

Elderwood Grove

HEMLINGTON, MIDDLESBROUGH

Elderwood Grove is an exciting collection of two, three and four bedroom homes situated on the southern edge of Middlesbrough.

Taylor
Wimpey

Contents



Elderwood Grove a very special place to be

A warm welcome to Elderwood Grove.

Here you'll find an outstanding range of two, three and four bedroom homes ideally located in the cosy suburb of Hemlington.

It's a special place to live, work and enjoy life.



Right on Your doorstep

Hemlington offers all amenities needed for daily life, as well as a host of leisure activities, mostly centred on 39 acres of open parkland, split between two sites: Hemlington Recreation Centre and Hemlington Hall Farm.

Young families will be pleased with the choice of schools, whilst those who enjoy the great outdoors, the breath-taking North York Moors National Park is within easy reach.



Explore the Tees Valley region



Beautiful Darlington



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.



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[†]

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[†]

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.

Specification of our houses

General	
Timber frame construction with insulated ground floor, cavity walls and roof space	✓
Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of laminate finished worktops and worktop upstands*	✓
Stainless steel sink and drainer with chrome finish mixer tap	✓
Stainless steel splashback to rear of hob	✓
Single or Double electric oven and gas hob (stainless steel finish)***	✓
Integrated extractor hood	✓
Plumbing for built-in dishwasher & washing machine	✓
Kitchen under unit lighting	✓
Double socket with USB port to kitchen	✓
Space for tall fridge freezer housing unit	✓
Bathrooms, en suites, utility and cloakrooms	
Contemporary white sanitaryware	✓
Chrome finish to bath & basin taps and fittings	✓
Thermostatic shower to en-suite†	✓
Choice of glazed tiles to designated wall areas from selected range*	✓
Central Heating/Hot Water System	
Fully programmable gas fired combination boiler providing central heating & hot water***	✓
Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder***	✓
White steel radiators c/w thermostatic valves to habitable areas	✓
Decentralised continuous ventilation system serving wet areas & kitchen	✓
Power, Lighting, TV & Communications	
White electrical power sockets and switches throughout to NHBC requirement	✓
Ceiling pendant or batten lighting c/w energy efficient light fittings	✓
Master telephone socket with extension socket	✓
TV co-axial socket with extension socket (Does not include digital tv aerial)	✓
Siren alert smoke detectors fitted (mains electric with battery back up)	✓
Power and light to garage†	✓

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

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Specification of our houses

Internal features	
White matt emulsion to all walls	✓
Ceilings finished with matt white emulsion	✓
White gloss paint to all woodwork	✓
MDF skirting and architrave	✓
Newark internal doors	✓
Chrome lever door handles	✓
MDF window boards	✓
Wardrobes to Bedroom 1 (4 bedroom homes only) [†]	✓
Entrance Doors & Windows	
White PVCu windows, French doors [‡] c/w double glazed units & security locks	✓
Security enhanced GRP composite front entrance doors	✓
External features	
For details of brick, render and tile types please refer to external material schedule	✓
External light fitting to front entrance	✓
PVCu rainwater gutters & down pipes	✓
PVCu soffit and fascia trims to roofline	✓
External access meter cupboards for gas and electricity	✓
Front garden turfed or shrub planted (season permitting) [†]	✓
Vertical high board fencing to rear garden [†]	✓
Driveways finished in Tarmac or block paving [†]	✓
External tap	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

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Our homes

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The Canford

2 BEDROOM HOME, TOTAL 696 sq ft / 64.66m²



GROUND FLOOR

Lounge/Dining max.

3.98m × 4.73m 13' 1" × 15' 6"

Kitchen

1.85m × 3.02m 6' 1" × 9' 11"



FIRST FLOOR

Bedroom 1

3.08m × 2.97m 10' 1" × 9' 9"

Bedroom 2 max.

3.98m × 2.56m 13' 1" × 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. 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. TWNY 73031 / July 2023



The Gosford

3 BEDROOM HOME, TOTAL 874 sq. ft. / 81.19 sq. m.



GROUND FLOOR

Lounge max.

3.69m × 4.26m 12' 1" × 14' 0"

Kitchen/Dining

4.72m × 2.87m 15' 6" × 9' 5"



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

2.63m × 3.30m 8' 8" × 10' 10"

Bedroom 3 max.

2.00m × 3.55m 6' 7" × 11' 8"

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The Easedale

3 BEDROOM HOME, TOTAL 922 sq ft / 85.65m²



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 × 3.78m 10' 1" × 12' 5"

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 Amersham

3 BEDROOM HOME, TOTAL 988 sq ft / 91.78m²



GROUND FLOOR

Lounge max.

3.49m × 4.03m 11' 6" × 13' 3"

Kitchen

4.36m × 2.87m 14' 4" × 9' 5"



FIRST FLOOR

Bedroom 1

3.21m × 4.21m 10' 6" × 13' 10"

Bedroom 2 max.

4.36m × 3.02m 14' 4" × 9' 11"

Bedroom 3 max.

2.89m × 2.88m 9' 6" × 9' 6"

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The Colton

3 BEDROOM HOME, TOTAL 1,189 sq ft / 110.46m²



GROUND FLOOR

Lounge/Dining

4.78m × 3.27m 15' 8" × 10' 9"

Kitchen min.

2.57m × 3.43m 8' 5" × 11' 3"

FIRST FLOOR

Bedroom 2 max.

4.78m × 3.07m 15' 8" × 10' 1"

Bedroom 3

2.55m × 2.93m 8' 5" × 9' 8"

SECOND FLOOR

Bedroom 1 max.

3.74m × 5.13m 12' 4" × 16' 10"

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The Midford

4 BEDROOM HOME, TOTAL 1,179 sq ft / 109.53m²



GROUND FLOOR

Lounge

3.62m × 4.49m 11' 11" × 14' 9"

Kitchen/Dining

5.71m × 3.38m 18' 9" × 11' 1"



FIRST FLOOR

Bedroom 1

3.27m × 3.61m 10' 9" × 11' 10"

Bedroom 2

2.81m × 3.53m 9' 3" × 11' 7"

Bedroom 3 min.

2.81m × 2.52m 9' 3" × 8' 3"

Bedroom 4

2.35m × 2.23m 7' 9" × 7' 4"

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The Coltham

4 BEDROOM HOME, TOTAL 1,256 sq ft / 116.68m²



GROUND FLOOR

Lounge max.	
3.84m × 4.53m	12' 7" × 14' 11"
Kitchen/Dining	
5.39m × 2.86m	17' 8" × 9' 5"

* 6m × 3m internal garage



FIRST FLOOR

Bedroom 1 max.	
3.84m × 3.10m	12' 7" × 10' 2"
Bedroom 2	
3.66m × 3.15m	12' 0" × 10' 4"
Bedroom 3	
3.33m × 2.79m	10' 11" × 9' 2"
Bedroom 4	
2.58m × 2.88m	8' 6" × 9' 6"

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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.

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 **01642 927 800.**



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



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CONTACT US ON 01642 927 800

Taylor Wimpey

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