



## **Contents**

Welcome to The Asps



Personalise your home



Included as standard



Our homes

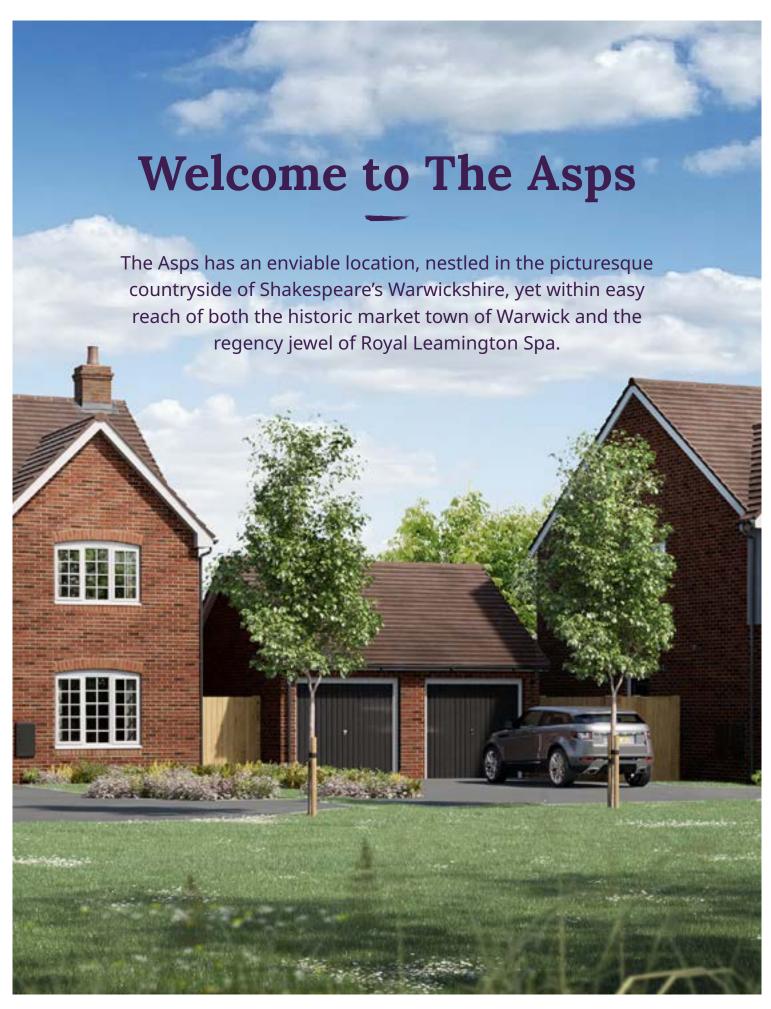


Ways to buy

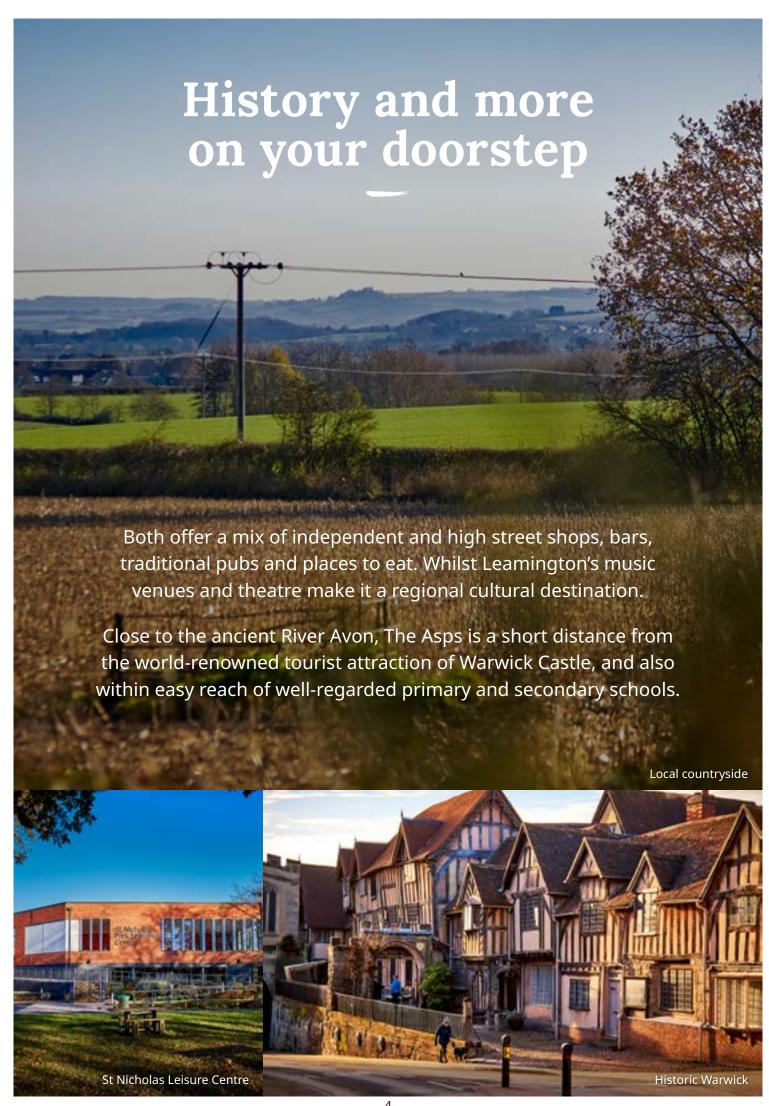


Take your next step











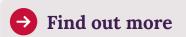
# Personalise your home

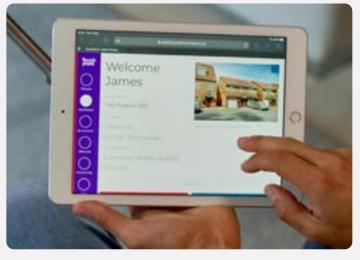
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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<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.

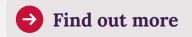
# Specification of our houses

	1 t		2 t			3 1			4 bed										5 bed		
Kitchens	Maisonette 1	Maisonette 2	Ashenford	Beauford	Rosedale	Byford	Keydale Special	Ardale	Huxford	Elliston	Rossdale	Trusdale	Trusdale Special	Manford	Dunham	Wortham	Ransford	Standford	Rushton	Wayford	Winterford
Choice of symphony kitchen units up to stage 40 with upstands and stainless steel splash back to cooker	<b>✓</b>	√ √	✓	√	· •	✓	<u>₽</u> . e	· •	√	✓	· •	· •	<u>₽</u> . e	<b>₫</b>	✓	✓	<u>√</u>	<u>d</u>	<b>⊅</b>	<b>d</b>	<u>d</u>
Electric Single Oven	<b>✓</b>	<b>✓</b>	1	<b>✓</b>	1	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>
Stainless steel gas hob with extractor hood	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	<b>✓</b>	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>
Stainless steel 1.5 bowl sink and drainer with single lever mixer tap	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	1	✓	<b>✓</b>	✓	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	<b>√</b>	✓	✓	✓	✓	✓	<b>✓</b>	<b>√</b>	<b>√</b>
Stainless steel single bowl sink																					
Stainless steel sink 1 bowl to utility																<b>✓</b>		<b>✓</b>		<b>√</b>	<b>√</b>
Ceramic countertop sink in utility																	✓		✓		
Plumbing for washing machine	<b>✓</b>	~	~	<b>✓</b>	~	<b>✓</b>	<b>√</b>	<b>✓</b>													
