



# Stephenson Mews

URLAY NOOK



# Stunning new homes in the perfect 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...

Stephenson  
Mews

URLAY NOOK



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



# 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

URLAY NOOK



Stephenson Mews presents an exciting opportunity to own one of 87 brand new homes, with 14 available for reservation in the first phase.





# 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.



**The Hickory**  
THREE BEDROOM HOME



**The Willow**  
THREE BEDROOM HOME



**The Laurel**  
THREE BEDROOM HOME



**The Maple**  
FOUR BEDROOM HOME



**Affordable  
Homes**







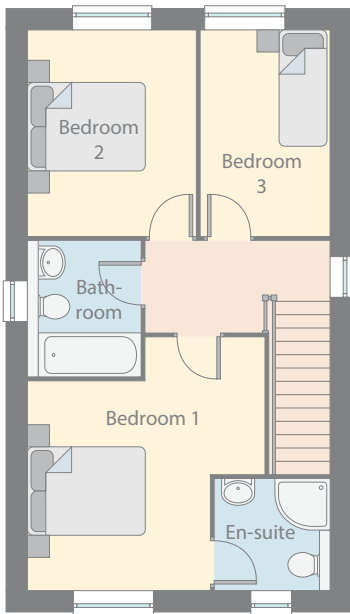
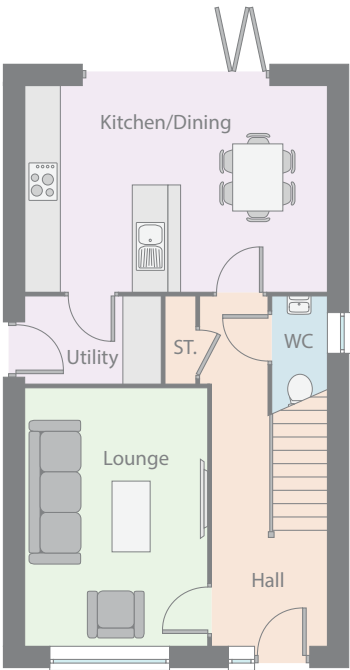
# The Hickory

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



# The Willow

A beautiful 3 bedroom home with an open-plan ground floor featuring bi-fold doors to the rear garden and an integral garage.

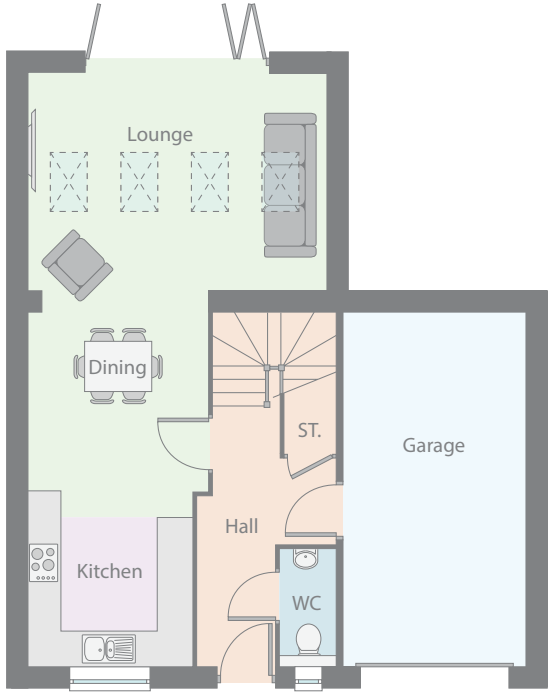


## GROUND FLOOR

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"

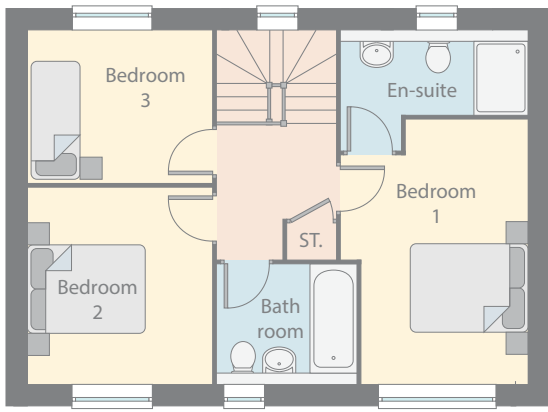
## FIRST FLOOR

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	6025mm x 3075mm	19'9" x 10'1"
LOUNGE	5100mm x 3675mm	16'9" x 12'1"
WC	1800mm x 900mm	5'11" x 2'11"



