THE BIRCHES

CHAPELGARTH, SUNDERLAND, SR3 2NY





AS A BUSINESS, WE GO TO GREAT LENGTHS TO CRAFT BEAUTIFUL, WELL-BUILT HOMES.

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. There's all the features that make a Story home unique. The space we leave between each home, and footpaths that little bit wider, because that's what people need. Even our front doors are different colours. And the best combinations of bricks, render and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

SOLIDLY BUILT WITH QUALITY MATERIALS.

High specification. Added strength and character.

BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS.

Pride in our homes. Pride in our workforce.

WE'LL GIVE YOU MORE SPACE INSIDE & OUT.

Well-proportioned living areas. Set back off the road.

DESIGNED FOR LIFE.

Unique modern features. Effortlessly flowing spaces.



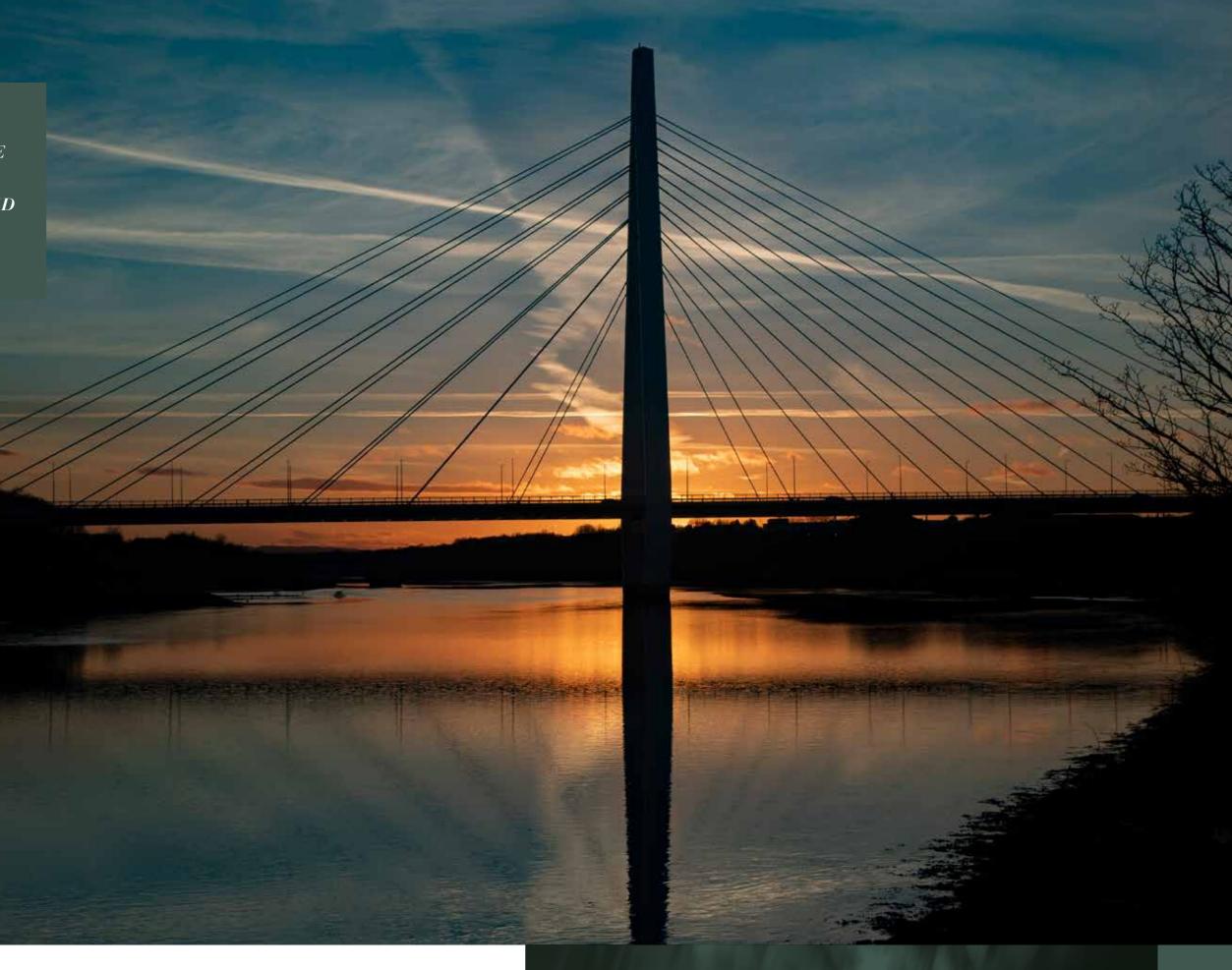
Image shown is for illustrative purposes only.

