

**Taylor  
Wimpey**

*Find your way around*

# SWINSTON RISE



DINNINGTON | ROTHERHAM






Get to know

# SWINSTON RISE




DINNINGTON | ROTHERHAM

Settle into the town of Dinnington, with a choice of contemporary 2, 3 and 4 bedroom new homes in a wide range of styles to suit all lifestyles.

## 4 BEDROOM HOMES

-  **The Manford**  
4 bedroom home  
**Plots:** 10, 34, 49, 62, 93, 108, 121, 132 & 146
-  **The Coltham**  
4 bedroom home  
**Plots:** 3, 4, 12, 15, 29, 42, 47, 48, 54, 61, 110, 117, 119, 131, 136, 142, 143 & 154
-  **The Rosedale**  
4 bedroom home  
**Plot:** 63
-  **The Trusdale**  
4 bedroom home  
**Plots:** 5, 13, 18, 32, 90, 92, 99, 104, 105, 109, 120, 126, 147, 148 & 157
-  **The Midford**  
4 bedroom home  
**Plots:** 11, 14, 33, 43, 46, 66, 86, 87, 91, 98, 118, 124, 125, 130, 133, 137, 155 & 156

## 3 BEDROOM HOMES

-  **The Braxton**  
3 bedroom home  
**Plots:** 1, 2, 8, 9, 16, 17, 35, 36, 44, 45, 50, 51, 55, 56, 57\*, 58\*, 59, 60, 69\*, 70\*, 82-85\*, 88, 89, 94, 95, 100-103, 106\*, 107\*, 111, 112, 122, 123, 138, 139, 144 & 145
-  **The Easedale**  
3 bedroom home  
**Plots:** 19\*, 28\*, 31, 53, 64, 79\* & 140
-  **The Gosford**  
3 bedroom home  
**Plots:** 6, 7, 20\*, 27\*, 30, 52, 65, 67, 68, 71-78\*, 80\*, 81\*, 96, 97, 113-116, 127-129, 134, 135 & 141

## 2 BEDROOM HOMES

-  **The Canford**  
2 bedroom home  
**Plots:** 21, 22, 23-26\*, 37-41\*, 149-152\* & 153

\*ah/r = Affordable home/rent  
\*stup = Step Up scheme plot  
BCP = Bin collection point  
V = Visitor parking

Come in  
and take  
a look  
around



## SWINSTON RISE

Wentworth Way,  
Dinnington,  
Rotherham,  
South Yorkshire

### CONTACT US ON

01709 917 683

### SATNAV

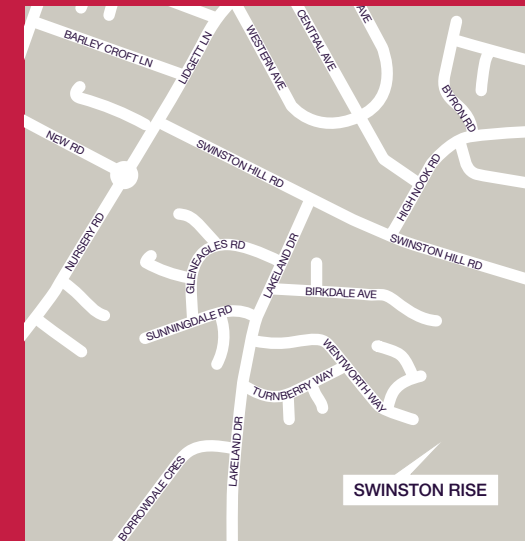
S25 2SJ

### FROM THE M1, JUNCTION 31:

- At the roundabout, take the 3rd exit onto Worksop Road/A57
- Turn left onto Worksop Road/B6067
- At the roundabout, take the 1st exit onto Todwick Road, B6463
- Turn right onto Church Lane
- Turn right to stay on Church Lane
- Church Lane turns slightly left and becomes New Road/B6060
- At the roundabout, take the 1st exit onto Lidgett Lane
- Turn right onto Swinston Hill Road
- Turn right onto Lakeland Drive
- Turn left onto Wentworth Way

### FROM WORKSOP:

- Head west on Overend Road towards Elms Rd
- Turn left onto Gateford Road/B6045
- At the roundabout, take the 2nd exit onto Sandy Lane
- Turn left onto Sandy Lane/A60
- At the roundabout, take the 1st exit and stay on Sandy Lane/A60
- At the roundabout, take the 2nd exit and stay on Sandy Lane/A60
- At the roundabout, take the 3rd exit onto A57
- At the roundabout, take the 2nd exit and stay on A57
- At the roundabout, take the 2nd exit onto Woodsetts Lane
- Continue onto Worksop Road
- Continue onto Dinnington Road
- Continue onto Swinston Hill Road
- Turn left onto Lakeland Drive
- Turn left onto Wentworth Way



Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

Taylor  
Wimpey

# THE MANFORD

4 BEDROOM HOME

---



Images may include optional upgrades at additional cost. This image 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 Wimpey 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). Please ask for further details.

# THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

**TOTAL** 128.67 sq. m. / 1,385 sq. ft

## GROUND FLOOR



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

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.88m × 3.03m	12' 9" × 9' 11"
<b>Bedroom 2 (max.)</b>	3.09m × 3.33m	10' 2" × 10' 11"
<b>Bedroom 3 (max.)</b>	3.03m × 3.66m	10' 0" × 12' 0"
<b>Bedroom 4 (max.)</b>	2.75m × 3.28m	9' 0" × 10' 9"



\* 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. TWWM 59853 / JULY 2020

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**[taylorwimpey.co.uk](https://taylorwimpey.co.uk)**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE COLTHAM

4 BEDROOM HOME

---



Images may include optional upgrades at additional cost. This image 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 Wimpey 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). Please ask for further details.

# THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including a master bedroom with en suite and a family bathroom.

**TOTAL** 116.96 sq. m. / 1,259 sq. ft

## GROUND FLOOR



<b>Lounge (max.)</b>	3.84m x 4.53m	12' 7" x 14' 11"
<b>Kitchen/Dining</b>	5.39m x 2.86m	17' 8" x 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.84m x 3.10m	12' 7" x 10' 2"
<b>Bedroom 2</b>	3.66m x 3.15m	12' 0" x 10' 4"
<b>Bedroom 3</b>	3.33m x 2.79m	10' 11" x 9' 2"
<b>Bedroom 4</b>	2.58m x 2.88m	8' 6" x 9' 6"



\* 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. TWWM 59853 / JULY 2020

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE ROSSDALE

4 BEDROOM HOME

---



Images may include optional upgrades at additional cost. This image 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 Wimpey 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). Please ask for further details.

# THE ROSSDALE

With traditional styling and a generous layout, The Rosssdale is a four bedroom home perfect for growing families. The large entrance hallway leads to a spacious kitchen/dining room, living room with French doors to the garden, and a downstairs cloakroom. Upstairs are four well proportioned bedrooms, including a master bedroom complete with built in wardrobes and en suite, and the main bathroom.

**TOTAL** 115.48 sq. m. / 1,243 sq. ft

## GROUND FLOOR



<b>Lounge</b>	3.46m × 6.09m	11' 4" × 20' 0"
<b>Kitchen/ Dining (max.)</b>	3.58m × 6.09m	11' 9" × 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m × 3.03m	11' 7" × 9' 11"
<b>Bedroom 2 (max.)</b>	3.64m × 2.95m	11' 11" × 9' 8"
<b>Bedroom 3</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m × 2.25m	11' 7" × 7' 5"



\* 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. TWWM 59853 / JULY 2020

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE TRUSDALE

4 BEDROOM HOME

---



Images may include optional upgrades at additional cost. This image 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 Wimpey 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). Please ask for further details.

# THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, the master bedroom has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

**TOTAL** 115.48 sq. m. / 1,243 sq. ft

## GROUND FLOOR



<b>Lounge</b>	3.46m × 6.09m	11' 4" × 20' 0"
<b>Kitchen/ Dining (min.)</b>	3.58m × 6.09m	11' 9" × 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m × 3.03m	11' 7" × 9' 11"
<b>Bedroom 2 (max.)</b>	3.64m × 2.95m	11' 11" × 9' 8"
<b>Bedroom 3</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m × 2.25m	11' 7" × 7' 5"



\* 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. TWWM 59853 / JULY 2020

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE MIDFORD

4 BEDROOM HOME

---



Images may include optional upgrades at additional cost. This image 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 Wimpey 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). Please ask for further details.

# THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

**TOTAL** 107.12 sq. m. / 1170 sq. ft

## GROUND FLOOR



<b>Lounge</b>	3.62m × 4.49m	11' 11" × 14' 9"
<b>Kitchen/Dining</b>	5.71m × 3.38m	18' 9" × 11' 1"

## FIRST FLOOR



<b>Bedroom 1</b>	3.27m × 3.61m	10' 9" × 11' 10"
<b>Bedroom 2</b>	2.81m × 3.53m	9' 3" × 11' 7"
<b>Bedroom 3 (min.)</b>	2.81m × 2.52m	9' 3" × 8' 3"
<b>Bedroom 4</b>	2.35m × 2.23m	7' 9" × 7' 4"



\* 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. TWWM 59853 / JULY 2020

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE BRAXTON

3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image 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 Wimpey 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). Please ask for further details.

# THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/breakfast area, a living/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite master bedroom on the top floor.

**TOTAL** 101.45 sq. m. / 1092 sq. ft

## GROUND FLOOR



**Lounge (max.)** 3.19m x 4.19m 10' 6" x 13' 9"

**Kitchen/  
Dining (max.)** 4.25m x 3.43m 14' 0" x 11' 3"

## FIRST FLOOR



**Bedroom 2 (max.)** 4.25m x 2.82m 14' 0" x 9' 3"

**Bedroom 3** 2.15m x 3.59m 7' 1" x 11' 10"

## SECOND FLOOR



**Bedroom 1 (max.)** 3.16m x 5.56m 10' 4" x 18' 3"



\* 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. TWWM 59853 / JULY 2020

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE EASEDALE

3 BEDROOM HOME

---



Images may include optional upgrades at additional cost. This image 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 Wimpey 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). Please ask for further details.

# THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

**TOTAL** 86.49 sq. m. / 931 sq. ft

## GROUND FLOOR



<b>Lounge</b>	3.02m × 5.10m	9' 11" × 16' 9"
<b>Kitchen/Dining</b>	2.95m × 5.10m	9' 8" × 16' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m × 3.78m	10' 1" × 12' 5"
<b>Bedroom 2</b>	2.95m × 2.86m	9' 8" × 9' 5"
<b>Bedroom 3</b>	2.95m × 2.15m	9' 8" × 7' 1"



\* 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. TWWM 59853 / JULY 2020

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE GOSFORD

3 BEDROOM HOME

---



Images may include optional upgrades at additional cost. This image 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 Wimpey 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). Please ask for further details.

# THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL** 80.45 sq. m. / 866 sq. ft

## GROUND FLOOR



<b>Lounge (max.)</b>	3.69m × 4.26m	12' 1" × 14' 0"
<b>Kitchen/Dining</b>	4.72m × 2.87m	15' 6" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	2.96m × 2.83m	9' 9" × 9' 4"
<b>Bedroom 2</b>	2.63m × 3.30m	8' 8" × 10' 10"
<b>Bedroom 3 (max.)</b>	2.00m × 3.55m	6' 7" × 11' 8"



\* 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. TWWM 59853 / JULY 2020

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**taylorwimpey.co.uk**

**Taylor  
Wimpey**

Taylor  
Wimpey

# THE CANFORD

2 BEDROOM HOME

---



Images may include optional upgrades at additional cost. This image 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 Wimpey 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). Please ask for further details.

# THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway.

**TOTAL** 64.01 sq. m. / 689 sq. ft

## GROUND FLOOR



<b>Lounge/ Dining (max.)</b>	3.98m × 4.73m	13' 1" × 15' 6"
<b>Kitchen</b>	1.85m × 3.02m	6' 1" × 9' 11"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m × 2.97m	10' 1" × 9' 9"
<b>Bedroom 2</b>	3.98m (max.) × 2.56m	13' 1" (max.) × 8' 5"



\* 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. TWWM 59853 / SEPTEMBER 2021

Want to view one of our gorgeous new show homes?  
Find a development and book an online appointment at:

**taylorwimpey.co.uk**

**Taylor  
Wimpey**



# SWINSTON RISE A VERY SPECIAL PLACE TO BE

---

A warm welcome to Swinston Rise.

Settle into the town of Dinnington, with a choice of contemporary  
2, 3 and 4 bedroom new homes in a wide range of styles to suit  
all lifestyles.

## MAKE YOURSELF AT HOME

---

From the first time you open the front door, you know this is somewhere you can call home.

