



Story
HOMES

Dovecote Place

NEWBURN, NE15 9AH



WELCOME TO

Dovecote Place

A collection of 2, 3 and 4-bedroom homes
nestled between the historic villages of
Newburn and Throckley

Superior

SPECIFICATION

At Story Homes, we mix house types and external finishes to create beautiful and unique developments that set us apart. We're proud to have been building high quality homes that people aspire to live in for more than 30 years and our developments stand the test of time, looking as impressive now as they did when they were first built.

Our attention to detail can not only be seen in the homes that we build, but also in the locations we choose and the customer service we provide throughout your journey with us. With every Story Home, you are covered with a 2-year Story Homes warranty and a 10-year NHBC warranty.

Our homes offer something for everyone, with high quality fixtures and fittings included as standard.

IMPRESSIVE EXTERIORS

- Bi-fold doors to patio
- Turfed gardens to front and rear
- 1.8m (6ft) boundary fence/wall to rear garden
- Burglar alarm
- External sensor light
- Large block paved driveway

LUXURIOUS BATHROOMS AND EN-SUITES

- Double ended baths
- Dual flow showers
- A choice of tiles from luxury Spanish brand, Porcelanosa
- Wall-hung vanity units

BEAUTIFUL KITCHENS

- Choose from a high quality range of cabinets, worktops and up-stands
- 'A' rated AEG and Electrolux fully integrated appliances including:
 - Dishwasher
 - Stainless steel double oven
 - 5-burner stainless steel gas hob
 - Chimney hood
 - Integrated fridge/freezer
 - Stainless steel splashback



The specification relates to the majority of plots and appliances and is dependent on house type design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserves the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

Luxury
AS STANDARD



DISCOVER THE STORY

Difference

The Boston

The Wellington

The Arundel

The Grantham

The Durham

IDEALLY
Located



Throckley Primary School	0.8 MILES
Newburn Manor School	1 MILE
Wallbottle Campus	1.4 MILES



Riverside Country Park	0.9 MILES
Close House Golf Club	4.3 MILES
Metro Centre	5 MILES



A69	0.6 MILES
A1	3 MILES
Wylam	5.3 MILES
Newcastle	7.7 MILES
Hexham	16.9 MILES



Newcastle Airport	5 MILES
Wylam Train Station	6 MILES
Newcastle Station	6.2 MILES



Sustainable

LIVING

Our homes are built with sustainability in mind, with the aim of helping the environment as well as saving you money. A new build property is greener and more economical to run than an older property. It uses less energy and produces significantly lower CO₂ emissions which gives lower running costs, saving up to £1,410 pa on a 4-bedroom detached new build property*.

ENERGY SAVING FEATURES COULD INCLUDE:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting



Photographed at D'Urton Manor, Preston

*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.



The Taunton

The Warwick

The Wellington

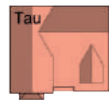
The Boston

Beautifully

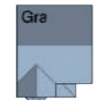
DESIGNED DEVELOPMENTS

PICK YOUR PLOT AT

Dovecote Place



THE TAUNTON
4-Bedroom,
Detached House,
Integral Single Garage.



THE GRANTHAM
4-Bedroom,
Detached House,
Single Detached Garage.



THE WARWICK
4-Bedroom,
Detached House,
Integral Single Garage.



THE ARUNDEL
4-Bedroom,
Detached House,
Single Detached Garage.



THE BOSTON
4-Bedroom,
Detached House,
Integral Single Garage.



THE DURHAM
4-Bedroom,
Detached House,
Integral Single Garage.

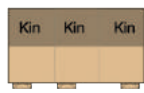


THE WELLINGTON
4-Bedroom,
Detached House,
Integral Single Garage.



THE HASTINGS
3-Bedroom,
Semi-Detached House,
Driveway Parking.

AFFORDABLE HOMES



THE KINGSTON
3-Bedroom,
Linked House,
Driveway Parking.



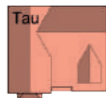
THE HAWTHORN
2-Bedroom,
Semi-Detached House,
Courtyard Parking.



Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.



THE *Taunton*



4-Bedroom, Detached House with Integral Single Garage.
1,597 sq ft (approx)



THE *Grantham*



4-Bedroom, Detached House with Detached Single Garage.
1,455 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge:	4055 x 5670	[13'-4" x 18'-7"]
Kitchen/Dining:	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"]

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.



GROUND FLOOR DIMENSIONS

Lounge:	3605 x 6005	[11'-10" x 19'-9"]
Kitchen/Dining/Family:	7655 x 4408	[25'-2" x 14'-6"]
Utility:	1750 x 1850	[5'-9" x 6'-1"]

FIRST FLOOR DIMENSIONS

Master Bedroom:	3605 x 4100	[11'-10" x 13'-6"]
Bedroom 2:	2864 x 3854	[9'-5" x 12'-8"]
Bedroom 3:	2950 x 3800	[9'-8" x 12'-6"]
Bedroom 4:	2652 x 2751	[8'-9" x 9'-0"]

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THE *Warwick*



4-Bedroom, Detached House with Integral Single Garage.
1,400 sq ft (approx)



THE *Arundel*



4-Bedroom, Detached House with Detached Single Garage.
3 bays: 1,441 sq ft (approx); 2 bays: 1,429 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge:	4920 x 4750	[12'-7" x 16'-2"]
Kitchen/Breakfast:	6265 x 3655	[20'-7" x 12'-0"]
Dining:	3190 x 2845	[10'-6" x 9'-4"]



FIRST FLOOR DIMENSIONS

Master Bedroom:	3479 x 3489	[12'-7" x 11'-5"]
Bedroom 2:	3727 x 2949	[12'-3" x 9'-8"]
Bedroom 3:	3188 x 2948	[10'-6" x 9'-8"]
Bedroom 4:	2740 x 3933	[9'-0" x 12'-11"]

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GROUND FLOOR DIMENSIONS

Lounge:	3715 x 7205	[12'-2" x 23'-8"]
Kitchen/Dining:	3660 x 7205	[12'-0" 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"]

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THE *Boston*



4-Bedroom, Detached House with Integral Single Garage.
1,377 sq ft (approx)



THE *Durham*



4-Bedroom, Detached House with Integral Single Garage.
1,367 sq ft (approx)



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"]

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"]

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THE *Wellington*



4-Bedroom, Detached House with Integral Single Garage.
1,238 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge: 3255 x 5305 [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"]

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THE *Hastings*



3-Bedroom, Semi Detached House with Driveway Parking.
955 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge: 3492 x 4808 [11'-6" x 15'-9"]
 Kitchen/Dining: 5068 x 2785 [16'-8" x 9'-2"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3648 x 3261 [12'-0" x 10'-8"]
 Bedroom 2: 2821 x 2810 [9'-3" x 9'-3"]
 Bedroom 3: 2131 x 2820 [7'-0" x 9'-3"]

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**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
www.consumercode.co.uk



Story
HOMES

LET US
tell you more...

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