



Fallows Park



WELCOME TO *Fallows Park*



Fallows Park is an executive development of
4 and 5 bedroom properties, superbly finished to a high specification
and taking aspirational living to the next level.

Renowned for our attractive street scenes, Fallows Park boasts
a stylish mix of exterior finishes, complemented by thoughtfully
designed interiors.

Find your dream home at Fallows Park and benefit from the exclusive
range of services provided by Wynyard Park.



Fallows Park



Fallows Park presents the opportunity to enjoy luxury living in one of the North East's most exclusive postcodes; perfect for the discerning buyer.

It is a place where you can enjoy all the advantages of living in the highly sought after Wynyard area; from community spirit and services provided by Wynyard Park to the beautiful woodland surroundings. Plus benefit from excellent leisure, education and transport facilities on your doorstep.



'Fallows Park' is an executive development of 4 and 5 bedroom properties, superbly finished to a high specification and taking aspirational living to the next level



Properties shown (top left to right): Westminster and Arundel
(middle left to right) Durham and Boston
(bottom left to right) Taunton and Mayfair



Our Homes

Fallows Park perfectly demonstrates Story Homes' exceptional attention to detail, both in building in places where people want to live and creating homes you are proud to call your own. Careful consideration has been given to the diverse range of thirteen house types, which have been designed to meet the needs of modern living. We have ensured that there is plenty of green open space too.

Although we are already well known for our high specification and spacious interiors, these luxurious new homes take aspirational living to the next level, offering even more in terms of specification with beautifully crafted kitchens and worktops, bi-fold doors, sleek bathrooms and en-suites, Porcelanosa tiles and landscaped gardens.

All properties have either a single or double garage along with extensive driveway parking. A mix of stone, brick and render have been used at Fallows Park to give each home its individual personality, while blending perfectly into the local area.

These homes offer superb spaces and generous accommodation for families to grow, and are an ideal choice for those who are looking for a stylishly appointed new home in the sought after Wynyard area.





Perfectly located

There is no need to compromise at Fallows Park with excellent transport links on your doorstep including the A19 and A689 leading to the A1.

Billingham train station is just four miles away from the development and offers services to Darlington and Newcastle where you can get a direct connection to London Kings Cross station. Durham Tees Valley airport is conveniently located and as well as being a major gateway to the rest of the world, also offers daily flights to Amsterdam.

Fallows Park is also ideally situated for those who enjoy the great outdoors with the Wynyard Estate located adjacent to the development. For centuries the parks and gardens surrounding Wynyard Hall have provided a beautiful setting with acres of rolling lawns.

The North York Moors and stunning East Coast are within easy reach. For those who play golf, one of the region's best courses is a stone's throw away; Wynyard Golf Club boasts 18 holes and is a par 72 championship golf course.





Spoilt for choice

At Fallows Park you will enjoy the very best of local amenities with day to day essentials located in Wynyard Village with a grocery store, pharmacy, salon, café and pub. The charming town centre of Yarm is within easy reach and offers a fantastic range of boutique shops, restaurants and coffee shops.

Sedgefield is just five minutes away and boasts a selection of boutique stores as well as high street names and supermarkets. For a family day out, Sedgefield Racecourse hosts race days throughout the year from family fun days to the eagerly anticipated and elegant 'Ladies Day'.





Education

As you would expect from such a sought after area, there are a number of excellent primary schools nearby including the Wynyard Church of England Primary School. There are also plans for a new pre-school for Wynyard. For older children there is also a good range of secondary schools close by and many options for further education throughout the North East.

Nearby Billingham offers a superb range of schooling for children of all ages, including Red House School at Norton which was recently ranked as the no.1 independent school in the area.



