



# Stephenson Mews

URLAY NOOK

Phase Two

# Stunning new homes in the ideal location.

Developed by Mandale Homes, the winner of multiple UK Property Awards, Stephenson Mews offers a stunning choice of 2, 3 & 4 bedroom homes. Each thoughtfully designed encapsulating style, practicality and an outstanding specification as standard.

Situated in Urlay Nook, this development enjoys a prime location. The countryside is just a short distance away, the transport links are excellent and the vibrant market town of Yarm is nearby.

Stephenson Mews is the perfect place for your next move.



# Built for comfort, styled for life...

LUXURY 2, 3 & 4 BEDROOM NEW HOMES AT STEPHENSON MEWS

Stephenson  
Mews  
URLAY NOOK



# Your search ends here.

## Stephenson Mews, Urlay Nook.

Urlay Nook offers a blend of traditional charm and a vibrant, modern community.

Surrounded by a thriving neighbourhood, you'll enjoy a great mix of local amenities, excellent transport links, and a diverse selection of quality shops, restaurants, bars, and cafés. It's a place where everyday convenience meets a lively, welcoming atmosphere.



## PERFECT FOR COMMUTERS

Superb rail connectivity with Allens West train station only a short walk away. By road you can be on the A66, A19 and A1(M) in minutes.



## PERFECT FOR CONVENIENCE

Located in a well-connected area, Stephenson Mews offers the perfect balance of everyday convenience and comfortable living, making it an ideal place to call home.



## PERFECT FOR TRAVEL

Go further in life with Teesside Airport on your doorstep.

# Be part of a sought-after location.








Stephenson Mews presents an exciting opportunity to own a stunning new home in Urlay Nook.

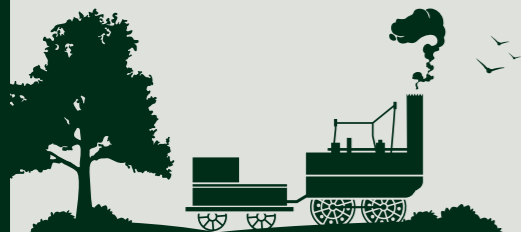
**Stephenson  
Mews**  
URLAY NOOK



# Find your perfect fit.

Each property is thoughtfully designed for modern living, offering a variety of contemporary layouts to suit your lifestyle. Located in a popular area, this is your chance to secure a quality home in a prime location.

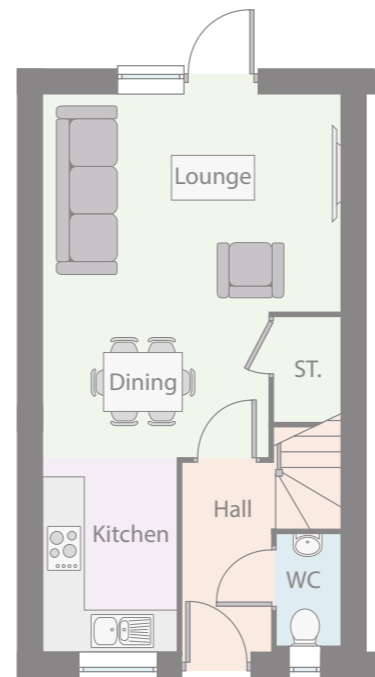
- |                                                                                     |                                                                                     |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |
| <b>The Acorn</b><br>TWO BEDROOM HOME                                                | <b>The Hickory</b><br>THREE BEDROOM HOME                                            | <b>The Willow</b><br>THREE BEDROOM HOME                                               |
|  |  |  |
| <b>The Aspen</b><br>THREE BEDROOM HOME                                              | <b>The Laurel</b><br>THREE BEDROOM HOME                                             | <b>The Maple</b><br>FOUR BEDROOM HOME                                                 |
|                                                                                     |  |  |
|                                                                                     | <b>The Beechnut</b><br>FOUR BEDROOM HOME                                            | <b>Affordable<br/>Homes</b>                                                           |





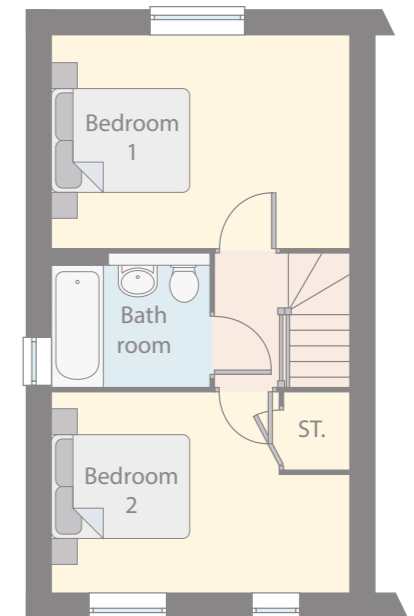
## The Acorn

A superb 2 bedroom home with an open-plan ground floor and patio door out to the rear garden.



