

**Taylor
Wimpey**

Find your way around

EDEN GARDENS

SEDGEFIELD | DURHAM


5 BEDROOM HOMES


- 


The Lavenham
5 bedroom detached home
Plots: 7, 18, 30, 32, 34, 46, 59, 88, 95, 146, 178, 184, 190 & 193
- 


The Wilton
5 bedroom detached home
Plots: 1, 13, 31, 33, 38, 39, 47, 144, 145, 147, 163, 174, 177 & 183


4 BEDROOM HOMES

- 

The Haddenham
4 bedroom detached home
Plots: 4, 5, 11, 19, 36, 41, 45, 56, 58, 64, 80, 89, 92, 109, 113, 148, 165, 169, 175, 179, 181, 189 & 195
- 

The Eynsham
4 bedroom detached home
Plots: 3, 10, 12, 15, 21, 35, 53, 63, 65, 67, 79, 82, 85, 90, 91, 120, 124, 129, 152, 155, 164, 173, 176, 186, 188, 191 & 194
- 

The Whitford
4 bedroom detached home
Plots: 25, 26, 37, 55, 60, 72 & 74
- 

The Downham
4 bedroom detached home
Plots: 2, 6, 8, 9, 17, 22, 28, 29, 40, 44, 48, 54, 69, 70, 81, 84, 110-112, 119, 122, 128, 134, 151, 154, 166, 171, 172, 182 & 192
- 


The Midford
4 bedroom detached home
Plots: 14, 42, 49, 66, 71, 73, 127, 156, 157, 180 & 185


Get to know
EDEN
GARDENS


SEDGEFIELD | DURHAM


Situated in Sedgefield, Eden Gardens offers a superb collection of two, three, four and five bedroom homes.

3 BEDROOM HOMES

- 


The Aldenham
3 bedrom detached home
Plots: 16, 20, 27, 43, 52, 57, 61, 62, 68, 75, 76, 83, 93, 94, 108, 114, 121, 123, 130, 133, 142, 143, 153, 158, 161, 162, 170, 187 & 196
- 


The Gosford
3 bedroom semi-detached home
Plots: 23, 24, 50, 51, 115, 116, 131, 132, 159 & 160
- 


The Flatford
3 bedroom semi-detached home
Plots: 77, 78, 86, 87, 117, 118, 125, 126, 149, 150, 167 & 168
- 

PA30
3 bedroom semi-detached/mews home*
Plots: 102-107 & 197

2 BEDROOM HOMES

- 

AA22
2 bedroom semi-detached home*
Plots: 96-101
- 

Bungalow
2 bedroom semi/detached home*
Plots: 135-141
- 

Bin store
- *ah/dp Discounted private homes
- *ah/r Affordable rented homes
- H/R Home Reach



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. 53076 TWNE APRIL 2019.

EDEN GARDENS

Eden Drive
Sedgefield
Durham
TS21 2DX

CONTACT US ON

01740 617 273

SATNAV

TS21 2DX

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

FROM THE A1(M)

- Leave the A1 at Junction 60 and follow for A689/ Bishop Auckland/Hartlepool/Teesside
- Continue on the A689 for 3 miles, going straight over two roundabouts
- Turn left onto Stockton Road then take another left onto Thurlow Road
- Finally, take a left onto Eden Drive and Eden Gardens will be on your left

HEADING NORTH ON THE A19

- Take the A689 exit and follow signs for Sedgefield/ Wynyard Park/A689
- Continue on the A689/Hartlepool Road for 6 miles, going straight over three roundabouts
- At the fourth roundabout take the third exit onto Stockton Road/A689
- Take the first left onto Stockton Road and left again onto Thurlow Road
- Finally, take a left onto Eden Drive and Eden Gardens will be on your left



Taylor
Wimpey

THE LAVENHAM

5 BEDROOM DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE LAVENHAM

The Lavenham is a five bedroom home which is perfect for modern family life. It features an open plan kitchen with breakfast area and a spacious lounge, both with French doors leading to the rear garden. The separate dining room overlooks the front of the home. Upstairs you will find four double bedrooms, two with en-suite shower rooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 152.91 sq. m. / 1646 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area <i>max</i>	5690mm × 3860mm	18' 8" × 12' 8"
Lounge	3900mm × 5250mm	12' 10" × 17' 3"
Dining Room	3060mm × 3200mm	10' 1" × 10' 6"

FIRST FLOOR



Master Bedroom <i>(min incl. robes)</i>	4530mm × 3800mm	14' 10" × 12' 6"
Bedroom 2	3810mm × 3520mm	12' 6" × 11' 7"
Bedroom 3	3400mm × 2680mm	11' 2" × 8' 10"
Bedroom 4	3340mm × 2680mm	11' 0" × 8' 10"
Bedroom 5	2780mm × 2990mm	9' 2" × 9' 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. 53076 TWNE APRIL 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE WILTON

5 BEDROOM DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE WILTON

The Wilton is a five bedroom home which is ideal for family life. The central hallway leads to a spacious lounge and separate study which overlook the front of the home. The kitchen with dining area features French doors to the rear garden. The master bedroom with en-suite shower room and dressing area is on the first floor along with two further bedrooms and the family bathroom. The second floor has two more bedrooms and a shower room.

