

# 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**

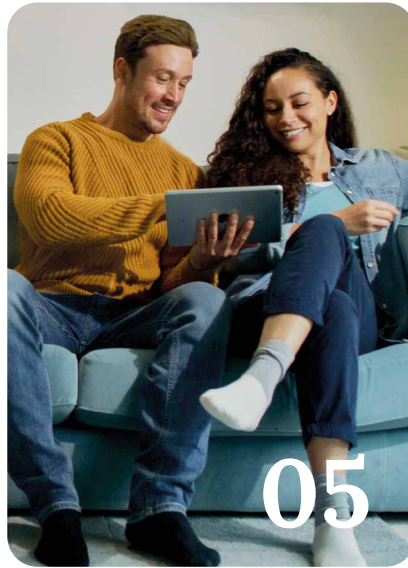
# Contents

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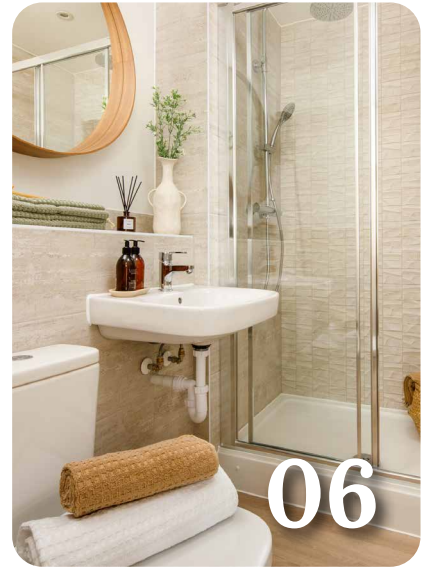
→ **Welcome to  
Westland Heath**



→ **Personalise  
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→ **Included  
as standard**



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# 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



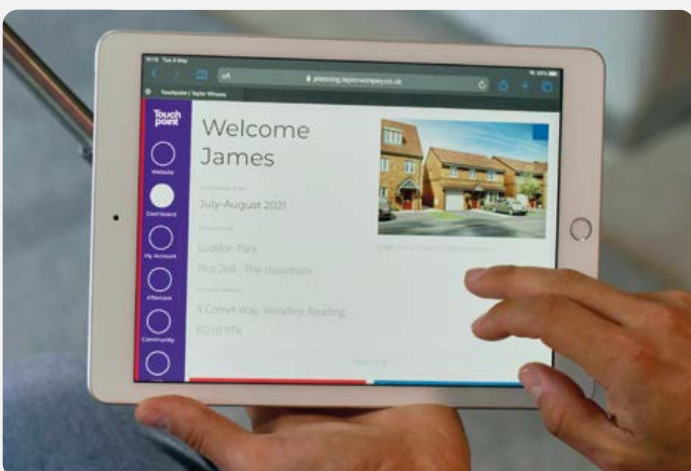
## Phase 2 – Personalise your home

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 composite sink and Zeno Taps, give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux oven with built-in hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style. 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<sup>†</sup> and shower rooms<sup>†</sup>

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<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, 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*	✓
Composite granite 1.5 bowl sink with Ascona tap†*	✓
Single 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 half height tiling to walls with sanitaryware from selected range*	✓
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 upper floors	✓
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

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. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.

# Specification of our houses

## Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
5 panel white doors with chrome ironmongery	✓
LVT (luxury vinyl tile) flooring to all wet areas, kitchen, kitchen/diner and utility with carpets to remaining rooms*	✓
Triple glazing to all houses	✓
Composite front doors with multi-point lock	✓

## External Features

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	✓
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## 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

To comply with Part O of building regulations, guards must be installed on all upper floor windows where the opening is below 1100mm. These guards will be installed in every bedroom and window blinds can only be fitted on the outside of the window reveals.	✓
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✓ = Standard features    \* = Options, upgrades and colour choices are available subject to stage of construction    † = Where applicable

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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 771 sq ft / 71.6m<sup>2</sup>



## GROUND FLOOR

### Kitchen

2.10m × 3.01m

13'4" × 9'11"

### Living/Dining Area

4.08m × 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. 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. 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 2025.



# The Mapleford

2 BEDROOM HOME, TOTAL 860 sq ft / 79.8m<sup>2</sup>



## 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"



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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,062 sq ft / 98.6m<sup>2</sup>



## 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

4.51m × 2.78m 14'9" × 9'1"

### Bedroom 2

3.28m × 3.24m 10'9" × 10'7"

### Bedroom 3

2.80m × 2.66m 9'2" × 8'9"



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# The Eynsford

3 BEDROOM HOME, TOTAL 964 sq ft / 89.5m<sup>2</sup>



## 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 1,060 sq ft / 98.4m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.52m × 3.21 18'1" × 10'6"

### Living Room/Study

5.52m × 3.19m 18'1" × 10'6"



## 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"



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# The Keeford

3 BEDROOM HOME, TOTAL 1,002 sq ft / 93m<sup>2</sup>



## 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"



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# The Harrton

3 BEDROOM HOME, TOTAL 1,136 sq ft / 105.5m<sup>2</sup>



## 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

4.39m x 3.16m 11'3" x 11'0"

### Bedroom 3

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



## SECOND FLOOR

### Bedroom 1

5.65m x 3.34m 15'5" x 10'5"



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# The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116.3m<sup>2</sup>



## 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"



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# The Rightford

4 BEDROOM HOME, TOTAL 1,355 sq ft / 125.8m<sup>2</sup>



## 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 / 114.9m<sup>2</sup>



## 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"



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# The Dunnerton

5 BEDROOM HOME, TOTAL 1,917 sq ft / 178.1m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.28m x 3.24m 14'1" x 10'8"

### Living Room

4.96m x 3.23m 16'3" x 10'7"

### Dining Room

3.24m x 3.14m 10'8" x 10'4"

### Study

3.23m x 2.47m 10'7" x 8'1"



## FIRST FLOOR

### Bedroom 2

3.82m x 3.28m 12'7" x 10'9"

### Bedroom 3

3.64m x 3.28m 12'0" x 10'9"

### Bedroom 4

3.27m x 2.80m 10'9" x 9'3"

### Bedroom 5

3.91m x 2.38m 12'10" x 7'10"



## SECOND FLOOR

### Bedroom 1

4.84m x 4.52m 15'11" x 14'10"



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# Ways to buy

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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?

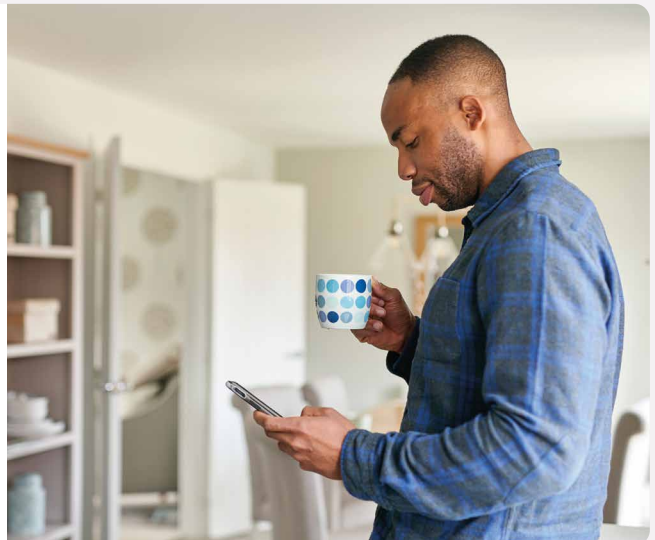
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→ Here's how we can help

## Existing home owner?

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→ 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  
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