



*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 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 ten 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 and 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.

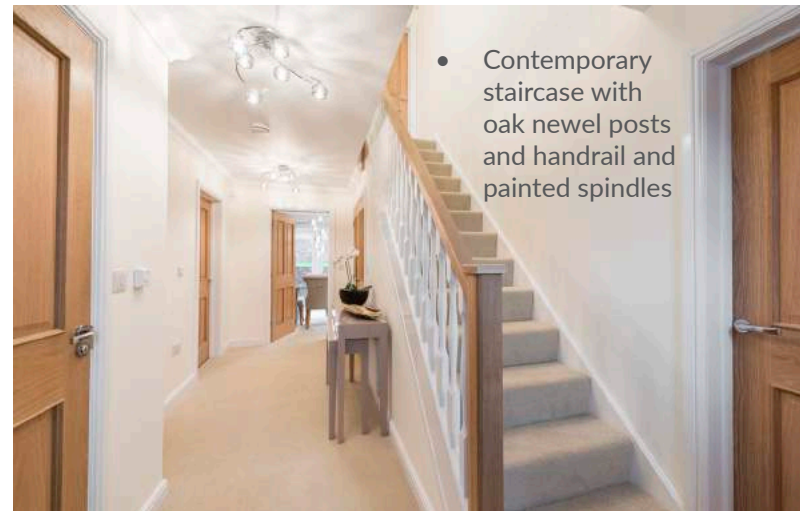
Our designer kitchens offer an inspirational collection of contemporary and traditional designs and colour options to create your perfect kitchen. Regardless of the look you choose you will have fully integrated appliances including a 5-burner gas hob, extractor fan, dishwasher, double oven, fridge freezer 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.







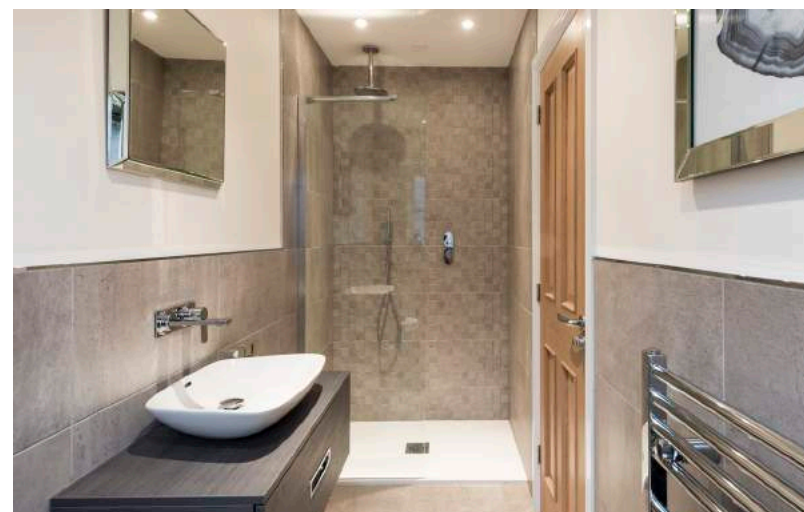
- High specification bathroom fittings and sanitaryware by Crosswater
- Extensive tiling to bathrooms
- Kelly Hoppen brassware



- 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.

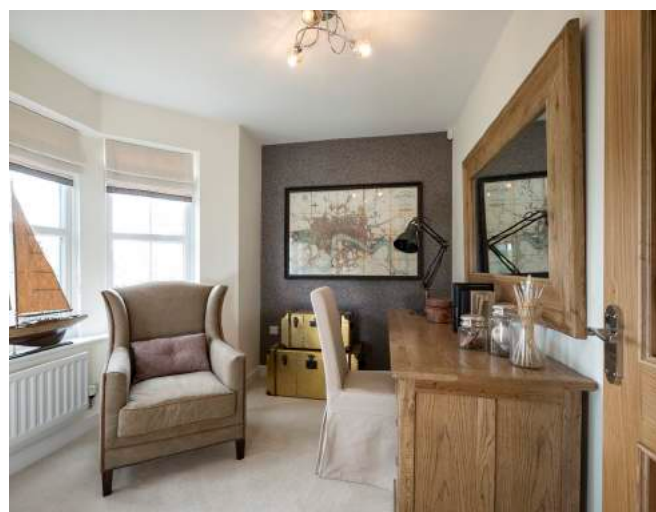
Our homes radiate light and space that is further enhanced by stylish bi-fold doors, bringing the outdoors in and creating a seamless link to your paved patio and landscaped gardens.

