



# *Brierdene*

— BACKWORTH —



*Welcome to  
your new home*

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*Brierdene*

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*Brierdene is a desirable new development in Backworth  
where the benefits of a semi rural location - only a  
stones throw from the coast - combine with incredibly  
convenient links to Newcastle and the north east*

Story Homes is proud to present Brierdene; an aspirational collection of high specification homes created exclusively for you. Brierdene, like every Story Homes development, is designed to exceed the expectations of today's homebuyers in terms of location, build quality and internal specification with many extras included as standard.



*Brierdene*

Brierdene features an exclusive collection of sought after homes, up to 1,905 sq ft in size. All are beautifully finished in a mix of stone, brick and render to give each home its individual personality, while blending perfectly into the local area. A Story

Home is designed to offer maximum space and light, with individually designed kitchens and contemporary bathrooms that perfectly mix style with quality and durability.

# *Ideally located...*

*just 8 miles from the heart of Newcastle and  
4 miles from the North East coast, Brierdene  
offers something for everyone*

Brierdene is exceptionally well connected by road and rail. Whether travelling for business or pleasure, Northumberland Park Metro Station is close by, offering direct services to the City Centre and the Coast. By road, the A19, Coast Road and the Tyne Tunnel are all on your doorstep.

## BY METRO

### TOWARDS THE CITY:

- Jesmond  
14 Mins
- Newcastle Haymarket  
17 Mins
- Central Station  
21 Mins

### TOWARDS THE COAST:

- Whitley Bay  
8 Mins
- Cullercoats  
10 Mins
- Tynemouth  
12 Mins

## BY ROAD

- Newcastle City Centre  
8 Miles
- Tyne Tunnel  
6 Miles
- Coast  
4 Miles

# *The very best of town and country living*



## *So much to enjoy*

Head into Newcastle for superb shopping, entertainment and restaurants - or just stay where you are to enjoy the excellent facilities right on your doorstep. These include the Silverlink Retail Park offering top high street names, Odeon Cinema and some superb places to eat - the Pavilion gastropub is just on the doorstep.

To enjoy the great outdoors, meander along to the Coast where you can experience some of the UK's most beautiful scenery.



## *First class education*

Briardene is ideally located for growing families, offering a superb range of schools for children of all ages. You will find a number of excellent primary schools close by, many with outstanding Ofsted ratings, as well as renowned secondary schools.

As for higher education options, these are excellent too; nearby Newcastle University is in the top 1% of Universities in the world and offers an excellent range of courses.





## *Beautiful homes*

Each and every home at Brierdene has been designed and engineered with today's modern lifestyle in mind, combining a prestige specification with a carefully considered layout so that your new home is perfect for the way you want to live your life.

Homes here boast the highest levels of specification combining leading manufacturers including AEG and Electrolux appliances, Porcelenosa tiles and Kelly Hoppen brassware and, as you'd expect from a Story Home, they are built to our award winning standards.





## *Superb kitchens*

Our partnership with Nixons Kitchens allows you to choose from a range of beautifully designed kitchens and cabinets in a variety of finishes and matched with quality worktops and upstands. Whether you prefer a traditional or a contemporary look, these kitchens epitomise the highest standards and are selected as much for their style as for their longevity.

Incorporated in the kitchen are a range of AEG and Electrolux integrated stainless steel appliances, including built-in double oven, 5-burner gas hob, chimney hood, microwave, dishwasher, fridge/freezer and washing machine or washer/dryer\*.

And for that finishing touch, which makes a real difference to our superior homes, add in some mood lighting.

- High specification kitchens by Nixons Kitchens with LED plinth and under unit lighting
- *\*A* rated AEG or Electrolux fully integrated kitchen appliances including:
  - dishwasher
  - stainless steel double oven
  - 5-burner stainless steel gas hob
  - chimney hood
  - fridge / freezer
  - washing machine or washer / dryer
  - microwave

\*The specification relates to the majority of plots and is dependent on housetype design. Please check individual plot specification with Sales Executive, or see specification guide.





