



Ember Park

Middlesbrough

2, 3 and 4
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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Why Middlesbrough?

Here's why...

To be at the heart of one of Teesside's most exciting developments, in easy reach of both the urban attractions of Middlesbrough and the beautiful North-East coastline. To have major supermarkets within a short walk, and live within 15 minutes' drive of the spectacular North York Moors National Park. And, in addition to good rail and road links, Ember Park is conveniently close to schools, health care and a wide choice of leisure amenities.



Here's why...

Ember Park is an attractive selection of detached, semi-detached and terraced two, three and four bedroom homes designed to enhance the growing community of Portside Village. Building on the area's unique sense of place near the River Tees with sustainable, energy-efficient homes, featuring double glazing and high performance insulation throughout and accessed by well thought-out pedestrian and cycle paths, it brings a peaceful new neighbourhood where families can grow and prosper in a contemporary setting.

Why Ember Park?








Ember Park
St Modwen Homes

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



Your Development...

Explore our Ember Park development and check out what we have to offer.

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2, 3 and 4
bedroom homes



The Newson

790 sq. ft.

2 Bedrooms
2 Bathrooms
Semi-Detached/
Terrace

Key Features

- Open plan kitchen/dining room
- Living room with french doors to garden
- Cloakroom
- Main bedroom with en-suite
- Built in cupboard to second bedroom
- Gallery landing
- Full gas fired central heating

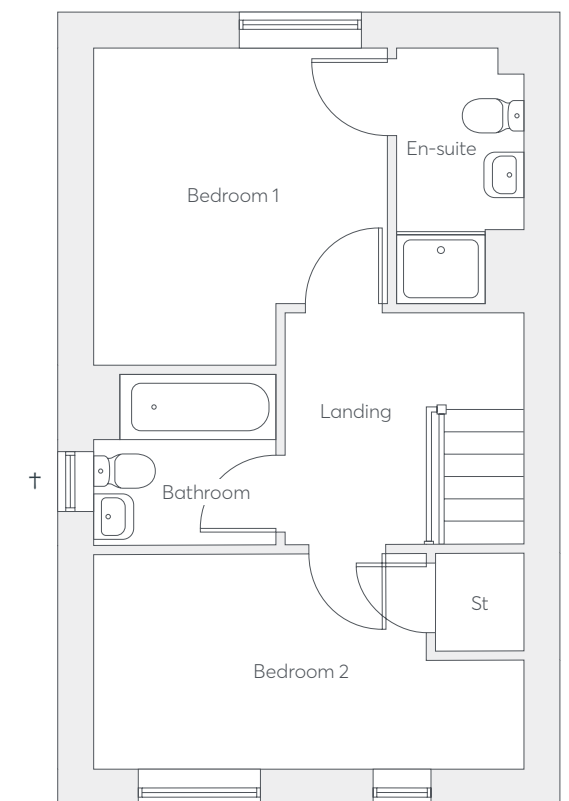
First Floor

Bedroom 1
3.21m x 2.79m
10'6" x 9'2"

En-Suite
1.39m x 2.79m
4'7" x 9'2"

Bedroom 2
4.69m x 2.35m
15'4" x 7'9"

Bathroom
1.99m x 1.85m
6'6" x 6'1"



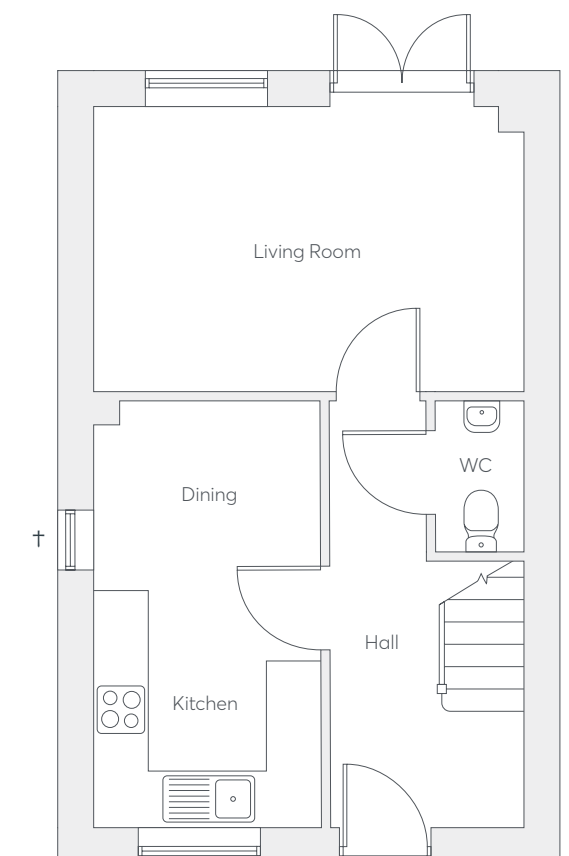
Ground Floor

Living Room
4.69m x 3.11m
15'4" x 10'2"