## FIRST FLOOR

BEDROOM 1	4425mm x 2800mm	14'6" x 9'2"
EN-SUITE	3150mm x 1475mm	10'4" x 4'10"
BEDROOM 2	3125mm x 3325mm	10'3" x 10'11"
BEDROOM 3	3125mm x 2575mm	10'3" x 8'5"
BATHROOM	2350mm x 1828mm	7'9" x 6'0"





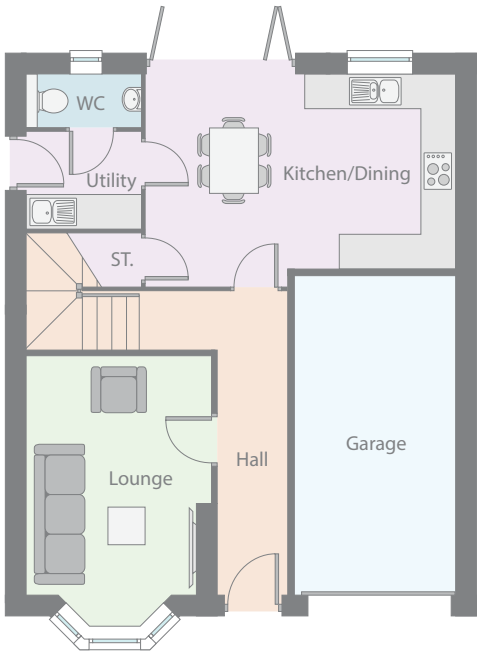
# The Laurel

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



# The Maple

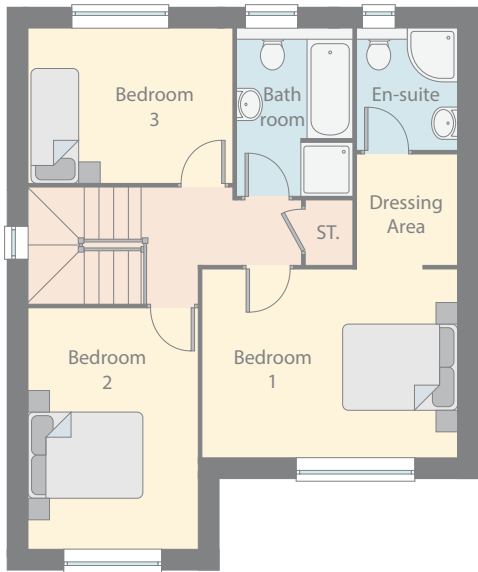
A spacious 4 bedroom detached home with 2 reception rooms, superb kitchen, utility room and an integral garage.



## GROUND FLOOR

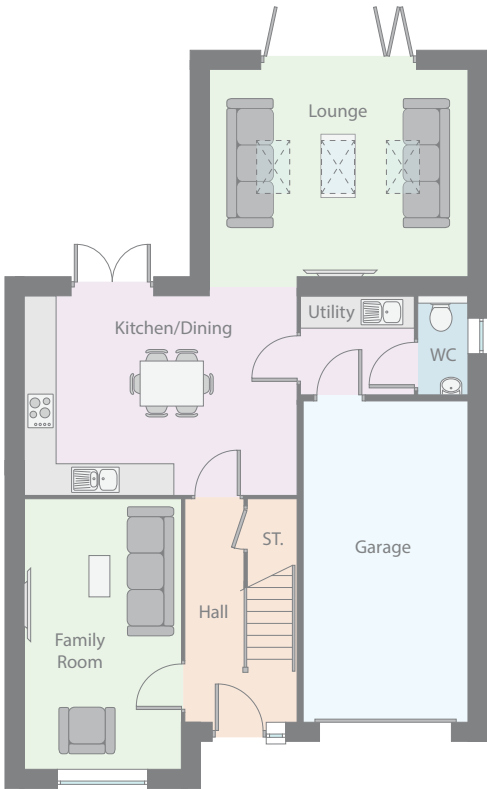
KITCHEN/DINING	3350mm x 5375mm (max)	11'0" x 17'8" (max)
UTILITY	1675mm x 1975mm	5'6" x 6'6"
LOUNGE	3200mm x 4125mm*	10'6" x 13'6"*
WC	1975mm x 900mm	6'6" x 2'11"

