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Wimpey**

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**SHEFFIELD | SOUTH YORKSHIRE**



5 BEDROOM HOMES

**The Lavenham**  
5 bedroom home  
**Plots:** 70, 71, 120, 121, 123, 144, 145, 149 & 169

4 BEDROOM HOMES

**The Eskdale**  
4 bedroom home  
**Plot:** 48

**The Kentdale**  
4 bedroom home  
**Plot:** 85

**The Easton-G**  
4 bedroom home  
**Plots:** 11, 12, 21, 22, 28, 29, 41, 42, 52, 53, 57 & 58

**The Elliston**  
4 bedroom home  
**Plots:** 74-77, 111, 112, 160 & 161

**The Eynsham**  
4 bedroom home  
**Plots:** 1, 49, 83, 87, 91, 95, 105, 117, 132, 136, 138, 151, 153, 164, 165, 172, 204 & 206

**The Shelford**  
4 bedroom home  
**Plots:** 6, 35, 44, 84, 90, 96, 119, 128, 143, 150, 155, 158, 177, 200 & 201

**The Haddenham**  
4 bedroom home  
**Plots:** 23, 43, 56, 69, 82, 86, 94, 97, 104, 110, 113, 118, 122, 131, 137, 148, 152, 154, 159, 166, 205 & 207

3 BEDROOM HOMES

**The Gosford**  
3 bedroom home  
**Plots:** 2, 5, 7, 8, 24-27, 30, 31, 36-38, 45-47, 50, 51, 54, 55, 61-64, 67, 73, 78, 81, 92, 93, 100, 101, 106, 109, 126, 127, 133, 134, 141, 142, 147, 156, 162, 168, 171, 183 & 203

**The Milldale**  
3 bedroom home  
**Plots:** 68, 72, 79, 80, 107, 108, 135, 146, 157, 163, 167, 170, 182 & 202

**The Alton-G**  
3 bedroom home  
**Plots:** 3, 4, 9, 10, 13, 14, 15-20\*, 32-34, 39, 40, 59\*, 60\*, 65, 66, 88, 89, 98, 99, 102, 103, 114-116, 124, 125, 129, 130, 139, 140, 173-176, 178-181, 187\*, 188\* & 197-199

2 BEDROOM HOMES

**The Canford**  
2 bedroom home  
**Plots:** 184-186\* & 189-196\*

\*ah = Affordable homes  
VP = Visitor parking  
POS = Public open space  
BS = Bin store

The Development Layout doesn't show details of gradients of land, boundary treatments, local authority street lighting or landscaping. We're aiming to build to this layout although there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive before reservation. TWY 53426/January 2021

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SHEFFIELD | SOUTH YORKSHIRE

Connect@Halfway is a superb collection of three, four and five bedroom homes situated in the southeastern part of the City of Sheffield.

## CONNECT@HALFWAY

Oxclose Park Road & Deepwell Mews  
Halfway  
Sheffield  
South Yorkshire  
S20 8GR

## CONTACT US ON

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## SATNAV

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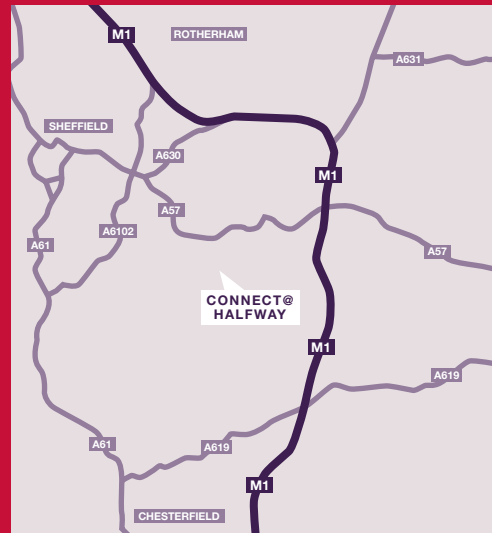
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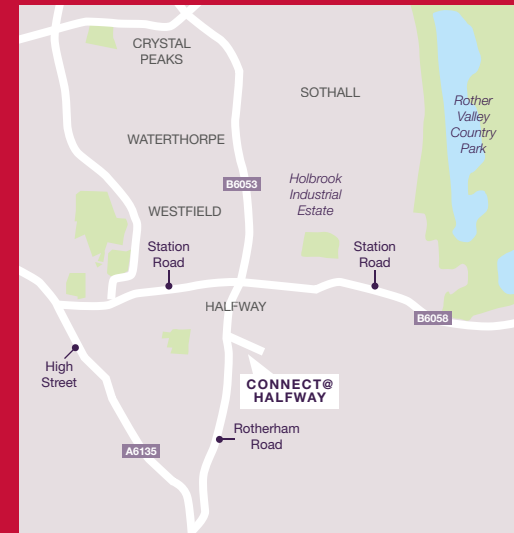
## FROM M1 SOUTHBOUND :

