



# Strawberry Mews

Yatton  
North Somerset

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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## Here's why...

To make a home in a beautiful, tree-lined new neighbourhood on the semi-rural edge of the village of Yatton, a few minutes' walk from shops, pubs and takeaways and just half an hour's drive from cosmopolitan, vibrant Bristol. Enjoy fresh local produce from monthly markets and walking or cycling along the celebrated nine-mile long Strawberry Line that edges the development, all within two hours of London by rail.

# Why Strawberry Mews?

Strawberry Mews  
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 Strawberry Mews development and check out what we have to offer.

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Affordable Housing		

2, 3 and 4  
bedroom homes

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# The Wilfred

774 sq. ft.

2 Bedrooms  
2 En-Suite Bathrooms  
Terraced and  
Semi-Detached

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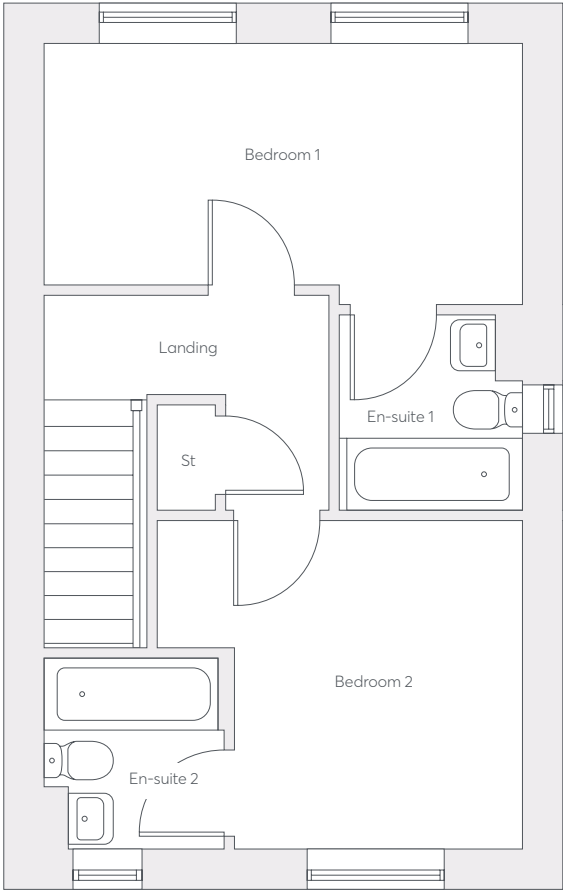
### Key Features

- Living/dining room with French doors to garden
- Kitchen/breakfast room
- Downstairs WC
- Two bedrooms with en-suite bathrooms
- 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.

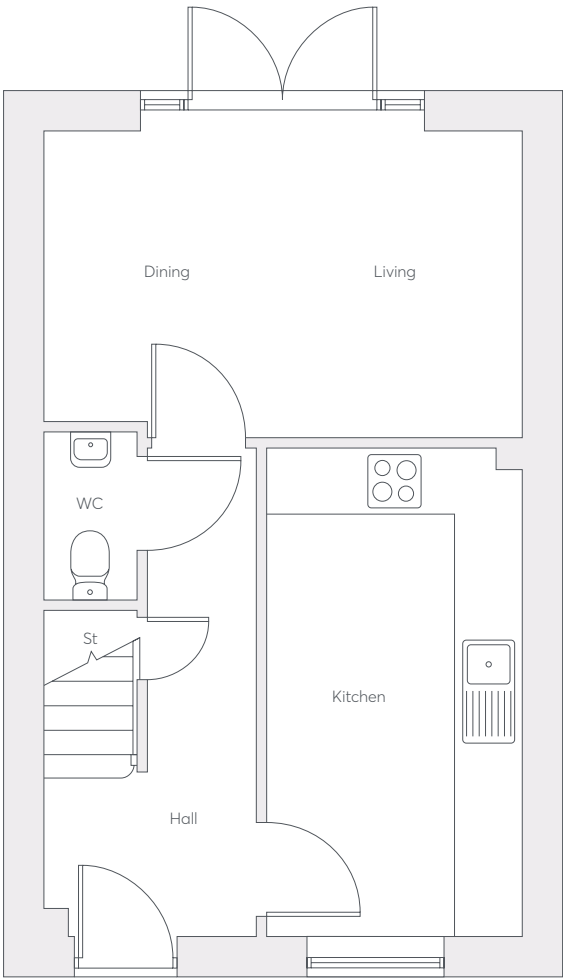
### First Floor

- Bedroom 1**  
2.53m x 4.64m  
8'4" x 15'2"
- En-Suite 1**  
1.90m x 1.78m  
6'3" x 5'10"
- Bedroom 2**  
3.18m x 2.78m  
10'5" x 9'2"
- En-Suite 2**  
1.84m x 1.76m  
6'0" x 5'9"



### Ground Floor

- Living**  
2.98m x 2.56m  
9'9" x 8'5"
- Kitchen**  
4.72m x 2.48m  
15'6" x 8'1"
- Dining**  
2.83m x 2.07m  
9'3" x 6'10"
- WC**  
1.64m x 0.92m  
5'4" x 3'0"



Find this home on the siteplan

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





# The Nina

776 sq. ft.

2 Bedrooms  
2 Bathrooms  
Terraced and  
Semi-Detached

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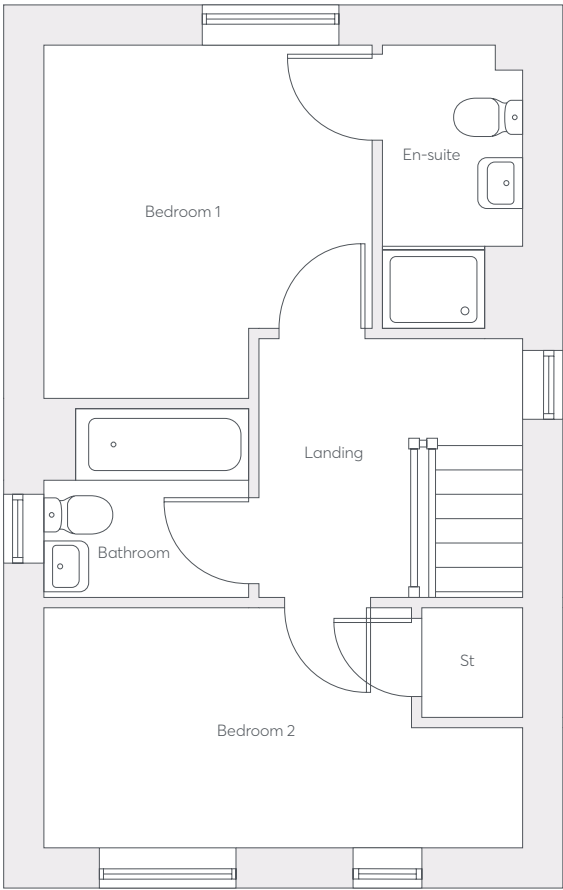
## Key Features