- High specification kitchens by Roundel with LED plinth and under unit lighting
- 'A' rated AEG/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



A superb specification

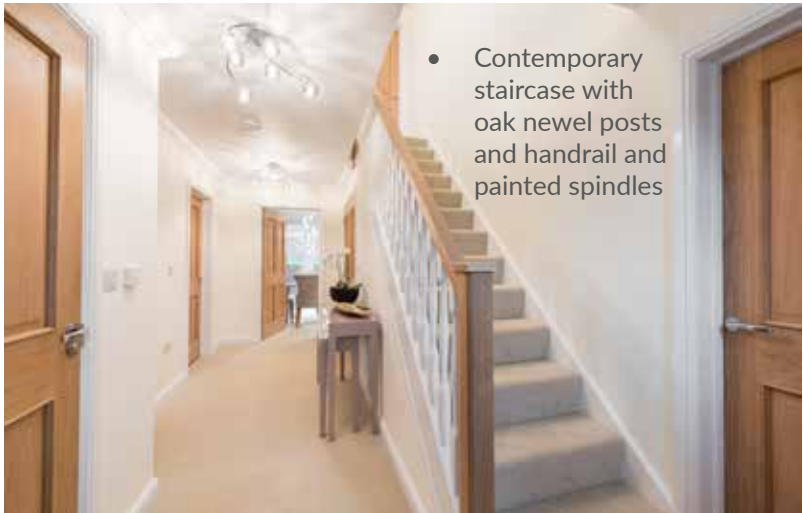
At Fallows Park all of our homes exude superb quality and a high specification as standard.

Our designer kitchens offer an inspirational collection of contemporary and traditional designs and colour options to create your perfect kitchen. Regardless of the look you choose you will have fully integrated appliances including a 5-burner gas hob, extractor fan, dishwasher, double oven, fridge freezer and microwave. A choice of worktops, glass splashbacks, recessed down lighters and mood lighting provide the finishing touches which make a real difference to our superior homes.





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



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



- Oak doors (internal)



Our elegant bathrooms and en-suites epitomise sumptuousness. Streamlined bathrooms offer a relaxing environment and boast double ended baths, dual flow showers, overhead showers and stylish taps from designer Kelly Hoppen, complemented by wall hung vanity units and storage and all beautifully accentuated with Porcelanosa tiles from the renowned Italian brand.

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

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



The above specification relates to the majority of plots and are dependant on housetype design. Please check individual plot specification with Sales Executive.

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



Beautiful homes



96% of our buyers would recommend us to a friend



Award winning

For the fifth 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 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 Story Homes 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 the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes achieved both an outstanding and a gold award for customer satisfaction, revealing that 97% of our buyers would recommend us to a friend.



Sustainability

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.

Renowned for our build quality and high specification, we employ traditional build techniques, whilst equipping 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 also very much evident with a Story Home. 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 of our properties are built with energy efficiency in mind which results in lower running costs, saving up to £1,410 pa on a 4-bed detached new build property*.

As well as being sustainable our homes allow owners to analyse their energy consumption. Each home at Fallows Park is installed with a smart meter, and together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced.

We are continually evolving our environmental policies and as well as recycling a high percentage of waste generated on site, we have 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



Development layout: Phase 2



House types



The Westminster
5 Bedroom Detached House
Double Detached Garage



The Mayfair
5 Bedroom Detached House
Large Integral Garage



The Oxford
4 Bedroom Detached House
Large Integral 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
Single Detached Garage



The Gosforth
4 Bedroom Detached House
Integral Single Garage



The Arundel
4 Bedroom Detached House
Single Detached 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



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.

Westminster



5 Bedroom Detached with Detached Double Garage

Approximate square footage: 2,138 sq ft

GROUND FLOOR DIMENSIONS:

Lounge:	4393 x 6366 [14'-5" x 20'-11"]
Kitchen/Dining:	6855 x 4176 [22'-6" x 13'-9"]
Family:	3950 x 2826 [13'-0" x 9'-3"]
Utility:	3060 x 1590 [10'-1" x 5'-3"]
Study:	3324 x 2601 [10'-11" x 8'-6"]

FIRST FLOOR DIMENSIONS:

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 13'-0"]
Bedroom 4:	2466 x 3966 [8'-1" x 13'-0"]
Bedroom 5:	3399 x 2881 [11'-2" x 9'-6"]



Mayfair



5 Bedroom Detached with Large Integral Garage

Approximate square footage: 1,905 sq ft

GROUND FLOOR DIMENSIONS:

Lounge:	3675 x 5520 [12'-1" x 18'-1"]
Kitchen:	3630 x 3706 [11'-11" x 12'-2"]
Dining / Family Room:	3350 x 5425 [11'-0" x 17'-10"]
Study:	2593 x 2231 [8'-6" x 7'-4"]
Utility:	3326 x 1604 [10'-11" x 5'-3"]