Kitchen
2.49m x 2.58m
8'2" x 8'5"

Dining
2.49m x 2.06m
8'2" x 6'9"

WC
0.97m x 1.65m
3'2" x 5'5"





The Medley

838 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached/
Terrace

Key Features

- Open plan kitchen/dining room
- Dining room with french doors to garden
- Cloakroom
- Main bedroom with en-suite and built in storage
- Gallery landing
- Full gas fired central heating

First Floor

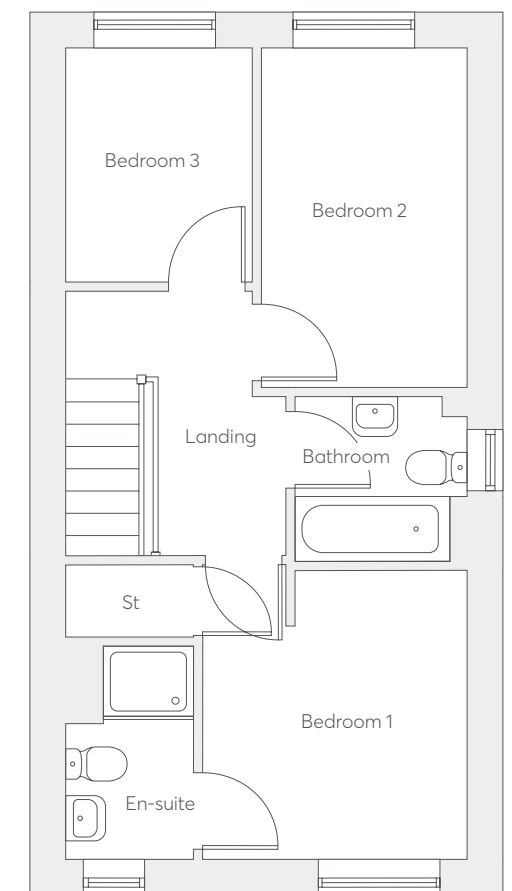
Bedroom 1
2.90m x 3.15m
9'6" x 10'4"

En-Suite
1.41m x 2.33m
4'7" x 7'8"

Bedroom 2
2.26m x 3.71m
7'5" x 12'2"

Bedroom 3
2.05m x 2.57m
6'9" x 8'5"

Bathroom
1.89m x 1.80m
6'3" x 5'11"



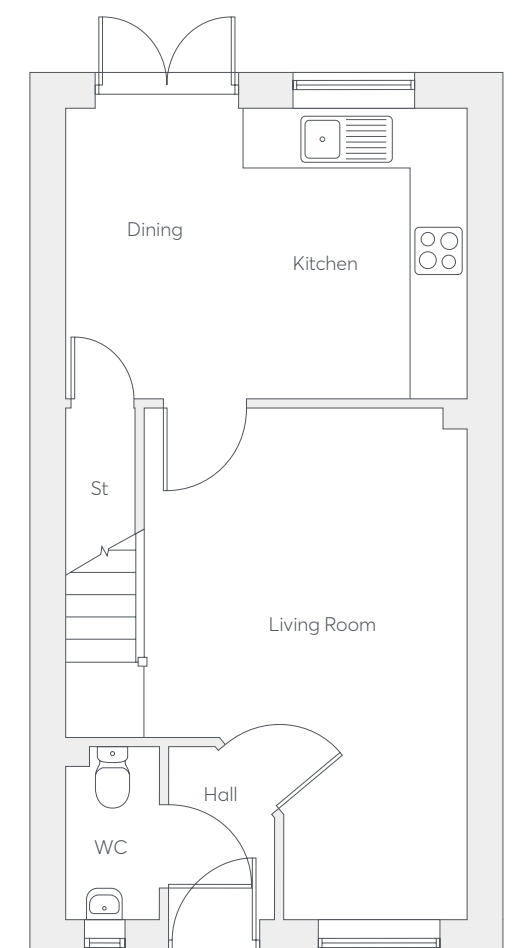
Ground Floor

Living Room
4.40m x 5.58m
14'5" x 18'4"