\*Excluding bay window



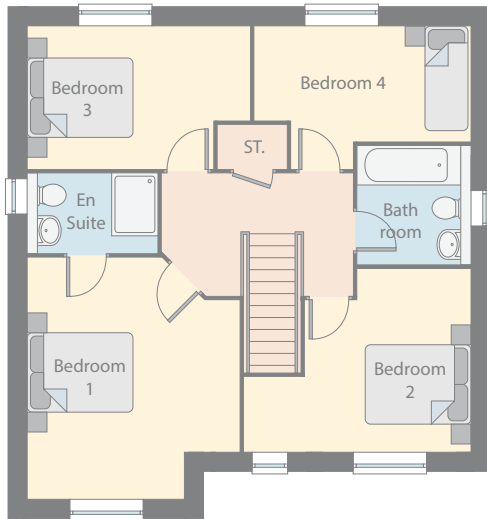
## FIRST FLOOR

BEDROOM 1	4400mm x 3250mm	14'5" x 10'8"
DRESSING AREA	1900mm x 1725mm	6'3" x 5'8"
EN-SUITE	2100mm x 1725mm	6'11" x 5'8"
BEDROOM 2	4150mm x 2975mm	13'7" x 9'9"
BEDROOM 3	3550mm x 2675mm	11'8" x 8'9"
BATHROOM	1975mm x 2900mm	6'6" x 9'6"



## GROUND FLOOR

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



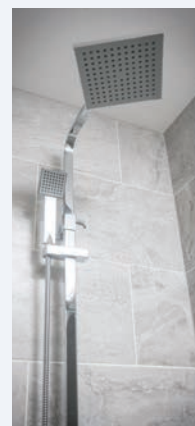
# Anything but standard.

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.

Stephenson  
Mews  
URLAY NOOK





# Specification

## HALLWAY/STAIRS

Chrome downlights	<div><div></div><div></div><div></div><div></div></div>
Choice of flooring	

## WC

White sanitaryware with vanity unit & chrome mixer tap	<div><div></div><div></div><div></div><div></div></div>
Choice of standard Camaro flooring	<div><div></div><div></div><div></div><div></div></div>
Choice of tiled splashback	<div><div></div><div></div><div></div><div></div></div>
Chrome downlights	<div><div></div><div></div><div></div><div></div></div>
Chrome heated towel warmer	<div><div></div><div></div><div></div><div></div></div>

## KITCHEN/DINING AREA

Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers	<div><div></div><div></div><div></div><div></div></div>
Upgraded kitchen doors	
Upgraded granite/quartz/conglomerate worktops with 100mm upstands	
Cutlery drawer	<div><div></div><div></div><div></div><div></div></div>
Double oven	<div><div></div><div></div><div></div><div></div></div>
Gas hob	<div><div></div><div></div><div></div><div></div></div>
Induction hob	
Integrated dishwasher	<div><div></div><div></div><div></div><div></div></div>
Stainless steel chimney hood	<div><div></div><div></div><div></div><div></div></div>
Glass splashback	<div><div></div><div></div><div></div><div></div></div>
Integrated fridge freezer	<div><div></div><div></div><div></div><div></div></div>
Composite bowl and drainer	<div><div></div><div></div><div></div><div></div></div>
Choice of chrome mixer tap	<div><div></div><div></div><div></div><div></div></div>

## KITCHEN/DINING AREA CONT.

Chrome downlights	<div><div></div><div></div><div></div><div></div></div>
Under unit lighting	<div><div></div><div></div><div></div><div></div></div>
Choice of standard Camaro flooring	<div><div></div><div></div><div></div><div></div></div>
Digital TV aerial	<div><div></div><div></div><div></div><div></div></div>

## LOUNGE

Digital TV aerial	<div><div></div><div></div><div></div><div></div></div>
Choice of flooring	

## PRINCIPAL BATHROOM

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

## BEDROOM 1

Digital TV aerial	<div><div></div><div></div><div></div><div></div></div>
Choice of flooring	
Wardrobes	

## ALL OTHER BEDROOMS

Digital TV aerial	<div><div></div><div></div><div></div><div></div></div>
Choice of flooring	
Wardrobes	

## EN-SUITE

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

## INTERNAL

Oak style doors	<div><div></div><div></div><div></div><div></div></div>
Ceilings finished in white and walls finished with turtle dove throughout	<div><div></div><div></div><div></div><div></div></div>
Staircase - oak handrail and spindles, softwood painted newel posts	<div><div></div><div></div><div></div><div></div></div>
Skirting and architrave	<div><div></div><div></div><div></div><div></div></div>
Gas central heating	<div><div></div><div></div><div></div><div></div></div>
Loft and exterior wall insulation	<div><div></div><div></div><div></div><div></div></div>
Intruder alarm	<div><div></div><div></div><div></div><div></div></div>
Smoke detectors	<div><div></div><div></div><div></div><div></div></div>
White sockets and switches	<div><div></div><div></div><div></div><div></div></div>
Chrome sockets and switches	
FTTP internet facility	<div><div></div><div></div><div></div><div></div></div>

## EXTERNAL

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

## KEY

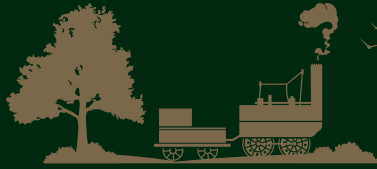
<div><div></div></div> The Hickory	<div><div></div></div> The Laurel
<div><div></div></div> The Willow	<div><div></div></div> The Maple

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.







