

Westland Heath Phase 2

JOIN OUR EXCITING NEW COMMUNITY

An exciting collection of two, three, four and five bedroom energy-efficient homes, situated on the south western edge of the scenic town of Sudbury, Suffolk.

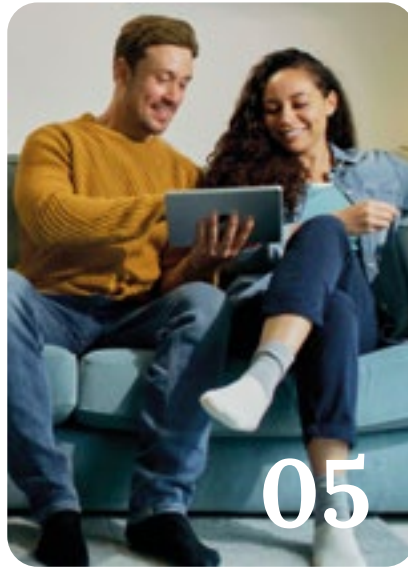
Taylor
Wimpey

Contents

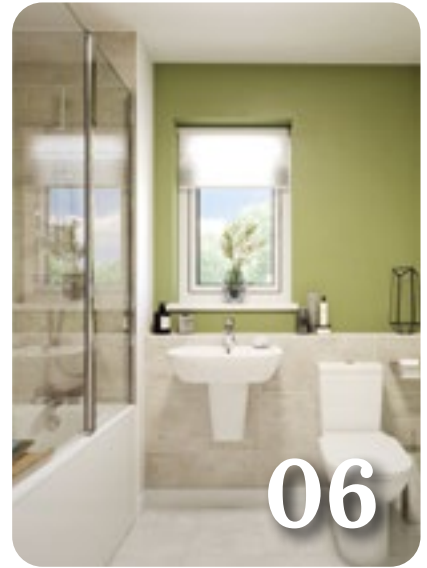
→ **Welcome to
Westland Heath**



→ **Personalise
your home**



→ **Included
as standard**



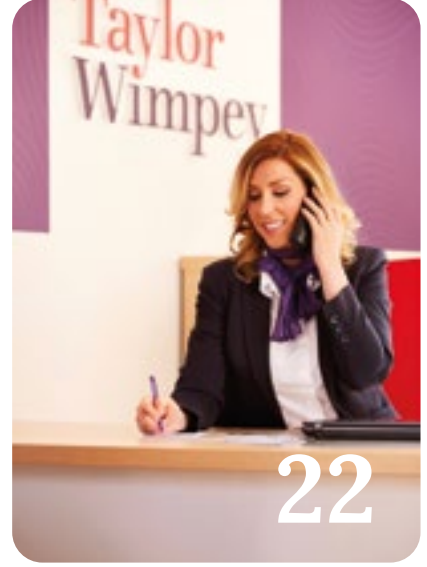
→ **Our homes**



→ **Ways to buy**



→ **Take your
next step**



Welcome to Westland Heath

Set amidst the serene Suffolk countryside, Westland Heath resides in the flourishing community of Sudbury.

Enveloped by ample green open spaces, this development features homes with contemporary designs and versatile interior layouts to accommodate a range of needs.



[→ View the site plan](#)

Love village life

All your essentials are within easy reach at Westland Heath, which boasts a new primary school featuring pre-school facilities and a village centre hosting shops, a pub, and a community hall.

Spanning acres of top-notch public green space, including community woodland, landscaped parks, allotments, and sports facilities, Westland Heath promises a wholesome environment for living, working, and unwinding, all with superb connections to the surrounding area.

Local countryside



Sudbury train station



Sudbury town centre



[Watch development video](#)



Phase 2 - 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 stainless steel splashbacks, a stainless steel sink and Zeno Taps, give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in 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, bath and thermostatic shower 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, turf 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