### GROUND FLOOR

KITCHEN/DINING / LOUNGE	8000mm x 4275mm	26' 3" x 14' 0"
WC	900mm x 1600mm	2' 11" x 5' 3"



### FIRST FLOOR

BEDROOM 1	4275mm x 3000mm	14'0" x 9'10"
BEDROOM 2	4275mm x 2875mm (max)	14'0" x 9'5" (max)
BATHROOM	1700mm x 2225mm	5'7" x 7'4"



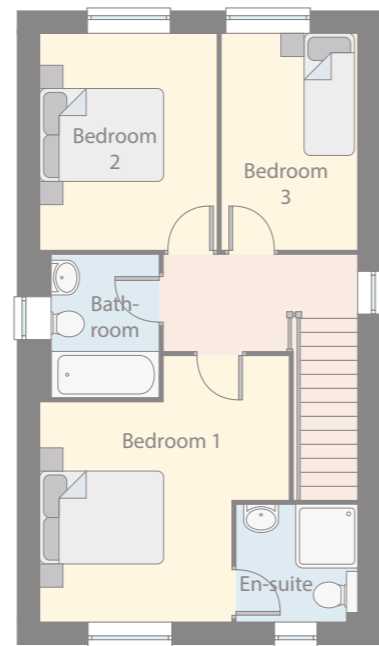
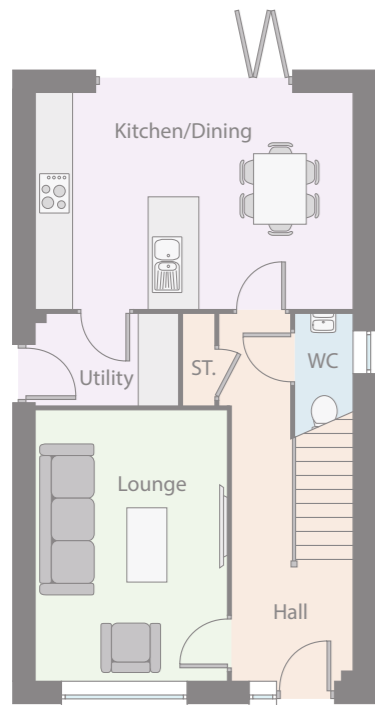
## The Hickory

A stunning 3 bedroom home with open-plan kitchen/dining area, bi-fold doors to the rear garden, utility room and a separate lounge.



## The Aspen

An elegant 3 bedroom detached home, featuring a bay window in the lounge, a utility room and a dressing area in the master bedroom.

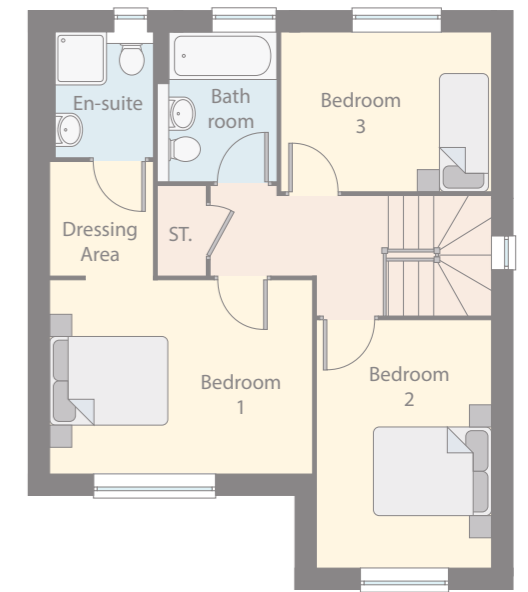
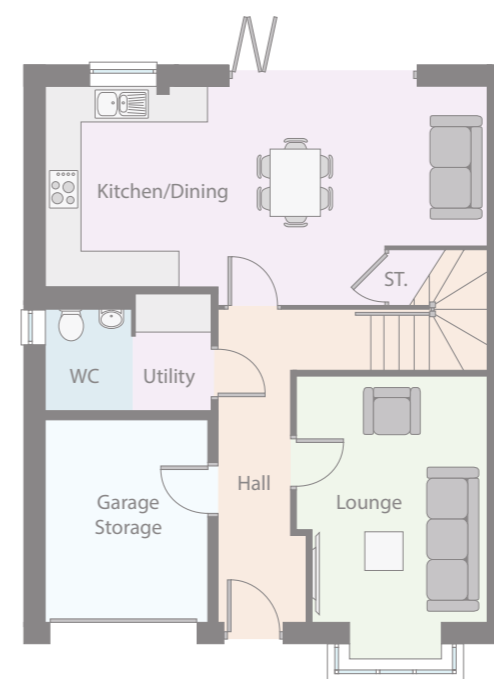


