



Burdon Fields

RYHOPE, SUNDERLAND

A new collection of thoughtfully designed two, three and four bedroom new homes close to the coastal town of Ryhope.

Taylor
Wimpey

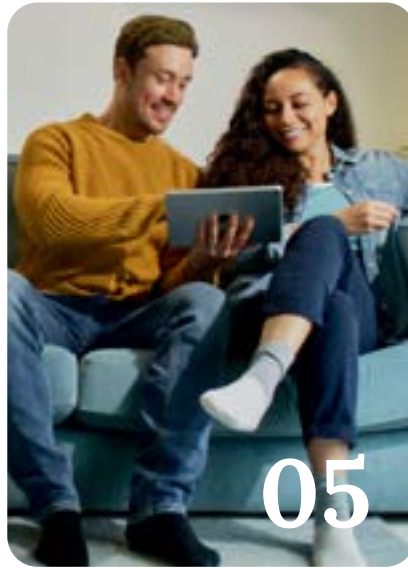
Contents



**Welcome to
Burdon Fields**



**Personalise
your home**



**Included
as standard**



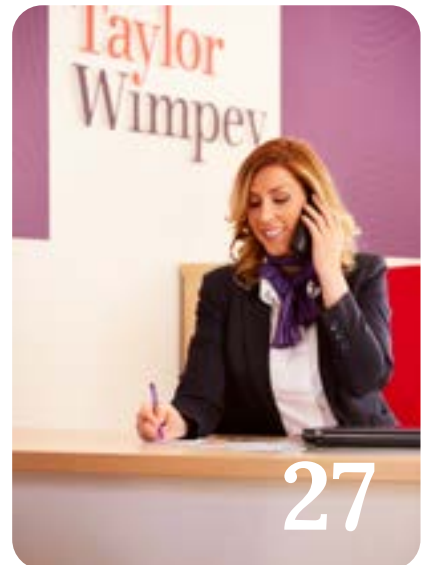
Our homes



Ways to buy



**Take your
next step**



Welcome to Burdon Fields

Situated on the outskirts of Ryhope, Burdon Fields will be a brand-new community with something for everyone.

The development is surrounded by plenty of green open space, with the coast also just a stone's throw away. Each home has been designed to suit a variety of needs, with modern designs and thoughtful layouts.



[→ View the site plan](#)

The perfect location

Situated near to the coastal village of Ryhope, Burdon Fields is conveniently located within walking distance of local amenities and just a few minutes' drive away from the centre of Sunderland.

There's lots to see and do, with plenty of bars and traditional cafés, wonderful restaurants and of course the picturesque coastline close by. There are plenty of local activities for everyone to enjoy.

Seaham beach



Spire Bridge, Sunderland



Join a growing community

[!\[\]\(17413706fd4997a1a4bdf85c6864eee1_img.jpg\) Discover more about Burdon Fields](#)



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 give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux 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

Kitchen & Utility	
A contemporary fitted symphony kitchen including stainless steel splashback above hob	✓
Utility room designed to mirror kitchen (house type dependent)	✓
Choice of worktops with matching upstands	✓
1.5 bowl stainless steel inset sink with tap (house type dependent)	✓
Stainless steel integrated 4 burner gas hob	✓
Integrated cooker hood	✓
Stainless steel integrated Electrolux oven	✓
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	✓
Bathrooms, en suites and cloakrooms	
Extractor fan	✓
Splashback tiling to basin in wet rooms and cloakroom	✓
Porcelanosa full height tiling within shower enclosure to en suite	✓
Free standing sanitary ware - white	✓
Chrome basin tap single mixer and pair of chrome bath taps	✓
White shower tray to en suite	✓
Chrome with clear glass shower door to en suite	✓
Thermostatic chrome shower	✓
Central heating/hot water system	
Waste water heat recovery for showers*	✓
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Standard sockets and switches as indicated on working drawings - white	✓
Electric Car Charging 7kW wall/post mounted point on selected plots**	✓
TV socket to lounge and bedroom one (as indicated on drawings)	✓
One double socket in kitchen to incorporate USB charging points	✓
Light to garages within curtilage area (site layout dictates)	✓
Batten light point to garage where in plot curtilage (where applicable)	✓

✓ = Standard features. * = Only apply for the following plots 60-64, 69-74, 76-84. Applies to all plots on Burdon Fields Phase 2.
 † = Electric Car Charging point will be wall or post mounted depending on plot.