- At junction 31 leave the M1 taking the A57 exit towards Sheffield
- At the roundabout take the 1st exit onto Mansfield Road/A618 and continue
- At the roundabout take the 2nd exit onto Sheffield Road/B6058 and continue
- At the roundabout take the 1st exit onto Rotherham Road/B6057
- At the roundabout take the 1st exit onto Oxclose Park Road and the development will be on the right



## FROM SHEFFIELD CITY CENTRE :

- Get on Sheffield Parkway/A57 to Eckington Way/B6053
- Head south-west on Park Square Roundabout towards Sheaf Street /A61 then exit the roundabout onto Sheffield Parkway/A61
- Use the left lane to take the A57 slip road to 'Worksop/Mosboro'
- Continue on Eckington Way/B6053 through 3 roundabouts
- At the fourth roundabout take the 2nd exit onto Rotherham Road/B6058
- At the next roundabout take the 1st exit onto Oxclose Park Road and the development will be on the right





The logo for Taylor Wimpey, with 'Taylor' in a serif font above 'Wimpey' in a bold sans-serif font.

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# THE ALTON-G

3 BEDROOM HOME

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# THE ALTON-G

This three bedroom home offers 2½ floors of flexible living. A fitted kitchen and dining area overlook the front of the home, whilst the spacious lounge completes the ground floor and features French doors leading out to the rear garden. Two double bedrooms and a family bathroom occupy the first floor. The master bedroom occupies the entire second floor and benefits from a dressing area and en-suite shower room.

**TOTAL** 100.80 sq. m. / 1085 sq. ft.

## GROUND FLOOR



**Kitchen/Dining Area** *max*  
5264mm × 3202mm    17'3" × 10'6"

**Lounge**  
4234mm × 3498mm    13'11" × 11'6"

## FIRST FLOOR



**Bedroom 2** *max*  
4234mm × 3498mm    13'11" × 11'6"

**Bedroom 3**  
3285mm × 2166mm    10'9" × 7'1"

## SECOND FLOOR



**Master Bedroom** *max*  
6000mm × 3201mm    19'8" × 10'6"

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# THE EASTON-G

4 BEDROOM HOME

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# THE EASTON-G

This four bedroom home features an open plan lounge with dining area and French doors to the rear garden plus a spacious kitchen which completes the ground floor. Three bedrooms are located on the first floor with the family bathroom making it perfect for everyone to share.

The master bedroom occupies the entire second floor, with a private en-suite shower room.

**TOTAL** 116.31 sq. m. / 1252 sq. ft.

## GROUND FLOOR



**Kitchen** *max*  
2.93m x 3.43m 9'8" x 11'3"

**Lounge/Dining Area**  
4.88m x 4.20m 16'0" x 13'10"

## FIRST FLOOR



**Bedroom 2**  
3.01m x 3.37m 9'11" x 11'1"

**Bedroom 3**  
2.73m x 3.26m 9'0" x 10'9"

**Bedroom 4**  
1.78m x 3.37m 5'10" x 11'1"

## SECOND FLOOR



**Master Bedroom** *max*  
3.76m x 6.70m 12'4" x 22'0"



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# THE ELLISTON

4 BEDROOM SEMI-DETACHED HOME



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# THE ELLISTON

The Elliston is a 4 bedroom 2 and a half storey home designed to be flexible for modern lifestyles. The front door opens into a hallway which leads you into the living room. The kitchen/dining area has double doors opening onto the private rear garden. A guest cloakroom complete the ground floor. 3 bedrooms occupy the first floor, a main bathroom and further storage space off the landing. There is a private staircase leading up to the galleried en suite master bedroom on the top floor.

