [9'-0" x 14'-7"]
Bedroom 2: 3174 x 3014 [10'-5" x 9'-11"]
Bedroom 3: 3174 x 2614 [10'-5" x 8'-7"]





THE HASTINGS

3 Bedroom Detached / Semi
with Driveway Parking
Approximate square footage: 955 sq ft



GROUND FLOOR DIMENSIONS

Lounge:
3492 x 4792 [11'-6" x 15'-9"]
Kitchen / Dining:
5068 x 2785 [16'-8" x 9'-2"]

FIRST FLOOR DIMENSIONS

Master Bedroom:
3752 x 3261 [12'-4" x 10'-8"]
Bedroom 2:
2721 x 2820 [8'-11" x 9'-3"]
Bedroom 3:
2231 x 2820 [7'-4" x 9'-3"]



THE KINGSTON

3 Bedroom Semi Detached
with Driveway Parking
Approximate square footage: 846 sq ft



GROUND FLOOR DIMENSIONS

Lounge:
4775 x 3633 [15'-8" x 11'-11"]
Kitchen / Dining:
2581 x 4885 [8'-6" x 16'-0"]

FIRST FLOOR DIMENSIONS

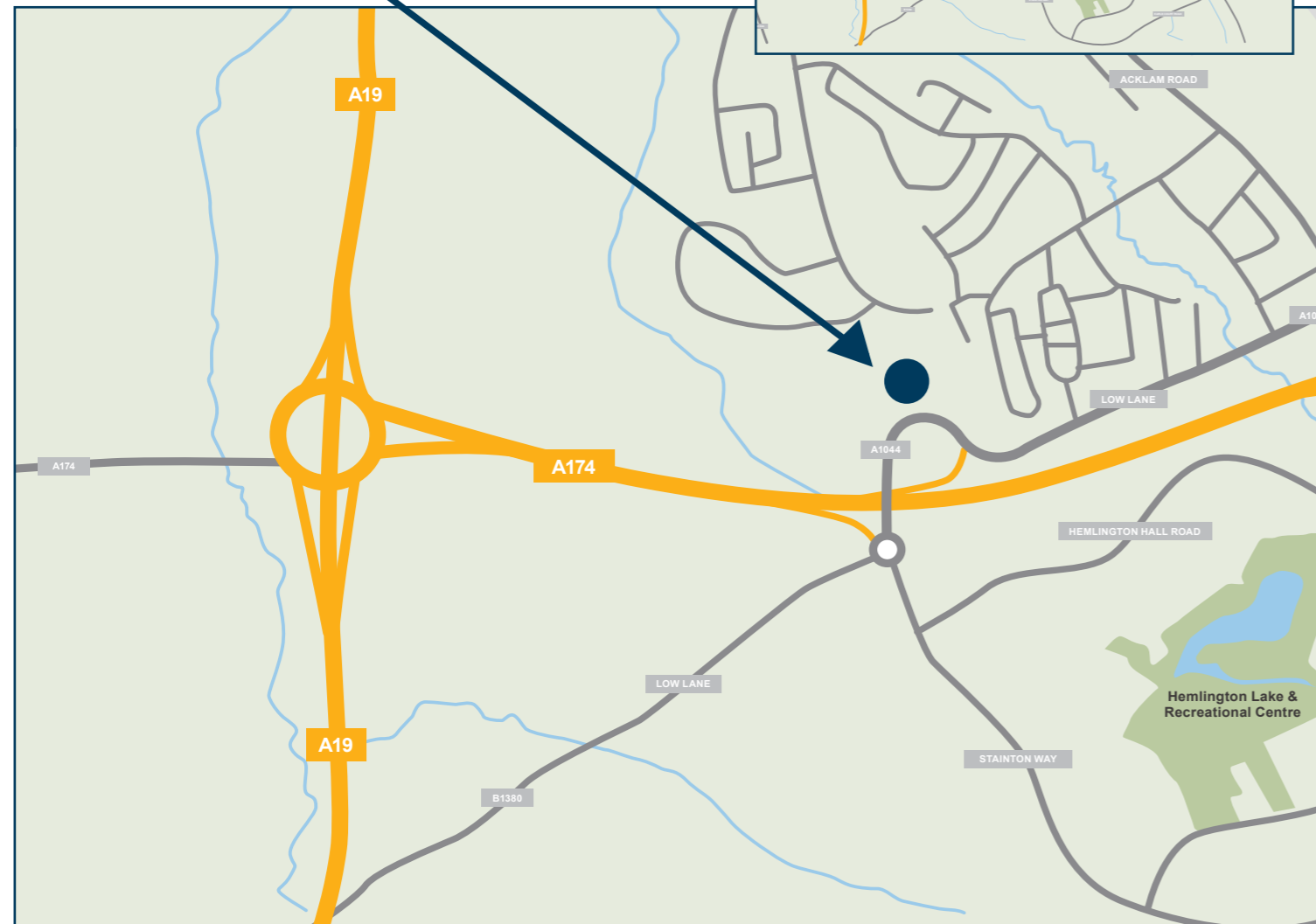
Master Bedroom:
2578 x 3649 [8'-6" x 12'-0"]
Bedroom 2:
2578 x 2923 [8'-6" x 9'-7"]
Bedroom 3:
2082 x 3136 [6'-10" x 10'-4"]





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WE ARE HERE
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StoryHomesNorthEast



@storyhomes



Story Homes

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