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Woodside Gardens

Here you'll find a stylish range of 2, 3, 4 and 5 bedroom homes. Situated in the small town of Ryton, a semi-rural location yet with a range of amenities within walking distance and great transport links.

It's a popular area that'll suit your lifestyle





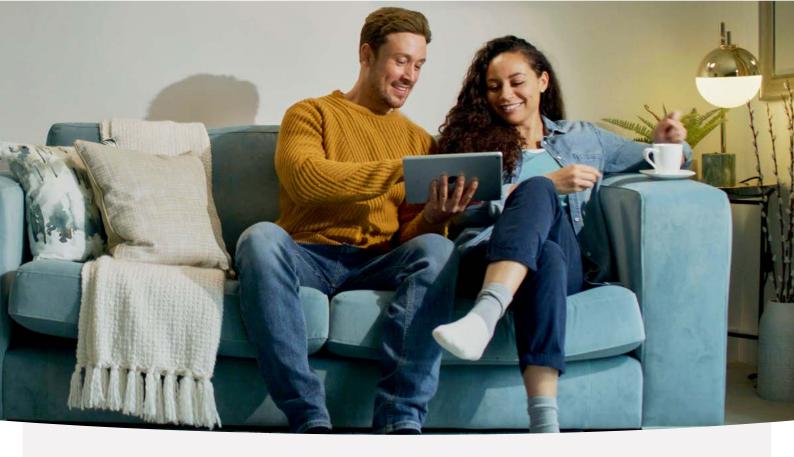


It's also well placed for commuters that work within Tyne and Wear. Trains from Wylam and Blaydon can take you to Newcastle City Centre in 20 minutes and a bus service will operate through the development for added convenience. The Metrocentre is only a short trip away with all of the well know retailers and restaurants whilst to the west you'll find lovely market towns such as Prudhoe, Corbridge and Hexham.

Local countryside







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.







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, a stainless steel sink and Zeno Taps, and lighting gives 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[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



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 – including plants. 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. † = Where applicable.

Specification of our houses

Kitchen & Utility	
Fitted kitchen with a choice of door fronts	✓
Choice of worktops with matching upstands	✓
Onda 1.5 bowl stainless steel inset sink with Zeno tap (Beauford & Canford single bowl)	✓
Zanussi stainless steel integrated 4 burner gas hob	✓
Electrolux Integrated cooker hood	✓
Zanussi stainless steel integrated electric eye level built in double oven (except Canford to have built under single stainless steel oven)	✓
Utility room units and worktops in accordance with drawings	✓
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	✓
Single TV socket - white	✓
Deta Optical smoke detector	✓
Double telecom socket - white	✓
Standard sockets and switches as indicated on working drawings - white	✓
Bathrooms, en suites, utility and cloakrooms	
Splashback tiling to basin in wet rooms and cloakroom	✓
Full height tiling within shower enclosure to en suite	✓
Free standing sanitary ware - white	✓
Chrome basin tap single mixer and pair of chrome bath taps	✓
White shower tray to en suite (as per drawings)	✓
Chrome with clear glass shower door to en suite	✓
Thermostatic chrome shower	✓
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 bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
High-Speed Broadband	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to garages within curtilage area (site layout dictates)	✓

 ^{✓ =} Standard features. * = Only apply for the following plots; Plots 196-202, 207-267.
 † = Electric Car Charging point will be wall or post mounted depending on plot.