Kitchen
2.49m x 3.18m
8'2" x 10'5"

Dining
1.91m x 3.18m
6'3" x 10'5"

WC
1.04m x 1.89m
3'5" x 6'3"





The Wintley

930 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached/
End Terrace

Key Features

- Dual aspect living room
- Dual aspect kitchen/dining room with french doors to garden
- Utility cupboard
- Cloakroom
- Main bedroom with en-suite
- Dual aspect third bedroom
- Full gas central heating
- Double glazing and high-performance insulation throughout

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

First Floor

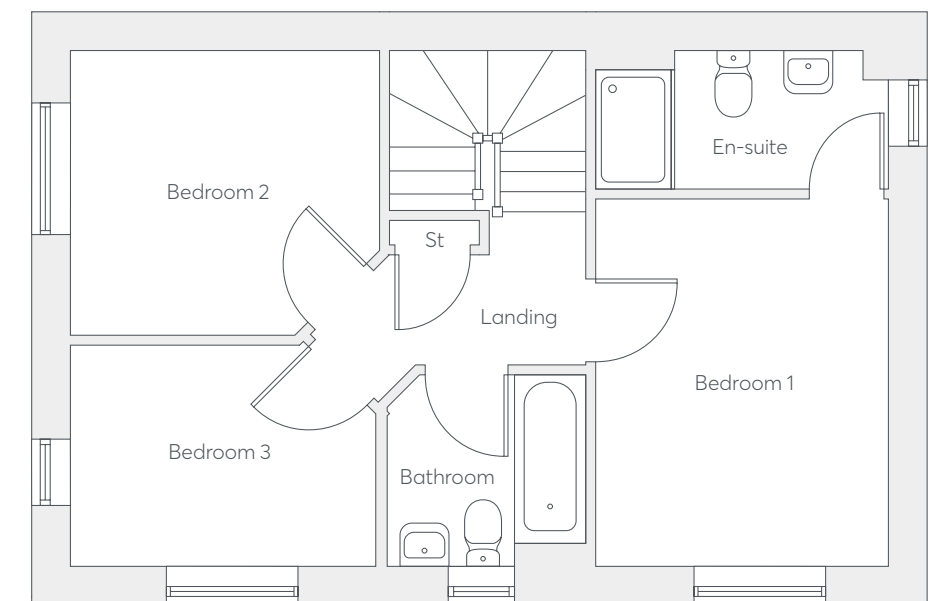
Bedroom 1
3.74m x 2.98m
12'3" x 9'9"

En-Suite
1.39m x 2.98m
4'7" x 9'9"

Bedroom 2
2.87m x 3.14m
9'5" x 10'4"

Bedroom 3
2.26m x 3.11m
7'5" x 10'2"

Bathroom
1.95m x 2.00m
6'5" x 6'7"



Ground Floor

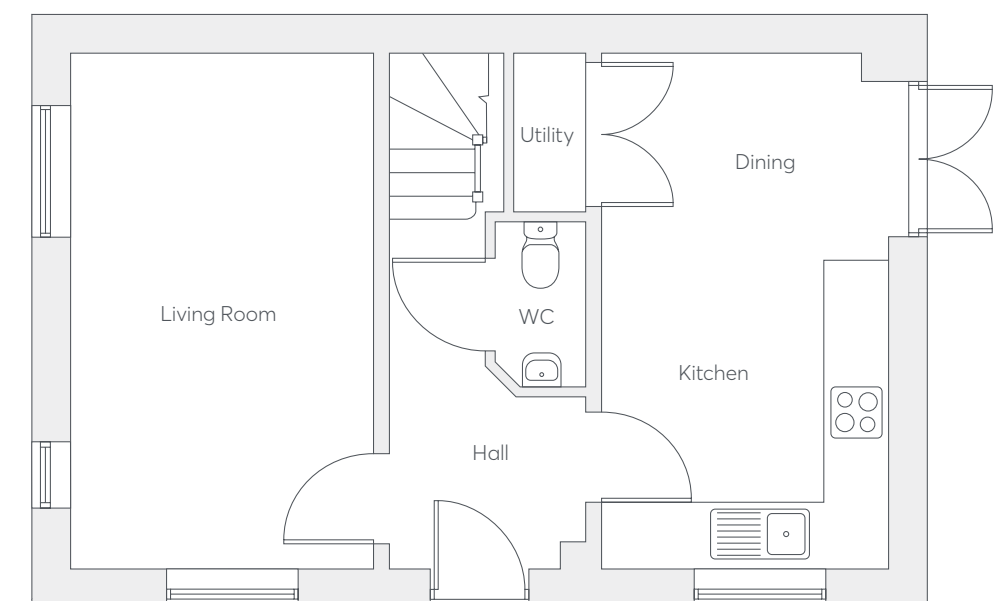
Living Room
5.21m x 3.08m
17'1" x 10'1"

