



# **Contents**

## **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





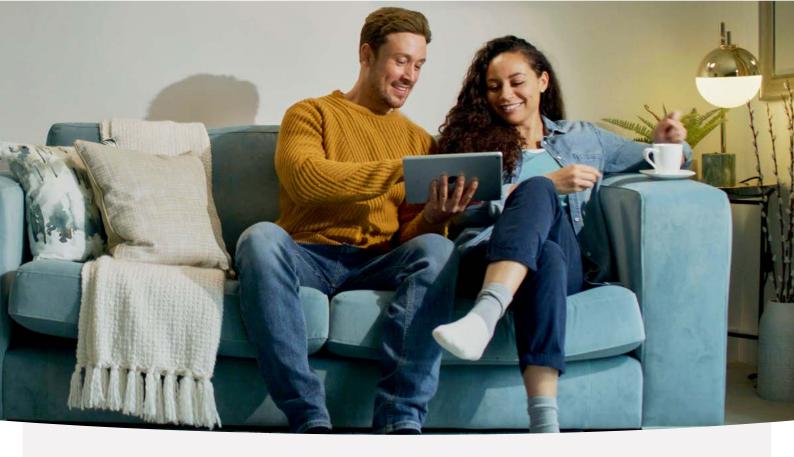


It's also well placed for commuters that work within Tyne and Wear. Trains from Wylam and Blaydon can take you to Newcastle City Centre in 20 minutes and a bus service will operate through the development for added convenience. The Metrocentre is only a short trip away with all of the well know retailers 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<sup>†</sup>

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<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 – 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)	✓

 <sup>✓ =</sup> 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	<b>✓</b>
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 <sup>†</sup>	✓
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	✓



 <sup>✓ =</sup> 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.

# Our homes

16 19

**→** View the site plan



## The Canford

2 BEDROOM HOME, TOTAL 689 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 873 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



## The Easedale

3 BEDROOM HOME, TOTAL 931 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 866 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



## The Amersham

3 BEDROOM HOME, TOTAL 990 SQ FT



#### **GROUND FLOOR**

Lounge max.	
3.50m × 4.03m	11′ 6″ × 13′ 3″
Kitchen	
Miccincii	



### FIRST FLOOR

Bedroom 1	
3.21m × 4.21m	10' 6" × 13' 10"
<b>Bedroom 2</b> max. 4.37m × 3.08m	14′ 4″ × 9′ 11″
<b>Bedroom 3</b> max. 2.90m × 2.89m	9′ 6″ × 9′ 6″
<b>Study</b> 2.22m × 1.67m	7′ 4″ × 5′ 6″





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## The Braxton

3 BEDROOM HOME, TOTAL 1,091 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



# The Midford

4 BEDROOM HOME, TOTAL 1,170 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"
<b>Bedroom 2</b> 3.09m × 4.02m	10' 2" × 13' 2"
<b>Bedroom 3</b> max. 3.03m × 3.66m	10' 0" × 12' 0"
<b>Bedroom 4</b> 2.75m × 3.28m	9' 0" × 10' 9"





## > View our current availability



# The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq ft



## **GROUND FLOOR**

<b>Lounge</b> 3.84m × 4.53m	12′ 7″ × 14′ 11″
<b>Kitchen/Dining</b> 5.39m × 2.86m	17′ 8″ × 9′ 5″
<b>Garage</b> 6.00m × 3.00m	19' 8" × 9' 10"
* 6m × 3m internal garage	

\*\* Optional personnel door



### FIRST FLOOR

<b>Bedroom 1</b> 3.84m × 3.10m	12′ 7″ × 10′ 2″
<b>Bedroom 2</b> 3.66m × 3.15m	12′ 0″ × 10′ 4″
<b>Bedroom 3</b> 3.33m × 2.79m	10' 11" × 9' 2"
<b>Bedroom 4</b> 2.58m × 2.88m	8′ 6″ × 9′ 6″



## Discover more about this home



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## The Elliston

4 BEDROOM HOME, TOTAL 1,249 sq ft



### **GROUND FLOOR**



### FIRST FLOOR

Bedroom 2
2.73m × 2.46m 9' 0" × 8' 1"

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.

3.77m × 5.43m 12′ 5″ × 17′ 10″



## Discover more about this home



## View our current availability



## The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft



## **GROUND FLOOR**

<b>Kitchen/Dining</b> 8.11m × 2.88m	26′ 7″ × 9′ 6″
<b>Lounge</b> 3.88m × 4.74m	12' 9" × 15' 7"
<b>Study</b> 2.10m × 2.65m	6' 11" × 8' 8"



## FIRST FLOOR

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





## > View our current availability



# The Kingham

4 BEDROOM HOME, TOTAL 1,415 sq ft



## **GROUND FLOOR**

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



#### FIRST FLOOR

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





> View our current availability



# The Lavenham

5 BEDROOM HOME, TOTAL 1,646 sq ft



#### **GROUND FLOOR**

<b>Lounge</b> min. 5.26m × 3.90m	17′ 3″ × 12′ 10″
<b>Kitchen</b> max. 5.69m × 3.30m	18' 8" × 10' 10"
<b>Dining</b> 3.06m × 3.20m	10′ 1″ × 10′ 6″



#### FIRST FLOOR

<b>Bedroom 1</b> max. 4.53m × 3.81m	14′ 10″ × 12′ 6″
<b>Bedroom 2</b> 3.81m × 3.52m	12′ 6″ × 11′ 7″
<b>Bedroom 3</b> 3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b> 3.28m × 2.69m	10′ 9″ × 8′ 10″
<b>Bedroom 5</b> min. 2.85m × 3.00m	9′ 4″ × 9′ 10″





## > View our current availability

# 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.

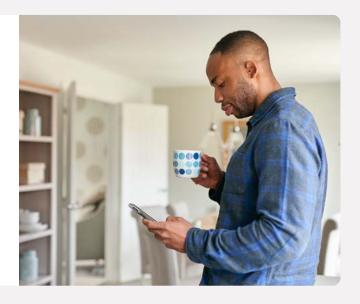


# First time buyer?

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.



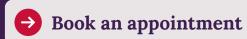
Take a virtual tour of our homes from the comfort of your sofa.

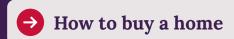


Have your questions answered by calling our sales executives on **0191 917 0653.** 



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











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