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

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







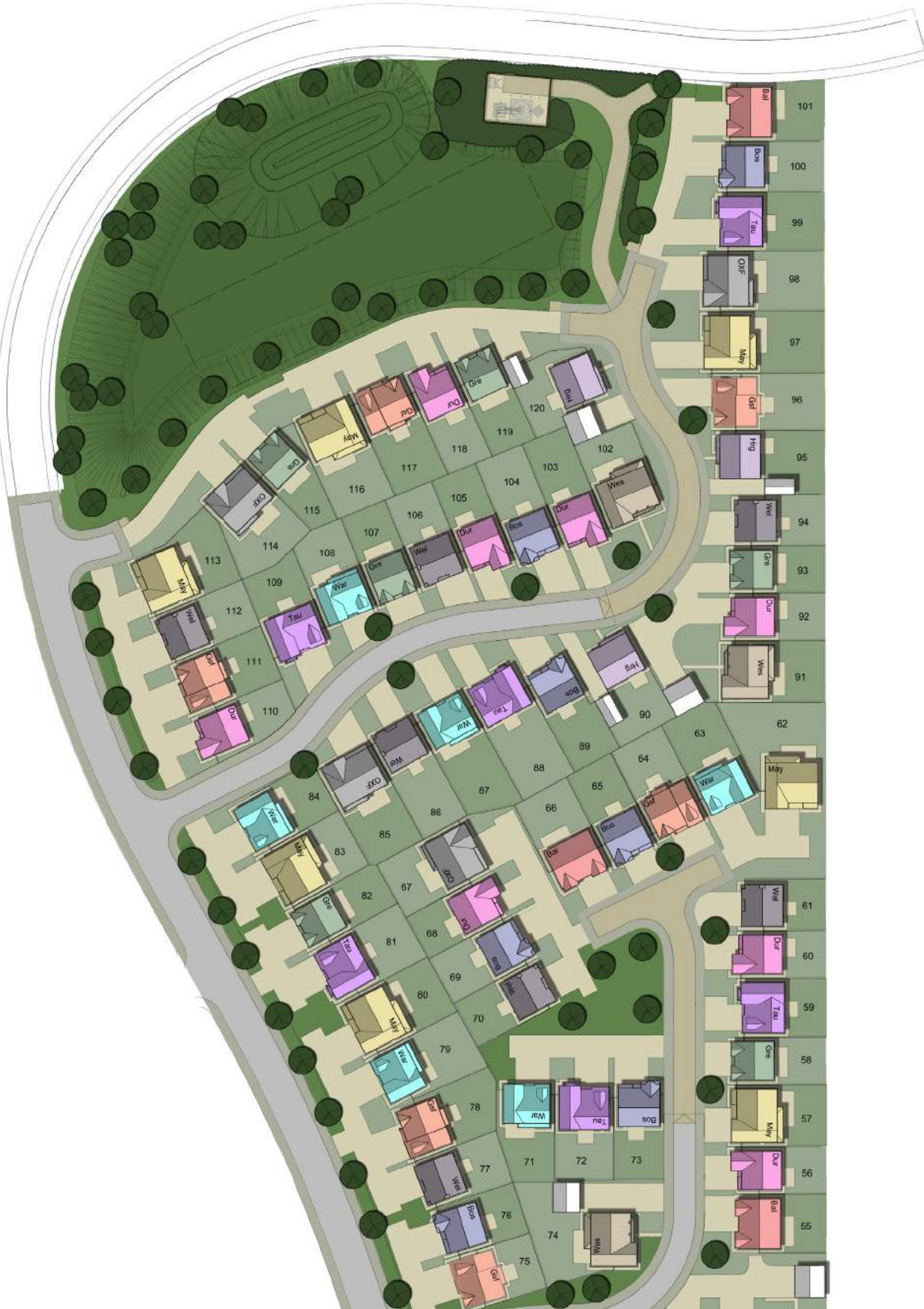
*Beautiful homes*



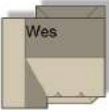






# Development layout: Phase 2

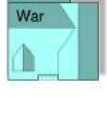



# House types


- 

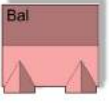
**The Westminster**  
5 Bedroom Detached House  
Double Detached Garage
- 

