



# Spring Wood Gardens

NORMANBY, MIDDLESBROUGH

A stunning collection of two, three and four bedroom homes situated in the beautiful village of Normanby, Middlesbrough.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Spring Wood Gardens

Nestled in beautiful North Yorkshire, Spring Wood Gardens is situated in the brand new community of Normanby.

The development is surrounded by plenty of green open space. The homes have modern designs and interior layouts to suit a variety of needs.



# Love life in North Yorkshire

In the charming village of Normanby, North Yorkshire, Spring Wood Gardens is perfectly situated for local amenities and just a short drive to the famous town of Middlesbrough.

Living at Spring Wood Gardens means living in beautiful surroundings, with green open space, plenty of attractions and shops, bars and restaurants just a short distance away.

You'll have everything you need right here.



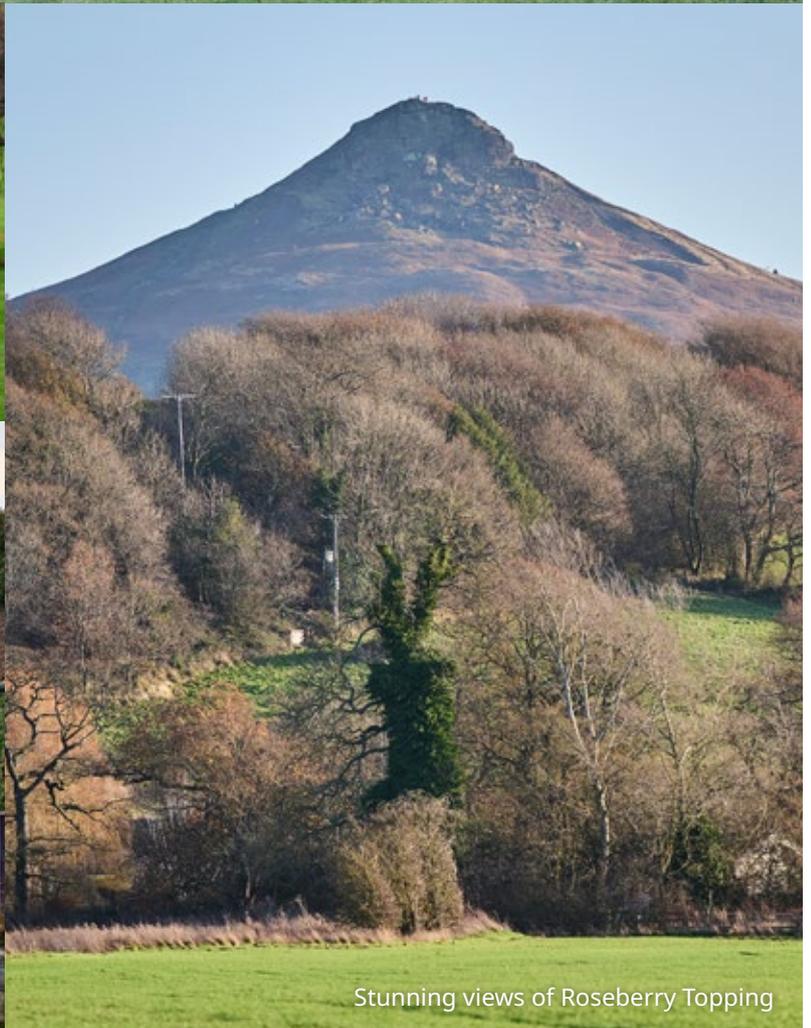
Flatts Lane Woodland Country Park



Wilton Golf Club



The Stapylton Arms



Stunning views of Roseberry Topping

# Our homes





# The Canford

2 BEDROOM HOME, TOTAL 689 sq. ft. / 64.73 sq. m.



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## GROUND FLOOR

### Lounge/Dining max.

3.98m × 4.73m      13' 1" × 15' 6"

### Kitchen

1.85m × 3.02m      6' 1" × 9' 11"



## FIRST FLOOR

### Bedroom 1

3.98m × 3.08m      13' 1" × 10' 1"

### Bedroom 2 max.

3.98m × 2.56m      13' 1" × 8' 5"

\*Plot specific WC window to the front

\*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. 74465 TWN Y DECEMBER2022.