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap [†] /1 bowl*	✓
Stainless steel electric oven and built-in hob	✓
Integrated hood with stainless steel splashback above hob*	✓
Integrated washing machine and 70/30 fridge freezer	✓
60cm dishwasher or 45cm integrated slimline dishwasher depending on design	✓
Bathrooms, en suites, utility and cloakrooms	
White sanitaryware with max. 180 litre bath	✓
Chrome taps and fittings*	✓
Thermostatic shower to bathroom and en suite*	✓
Choice of splashback tiling from selected range (no tiling to utility)*	✓
Full height tiling to walls around bath and shower enclosure	✓
Shaver socket to en suite or main bathroom (if no en suite)	✓
Batten/pendant light to wet areas*	✓
Central heating/hot water system	
Heating system provided by a community Heat Hub through a Heat Interface Unit located within the property	✓
Underfloor heating to ground floor and radiators to first floor	✓
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	✓
Media plate to living room	✓
Master telephone socket to living room *only if no fibre connection on site	✓
CAT 6 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points*	✓
Two double sockets in bedroom 1 to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
Electric car chargers to allocated car spaces within the plot curtilage, car spaces outside are provided where possible, speak to your Sales Executive for more details	✓

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

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Specification of our houses

Finishing Touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
Luxury vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility with carpets to remaining rooms*	✓
Full height tiling to walls around bath area (in all main bathrooms)*	✓
Triple glazing to all houses	✓
External Features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Outside light to front and rear	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front planted/turfed as shown on the Landscaping Plan	✓
Turf as standard to rear garden	✓
Timber boundary fencing or brick wall as per the External Works Plan	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓
Window Guards	
Guards are required on all 1st floor bedroom windows. To comply with Part L Building Regulations, these will go in every bedroom.	✓

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Our homes

→ 2 bedroom homes



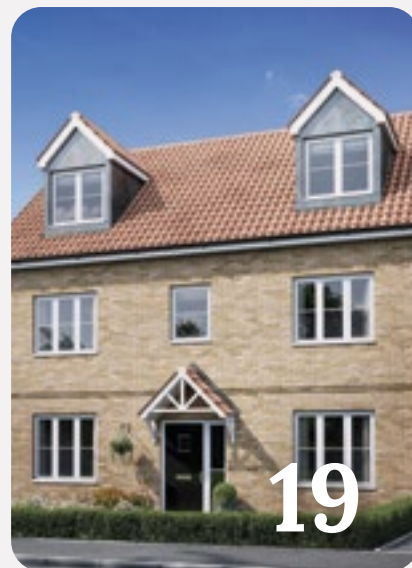
→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



The Beaford

2 BEDROOM HOME, TOTAL 777 sq ft / 72.2m²



GROUND FLOOR

Kitchen

2.10m × 3.01m 13'4" × 9'11"

Living/Dining Area

4.06m × 3.71m 13'4" × 12'2"



FIRST FLOOR

Bedroom 1

4.06m × 3.78m 13'4" × 12'5"

Bedroom 2

4.06m × 2.71m 13'4" × 8'1"



[View our current availability](#)

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 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). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 57986 / June 2024.



The Mapleford

2 BEDROOM HOME, TOTAL 864 sq ft / 80.3m²



GROUND FLOOR

Kitchen

4.03m × 2.46m 13'3" × 8'1"

Living/Dining Area

4.78m × 4.51m 15'9" × 14'10"



FIRST FLOOR

Bedroom 1

3.73m × 3.33m 12'3" × 10'11"

Bedroom 2

4.51m × 2.76m 14'10" × 9'1"



[View our current availability](#)

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The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq ft / 98.3m²



GROUND FLOOR

Kitchen/Dining Area

5.52m × 3.21m 18'1" × 10'6"

Living Area/Study

5.52m × 3.19m 18'1" × 10'6"



FIRST FLOOR

Bedroom 1

2.76m × 4.51m 9'1" × 14'9"

Bedroom 2

3.23m × 3.27m 10'7" × 10'9"

Bedroom 3

2.66m × 2.80m 8'9" × 9'2"



[View our current availability](#)

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The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft / 90.3m²



GROUND FLOOR

Kitchen/Dining Area

5.07m × 3.81m 16'8" × 12'6"

Living Room

3.43m × 3.11m 11'3" × 10'2"



FIRST FLOOR

Bedroom 1

4.04m × 3.84m 13'3" × 11'5"

Bedroom 2

3.48m × 2.15m 11'5" × 7'1"

Bedroom 3

2.95m × 2.84m 9'8" × 9'4"



[View our current availability](#)

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The Carrdale

3 BEDROOM HOME, TOTAL 1,058 sq ft / 98.3m²



GROUND FLOOR

Kitchen/Dining Area

3.21m × 5.52m 10'6" × 18'1"

Living Room/Study

3.21m × 5.52m 10'6" × 18'1"