Plumbing for dishwasher	✓	<b>✓</b>	1	✓	~	✓	✓	✓													
Space for fridge / freezer	<b>✓</b>	✓	~	<b>✓</b>	~	<b>✓</b>	<b>√</b>	<b>✓</b>													
Integrated 70/30 fridge freezer									<b>✓</b>	<b>✓</b>	✓	✓	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	<b>✓</b>
Integrated washing machine									<b>✓</b>	✓	<b>✓</b>	✓	✓	<b>✓</b>	✓	<b>✓</b>	✓	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>
Integrated dishwasher									✓	✓	✓	<b>✓</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms, en suites, utility and cloakrooms																					
Sanitary Ware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome bath piller taps to bath	<b>✓</b>	~	~	<b>✓</b>	~	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	~	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	<b>√</b>	<b>√</b>
Chrome mixer taps to bathroom, ensuite and w/c basins	✓	<b>√</b>	<b>✓</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<b>✓</b>	✓	✓
Choice of standard porcelanosa wall tiles in wet areas. Half height to sanitary wall in bathroom and ensuite. Splashback to basin in WC/cloakroom	~	✓	~	<b>√</b>	<b>√</b>	✓	✓	<b>√</b>	<b>✓</b>	<b>✓</b>	~	✓	✓	<b>√</b>	✓	<b>√</b>	<b>√</b>	✓	~	<b>√</b>	✓
Extractor fans to wet areas	✓	<b>✓</b>	<b>✓</b>	✓	~	✓	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	<b>✓</b>	✓	✓	<b>✓</b>	✓	✓	✓	<b>✓</b>	<b>✓</b>
Thermostatic shower to ensuites	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	~	✓	<b>✓</b>	✓	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	✓	✓	✓	<b>✓</b>	✓	✓	<b>✓</b>	✓	✓
Central heating/hot water system																					
Gas central heating and radiators - Ideal boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<b>√</b>	✓	✓	✓	✓	✓	✓	<b>√</b>	✓
Electrical, Windows & Joinery																					
Mains operated smoke detectors interconnected with battery back up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