Kitchen
3.10m x 2.92m
10'2" x 9'7"

Dining
2.11m x 2.92m
6'11" x 9'7"

Utility
1.60m x 0.74m
5'3" x 2'5"

WC
1.68m x 0.95m
5'6" x 3'1"





The Turnley

957 sq. ft.
 3 Bedrooms
 2 Bathrooms
 Semi-Detached

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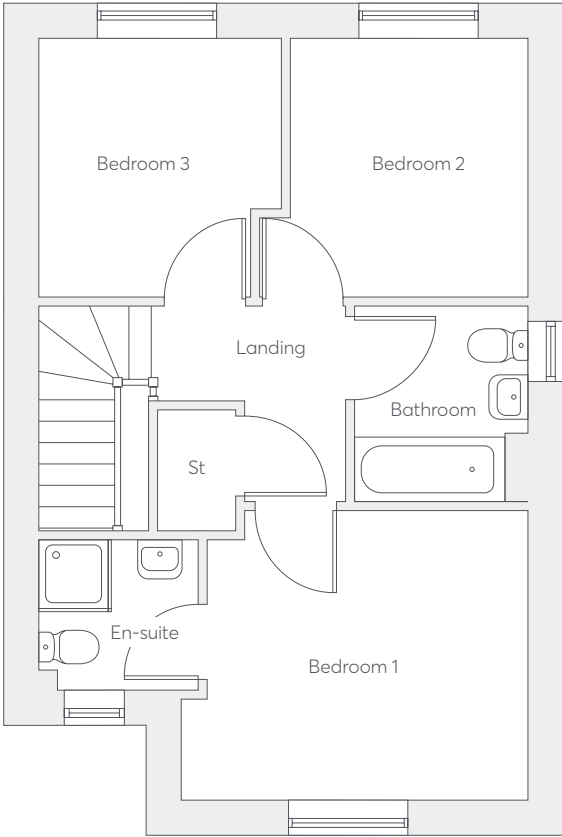
Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room with side door
- Downstairs WC
- Main bedroom with en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ample storage

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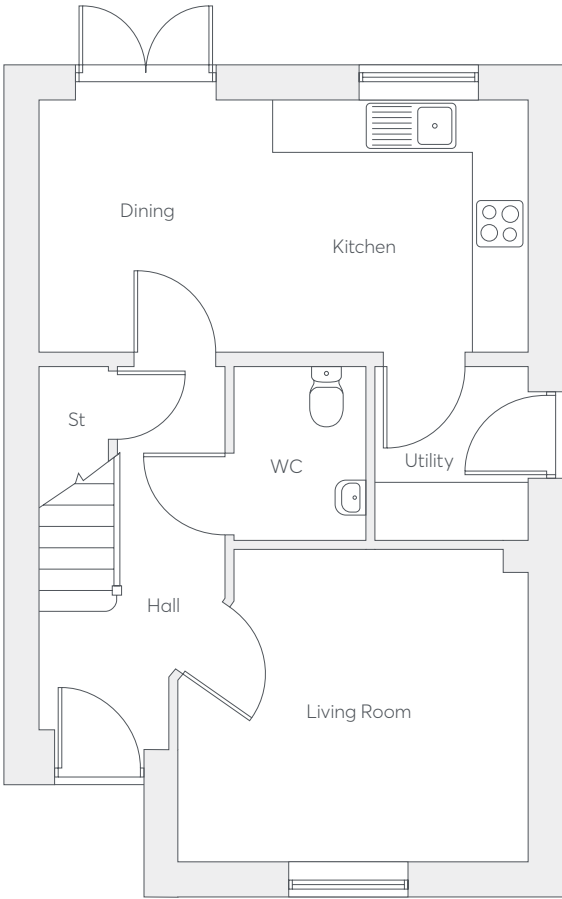
First Floor