TOTAL 163.32 sq. m. / 1759. sq. ft.

GROUND FLOOR



Kitchen/Dining Area *max*
8100mm x 3240mm 26' 7" x 10' 8"

Lounge
3580mm x 4590mm 11' 9" x 15' 1"

Study
2400mm x 3090mm 7' 11" x 10' 2"

FIRST FLOOR



Master Bedroom *max*
2900mm x 5610mm 9' 6" x 18' 5"

Bedroom 3 *max*
4020mm x 2450mm 13' 2" x 8' 1"

Bedroom 4 *max*
2910mm x 3480mm 9' 7" x 11' 5"

SECOND FLOOR



Bedroom 2
3370mm x 4800mm 11' 1" x 15' 9"

Bedroom 5 *max*
3580mm x 4800mm 11' 9" x 15' 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. 53076 TWNE APRIL 2019.

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

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE HADDENHAM

4 BEDROOM DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE HADDENHAM

The Haddenham is a four bedroom home which provides spacious surroundings, making it ideal for family living. The entrance hallway leads to a generous lounge with bay window overlooking the front of the home. The kitchen and dining area feature French doors leading to the garden and a utility room for added convenience. Upstairs, there are four bedrooms, two with en-suite shower rooms as well as a stylish family bathroom.

TOTAL 135.63 sq. m. / 1460 sq. ft.

GROUND FLOOR



Kitchen	3440mm × 3900mm	11' 3" × 12' 9"
Dining Area	3340mm × 3300mm	10' 11" × 10' 10"
Lounge max	3440mm × 5935mm	11' 3" × 19' 5"

FIRST FLOOR



Master Bedroom max	4040mm × 4860mm	13' 3" × 15' 11"
Bedroom 2 max	4040mm × 3830mm	13' 3" × 12' 7"
Bedroom 3	3280mm × 3230mm	10' 9" × 10' 7"
Bedroom 4	2790mm × 3230mm	9' 2" × 10' 7"

* 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. 53076 TWNE APRIL 2019.

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

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE EYNSHAM

4 BEDROOM DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE EYNSHAM

The Eynsham is a four bedroom property which offers spacious living areas, making it ideal for family life. The entrance hallway leads to a generous lounge which overlooks the front of the home and features double doors leading to the dining room. There is also a fitted kitchen with breakfast area. Upstairs, there are four bedrooms, two with en-suite shower rooms as well as a stylish family bathroom.

TOTAL 123.93 sq. m. / 1334 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area	5114mm × 2988mm	16' 10" × 9' 10"
Lounge	3327mm × 5590mm	10' 11" × 18' 4"
Dining Room	2963mm × 2988mm	9' 9" × 9' 10"

FIRST FLOOR



Master Bedroom	3900mm × 4593mm	12' 10" × 15' 1"
Bedroom 2 max	4160mm × 2900mm	13' 8" × 9' 6"
Bedroom 3	3140mm × 2710mm	10' 3" × 8' 11"
Bedroom 4	2580mm × 3180mm	8' 5" × 10' 4"

* 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. 53076 TWNE APRIL 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE WHITFORD

4 BEDROOM DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE WHITFORD

The Whitford is a four bedroom double fronted home which is ideal for growing families. Downstairs, a light and airy lounge and an open plan kitchen with dining area both open through French doors to the rear garden. A study, utility area and cloakroom complete the ground floor. Upstairs is a master bedroom with en-suite shower room, two double bedrooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 115.94 sq. m. / 1248 sq. ft.

GROUND FLOOR



Kitchen	2850mm × 3873mm	9' 4" × 12' 8"
Dining Area	2850mm × 2889mm	9' 4" × 9' 6"
Lounge	3350mm × 4575mm	11' 0" × 15' 0"
Study	2313mm × 2188mm	7' 7" × 7' 2"

FIRST FLOOR



Master Bedroom	3412mm × 4049mm	11' 2" × 13' 3"
Bedroom 2	2912mm × 3600mm	9' 7" × 11' 10"
Bedroom 3	2912mm × 3163mm	9' 7" × 10' 5"
Bedroom 4	3165mm × 2715mm	10' 5" × 8' 11"

* 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. 53076 TWNE APRIL 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE DOWNHAM

4 BEDROOM DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE DOWNHAM

The Downham is a four bedroom home which is perfect for growing families. It features an open plan kitchen with dining and family area leading through French doors to the rear garden, a spacious lounge with bay window overlooking the front of the home and a cloakroom.