<sup>✓ =</sup> Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

# Specification of our houses

	1 b		21			31							4 b							5 bed	
Electrical, Windows & Joinery	Maisonette 1	Maisonette 2	Ashenford	Beauford	Rosedale	Byford	Keydale Special	Ardale	Huxford	Elliston	Rossdale	Trusdale	Trusdale Special	Manford	Dunham	Wortham	Ransford	Standford	Rushton	Wayford	Winterford
Light and power socket to garage (refer to planning layout for garage position)						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exsisting doube socket of kitchen to incorporate USB charge point	<b>√</b>	✓	1	<b>√</b>	1	<b>✓</b>	✓	✓	<b>✓</b>	✓	<b>✓</b>	✓	✓	✓	✓	1	<b>√</b>	✓	1	✓	~
Wiring for external light to rear	<b>✓</b>	✓	~	<b>✓</b>	1	✓	✓	✓	<b>✓</b>	✓	~	<b>✓</b>	✓	✓	<b>✓</b>	✓	✓	✓	1	✓	✓
Black PIR coach light to front elevation	<b>✓</b>	<b>✓</b>	~	<b>✓</b>	1	✓	✓	<b>✓</b>	~	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	<b>✓</b>	~	<b>✓</b>	✓	✓	~	<b>✓</b>	<b>✓</b>
Chrome lever furniture to internal and external doors	<b>✓</b>	✓	1	<b>✓</b>	1	✓	✓	✓	<b>✓</b>	✓	~	<b>✓</b>	✓	✓	<b>✓</b>	✓	✓	✓	1	✓	✓
Newark internal doors	✓	✓	~	<b>√</b>	~	✓	<b>✓</b>	<b>✓</b>	~	✓	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	~	<b>✓</b>	<b>✓</b>
Front doors fitted and IG multi locking system	<b>√</b>	✓	~	<b>✓</b>	1	✓	<b>✓</b>	<b>✓</b>	~	✓	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	~	✓	<b>✓</b>
External Features																					
Car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC glazed windows and external doors with easy clean hinges, lockable fasteners and white handles with chrome locks	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>✓</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>	<b>√</b>
Turfed / planted front garden - refer to landscape layout	<b>✓</b>	✓	1	<b>✓</b>	1	✓	✓	✓	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	✓	✓	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	1	✓	<b>✓</b>
Wooden gates - refer to working drawings	<b>✓</b>	<b>✓</b>	~	<b>✓</b>	~	<b>✓</b>	<b>✓</b>	<b>✓</b>	~	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	~	<b>✓</b>	<b>✓</b>	~	<b>✓</b>	<b>✓</b>
Choice of BT Fibre or hyperoptics as per electrical layout	<b>✓</b>	✓	~	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	<b>~</b>	<b>✓</b>	<b>✓</b>	✓	<b>✓</b>	<b>√</b>	✓	✓	<b>√</b>	<b>√</b>	<b>✓</b>	~	<b>✓</b>
1.8m close board fencing to rear garden* Boundary treatments can vary due to levels and could be a combination of styles. Please refer to external works drawing with our sales team for plot specific details.	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	~	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	~	<b>✓</b>	<b>√</b>
Chrome House numbers	<b>✓</b>	✓	<b>✓</b>	<b>√</b>	1	<b>✓</b>	<b>✓</b>	<b>√</b>	~	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	<b>✓</b>
Finishing Touches																					
Heathcliff Crown matt finish emulsion to walls and ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC Building Warranty 10 year	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	1	<b>✓</b>	<b>✓</b>	✓	~	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>√</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	✓	<b>✓</b>	<b>✓</b>	<b>✓</b>
Taylor Wimpey Warranty 2 Year	<b>✓</b>	<b>✓</b>	1	<b>✓</b>	1	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>