- Living room with French doors to garden
- Open plan kitchen and dining room
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Full height window to bedroom two
- Double glazing and high-performance insulation throughout

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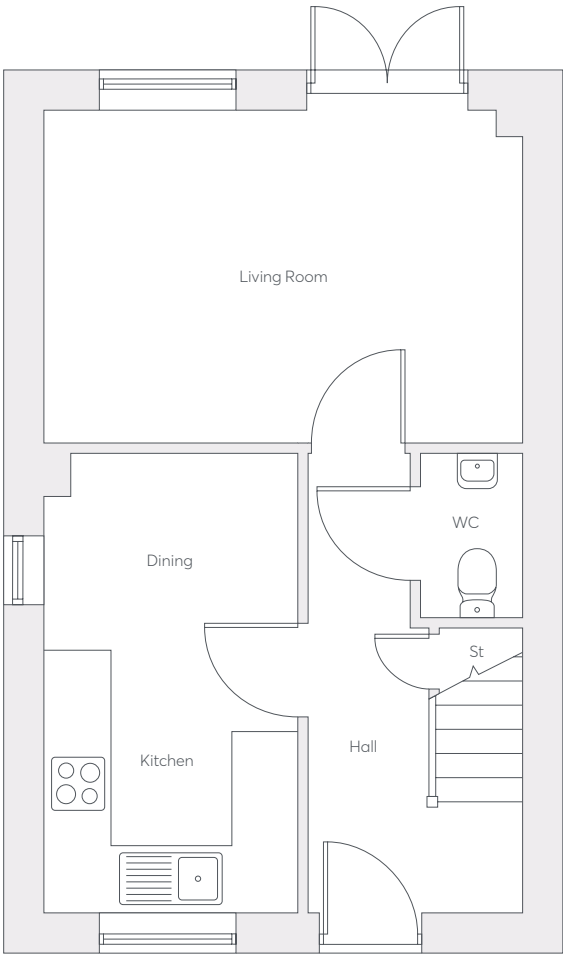
## First Floor

- Bedroom 1**  
2.76m x 3.18m  
9'1" x 10'5"
- En-Suite**  
2.76m x 1.36m  
9'1" x 4'6"
- Bedroom 2**  
2.33m x 4.64m  
7'8" x 15'2"
- Bathroom**  
1.85m x 1.99m  
6'1" x 6'6"



## Ground Floor

- Living Room**  
3.24m x 4.64m  
10'7" x 15'2"
- Dining**  
1.91m x 2.46m  
6'3" x 8'1"
- Kitchen**  
2.55m x 2.46m  
8'4" x 8'1"
- WC**  
1.60m x 0.99m  
5'3" x 3'3"



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# The Houghton

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

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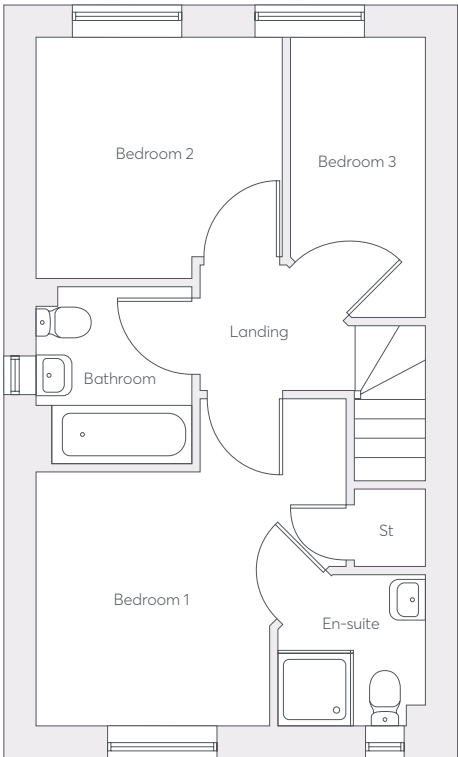
### Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with French doors to garden
- Utility area
- Downstairs WC
- Family bathroom
- En-suite main bedroom
- Double glazing and high-performance insulation throughout

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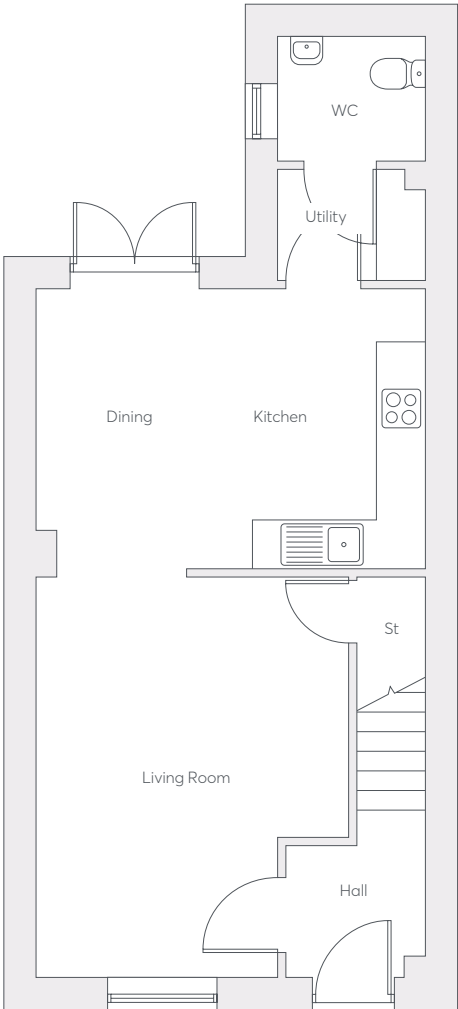
### First Floor

- Bedroom 1**  
3.77m x 3.79m  
12'5" x 12'9"
- En-Suite**  
1.80m x 1.91m  
5'11" x 6'3"
- Bedroom 2**  
3.01m x 2.70m  
9'10" x 8'10"
- Bedroom 3**  
1.92m x 3.42m  
6'4" x 11'2"
- Bathroom**  
1.70m x 1.98m  
5'7" x 6'6"



### Ground Floor

- Living Room**  
4.84m x 3.79m  
15'11" x 12'5"
- Dining**  
3.42m x 2.28m  
11'2" x 7'6"
- Kitchen**  
3.42m x 2.45m  
11'2" x 8'0"
- Utility**  
1.84m x 1.81m  
6'0" x 5'11"
- WC**  
1.81m x 1.02m  
5'11" x 3'4"



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# The Mirin

933 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

## Key Features

- Open-plan kitchen dining room with French doors to garden
- Living room with dedicated study area
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Double glazing and high-performance insulation throughout