# The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft. / 81.25 sq. m.



## GROUND FLOOR

**Lounge max.**  
3.69m × 4.26m      12' 1" × 14' 0"

**Kitchen/Dining**  
4.72m × 2.87m      15' 6" × 9' 5"



## FIRST FLOOR

**Bedroom 1 min.**  
2.96m × 2.83m      9' 9" × 9' 4"

**Bedroom 2**  
2.63m × 3.30m      8' 8" × 10' 10"

**Bedroom 3 max.**  
2.00m × 3.55m      6' 7" × 11' 8"

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# The Amersham

3 BEDROOM HOME, TOTAL 990 sq. ft. / 91.81 sq. m.



## GROUND FLOOR

**Lounge max.**  
3.49m × 4.03m      11' 6" × 13' 3"

**Kitchen**  
4.36m × 2.87m      14' 4" × 9' 5"



## FIRST FLOOR

**Bedroom 1**  
3.21m × 4.21m      10' 6" × 13' 10"

**Bedroom 2 max.**  
4.36m × 3.02m      14' 4" × 9' 11"

**Bedroom 3 max.**  
2.89m × 2.88m      9' 6" × 9' 6"

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# The Midford

4 BEDROOM HOME, TOTAL 1,170 sq. ft. / 109.53 sq. m.



## GROUND FLOOR

<b>Lounge</b>	3.62m × 4.38m	11' 11" × 14' 5"
<b>Kitchen/Dining</b>	5.71m × 3.38m	18' 9" × 11' 1"



## FIRST FLOOR

<b>Bedroom 1</b>	3.27m × 3.61m	10' 9" × 11' 10"
<b>Bedroom 2</b>	2.81m × 3.53m	9' 3" × 11' 7"
<b>Bedroom 3 min.</b>	2.81m × 2.52m	9' 3" × 8' 3"
<b>Bedroom 4</b>	2.35m × 2.23m	7' 9" × 7' 4"

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# The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq. ft. / 116.7 sq. m.



## GROUND FLOOR

**Lounge max.**  
3.84m × 4.53m      12' 7" × 14' 11"

**Kitchen/Dining**  
5.39m × 2.86m      17' 8" × 9' 5"

\* 6m × 3m internal garage



## FIRST FLOOR

**Bedroom 1 max.**  
3.84m × 3.10m      12' 7" × 10' 2"

**Bedroom 2**  
3.66m × 3.15m      12' 0" × 10' 4"

**Bedroom 3**  
3.33m × 3.40m      10' 11" × 11' 2"

**Bedroom 4**  
2.58m × 2.88m      8' 6" × 9' 6"

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# The Manford

4 BEDROOM HOME, TOTAL 1,385 sq. ft. / 128.5 sq. m.



## GROUND FLOOR

### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

### Kitchen/Dining

8.11m × 2.88m      26' 7" × 9' 6"

### Study

2.10m × 2.61m      6' 11" × 8' 7"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.71m      12' 9" × 12' 2"

### Bedroom 2 max.

3.09m × 4.02m      10' 2" × 13' 2"

### Bedroom 3 max.

3.03m × 3.66m      10' 0" × 12' 0"

### Bedroom 4 max.

2.75m × 3.97m      9' 0" × 13' 0"

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# The Kingham

4 BEDROOM HOME, TOTAL 1,415 sq. ft. / 131.5 sq. m.



## GROUND FLOOR

### Lounge

3.47m x 4.94m      11' 5" x 16' 3"

### Kitchen/Dining

5.61m x 3.36m      18' 5" x 11' 0"



## FIRST FLOOR

### Bedroom 1

4.49m x 3.37m      14' 9" x 11' 1"

### Bedroom 2

4.17m x 3.37m      13' 8" x 11' 1"

### Bedroom 3 max.

3.37m x 3.32m      11' 1" x 10' 11"

### Bedroom 4

3.09m x 2.71m      10' 2" x 8' 11"

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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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**Existing home  
owner?**

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# 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 **01642 061284.**



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



## SPRING WOOD GARDENS

Flatts Lane, Normanby, Middlesbrough, TS6 0NN

**CONTACT US ON 01642 061284**

# Taylor Wimpey