- Bedroom 1**
 3.90m x 3.25m
 12'9" x 10'8"
- En-Suite**
 1.69m x 1.78m
 5'6" x 5'10"
- Bedroom 2**
 2.65m x 2.90m
 8'8" x 9'6"
- Bedroom 3**
 2.71m x 2.90m
 8'11" x 9'6"
- Bathroom**
 1.93m x 2.18m
 6'4" x 7'2"



Ground Floor

- Living Room**
 3.90m x 3.50m
 12'9" x 11'6"
- Kitchen**
 3.05m x 2.84m
 10'0" x 9'4"
- Dining**
 2.40m x 2.84m
 7'10" x 9'4"
- Utility**
 1.68m x 1.93m
 5'6" x 6'4"
- WC**
 1.49m x 1.93m
 4'11" x 6'4"



Find this home on the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design



The Embley

1036 sq. ft.
3 Bedrooms
2 Bathrooms
Detached

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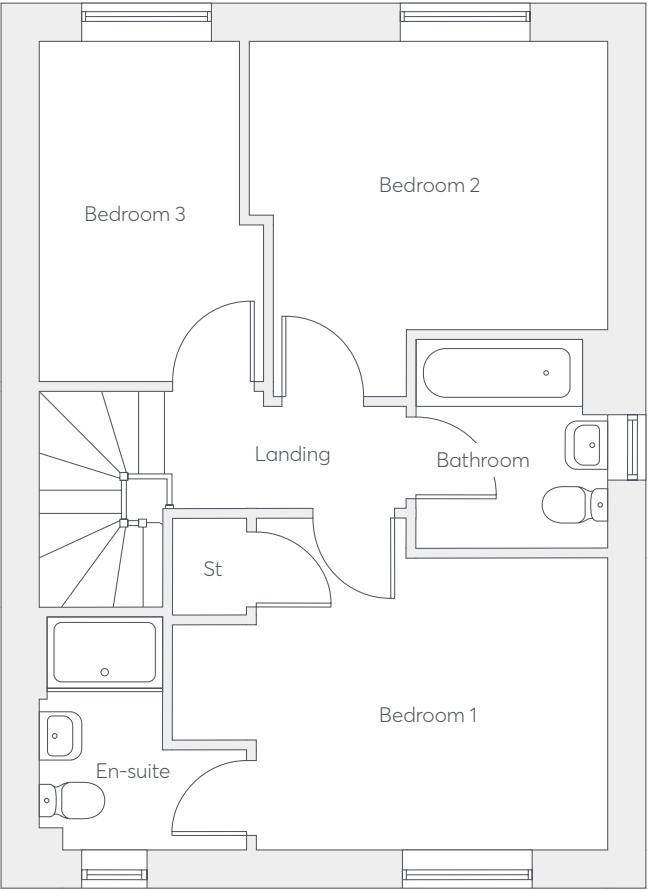
Key Features

- Open plan, L-shaped living space with dual aspect windows
- French doors to dining area
- Cloakroom
- Main bedroom with en-suite
- Built-in cupboard to main bedroom
- Fully fitted family bathroom
- Full gas central heating