Specification of our houses

Finishing touches	
White emulsion to walls	✓
White pre-finished internal doors with chrome handles	✓
PVCu double glazed windows	✓
PVCu French doors to rear	✓
Black pre-finished GRP front entrance door wih UPVC frame insulated, with three point locking system and chrome handles, chrome effect letter plate, door viewer and security chain in high performance door set with various glazing options	✓
Garage (where applicable)	
Double electrical socket (where in plot curtilage)	✓
Batten light point to ceiling (where in plot curtilage)	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓
External Features	
Door bell hard wired & fitted to front door	✓
External front light and wiring for rear	✓
PV Solar panels on selected plots*	✓
Electric Car Charging 7kw wall/post mounted point on selected plots*†	✓
Triple glazed windows on selected plots*	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Carbon monoxide detectors supplied in line with Building Regulations	✓
Gardens, Paths and Drives	
Garden tap to rear garden	✓
Garden shed fitted to rear garden	✓
Smooth finish grey concrete slabs to pathways and patios	✓
Front garden turfed or shrubbed [†]	✓
Turf to rear (excluding affordable housing plots)	✓
1.8m fencing to rear garden	✓
Permeable Block Paved driveway	✓
Other Features	
NHBC warranty against structural defects for a ten year period following the date of build completion	✓
A range of optional upgrades are available, subject to build stage	✓



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Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers*, solar panels* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.





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*Selected plots only

Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:







Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.

Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.

Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



Scan the QR code for an interactive experience

Waste water heat recovery

Uses heat from waste water to save energy.

Waste water heat recovery takes heat from the water that goes down the drain when you shower and uses that heat to pre-warm cold water from the mains via a heat exchanger (pipe) system.

The system can increase the temperature of mains cold water by up to 15 degrees, meaning less energy is needed to heat the water you use, which in turn lowers emissions and energy bills.

A waste water heat recovery system has no moving parts and there is no additional maintenance than you'd expect for a normal drainage system.



Scan the QR code for an interactive experience

Thermal lintel

A load bearing beam placed across doors and windows designed to reduce heat loss.

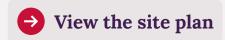
Lintels are beams, typically made of steel, which are placed above windows and doors to support load from above. Thermal lintels are up to five times more thermally efficient than a steel lintel. They have an integrated polymer isolator, which helps to prevent heat escaping from the inside of your home to the outside. This helps to increase the energy efficiency of your home.

We use triple glazed windows to deliver maximum heat retention. They are more energy efficient than double glazed, as they use three panes of glass to reflect more heat back into your home to prevent it from escaping outside.





Our homes





The Canford

2 BEDROOM HOME, TOTAL NET 676 SQ FT



GROUND FLOOR

Lounge/Dining max.

4.73m × 3.98m 15′ 6″ × 13′ 1″

Kitchen

3.02m × 1.85m 9' 11" × 6' 1"



FIRST FLOOR

Bedroom 1

3.08m × 2.97m 10′ 1″ × 9′ 9″

Bedroom 2 max.

3.98m × 2.56m 13′ 1″ × 8′ 5″

* Optional en suite



Discover more about this home



View our current availability



The Beauford

2 BEDROOM HOME, TOTAL NET 856 SQ FT



GROUND FLOOR

Lounge max.

3.67m × 4.36m 12′ 1″ × 14′ 4″

Kitchen/Dining

4.70m × 2.87m 15′ 5″ × 9′ 5″



FIRST FLOOR

Bedroom 1

2.94m × 3.57m 9' 8" × 11' 9"

Bedroom 2

4.70m × 2.55m 15′ 5″ × 8′ 4″



View our development



View our current availability

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Winney home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom.

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The Easedale

3 BEDROOM HOME, TOTAL NET 917 SQ FT





GROUND FLOOR

Lounge

5.10m × 3.02m 16′ 9″ × 9′ 11″

Kitchen/Dining

5.10m × 3.02m 16′ 9″ × 9′ 11″

FIRST FLOOR

Bedroom 1

3.84m × 3.10m 12′ 7″ × 10′ 2″

Bedroom 2

3.66m × 3.15m 12′ 0″ × 10′ 4″

Bedroom 3

3.33m × 2.79m 10′ 11″ × 9′ 2″

Bedroom 4

2.58m × 2.88m 8' 6" × 9' 6"



Discover more about this home



View our current availability



The Gosford

3 BEDROOM HOME, TOTAL NET 852 SQ FT



GROUND FLOOR

Lounge max.