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## First Floor

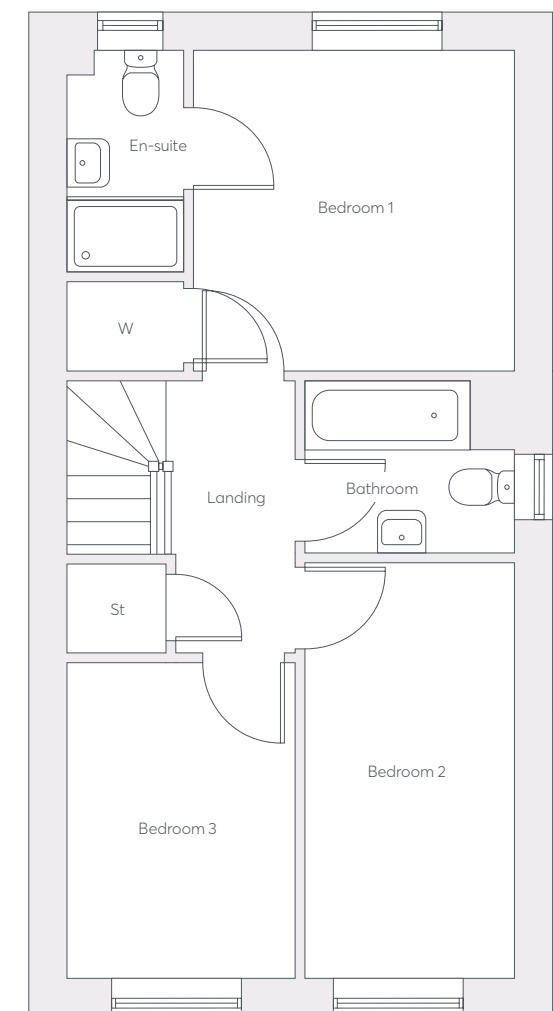
**Bedroom 1**  
3.27m x 3.28m  
10'9" x 10'9"

**En-Suite**  
2.27m x 1.20m  
7'5" x 3'11"

**Bedroom 2**  
4.24m x 2.15m  
13'11" x 7'1"

**Bedroom 3**  
3.23m x 2.33m  
10'7" x 7'8"

**Bathroom**  
1.77m x 2.15m  
5'10" x 7'1"



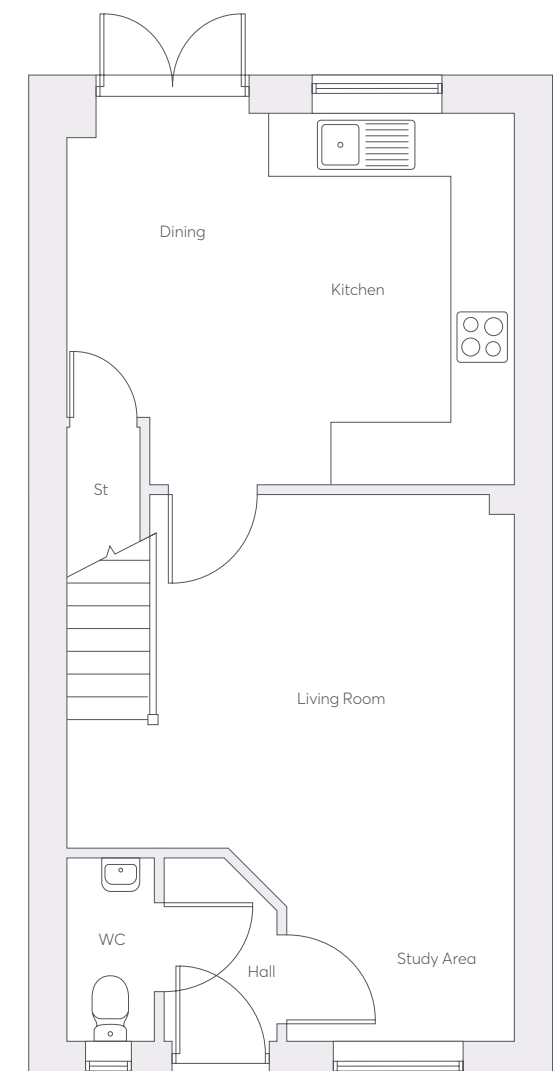
## Ground Floor

**Living Room**  
5.57m x 4.57m  
18'3" x 15'0"

**Kitchen**  
3.81m x 2.69m  
12'6" x 8'10"

**Dining**  
3.81m x 1.89m  
12'6" x 6'2"

**WC**  
1.87m x 0.90m  
6'2" x 2'11"



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# Thea

934 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

## Key Features

- Open plan kitchen/dining room with French doors to garden
- Utility room with back door
- Downstairs WC
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ample storage

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## First Floor

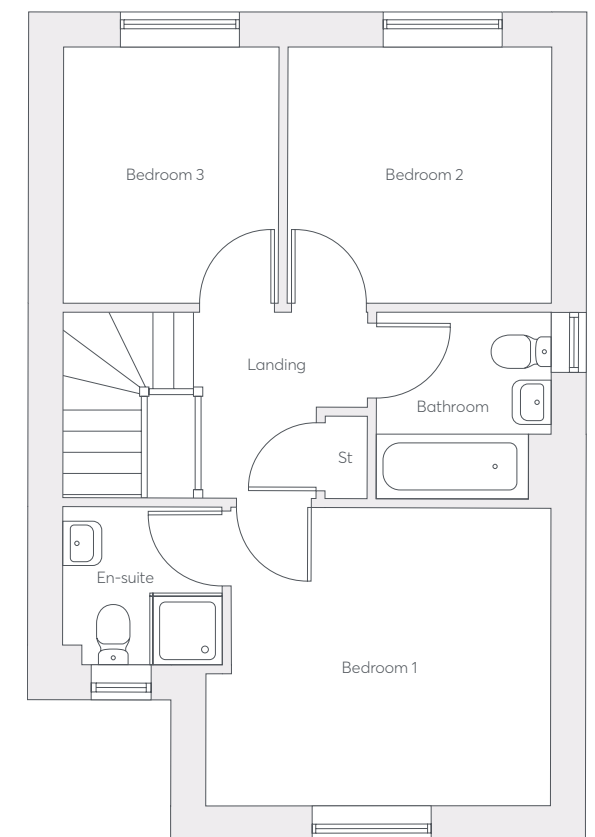
**Bedroom 1**  
3.32m x 3.85m  
10'11" x 12'7"