A BEAUTIFUL COLLECTION OF 3, 4 & 5-BEDROOM HOMES. FINISHED WITH A PREMIUM SPECIFICATION, OUR HOMES FEATURE ATTRACTIVE EXTERIORS, ADDING TO THE CHARM OF THE AREA AND CREATING THE BEAUTIFUL STREET SCENES FOR WHICH STORY HOMES IS RENOWNED.

WE BUILD
IN ENVIABLE
LOCATIONS
THAT DEMAND
HOMES TO
MATCH.







AN ENVIABLE LOCATION TO

A VIBRANT COMMUNITY WITH EXCELLENT TRANSPORT LINKS AND A HOST OF AMENITIES ON ITS DOORSTEP.

The Birches is located in the exclusive new Chapelgarth area of Sunderland. Ideally located with great access to road links, the city centre and the outstanding coast.

On the doorstep of this development is Doxford Business Park which has a local pub and the sought after David Lloyd leisure club with both indoor and outdoor pools. Nearby there is also a local shopping area with a host of amenities and two supermarkets.

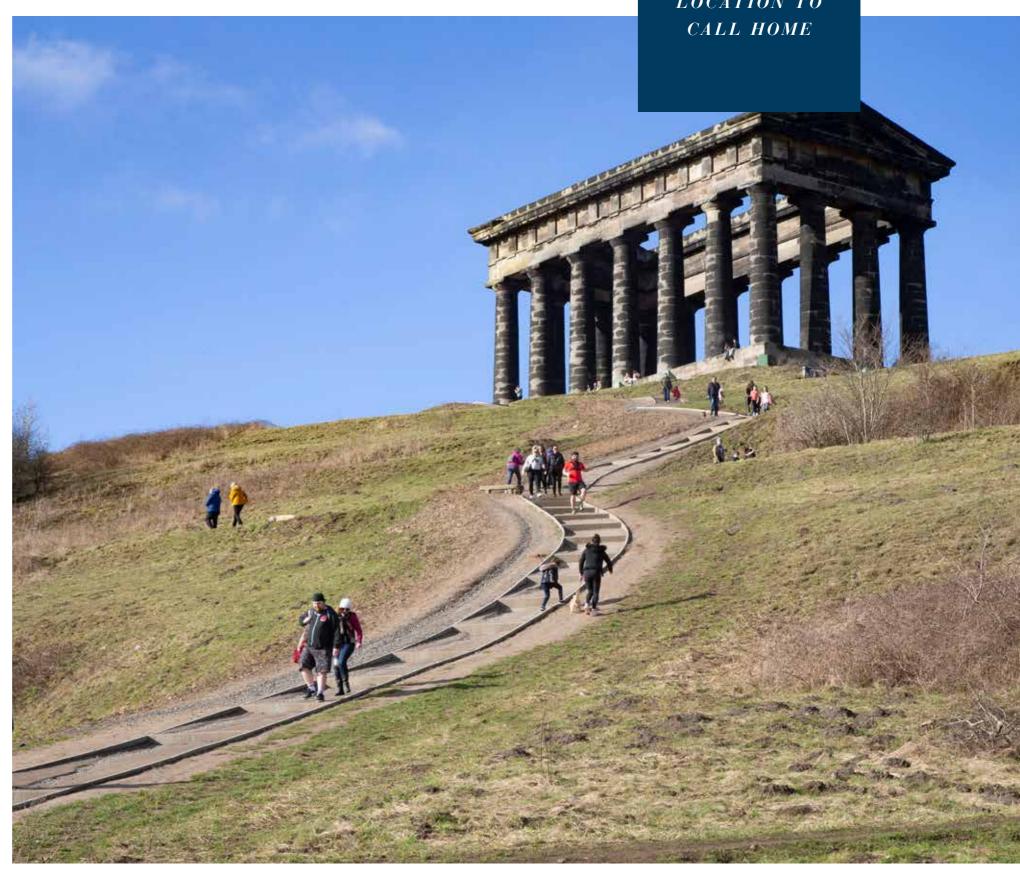
If you enjoy the great outdoors the vibrant seaside resort of Seaburn is just over 7 miles away or the Herrington Country Park is just a short drive away with extensive walks and regular events. And for those looking for a bit more excitement the Silksworth Sports Complex is nearby with an outdoor ski slope and ski lessons available all year round.

As well as enjoying all the local amenities, The Birches is the perfect location for travel throughout the North East with the A19, A1 and A690 conveniently located nearby linking you to Sunderland City Centre and further afield.