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

# Our homes

1 bedroom homes



3 bedroom homes





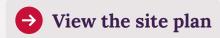


4 bedroom homes

5 bedroom homes









## The Maisonette

1 BEDROOM HOME, TOTAL GROUND FLOOR 495 sq ft / 46m2, TOTAL FIRST FLOOR 697 sq ft / 65m2



#### **GROUND FLOOR**

Lounge/Dining

4.13m × 3.92m 13' 7" × 12' 11" **Kitchen**3.29m × 1.98m 10' 10" × 6' 6" **Bedroom 1**3.76m × 3.15m 12' 4" × 10' 4"



#### FIRST FLOOR

Lounge/Dining

4.13m × 3.92m 13' 7" × 12' 11" **Kitchen**3.29m × 1.98m 10' 10" × 6' 6" **Bedroom 1**3.76m × 3.15m 12' 4" × 10' 4"







## The Ashenford

2 BEDROOM HOME, TOTAL 771 sq ft / 71.6m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen/Dining

14' 2" × 13' 2" 4.31m × 4.02m

Lounge max.

6' 11" × 9' 0" 2.11m × 2.74m



#### FIRST FLOOR

**Bedroom 1** 

3.63m × 3.27m 11' 11" × 10' 9"

**Bedroom 2** 

14' 2" × 8' 3" 4.31m × 2.51m



View development





## The Beauford

2 BEDROOM HOME, TOTAL 873 sq ft / 81.1m<sup>2</sup>



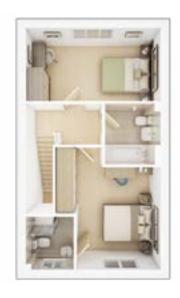
#### **GROUND FLOOR**

Kitchen/Dining

4.70m × 2.87m 15' 5" × 9' 5"

Lounge max.

3.67m × 4.04m 12' 1" × 13' 3"



#### FIRST FLOOR

**Bedroom 1** 

2.94m × 3.57m 9'8" × 11'9"

**Bedroom 2** 

4.70m × 2.55m 15' 5" × 8' 4"



View development





### The Rosedale

3 BEDROOM HOME, TOTAL 876 sq ft / 81m²



#### **GROUND FLOOR**

Kitchen/Dining

4.85m × 3.19m 15' 11" × 10' 6"

Lounge

4.85m × 3.01m 15' 11" × 9' 11"



#### FIRST FLOOR

Bedroom 1

3.54m × 3.07m 11' 8" × 10' 1"

**Bedroom 2** 

2.37m × 3.54m 7' 9" × 11' 7"

**Bedroom 3** 

2.39m × 2.01m 7' 10" × 6' 7"





> 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. 81955\_TWM / April 2024.



