



Wolsey Grange

IPSWICH, SUFFOLK

A beautiful collection of one, two, three, four and five bedroom homes, situated on the outskirts of Ipswich.

Taylor
Wimpey

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Wolsey Grange**



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Welcome to Wolsey Grange

Wolsey Grange is thoughtfully designed with a balanced landscape of modern homes and open green spaces, including a play park for young children to enjoy.

Within easy reach of Felixstowe and Colchester, and with direct routes to London Liverpool Street from Ipswich train station, Wolsey Grange is the perfect choice for commuters.



[→ View the site plan](#)

Love town life

Discover Ipswich's thriving waterfront, where you can find cafés, bars, and restaurants right on the water's edge.

Ipswich has a range of shops and amenities across the town, a wide choice of local schools and a number of parks to explore.

Ipswich



Local High Street



Chantry Park



Find out more



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

If your home has a utility room, units will be fitted to match your chosen kitchen style.



Bathrooms, en suites[†] and shower rooms[†]

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose* from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

* = Options, upgrades and colour choices are available subject to stage of construction. † = Where applicable.

Our homes

→ 2 bedroom apartments



→ 1 bedroom homes



→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



Ramsey House

2 BEDROOM APARTMENTS



206 205

Second floor

204 203

First floor

202 201

Ground floor



206 205

Second floor

204 203

First floor

202 201

Ground floor

PLOTS 201, 203 & 205

Kitchen/Living/Dining Area

7.37m × 3.80m 24'2" × 12'6"

Bedroom 1

3.97m × 3.16m 13'1" × 10'5"

Bedroom 2

5.24m × 2.27m 17'2" × 7'6"

Total internal floor area

67.60m² 728.7 sq ft

PLOTS 202, 204 & 206

Kitchen/Living/Dining Area

7.37m × 3.80m 24'2" × 12'6"

Bedroom 1

3.97m × 3.16m 13'1" × 10'5"

Bedroom 2

5.24m × 2.27m 17'2" × 7'6"

Total internal floor area

68.40m² 736.3 sq ft

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1 Bedroom Home

LOTS 197 & 200



GROUND FLOOR

Kitchen/Living/Dining Area

4.90m × 3.74m min 16'1" × 12'3" min



FIRST FLOOR

Bedroom 1 max.

4.65m × 2.72m 15'3" × 8'11"

Total internal floor area

45.2 sq. m. 487 sq. ft.

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1 Bedroom Home

PLOTS 198 & 199



GROUND FLOOR

Kitchen/Living/Dining Area

4.90m x 3.74m min 16'1" x 12'3" min



FIRST FLOOR

Bedroom 1 max.

4.65m x 2.72m 15'3" x 8'11"

Total internal floor area

45.2 sq. m. 487 sq. ft.

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The Canford

2 BEDROOM HOME, TOTAL 676 sq ft / 62.80m²



GROUND FLOOR

Kitchen

3.02m × 1.85m 9'11" × 6'1"

Living/Dining Area max.

4.73m × 3.98m 15'6" × 13'1"



FIRST FLOOR

Bedroom 1

3.08m × 2.94m 10'1" × 9'8"

Bedroom 2

3.36m max. × 2.56m 11'0" max. × 8'5"



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The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft / 79.10m²



GROUND FLOOR

Kitchen/Dining Area

4.72m × 2.87m 15'6" × 9'5"

Living Room max.

4.26m × 3.69m 14'0" × 12'1"



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9'9" × 9'4"

Bedroom 2

3.30m × 2.63m 10'10" × 8'8"

Bedroom 3

3.55m × 2.00m 11'8" × 6'7"



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The Easedale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.10m²



GROUND FLOOR

Kitchen/Dining Area

5.10m × 2.95m 16'9" × 9'8"

Living Room

5.10m × 3.02m 16'9" × 9'11"



FIRST FLOOR

Bedroom 1

3.81m × 3.08m 12'6" × 10'1"

Bedroom 2

2.95m × 2.86m 9'8" × 9'5"