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"When designing our house
types we want to create spaces
that appeal to modern
families. Open plan, flexible
layouts with space for the
whole family to live
comfortably. That's exactly
what we have created with the
Story Collection, and we
couldn't be more proud."

- ANDREW HEWSON, HEAD OF DESIGN

Step inside a Story home and you will find a luxurious specification, with more included in the price tag than you might think. Here are just a few of our favourite features...



DESIGNER KITCHENS WITH BI-FOLD OR FRENCH DOORS



HIGHER CEILINGS



OPEN-PLAN LAYOUTS



PORCELANOSA BATHROOM TILES



HIGH QUALITY BRICKS



BEAUTIFUL STREET SCENES



LARGER GARDENS



PAVED PATIOS

13



 $Image\,shown\,is\,for\,illustrative\,purposes\,only.$

Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open-plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. And there's also bi-fold and French doors that come as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

A new build is more economical to run than an older property. It uses less energy and produces significantly lower CO_2 emissions, meaning lower running costs, and a saving of 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

Each home at The Birches is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.

| | | | THE CHARLTON | THE MASTERTON | THELAWSON | THE HEWSON | THE ROBINSON | THE WILSON | THE SANDERSON | THE FERGUSON | THE BUTLER | THE SPENCER |
|-----------------------------|---|--|--------------|---------------|-----------|------------|--------------|------------|---------------|--------------|------------|-------------|
| | Cast stone/features | Cast stone &/or brick features to front elevations | - | | | | | | - | - | | |
| | Bi-fold/French doors | White French doors | - | - | _ | - | _ | - | - | - | - | - |
| ÆS | | White bi-fold doors including slave door | | - | | - | | | - | - | - | - |
| ISF | | White French door set and bi-fold doors | - | | - | - | - | - | - | - | - | - 1 |
| DOORS, JOINERY AND FINISHES | External doors - front | Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside) | - | | | • | - | - | - | - | - | - |
| ERY A | External doors - rear | White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system | - | | | | - | - | - | - | - | - |
| NO | | White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle | • | | | | - | - | | | | - |
| 3°, | Internal doors | American oak doors | A | | A | A | | A | _ | A | A | A |
| 00 | | Seville oak doors | A | A | A | A | A | A | A | A | A | A |
| Ď | Staircase | White painted softwood spindles with oak newel post and handrail finished with clear varnish | • | • | • | • | • | | • | | | - |
| | Walls | Jasmine white matt emulsion to all walls | - | | | | | | - | | | |
| | Kitchen | Range of Nixons kitchens in a contemporary layout with matching panels, corners and plinths | • | • | • | = | | - | - | - | - | - |
| | | Range of Nixons kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths | • | • | • | • | • | • | • | • | • | • |
| | | Alternative Nixons traditional kitchen design and layout with choice of complementing door styles all with matching panels, corners and plinths | • | • | • | • | • | • | • | • | • | • |
| | Work surfaces and upstand | 38mm laminate worktops | - | | | - | | | - | - | - | - |
| | | 100mm upstand to match worktop choice | - | | | - | | - | - | - | - | - |
| 10 | | Silestone worktops | A | A | A | A | A | A | A | A | A | A |
| LIANCES | Hob splashback | Glass splashback behind hob in grey | - | | | | | | | | = | - |
| Α | | Coloured glass splashback - colour upgrade | A | A | A | A | A | A | A | A | A | A |
| | Lights to underside of kitchen wall units | Feature lighting to the underside of kitchen wall unit as per kitchen design | | | • | | - | - | • | | | - |
| KITCHEN AND APP | Sink | Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable) | - | - | - | - | - | - | - | - | - | - |
| 포 | Oven | AEG single oven | - | - | - | - | - | - | - | - | - | - |
| C | | Dual AEG single ovens – stacked in tall housing unit | - | - | | - | | | - | | - | - |
| ⊽ | | Dual AEG single ovens – side by side | | | - | | - | - | - | - | - | - 1 |
| | Hob | AEG 60cm induction hob | | | | | | | | | | = |
| | | AEG gas hob | - | A | _ | A | - | _ | A | A | A | A |
| | Cooker hood | 90cm chimney hood | - | | - | - | - | - | - | - | - | - |
| | | 90cm island extractor hood | | - | | - | - | - | - | - | - | - |
| | Integrated dishwasher | AEG integrated dishwasher | | | | | | | - | | - | |
| | Integrated fridge/ freezer | AEG integrated 50/50 fridge freezer | • | • | • | • | • | - | - | - | - | - |
| | Integrated washing machine | Electrolux integrated washing machine | - | - | A | A | A | A | A | A | A | A |

^{*}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.

