Coatham Gardens

EAGLESCLIFFE, COUNTY DURHAM

Located in the charming town of Eaglescliffe, Coatham Gardens offers a range of contemporary 3 and 4 bedroom new homes in a wide range of styles. It's the perfect spot to settle down.

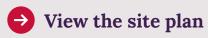


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Welcome to Coatham Gardens

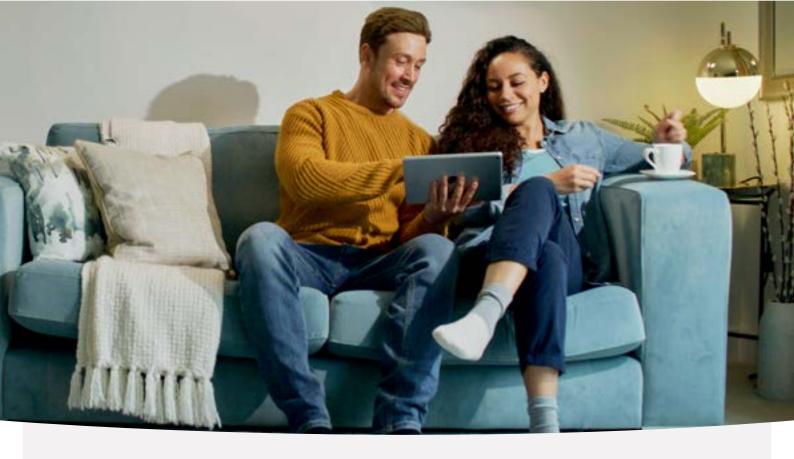
The picturesque town of Eaglescliffe lies close to the northern edge of the North York Moors, so you'll never be far from a beautiful view. With open green spaces on your doorstep, but all the convenience of living in a town, Coatham Gardens offers the best of both worlds.











Personalise your home

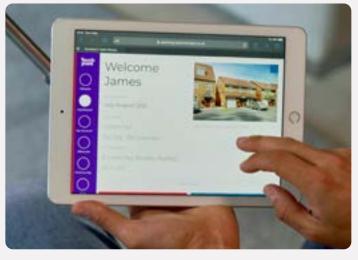
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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

General	
Traditional construction with insulated ground floor, cavity walls and roof space	✓
Kitchen	
Fitted kitchen with choice of door fronts*	✓
Choice of laminate finished worktops and worktop upstands	✓
Stainless steel sink and drainer with chrome finish mixer tap	✓
Stainless steel splashback to rear of hob	✓
Single or double electric oven and gas hob (stainless steel finish)***	✓
Integrated extractor hood	✓
Plumbing for built-in dishwasher & washing machine	✓
Space for tall fridge freezer housing unit	✓
Kitchen under unit lighting	✓
Double socket with USB port to kitchen	✓
Bathrooms, en suites and cloakrooms	
Contemporary white sanitaryware	✓
Chrome finish to bath & basin taps and fittings	✓
Thermostatic shower to en-suite [†]	✓
Choice of glazed tiles to designated wall areas from selected range*	✓
Entrance Doors & Windows	
White PVCu windows, French doors c/w double glazed units & security locks	✓
Security enhanced GRP composite front entrance doors	✓
Central heating/hot water system	
Fully programmable gas fired combination boiler providing central heating & hot water***	✓
Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder***	✓
White steel radiators c/w thermostatic valves to habitable areas	✓
Decentralised continuous ventilation system serving wet areas & kitchen	✓
Power, Lighting, TV & Communications	
White electrical power sockets and switches throughout to NHBC requirement	✓
Ceiling pendant or batten lighting c/w energy efficient light fittings	✓
Master telephone socket with extension socket	✓
TV co-axial socket with extension socket (Does not include digital tv aerial)	✓
Siren alert smoke detectors fitted (mains electric with battery back up)	✓
Power and light to garage [†]	✓

^{✓ =} Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

Specification of our houses

Internal Finishes	
White matt emulsion to all walls	✓
Ceilings finished with matt white emulsion	✓
White gloss paint to all woodwork	✓
MDF skirting and architrave	✓
Newark internal doors	✓
Chrome lever door handles	✓
MDF window boards	✓
Wardrobes to Bedroom 1***	✓
External features	
For details of brick, render and tile types please refer to external material schedule	✓
External light fitting to front entrance	✓
PVCu rainwater gutters & down pipes	✓
PVCu soffit and fascia trims to roofline	✓
External access meter cupboards for gas and electricity	✓
Front garden turfed or shrub planted (season permitting) [†]	✓
Vertical high board fencing to rear garden [†]	✓
Driveways finished in Tarmac or block paving [†]	✓
External tap	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Our homes





The Amersham

3 BEDROOM HOME, TOTAL 988 sq. ft



GROUND FLOOR

Lounge

3.51m max. × 3.97m 11' 6" max. × 13' 0"

Kitchen

4.39m × 2.88m 14' 5" × 9' 6"



FIRST FLOOR

Bedroom 1

3.21m × 4.22m 10' 6" × 13' 10"

Bedroom 2 max.

4.36m × 3.03m 14' 4" × 10' 0"

Bedroom 3 max.

2.90m × 2.89m 9' 6" × 9' 6"





> View our current availability



The Gosford

3 BEDROOM HOME, TOTAL 874 sq. ft



GROUND FLOOR

Lounge max.

3.70m × 4.27m 12' 2" × 14' 0"

Kitchen/Dining

4.74m × 2.88m 15' 7" × 9' 6"



FIRST FLOOR

Bedroom 1 min.