## *A high specification as standard*

Our luxurious family bathrooms and en-suites are finished with superb detail: spacious walk-in showers with ceiling-mounted shower heads and stylish taps from renowned designer, Kelly Hoppen, and elegant pristine white sanitaryware from Crosswater. Stylish vanity units with elegant surface mounted wash basins offer ample storage, and are complemented with a range of Porcelanosa tiling for a beautiful finish.

The interior of your beautiful home is finished in a crisp white and perfectly offsets the oak banister rails. On a practical level there are plenty of TV and phone sockets and PIR sensor lights too.

Our homes radiate light and space, further enhanced by stylish bi-fold doors, bringing the outdoors in and creating a seamless link to your paved patio and turfed gardens.



- High specification bathroom fittings and sanitaryware by Crosswater
- Extensive Porcelanosa tiling to bathrooms
- Kelly Hoppen brassware



- Contemporary staircase with oak newel posts and handrail and painted spindles

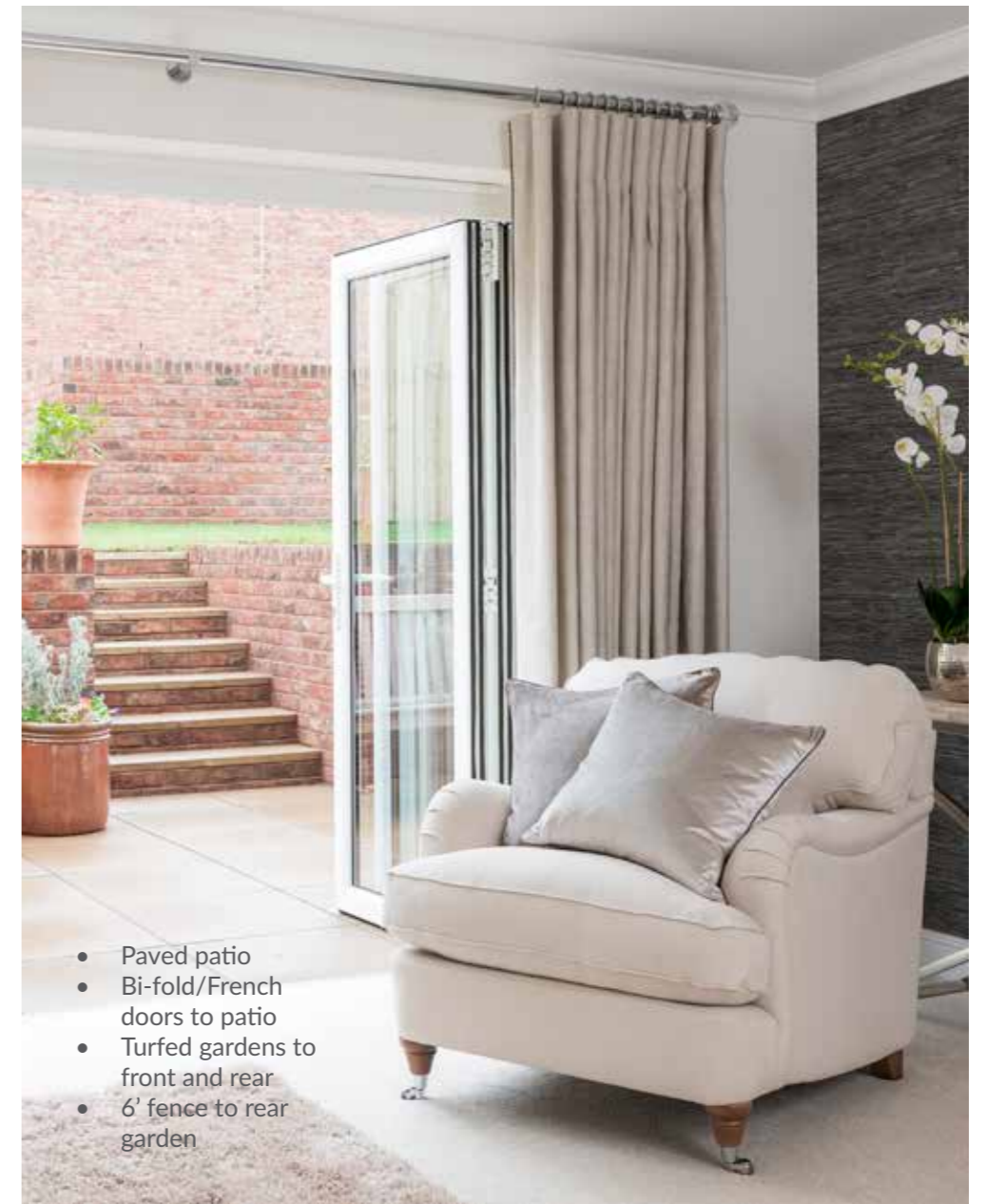


- Oak doors (internal)



### Also included:

- Loft light and electrical socket
- Burglar alarm
- Ample electrical sockets
- External PIR sensor lights
- Large, block paved driveway



- Paved patio
- Bi-fold/French doors to patio
- Turfed gardens to front and rear
- 6' fence to rear garden



## *Happy customers!*

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.

*96% of our buyers would recommend us to a friend*



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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](http://www.consumercode.co.uk)

**The benefits of a new home include lower running costs:**

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% of homes fitted with energy efficient lighting.

**We create sustainable communities ensuring:**

- Close proximity to essential amenities including schools, parks and shops
  - Good access to public transport
- Streets that are pedestrian, cyclist and car friendly
  - Safe public spaces and pedestrian routes.



## *Sustainability*

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Since 1987 Story Homes has been run as a sustainable business and as a company we are committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices; green living and sustainable developments are always high on our agenda.