# The Byford

3 BEDROOM HOME, TOTAL 976 sq ft / 90.7m<sup>2</sup>



#### **GROUND FLOOR**

Lounge max.

3.98m × 4.24m 13' 1" × 13' 11"

Kitchen/Dining

16' 7" × 9' 5" 5.06m × 2.87m



#### FIRST FLOOR

Bedroom 1 max.

3.98m × 3.00m 13' 1" × 9' 10"

**Bedroom 2** 

2.82m × 2.57m 9'3" × 18'5"

Bedroom 3

2.15m × 3.91m 7' 1" × 12' 10"





### View our current availability

Discover more about this home



## The Ardale

3 BEDROOM HOME, TOTAL 1,012 sq ft / 94m<sup>2</sup>





#### **GROUND FLOOR**

Lounge

3.01m × 5.41m 9' 11" × 17' 9"

Kitchen/Dining max.

3.18m × 5.41m 10' 5" × 17' 9"

#### FIRST FLOOR

Bedroom 1

3.07m × 4.10m 10' 1" × 13' 6"

Bedroom 2

2.44m × 2.95m 8' 0" × 9' 8"

**Bedroom 3** 

3.25m × 2.37m 10' 8" × 7' 9"







# The Keydale Special

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,175 sq ft / 109m<sup>2</sup>





#### **GROUND FLOOR**

Lou	ın	ge
-----	----	----

6.02m × 3.24m 19' 9" × 10' 8" Kitchen 3.38m × 2.86m 11' 1" × 9' 5" Dining 3.16m × 2.77m 10'5" × 9'1"

#### FIRST FLOOR

**Bedroom 1** 

6.02m × 3.30m 19' 9" × 10' 10"

**Bedroom 2** 

3.05m × 2.30m 10' 0" × 7' 8"

Bedroom 3

3.44m × 2.30m 11' 4" × 7' 8"



### View development



### 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. 81955\_TWM / April 2024.



# The Keydale Special

3 BEDROOM DETACHED HOME, TOTAL 1,175 sq ft / 109m<sup>2</sup>





#### **GROUND FLOOR**

Loung	e
c 00	

6.02m × 3.24m 19' 9" × 10' 8"

Kitchen

3.38m × 2.86m 11' 1" × 9' 5"

Dining

3.16m × 2.77m 10' 5" × 9' 1"

#### FIRST FLOOR

**Bedroom 1** 

6.02m × 3.30m 19' 9" × 10' 10"

**Bedroom 2** 

3.05m × 2.30m 10' 0" × 7' 8"

**Bedroom 3** 

3.44m × 2.30m 11' 4" × 7' 8"







## The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq ft / 109.1m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen/Dining

5.73m × 3.00m 18' 10" × 9' 10"

Lounge

3.63m × 4.66m 11' 11" × 15' 4"



#### FIRST FLOOR

Bedroom 1

3.42m × 3.16m 11' 3" × 10' 5"

Bedroom 2

3.23m × 2.84m 10'7" × 9'4"

Bedroom 3

2.23m × 3.25m 7' 4" × 10' 8"

Study

2.41m × 2.52m 7' 11" × 8' 3"



### > View development





### The Rossdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.4m<sup>2</sup>



#### **GROUND FLOOR**

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

**Kitchen/Dining** max.

11' 9" × 20' 0" 3.58m × 6.09m



#### FIRST FLOOR

**Bedroom 1** 

3.52m × 3.03m 11' 7" × 9' 11"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

**Bedroom 3** 

2.51m × 3.05m 8'3" × 10'0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"



### > View development



### 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. 81955\_TWM / April 2024.



# The Trusdale Special

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.4m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen/Dining

3.58m × 6.09m 11' 9" × 20' 0"

**Living room** 

3.46m × 6.09m 11' 4" × 20' 0"



#### FIRST FLOOR

**Bedroom 1** 

3.52m × 3.03m 11' 7" × 9' 11"

**Bedroom 2** 

3.64m × 2.95m 11' 11" × 9' 8"

**Bedroom 3** 

2.51m × 3.05m 8' 3" × 10' 0"

**Bedroom 4** 

3.54m × 2.25m 11' 7" × 7' 5"





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. 81955\_TWM / April 2024.



