

*Find your way around*

# WOODSIDE

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ROSSENDALE | LANCASHIRE

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Get to know

# WOODSIDE

ROSSENDALE | LANCASHIRE

Nestled in the Valley of Rossendale, Woodside offers a beautiful range of 2, 3 and 4 bedroom new homes in a choice of designs to suit all lifestyles.


## 4 BEDROOM HOMES




-  **The Downham**  
4 bedroom home  
Plots: 5, 36, 39, 62, 65, 78, 81
-  **The Kentdale**  
4 bedroom home  
Plots: 6, 29, 33, 48, 61, 66
-  **The Eskdale**  
4 bedroom home  
Plots: 1, 86
-  **The Lydford**  
4 bedroom home  
Plots: 13, 16, 24, 40, 60, 74, 85, 91

## 3 BEDROOM HOMES

-  **The Alton G**  
3 bedroom home  
Plots: 2, 3, 14, 15, 17, 18, 34, 35, 37, 38, 41, 42, 54, 55, 67, 68, 75, 76, 79, 80, 83, 84, 87, 88
-  **The Aldenham**  
3 bedroom home  
Plots: 4, 53, 77, 82
-  **The Milldale**  
3 bedroom home  
Plots: 11, 23, 25, 44, 50, 51, 58, 69
-  **The Gosford**  
3 bedroom home  
Plots: 7-10, 12, 19, 20-22, 26-28, 43, 49, 52, 56, 57, 59, 63, 64, 70, 89, 90
-  **The Dadford**  
3 bedroom home  
Plots: 30-32, 45-47 & 71-73

## 2 BEDROOM HOMES

-  **The Wensum**  
2 bedroom apartment  
Plots: 92-97

-  Bin store
-  Substation
-  Public Open Space

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation.  
53804 TWMA / OCTOBER 2020.



## WOODSIDE

Burnley Road,  
Rossendale,  
BB4 8LW

## CONTACT US ON

0161 537 2782

## SATNAV

BB4 8LW

Instagram #taylorwimpey

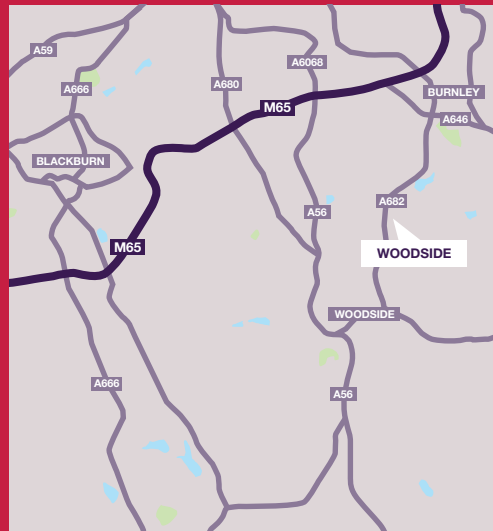
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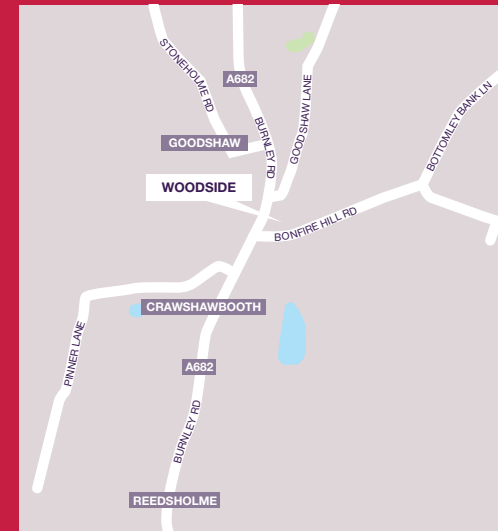
## FROM MANCHESTER CITY CENTRE:

- Join onto Rochdale Rd/A664/A665
- Use the left 2 lanes to merge onto M60 via the slip road to Ring Road (N&W)/M61/Liverpool/Leeds/M66/M62
- Take M66 to A56 in Edenfield
- Merge onto M60
- Keep right to continue on M66
- Continue on A56. Drive to A682 in Crawshawbooth
- Continue onto A56
- Take the A682 exit towards Rawtenstall
- At the roundabout, take the 1st exit onto A682
- Use the left lane to turn slightly right onto Haslingden Road/A682
- Continue to follow A682
- Slight left onto St. Mary's Way/A682
- Continue onto Burnley Road, the destination is on your right.



## FROM BURNLEY:

- From Burnley Road E/B6238, turn left onto Turnpike
- Continue onto Church Street
- Continue onto Newchurch Road
- Turn right onto Burnley Road/A682
- Your destination is on the left.





The Downham - Stone variant  
Plots: 36 & 39



The Downham - Brick variant  
Plots: 5, 62, 65, 78 & 81



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# THE DOWNHAM

4 BEDROOM HOME



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# THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. The ground floor is completed with a guest cloakroom. On the first floor is bedroom one with an en suite, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

**TOTAL** 115.5 sq. m. / 1,244 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	5.27m (max) x 3.18m	17' 4" (max) x 10' 5"
<b>Kitchen/Dining</b>	7.94m x 2.98m	26' 1" x 9' 10"

## FIRST FLOOR



<b>Bedroom 1</b>	4.30m x 3.03m	14' 1" x 10' 0"
<b>Bedroom 2 (max)</b>	3.51m x 3.28m	11' 6" x 10' 9"
<b>Bedroom 3</b>	3.55m x 3.03m	11' 8" x 10' 0"
<b>Bedroom 4</b>	2.62m x 2.53m	8' 7" x 8' 4"



**Plots:** 5, 36, 39, 62, 65, 78, 81

\* 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. TVMA 53804 / NOVEMBER 2020

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*The Kentdale - Stone variant  
Plot: 33*



*The Kentdale - Brick variant  
Plots: 6, 29, 48, 61 & 66*



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# THE KENTDALE

4 BEDROOM HOME



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# THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance.

Upstairs, bedroom one with an en suite can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

**TOTAL** 113.5 sq. m. / 1,222 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	6.02m × 3.45m	19' 9" × 11' 4"
<b>Kitchen</b>	3.58m × 2.86m	11' 9" × 9' 5"
<b>Dining</b>	3.16m × 2.77m	10' 4" × 9' 1"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.51m × 3.40m	11' 7" × 11' 2"
<b>Bedroom 2</b>	3.64m × 2.98m	11' 11" × 9' 10"
<b>Bedroom 3 (max.)</b>	3.05m × 2.95m	10' 0" × 9' 8"
<b>Bedroom 4 (max.)</b>	3.09m × 2.53m	10' 2" × 8' 4"



**Plots:** 6, 29, 33, 48, 61, 66

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The Eskdale - Brick variant  
Plots: 1 & 86

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# THE ESKDALE

4 BEDROOM HOME

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# THE ESKDALE

There's a wealth of space to cater for family lifestyles in the four bedroom Eskdale. Downstairs, a large kitchen/dining room with utility area provides access to outside, while a spacious living room has French doors out to the garden. A guest cloakroom and storage closet complete the ground floor.

Upstairs are three double bedrooms, including bedroom one with en suite, plus an additional bedroom and main bathroom.

**TOTAL** 113.5 sq. m. / 1,222 sq. ft.

## GROUND FLOOR



Lounge	6.02m × 3.45m	19' 9" × 11' 4"
Kitchen	3.58m × 2.86m	11' 9" × 9' 5"
Dining	3.14m × 2.77m	10' 4" × 9' 1"

## FIRST FLOOR



Bedroom 1 (max.)	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max.)	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max.)	3.09m × 2.53m	10' 2" × 8' 4"



**Plots:** 1, 86

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The Lydford - Stone variant  
Plot: 40



The Lydford - Brick variant  
Plots: 13, 16, 24, 60, 74, 85 & 91



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# THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. Bedroom one with an en suite features plenty of space, a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

**TOTAL 102.1 sq. m. / 1,099 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	4.49m x 3.27m	14' 9" x 10' 9"
<b>Kitchen/Dining</b>	5.36m x 3.38m	17' 7" x 11' 1"

## FIRST FLOOR



<b>Bedroom 1</b>	3.79m x 3.17m	12' 5" x 10' 5"
<b>Bedroom 2</b>	3.35m x 3.17m	11' 0" x 10' 5"
<b>Bedroom 3</b>	3.30m (max) x 2.10m	10' 10" (max) x 6' 11"
<b>Bedroom 4</b>	2.23m x 2.10m	7' 4" x 6' 11"



**Plots:** 13, 16, 24, 40, 60, 74, 85, 91

\* 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. TVMA 53804 / NOVEMBER 2020

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# THE ALDENHAM

3 BEDROOM HOME

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# THE ALDENHAM

The Aldenham is a traditional three bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a living room opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs. Upstairs leads to bedroom one with an en suite, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.

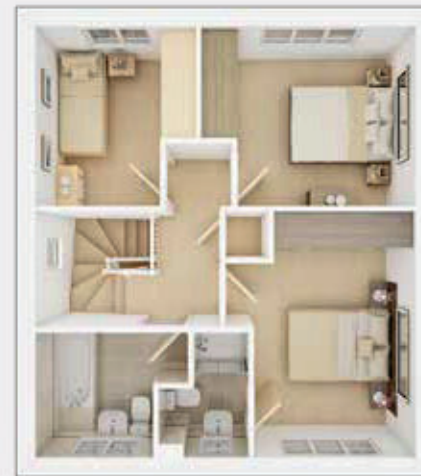
**TOTAL 89.8 sq. m. / 967 sq. ft.**

## GROUND FLOOR



<b>Lounge (max.)</b>	4.32m x 3.18m	14' 2" x 10' 5"
<b>Kitchen</b>	3.00m x 2.96m	9' 10" x 9' 8"
<b>Dining</b>	3.10m x 2.62m	10' 2" x 8' 7"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.17m x 4.10m	10' 5" x 13' 6"
<b>Bedroom 2 (max.)</b>	3.57m x 2.99m	11' 9" x 9' 10"
<b>Bedroom 3 (max.)</b>	2.67m x 2.99m	8' 9" x 9' 10"



**Plots:** 4, 53, 77, 82

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The Alton G - Stone variant  
Plots: 34, 35, 37, 38, 41 & 42



The Alton G - Brick variant  
Plots: 2, 3, 14, 15, 17, 18, 54, 55, 67,  
68, 75, 76, 79, 80, 83, 84, 87 & 88



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# THE ALTON G

3 BEDROOM HOME



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# THE ALTON G

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor main bedroom suite, featuring high galleried ceilings and en suite shower room.

**TOTAL 100.8 sq. m. / 1,085 sq. ft.**

## GROUND FLOOR



### Lounge

4.23m x 3.49m

13' 11" x 11' 6"

### Kitchen/Dining (max.)

5.26m x 3.20m

17' 3" x 10' 6"

## FIRST FLOOR



### Bedroom 2 (max.)

4.23m x 3.49m

13' 11" x 11' 6"

### Bedroom 3

3.28m x 2.16m

10' 9" x 7' 1"

## SECOND FLOOR



### Bedroom 1 (max ex. dormer)

6.66m x 3.11m

21' 1" x 10' 3"

 **Plots:** 2, 3, 14, 15, 17, 18, 34, 35, 37, 38, 41, 42, 54, 55, 67, 68, 75, 76, 79, 80, 83, 84, 87, 88

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The Milldale - Brick variant  
Plots: 11, 23, 25, 44, 50, 51, 58 & 69

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# THE MILLDALE

3 BEDROOM HOME

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# THE MILLDALE

Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large living room opening through French doors to the garden, as well as a separate kitchen/dining room and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including bedroom one with an en suite shower room. There is also a bathroom and a further bedroom.

**TOTAL** 80.7 sq. m. / 869 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	4.62m x 3.22m	15' 2" x 10' 7"
<b>Kitchen/Dining</b>	4.62m x 2.96m	15' 2" x 9' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.22m x 2.83m	10' 7" x 9' 3"
<b>Bedroom 2</b>	3.03m x 2.61m	9' 11" x 8' 7"
<b>Bedroom 3</b>	3.03m x 1.91m	9' 11" x 6' 3"



**Plots:** 11, 23, 25, 44, 50, 51, 58, 69

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The Gosford - Stone variant  
Plot: 43



The Gosford - Brick variant  
Plots: 7, 8, 9, 10, 12, 19, 20, 21, 22,  
26, 28, 49, 52, 56, 57, 59, 63, 64, 70,  
89 & 90



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# THE GOSFORD

3 BEDROOM HOME



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# THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL 80.5 sq. m. / 866 sq. ft.**

## GROUND FLOOR



### Lounge (max.)

4.26m x 3.69m

14' 0" x 12' 1"

### Kitchen/Dining

4.72m x 2.87m

15' 6" x 9' 5"

## FIRST FLOOR



### Bedroom 1 (min.)

2.96m x 2.83m

9' 9" x 9' 4"

### Bedroom 2

3.30m x 2.63m

10' 10" x 8' 8"

### Bedroom 3

3.55m (max.) x 2.00m

11' 8" (max.) x 6' 7"



**Plots:** 7-10, 12, 19, 20-22, 26-28, 43, 49, 52, 56, 57, 59, 63, 64, 70, 89, 90

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The Dadford - Brick variant  
Plots: 30-32, 45-47 & 71-73

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# THE DADFORD

3 BEDROOM HOME



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# THE DADFORD

With a flexible layout, The Dadford is ideal for couples and young families. On the ground floor is the open plan living/dining area with French doors opening onto the garden, while the spacious kitchen is ideal for informal meal times. The first floor has two well proportioned bedrooms, in addition to a family bathroom and a further bedroom, ideal as a study or nursery.

**TOTAL 70 sq. m. / 753 sq. ft.**

## GROUND FLOOR



### Lounge/Dining (max.)

4.38m x 4.36m 14' 5" x 14' 4"

### Kitchen

3.37m x 2.22m 11' 1" x 7' 4"

\* Plot specific window, plot 31, 46 & 72 only

\*\* Plots 30, 32, 45, 47, 71 & 73 only

## FIRST FLOOR



**Bedroom 1** 4.15m x 2.40m 13' 7" x 7' 10"

**Bedroom 2** 3.61m x 2.40m 11' 10" x 7' 10"

**Bedroom 3** 2.77m x 1.87m 9' 1" x 6' 2"



**Plots:** 30-32, 45-47, 71-73

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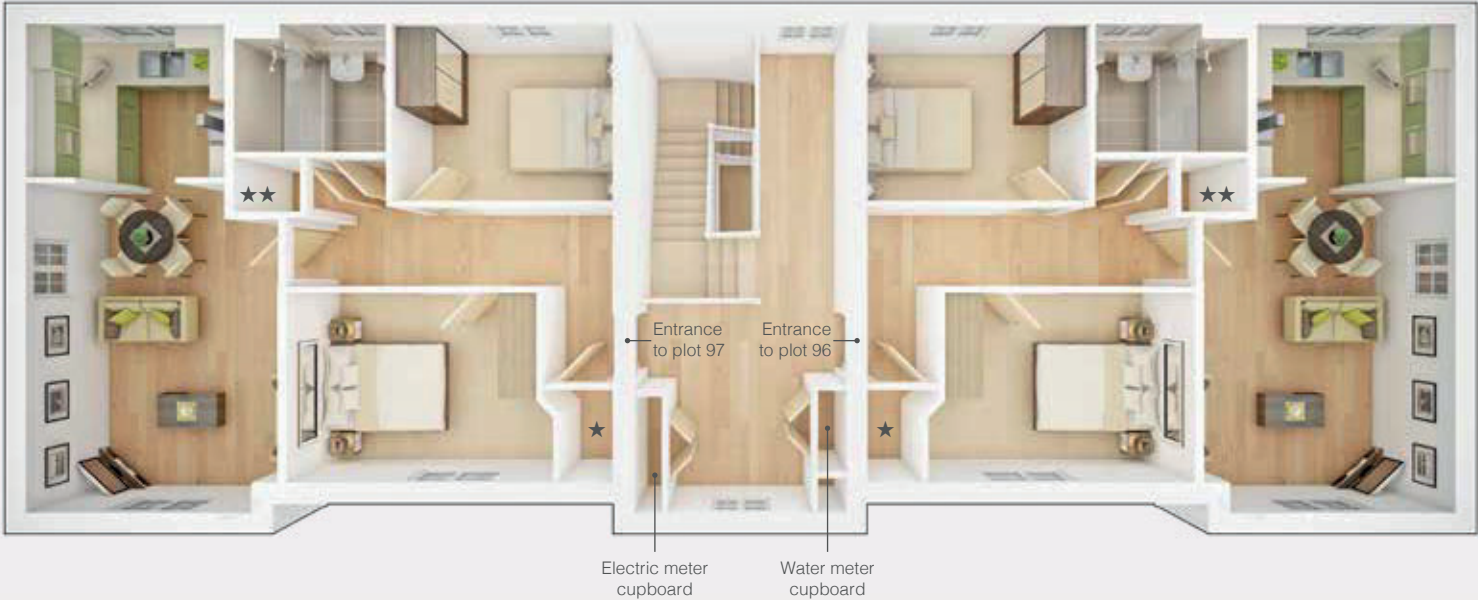


# THE WENSUM

TOTAL 60.9 sq. m. / 656 sq. ft.

SECOND FLOOR – PLOT 97

SECOND FLOOR – PLOT 96



Kitchen/Living room/Dining area		
7.32m × 3.77m	24'0" × 12'3"	
Bedroom 1		
2.84m × 4.00m	9'3" × 13'1"	
Bedroom 2		
2.64m × 3.33m	8'6" × 10'9"	
★ = Storage   ★★ = CYL store		

Kitchen/Living room/Dining area		
7.32m × 3.77m	24'0" × 12'3"	
Bedroom 1		
2.84m × 4.00m	9'3" × 13'1"	
Bedroom 2		
2.64m × 3.33m	8'6" × 10'9"	
★ = Storage   ★★ = CYL store		



Plots: 92-97

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## THE WENSUM

2 BEDROOM APARTMENT

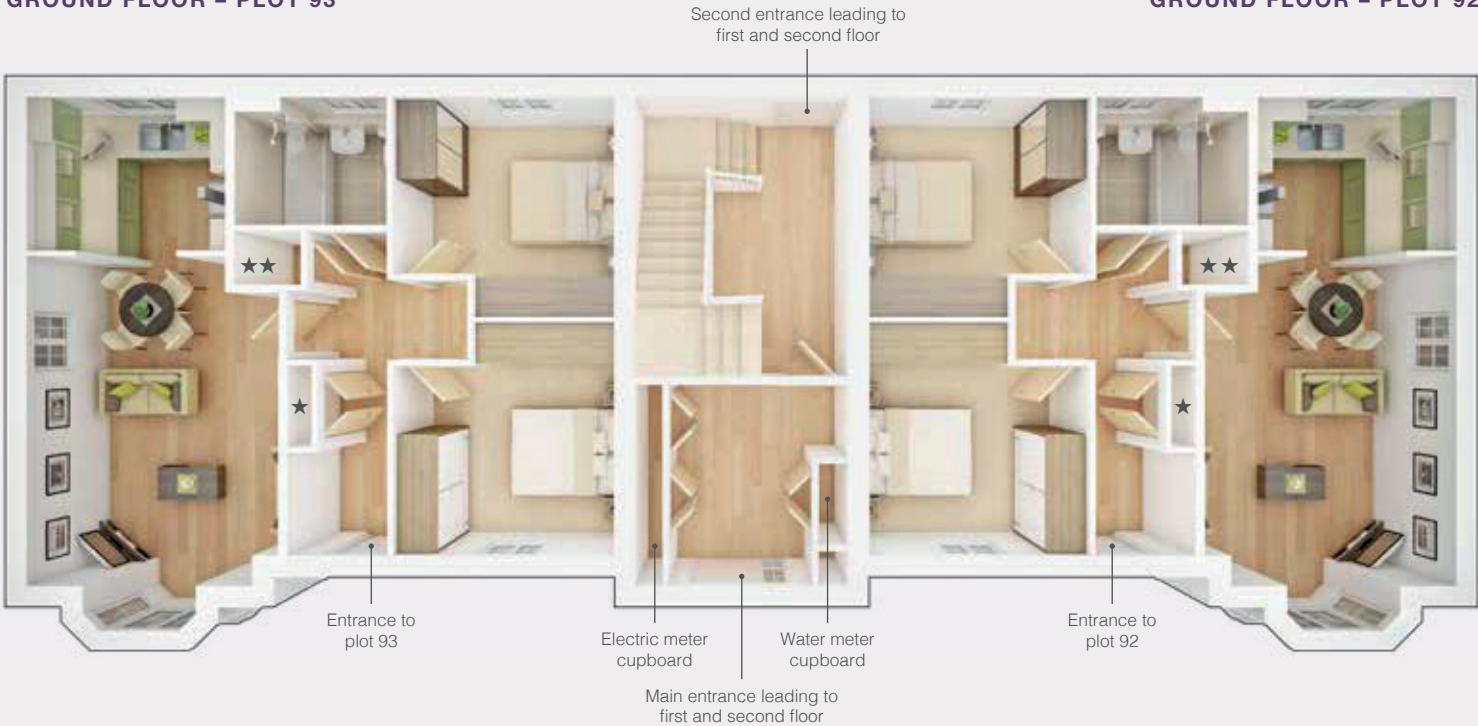




# THE WENSUM

The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious bedroom 1, a further well proportioned bedroom and a main bathroom are also located off the landing.

GROUND FLOOR – PLOT 93



Kitchen/Living room/Dining area		
7.99m × 3.77m	26'2" × 12'3"	
Bedroom 1		
3.49m × 3.32m	11'4" × 10'8"	
Bedroom 2		
3.29m × 3.33m	10'7" × 10'9"	
★ = Storage   ★★ = CYL store		

GROUND FLOOR – PLOT 92

Kitchen/Living room/Dining area		
7.99m × 3.77m	26'2" × 12'3"	
Bedroom 1		
3.49m × 3.32m	11'4" × 10'8"	
Bedroom 2		
3.29m × 3.33m	10'7" × 10'9"	
★ = Storage   ★★ = CYL store		

TOTAL 60.9 sq. m. / 656 sq. ft.

FIRST FLOOR – PLOT 95



Kitchen/Living room/Dining area		
7.99m × 3.77m	26'2" × 12'3"	
Bedroom 1		
2.84m × 4.00m	9'3" × 13'1"	
Bedroom 2		
2.64m × 3.33m	8'6" × 10'9"	
★ = Storage   ★★ = CYL store		

FIRST FLOOR – PLOT 94

Kitchen/Living room/Dining area		
7.99m × 3.77m	26'2" × 12'3"	
Bedroom 1		
2.84m × 4.00m	9'3" × 13'1"	
Bedroom 2		
2.64m × 3.33m	8'6" × 10'9"	
★ = Storage   ★★ = CYL store		



Plots: 92-97

\* 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. TWMA 53804 / NOVEMBER 2020

Want to view one of our gorgeous new showhomes?  
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor  
Wimpey**



# WOODSIDE YOUR JOURNEY STARTS HERE

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A warm welcome to Woodside.

Situated in Rossendale, just outside the historic town of Burnley, Woodside offers a beautiful range of 2, 3 and 4 bedroom new homes in a choice of designs to suit all lifestyles.



## MAKE YOURSELF AT HOME

From the first time you open the front door, you know this  
is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard...  
and ever so thoughtfully laid out. It's energy efficient too, of course –  
and up to all modern building standards. Naturally, your new home  
also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp  
your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and  
may include optional upgrades at an additional cost.



## LIFE IN ROSSENDALE

Nestled in the Valley of Rossendale, Woodside is surrounded by beautiful green countryside and the characteristic moorlands of the Pennines. Burnley is just 15 minutes drive from home, and Manchester is also nearby, providing a wealth of entertainment options for the whole family. Take a trip to Bury Market to sample the local produce and browse the stalls, admire the breathtaking view from atop Pendle Hill, or simply enjoy the relaxed pace of town life at one of the many local cafes and pubs. Rossendale town centre is home to an assortment of stores and services, and provides a picturesque backdrop for picking up all of life's essentials.



Spend an afternoon in Rawtenstall with its range of shops and cafes.



Great commuter links make the region easily accessible.



Visit the impressive 'Halo' when it is lit at night.

## THE PERFECT PLACE TO BE

Woodside is ideally positioned for commuters, with the A56/M65 and M66 close by, providing good links to Manchester, Burnley, Blackburn and further afield. Rossendale is also well served by public transport, with regular busses running to and from neighbouring towns and cities. Parents will also be happy to know there are a number of well rated schools just a short walk from home.

### TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Enjoy live music and events at St Mary's Chambers.



Rawtenstall railway station is within easy reach.



Visit one of the many local attractions.





## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP  
YOU BUY



Backed by  
HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP  
YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



### EASYMOVER

Easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# FROM LOOKING ROUND TO MOVING IN...







# STANDARD SPECIFICATIONS

## *2 bedroom apartments*

### WOODSIDE

Burnley Road, Rossendale, BB4 8LW

### TELEPHONE

01615 372 782

### OPEN TIMES

Thursday - Monday 11am - 5pm  
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

\* Choices, upgrades and colour choices are available subject to stage of construction.

\*\* Where applicable.

\*\*\* Dependant on apartment type - please refer to your Sales Executive.

\*\*\*\* Dependant on plot.

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.

### Kitchen

Symphony Freestanding Kitchen with a choice of Soft Close Standard Door Fronts\*

Choice of Laminate Worktops\*

Carron Phoenix Onda 1.5 Bowl and Drainer with Pura Tap.

Zanussi Integrated Stainless Steel Oven

Zanussi Integrated Stainless Steel Gas Hob

Stainless Steel Splash-Back

Electrolux Integrated Hood

Plumbing for Dishwasher

Space for Fridge/Freezer

Plumbing for Washing Machine

### Internal Finishes

Flat White Finish to Ceilings

White Emulsion to Walls

White Gloss Paint to Woodwork

White Newark Doors with Chrome Lever Furniture

### Electrical

Power Points In-line with NHBC requirements

TV Point as per electrical drawings to Living Room, Master Bedroom and Reception Room

Energy Efficient Ceiling Light Fittings with Clear White Bulb as designated on Electrical Layout

USB Charger Double Socket to Kitchen

CAT 5 Cabling installed to Master BT Points in the Living Room and Study

Electrical accessory products in white finish throughout\*

### Heating, Water and Insulation

Honeywell Fully Programmable Gas Central Heating

White Thermostatic Radiators in specific rooms

Mains Pressure Hot Water System/Combi Boiler

Cavity Wall Insulation

### Cloakrooms, Bathrooms and En-suites

Chrome Taps and Fittings\*

Choice of Splash Back Tiling from Selected Porcelanosa Range\*

Modern White Roca Sanitaryware\*

Shaver Unit to Bathroom

### External Features

Black main entrance front Door with Chrome Lever Lock Furniture, Letter Plate and Chain\*\*\*\*

White apartment front door inside communal area

Anthracite low maintenance PVCu Windows

Parking Bays finished in Tar-Mac

### Security, Safety & Warranty

Mains Operated Smoke Alarms to Hallways and Landing(s) as per electrical drawing

CO Alarm

### NHBC 10-year warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion



# STANDARD SPECIFICATIONS *2, 3 & 4 bedroom homes*

## WOODSIDE

Burnley Road, Rossendale, BB4 8LW

## TELEPHONE

01615 372 782

## OPEN TIMES

Thursday - Monday 11am - 5pm  
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

\* Choices, upgrades and colour choices are available subject to stage of construction.

\*\* Where applicable.

\*\*\* Dependant on house type - please refer to your Sales Executive.

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.

### Kitchen

Symphony Freestanding Kitchen with a choice of Soft Close Standard Door Fronts\*

Choice of Laminate Worktops\*

Carron Phoenix Onda 1.5 Bowl and Drainer with Pura Tap.

Zanussi Integrated Stainless Steel Oven

Zanussi Integrated Stainless Steel Gas Hob

Stainless Steel Splash-Back

Electrolux Integrated Hood

Plumbing for Dishwasher

Space for Fridge/Freezer

Plumbing for Washing Machine

### Internal Finishes

Flat White Finish to Ceilings

White Emulsion to Walls

White Gloss Paint to Woodwork

White Newark Doors with Chrome Lever Furniture

### Electrical

Power Points In-line with NHBC requirements

TV Point as per electrical drawings to Living Room, Master Bedroom and Reception Room

Energy Efficient Ceiling Light Fittings with Clear White Bulb as designated on Electrical Layout

USB Charger Double Socket to Kitchen

CAT 5 Cabling installed to Master BT Points in the Living Room and Study

Electrical accessory products in white finish throughout\*

Electric vehicle charging points\*\*\*

House types including: Lydford, Aldenham, Downham, Eskdale, Kentdale

### Heating, Water and Insulation

Honeywell Fully Programmable Gas Central Heating

White Thermostatic Radiators in specific rooms

Mains Pressure Hot Water System/Combi Boiler

Cavity Wall Insulation

Loft Insulation In-line with current Building Regulations

### Cloakrooms, Bathrooms and En-suites

Chrome Taps and Fittings\*

Choice of Splash Back Tiling from Selected Porcelanosa Range\*

Modern White Roca Sanitaryware\*

Shaver Unit to Bathroom

### External Features

Black front Door with Chrome Lever Lock Furniture, Letter Plate and Chain

Anthracite low maintenance PVCu Windows and French Door\*\*

Front Garden Turfed or Shrubbed In-line with Landscaping Scheme

Driveways and Parking Bays finished in Tar-Mac

Outside Tap

1.8m High Close Boarded Fence to Rear Garden and Gate as per plan

### Security, Safety & Warranty

Mains Operated Smoke Alarms to Hallways and Landing(s) as per electrical drawing

External Light to Front and Rear Entrance

CO Alarm

Light & Power to Detached Garages\*\*

Mains Operated Doorbell

White Personnel Door to Detached Garage\*\*

### NHBC 10-year warranty

NHBC 10 year Build Mark policy

Taylor Wimpey warranty for 2 years from date of Legal Completion