As well as being sustainable, our homes will save you money and you'll be helping the environment as a new build property is greener and more economical to run than an older property as it uses less energy and produces significantly lower CO<sub>2</sub> emissions.

Each home at Brierdene is installed with a smart meter, allowing you to analyse your energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced - in fact a new home could save you up to £1,312 per year.\*

We recycle over 94% of waste generated on site and we've planted hundreds of trees - as well as safeguarding hundreds of others too!



\*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum.

SOURCE: new-homes.co.uk



*Brierdene*

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*Brierdene boasts a diverse range of layouts and designs to choose from. All homes come with a high specification as standard, thus ensuring that there is plenty to suit individual tastes and requirements.*

# Development layout

Story Homes reserve the right to amend and update the specification or layout without prior notification. The dimensions given are approximate only (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. External finishes may vary from those shown and should be verified with Sales Executive on site. Images shown are representative of Story Homes' developments.



# Key to house types

-  **The Mayfair**  
5 Bedroom Detached House  
Large Integral Garage
  -  **The Salisbury**  
4 Bedroom Detached House  
Integral Double Garage
  -  **The Winchester**  
4 Bedroom Detached House  
Detached Double Garage
  -  **The Balmoral**  
4 Bedroom Detached House  
Integral Single Garage
  -  **The Taunton**  
4 Bedroom Detached House  
Integral Single Garage
  -  **The Harrogate**  
4 Bedroom Detached House  
Detached Single or Double Garage
  -  **The Arundel**  
4 Bedroom Detached House  
Detached Single or Double Garage
  -  **The Warwick**  
4 Bedroom Detached House  
Integral Single Garage
  -  **The Boston**  
4 Bedroom Detached House  
Integral Single Garage
  -  **The Durham**  
4 Bedroom Detached House  
Integral Single Garage
  -  **The Greenwich**  
4 Bedroom Detached House  
Integral Single Garage
  -  **The Wellington**  
4 Bedroom Detached House  
Integral Single Garage
- AFFORDABLE HOMES
-  **The Hastings**  
3 Bedroom Semi-Detached House  
Driveway Parking
  -  **The Rowan**  
3 Bedroom Semi-Detached and Terraced House  
Driveway Parking
  -  **The Hawthorn**  
2 Bedroom Semi-Detached and Terraced House  
Driveway Parking