## The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.4m<sup>2</sup>



#### **GROUND FLOOR**

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

**Kitchen/Dining** max.

3.58m × 6.09m 11' 9" × 20' 0"



#### FIRST FLOOR

**Bedroom 1** 

3.52m × 3.75m 11' 7" × 9' 11"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"



### Discover more about this home





## The Elliston

4 BEDROOM HOME, TOTAL 1,249 sq ft / 116m<sup>2</sup>





#### **GROUND FLOOR**

Kitchen/Dining

16' 1" × 9' 6" 4.89m × 2.90m

Lounge max.

3.81m × 4.26m 12' 6" × 14' 0"

#### FIRST FLOOR

**Bedroom 2** 

9'0" × 8'1" 2.73m × 2.46m

Bedroom 3 max.

2.34m × 3.31m 7' 8" × 10' 10"

Bedroom 4 max.

2.45m × 3.31m 8' 1" × 10' 10"

#### SECOND FLOOR

Bedroom 1 max.

3.89m × 5.43m 12' 9" × 17' 10"



### Discover more about this home





## The Dunham

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.6m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen/Dining

6.51m × 3.85m 21' 4" × 12' 8"

Lounge max.

4.06m × 4.22m 13' 4" × 13' 10"



#### 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"







## The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.6m<sup>2</sup>



#### **GROUND FLOOR**

<b>Lounge</b> 3.88m × 4.74m	12' 9" × 15' 7"
<b>Kitchen/Dining</b> 8.11m × 2.88m	26' 7" × 9' 6"
<b>Study</b> 2.10m × 2.65m	6' 11" × 8' 8"



#### FIRST FLOOR

<b>Bedroom 1</b> max. 3.88m × 3.03m	12' 9" × 9' 11"
<b>Bedroom 2</b> max. 3.09m × 3.33m	10' 2" × 10' 11'
<b>Bedroom 3</b> max. 3.03m × 3.66m	10' 0" × 12' 0"
<b>Bedroom 4</b> max. 2.75m × 3.28m	9' 0" × 10' 9"







## The Wortham

4 BEDROOM HOME, TOTAL 1,525 sq ft / 141.7m<sup>2</sup>



#### **GROUND FLOOR**

Kitchen/Dining

6.48m × 3.34m 21' 3" × 10' 11"

Lounge

3.57m × 5.75m 11' 9" × 18' 10"



#### FIRST FLOOR

Bedroom 1 max.

3.60m × 4.78m 11' 10" × 15' 9"

**Bedroom 2** 

4.13m × 3.10m 13' 7" × 10' 2"

**Bedroom 3** 

3.03m × 3.41m 10' 0" × 11' 3"

**Bedroom 4** 

3.41m × 3.02m 11' 2" × 9' 11"







## The Ransford

4 BEDROOM HOME, TOTAL 1,664 sq ft / 154.6m<sup>2</sup>



#### **GROUND FLOOR**

Lounge	
3.84m × 7.10m	12' 7" × 23' 4"
Kitchen/Dining	
6.60m × 3.47m	21' 8" × 11' 5"
Study	
3.84m × 2.48m	12' 7" × 8' 2"



#### FIRST FLOOR

12' 11" × 11' 7"
10' 8" × 11' 7"
10 0 ^ 11 /
9' 2" × 9' 3"
12' 7" × 7' 5"







# The Standford

4 BEDROOM HOME, TOTAL 1,717 sq ft / 160m<sup>2</sup>



#### GROUND FLOOR

GKOOND I LOO	11
Lounge	
3.66m × 4.96m	12' 0" × 16' 3"
<b>Kitchen</b> max. 6.32m × 3.80m	20' 9" × 12' 6"
<b>Dining</b> 3.66m × 2.72m	12' 0" × 8' 11"
<b>Study</b> 2.54m × 2.92m	8' 4" × 9' 7"