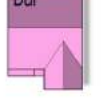
**The Arundel**  
4 Bedroom Detached House  
Single Detached Garage
- 

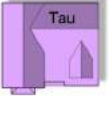
**The Mayfair**  
5 Bedroom Detached House  
Large Integral Garage
- 


**The Warwick**  
4 Bedroom Detached House  
Integral Single Garage
- 


**The Oxford**  
4 Bedroom Detached House  
Large Integral Garage
- 

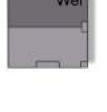
**The Boston**  
4 Bedroom Detached House  
Integral Single Garage
- 

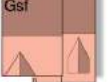
**The Balmoral**  
4 Bedroom Detached House  
Integral Single Garage
- 

**The Durham**  
4 Bedroom Detached House  
Integral Single Garage
- 

**The Taunton**  
4 Bedroom Detached House  
Integral Single Garage
- 

**The Greenwich**  
4 Bedroom Detached House  
Integral Single Garage
- 

**The Harrogate**  
4 Bedroom Detached House  
Single Detached Garage
- 

**The Wellington**  
4 Bedroom Detached House  
Integral Single Garage
- 

**The Gosforth**  
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



# Mayfair



## 5 Bedroom Detached with Detached Double Garage

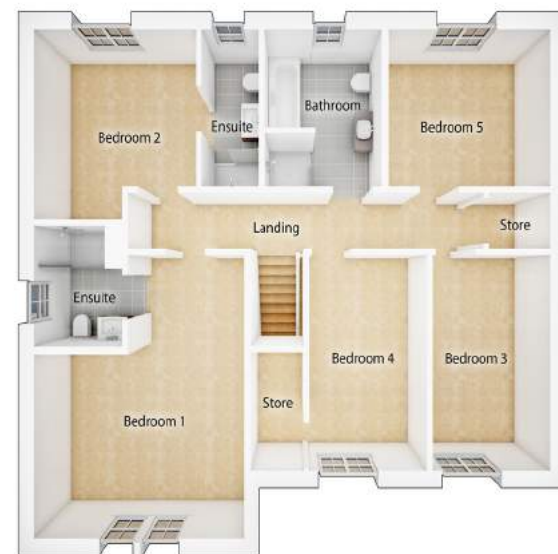
Approximate square footage: 2,138 sq ft

### 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"]



## 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

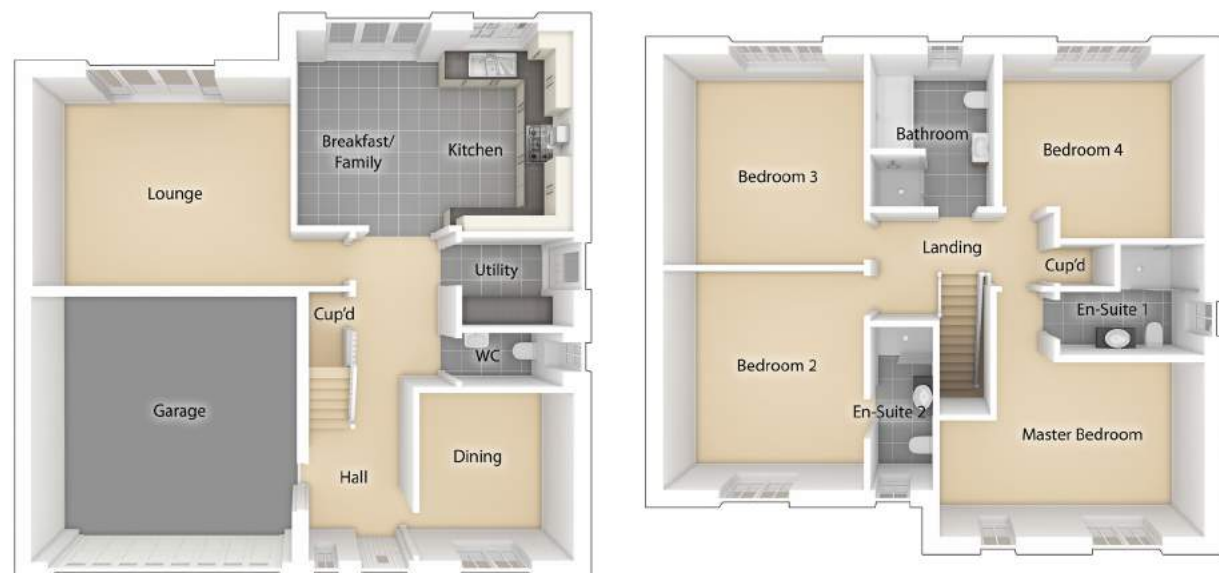
Approximate square footage: 1,779 sq ft

### 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



# Arundel



## 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



# Greenwich



## 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: 2775 x 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

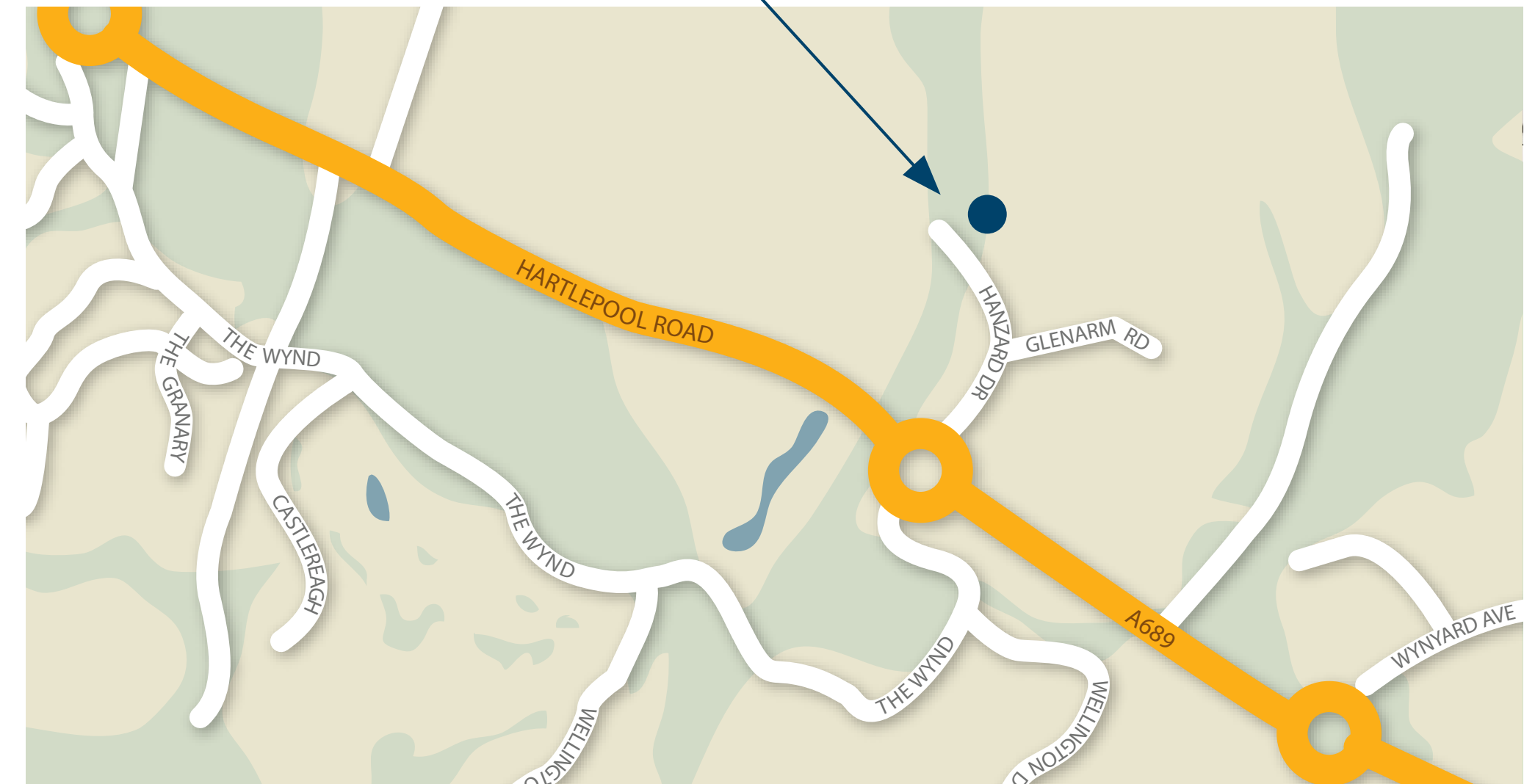
Approximate square footage: 1,238 sq ft

#### 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](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.

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







## To find out more:

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WEB: [storyhomes.co.uk](http://storyhomes.co.uk)

### CONTACT STORY HOMES:

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