MAYFAIR (1,905 SQ FT)  
5 bed detached with large integral garage



GROUND FLOOR

Lounge: 3675 x 5520 [12'-1" x 18'-1"]  
 Kitchen: 3630 x 3703 [11'-11" x 12'-2"]  
 Dining / Family Room: 3375 x 5425 [11'-1" x 17'-10"]  
 Study: 2593 x 2231 [8'-6" x 7'-4"]  
 Utility: 3323 x 1604 [10'-11" x 5'-3"]



FIRST FLOOR

Master Bedroom: 4393 x 5203 [14'-5" x 17'-1"]  
 Bedroom 2: 3393 x 3484 [11'-2" x 11'-5"]  
 Bedroom 3: 2466 x 3966 [8'-1" x 12'-13"]  
 Bedroom 4: 2466 x 3966 [8'-1" x 12'-13"]  
 Bedroom 5: 3381 x 2881 [11'-1" x 9'-6"]



SALISBURY (1,795 SQ FT)  
4 bed detached with integral double garage



GROUND FLOOR

Lounge: 4055 x 5106 [13'-4" x 16'-9"]  
 Kitchen: 3530 x 3042 [11'-7" x 10'-0"]  
 Dining / Family room: 6842 x 3411 [22'-6" x 11'-2"]  
 Utility: 1668 x 3042 [5'-6" x 10'-0"]



FIRST FLOOR

Master Bedroom: 5257 x 5115 [17'-3" x 16'-10"]  
 Bedroom 2: 3315 x 3055 [10'-11" x 10'-0"]  
 Bedroom 3: 4055 x 3195 [13'-4" x 10'-6"]  
 Bedroom 4: 4055 x 2955 [13'-4" x 9'-8"]



WINCHESTER (1,783 SQ FT)  
4 bed detached with detached double garage



BALMORAL (1,724 SQ FT)  
4 bed detached with integral single garage



GROUND FLOOR

Lounge: 3830 x 5275 [12'-7" x 17'-4"]  
Kitchen / Dining / Family: 9005 x 3608 [29'-7" x 11'-10"]  
Study: 2705 x 2482 [8'-11" x 8'-2"]  
Utility: 1650 x 2972 [5'-5" x 9'-9"]



FIRST FLOOR

Master Bedroom: 5416 x 3817 [17'-9" x 12'-6"]  
Bedroom 2: 3124 x 3555 [10'-3" x 11'-8"]  
Bedroom 3: 2705 x 4360 [8'-11" x 14'-4"]  
Bedroom 4: 3777 x 3555 [12'-5" x 11'-8"]



GROUND FLOOR

Lounge: 3987 x 5165 [13'-1" x 16'-11"]  
Kitchen / Breakfast: 5993 x 3042 [19'-8" x 10'-0"]  
Dining: 3267 x 3798 [10'-9" x 12'-6"]



FIRST FLOOR

Master Bedroom: 4989 x 3610 [16'-5" x 11'-10"]  
Bedroom 2: 3454 x 3610 [11'-4" x 11'-10"]  
Bedroom 3: 4325 x 3394 [14'-2" x 11'-2"]  
Bedroom 4: 3302 x 4009 [10'-10" x 13'-2"]



TAUNTON (1,596 SQ FT)  
4 bed detached with integral single garage



HARROGATE (1,583 SQ FT)  
4 bed detached with detached single / double garage



GROUND FLOOR

Lounge: 4055 x 5670 [13'-4" x 18'-7"]  
Kitchen / Dining / Family: 8239 x 3635 [27'-1" x 11'-11"]  
Utility: 1776 x 3220 [5'-10" x 10'-7"]



FIRST FLOOR

Master Bedroom: 3190 x 6092 [10'-6" x 20'-0"]  
Bedroom 2: 4055 x 3134 [13'-4" x 10'-3"]  
Bedroom 3: 3978 x 3205 [13'-1" x 10'-6"]  
Bedroom 4: 2733 x 3751 [9'-0" x 12'-4"]