WE KNOW THE DIFFERENCE IS IN THE DETAIL. ON EVERY LEVEL.

| | | | THECHARLTON | THEMASTERTON | THELAWSON | THEHEWSON | THEROBINSON | THEWILSON | THESANDERSON | THEFERGUSON | THE BUTLER | THESPENCER |
|---------------------------|---|--|-------------|--------------|-----------|-----------|-------------|-----------|--------------|-------------|------------|------------|
| | Bathroom basin | Free standing Ideal Standard white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap | • | | | | | - | | | | |
| ARE | WC | Free standing Ideal Standard white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom | | | | - | - | - | - | | - | - |
| ARYW/ | Bath | Double ended Ideal Standard bath with centrally located chrome bath mixer tap and low-level shower hose/handset | • | • | - | - | - | - | - | • | - | • |
| ND SANI | Showering cubicle to bathroom and en-suite | Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle* | | | • | - | • | - | - | | - | - |
| BATHROOM AND SANITARYWARE | Wall tiles to bathroom | Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be half tiled | - | | - | - | | | - | | - | - |
| | Wall tiles to en-suite | Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled | - | • | • | • | - | - | • | | • | - |
| | Wall tiles to cloakroom | Splashback to wash basin | - | - | - | - | | - | - | - | - | - |
| | Central heating | Full gas central heating Vaillant system — combi boiler | - | - | - | - | | | | - | | |
| HEATING | | Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder | | | | | _ | - | - | - | - | - |
| ΞAΤ | | Single zone central heating system | - | - | - | - | - | - | - | - | | |
| Ξ | | Dual zone central heating system | | | | | | - | | - | - | - |
| | Towel rails | Chrome towel rail to bathroom and en-suite | | | | | | | | | | |
| | Electrical sockets/ | White plastic electrical sockets/switch plates throughout | | | | | | | | | | |
| | switch plates | USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets | | | • | | - | - | | | | |
| ELECTRICAL | BT/phone point | BT point to lounge (NB first point will be standard BT box) | | | | | - | - | | | | |
| | Media point | Media plate to lounge area and family room (where applicable) — including 2 double sockets, data and TV points. Please refer to electrical layout | • | • | • | • | - | - | | • | • | |
| EL | Cat 6 cabling | Cabling to two points which can be utilised to carry data to your TV or internet device | • | - | | | - | - | | | | |
| | Downlighters to kitchen and wet rooms | Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite | • | • | • | • | • | • | • | • | • | |

| | | | THECHARLTON | THEMASTERTON | THELAWSON | THEHEWSON | THEROBINSON | THEWILSON | THESANDERSON | THEFERGUSON | THE BUTLER | THESPENCER |
|----------|-------------------|---|-------------|--------------|-----------|-----------|-------------|-----------|--------------|-------------|------------|------------|
| | Fencing and gates | Close boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout | | | | • | - | | | • | | |
| | Gardens | Turf to front, side and rear garden | - | | | | | | | | | |
| WORKS | Outside tap | To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly | • | - | - | - | • | - | • | - | - | • |
| | Garage | Power and light to all integral and detached garages | - | | | - | | | | - | | - |
| EXTERNAL | Garage door | Retractable style garage door finished in a range of colours. Please refer to site layout for details | | | | | - | | | - | - | - |
| Â | Paving | Buff textured concrete paving | = | | | | | | | | | |
| ω | Driveway | Block paved driveway | - | | | = | | | | | | |
| | Doorbell | Bell push with transformer | - | | | | | | | | | |
| | Burglar alarm | Mains wired burglar alarm | - | | | - | | | | | A | |
| | External lights | Black coach lamp | | | | | | | | | | |

Please note that our specification is dependent on house type design. This specification relates to the majority of homes, however, we advise checking the individual plot specification and build stage with your Sales Executive.

Available as standardAvailable as an upgrade

17

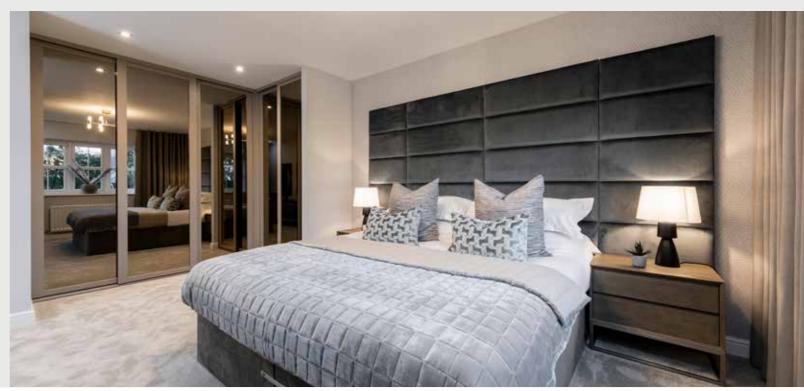


Image shown is for illustrative purposes only.



