



# Seaham Garden Village

SEAHAM, COUNTY DURHAM

A beautiful collection of energy efficient 2, 3 and 4 bedroom homes on Durham's heritage coast, Seaham, County Durham

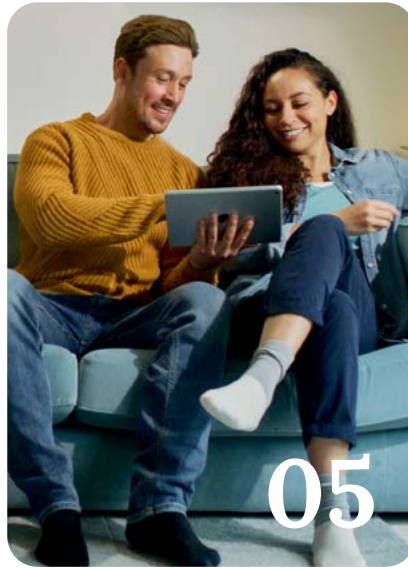
**Taylor**  
Wimpey

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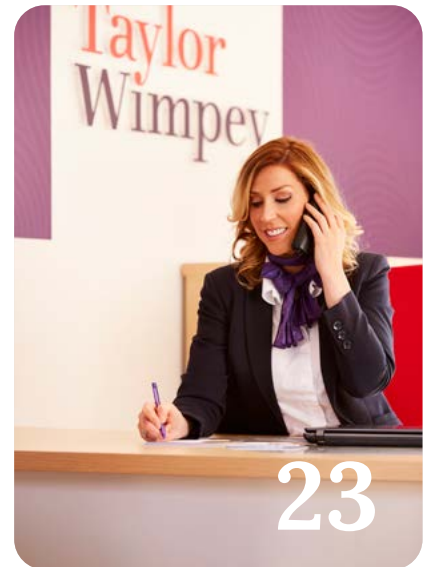
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# Welcome to Seaham Garden Village

Nestled on the stunning Durham Heritage Coast, Seaham Garden Village is a vibrant, sustainable new community, embracing the beauty of its surroundings. Offering a range of homes with modern designs and layouts.

Over half of the village is dedicated to open green spaces, including parkland, and play areas, all linked by a network of scenic paths and cycleways. Travelling to nearby towns and cities is simple with the A1018 and A182 linking to the A19. Seaham Rail Station further enhances connectivity, offering regular services to various destinations.




[→ View the site plan](#)



# Love coastal living

Seaham Garden Village is perfectly situated in Seaham, a coastal town in County Durham, offering a blend of industrial heritage and seaside charm. Boasting a picturesque location on the Durham Heritage Coast, with sandy beaches, rocky coves, and panoramic views of the North Sea.

Seaham has a thriving community spirit, with a variety of shops, cafes, and restaurants catering to all tastes. There are also several opportunities for outdoor activities, from walking and cycling along the coast to exploring the nearby countryside.



Enjoy the many hiking trails in the area



A blend of industrial heritage and seaside charm



The picturesque Durham Heritage Coast





# 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<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

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 <sup>†</sup>	✓
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; **Plots 10-20, 38-40, 44-182.**  
<sup>†</sup> = Electric Car Charging point will be wall or post mounted depending on plot.

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# 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	✓
Triple glazed windows	✓
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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# Our homes

→ 4 bedroom homes



→ 3 bedroom homes



→ 2 bedroom homes



→ View the site plan



# The Kitham

4 BEDROOM DETACHED HOME, TOTAL 1,535 sq ft



## GROUND FLOOR

### Living

3.83m x 4.48m      12' 7" x 14' 9"

### Kitchen/Dining

5.91m x 5.42m      19' 5" x 17' 9"



## FIRST FLOOR

### Bedroom 1

3.83m x 5.64m      12' 7" x 18' 6"

### Bedroom 2

3.62m x 4.25m      11' 11" x 13' 11"

### Bedroom 3

3.23m x 4.27m      10' 7" x 14' 0"

### Bedroom 4

3.19m x 4.27m      10' 6" x 14' 0"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Henford

4 BEDROOM DETACHED HOME, TOTAL 1,377 sq ft



## GROUND FLOOR

### Living

3.34m x 5.00m      11' 0" x 16' 5"

### Kitchen/Dining

7.09m x 3.74m      23' 3" x 12' 4"



## FIRST FLOOR

### Bedroom 1

3.95m x 3.80m      13' 0" x 12' 6"

### Bedroom 2

3.88m x 2.96m      12' 9" x 9' 9"

### Bedroom 3

3.05m x 3.77m      10' 0" x 12' 5"

### Bedroom 4

3.12m x 2.13m      10' 3" x 7' 0"

[→ Discover more about this home](#)

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# The Chalham

4 BEDROOM DETACHED HOME, TOTAL 1,286 sq ft



## GROUND FLOOR

### Living

4.84m x 4.67m      15' 11" x 15' 4"

### Kitchen/Dining

4.84m x 4.10m      15' 11" x 13' 5"



## FIRST FLOOR

### Bedroom 1

3.25m x 3.63m      10' 8" x 11' 11"