GROUND FLOOR

Lounge: 3645 x 4663 [12'-0" x 15'-4"]  
Kitchen: 3977 x 3030 [13'-1" x 9'-11"]  
Family Room: 4803 x 3405 [15'-9" x 11'-2"]  
Dining: 2800 x 3556 [9'-2" x 11'-0"]  
Utility: 2830 x 1601 [9'-3" x 5'-3"]



FIRST FLOOR

Master Bedroom: 3680 x 4139 [12'-1" x 13'-7"]  
Bedroom 2: 2732 x 4180 [9'-0" x 13'-9"]  
Bedroom 3: 2732 x 3922 [9'-0" x 12'-11"]  
Bedroom 4: 3680 x 3976 [12'-1" x 13'-1"]





### ARUNDEL (1,440 SQ FT)

4 bed detached with detached single / double garage



### WARWICK (1,400 SQ FT)

4 bed detached with integral single garage



#### GROUND FLOOR

Lounge: 3715 x 7205 [12'-2" x 23'-8"]  
Kitchen / Dining: 3775 x 7205 [12'-5" x 23'-8"]  
Utility: 2235 x 1668 [7'-4" x 5'-6"]

#### FIRST FLOOR

Master Bedroom: 3331 x 4010 [10'-11" x 13'-2"]  
Bedroom 2: 3715 x 3221 [12'-2" x 10'-7"]  
Bedroom 3: 3245 x 3195 [10'-8" x 10'-6"]  
Bedroom 4: 3324 x 2405 [10'-11" x 7'-11"]

#### GROUND FLOOR

Lounge: 3830 x 4750 [12'-7" x 15'-7"]  
Kitchen / Breakfast: 6265 x 3655 [20'-7" x 12'-0"]  
Dining: 3190 x 2845 [10'-6" x 9'-4"]

#### FIRST FLOOR

Master Bedroom: 3830 x 3489 [12'-7" x 11'-5"]  
Bedroom 2: 3727 x 2949 [12'-3" x 9'-8"]  
Bedroom 3: 3183 x 2948 [10'-5" x 9'-8"]  
Bedroom 4: 2740 x 3933 [9'-0" x 12'-11"]



BOSTON (1,377 SQ FT)  
4 bed detached with integral single garage



GROUND FLOOR

Lounge: 3380 x 5794 [11'-1" x 19'-0"]  
Kitchen / Dining: 6565 x 3240 [21'-7" x 10'-8"]  
Utility: 1650 x 3240 [5'-5" x 10'-8"]



FIRST FLOOR

Master Bedroom: 3370 x 5292 [11'-1" x 17'- 5"]  
Bedroom 2: 2514 x 4495 [8'-3" x 14'-9"]  
Bedroom 3: 3616 x 3382 [11'-10" x 11'-1"]  
Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]



DURHAM (1,366 SQ FT)  
4 bed detached with integral single garage



GROUND FLOOR

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



FIRST FLOOR

Master Bedroom: 4101 x 4901 [13'-6" x 16'-1"]  
Bedroom 2: 3439 x 3721 [11'-4" x 12'-3"]  
Bedroom 3: 2839 x 4157 [9'-4" x 13'-8"]  
Bedroom 4: 2491 x 3085 [8'-2" x 10'-2"]



GREENWICH (1,261 SQ FT)  
4 bed detached with integral single garage



GROUND FLOOR

Lounge: 4765 x 3492 [15'-8" x 11'-6"]  
Kitchen / Breakfast: 2775 x 5293 [9'-1" x 17'-5"]  
Dining Room: 2775 x 3260 [9'-1" x 10'-8"]



FIRST FLOOR

Master Bedroom: 3664 x 3202 [12'-0" x 10'-6"]  
Bedroom 2: 3873 x 3060 [12'-9" x 10'-1"]  
Bedroom 3: 2805 x 3450 [9'-3" x 11'-4"]  
Bedroom 4: 2477 x 2843 [8'-2" x 9'-4"]



WELLINGTON (1,238 SQ FT)  
4 bed detached with integral single garage



GROUND FLOOR

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"]