### GROUND FLOOR

KITCHEN/DINING	5125mm x 3450mm	16'10" x 11'4"
UTILITY	2200mm x 1450mm	7'3" x 4'9"
LOUNGE	4375mm x 3065mm	14'4" x 10'1"
WC	1825mm x 900mm	6'0" x 2'11"

### FIRST FLOOR

BEDROOM 1	3500mm x 4000mm	11'6" x 13'11"
EN-SUITE	1925mm x 1875mm	6'4" x 6'2"
BEDROOM 2	3475mm x 2850mm	11'5" x 9'4"
BEDROOM 3	3475mm x 2150mm	11'5" x 7'1"
BATHROOM	2300mm x 1700mm	7'7" x 5'7"



### GROUND FLOOR

KITCHEN/DINING	7450mm x 3900mm (max)	24' 5" x 12' 10" (max)
LOUNGE	4700mm x 3200mm (max)	15' 5" x 10' 6" (max)
UTILITY	1875mm x 1200mm	6' 2" x 3' 11"
WC	1640mm x 1445mm	5' 5" x 4' 9"
GARAGE/STORAGE	3430mm x 2750mm	11' 3" x 9' 0"

### FIRST FLOOR

BEDROOM 1	4400mm x 3250mm	14'5" x 10'8"
DRESSING AREA	1900mm x 1750mm	6'3" x 5'9"
EN-SUITE	2125mm x 1650mm	7' 0" x 5' 5"
BEDROOM 2	4150mm x 2950mm	13'7" x 9'8"
BEDROOM 3	3550mm x 2625mm	11'8" x 8'7"
BATHROOM	1950mm x 2500mm	6'5" x 8'2"



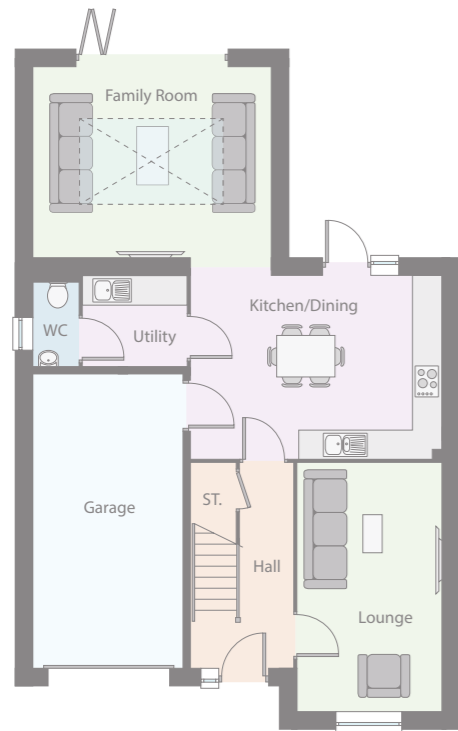
## The Maple

A spacious 4 bedroom detached home with two reception rooms, superb kitchen, utility room and an integral garage.



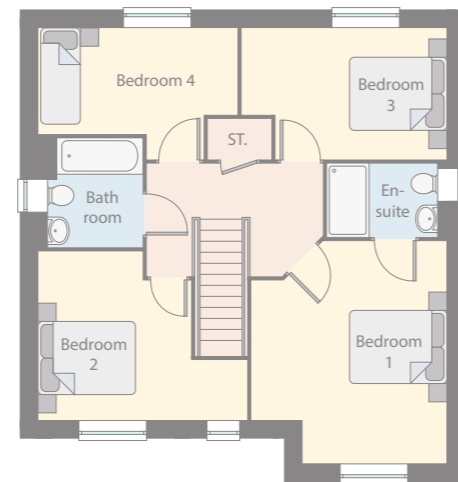
## The Beechnut

A beautiful 4 bedroom detached home with a spacious kitchen and dining area, utility, separate lounge with bay window and integral garage.