Bedroom 3

2.95m × 2.15m 9'8" × 7'1"



[Discover more about this home](#)



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The Yewdale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.10m²



GROUND FLOOR

Kitchen/Dining Area

5.10m × 2.95m 16'9" × 9'8"

Living Room

5.10m × 3.02m 16'9" × 9'11"



FIRST FLOOR

Bedroom 1

3.81m × 3.08m 12'6" × 10'1"

Bedroom 2

2.95m × 2.86m 9'8" × 9'5"

Bedroom 3

2.95m × 2.15m 9'8" × 7'1"



[Discover more about this home](#)



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The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft / 99.40m²



GROUND FLOOR

Kitchen/Dining Area

4.25m × 3.43m max.

14'0" × 11'3" max.

Living Room

4.19m × 2.44m min.

13'9" × 8'0" min.



FIRST FLOOR

Bedroom 2

4.25m × 2.82m min.

14'0" × 9'3" min.

Bedroom 3

3.59m × 2.11m

11'10" × 6'11"



SECOND FLOOR

Bedroom 1

6.64m max. × 2.76m min.

21'10" max. × 9'1" min.



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The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft / 107.10m²



GROUND FLOOR

Kitchen/Dining Area

5.71m × 3.38m 18'9" × 11'1"

Living Room

4.38m × 3.62m 14'5" × 11'11"



FIRST FLOOR

Bedroom 1

3.61m × 3.27m 11'10" × 10'9"

Bedroom 2

3.53m × 2.81m 11'7" × 9'3"

Bedroom 3

2.81m × 2.52m min. 9'3" × 8'3" min.

Bedroom 4

2.35m × 2.23m 7'9" × 7'4"

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The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.80m²



GROUND FLOOR

Kitchen/Dining Area

6.09m x 3.58m max. 20'0" x 11'9" max.

Living Room

6.09m x 3.46m 20'0" x 11'4"



FIRST FLOOR

Bedroom 1

3.74m max. x 3.52m 12'4" max. x 11'7"

Bedroom 2

3.64m x 2.95m 11'11" x 9'8"

Bedroom 3

3.05m x 2.51m 10'0" x 8'3"

Bedroom 4

3.54m x 2.25m 11'7" x 7'5"



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The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127.00m²



GROUND FLOOR

Kitchen/Dining Area

8.11m × 3.26m max. 26'7" × 10'9" max.

Living Room

4.74m × 3.88m 15'7" × 12'9"

Study

2.61m × 2.10m 8'7" × 6'11"



FIRST FLOOR

Bedroom 1

3.88m max. × 3.71m 12'9" max. × 12'2"

Bedroom 2

4.02m × 3.09m max. 13'2" × 10'2" max.

Bedroom 3

3.66m × 3.03m max. 12'0" × 10'0" max.

Bedroom 4 max.

3.97m × 2.75m 13'0" × 9'0"



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The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft / 167.50m²



GROUND FLOOR

Kitchen/Dining Area

8.34m x 3.46m max. 27'4" x 11'4" max.

Living Room

4.74m x 3.34m 15'7" x 11'0"

Study

2.73m x 2.31m 9'0" x 7'7"

FIRST FLOOR

Bedroom 1

3.98m x 3.34m 13'1" x 11'0"

Bedroom 4

3.62m x 2.75m 11'11" x 9'0"

Bedroom 5

2.98m x 2.54m 9'9" x 8'4"

SECOND FLOOR

Bedroom 2

4.66m x 3.36m 15'4" x 11'1"

Bedroom 3

3.65m x 2.84m 12'0" x 9'4"



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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

→ Here's how we can help

Existing home owner?

→ Here's how we can help



Please speak to your Sales Executive for further details.

Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01473 905 071**



Find out how we can get you moving with our buying schemes.



Book an appointment



How to buy a home



WOLSEY GRANGE Poplar Lane, Ipswich, Suffolk, IP8 3FF

CONTACT US ON 01473 905 071

Taylor Wimpey