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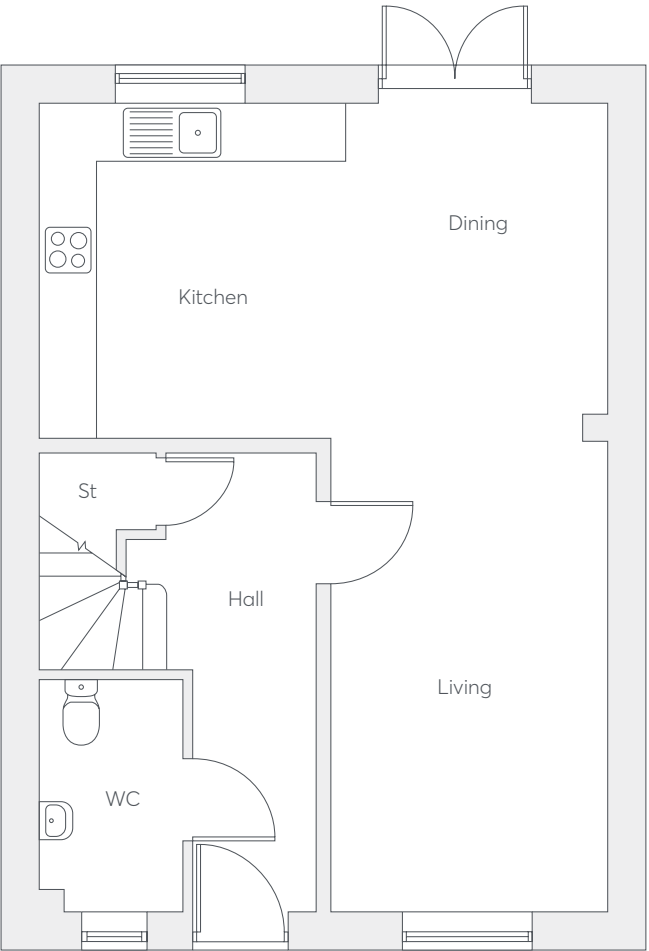
First Floor

- Bedroom 1**
3.58m x 3.41m
11'9" x 11'2"
- En-Suite**
2.14m x 2.39m
7'0" x 7'10"
- Bedroom 2**
3.42m x 3.65m
11'2" x 12'0"
- Bedroom 3**
2.31m x 3.50m
7'7" x 11'6"
- Bathroom**
1.96m x 2.15m
6'5" x 7'1"



Ground Floor

- Living**
2.83m x 4.85m
9'3" x 15'11"
- Kitchen**
2.76m x 3.43m
9'1" x 11'3"
- Dining**
3.05m x 3.43m
10'0" x 11'3"
- WC**
1.49m x 2.39m
4'11" x 7'10"



Find this home on the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design

† Window not applicable to all plots



The Hillgate

1149 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan kitchen/dining room with french doors
- Separate utility
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom with separate shower
- Built-in cupboards to landing, kitchen and second bedroom
- Full gas central heating

First Floor

Bedroom 1
3.31m x 4.36m
10'10" x 14'4"

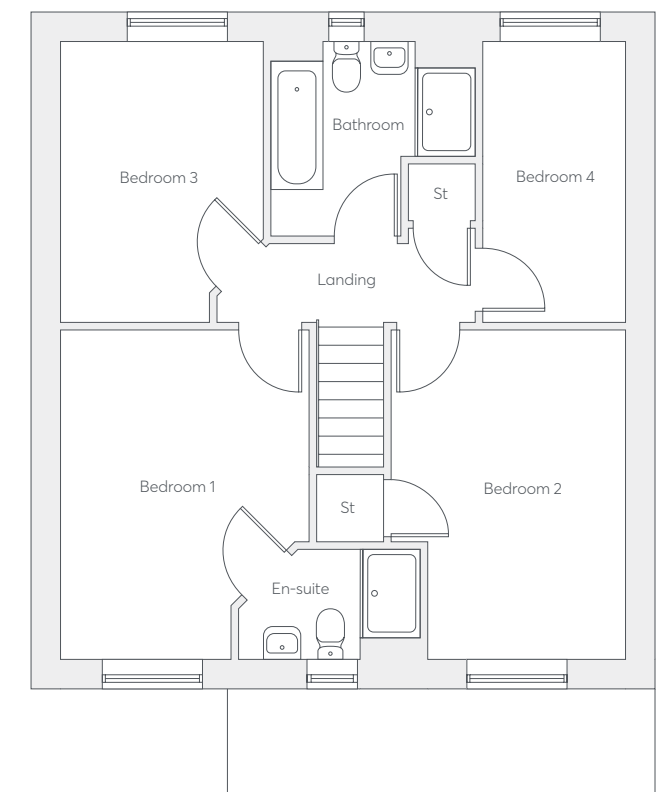
En-Suite
2.42m x 1.46m
7'11" x 4'10"

Bedroom 2
3.11m x 4.36m
10'2" x 14'4"

Bedroom 3
2.70m x 3.73m
8'10" x 12'3"

