



Alder Park

HIGH USWORTH, WASHINGTON

An exclusive selection of 3 and 4 bedroom homes
nestled in High Usworth.

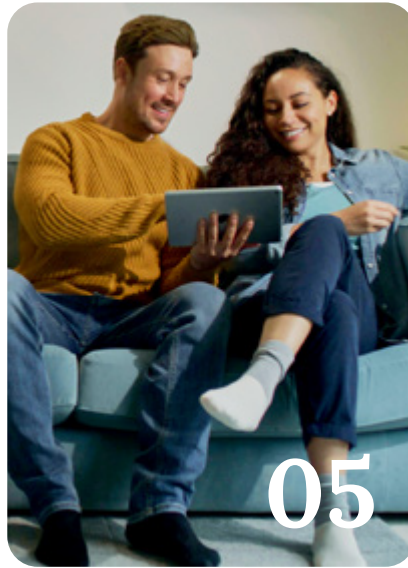
Taylor
Wimpey

Contents

→ **Welcome to Alder Park**



→ **Personalise your home**



→ **Included as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your next step**



Welcome to Alder Park

Situated in High Usworth, each home at Alder Park is designed with attention to detail, blending modern living with the charm of the surrounding area. The development is bordered by mature woodlands, ensuring a private and secluded environment.

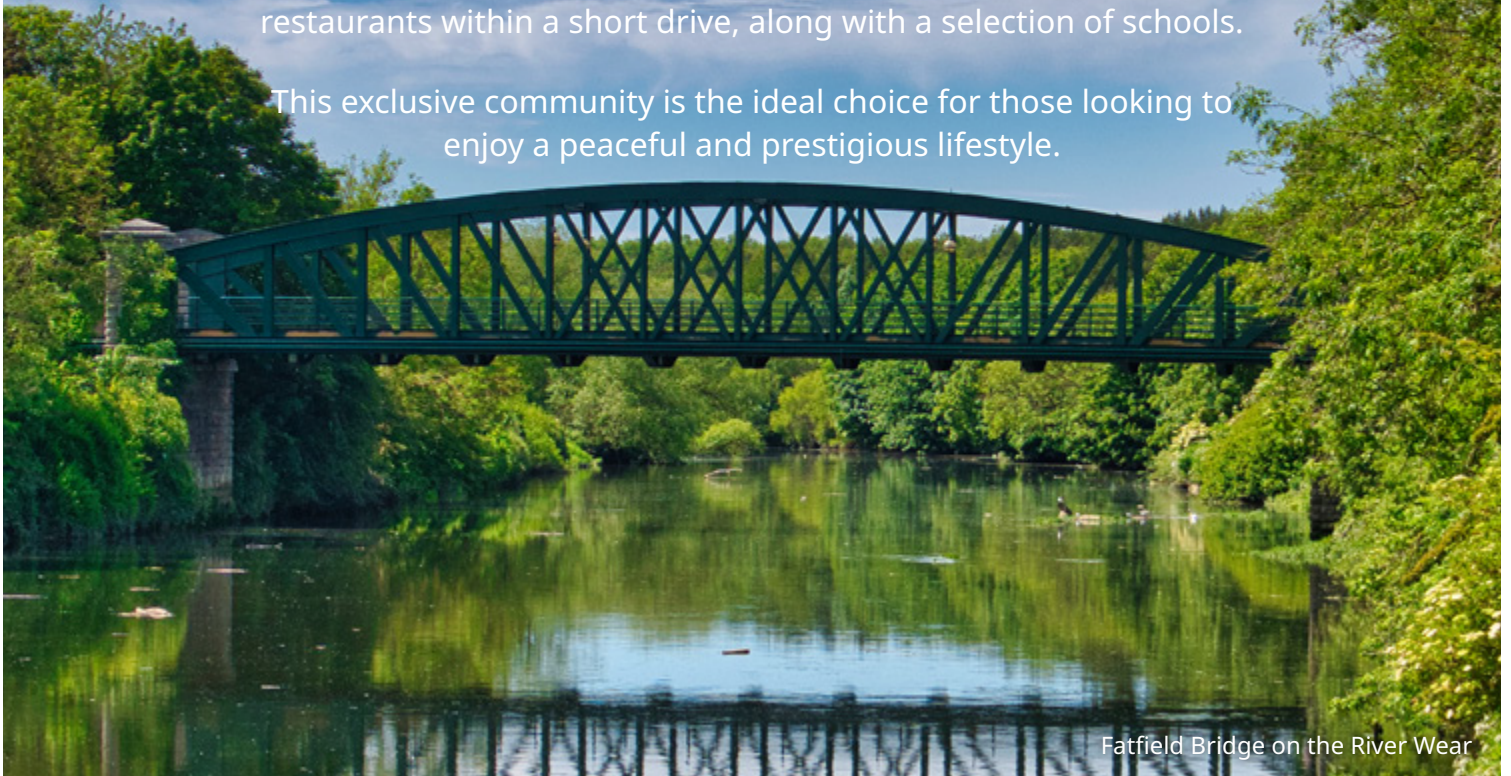


The perfect location

Tucked away within an exclusive community, Alder Park features open spaces within the community, creating a serene environment for relaxation and play.