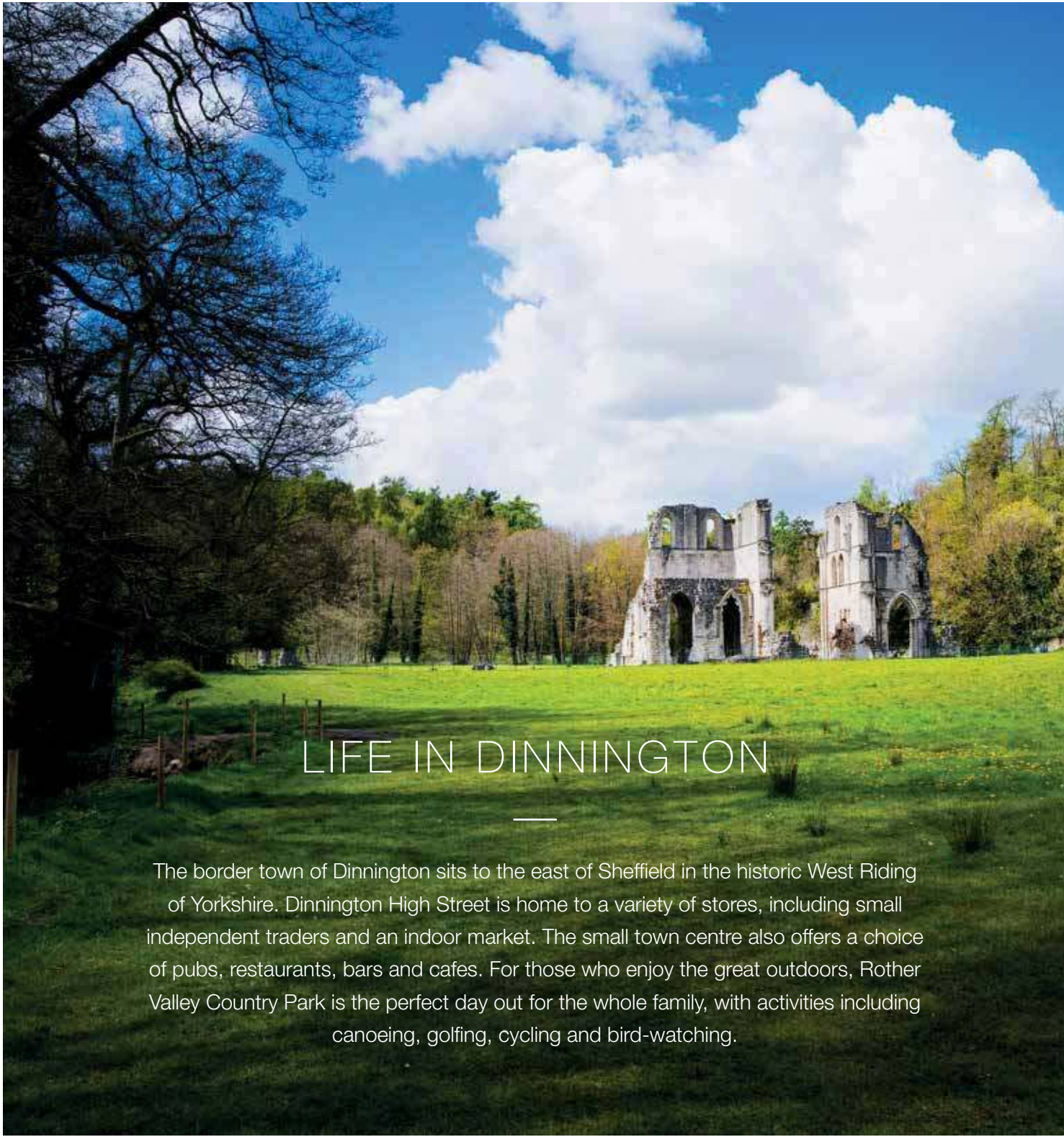
Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



Images include optional upgrades at additional cost.



# LIFE IN DINNINGTON

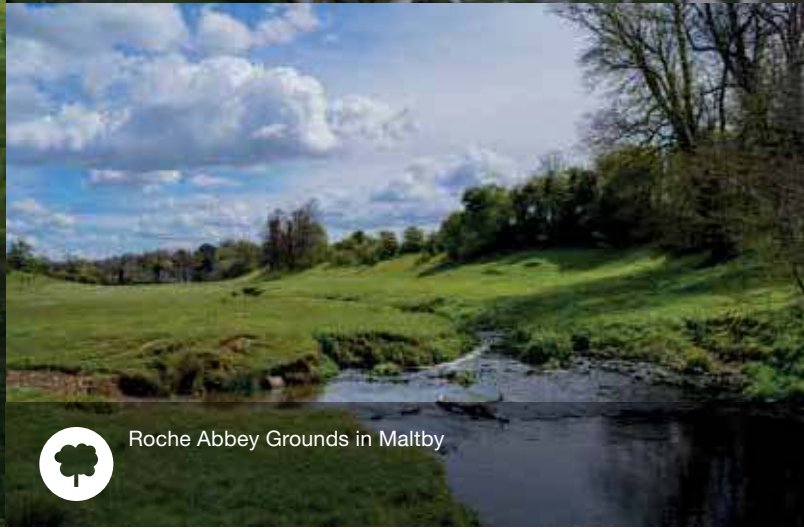
The border town of Dinnington sits to the east of Sheffield in the historic West Riding of Yorkshire. Dinnington High Street is home to a variety of stores, including small independent traders and an indoor market. The small town centre also offers a choice of pubs, restaurants, bars and cafes. For those who enjoy the great outdoors, Rother Valley Country Park is the perfect day out for the whole family, with activities including canoeing, golfing, cycling and bird-watching.