FROM THEIR UNIQUE CHARACTER AND BEAUTY TO THE SPACE WE LEAVE BETWEEN EACH ONE, OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.



THE CHARLTON

5-bedroom detached house Large integral garage



Single integral garage



THE MASTERTON

5-bedroom detached house Double integral garage



THE LAWSON

4-bedroom detached house Single integral garage



THE HEWSON

4-bedroom detached house Single integral garage



THE ROBINSON

4-bedroom detached house Single or double detached garage



THE WILSON

4-bedroom detached house Single detached garage



THE SANDERSON

4-bedroom detached house



THE FERGUSON

4-bedroom detached house Single integral garage



THE BUTLER

3-bedroom detached house Single integral garage



THE SPENCER

3-bedroom semi-detached house Driveway parking





THE FRASER

3-bedroom semi-detached/ terraced house Driveway parking



THE BAILEY

2-bedroom semi-detached/ terraced house Driveway parking

POS = Public open space LEAP = Local equipped area for play

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. and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, house types 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 CHARLTON

5-bedroom detached house with integral large garage

Total Floor Area: 177 sq m (1905 sq.ft.)





Bedroom 5 Bedroom 5 Descript Area Descript Area

GROUND FLOOR

 Lounge:
 3675 x 5486
 [12'-1" x 18'-0"]

 Kitchen:
 3668 x 3600
 [12'-1" x 11'-10"]

 Dining/family area:
 3596 x 5425
 [11'-10" x 17'-10"]

 Study
 2593 x 2484
 [8'-6" x 8'-2"]

FIRST FLOOR

 Master bedroom:
 4393 x 4984
 [14'-5" x 16'-4"]

 Bedroom 2:
 4405 x 2773
 [14'-6" x 9'-1"]

 Bedroom 3:
 2515 x 4567
 [8'-3"x 15'-0"]

 Bedroom 4:
 2529 x 3890
 [8'-4" x 12'-9"]

 Bedroom 5:
 2801 x 3450
 [9'-2" x 11'-4"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.

THE MASTERTON

5-bedroom detached house with integral double garage

Total Floor Area: 168 sq m (1803 sq.ft.)







GROUND FLOOR

Lounge: 4912 x 3962 [16'-2" x 13'-0"]
Kitchen/family area: 5068 x 4681 [16'-8" x 15'-4"]
Dining: 2865 x 3206 [9'-5" x 10'-6"]



FIRST FLOOR

 Master bedroom:
 4001 x 4162
 [13'-2" x 13'-8"]

 Bedroom 2:
 2896 x 4080
 [9'-6" x 13'-5"]

 Bedroom 3:
 5066 x 3813
 [16'-8" x 12'-6"]

 Bedroom 4:
 2939 x 4044
 [9'-8" x 13'-3"]

 Bedroom 5:
 2817 x 2865
 [9'-3" x 9'-5"]



THE LAWSON

4-bedroom detached house with integral single garage

Total Floor Area: 154 sq m (1660 sq.ft.)







GROUND FLOOR

 Kitchen:
 3701 x 3572
 [12'-2" x 11'-9"]

 Dining:
 3774 x 3572
 [12'-5" x 11'-9"]

 Family area:
 2457 x 1804
 [8-1" x 5'-11"]

 Lounge:
 3605 x 5171
 [11'-10" x 17'-0"]

FIRST FLOOR

Master bedroom: 3605 x 5732 [11'-10" x 18'-10"]

Bedroom 2: 3586 x 3072 [11'-9" x 10'-1"]

Bedroom 3: 2792 x 4167 [9'-2" x 13'-8"]

Bedroom 4: 2773 x 3400 [9'-1" x 11'-2"]

THE HEWSON

4-bedroom detached house with integral single garage

Total Floor Area: 145 sq m (1561 sq.ft.)