Located off Stone Cellar Road, Alder Park offers easy connectivity to local amenities and surrounding areas, with the George Washington Hotel and Golf Course nearby. You'll also find a variety of local shops, bars, and restaurants within a short drive, along with a selection of schools.

This exclusive community is the ideal choice for those looking to enjoy a peaceful and prestigious lifestyle.



Fatfield Bridge on the River Wear



A host of bars and restaurants nearby



On the edge of the George Washington Golf Course



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 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 electric eye level built in 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†	✓
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. † = 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	✓
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](#)

✓ = Standard features. † = 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.

Our homes

[→ 3 bedroom homes](#)





The Tetford

3 BEDROOM HOME, TOTAL 1,036 sq ft / 96.2m²



GROUND FLOOR

Lounge

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"

*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. 81786_TWEM/July 2024.



The Byrneham

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



GROUND FLOOR

Lounge

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" × 19' 6"

Bedroom 3

2.23m × 3.59m 7' 4" × 11' 10"

*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. 81786_TWEM/July 2024.



The Harrton

3 BEDROOM HOME, TOTAL 1,154 sq ft / 107.2m²



GROUND FLOOR

Lounge
4.39m × 4.09m 14' 5" × 13' 5"

Kitchen/Dining
3.37m × 3.17m 11' 1" × 10' 5"



FIRST FLOOR

Bedroom 2
3.34m × 3.41m 11' 0" × 11' 2"

Bedroom 3
2.40m × 3.31m 7' 10" × 10' 11"



FIRST FLOOR

Bedroom 1
4.39m × 3.16m 14' 5" × 10' 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. 81786_TWEM/July 2024.



The Hubham

4 BEDROOM HOME, TOTAL 1,389 sq ft / 129m²



GROUND FLOOR

Lounge

3.60m × 4.13m 11' 10" × 13' 7"

Kitchen/Dining

5.81m × 3.88m 19' 1" × 12' 9"



FIRST FLOOR

Bedroom 1

3.61m × 3.09m 11' 10" × 10' 2"

Bedroom 2

3.75m × 3.29m 12' 4" × 10' 10"

Bedroom 3

3.08m × 3.71m 10' 1" × 12' 2"

Bedroom 4

3.51m × 2.83m 11' 6" × 9' 3"

*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. 81786_TWEM/July 2024.



The Rightford

4 BEDROOM HOME, TOTAL 1,392 sq ft / 129.3m²



GROUND FLOOR

Lounge

3.19m × 4.19m 10' 6" × 13' 9"

Kitchen/Dining

8.33m × 3.31m 27' 4" × 10' 10"



FIRST FLOOR

Bedroom 1

3.06m × 3.21m 10' 1" × 10' 7"

Bedroom 2

3.19m × 3.40m 10' 6" × 11' 2"

Bedroom 3

3.19m × 3.51m 10' 6" × 11' 6"

Bedroom 4

3.02m × 2.22m 9' 11" × 7' 3"

*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. 81786_TWEM/July 2024.



The Kitham

4 BEDROOM HOME, TOTAL 1,557 sq ft / 144.7m²



GROUND FLOOR

Lounge

3.83m × 4.48m 12' 7" × 14' 9"

Kitchen/Dining

5.91m × 5.42m 19' 5" × 17' 9"



FIRST FLOOR

Bedroom 1

3.83m × 5.64m 12' 7" × 18' 6"

Bedroom 2

3.62m × 4.25m 11' 11" × 13' 11"

Bedroom 3

3.23m × 4.27m 10' 7" × 14' 0"

Bedroom 4

3.19m × 4.27m 10' 6" × 14' 0"

*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. 81786_TWEM/July 2024.

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.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. 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 **0191 6225 650**.



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



ALDER PARK Land adjacent to George Washington Hotel, High Usworth, Washington, Tyne and Wear NE37 1PH

CONTACT US ON 0191 622 5668

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. Information is correct at the time of going to print. Please speak to your sales executive for further details.