

# Wheatley Hall Mews

DONCASTER, SOUTH YORKSHIRE

Set within the historic city of Doncaster,  
Wheatley Hall Mews is home to a contemporary collection of  
3 and 4 bedroom new homes in a range of options to suit all lifestyles.

**Taylor**  
**Wimpey**

# Contents



# Wheatley Hall Mews. A very special place to be

A warm welcome to Wheatley Hall Mews.

Set within the historic city of Doncaster, Wheatley Hall Mews is home to a contemporary collection of 3 and 4 bedroom new homes in a range of options to suit all lifestyles.



[→ View the site plan](#)

# Life in Doncaster

The market city of Doncaster lies on the southern edge of Yorkshire, and is famous for its historic architecture and landmarks. The impressive Doncaster Minster sits at the heart of the city, where the pretty streets are lined with independent boutiques, big name brands and a variety of cafes, bars and restaurants. Browse over 400 shops and stalls at Doncaster Market and Corn Exchange, or take in some culture at the world-class CAST theatre.

Doncaster City centre



Doncaster Racecourse



Cast Theatre



[Watch development video](#)



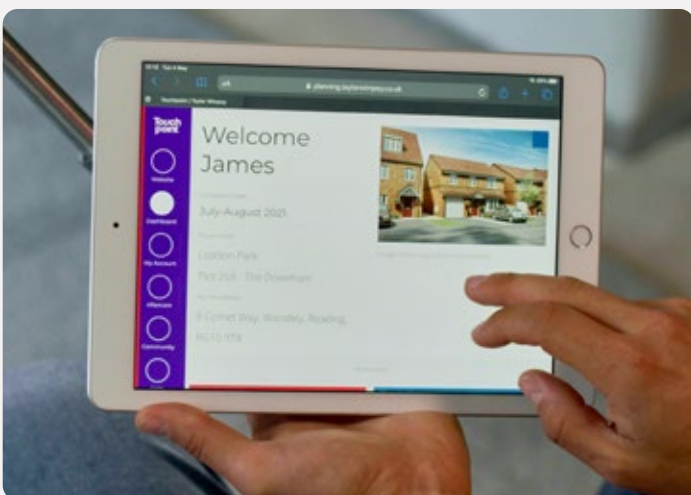
# Personalise your home

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 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.

[→ 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 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 Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

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<sup>†</sup>

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 <sup>†</sup> /1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Half height tiling to bathrooms and en suites where applicable	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to garages	✓

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

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# Specification of our houses

Finishing Touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External Features	
Paving flags to pathways and patios	✓
Polished chrome door numerals	✓
Wiring for Outside Rear Light	✓
Outside tap to rear garden	✓
Doorbell	✓
Outdoor front light	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Gardens, Paths and Drives	
Front and rear gardens turfed or shrubbed	✓
1.8m fencing to rear garden	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓



**Find out more**

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# Our homes



 [View the site plan](#)



# The Gosford

3 BEDROOM DETACHED HOME, TOTAL 866 sq ft / 80.45m<sup>2</sup>



## 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"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*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. TWY 72851 / APRIL 2023.



# The Easedale

3 BEDROOM DETACHED HOME, TOTAL 931 sq ft / 86.49m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.78m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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# The Braxton

3 BEDROOM DETACHED HOME, TOTAL 1091 sq ft / 101.35m<sup>2</sup>



## GROUND FLOOR

Lounge max.

3.19m x 4.19m

10' 6" x 13' 9"

Kitchen/Dining max.

4.25m x 3.43m

14' 0" x 11' 3"



## FIRST FLOOR

Bedroom 2 max.

4.25m x 2.82m

14' 0" x 9' 3"

Bedroom 3

2.15m x 3.59m

7' 1" x 11' 10"



## SECOND FLOOR

Bedroom 1 max.

3.16m x 5.56m

10' 4" x 18' 3"



Discover more about this home



View our current availability

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# The Midford

4 BEDROOM DETACHED HOME, TOTAL 1,170 sq ft / 108.69m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.62m × 4.49m      11' 11" × 14' 9"

### Kitchen/Dining

5.71m × 3.38m      18' 9" × 11' 1"



## FIRST FLOOR

### Bedroom 1

3.27m × 3.61m      10' 9" × 11' 10"

### Bedroom 2

2.81m × 3.53m      9' 3" × 11' 7"

### Bedroom 3 min.

2.81m × 2.52m      9' 3" × 8' 3"

### Bedroom 4

2.35m × 2.23m      7' 9" × 7' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Midford

4 BEDROOM SEMI-DETACHED HOME, TOTAL 1,170 sq ft / 108.69m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.62m × 4.49m      11' 11" × 14' 9"

### Kitchen/Dining

5.71m × 3.38m      18' 9" × 11' 1"



## FIRST FLOOR

### Bedroom 1

3.27m × 3.61m      10' 9" × 11' 10"

### Bedroom 2

2.81m × 3.53m      9' 3" × 11' 7"

### Bedroom 3 min.

2.81m × 2.52m      9' 3" × 8' 3"

### Bedroom 4

2.35m × 2.23m      7' 9" × 7' 4"

[→ Discover more about this home](#)

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# The Trusdale

4 BEDROOM DETACHED HOME, TOTAL 1,249 sq ft / 115.48m<sup>2</sup>

\*



## GROUND FLOOR

### Lounge

3.46m × 6.09m      11' 4" × 20' 0"

### Kitchen/Dining max.

3.58m × 6.09m      11' 9" × 20' 0"

\* Plot specific door



## FIRST FLOOR

### Bedroom 1

3.52m × 3.03m      11' 7" × 9' 11"

### Bedroom 2 max.

3.64m × 2.95m      11' 11" × 9' 8"

### Bedroom 3

2.51m × 3.05m      8' 3" × 10' 0"

### Bedroom 4 max.

3.54m × 2.25m      11' 7" × 7' 5"

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# The Coltham

4 BEDROOM DETACHED HOME, TOTAL 1,259 sq ft / 116.96m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**

3.84m × 4.53m      12' 7" × 14' 11"

**Kitchen/Dining**

5.59m × 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 × 2.79m      10' 11" × 9' 2"

**Bedroom 4**

2.58m × 2.88m      8' 6" × 9' 6"

[→ Discover more about this home](#)

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# The Manford

4 BEDROOM DETACHED HOME, TOTAL 1,385 sq ft / 128.67m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

### Kitchen/Dining

8.11m × 2.88m      26' 7" × 9' 6"

### Study

2.10m × 2.65m      6' 11" × 8' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.03m      12' 9" × 9' 11"

### Bedroom 2 max.

3.09m × 3.33m      10' 2" × 10' 11"

### Bedroom 3 max.

3.03m × 3.66m      10' 0" × 12' 0"

### Bedroom 4 max.

2.75m × 3.28m      9' 0" × 10' 9"

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# The Kingham

4 BEDROOM DETACHED HOME, TOTAL 1,415 sq ft / 131.45m<sup>2</sup>



\*

## 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"

\* 6m x 3m internal garage



## 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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[→ Here's how we can help](#)

## Existing home owner?

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[→ 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 **01302 246 357**.



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

[→ Book an appointment](#)

[→ How to buy a home](#)



**WHEATLEY HALL MEWS** Wheatley Hall Road, Doncaster, South Yorkshire DN2 4BG

**CONTACT US ON 01302 246 357**

# Taylor Wimpey

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