

# The Laurels

*at Burleyfields*

STAFFORD, STAFFORDSHIRE

Burleyfields is an exclusive collection of two, three and four bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

**Taylor**  
**Wimpey**

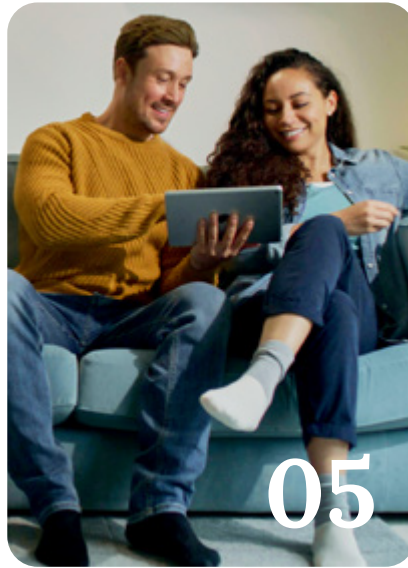
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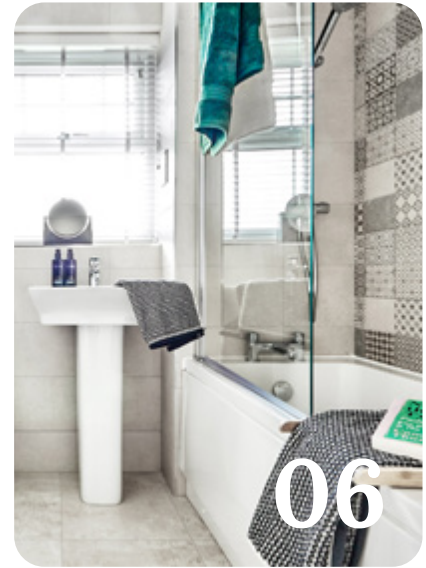
→ **Welcome to  
The Laurels**



→ **Personalise  
your home**



→ **Included  
as standard**



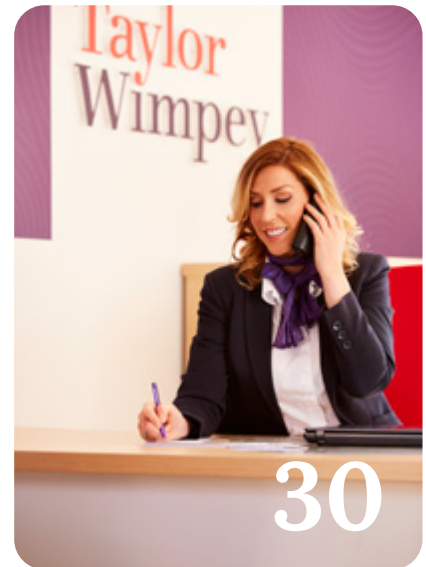
→ **Our homes**



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# Welcome to The Laurels

## *at Burleyfields*

Located west of Stafford, Burleyfields is a development accessed through the adjacent Castlefields area with a recently created link to Doxey.

Part of a larger development, it features a spine road for new bus routes, new school, local centre and destination park with an equipped play area. Each home has been designed to suit a variety of needs, with modern designs and thoughtful layouts.



[→ View the site plan](#)

# Life in Stafford

Burleyfields has been designed to deliver a sustainable new neighbourhood in the well-connected town of Stafford. With a strong sense of local identity, the centre of Stafford lies two miles east of the development and offers a vibrant mix of shops and amenities including Guildhall Shopping Centre.

Well regarded schools such as Rowley Park Primary Academy and King Edward VI High School are within close proximity to the development making Burleyfields an ideal environment for families. For those looking for a sense of urban edge and culture, Stafford Castle is just over a mile away.

The River Sow



Broad Eye Windmill



Church Lane



[Watch development video](#)



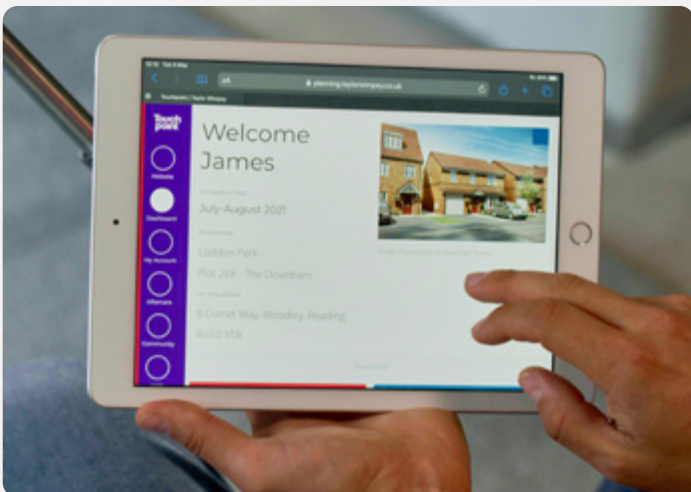
# Personalise your home

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 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.