 Lounge:
 3380 x 4366
 [11'-1" x 14'-4"]

 Kitchen:
 2925 x 3296
 [9'-7" x 10'-10"]

 Dining:
 2593 x 4507
 [8'-6" x 14'-10"]

 Family area:
 3037 x 3296
 [10'-0" x 10'-10"]



FIRST FLOOR

 Master bedroom:
 4412 x 5634
 [14'-6" x 18'-6"]

 Bedroom 2:
 3367 x 3845
 [11'-1" x 12'-7"]

 Bedroom 3:
 3809 x 2800
 [12'-6" x 9'-2"]

 Bedroom 4:
 2929 x 4005
 [9'-7" x 13'-2"]

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THE ROBINSON

 $\hbox{4-bedroom detached house with with detached single or double garage} \\$

Total Floor Area: 143 sq m (1535 sq.ft.)





Bedroom 3 Landing Bedroom 4 Bedroom 2 Bedroom 2

GROUND FLOOR

 Lounge:
 3336 x 4200
 [10'-11" x 13'-9"]

 Kitchen/dining:
 4842 x 3957
 [15'-11" x 13'-0"]

 Study:
 2898 x 3438
 [9'-6" x 11'-3"]

 Family area:
 3600 x 3367
 [11'-10" x 11'-1"]

FIRST FLOOR

 Master bedroom:
 3904 x 4033
 [12'-10" x 13'-3"]

 Bedroom 2:
 3400 x 3983
 [11'-2" x 13'-1"]

 Bedroom 3:
 2756 x 4209
 [9'-1" x 13'-10"]

 Bedroom 4:
 2246 x 3584
 [7'-4" x 11'-9"]



4-bedroom detached house with detached single garage

Total Floor Area: 132 sq m (1425 sq.ft.)









GROUND FLOOR

 Lounge:
 3693×5012 $[12'-1" \times 16'-5"]$

 Kitchen:
 3200×3230 $[10'-6" \times 10'-7"]$

 Dining/family:
 6063×3300 $[19'-11" \times 10'-10"]$

FIRST FLOOR

 Master bedroom:
 3896 x 3605 [12'-10" x 11'-10"]

 Bedroom 2:
 3237 x 3605 [10-8"" x 11'-10"]

 Bedroom 3:
 3795 x 2837 [12-6"" x 9'-4"]

 Bedroom 4:
 3192 x 2837 [10'-6" x 9'-4"]

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THE SANDERSON

4-bedroom detached house with integral single garage

Total Floor Area: 131 sq m (1412 sq.ft.)





GROUND FLOOR

Lounge: 3605 x 4529 [11'-10" x 14'-10"]

Kitchen: 3268 x 3961 [10'-9" x 13'-0"]

Dining/family area: 4389 x 3050 [14'-5" x 10'-0"]



FIRST FLOOR

 Master bedroom:
 3610 x 4591
 [11'-10" x 15'-1"]

 Bedroom 2:
 2679 x 4264
 [8'-10" x 14'-0"]

 Bedroom 3:
 2812 x 4090
 [9'-3" x 13'-5"]

 Bedroom 4:
 2525 x 2990
 [8'-3" x 9'-10"]



4-bedroom detached house with integral single garage

Total Floor Area: 113 sq m (1217 sq.ft.)







GROUND FLOOR

Lounge: 3058×5310 $[10'-0" \times 17'-5"]$ Kitchen/dining: 5405×2875 $[17'-9" \times 9'-5"]$ Family: 2475×2875 $[8'-2" \times 9'-5"]$



FIRST FLOOR

 Master bedroom:
 2751 x 3907
 [9'-0" x 12'-10"]

 Bedroom 2:
 2612 x 3832
 [8'-7" x 12'-7"]

 Bedroom 3:
 2751 x 3660
 [9'-0" x 12'-0"]

 Bedroom 4:
 2684 x 3735
 [8'-10" x 12'-3"]

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THE BUTLER

3-bedroom detached house with integral single garage Total Floor Area: 98 sq m (1052 sq.ft.)







GROUND FLOOR

3067 x 4726 [10'-1" x 15'-6"] Lounge: 4055 x 3679 [13'-4" x 12'-1"] Kitchen/dining:

FIRST FLOOR

3067 x 5499 [10'-1" x 18'-1"] Master bedroom: 2958 x 3840 [9'-9" x 12'-7"] Bedroom 2: Bedroom 3: 2837 x 3277 [9'-4" x 10'-9"]

THE SPENCER

3-bedroom semi-detached house with driveway parking Total Floor Area: 89 sq m (960 sq.ft.)