**TOTAL** 116.03 sq. m. / 1249 sq. ft.

## GROUND FLOOR



**Lounge** *max.*

3.81m × 4.26m

12' 6" × 14' 0"

**Kitchen/Dining**

4.89m × 2.90m

16' 1" × 9' 6"

## FIRST FLOOR



**Bedroom 2**

2.73m × 3.15m

9' 0" × 10' 4"

**Bedroom 3** *max.*

2.34m × 3.31m

7' 8" × 10' 10"

**Bedroom 4** *max.*

2.45m × 3.31m

8' 1" × 10' 10"

## SECOND FLOOR



**Bedroom 1** *max.*

3.89m × 5.43m

12' 9" × 17' 10"

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# THE ESKDALE

4 BEDROOM HOME

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# THE ESKDALE

A four bedroom detached home where the kitchen with dining area forms the heart of the home for day to day living, with a utility area providing access to outside. The spacious lounge has French doors to the garden, with a guest cloakroom and storage cupboard off the hallway.

The first floor consists of three double bedrooms, including the master bedroom with en-suite shower room, plus a fourth bedroom and family bathroom.

**TOTAL** 113.53 sq. m. / 1222 sq. ft.

## GROUND FLOOR



<b>Kitchen</b>	3580mm × 2860mm	11'9" × 9'5"
<b>Dining Area</b>	3160mm × 2770mm	10'5" × 9'1"
<b>Utility</b>	2010mm × 1520mm	6'7" × 5'0"
<b>Lounge</b>	6020mm × 3450mm	19'9" × 11'4"

## FIRST FLOOR



<b>Master Bedroom</b> <i>max</i>	3510mm × 3400mm	11'7" × 11'2"
<b>En-suite</b>	1981mm × 1525mm	6'6" × 5'0"
<b>Bedroom 2</b>	3640mm × 2950mm	11'11" × 9'8"
<b>Bedroom 3</b> <i>max</i>	3050mm × 2980mm	10'0" × 9'10"
<b>Bedroom 4</b> <i>max</i>	3090mm × 2530mm	10'2" × 8'4"
<b>Family Bathroom</b>	2026mm × 1900mm	6'8" × 6'3"

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# THE EYNSHAM

4 BEDROOM HOME

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# THE EYNSHAM

This four bedroom detached home features a large lounge leading through double doors to the dining room and an open plan kitchen with breakfast area which has French doors to the private rear garden. A guest cloakroom and an integral garage complete the ground floor layout. Four double bedrooms occupy the first floor, including two with en-suite shower rooms. A family bathroom and storage cupboard can also be found off the landing.

**TOTAL** 123.93 sq. m. / 1334 sq. ft.

## GROUND FLOOR



<b>Kitchen</b>	2896mm × 2988mm	9'6" × 9'10"
<b>Breakfast Area</b>	2606mm × 2988mm	8'7" × 9'10"
<b>Dining Room</b>	2963mm × 2988mm	9'9" × 9'10"
<b>Lounge</b>	3327mm × 5590mm	10'11" × 18'4"

## FIRST FLOOR



<b>Master Bedroom</b> <i>max</i>	3389mm × 4593mm	11'11" × 15'1"
<b>Bedroom 2</b>	3648mm × 2901mm	12'0" × 9'6"
<b>Bedroom 3</b>	3137mm × 2705mm	10'3" × 8'10"
<b>Bedroom 4</b>	2578mm × 3137mm	8'5" × 10'4"

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# THE GOSFORD

3 BEDROOM HOME

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# THE GOSFORD

This three bedroom home provides a light and airy living space; the large kitchen with dining area opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good sized lounge, guest cloakroom and store cupboard complete the ground floor layout. Upstairs consists of a master bedroom with en-suite shower room, a double bedroom, a further bedroom and a family bathroom.