Bedroom 4
1.90m x 3.73m
6'3" x 12'3"

Bathroom
2.72m x 2.59m
8'11" x 8'6"



Ground Floor

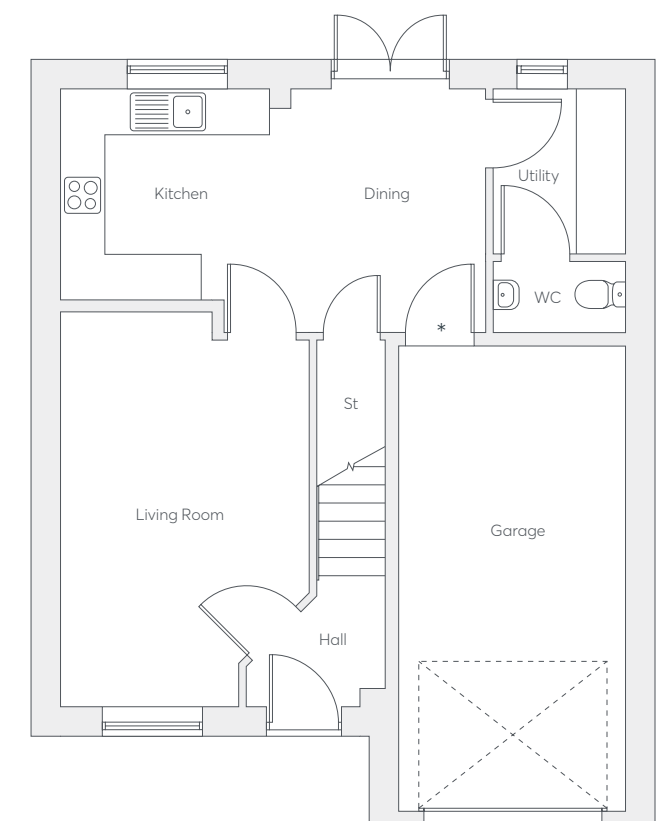
Living Room
3.31m x 5.23m
10'10" x 17'2"

Kitchen
3.04m x 2.79m
10'0" x 9'2"

Dining
2.61m x 3.22m
8'7" x 10'7"

Utility
1.76m x 2.18m
5'9" x 7'2"

WC
1.76m x 0.95m
5'9" x 3'1"



* option



The Cangate

1331 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

- Key Features**

 - Open plan kitchen/dining room with french doors to garden
 - Utility room
 - Downstairs WC
 - Study area
 - Family bathroom with separate shower
 - Main bedroom with en-suite
 - Integral garage
 - Double glazing and high-performance insulation throughout

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First Floor

Bedroom 1
3.12m x 4.56m
10'3" x 14'11"

En-Suite
1.98m x 2.76m
6'6" x 9'1"

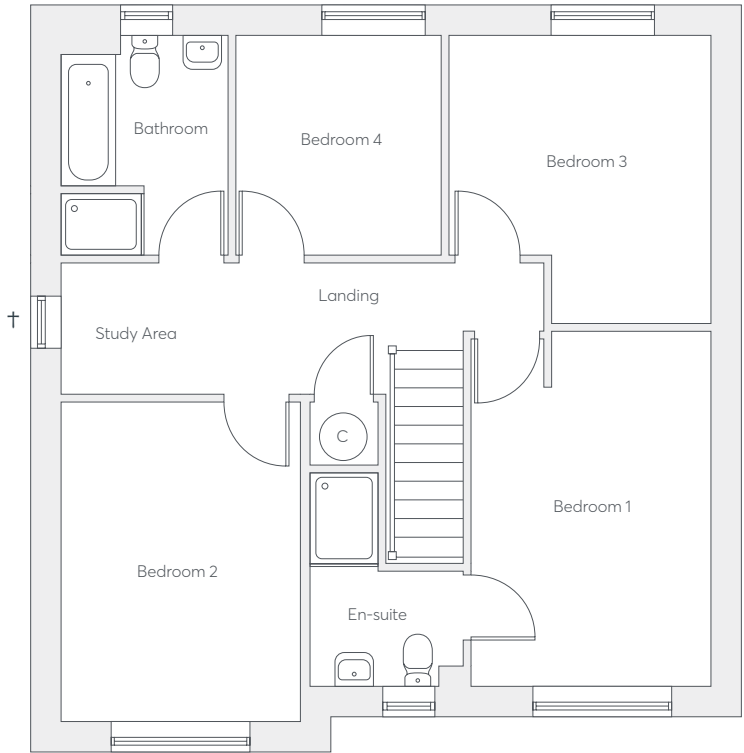
Bedroom 2
3.11m x 4.11m
10'2" x 13'6"