3105 x 5480 [10'-2" x 18'-0"] Lounge: 2525 x 3774 [8'-3" x 12'-5"] Kitchen/dining: 2700 x 2762 [8'-10" x 9'-1"] Family area:

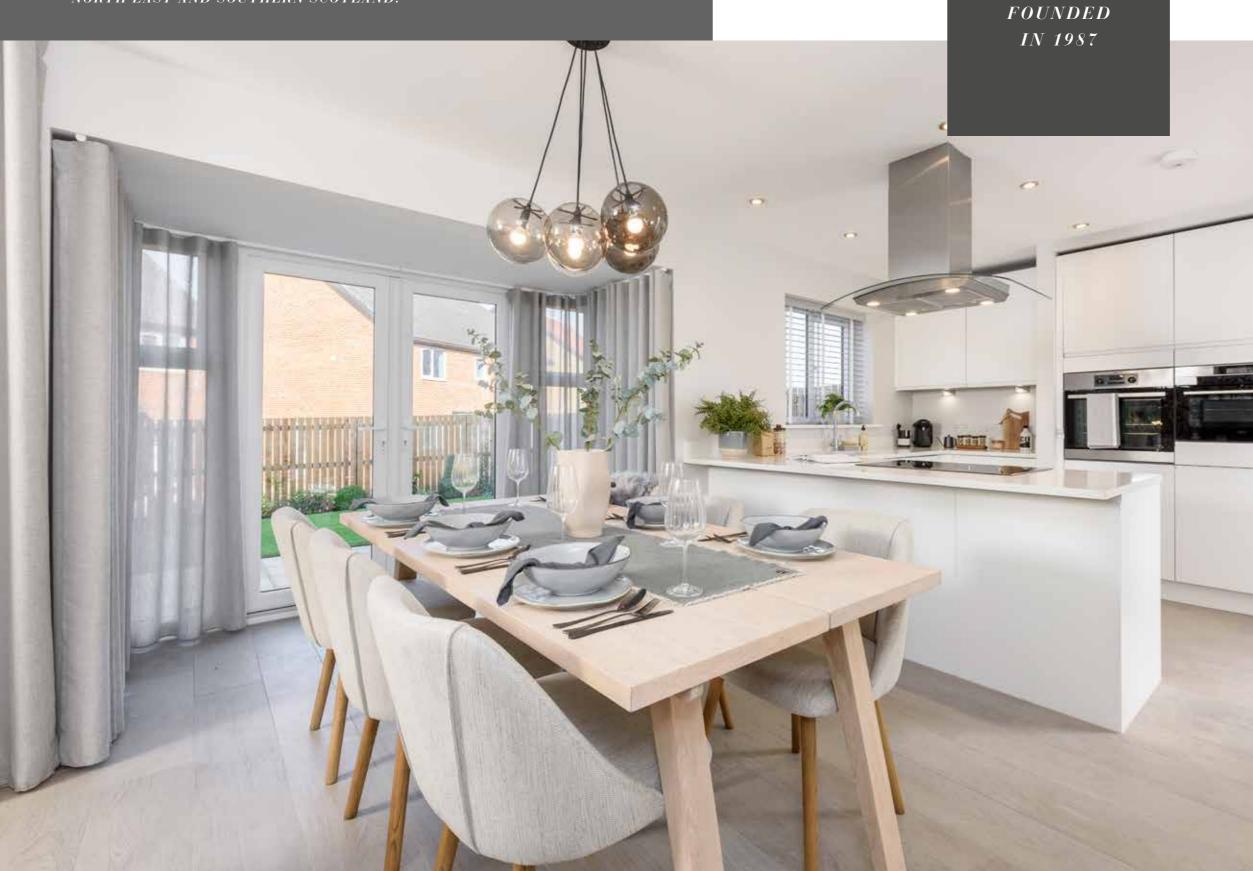


FIRST FLOOR

Master bedroom: 3105 x 3806 [10'-2" x 12'-6"] 2739 x 3248 [9'-0" x 10'-8"] Bedroom 2: Bedroom 3: 2398 x 2245 [7'-10" x 7'-4"]



STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST, NORTH EAST AND SOUTHERN SCOTLAND.



Our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and, of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right', and our exceptional quality and attention to detail runs through everything we do.



PRIDE IN WE DO.

33

WE ARE PASSIONATE ABOUT BUILDING HOMES THAT WE ARE PROUD TO PUT OUR NAME TO.

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use to help us make continuous improvements to our homes and our after-sales service.

TAKING CARE OF YOU

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new home.

GOING THE EXTRA MILE

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.