# Our homes

[→ 4 bedroom homes](#)



[→ 3 bedroom homes](#)



[→ 2 bedroom homes](#)



[→ View the site plan](#)



# The Lydford

4 BEDROOM HOME, TOTAL 1,099 sq ft.



## GROUND FLOOR

### Lounge

3.27m × 4.49m      10' 9" × 14' 9"

### Kitchen/Dining

5.36m × 3.38m      17' 7" × 11' 1"



## FIRST FLOOR

### Bedroom 1

3.17m × 3.79m      10' 5" × 12' 5"

### Bedroom 2

3.17m × 3.35m      10' 5" × 11' 0"

### Bedroom 3 max.

2.10m × 3.30m      6' 11" × 10' 10"

### Bedroom 4

2.23m × 2.10m      7' 4" × 6' 11"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*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. 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. TWMM\_73186/October 2022.





# The Eskdale

4 BEDROOM HOME, TOTAL 1,222 sq. ft.



## GROUND FLOOR

### Lounge

6.02m × 3.45m      19' 9" × 11' 4"

### Kitchen

3.58m × 2.86m      11' 9" × 9' 5"

### Dining

3.14m × 2.77m      10' 4" × 9' 1"



## FIRST FLOOR

### Bedroom 1 max.

3.51m × 3.40m      11' 7" × 11' 2"

### Bedroom 2 max.

3.64m × 2.98m      11' 11" × 9' 10"

### Bedroom 3 max.

3.05m × 2.95m      10' 0" × 9' 8"

### Bedroom 4 max.

3.09m × 2.53m      10' 2" × 8' 4"



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# The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq. ft.



## GROUND FLOOR

### Kitchen/Dining

5.39m × 2.86m      17' 8" × 9' 5"

### Living room

3.84m × 4.54m      12' 7" × 14' 11"



## FIRST FLOOR

### Bedroom 1

3.84m × 3.12m      12' 7" × 10' 2"

### Bedroom 2

3.66m × 3.16m      10' 4" × 12' 0"

### Bedroom 3

3.33m × 3.41m      10' 11" × 11' 2"

### Bedroom 4

2.59m × 2.89m      8' 6" × 9' 6"

[→ Discover more about this home](#)

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# The Littondale

4 BEDROOM HOME, TOTAL 1,290 sq. ft.



## GROUND FLOOR

|                     |               |                  |
|---------------------|---------------|------------------|
| <b>Kitchen</b>      | 3.48m × 2.78m | 11' 5" × 9' 1"   |
| <b>Dining area</b>  | 2.33m × 3.08m | 7' 8" × 10' 1"   |
| <b>Living room</b>  | 3.62m × 4.78m | 11' 10" × 15' 8" |
| <b>Study</b>        | 2.70m × 2.94m | 9' 8" × 8' 10"   |
| <b>Utility room</b> | 1.65m × 3.08m | 5' 5" × 10' 1"   |

## FIRST FLOOR

|                  |               |                 |
|------------------|---------------|-----------------|
| <b>Bedroom 1</b> | 3.68m × 3.57m | 12' 1" × 11' 9" |
| <b>Bedroom 2</b> | 2.71m × 4.07m | 8' 11" × 13' 4" |
| <b>Bedroom 3</b> | 2.71m × 2.84m | 8' 11" × 9' 4"  |
| <b>Bedroom 4</b> | 2.64m × 1.90m | 8' 8" × 6' 3"   |

[→ View our current availability](#)

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# The Silverdale

4 BEDROOM HOME, TOTAL 1,290 sq. ft.



## GROUND FLOOR

|                     |               |                  |
|---------------------|---------------|------------------|
| <b>Kitchen</b>      | 3.48m × 2.78m | 11' 5" × 9' 1"   |
| <b>Dining area</b>  | 2.33m × 3.08m | 7' 8" × 10' 1"   |
| <b>Living room</b>  | 3.62m × 4.78m | 11' 10" × 15' 8" |
| <b>Study</b>        | 2.70m × 2.94m | 9' 8" × 8' 10"   |
| <b>Utility room</b> | 1.65m × 3.08m | 5' 5" × 10' 1"   |