**En-Suite**  
1.75m x 1.78m  
5'9" x 5'10"

**Bedroom 2**  
2.88m x 2.93m  
9'5" x 9'7"

**Bedroom 3**  
2.88m x 2.41m  
9'5" x 7'11"

**Bathroom**  
2.06m x 1.94m  
6'9" x 6'4"



## Ground Floor

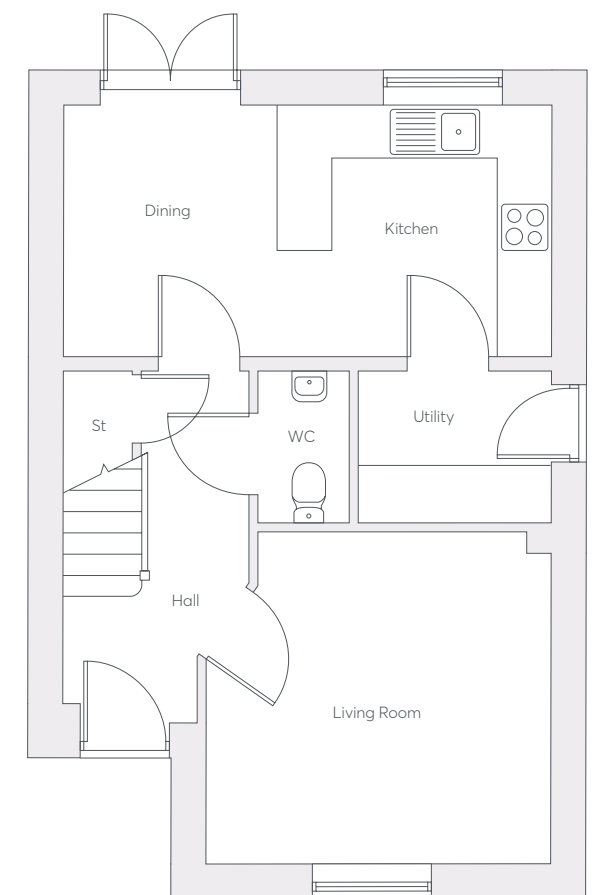
**Living Room**  
3.70m x 3.85m  
12'2" x 12'7"

**Kitchen**  
2.82m x 3.03m  
9'3" x 9'11"

**Dining**  
2.82m x 2.40m  
9'3" x 7'10"

**Utility**  
1.71m x 2.15m  
5'7" x 7'1"

**WC**  
1.71m x 1.03m  
5'7" x 3'4"



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# The Theo

974 sq. ft.

3 Bedrooms  
2 Bathrooms  
Detached and  
Semi- Detached

## Key Features

Open-plan kitchen dining room  
with French doors to garden

Downstairs WC

Main bedroom with en-suite

Family bathroom

Double glazing and high-performance  
insulation throughout

Dual aspect living

## First Floor

### Bedroom 1

2.88m x 2.87m  
9'5" x 9'5"

### En-Suite

1.10m x 2.87m  
3'7" x 9'5"

### Bedroom 2

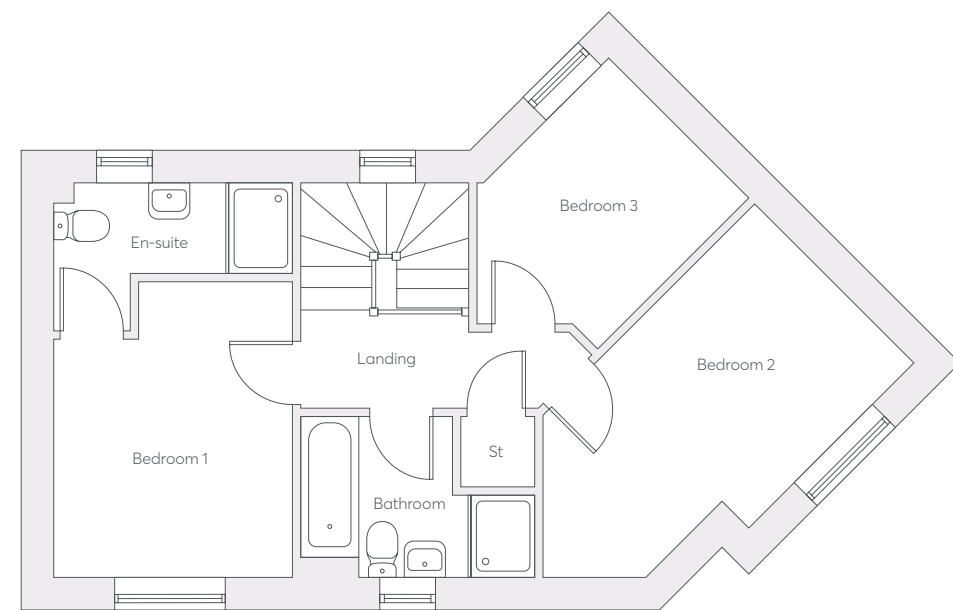
3.92m x 4.50m  
12'10" x 14'9"

### Bedroom 3

3.53m x 3.28m  
11'7" x 10'9"

### Bathroom

1.94m x 2.81m  
6'4" x 9'3"



## Ground Floor

### Living Room

6.27m x 5.20m  
20'7" x 17'1"

### Kitchen

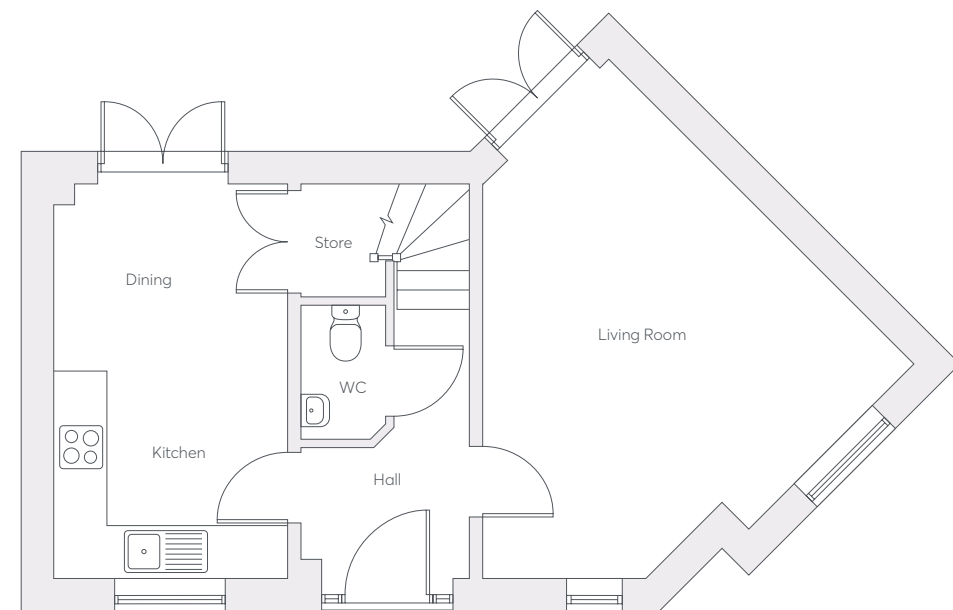
2.57m x 2.81m  
8'5" x 9'3"

### Dining

2.18m x 2.81m  
7'2" x 9'3"

### WC

1.62m x 1.03m  
5'4" x 3'5"







# The Kea v1

1001 sq. ft.