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	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓
External Features	
External front light and wiring for rear	✓
PV Solar panels on selected plots*	✓
Triple glazed windows on selected plots*	✓
PVCu French doors to rear	✓
Security and Safety	
Mains operated smoke detectors supplied	✓
Carbon monoxide detectors supplied	✓
Gardens, Paths and Drives	
Hard standing area to rear garden for wheelie bin storage	✓
Outside tap to rear elevation	✓
Grey concrete paving slabs to pathways and patios	✓
Front garden turfed or shrubbed	✓
1.8m closeboard fencing to rear garden	✓
Permeable Block Paved driveway	✓
Other Features	
NHBC 10 year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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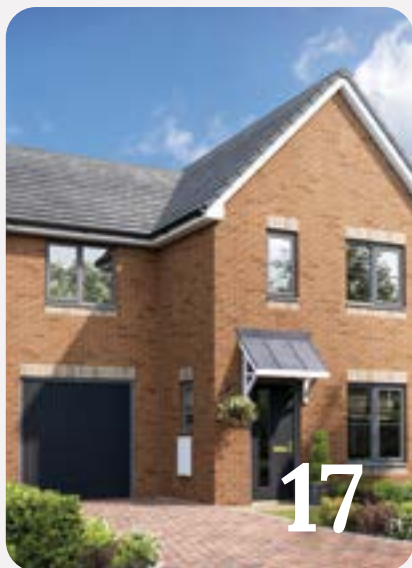
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Our homes

[→ 4 bedroom homes](#)



[→ 3 bedroom homes](#)



[→ 2 bedroom homes](#)



[→ View the site plan](#)



The Kingham

4 BEDROOM HOME, TOTAL 1,415 sq ft / 132.2m²



*

GROUND FLOOR

Lounge

3.47m × 4.94m 11' 5" × 16' 3"

Kitchen/Dining

5.61m × 3.36m 18' 5" × 11' 0"

* 6m × 3m internal garage



FIRST FLOOR

Bedroom 1

4.49m × 3.37m 14' 9" × 11' 1"

Bedroom 2

4.17m × 3.37m 13' 8" × 11' 1"

Bedroom 3 max.

3.37m × 3.32m 11' 1" × 10' 11"

Bedroom 4

3.09m × 2.71m 10' 2" × 8' 11"

[→ View development](#)

[→ View our current availability](#)

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The Dunham

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.7m²



GROUND FLOOR

Lounge max.

4.06m × 4.22m 13' 4" × 13' 10"

Kitchen/Dining max.

6.51m × 3.85m 21' 4" × 12' 8"

* 6m × 3m internal garage



FIRST FLOOR

Bedroom 1

3.37m × 4.24m 11' 1" × 13' 11"

Bedroom 2

4.11m × 2.83m 13' 6" × 9' 4"

Bedroom 3

3.44m × 3.28m 11' 3" × 10' 9"

Bedroom 4

2.65m × 2.83m 8' 9" × 9' 4"

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The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq ft / 117m²



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' 10" × 10' 4"

Bedroom 3

3.33m × 2.79m 10' 11" × 9' 2"

Bedroom 4

2.58m × 2.88m 8' 6" × 9' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Lanford

4 BEDROOM HOME, TOTAL 1,251 sq ft / 116.2m²



GROUND FLOOR

Lounge

3.24m × 4.57m 10' 8" × 15' 0"

Kitchen/Dining

2.85m × 6.87m 9' 4" × 22' 7"

Study

2.17m × 2.21m 7' 2" × 7' 3"



FIRST FLOOR

Bedroom 1

3.33m × 3.47m 10' 10" × 11' 5"

Bedroom 2

2.69m × 2.82m 8' 10" × 9' 3"

Bedroom 3

2.84m × 2.59m 9' 4" × 8' 6"

Bedroom 4 max.

3.31m × 2.62m 10' 11" × 8' 7"

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The Bittesford

4 BEDROOM HOME, TOTAL 1,253 sq ft / 116.4m²



GROUND FLOOR

Living room

4.40m × 3.48m 14' 5" × 11' 5"

Kitchen/Dining

4.40m × 5.30m 14' 5" × 17' 5"



FIRST FLOOR

Bedroom 1

3.40m × 3.51m 11' 2" × 11' 6"

Bedroom 2

2.93m × 3.16m 9' 8" × 10' 4"

Bedroom 3

3.04m × 2.45m 10' 0" × 8' 0"

Bedroom 4

3.51m × 2.13m 11' 6" × 7' 0"