FIRST FLOOR DIMENSIONS:

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 13'-0"]
Bedroom 4:	2466 x 3966 [8'-1" x 13'-0"]
Bedroom 5:	3399 x 2881 [11'-2" x 9'-6"]



Oxford



Balmoral



4 Bedroom Detached with Large Integral Garage

Approximate square footage: 1,779 sq ft

GROUND FLOOR DIMENSIONS:

Lounge:	4948 x 3975 [16'-3" x 13'-1"]
Kitchen / Breakfast / Family:	5292 x 3727 [17'-5" x 12'-3"]
Dining:	2953 x 3200 [9'-8" x 10'-6"]

FIRST FLOOR DIMENSIONS:

Master Bedroom:	5068 x 3338 [16'-8" x 11'-0"]
Bedroom 2:	3835 x 4187 [12'-7" x 13'-9"]
Bedroom 3:	3835 x 4028 [12'-7" x 13'-3"]
Bedroom 4:	3882 x 3515 [12'-9" x 11'-6"]

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,724 sq ft

GROUND FLOOR DIMENSIONS:

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 DIMENSIONS:

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



Harrogate



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,597 sq ft

GROUND FLOOR DIMENSIONS:

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 DIMENSIONS:

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"]



4 Bedroom Detached with Detached Single Garage

Approximate square footage: 1,583 sq ft

GROUND FLOOR DIMENSIONS:

Lounge: 3645 x 5282 [12'-0" x 17'-4"]
Kitchen: 3977 x 3030 [13'-1" x 9'-11"]
Family: 4803 x 3405 [15'-9" x 11'-2"]
Dining: 2800 x 3356 [9'-2" x 11'-0"]
Utility: 2830 x 1601 [9'-3" x 5'-3"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3680 x 4126 [12'-1" x 13'-7"]
Bedroom 2: 2732 x 4180 [9'-0" x 13'-9"]
Bedroom 3: 2709 x 3922 [8'-11" x 12'-11"]
Bedroom 4: 3680 x 3976 [12'-1" x 13'-1"]



Gasforth



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,531 sq ft

GROUND FLOOR DIMENSIONS:

Lounge: 3665 x 4938 [12'-0" x 16'-3"]
Kitchen / Dining / Family: 7965 x 4143 [26'-2" x 13'-7"]
Utility: 1712 x 3243 [5'-7" x 10'-8"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3358 x 6479 [11'-0" x 21'-3"]
Bedroom 2: 3610 x 3574 [11'-10" x 11'-9"]
Bedroom 3: 3897 x 2466 [12'-10" x 8'-1"]
Bedroom 4: 2068 x 3533 [6'-9" x 11'-7"]



4 Bedroom Detached with Single Detached Garage

Approximate square footage: 1,429 sq ft (2 bay windows) - 1,440 sq ft (3 bay windows)

GROUND FLOOR DIMENSIONS:

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 DIMENSIONS:

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"]



Floor plan shows layout with 3 bay windows, please see Sales Executive for further information.



Warwick



Boston



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,400 sq ft

GROUND FLOOR DIMENSIONS:

Lounge:	3830 x 4920 [12'-7" x 16'-2"]
Kitchen / Breakfast:	6195 x 3655 [20'-4" x 12'-0"]
Dining:	3260 x 2845 [10'-8" x 9'-4"]

FIRST FLOOR DIMENSIONS:

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"]

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,377 sq ft

GROUND FLOOR DIMENSIONS:

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 DIMENSIONS:

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



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,367 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:	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"]



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,261 sq ft

GROUND FLOOR DIMENSIONS:

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

FIRST FLOOR DIMENSIONS:

Master Bedroom:	3664 x 3202 [12'-0" x 10'-6"]
Bedroom 2:	3877 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