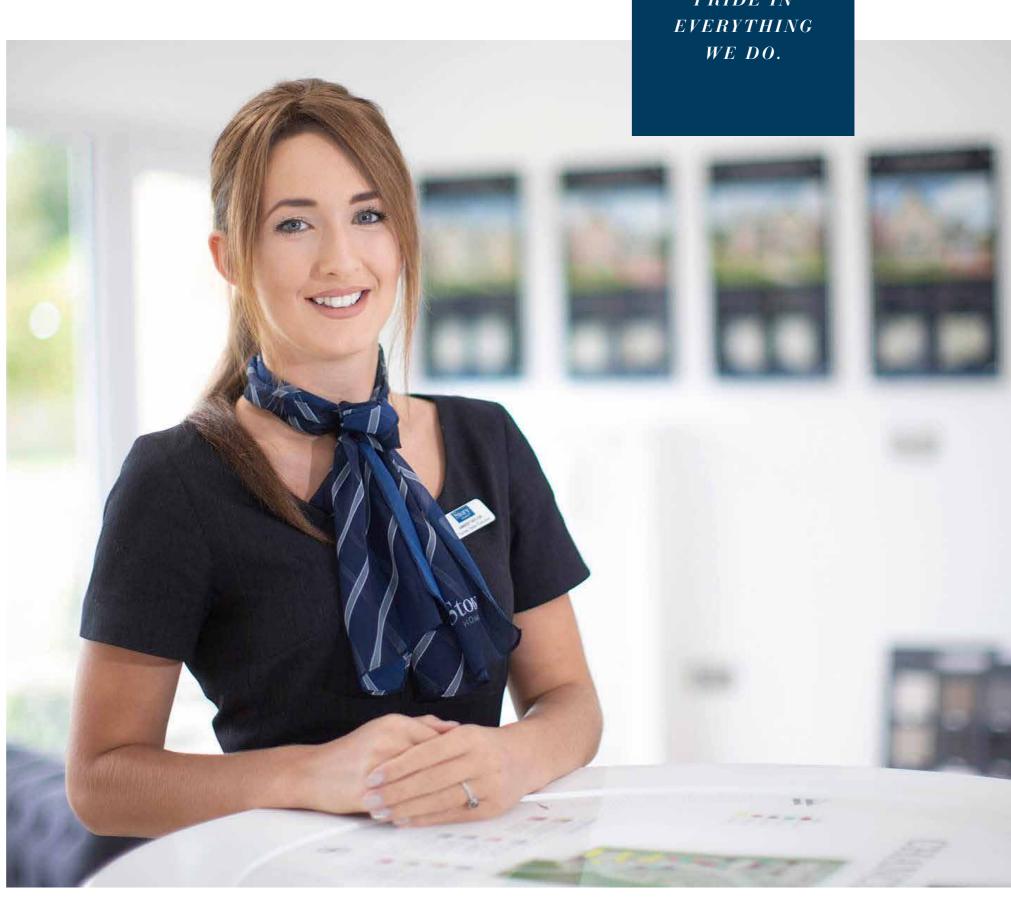
Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

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.consumercodeforhomebuilders.co.uk

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk







STAYING CLOSE BY, OR EXPLORING FURTHER. YOU CAN EASILY EXPERIENCE EVERYTHING THE AREA HAS TO OFFER.

| AMENITIES | Ķ |
|--------------------------|-----------|
| Morrisons | 1.0 miles |
| David Lloyd Leisure Club | 1.3 miles |
| Doxford Business Park | 1.3 miles |
| Sunderland City Centre | 4.6 miles |

| ATTRACTIONS | |
|---------------------------|-----------|
| Doxford Secret Garden | 0.7 miles |
| Silksworth Sports Complex | 2.6 miles |
| Herrington Country Park | 2.9 miles |
| Penshaw Monument | 4.7 miles |
| Seaburn Coastline | 7.2 miles |

| TRAVEL | ** |
|---------------|------------|
| Sunderland | 4.6 miles |
| Tyne Tunnel | 10.5 miles |
| Durham | 10.7 miles |
| South Shields | 12.5 miles |
| Newcastle | 15.2 miles |
| | |

| SCHOOLS | |
|--|-----------|
| Benedict Biscop Church of England Academy | 0.2 miles |
| Mill Hill Primary School | 0.7 miles |
| Sunderland University | 4.6 miles |

DIRECTIONS

Leave the A19 for the Sunderland A690 towards the Herrington Interchange. At the roundabout take the second exit onto the B1286, continue to follow this road until you reach the roundabout sign posted Moorside and take the 3rd exit. At the next roundabout take the first exit onto Weymouth road, continue to follow this road and The Birches is located on the right hand side.

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Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely. HG/0619

THE BIRCHES

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