Upstairs you will find three double bedrooms, one with an en-suite shower room, a further bedroom and a stylish family bathroom.

TOTAL 115.57 sq. m. / 1244 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5010mm x 2980mm	16' 6" x 9' 10"
Lounge	3180mm x 5273mm	10' 5" x 17' 4"
Dining Area	2980mm x 2820mm	9' 10" x 9' 3"

FIRST FLOOR



Master Bedroom	4300mm x 3037mm	14' 1" x 10' 0"
Bedroom 2 max	3287mm x 3510mm	10' 9" x 11' 6"
Bedroom 3	3553mm x 3037mm	11' 8" x 10' 0"
Bedroom 4	2532mm x 2628mm	8' 4" x 8' 7"

* 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. 53076 TWNE APRIL 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE MIDFORD

4 BEDROOM DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE MIDFORD

The Midford is a four bedroom property which is perfectly suited to family life. The entrance hallway leads to a generous lounge which overlooks the front of the home. The spacious kitchen and dining area lead through French doors to the garden and there is a utility room for added convenience.

Upstairs, the master bedroom has an en-suite shower room and there are three further bedrooms as well as a family bathroom.

TOTAL 108.70 sq. m. / 1170 sq. ft.

GROUND FLOOR



Kitchen/Dining Area 5714mm × 3380mm 18' 9" × 11' 1"

Lounge 4490mm × 3620mm 14' 9" × 11' 11"

FIRST FLOOR



Master Bedroom 3272mm × 3613mm 10' 9" × 11' 10"

Bedroom 2 3530mm × 2810mm 11' 7" × 9' 3"

Bedroom 3 2810mm × 2520mm 9' 3" × 8' 3"

Bedroom 4 2351mm × 2230mm 7' 9" × 7' 4"

* 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. 53076 TWNE APRIL 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE ALDENHAM

3 BEDROOM DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE ALDENHAM

The Aldenham is a three bedroom home which is ideal for couples and growing families alike. The hallway leads to a spacious lounge with French doors to the rear garden. There is a fitted kitchen and a separate dining room for formal entertaining. Upstairs, the master bedroom features an en-suite shower room and there are two further bedrooms as well as a stylish family bathroom.

TOTAL 89.83 sq. m. / 967 sq. ft.

GROUND FLOOR



Kitchen	3000mm × 2963mm	9' 10" × 9' 9"
Lounge	3185mm × 4372mm	10' 5" × 14' 2"
Dining Room	2626mm × 3100mm	8' 7" × 10' 2"

FIRST FLOOR



Master Bedroom	3173mm × 4100mm	10' 5" × 13' 5"
Bedroom 2	3570mm × 2990mm	11' 9" × 9' 10"
Bedroom 3	2680mm × 2990mm	8' 9" × 9' 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. 53076 TWNE APRIL 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

THE GOSFORD

3 BEDROOM SEMI-DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE GOSFORD

The Gosford is a three bedroom home which will appeal to growing families or couples looking for extra space. The entrance hallway leads to a generous lounge which overlooks the front of the home. The spacious kitchen with dining area features French doors opening to the rear garden. Upstairs, the master bedroom has an en-suite shower room and there are two further bedrooms as well as a stylish family bathroom.

TOTAL 80.45 sq. m. / 866 sq. ft

GROUND FLOOR



Kitchen/Dining Area 4724mm x 2878mm 15' 6" x 9' 5"

Lounge max 3692mm x 4266mm 12' 1" x 14' 0"

FIRST FLOOR



Master Bedroom 2962mm x 2833mm 9' 9" x 9' 4"

Bedroom 2 2630mm x 3307mm 8' 8" x 10' 10"

Bedroom 3 2006mm x 3550mm 6' 7" x 8' 11"

* 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. 53076 TWNE APRIL 2019.

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

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor
Wimpey

THE FLATFORD

3 BEDROOM SEMI-DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE FLATFORD

This Flatford is a three bedroom home which would suit both couples and young families. It features an open plan lounge and dining area leading through French doors to the rear garden. The modern fitted kitchen with breakfast area overlooks the front of the home. Upstairs features two double bedrooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 80.45 sq. m. / 866 sq. ft

GROUND FLOOR



Kitchen/Breakfast Area *max* 3081mm × 3437mm 10' 1" × 11' 3"

Lounge/Dining Area 4724mm × 3707mm 15' 6" × 12' 2"

FIRST FLOOR



Master Bedroom 2962mm × 2833mm 9' 9" × 9' 4"

Bedroom 2 2630mm × 3307mm 8' 8" × 10' 10"

Bedroom 3 2006mm × 3707mm 6' 7" × 12' 2"

* 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. 53076 TWNE APRIL 2019.