**TOTAL 80.45 sq. m. / 866" sq. ft.**

## GROUND FLOOR



<b>Kitchen/Dining Area</b>	4720mm × 2870mm	15'6" × 9'5"
<b>Lounge <i>max</i></b>	4260mm × 3690mm	14'0" × 12'1"

## FIRST FLOOR



<b>Master Bedroom <i>min</i></b>	2960mm × 2830mm	9'9" × 9'4"
<b>Bedroom 2</b>	3300mm × 2630mm	10'10" × 8'8"
<b>Bedroom 3 <i>max</i></b>	3550mm × 2000mm	11'8" × 6'7"

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# THE HADDENHAM

4 BEDROOM HOME

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# THE HADDENHAM

This four bedroom detached home provides spacious surroundings suited to family life. The entrance hallway leads to a lounge and a kitchen with dining area which opens through French doors to the private rear garden. A utility room offers further access to the garden, while a guest cloakroom and integral garage complete the ground floor.

Two en-suite bedrooms are found upstairs, along with two further double bedrooms and a family bathroom.

**TOTAL** 135.64 sq. m. / 1460 sq. ft.

## GROUND FLOOR



<b>Kitchen/Dining</b>	6340mm × 3900mm	20'10" × 12'10"
<b>Lounge</b>	3440mm × 5465mm	11'3" × 17'11"
<b>Utility</b>	1737mm × 3300mm	5'8" × 10'10"

## FIRST FLOOR



<b>Master Bedroom</b>	3502mm × 4659mm	11'6" × 15'3"
<b>Bedroom 2</b>	3535mm × 3825mm	11'7" × 12'7"
<b>Bedroom 3</b>	3278mm × 3229mm	10'9" × 10'7"
<b>Bedroom 4</b>	2786mm × 3229mm	9'2" × 10'7"

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# THE KENTDALE

4 BEDROOM HOME

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# THE KENTDALE

This four bedroom detached homes provides spacious surroundings suited to family life. The central entrance hallway leads to a kitchen/dining room with utility area and a large dual aspect lounge which opens through French doors to the private garden. Under stairs storage and a guest cloakroom complete the ground floor.

Upstairs consists of a master bedroom with en-suite shower room, a double bedroom and two further bedrooms and family bathroom.

**TOTAL** 113.53 sq. m. / 1222 sq. ft.

## GROUND FLOOR



<b>Kitchen/Dining</b>	3580mm × 6025mm	11'9" × 19'9"
<b>Lounge</b>	6020mm × 3450mm	19'9" × 11'4"

## FIRST FLOOR



<b>Master Bedroom</b> <i>max</i>	3519mm × 3400mm	11'7" × 11'2"
<b>Bedroom 2</b>	3642mm × 2987mm	11'11" × 9'10"
<b>Bedroom 3</b> <i>max</i>	3052mm × 2953mm	10'0" × 9'8"
<b>Bedroom 4</b> <i>max</i>	3099mm × 2537mm	10'2" × 8'4"

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# THE LAVENHAM

5 BEDROOM HOME



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# THE LAVENHAM

This large five bedroom detached home features a spacious lounge, kitchen with breakfast area for relaxed family mealtimes and a separate dining room for more formal occasions. A utility room, guest cloakroom and the integral double garage complete the ground floor accommodation. Upstairs, there are two large double bedrooms both with en-suite shower rooms plus three further double bedrooms and a family bathroom.

**TOTAL** 152.92 sq. m. / 1646 sq. ft.

**GROUND FLOOR**



<b>Kitchen</b> <i>max</i>	3860mm × 3630mm	12'8" × 11'11"
<b>Utility</b>	1763mm × 1650mm	5'9" × 5'5"
<b>Lounge</b> <i>min</i>	5250mm × 3900mm	17'3" × 12'10"
<b>Breakfast Area</b>	2390mm × 2060mm	7'10" × 6'9"
<b>Dining Room</b>	3200mm × 3060mm	10'6" × 10'1"
<b>WC</b>	1650mm × 855mm	5'5" × 2'10"

**FIRST FLOOR**



<b>Master Bedroom</b> <i>max</i>	4530mm × 3800mm	14'10" × 12'6"
<b>En-suite</b>	3521mm × 1218mm	11'7" × 4'0"
<b>Bedroom 2</b>	3810mm × 3520mm	12'6" × 11'7"
<b>En-suite 2</b>	2004mm × 1953mm	6'7" × 6'5"
<b>Bedroom 3</b>	3400mm × 2680mm	11'2" × 8'10"
<b>Bedroom 4</b>	3279mm × 2680mm	10'9" × 8'10"
<b>Bedroom 5</b> <i>min</i>	2990mm × 2848mm	9'10" × 9'4"
<b>Family Bathroom</b>	2848mm × 1940mm	9'4" × 6'4"



**Plots:** 70, 71, 120, 121, 123, 144, 145, 149, 169

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# THE MILLDALE

3 BEDROOM HOME

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# THE MILLDALE

This three bedroom home offers ample living space with a large lounge opening through French doors to the private garden, plus a separate kitchen with dining area providing two ideal spaces for relaxing and entertaining. Upstairs, the landing leads to two double bedrooms, including one with an en-suite shower room.