#### FIRST FLOOR

<b>Bedroom 1</b> 3.72m × 3.83m	12' 3" × 12' 7"
<b>Bedroom 2</b> 2.75m × 3.52m	9' 0" × 11' 7"
<b>Bedroom 3</b> max. 4.06m × 3.47m	13' 4" × 11' 5"
<b>Bedroom 4</b> max. 3.72m × 3.06m	12' 3" × 10' 1"







# The Wayford

5 BEDROOM HOME, TOTAL 1,858 sq ft / 173m<sup>2</sup>



#### GROUND FLOOR

Lounge	K
4.40m × 6.06m	14' 6" x 19' 11"
<b>Kitchen/Breakfast</b> 5.58m × 3.35m	18' 4" × 11' 0"
<b>Dining</b> 3.39m × 3.06m	11' 1" x 10' 1"
<b>Study</b> 3.39m × 2.34m	11' 1" x 7' 8"



#### FIRST FLOOR

<b>Bedroom 1</b> 3.39m × 3.37m	11' 1" × 11' 1"
<b>Bedroom 2</b> 2.98m × 3.47m	9' 10" × 11' 5"
<b>Bedroom 3</b> 3.02m × 3.12m	9' 11" × 10' 3"
<b>Bedroom 4</b> 4.10m × 2.39m	13' 5" × 7' 10"
<b>Bedroom 5</b> 3.22m × 2.33m	10' 7" × 7' 8"







### The Rushton

5 BEDROOM HOME, TOTAL 1,986 sq ft / 184.5m<sup>2</sup>







#### **GROUND FLOOR**

Kitchen max. 5.55m × 3.58m 16' 7" × 11' 9" Lounge 3.54m × 5.09m 11' 8" × 16' 9" **Dining** 3.54m × 2.70m 11' 8" × 8' 11" Study 9'0"×7'9" 2.74m × 2.35m

#### FIRST FLOOR

**Bedroom 1** 3.54m × 4.08m 11' 8" × 13' 5" Bedroom 3 max. 2.78m × 3.83m 9' 1" × 12' 7" **Bedroom 5** 2.81m × 3.28m 9'3" × 10'9"

#### SECOND FLOOR

**Bedroom 2** 3.57m × 4.82m 11' 9" × 15' 10" **Bedroom 4** 3.89m × 2.70m 12' 9" × 8' 11"

### View development





# The Winterford

5 BEDROOM HOME, TOTAL 2,090 sq ft / 194m<sup>2</sup>



#### **GROUND FLOOR**

<b>Kitchen/Dining</b> 6.36m × 3.83m	20' 11" x 12' 7"
<b>Lounge</b> 5.22m × 4.12m	17' 2" x 13' 7"
Family Room 4.74m × 3.56m	15' 7" x 11' 8"
<b>Study</b> 2.97m × 2.60m	9' 9" x 8' 6"



#### FIRST FLOOR

<b>Bedroom 1</b> 4.05m × 3.56m	13' 4" × 11' 8"
<b>Bedroom 2</b> 3.49m × 3.79m	11' 5" × 12' 5"
<b>Bedroom 3</b> 3.95m × 2.66m	13' 0" × 8' 9"
<b>Bedroom 4</b> 2.75m × 3.44m	9' 0" × 11' 3"
<b>Bedroom 5</b> 2.71m × 2.76m	9' 1" × 8' 11"





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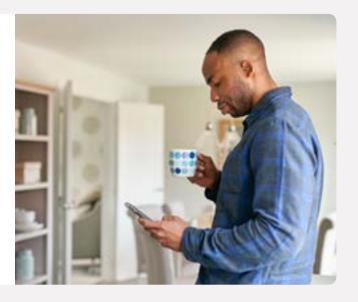


# First time buyer?

Here's how we can help

# Existing home owner?

Here's how we can help



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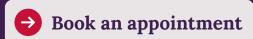
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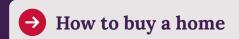


Have your questions answered by calling our sales executives on **01926 353 167.** 



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











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