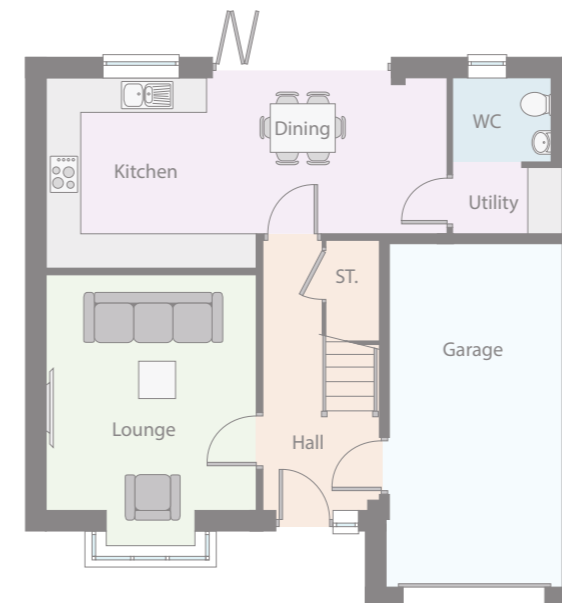
### GROUND FLOOR

KITCHEN/DINING	5125mm x 3725mm	16'10" x 12'3"
UTILITY	2125mm x 1825mm	7'0" x 6'0"
FAMILY ROOM	5100mm x 2975mm	16'9" x 9'9"
LOUNGE	4875mm x 3875mm	16'0" x 12'9"
WC	1825mm x 900mm	6'0" x 2'11"



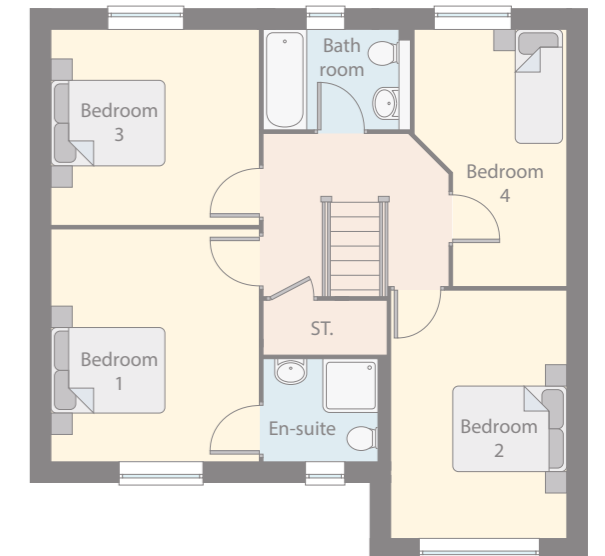
### FIRST FLOOR

BEDROOM 1	4550mm x 4000mm (max)	14'11" x 13'1" (max)
EN-SUITE	2450mm x 1500mm	8'0" x 4'11"
BEDROOM 2	3450mm x 3150mm (max)	11'4" x 10'4" (max)
BEDROOM 3	4175mm x 2675mm (max)	13'8" x 8'9" (max)
BEDROOM 4	4075mm x 2675mm (max)	13'4" x 8'9" (max)
BATHROOM	2200mm x 2125mm	7'3" x 7'0"



### GROUND FLOOR

KITCHEN/DINING	3300mm x 7000mm (max)	10' 10" x 23' 0" (max)
LOUNGE	4700mm x 3650mm	15' 5" x 12' 0"
UTILITY/WC	2725mm x 1875mm	8' 11" x 6' 2"



### FIRST FLOOR

BEDROOM 1	4050mm x 3600mm	13' 3" x 11' 10"
EN-SUITE	1950mm x 1750mm	6' 5" x 5' 9"
BEDROOM 2	4275mm x 3050mm	14' 0" x 10' 0"
BEDROOM 3	3600mm x 3400mm	11' 10" x 11' 2"
BEDROOM 4	4475mm x 2625mm	14' 8" x 8' 7"
BATHROOM	2550mm x 1725mm	8' 4" x 5' 8"

# Anything but standard.

At Mandale Homes, we pride ourselves on delivering a high standard specification.

We offer an extensive range of options - allowing you to personalise your home to suit your individual style.

The combination of premium materials and technology creates the perfect blend of style and functionality.

The photos shown here are taken from our show homes at Stephenson Mews.