A well proportioned third bedroom can alternatively be used as a nursery or office while a family bathroom completes the accommodation.

**TOTAL** 80.73 sq. m. / 869 sq. ft.

## GROUND FLOOR



<b>Kitchen/Dining Area</b>	4620mm × 2960mm	15'2" × 9'9"
<b>Lounge</b>	4620mm × 3270mm	15'2" × 10'9"
<b>WC</b>	1580mm × 940mm	5'2" × 3'1"

## FIRST FLOOR



<b>Master Bedroom</b>	3330mm × 2830mm	10'11" × 9'3"
<b>En-suite <i>max</i></b>	1690mm × 2410mm	5'6" × 7'11"
<b>Bedroom 2</b>	3030mm × 2610mm	9'11" × 8'4"
<b>Bedroom 3</b>	3030mm × 1970mm	9'11" × 6'3"
<b>Family Bathroom</b>	1690mm × 1970mm	5'6" × 6'5"

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# THE SHELFORD

4 BEDROOM HOME

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# THE SHELFORD

This four bedroom detached home features a large kitchen with dining area which has French doors to the private rear garden, maximising the natural light and views outside. There is a spacious lounge and a separate study which provides the perfect place to concentrate away from the hustle and bustle of family life. A master bedroom with en-suite shower room and three further double bedrooms are found upstairs, along with a family bathroom.

**TOTAL** 128.02 sq. m. / 1378 sq. ft.

## GROUND FLOOR



<b>Kitchen/Dining Area</b>	8100mm × 3241mm	26'7" × 10'8"
<b>Lounge</b>	3881mm × 4740mm	12'9" × 15'7"
<b>Study</b>	2103mm × 3242mm	6'11" × 10'8"

## FIRST FLOOR



<b>Master Bedroom</b>	3881mm × 3768mm	12'9" × 12'4"
<b>Bedroom 2</b>	3079mm × 4224mm	10'1" × 13'10"
<b>Bedroom 3</b>	3097mm × 3438mm	10'2" × 11'3"
<b>Bedroom 4</b>	2753mm × 3894mm	9'0" × 12'9"

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# STANDARD SPECIFICATIONS

## TAYLOR WIMPEY H/O YORKSHIRE

Sandpiper House, Peel Avenue,  
Calder Park, Wakefield, WF2 7UA

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

### Kitchens

Fitted kitchen with choice of door fronts\*

Choice of post formed laminate worktops with matching upstand\*

Chrome 1.5 bowl sink and chrome tap<sup>†</sup> / 1 bowl

Stainless steel electric oven and built in gas hob

Integrated extractor fan

Stainless steel splashback behind the hob

### Bathrooms, En suites & Cloakrooms\*

Chrome taps and fittings

Choice of splashback tiling from selected range\*

Half height tiling to bathrooms and en-suites where applicable

### Central Heating/Hot Water System

Fully programmable gas central heating providing hot water

White thermostatic controlled radiators

Mains pressure hot water system providing plumbing free roof space

Cavity wall insulation

Loft insulation in line with Building Regulations

### Electrical Features

Power points in line with NHBC requirements

TV socket to lounge and master bedroom (if indicated on service layout)

Master telephone socket to lounge

One Double Socket in kitchen to incorporate USB charging points

### Finishing Touches

Flat white finish to ceilings

White emulsion to walls

White paint to woodwork

White doors with chrome ironmongery

### External Features

Have number to front entrance

Wiring for Outside Rear Light

Outside tap to rear garden

Doorbell

### Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations

### Gardens, Paths and Drives

Front garden turfed or shrubbed (weather permitting)<sup>†</sup>

Driveways finished in tarmac

1.8m fencing to rear garden

Turf as standard to rear garden

### NHBC 10-year Warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion