

Colston Gardens

COTGRAVE, NOTTINGHAM

A warm and welcoming collection of 1, 2, 3 and 4 bedroom homes,
tucked away in the heart of Nottinghamshire.

Taylor
Wimpey

Contents



Welcome to Colston Gardens

Discover our new 1, 2, 3 and 4 bedroom homes in the charming village of Cotgrave in Nottinghamshire. A brand new community of 90 homes.

Our homes have been designed to maximise comfort whilst maintaining a modern and elegant connection to its surroundings. Ideally suited to first-time buyers and growing families alike.



[→ View the site plan](#)

Picturesque countryside living

Nestled in the beautiful Nottinghamshire countryside, Colston Gardens provides easy access to amenities that meet the needs of modern life. Including supermarkets, spaces for scenic walks at Cotgrave Country Park plus cosy pubs and restaurants.

Cotgrave offers excellent transport links that make it a highly accessible location, just a stone's throw from Nottingham city centre.

The Nottinghamshire Golf & Country Club



Grantham Canal



Coffee shops



Watch development video



Personalise your home

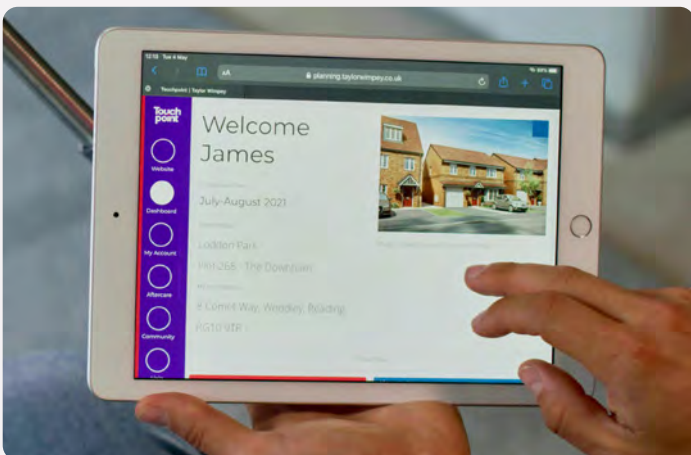
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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 a range of contemporary and traditional 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. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. 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, 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 taps give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of 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

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Plumbing for Washing Machine	✓
Plumbing for Dishwasher**	✓
Space for fridge freezer	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility & cloakrooms	
Chrome taps and fittings	✓
Stainless steel single bowl and drainer	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Wastewater heat recovery	✓
Electrical features	
White Power points in line with NHBC requirements	✓
TV socket to lounge and master bedroom†	✓
Master telephone socket	✓
Cat 5 or 6 data cabling	✓
One double socket in kitchen & Bed 1 to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
EV Charger (no EV charging to plot 13)	✓

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

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Specification of our houses

Finishing Touches	
White emulsion to walls and ceilings	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Grey concrete slabs to pathways and patios	✓
Door numbers	✓
Front outside black lantern	✓
Rear Light (wire only)	✓
Outside tap to rear garden	✓
Photovoltaic panels (no PV to plot 12)	✓
Triple glazing	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
CO ₂ monitor (where boiler or gas appliances)	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) [†]	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Our homes

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[View the site plan](#)



The Allstead

1 BEDROOM MAISONETTE, TOTAL 421 sq ft / 39.2m²



GROUND FLOOR

Kitchen/Living

5.52m × 3.20m

18' 1" × 10' 6"

Bedroom

3.32m × 3.41m

10' 11" × 11' 2"



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The Bamstead

1 BEDROOM MAISONETTE, TOTAL 609 sq ft / 56.6m²



GROUND FLOOR

Kitchen/Living

5.52m × 4.81m

18' 1" × 15' 9"

Bedroom

3.23m × 3.98m

10' 7" × 13' 0"



[View development](#)



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The Moulton

2 BEDROOM BUNGALOW, TOTAL 606 sq ft / 56.33m²



GROUND FLOOR

Kitchen/Living/Dining

6.03m × 4.0m 19' 9" × 13' 1"

Bedroom 1

3.99m × 3.17m 13' 1" × 10' 8"

Bedroom 2

3.10m × 2.77m 10' 2" × 9' 1"



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The Hawthstead

2 BEDROOM TERRACED, TOTAL 735 sq ft / 68.2m²



GROUND FLOOR

Kitchen

2.08m × 4.34m 6' 10" × 14' 3"

Living room

3.84m × 4.47m 12' 7" × 14' 8"



FIRST FLOOR

Bedroom 1

3.84m × 3.17m 12' 7" × 10' 5"

Bedroom 2

3.84m × 2.24m 12' 7" × 7' 4"



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The Brambleford

3 BEDROOM SEMI-DETACHED, TOTAL 907 sq ft / 84.3m²



GROUND FLOOR

Kitchen/Dining

4.74m × 2.96m 15' 6" × 9' 9"

Living room

3.83m × 3.98m 12' 7" × 13' 1"



FIRST FLOOR

Bedroom 1

3.11m × 3.05m 10' 2" × 10' 0"

Bedroom 2

2.51m × 3.42m 8' 3" × 11' 3"

Bedroom 3

2.13m × 2.35m 7' 0" × 7' 9"



Discover more about this home



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The Aynesdale

3 BEDROOM DETACHED, TOTAL 1,058 sq ft / 98.3m²



GROUND FLOOR

Kitchen/Dining

3.21m × 5.52m 10' 6" × 18' 1"

Living room

3.20m × 5.52m 10' 6" × 18' 1"



FIRST FLOOR

Bedroom 1

3.36m × 2.77m 11' 0" × 9' 1"

Bedroom 2

3.27m × 3.23m 10' 9" × 10' 7"

Bedroom 3

2.80m × 2.67m 9' 2" × 8' 9"



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The Milnstead

3 BEDROOM TERRACED, TOTAL 864 sq ft / 80.3m²



GROUND FLOOR

Kitchen/Dining

4.51m × 3.28m 14' 10" × 10' 9"

Living room

4.51m × 3.69m 14' 9" × 12' 1"



FIRST FLOOR

Bedroom 1

4.51m × 2.89m 14' 10" × 9' 6"

Bedroom 2

2.41m × 3.59m 7' 11" × 11' 9"

Bedroom 3

2.01m × 2.56m 6' 7" × 8' 5"



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The Ayleford

4 BEDROOM DETACHED, TOTAL 1,101 sq ft / 102.3m²



GROUND FLOOR

Kitchen/Dining

5.75m × 3.78m 18' 10" × 12' 5"

Living room

4.85m × 3.43m 15' 11" × 11' 3"



FIRST FLOOR

Bedroom 1

3.30m × 3.26m 10' 10" × 10' 8"

Bedroom 2

3.31m × 3.19m 10' 10" × 10' 5"

Bedroom 3

2.40m × 2.15m 7' 11" × 7' 1"

Bedroom 4

2.35m × 2.12m 7' 9" × 7' 0"



Discover more about this home



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The Plumdale

4 BEDROOM DETACHED HOME, TOTAL 1,252 sq ft / 116.3m²



GROUND FLOOR

Kitchen/Dining

3.30m × 6.53m 10' 10" × 21' 5"

Living room

3.25m × 6.53m 10' 8" × 21' 5"



FIRST FLOOR

Bedroom 1

3.48m × 3.40m 11' 5" × 11' 2"

Bedroom 2

3.31m × 2.95m 10' 10" × 9' 8"

Bedroom 3

2.15m × 3.50m 7' 1" × 11' 6"

Bedroom 4

2.15m × 3.04m 7' 1" × 10' 0"



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The Corkham

4 BEDROOM DETACHED, TOTAL 1,347 sq ft / 125.2m²



GROUND FLOOR

Kitchen/Dining

5.19m x 4.44m 17' x" x 14' 7"

Living room

4.49m x 3.27m 14' 9" x 10' 9"



FIRST FLOOR

Bedroom 1

3.49m x 3.38m 11' 5" x 11' 1"

Bedroom 2

3.49m x 3.08m 11' 6" x 10' 1"

Bedroom 3

3.27m x 3.35m 10' 9" x 11' 0"

Bedroom 4

3.09m x 3.11m 10' 2" x 10' 2"



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The Henford

4 BEDROOM DETACHED, TOTAL 1,359 sq ft / 126.3m²



GROUND FLOOR

Kitchen/Dining

7.10m × 3.75m 23' 3" × 12' 4"

Living room

3.34m × 5.00m 11' 0" × 16' 5"



FIRST FLOOR

Bedroom 1

3.96m × 2.75m 13' 0" × 9' 0"

Bedroom 2

3.88m × 2.96m 12' 9" × 9' 9"

Bedroom 3

3.05m × 3.77m 10' 0" × 12' 5"

Bedroom 4

3.13m × 2.13m 10' 3" × 7' 0"



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The Shilford

4 BEDROOM DETACHED, TOTAL 1,449 sq ft / 135m²



GROUND FLOOR

Kitchen

4.89m × 3.33m 16' 1" × 10' 11"

Living room

4.45m × 3.21m 14' 7" × 10' 6"

Dining room

3.35m × 3.33m 11' 0" × 10' 11"

Study

2.56m × 3.21m 8' 5" × 10' 6"



FIRST FLOOR

Bedroom 1

3.22m × 3.39m 10' 7" × 11' 1"

Bedroom 2

3.27m × 3.16m 10' 9" × 10' 4"

Bedroom 3

3.85m × 3.27m 12' 8" × 10' 9"

Bedroom 4

2.87m × 3.21m 9' 5" × 10' 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.



First time buyer?

 Here's how we can help

Existing home owner?

 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
01156 725 921.



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



Book an appointment



How to buy a home



COLSTON GARDENS Cotgrave, Colston Gate, Cotgrave, Nottingham, NG12 3JY

CONTACT US ON 01156 725 921

Taylor Wimpey

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