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

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

**Taylor
Wimpey**

Taylor
Wimpey

BUNGALOW

2 BEDROOM SEMI/DETACHED HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

BUNGALOW

This two bedroom Bungalow provides the ideal layout for modern life. The fitted kitchen is located at the rear of the property and leads out to the back garden, whilst the spacious lounge overlooks the front of the home. A generous master bedroom, a single bedroom and the stylish family bathroom complete the accommodation.

TOTAL 60.29 sq. m. / 649 sq. ft.

GROUND FLOOR



Kitchen	4124mm × 2857mm	13' 6" × 9' 4"
Lounge	3522mm × 4375mm	11' 7" × 14' 4"
Master Bedroom	3522mm × 3315mm	11' 7" × 10' 11"
Bedroom 2	2765mm × 2508mm	9' 1" × 8' 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. 53076 TWNE APRIL 2019.

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

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

**Taylor
Wimpey**



EDEN GARDENS A VERY SPECIAL PLACE TO BE

A warm welcome to Eden Gardens.

Here you'll find a stylish mix of two, three, four and five bedroom homes in a choice of designs, tucked away in the thriving community of Sedgefield.

It's an exciting place to live, work and enjoy life.

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.

RIGHT ON YOUR DOORSTEP

With a rich heritage and a growing community surrounded by beautiful countryside, Sedgefield provides the ideal location in the heart of County Durham. Young families will be pleased with the choice of local schools and amenities close by. There's the Knotty Hill Golf Centre and the delightful Hardwick Hall Country Park, which is ideal for family days out with a wide variety of activities available. Wynyard Woodlands Park and the breath taking North York Moors are also less than an hour's drive away.



Explore the beautiful nearby countryside



Enjoy a round at the Knotty Hill Golf Centre



Spend the day at Sedgefield Racecourse

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Eden Gardens has fantastic transport links – with the A19 and A1(M) close by, giving you easy access to Newcastle and Sunderland, as well as Hartlepool, Middlesbrough and Durham less than a 30 minute drive away.



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 the breathtaking North York Moors



Historic Durham is ideal for a spot of retail therapy



Durham Tees Valley Airport is close by for family holidays



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, 3, 4 & 5 bedrooms

EDEN GARDENS

Stockton Road, Sedgfield, TS21 2DX

TELEPHONE

01740 617273

To discover more about options
and choices, speak 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. 53076/TWNE/April 2020

General	
Double glazed PVC-u multi point locking French doors	✓
IG multi-point locking system front doors - Black	✓
PVCu fascia & soffit	✓
White emulsion to walls	✓
Door bell	✓
Front outdoor light	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Mains operated smoke detectors with battery back-up	✓
Combination / Condensing gas boiler & heating system to radiators	✓
Kitchen	
'Symphony' kitchen with a selection of doors, worktops & upstands choices from our 'Standard Range'	✓
Soft close doors & drawers	✓
1.5 bowl stainless steel insert sink & mixer tap	✓
Zanussi 'A Rated' built in, eye-level double stainless steel oven (Built-under, single oven to Aldenham)	✓
Integrated stainless steel chimney with filter	✓
Zanussi 4 burner stainless steel gas hob	✓
Zanussi 5 burner stainless steel gas hob*	✓
Stainless steel splash back	✓
Under cupboard & plinth lights to kitchen	✓
Utility with 'Symphony' base unit & worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)	✓
Lounge	
TV socket & Telecom point	✓

*available in 5 bedroom homes only

Family Room/Study*	
TV socket & Telecom point	✓
Bedroom	
TV socket to master bedroom	✓
Wardrobes to Master bedroom	✓
Bathroom	
Twyford's white 'E100' bathroom suite	✓
Twyford's Alto chrome taps	✓
2 rows of tiles to bath and splash back to basin	✓
En-suite & Shower Room (plot specific)	
Twyford's white 'E100' bathroom suite	✓
Twyford's Mono chrome taps	✓
Full height tiling to shower enclosure and splash back to basin	✓
Aqualisa 10.5Kw electric shower (Combination boiler) / Thermostatic Shower (Condensing boiler)	✓
External features	
Riven buff paving slabs to width of patio doors	✓
Turf to front & rear gardens	✓
Power to garage within the boundary of the property	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓
1.8m Close board fencing to garden	✓
Grey window frames	✓
Other features	
NHBC warranty against structural defects for a ten year period following the date of build completion	✓
A range of optional upgrades are available, subject to build stage.	✓