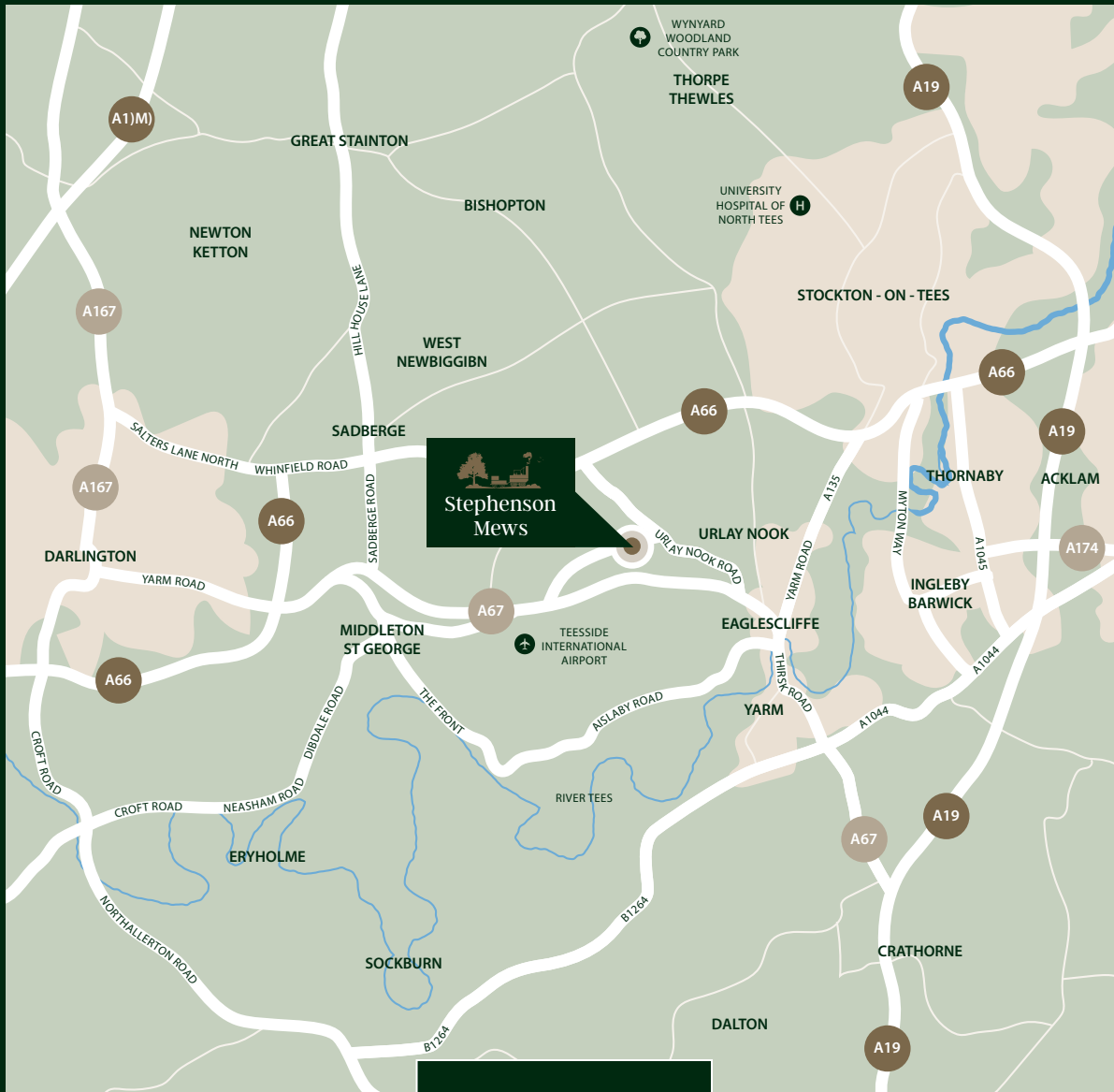
# Stephenson Mews

URLAY NOOK, EAGLESCLIFFE, TS16 0TA

To find out more:

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

Email: **stephensonmews@mandale.com**



THE  
YORKSHIRE PROPERTY  
AGENCY

**Mandale Homes**   
TOGETHER WE BUILD A HOME



\*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)