2.99m × 2.84m 9' 10" × 9' 4"

Bedroom 2

2.65m × 3.31m 8' 9" × 10' 11"

Bedroom 3

 $2.03 \text{m} \times 3.56 \text{m} \text{ max}$. 6' 8" × 11' 8" max.



Discover more about this home



View our current availability



The Colton

3 BEDROOM HOME, TOTAL 1,189 sq. ft



GROUND FLOOR

Lounge/Dining

4.72m × 3.28m 15' 7" × 10' 9"

Kitchen

2.56m min. × 3.44m 8' 5" min. × 11' 4"



FIRST FLOOR

Bedroom 2

4.79m × 3.08m max. 15' 9" × 10' 2" max.

Bedroom 3

2.58m × 2.94m 8' 6" × 9' 8"



SECOND FLOOR

Bedroom 1

3.72m max. × 6.19m 12' 3" max. × 20' 4"



Discover more about this home



View our current availability



The Easedale

3 BEDROOM HOME, TOTAL 930 sq. ft



GROUND FLOOR

Lounge

3.03m × 5.09m 10' 0" × 16' 9"

Kitchen/Dining

2.92m × 5.06m 9' 7" × 16' 7"



FIRST FLOOR

Bedroom 1

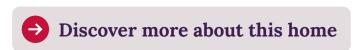
3.07m × 3.78m 10' 1" × 12' 5"

Bedroom 2

2.96m × 2.87m 9' 9" × 9' 5"

Bedroom 3

2.96m × 2.14m 9' 9" × 7' 0"







The Midford

4 BEDROOM HOME, TOTAL 1,179 sq. ft



GROUND FLOOR

Lounge

3.64m × 4.44m 12' 0" × 14' 7"

Kitchen/Dining

 $5.73m \times 3.42m$ 18' 10" × 11' 3"



FIRST FLOOR

Bedroom 1

10' 8" × 11' 10" 3.26m × 3.61m

Bedroom 2

2.83m × 3.54m 9' 4" × 11' 8"

Bedroom 3

2.84m × 2.53m min. 9' 4" × 8' 4" min.

Bedroom 4

7' 10" × 7' 4" 2.38m × 2.23m



Discover more about this home



> View our current availability



The Manford

4 BEDROOM HOME, TOTAL 1,383 sq. ft



GROUND FLOOR

Lounge

3.89m × 4.76m 12' 9" × 15' 8"

Kitchen/Dining

8.13m × 2.91m 26' 8" × 9' 7"

Study

2.11m × 2.62m 6' 11" × 8' 7"



FIRST FLOOR

Bedroom 1

3.89m max. × 3.07m 12' 9" max. × 10' 1"

Bedroom 2

3.10m max. × 4.02m 10' 2" max. × 13' 2"

Bedroom 3

3.04m max. × 3.67m 10' 0" max. × 12' 1"

Bedroom 4

2.76m × 3.98m max. 9' 1" × 13' 1" max.



Discover more about this home



View our current availability



The Coltham

4 BEDROOM HOME, TOTAL 1,256 sq. ft



GROUND FLOOR

Lounge max.

3.85m × 4.54m 12' 8" × 14' 11"

Kitchen/Dining

5.39m × 2.88m 17' 9" × 9' 6"



FIRST FLOOR

Bedroom 1

3.85m × 3.11m max. 12' 8" × 10' 3" max.

Bedroom 2

12' 1" × 10' 5" 3.67m × 3.16m

Bedroom 3

3.33m × 3.41m 10' 11" × 11' 3"

Bedroom 4

8' 6" × 9' 7" 2.58m × 2.93m



Discover more about this home



> View our current availability



The Kingham

4 BEDROOM HOME, TOTAL 1,411 sq. ft



GROUND FLOOR

Lounge

3.51m × 4.96m 11' 6" × 16' 3"

Kitchen/Dining

5.61m × 3.36m 18' 5" × 11' 0"



FIRST FLOOR

Bedroom 1

4.49m × 3.38m 14' 9" × 11' 1"

Bedroom 2

4.22m × 3.38m 13' 10" × 11' 1"

Bedroom 3

3.37m × 3.69m max. 11' 1" × 12' 1" max.

Bedroom 4

3.10m × 2.72m 10' 2" × 8' 11"





View our current availability



The Wortham

4 BEDROOM HOME, TOTAL 1,522 sq. ft



GROUND FLOOR

Lounge

3.59m × 5.78m 11' 10" × 19' 0"

Kitchen/Dining

6.49m × 3.35m 21' 4" × 11' 0"



FIRST FLOOR

Bedroom 1

3.59m × 4.79m max. 11' 10" × 15' 9" max.

Bedroom 2

4.39m max. × 3.15m 14' 5" max. × 10' 4"

Bedroom 3

3.04m × 3.42m 10' 0" × 11' 3"

Bedroom 4

3.46m × 3.06m 11' 4" × 10' 1"





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.

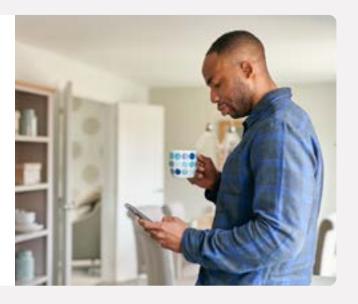


First time buyer?

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.



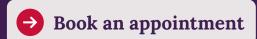
Take a virtual tour of our homes from the comfort of your sofa.

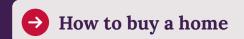


Have your questions answered by calling our sales executives on **01642 931 291.**



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











COATHAM GARDENS Allens West, Durham Lane, Eaglescliffe, County Durham TS16 0RW

CONTACT US ON 01642 931 291