## FIRST FLOOR

|                  |               |                 |
|------------------|---------------|-----------------|
| <b>Bedroom 1</b> | 3.68m × 3.57m | 12' 1" × 11' 9" |
| <b>Bedroom 2</b> | 2.71m × 4.07m | 8' 11" × 13' 4" |
| <b>Bedroom 3</b> | 2.71m × 2.84m | 8' 11" × 9' 4"  |
| <b>Bedroom 4</b> | 2.64m × 1.90m | 8' 8" × 6' 3"   |



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# The Shelford

4 BEDROOM HOME, TOTAL 1,378 sq. ft.



## GROUND FLOOR

### Lounge

4.74m × 3.88m      15' 7" × 12' 9"

### Kitchen/Dining max.

8.10m × 3.24m      26' 7" × 10' 8"

### Study

2.61m × 2.10m      8' 7" × 6' 11"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.76m      12' 9" × 12' 4"

### Bedroom 2 max.

4.22m × 3.07m      13' 10" × 10' 1"

### Bedroom 3 max.

3.43m × 3.09m      11' 3" × 10' 2"

### Bedroom 4 max.

3.89m × 2.75m      12' 9" × 9' 0"

[→ Discover more about this home](#)

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# The Stafford

4 BEDROOM HOME, TOTAL 1,378 sq. ft.



## GROUND FLOOR

### Lounge

4.74m x 3.88m      15' 7" x 12' 9"

### Kitchen/Dining max.

8.10m x 3.24m      26' 7" x 10' 8"

### Study

2.61m x 2.10m      8' 7" x 6' 11"



## FIRST FLOOR

### Bedroom 1 max.

3.88m x 3.76m      12' 9" x 12' 4"

### Bedroom 2 max.

4.22m x 3.07m      13' 10" x 10' 1"

### Bedroom 3 max.

3.43m x 3.09m      11' 3" x 10' 2"

### Bedroom 4 max.

3.89m x 2.75m      12' 9" x 9' 0"



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# The Kentdale

4 BEDROOM HOME, TOTAL 1,222 sq. ft.

\*



## GROUND FLOOR

### Lounge

6.02m × 3.45m      19' 9" × 11' 4"

### Kitchen

3.58m × 2.86m      11' 9" × 9' 5"

### Dining

3.16m × 2.77m      10' 4" × 9' 1"



## FIRST FLOOR

### Bedroom 1 max.

3.51m × 3.40m      11' 7" × 11' 2"

### Bedroom 2

3.64m × 2.98m      11' 11" × 9' 10"

### Bedroom 3 max.

3.05m × 2.95m      10' 0" × 9' 8"

### Bedroom 4 max.

3.09m × 2.53m      10' 2" × 8' 4"

[→ Discover more about this home](#)

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# The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq. ft. (gross) / 1,525 sq. ft. (net)



## GROUND FLOOR

### Lounge

4.47m × 4.62m      14' 8" × 15' 2"

### Kitchen

3.50m × 6.82m      11' 6" × 22' 5"

### Dining

3.05m × 2.89m      10' 0" × 9' 6"



## FIRST FLOOR

### Bedroom 1

3.50m × 3.77m      11' 6" × 12' 5"

### Bedroom 2 max.

2.95m × 4.62m      9' 8" × 15' 2"

### Bedroom 3

2.36m × 2.89m      7' 9" × 9' 6"

### Bedroom 4 max.

2.78m × 3.54m      9' 2" × 11' 8"



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# The Heydon

4 BEDROOM HOME, TOTAL 1,670 sq. ft. (gross) / 1,649 sq. ft. (net)



## GROUND FLOOR

### Lounge

7.10m × 3.84m      23' 4" × 12' 7"

### Kitchen/Dining

6.60m × 3.50m      21' 8" × 11' 6"

### Study

2.76m × 2.45m      9' 1" × 8' 1"



## FIRST FLOOR

### Bedroom 1 max.

3.90m × 4.18m      12' 10" × 13' 9"

### Bedroom 2

3.20m × 3.56m      10' 6" × 11' 8"

### Bedroom 3

2.80m × 2.82m      9' 2" × 9' 1"

### Bedroom 4 max.

3.84m × 2.13m      12' 7" × 7' 0"



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# The Tildale

3 BEDROOM HOME, TOTAL 1,128 sq. ft.



## GROUND FLOOR

### Lounge

5.36m × 3.60m      17' 7" × 11' 10"

### Kitchen/Dining

4.74m × 3.60m      15' 7" × 11' 10"



## FIRST FLOOR

### Bedroom 1 min.

3.60m × 3.41m      11' 10" × 11' 2"

### Bedroom 2 min.

3.60m × 2.63m      11' 10" × 8' 8"

### Bedroom 3 min.

2.64m × 2.25m      8' 8" × 7' 5"



