



# Etling Grove

DEREHAM, NORFOLK

An excellent selection of 4 & 5 bedroom homes set  
in the thriving market town of Dereham.

**Taylor**  
**Wimpey**

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# Welcome to Etling Grove

Nestled in the heart of the Norfolk countryside, Etling Grove is situated in the growing community of Dereham.

The development is surrounded by plenty of green open space. The homes have modern designs and interior layouts to suit a variety of needs.



[→ View the site plan](#)

# Love town life

The thriving market town of Dereham offers the perfect balance between rural living and an easy city commute, with Norwich just 16 miles away\*. The town offers a range of independent and high street shops, alongside pubs, cafes and a choice of local schools.

Local countryside



Norwich



Wells-next-the-Sea



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 own sofa. We offer a range of contemporary and traditional 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 one as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring, which includes luxury carpet, LVT, vinyl and tiles. 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 your 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, all 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 our kitchens are fitted with beautiful units and worktops. 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 taps, and lighting\*, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps, give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms, which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of 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.



\* = Options, upgrades and colour choices are available subject to stage of construction

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.

# Our homes

[→ 4 bedroom homes](#)



[→ 5 bedroom homes](#)



[→ View the site plan](#)



# The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq ft / 107.39m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.73m × 3.00m      18'10" × 9'10"

### Living Room

4.66m × 3.63m      15'4" × 11'11"



## FIRST FLOOR

### Bedroom 1

3.42m × 3.16m      11'3" × 10'5"

### Bedroom 2

3.23m × 2.84m      10'7" × 9'4"

### Bedroom 3

3.25m × 2.23m      10'8" × 7'4"

### Bedroom 4

2.52m × 2.41m      8'3" × 7'11"

[→ Discover more about this development](#)

[→ 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. 53338 / December 2024.





# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127.09m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.11m × 3.26m max. 26'7" × 10'9" max.

### Living Room

4.74m × 3.88m 15'7" × 12'9"

### Study

2.61m × 2.10m 8'7" × 6'11"



## FIRST FLOOR

### Bedroom 1

3.88m max. × 3.03m 12'9" max. × 9'11"

### Bedroom 2

3.27m × 3.09m max. 10'9" × 10'2" max.

### Bedroom 3 max.

3.66m × 3.03m 12'0" × 10'0"

### Bedroom 4

3.28m max. × 2.75m 10'9" max. × 9'0"



[Discover more about this home](#)



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# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft / 143.62m<sup>2</sup>



## GROUND FLOOR

### Kitchen

4.79m × 3.32m      15'9" × 10'11"

### Dining Room

3.91m × 3.26m      12'10" × 10'8"

### Living Room

4.74m × 3.91m      15'7" × 12'10"

### Study/Family Room

3.04m × 2.66m      10'0" × 8'9"



## FIRST FLOOR

### Bedroom 1

4.15m × 3.64m max.      13'8" × 12'0" max.

### Bedroom 2

4.00m × 2.58m      13'2" × 8'6"

### Bedroom 3 max.

3.97m × 3.23m      13'1" × 10'7"

### Bedroom 4

3.81m × 2.55m      12'6" × 8'4"



[Discover more about this home](#)



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# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.89m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.09m x 3.58m max. 20'0" x 11'9" max.

### Living Room

6.09m x 3.46m 20'0" x 11'4"



## FIRST FLOOR

### Bedroom 1

3.52m x 3.03m 11'7" x 9'11"

### Bedroom 2

2.95m x 2.88m 9'8" x 9'6"

### Bedroom 3

3.05m x 2.51m 10'0" x 8'3"

### Bedroom 4

3.54m x 2.25m 11'7" x 7'5"



[Discover more about this home](#)



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# The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq ft / 141.67m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen/Breakfast/Family Area</b>	6.82m × 3.50m	22'5" × 11'6"
<b>Dining Room</b>	3.05m × 2.89m	10'0" × 9'6"
<b>Living Room</b>	4.62m × 4.47m	15'2" × 14'8"



## FIRST FLOOR

<b>Bedroom 1</b>	3.77m × 3.50m	12'5" × 11'6"
<b>Bedroom 2</b>	4.62m max. × 2.95m	15'2" max. × 9'8"
<b>Bedroom 3</b>	2.89m × 2.39m	9'6" × 7'10"
<b>Bedroom 4</b>	3.54m max. × 2.78m	11'8" max. × 9'2"

[→ Discover more about this development](#)

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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft / 167.50m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.34m x 3.46m max. 27'4" x 11'4" max.

### Living Room

4.74m x 3.34m 15'7" x 11'0"

### Family Room/Study

2.73m x 2.31m 9'0" x 7'7"



## FIRST FLOOR

### Bedroom 1

3.98m x 3.34m 13'1" x 11'0"

### Bedroom 4

3.62m x 2.75m 11'11" x 9'0"

### Bedroom 5

2.98m x 2.54m 9'9" x 8'4"



## SECOND FLOOR

### Bedroom 2

4.66m x 3.36m 15'4" x 11'1"

### Bedroom 3

3.65m max. x 2.10m min.  
12'0" max. x 6'11" min.



[Discover more about this home](#)



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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 **01362 370 119**.



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



**Book an appointment**



**How to buy a home**



**ETLING GROVE** Field Maple Drive, Dereham, Norfolk, NR20 3GD

**CONTACT US ON 01362 370 119**

**Taylor  
Wimpey**