### Bedroom 2

3.28m x 4.42m      10' 9" x 14' 6"

### Bedroom 3

3.25m x 3.36m      10' 8" x 11' 1"

### Bedroom 4

4.84m x 2.84m      15' 11" x 9' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Corkham

4 BEDROOM DETACHED HOME, TOTAL 1,322 sq ft



## GROUND FLOOR

### Living

3.27m x 4.48m      10' 9" x 14' 9"

### Kitchen/Dining

4.44m x 5.19m      14' 7" x 17' 0"



## FIRST FLOOR

### Bedroom 1

3.38m x 3.54m      11' 1" x 11' 8"

### Bedroom 2

3.07m x 4.14m      10' 1" x 13' 7"

### Bedroom 3

3.27m x 3.34m      10' 9" x 11' 0"

### Bedroom 4

3.11m x 3.74m      10' 2" x 12' 3"

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# The Owlton

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,238 sq ft



## GROUND FLOOR

### Living/Dining

4.73m × 4.10m

15' 6" × 13' 5"

### Kitchen

2.50m × 4.79m

8' 2" × 15' 9"

## FIRST FLOOR

### Bedroom 1

4.73m × 3.16m

15' 6" × 10' 5"

### Bedroom 3

2.57m × 3.31m

8' 5" × 10' 11"

## SECOND FLOOR

### Bedroom 2

3.65m × 3.42m

12' 0" × 11' 3"



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# The Harrton

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,154 sq ft



## GROUND FLOOR

### Living/Dining

4.39m x 4.09m

14' 5" x 13' 5"

### Kitchen

3.37m x 3.17m

11' 1" x 10' 5"



## FIRST FLOOR

### Bedroom 1

4.39m x 3.16m

14' 5" x 10' 5"

### Bedroom 3

2.40m x 3.31m

7' 10" x 10' 11"



## SECOND FLOOR

### Bedroom 2

3.34m x 3.41m

11' 0" x 11' 2"



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# The Byrneham

3 BEDROOM DETACHED HOME, TOTAL 1,148 sq ft



## GROUND FLOOR

### Living

4.17m × 4.37m      13' 8" × 14' 4"

### Kitchen/Dining

4.17m × 4.39m      13' 8" × 14' 5"



## FIRST FLOOR

### Bedroom 1

3.28m × 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 Aynesdale

3 BEDROOM DETACHED HOME, TOTAL 1,073 sq ft



## GROUND FLOOR

### Living/Study

5.52m x 3.19m      18' 1" x 10' 6"

### Kitchen/Dining

5.52m x 3.21m      18' 1" x 10' 6"



## FIRST FLOOR

### Bedroom 1

2.76m x 3.36m      9' 1" x 11' 0"

### Bedroom 2

3.23m x 3.27m      10' 7" x 10' 9"

### Bedroom 3

2.66m x 2.80m      8' 9" x 9' 2"

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# The Tetford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,036 sq ft



## GROUND FLOOR

### Living

3.30m × 3.85m      10' 10" × 12' 8"

### Kitchen/Dining

3.30m × 4.93m      10' 10" × 16' 2"



## FIRST FLOOR

### Bedroom 1

2.79m × 3.18m      9' 2" × 10' 5"

### Bedroom 2

3.12m × 3.30m      10' 3" × 10' 10"

### Bedroom 3

2.52m × 2.96m      8' 3" × 9' 9"

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# The Eynsford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 987 sq ft



## GROUND FLOOR

### Living

4.17m x 3.43m      13' 8" x 11' 3"

### Kitchen/Dining

5.07m x 3.80m      16' 8" x 12' 6"



## FIRST FLOOR

### Bedroom 1

4.03m x 3.01m      13' 3" x 9' 11"

### Bedroom 2

2.15m x 4.37m      7' 1" x 11' 5"

### Bedroom 3

2.83m x 2.92m      9' 4" x 9' 7"

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# The Brambleford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 922 sq ft



## GROUND FLOOR

### Living

3.82m x 3.94m      9' 3" x 12' 11"

### Kitchen/Dining

4.73m x 3.29m      15' 6" x 10' 11"



## FIRST FLOOR

### Bedroom 1

3.14m x 3.08m      10' 4" x 10' 1"

### Bedroom 2

2.51m x 3.41m      8' 3" x 11' 3"

### Bedroom 3

2.13m x 2.35m      7' 0" x 7' 9"

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# The Avonsford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 705 sq ft



## GROUND FLOOR

### Living/Dining

3.61m x 4.47m      11' 10" x 14' 8"

### Kitchen

1.85m x 4.34m      6' 1" x 14' 3"



## FIRST FLOOR

### Bedroom 1

3.61m x 3.16m      11' 10" x 10' 5"

### Bedroom 2

3.61m x 2.23m      11' 10" x 7' 4"

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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





# 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 **0191 622 4358**.



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



**Book an appointment**



**How to buy a home**



**SEAHAM GARDEN VILLAGE** South of the A182, Cold Hesledon, Seaham,  
County Durham, SR7 8FF  
**CONTACT US ON 0191 622 4358**

# Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details.