FIRST FLOOR

Bedroom 1

3.37m × 2.76m 11'1" × 9'1"

Bedroom 2

3.27m × 3.25m 10'9" × 10'8"

Bedroom 3

2.80m × 2.68m 9'2" × 8'10"



[View our current availability](#)

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The Keeford

3 BEDROOM HOME, TOTAL 1,020 sq ft / 94.8m²



GROUND FLOOR

Kitchen/Dining Area

5.41m × 2.74m 17'9" × 9'0"

Living Room

3.81m × 3.29m 12'6" × 10'10"



FIRST FLOOR

Bedroom 1

3.20m × 2.81m 10'6" × 9'3"

Bedroom 2

3.30m × 3.14m 10'10" × 10'4"

Bedroom 3

2.96m × 2.52m 9'9" × 8'3"



[View our current availability](#)

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The Harrton

3 BEDROOM HOME, TOTAL 1,140 sq ft / 105.9m²



GROUND FLOOR

Kitchen

3.37m x 3.17m 11'1" x 10'5"

Living/Dining Area

4.39m x 4.09m 14'5" x 13'5"

FIRST FLOOR

Bedroom 2

3.42m x 3.36m 11'3" x 11'0"

Bedroom 3

3.31m x 2.40m 10'11" x 7'10"

SECOND FLOOR

Bedroom 1

4.39m x 3.18m 15'5" x 10'5"



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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116.3m²



GROUND FLOOR

Kitchen/Dining Area

6.53m × 3.29m 21'5" × 10'10"

Living Area

6.53m × 3.25m 21'5" × 10'8"



FIRST FLOOR

Bedroom 1

3.59m × 3.40m 11'10" × 11'2"

Bedroom 2

4.32m × 3.01m 14'2" × 9'11"

Bedroom 3

3.44m × 2.19m 11'4" × 7'2"

Bedroom 4

3.05m × 2.17m 10'0" × 7'2"



[View our current availability](#)

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The Rightford

4 BEDROOM HOME, TOTAL 1,375 sq ft / 127.7m²



GROUND FLOOR

Kitchen/Dining Area

8.33m × 3.31m 27'4" × 10'10"

Living Room

4.19m × 3.19m 13'9" × 10'6"

Study

2.82m × 2.16m 9'3" × 7'1"



FIRST FLOOR

Bedroom 1

4.83m × 3.02m 15'10" × 9'11"

Bedroom 2

4.07m × 3.21m 13'4" × 10'6"

Bedroom 3

4.17m × 2.95m 13'8" × 9'8"

Bedroom 4

3.02m × 2.23m 9'11" × 7'4"



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The Deanford

4 BEDROOM HOME, TOTAL 1,237 sq ft / 114.9m²



GROUND FLOOR

Kitchen/Dining Area

5.30m × 4.39m 17'5" × 14'5"

Living Room

4.39m × 3.48m 14'5" × 11'5"



FIRST FLOOR

Bedroom 1

3.52m × 3.41m 11'7" × 11'2"

Bedroom 2

3.16m × 2.93m 10'4" × 9'8"

Bedroom 3

3.04m × 2.45m 10'0" × 8'0"

Study

3.52m × 2.13m 11'7" × 7'0"



[View our current availability](#)

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The Dunnerton

5 BEDROOM HOME, TOTAL 1,959 sq ft / 182m²



GROUND FLOOR

Kitchen	4.28m × 3.24m	14'1" × 10'8"
Living Room	4.96m × 3.23m	16'3" × 10'7"
Dining Room	3.24m × 3.14m	10'8" × 10'4"
Study	3.23m × 2.47m	10'7" × 8'1"



FIRST FLOOR

Bedroom 2	3.82m × 3.28m	12'7" × 10'9"
Bedroom 3	3.64m × 3.28m	12'0" × 10'9"
Bedroom 4	3.27m × 2.81m	10'9" × 9'3"
Bedroom 5	3.91m × 2.38m	12'10" × 7'10"



SECOND FLOOR

Bedroom 1	4.84m × 4.52m	15'11" × 14'10"
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[View our current availability](#)

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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



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 **01787 322 093**.



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



Book an appointment



How to buy a home



WESTLAND HEATH 7 Tufnell Gardens, off Acton Lane, Sudbury, Suffolk, CO10 0ZS

CONTACT US ON 01787 322 093

**Taylor
Wimpey**