3 Bedrooms  
2 Bathrooms  
Detached

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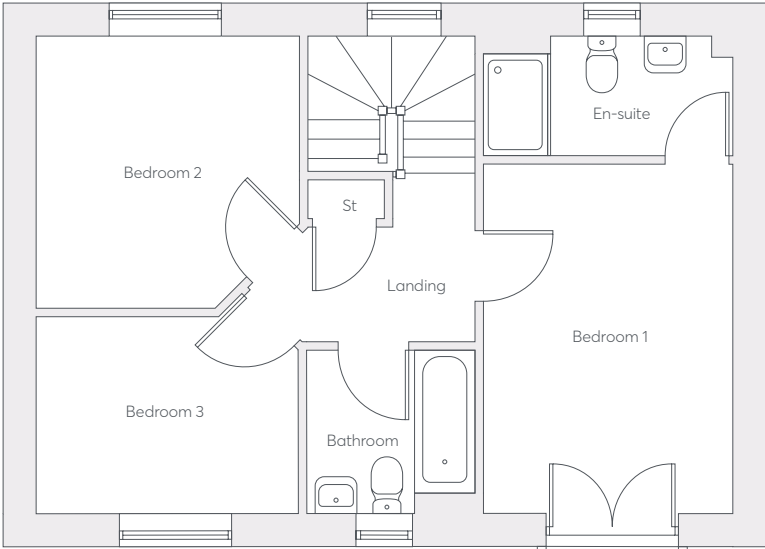
## Key Features

- Dual aspect living room with French doors
- Dual aspect kitchen/dining room with french doors
- Downstairs WC
- Utility room
- Main bedroom with en-suite and Juliet balcony
- Family bathroom
- Double glazing and high-performance insulation throughout

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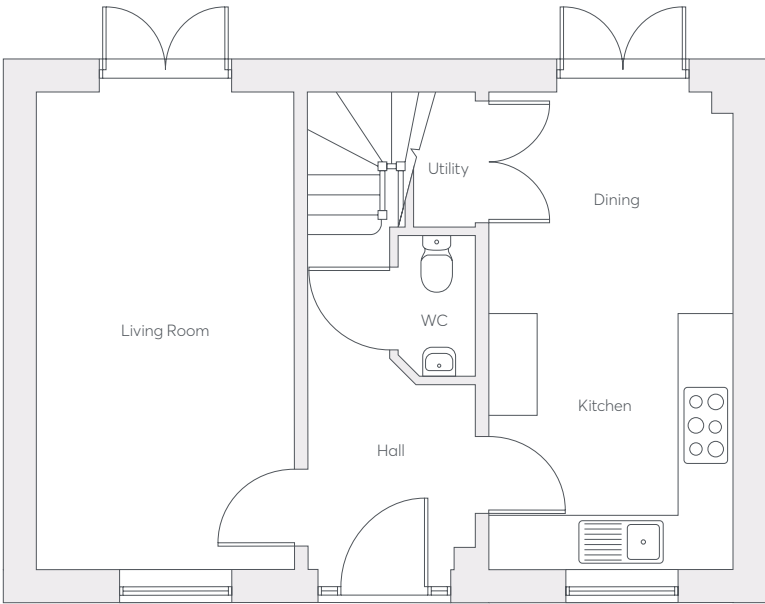
## First Floor

- Bedroom 1**  
4.14m x 2.96m  
13'7" x 9'8"
- En-Suite**  
1.43m x 2.96m  
4'8" x 9'8"
- Bedroom 2**  
3.23m x 3.12m  
10'7" x 10'3"
- Bedroom 3**  
2.33m x 3.09m  
7'8" x 10'2"
- Bathroom**  
2.19m x 1.99m  
7'2" x 6'6"



## Ground Floor

- Living Room**  
5.65m x 3.06m  
18'6" x 10'10"
- Kitchen**  
3.02m x 2.89m  
9'11" x 9'6"
- Dining**  
2.62m x 2.90m  
8'7" x 9'6"
- Utility**  
1.61m x 0.74m  
5'4" x 2'5"
- WC**  
0.92m x 1.68m  
3'0" x 5'6"



Find this home on the siteplan

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# The Kea v2

1001 sq. ft.

3 Bedrooms  
2 Bathrooms  
Detached and  
Semi-Detached

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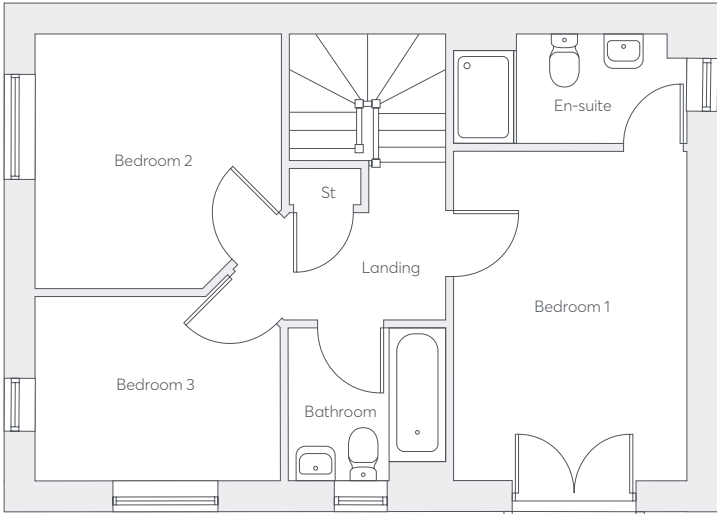
### Key Features

- Dual aspect kitchen/dining room with French doors to garden
- Dual aspect living room
- Downstairs WC
- Utility cupboard
- Main bedroom with en-suite and Juliet balcony
- Dual aspect third bedroom

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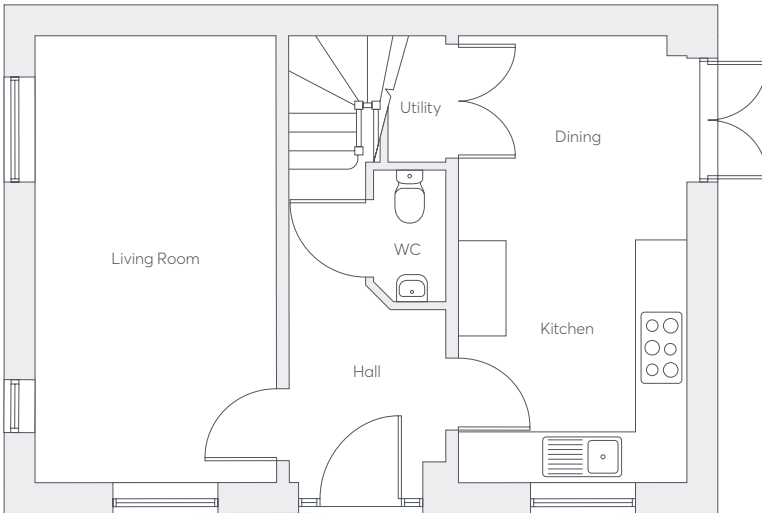
### First Floor