Stephenson  
Mews  
URLAY NOOK



# Specification

## HALLWAY/STAIRS

- Chrome downlights
- Choice of flooring

## WC

- White sanitaryware with vanity unit & chrome mixer tap
- Choice of Camaro flooring
- Choice of tiled splashback
- Chrome downlights
- Chrome heated towel warmer

## KITCHEN/DINING AREA

- Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers
- Upgraded kitchen doors
- Upgraded worktops with 100mm upstands and matching splashback plus 1.5 undermount sink.
- Laminate worktops with 100mm upstands and composite sink
- Cutlery drawer
- Double oven
- Gas hob
- Induction hob
- Integrated dishwasher
- Stainless steel chimney hood
- Glass splashback
- Integrated fridge freezer
- Composite bowl and drainer
- Choice of chrome mixer tap

## KITCHEN/DINING AREA CONT.

- Chrome downlights
- Under unit lighting
- Choice of Camaro flooring
- 1 x USB socket

## LOUNGE

- Digital TV aerial
- Choice of flooring
- 1 x USB socket

## PRINCIPAL BATHROOM

- Shower bath with glass screen
- White sanitaryware & vanity unit with chrome mixer tap
- Chrome towel warmer (heated from the central heating)
- Chrome downlights
- Shaver socket
- Tiling to floor
- Half height tiling to all walls or full height tiling to two walls

## BEDROOM 1

- Digital TV aerial
- Choice of flooring
- Wardrobes
- 2 x USB socket

## ALL OTHER BEDROOMS

- Digital TV aerial
- Choice of flooring
- Wardrobes

## EN-SUITE

- Shower with glass doors
- White sanitaryware with vanity unit and chrome mixer tap
- Chrome towel warmer (heated from the central heating)
- Chrome downlights
- Shaver socket
- Tiling to floor
- Half height tiling to all walls or full height tiling to two walls

## INTERNAL

- Oak style doors
- Ceilings finished in white and walls finished with emulsion throughout
- Staircase - oak handrail and spindles, softwood painted newel posts
- Skirting and architrave
- Gas central heating
- Loft and exterior wall insulation
- Intruder alarm
- Smoke detectors
- White sockets and switches
- Chrome sockets and switches
- FOTP internet facility
- Personnel door to garage/garage store

## EXTERNAL

- Front courtesy light
- Rear courtesy light
- Outside tap to garden
- Weatherproof socket
- 1800mm close boarded fence between plots
- Front of house landscaped to meet planning requirements
- Double glazed windows
- Rotavated rear garden
- Garage door/garage store - electric roller
- Turf to rear
- Electric vehicle charging point
- Solar panels

## KEY

- The Acorn
- The Hickory
- The Aspen
- The Maple
- The Beechnut

Items indicated with a dot are included as standard. Some items may be available as upgrades, for more information speak to your Sales Advisor.

\*Choices from selected ranges, subject to build stage. Mandale Homes reserve the right to modify, alter or omit the specification at any time without notice.



Reserve your new home even if you have a house to sell.

# Assisted Move

Our Assisted Move Scheme is perfect for anyone looking to buy a home from us while needing to sell their current property. The scheme takes the stress, hassle and cost out of selling by letting us handle it for you.

**Secure your dream home:** You don't have to wait until your existing property is sold.

**No estate agents fees:** we cover the cost.

**Proven track record:** our scheme has a 100% success rate.



## HOW DOES THE SCHEME WORK?

If you're ready to purchase a home from us but still need to sell your current property, Our Assisted Move Scheme makes it easy for you.

### COME TO SEE US:

Talk to the Sales Negotiator on site about the plot you would like to reserve. They will discuss your current property and price expectations.

### PROPERTY VALUATION:

If agreeable we will instruct an estate agent to value your home. We aim to complete this within a week, so flexibility is important.

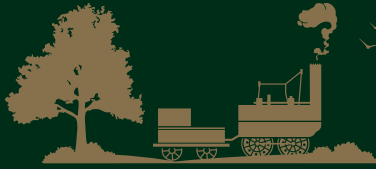
### REVIEW & RECOMMENDATIONS:

Once the valuation report is back we'll contact you to discuss:

- The agents' recommended marketing price.
- Any other factors relevant to selling your property.

### RESERVATION:

If everything is agreed and the marketing price is confirmed, you can pay your reservation fee for your chosen Mandale home. We will then remove the property from the market for an agreed period of time.



# Stephenson Mews

URLAY NOOK, EAGLESCLIFFE, TS16 0TA

To find out more:

Call: **07921 438913** or **01642 605514**

Email: **stephensonmews@mandale.com**



**Mandale Homes**   
TOGETHER WE BUILD A HOME

**HBF** Home Builders Federation

\*Please note that every care has been taken to ensure the accuracy of the information contained in this brochure at time of printing. In accordance with the Property Misdescriptions Act 1991 the information provided is for guidance only. Our policy of constant improvement could result in changes to dimensions, site layout, floor plans, elevations and specifications. CGI's and photographs are for illustration purposes only. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your Sales Advisor.

[mandalehomes.com](http://mandalehomes.com)