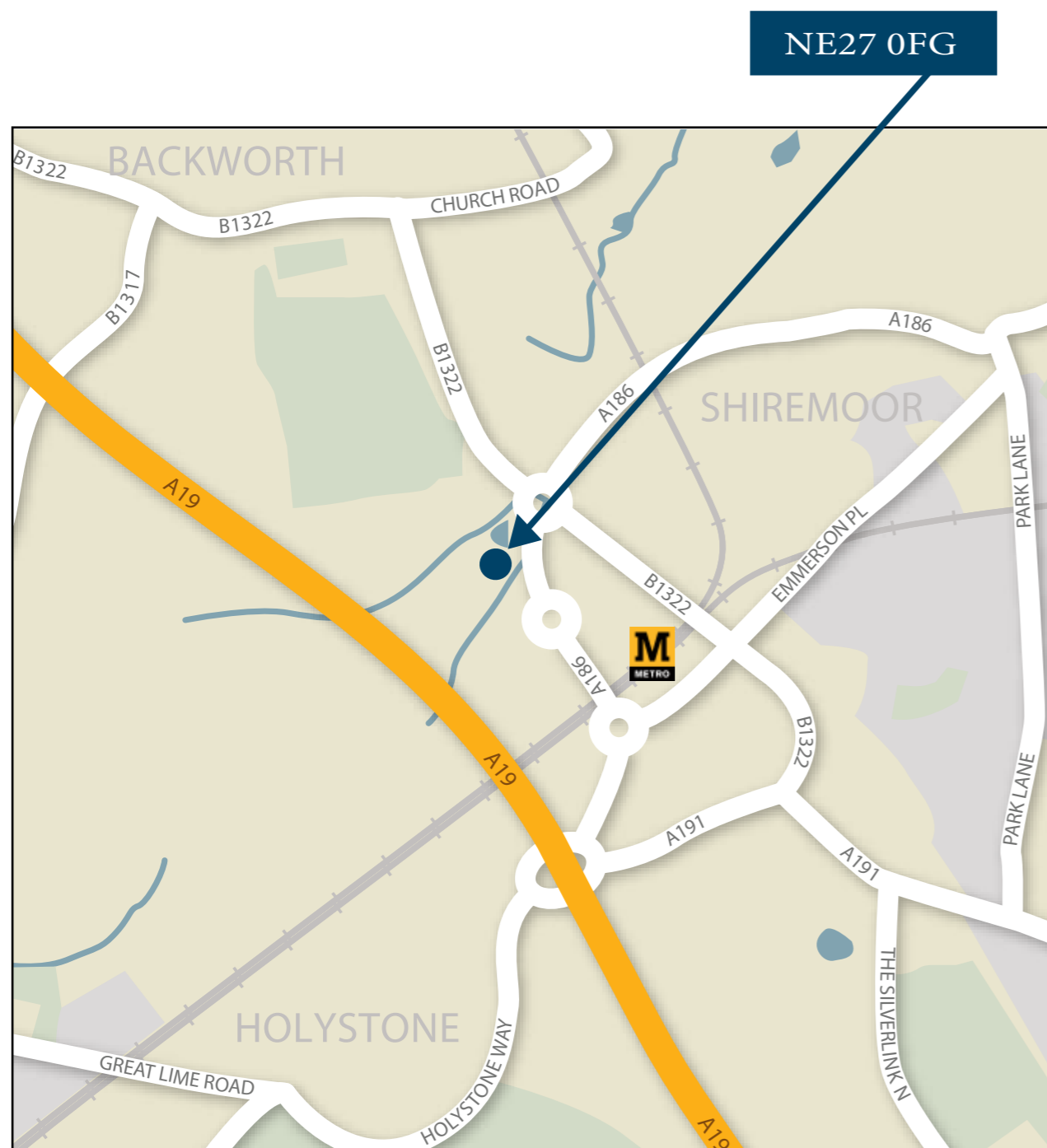


FIRST FLOOR

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"]

*How to find us*

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*Brierdene*

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