- Bedroom 1**  
4.14m x 2.96m  
13'7" x 9'8"
- En-Suite**  
1.40m x 2.96m  
4'7" x 9'8"
- Bedroom 2**  
3.23m x 3.12m  
10'7" x 10'3"
- Bedroom 3**  
2.33m x 3.09m  
7'8" x 10'2"
- Bathroom**  
1.94m x 1.99m  
6'4" x 6'6"



### Ground Floor

- Living Room**  
5.65m x 3.06m  
18'6" x 10'0"
- Kitchen**  
3.05m x 2.90m  
10'10" x 9'6"
- Dining**  
2.60m x 2.89m  
8'6" x 9'6"
- Utility**  
1.61m x 0.74m  
5'4" x 2'5"
- WC**  
0.92m x 1.68m  
3'0" x 5'6"



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# The Edwena

1021 sq. ft.

3 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Kitchen/dining room with French doors to garden
- Downstairs WC
- Utility room
- Main bedroom with en-suite
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

## First Floor

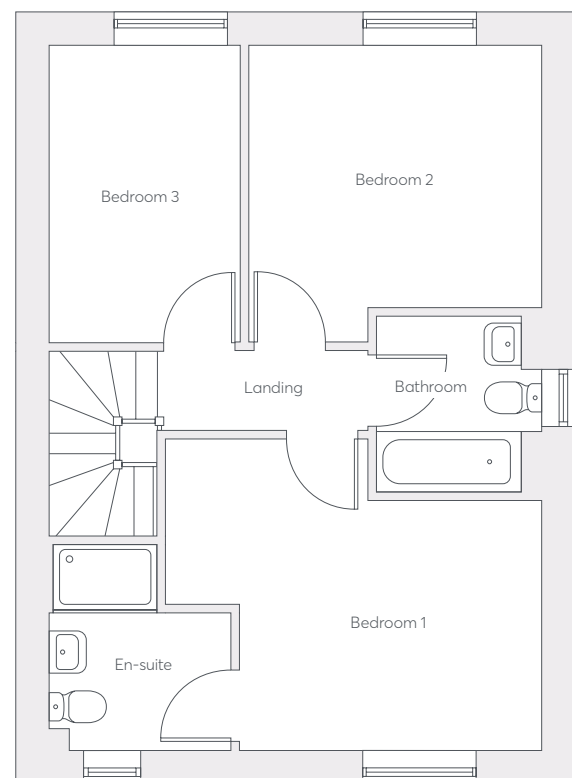
**Bedroom 1**  
3.65m x 3.53m  
12'0" x 11'7"

**En-Suite**  
2.41m x 2.14m  
7'11" x 7'0"

**Bedroom 2**  
3.47m x 3.42m  
11'5" x 11'3"

**Bedroom 3**  
3.47m x 2.25m  
11'5" x 7'5"

**Bathroom**  
2.05m x 1.93m  
6'9" x 6'4"



## Ground Floor

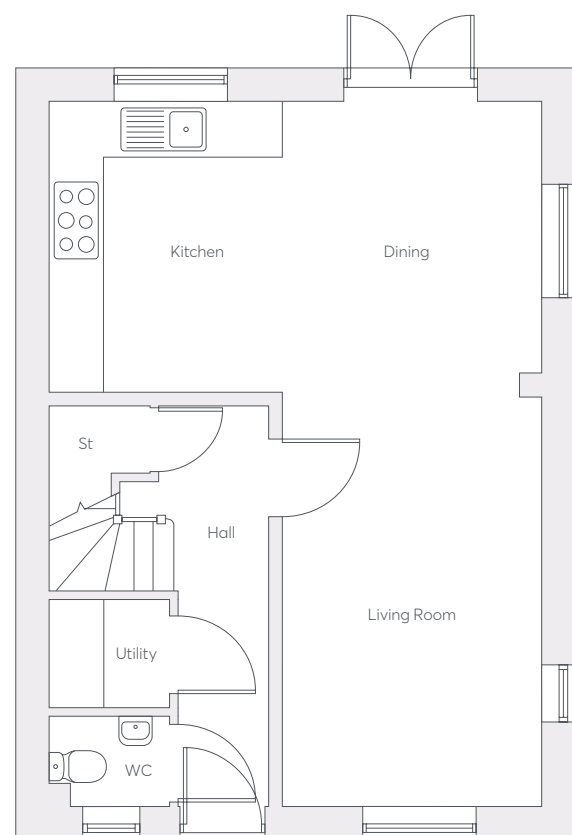
**Living Room**  
4.83m x 3.03m  
15'10" x 9'11"

**Kitchen**  
3.41m x 2.74m  
11'2" x 9'0"

**Dining**  
3.41m x 3.03m  
11'2" x 9'11"

**Utility**  
1.28m x 1.43m  
4'2" x 4'8"

**WC**  
1.05m x 1.43m  
3'5" x 4'8"



† Gable windows to plots 21 & 37 only





# The Barlow

1362 sq. ft.  
 4 Bedrooms  
 2 Bathrooms  
 Detached

- Key Features

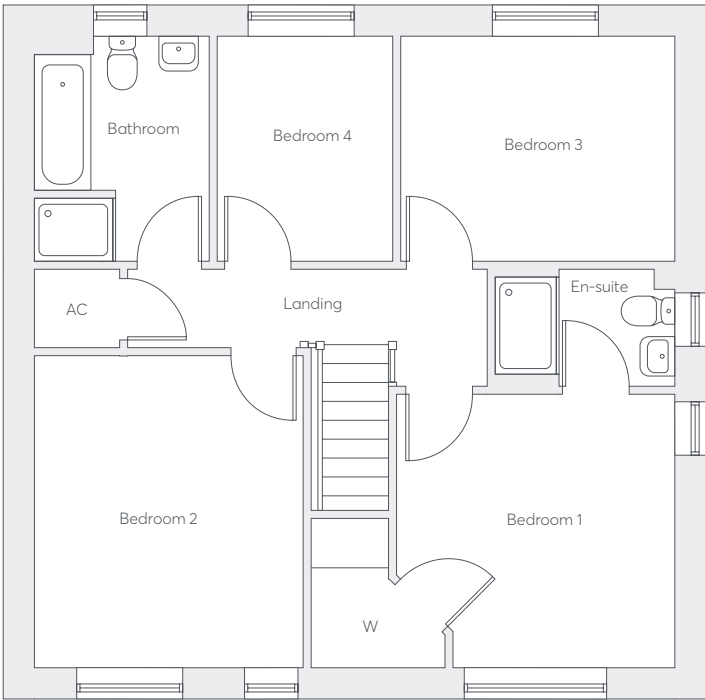
  - Open plan dual aspect living space with French doors
  - Downstairs WC
  - Utility room
  - Private study
  - En-suite bedroom with dressing room
  - Family bathroom with separate shower
  - Full gas fired central heating
  - Double glazing and high-performance insulation throughout