4.26m × 3.69m 14′ 0″ × 12′ 1″

Kitchen/Dining

4.72m × 2.87m 15′ 6″ × 9′ 5″



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 max.

3.55m × 2.00m 11′ 8″ × 6′ 7″



Discover more about this home



View our current availability

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The Braxton

3 BEDROOM HOME, TOTAL NET 1,070 SQ FT







GROUND FLOOR

Lounge max.

3.26m × 4.23m 10′ 8″ × 13′ 11″

Kitchen/Dining max.

4.25m × 3.43m 14′ 0″ × 11′ 3″

FIRST FLOOR

Bedroom 2 max.

4.25m × 2.82m 14′ 0″ × 9′ 3″

Bedroom 3

2.15m × 3.59m 7′ 1″ × 11′ 10″

SECOND FLOOR

Bedroom 1 max.

3.14m × 5.56m 10′ 4″ × 18′ 3″



Discover more about this home



View our current availability

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The Midford

4 BEDROOM HOME, TOTAL NET 1,153 SQ FT



GROUND FLOOR

Kitchen/Dining

8.11m × 2.88m	26′ 7″ × 9′ 6″
Lounge 3.88m × 4.74m	12' 9" × 15' 7"
Study 2.10m × 2.65m	6' 11" × 8' 8"



FIRST FLOOR

Bedroom 1	
3.88m × 3.71m	12' 9" × 12' 2"
Bedroom 2 3.09m × 4.02m	10' 2" × 13' 2"
Bedroom 3 max. 3.03m × 3.66m	10' 0" × 12' 0"
Bedroom 4 2.75m × 3.28m	9' 0" × 10' 9"





> View our current availability



The Coltham

4 BEDROOM HOME, TOTAL NET 1,241 SQ FT



GROUND FLOOR

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3.84m × 4.53m 12′ 7″ × 14′ 11″

Kitchen/Dining

5.39m × 2.86m 17' 8" × 9' 5"

Garage

6.00m × 3.00m 19' 8" × 9' 10"

* 6m × 3m internal garage

** Optional personnel door



FIRST FLOOR

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3.84m × 3.10m 12′ 7″ × 10′ 2″

Bedroom 2

3.66m × 3.15m 12′ 0″ × 10′ 4″

Bedroom 3

3.33m × 2.79m 10′ 11″ × 9′ 2″

Bedroom 4

2.58m × 2.88m 8' 6" × 9' 6"



Discover more about this home



View our current availability



The Kingham

4 BEDROOM HOME, TOTAL NET 1,396 SQ FT



GROUND FLOOR

Lounge 3.47m × 4.94m	11′ 5″ × 16′ 3″
Kitchen/Dining 5.61m × 3.36m	18′ 5″ × 11′ 0″
Garage 6.00m × 3.00m	19′ 8″ × 9′ 10″



FIRST FLOOR

Bedroom 1	
4.49m × 3.37m	14′ 9″ × 11′ 1″
Bedroom 2 4.17m × 3.37m	13′ 8″ × 11′ 1″
Bedroom 3 max. 3.37m × 3.32m	11′ 1″ × 10′ 11″
Bedroom 4 3.09m × 2.71m	10′ 2″ × 8′ 11″



View our development



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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.

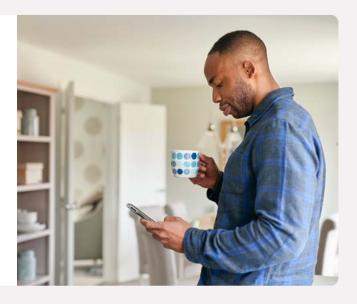


First time buyer?

Here's how we can help

Existing home owner?

Here's how we can help



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. 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.

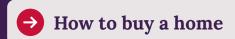


Have your questions answered by calling our sales executives on **0191 917 0653.**



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











WOODSIDE GARDENS, Land Off Woodside Lane, Ryton, Gateshead, Tyne & Wear, NE40 3LS CONTACT US ON 0191 917 0653