[→ Discover more about this home](#)

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The Chalham

4 BEDROOM HOME, TOTAL 1,310 sq ft / 121.7m²



GROUND FLOOR

Living room

4.85m × 4.67m 15' 11" × 15' 4"

Kitchen/Dining

4.85m × 4.67m 15' 11" × 13' 5"



FIRST FLOOR

Bedroom 1

3.26m × 3.64m 10' 8" × 11' 11"

Bedroom 2

3.28m × 4.43m 10' 9" × 14' 6"

Bedroom 3

3.25m × 3.37m 10' 8" × 11' 1"

Bedroom 4

4.85m × 2.85m 15' 11" × 9' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Eynsford

4 BEDROOM HOME, TOTAL 987 sq ft / 91.7m²



GROUND FLOOR

Living room

4.17m × 3.43m 13' 8" × 11' 3"

Kitchen/Dining

5.07m × 3.80m 16' 8" × 12' 6"



FIRST FLOOR

Bedroom 1

4.03m × 3.01m 13' 3" × 9' 11"

Bedroom 2

2.15m × 4.37m 7' 1" × 11' 5"

Bedroom 3

2.83m × 2.93m 9' 4" × 9' 7"

[→ Discover more about this home](#)

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The Amersham

3 BEDROOM HOME, TOTAL 990 sq ft / 92m²



*

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"

* 6m × 3m internal garage

[→ Discover more about this home](#)

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The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.5m²



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 Flatford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.4m²



GROUND FLOOR

Lounge/Dining

4.72m x 3.70m 15' 6" x 12' 2"

Kitchen max.

3.08m x 3.43m 10' 1" x 11' 3"



FIRST FLOOR

Bedroom 1 min.

2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2

2.63m x 3.30m 8' 8" x 10' 10"

Bedroom 3 max.

2.00m x 3.70m 6' 7" x 12' 2"

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The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.4m²



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"

[→ Discover more about this home](#)

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The Keeford

3 BEDROOM HOME, TOTAL 1,037 sq ft / 96.3m²



GROUND FLOOR

Living room

3.30m × 3.81m 10' 10" × 12' 6"

Kitchen/Dining

5.41m × 2.75m 17' 9" × 9' 0"



FIRST FLOOR

Bedroom 1

2.80m × 4.81m 9' 2" × 15' 10"

Bedroom 2

3.12m × 3.99m 10' 3" × 13' 1"

Bedroom 3

2.52m × 2.96m 8' 3" × 9' 9"

[→ Discover more about this home](#)

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The Aynesdale

3 BEDROOM HOME, TOTAL 1,073 sq ft / 99.7m²



GROUND FLOOR

Living room

5.52m × 3.20m 18' 1" × 10' 6"

Kitchen/Dining

5.52m × 3.21m 18' 1" × 10' 6"



FIRST FLOOR

Bedroom 1

2.77m × 3.36m 9' 1" × 11' 0"

Bedroom 2

3.23m × 3.27m 10' 7" × 10' 9"

Bedroom 3

2.67m × 2.80m 8' 9" × 9' 2"

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The Byrneham

3 BEDROOM HOME, TOTAL 1,172 sq ft / 108.9m²



GROUND FLOOR

Living room

4.17m × 4.38m 13' 8" × 14' 4"

Kitchen/Dining

4.17m × 4.40m 13' 8" × 14' 5"

Study

1.85m × 2.60m 6' 1" × 8' 6"



FIRST FLOOR

Bedroom 1

3.29m × 5.32m 10' 9" × 17' 6"

Bedroom 2

4.17m × 2.89m 13' 8" × 9' 6"

Bedroom 3

2.23m × 3.59m 7' 4" × 11' 10"

[→ Discover more about this home](#)

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The Canford

2 BEDROOM HOME, TOTAL 689 sq ft / 64m²



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

3.98m × 3.08m 13' 1" × 10' 1"

Bedroom 2 max.

3.98m × 2.56m 13' 1" × 8' 5"

* Plot specific window

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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. TWNE_81423 / September 2024



The Beaford

2 BEDROOM HOME, TOTAL 792 sq ft / 73.6m²



GROUND FLOOR

Lounge

4.06m × 3.80m 13' 4" × 12' 6"

Kitchen/Dining

2.19m × 2.92m 7' 2" × 9' 7"



FIRST FLOOR

Bedroom 1

4.06m × 3.79m 13' 4" × 12' 5"

Bedroom 2

4.06m × 2.69m 13' 4" × 8' 10"

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