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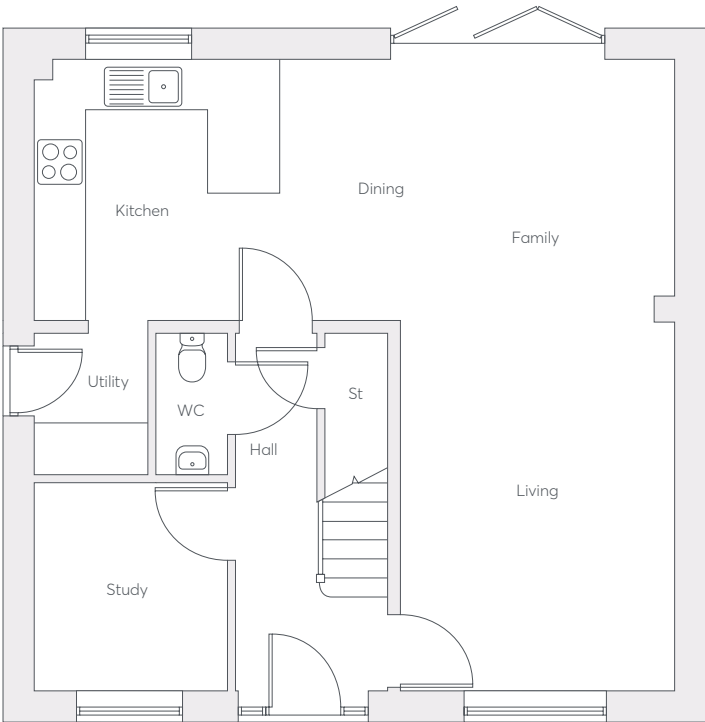
## First Floor

- Bedroom 1**  
 3.49m x 3.42m  
 11'5" x 11'3"
- En-Suite**  
 2.25m x 1.47m  
 7'5" x 4'10"
- Bedroom 2**  
 3.37m x 3.92m  
 11'1" x 12'10"
- Bedroom 3**  
 3.43m x 2.83m  
 11'3" x 9'3"
- Bedroom 4**  
 2.83m x 2.21m  
 9'3" x 7'3"
- Bathroom**  
 2.20m x 2.83m  
 7'3" x 9'3"



## Ground Floor

- Living**  
 4.55m x 3.49m  
 14'11" x 11'5"
- Kitchen**  
 3.26m x 3.08m  
 10'8" x 10'1"
- Dining**  
 3.26m x 1.83m  
 10'8" x 6'0"
- Family**  
 3.26m x 3.10m  
 10'8" x 10'2"
- Study**  
 2.42m x 2.63m  
 7'11" x 8'7"
- Utility**  
 1.43m x 1.77m  
 4'8" x 5'10"
- WC**  
 0.91m x 1.77m  
 3'0" x 5'10"



Find this home on the siteplan

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





# The Garnet

1454 sq. ft.

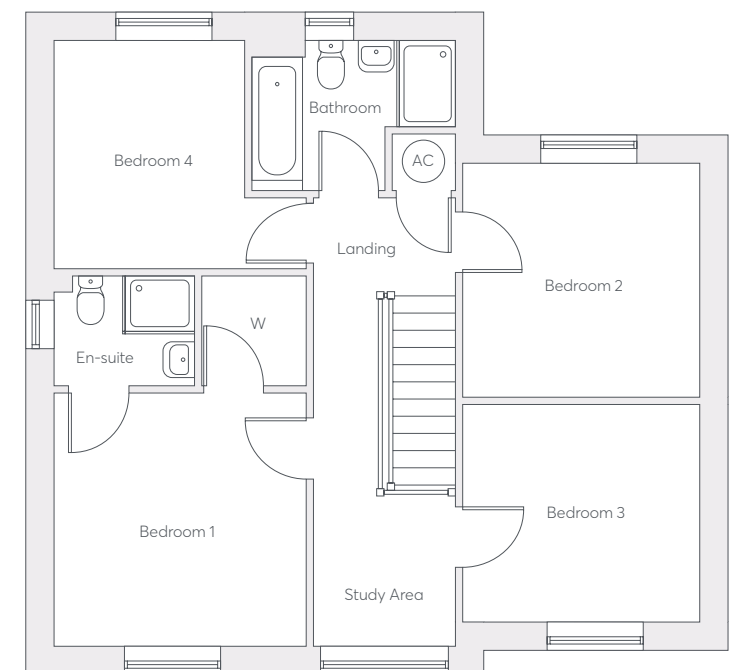
4 Bedrooms  
2 Bathrooms  
Detached

## Key Features

- Dual aspect living room with French doors to garden
- Open plan kitchen/dining room with French doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

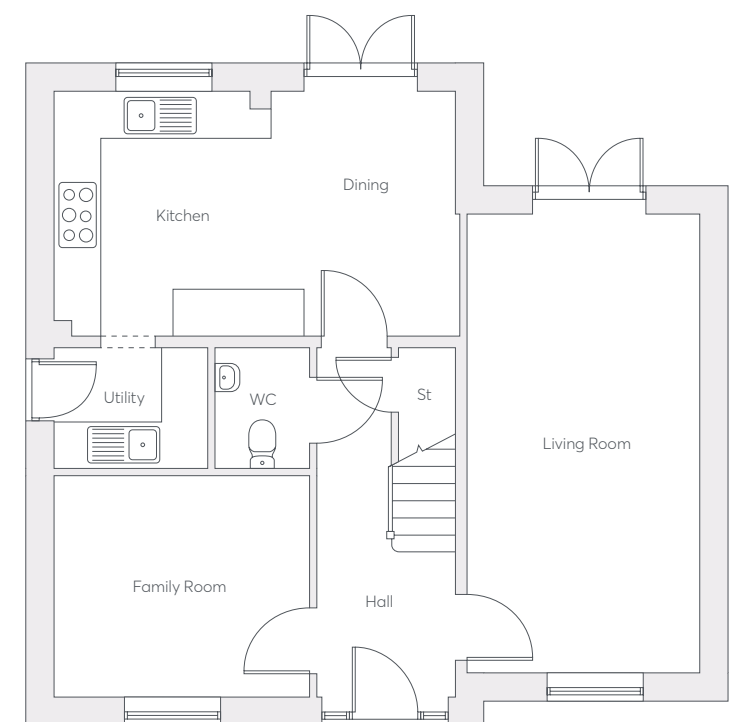
## First Floor

- Bedroom 1**  
3.50m x 3.46m  
11'6" x 11'4"
- En-Suite**  
1.94m x 1.51m  
6'4" x 5'0"
- Bedroom 2**  
3.23m x 3.29m  
10'7" x 10'9"
- Bedroom 3**  
3.00m x 3.26m  
9'10" x 10'8"
- Bedroom 4**  
3.13m x 2.65m  
10'3" x 8'9"
- Bathroom**  
2.08m x 2.79m  
6'10" x 9'2"