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# The Crofton

3 BEDROOM HOME, TOTAL 1,149 sq. ft.



## GROUND FLOOR

### Lounge/Dining

4.78m × 3.70m      15' 8" × 12' 2"

### Kitchen max.

3.43m × 2.72m      11' 3" × 8' 11"



## FIRST FLOOR

### Bedroom 2

4.79m × 3.37m      15' 9" × 11' 1"

### Bedroom 3

2.90m × 2.56m      9' 6" × 8' 5"



## SECOND FLOOR

### Bedroom 1 max ex. dormer.

6.20m × 3.66m      20' 4" × 12' 0"

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# The Dadford

3 BEDROOM HOME, TOTAL 753 sq. ft.



## GROUND FLOOR

Lounge/Dining max.

4.38m × 4.36m      14' 5" × 14' 4"

Kitchen

3.37m × 2.23m      11' 1" × 7' 4"



## FIRST FLOOR

Bedroom 1

4.15m × 2.40m      13' 7" × 7' 10"

Bedroom 2

3.61m × 2.40m      11' 10" × 7' 10"

Bedroom 3

2.77m × 1.87m      9' 1" × 6' 2"

[→ Discover more about this home](#)

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# The Flatford

3 BEDROOM HOME, TOTAL 866 sq. ft.



## GROUND FLOOR

### Lounge/Dining

4.72m × 3.70m      15' 6" × 12' 2"

### Kitchen max.

3.43m × 3.08m      11' 3" × 10' 1"



## 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.

3.70m × 2.00m      12' 2" × 6' 7"

[→ Discover more about this home](#)

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# The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft.



## GROUND FLOOR

**Lounge** max.

4.26m x 3.69m      14' 0" x 12' 1"

**Kitchen/Dining**

4.72m x 2.87m      15' 6" x 9' 5"



## FIRST FLOOR

**Bedroom 1** min.

2.96m x 2.83m      9' 9" x 9' 4"

**Bedroom 2**

3.30m x 2.63m      10' 10" x 8' 8"

**Bedroom 3** max.

3.55m x 2.00m      11' 8" x 6' 7"

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\*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. 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. TWMM\_73186/October 2022.



# The Milldale

3 BEDROOM HOME, TOTAL 869 sq. ft.



## GROUND FLOOR

### Lounge

4.62m x 3.22m      15' 2" x 10' 7"

### Kitchen/Dining

4.62m x 2.96m      15' 2" x 9' 9"



## FIRST FLOOR

### Bedroom 1

3.22m x 2.83m      10' 7" x 9' 3"

### Bedroom 2

3.03m x 2.61m      9' 11" x 8' 7"

### Bedroom 3

3.03m x 1.97m      9' 11" x 6' 3"

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# The Easedale

3 BEDROOM HOME, TOTAL 931 sq. ft.



## GROUND FLOOR

### Lounge

5.10m × 2.95m      16' 9" × 9' 8"

### Kitchen/Dining

5.10m × 3.02m      16' 9" × 9' 11"



## FIRST FLOOR

### Bedroom 1

3.83m × 3.08m      12' 7" × 10' 1"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

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# The Aldenham

3 BEDROOM HOME, TOTAL 967 sq. ft.



## GROUND FLOOR

**Lounge** max.

4.32m × 3.18m      14' 2" × 10' 5"

**Kitchen**

3.00m × 2.95m      9' 10" × 9' 8"

**Dining**

3.10m × 2.62m      10' 2" × 8' 7"



## FIRST FLOOR

**Bedroom 1** max.

3.17m × 4.10m      10' 5" × 13' 6"

**Bedroom 2** max.

3.57m × 2.99m      11' 9" × 9' 10"

**Bedroom 3** max.

2.68m × 2.99m      8' 9" × 9' 10"

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# The Yewdale

3 BEDROOM HOME, TOTAL 931 sq. ft. (gross) / 917 sq. ft. (net)



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.81m      10' 1" × 12' 6"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

[→ Discover more about this home](#)

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# The Beckford

2 BEDROOM HOME, TOTAL 602 sq. ft.



## GROUND FLOOR

**Lounge/Dining max.**  
3.98m × 3.73m      13' 1" × 12' 3"

**Kitchen**  
3.02m × 1.85m      9' 11" × 6' 1"



## FIRST FLOOR

**Bedroom 1 max.**  
3.98m × 2.56m      13' 1" × 8' 5"

**Bedroom 2 max.**  
3.98m × 2.18m      13' 1" × 7' 2"

[→ View our current availability](#)

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# 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"

[→ Discover more about this home](#)

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## Existing home owner?

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[→ Here's how we can help](#)



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