



# Sewell Meadow

—  
OLD CATTON, NORFOLK

A beautiful collection of two, three, four and five bedroom homes perfectly placed in the suburban village of Old Catton.

**Taylor**  
Wimpey

# Contents

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→ **Welcome to Sewell Meadow**



→ **Personalise your home**



→ **Included as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your next step**



# Welcome to Sewell Meadow

Nestled in the heart of Old Catton,  
Sewell Meadow is located close to the city of Norwich.

The development is thoughtfully designed with a balanced landscape of homes and open green spaces, and footpaths and cycle paths connect Sewell Meadow seamlessly with the wider village.

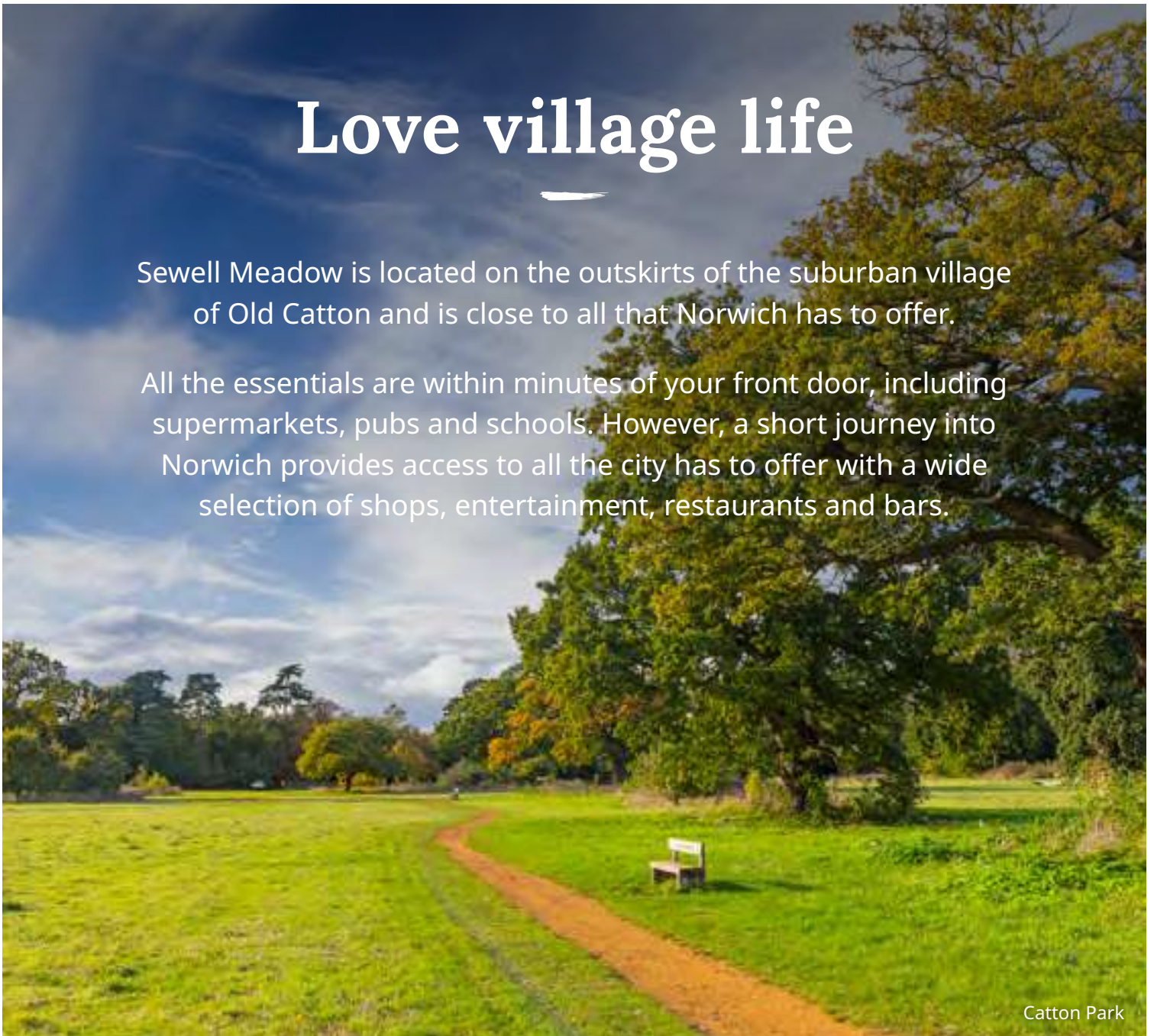


[→ View the site plan](#)

# Love village life

Sewell Meadow is located on the outskirts of the suburban village of Old Catton and is close to all that Norwich has to offer.

All the essentials are within minutes of your front door, including supermarkets, pubs and schools. However, a short journey into Norwich provides access to all the city has to offer with a wide selection of shops, entertainment, restaurants and bars.