## Ground Floor

- Living Room**  
6.32m x 3.23m  
20'9" x 10'7"
- Kitchen**  
3.58m x 3.39m  
11'9" x 11'1"
- Dining**  
2.02m x 3.39m  
6'8" x 11'1"
- Family Room**  
3.53m x 3.04m  
11'7" x 10'0"
- Utility**  
1.68m x 2.13m  
5'6" x 7'0"
- WC**  
1.31m x 1.68m  
4'4" x 5'6"



† Gable window to plot 1 only





# The Mayne

1752 sq. ft.

4 Bedrooms  
3 Bathrooms  
Detached

### Key Features

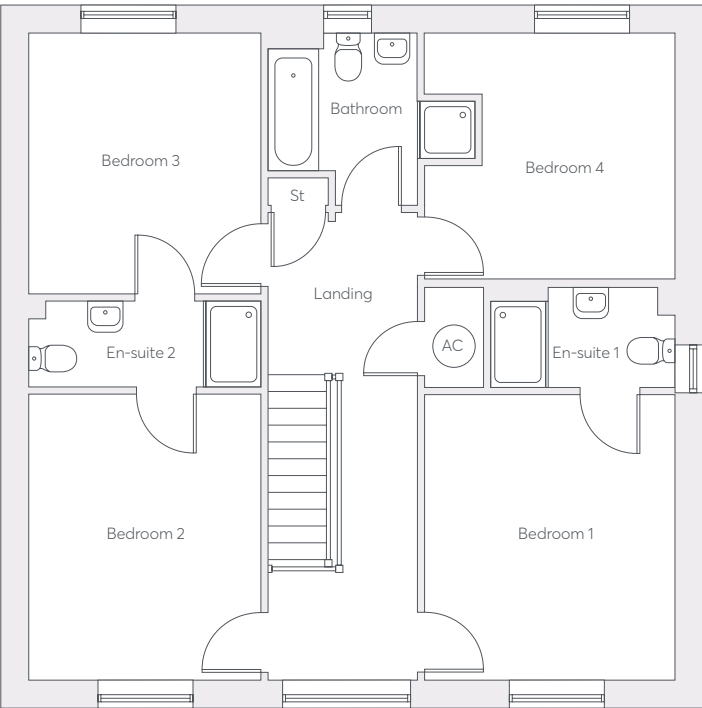
- Open plan kitchen/dining and family room with bi-fold doors to garden
- Utility room
- Private study
- Downstairs WC
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation 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.

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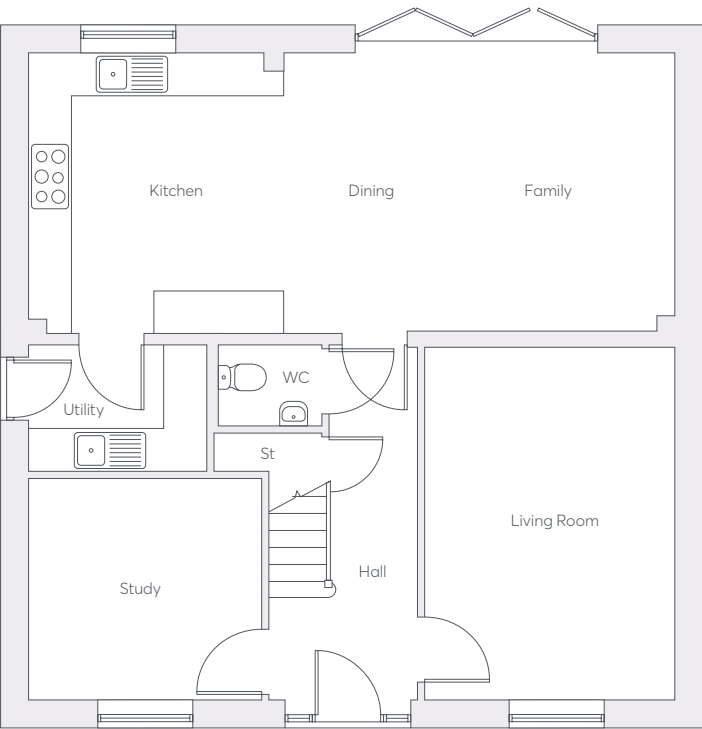
## First Floor

- Bedroom 1**  
3.99m x 3.50m  
13'1" x 11'6"
- En-Suite 1**  
1.40m x 2.58m  
4'7" x 8'6"
- Bedroom 2**  
3.99m x 3.26m  
13'1" x 10'8"
- En-Suite 2**  
1.20m x 3.26m  
3'11" x 10'8"
- Bedroom 3**  
3.64m x 3.24m  
11'11" x 10'7"
- Bedroom 4**  
3.44m x 3.50m  
11'3" x 11'6"
- Bathroom**  
2.41m x 2.89m  
7'11" x 9'6"



## Ground Floor

- Living Room**  
5.10m x 3.51m  
16'9" x 11'6"
- Kitchen**  
3.92m x 3.53m  
12'10" x 11'7"
- Dining**  
3.92m x 2.94m  
12'10" x 9'8"
- Family**  
3.92m x 2.55m  
12'10" x 8'4"
- Study**  
3.10m x 3.26m  
10'2" x 10'8"
- Utility**  
1.77m x 2.49m  
5'10" x 8'2"
- WC**  
1.13m x 1.45m  
3'9" x 4'9"



Find this home on the siteplan

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



# 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
Stainless steel cooker hood and stainless steel splashback to hob
4-burner gas hob to Terraced and Semi-detached homes; 5-burner gas hob to detached homes
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED bar 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
Telephone 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

## 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 or bi-fold doors to patio (where layout permits)
PVCu fascias, soffits and rainwater goods (where shown on drawings)
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 nickel finished handles
Smooth finish ceilings, painted in white
Walls painted in white matt emulsion
Woodwork painted in white satin finish

## Landscaping

Turf to front garden
1.8m larch lap fencing panels or solid close-board fencing
1.8m fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden





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