Bedroom 3
3.40m x 3.74m
11'2" x 12'3"

Bedroom 4
2.64m x 2.86m
8'8" x 9'5"

Study Area
2.23m x 1.69m
7'4" x 5'6"

Bathroom
2.18m x 2.86m
7'2" x 9'5"



Ground Floor

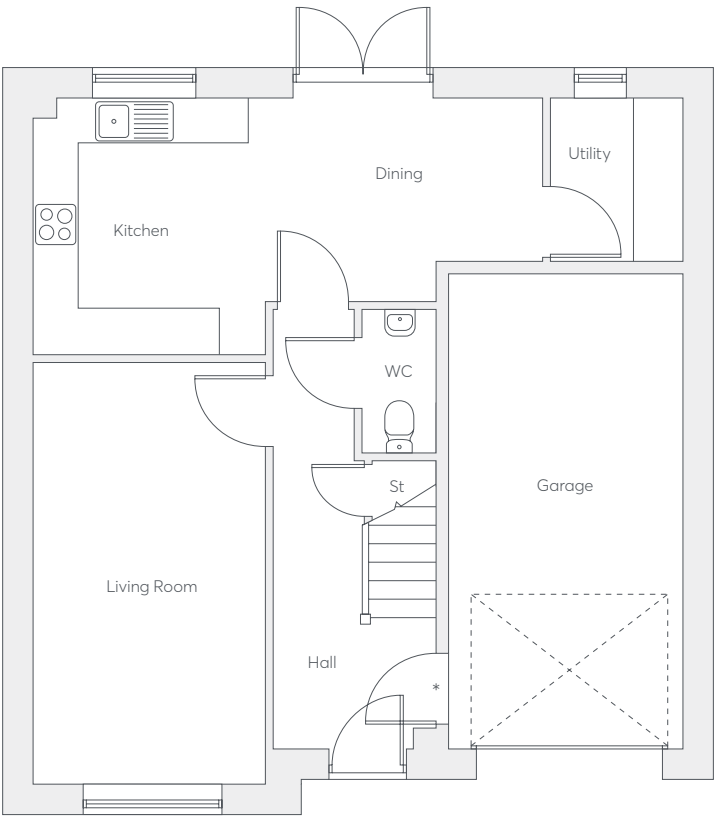
Living Room
3.00m x 5.42m
9'10" x 17'9"

Kitchen
3.11m x 3.34m
10'2" x 10'11"

Dining
3.43m x 2.14m
11'3" x 7'0"

Utility
1.75m x 2.14m
5'9" x 7'0"

WC
0.92m x 1.84m
3'0" x 6'0"



* option

Find this home on the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design

† Window not applicable to all plots

Specification

Kitchen/Laundry
Contemporary style fitted kitchen with selection of colour choices
Worktop with upstand to wall
Composite single bowl sink and monobloc mixer tap
Integrated cooker hood and stainless steel splashback to hob
4-Zone Induction Hob
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher (please note: some housetypes can only accommodate a slimline dishwasher)
3 spot LED track light to ceiling

Bathroom/En-Suite/WC
Roca contemporary style white sanitaryware with VADO monobloc tap
VADO Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical
TV socket to lounge
BT socket (housetypes vary – please see drawings for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket to kitchen
Power and lighting to integral garages
Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)
Battery operated carbon monoxide detectors (locations vary)
Mains wired (with battery back-up) smoke detectors
EV Chargers installed as standard

Heating
Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

Exterior
Double glazed PVCu windows
Double glazed PVCu french casement doors to patio (where layout permits)
PVCu fascias, soffits and rainwater goods
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted

Decorative
Square spindles and newels to staircase
Square featured skirting boards and architraves
Vertical Panel White internal doors with satin handles
Smooth finish ceilings, painted in white matt
Walls painted in white satin finish
Woodwork painted in white satin or gloss finish

Landscaping
Turf to front garden
0.9m post and rail fence between plots
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden



Open daily
Thursday to
Monday

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