How to find us

TS22 5FD



4 Bedroom Detached with Integral Single Garage

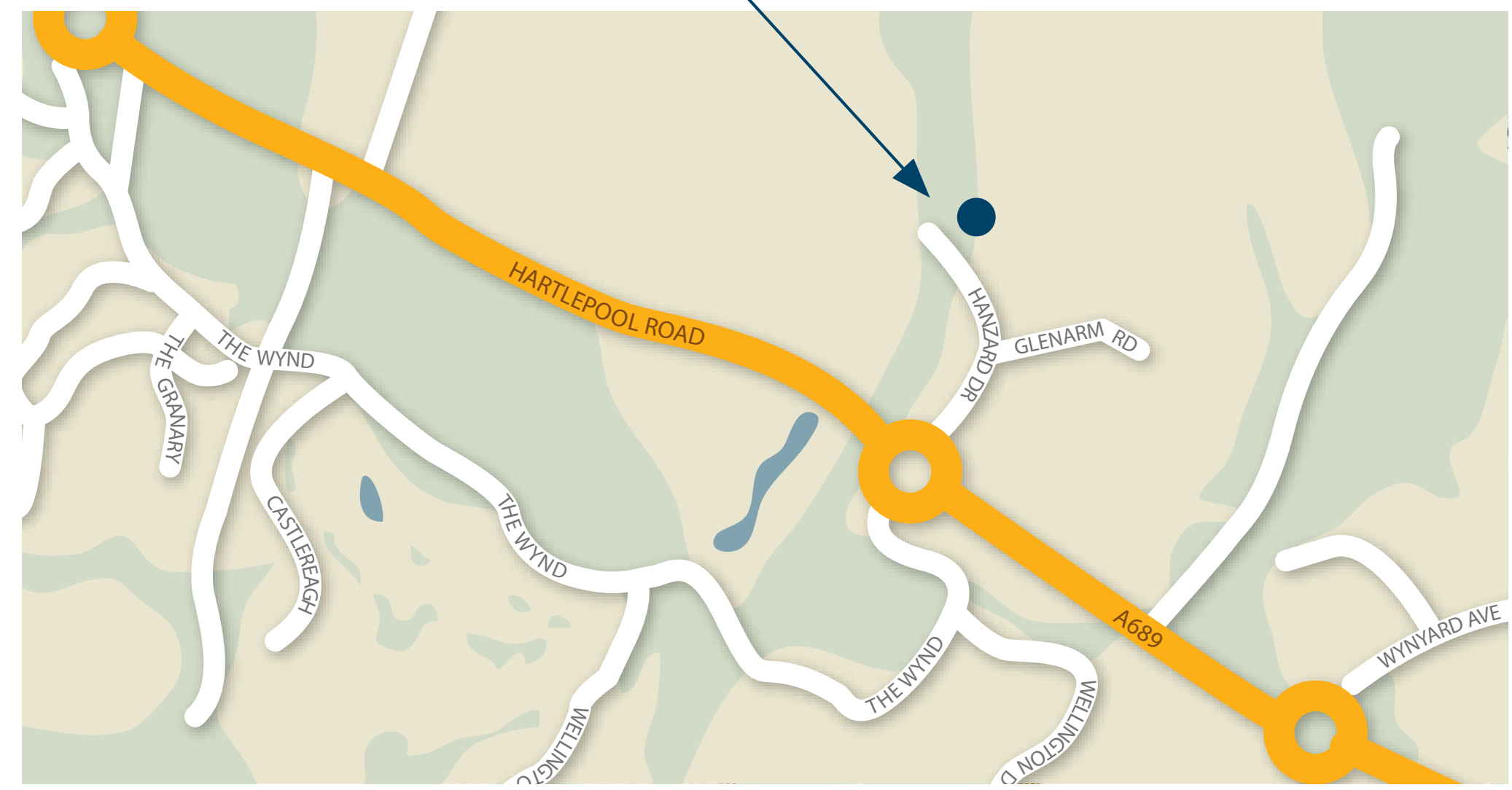
Approximate square footage: 1,238 sq ft

GROUND FLOOR DIMENSIONS:

Lounge:	3255 x 5305 [10'-8" x 15'-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"]





**CONSUMER
CODE FOR
HOME BUILDERS**
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.

The Code is designed to help you understand what levels of service to expect from Story Homes, and to feel fully informed about your purchase and know your consumer rights before and after you move in.

Find out more at www.consumercode.co.uk





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