Firbeck Village



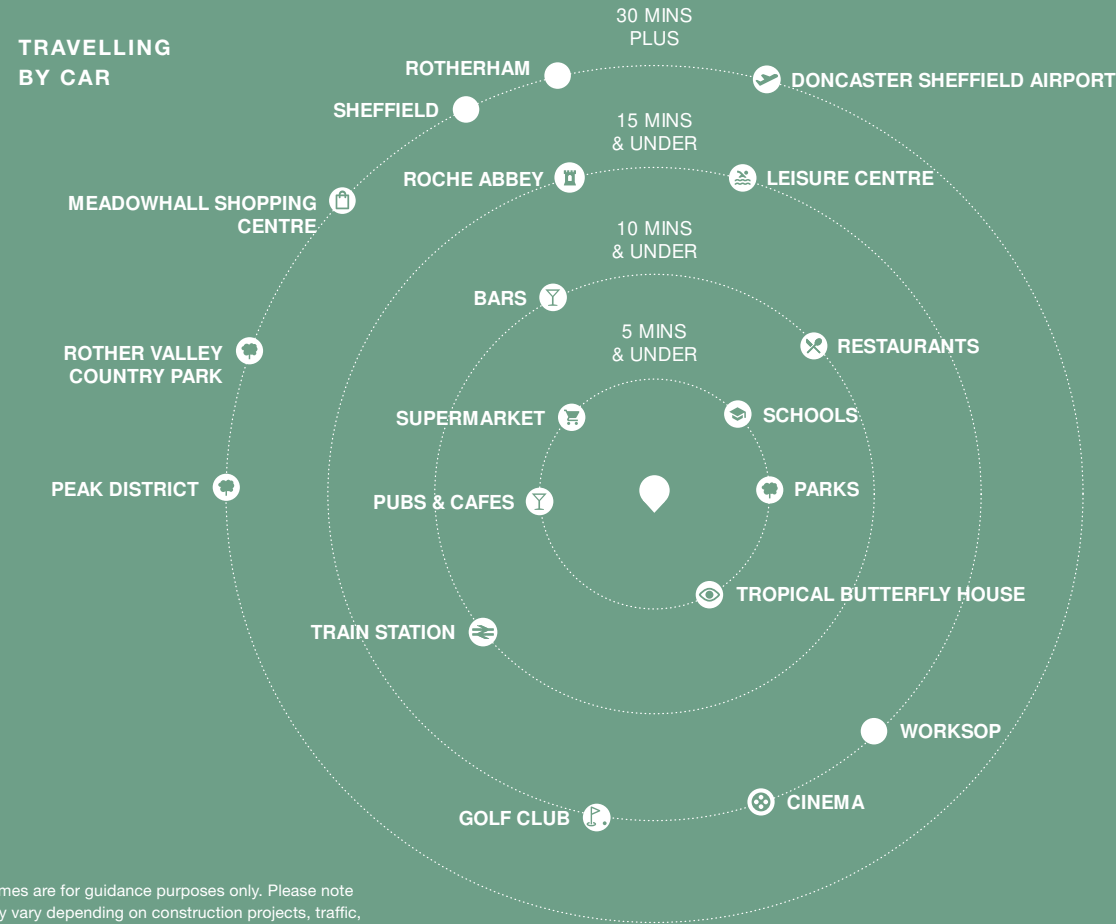
Tropical Butterfly House Wildlife and Falconry Centre in Anston



Roche Abbey Grounds in Maltby

# THE PERFECT PLACE TO BE

Swinston Rise is just 30 minutes from both Sheffield and Rotherham by car, and the M1 and A1 are also close by, making it ideally positioned for commuting. The area is also well served by public transport, and nearby Kiveton Park railway station offers direct links to Sheffield, Worksop and Gainsborough.



These times are for guidance purposes only. Please note they may vary depending on construction projects, traffic, weather, or other events and you should bear this in mind when planning your route.



Local restaurant



Savoy Cinema Worksop



Thoresby Hall Hotel



## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



### EASYMOVER

Easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# FROM LOOKING ROUND TO MOVING IN...