Catton Park



Norwich Airport



Norwich

[→ 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<sup>†</sup>

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



## Bathrooms, en suites<sup>†</sup> and shower rooms<sup>†</sup>

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<sup>†</sup>

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 homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# The Belford

2 BEDROOM HOME, TOTAL 676 sq ft / 62.80m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.74m × 2.11m      9'0" × 6'11"

### Living/Dining Area

3.98m × 3.75m      13'1" × 12'4"



## FIRST FLOOR

### Bedroom 1

3.11m × 2.97m      10'3" × 9'9"

### Bedroom 2

3.98m max. × 2.52m      13'1" max. × 8'3"

[→ Discover more about this development](#)

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# The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft / 79.10m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.72m x 2.87m      15'6" x 9'5"

### Living Room max.

4.26m x 3.69m      14'0" x 12'1"



## FIRST FLOOR

### Bedroom 1 min.

2.96m x 2.83m      9'9" x 9'4"

### Bedroom 2

3.30m x 2.63m      10'10" x 8'8"

### Bedroom 3

3.55m x 2.00m      11'8" x 6'7"



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# The Easedale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.10m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.10m x 2.95m      16'9" x 9'8"

### Living Room

5.10m x 3.02m      16'9" x 9'11"



## FIRST FLOOR

### Bedroom 1

3.78m x 3.08m      12'5" x 10'1"

### Bedroom 2

2.95m x 2.86m      9'8" x 9'5"

### Bedroom 3

2.95m x 2.15m      9'8" x 7'1"



[Discover more about this home](#)



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# The Yewdale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.10m<sup>2</sup>



## 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

3.78m × 3.08m      12'5" × 10'1"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"

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# The Crofton

3 BEDROOM HOME, TOTAL 1,132 sq ft / 105.10m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.43m × 2.72m max.  
11'3" × 8'11" max.

### Living/Dining Area

4.78m × 3.70m      15'8" × 12'2"



## FIRST FLOOR

### Bedroom 2

4.78m × 3.37m      15'8" × 11'1"

### Bedroom 3

2.90m × 2.55m      9'6" × 8'5"



## SECOND FLOOR

### Bedroom 1

6.20m × 3.66m max.  
20'4" × 12'0" max.



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# The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft / 107.10m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.71m × 3.38m      18'9" × 11'1"

### Living Room

4.37m × 3.62m      14'4" × 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 Kentdale

4 BEDROOM HOME, TOTAL 1,205 sq ft / 111.90m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.02m × 3.58m max. 19'9" × 11'9" max.

### Living Room

6.02m × 3.45m 19'9" × 11'4"



## FIRST FLOOR

### Bedroom 1

3.51m × 3.40m max. 11'7" × 11'2" max.

### Bedroom 2

3.64m × 2.98m 11'11" × 9'10"

### Bedroom 3

3.05m max. × 2.95m 10'0" max. × 9'8"

### Bedroom 4 max.

3.09m × 2.53m 10'2" × 8'4"

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# The Shelford

4 BEDROOM HOME, TOTAL 1,360 sq ft / 126.30m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.10m × 3.24m max. 26'7" × 10'8" 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. × 3.76m 12'9" max. × 12'4"

### Bedroom 2

4.22m × 3.07m max. 13'10" × 10'1" max.

### Bedroom 3 max.

3.43m × 3.09m 11'3" × 10'2"

### Bedroom 4 max.

3.89m × 2.75m 12'9" × 9'0"

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# The Langdale

4 BEDROOM HOME, TOTAL 1,507 sq ft / 140.0m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Breakfast/Family Area**  
6.82m × 3.44m      22'5" × 11'3"

**Living Room**  
4.56m × 4.52m      15'0" × 14'10"

**Dining Room**  
3.41m × 3.05m      11'2" × 10'0"



## FIRST FLOOR

**Bedroom 1**  
3.77m min. × 3.44m max.  
12'5" min. × 11'3" max.

**Bedroom 2**  
4.56m × 3.08m      15'0" × 10'1"

**Bedroom 3**  
3.05m × 2.94m      10'0" × 9'8"

**Bedroom 4 max.**  
3.48m × 2.68m      11'5" × 8'10"

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# The Thornford

4 BEDROOM HOME, TOTAL 1,543 sq ft / 143.30m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	4.79m × 3.32m	15'9" × 10'11"
<b>Dining Room</b>	3.91m × 3.26m	12'10" × 10'8"
<b>Living Room</b>	4.74m × 3.91m	15'7" × 12'10"
<b>Family Room/Study</b>	3.04m × 2.66m	10'0" × 8'9"



## FIRST FLOOR

<b>Bedroom 1</b>	4.90m × 3.11m min.	16'1" max. × 10'3" min.
<b>Bedroom 2</b>	4.00m × 3.32m	13'2" × 10'11"
<b>Bedroom 3 max.</b>	4.72m × 3.36m	15'6" × 11'0"
<b>Bedroom 4</b>	3.81m × 2.53m	12'6" × 8'4"



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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft / 167.50m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.34m × 3.46m max. 27'4" × 11'4" max.

### Living Room

4.74m × 3.35m 15'7" × 11'0"

### Study

2.73m × 2.31m 9'0" × 7'7"

## FIRST FLOOR

### Bedroom 1

3.98m × 3.39m 13'1" × 11'2"

### Bedroom 4

3.62m × 2.75m 11'11" × 9'0"

### Bedroom 5

2.98m × 2.54m 9'9" × 8'4"

## SECOND FLOOR

### Bedroom 2

4.59m × 3.41m 15'1" × 11'3"

### Bedroom 3

3.64m × 2.78m 11'11" × 9'2"

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# Ways to buy

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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?

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→ Here's how we can help

## Existing home owner?

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→ 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 **01603 298 906**.



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

[→ Book an appointment](#)

[→ How to buy a home](#)



**SEWELL MEADOW** Money Road, Old Catton, Norfolk, NR6 7FA

**CONTACT US ON 01603 298 906**

# Taylor Wimpey