Taylor Wimpey

TORTOISESHELL DRIVE

at Grosvenor Park

ATTLEBOROUGH | NORFOLK



TORTOISESHELL DRIVE AT GROSVENOR PARK A VERY SPECIAL PLACE TO BE

A warm welcome to Tortoiseshell Drive at Grosvenor Park

A new collection of 2, 3, 4 & 5 bedroom homes ideally located in the historic market town of Attleborough. Tortoiseshell Drive at Grosvenor Park is the perfect choic for a relaxing place to call home. With many amenities and lots of green open space. Attleborough has it all.

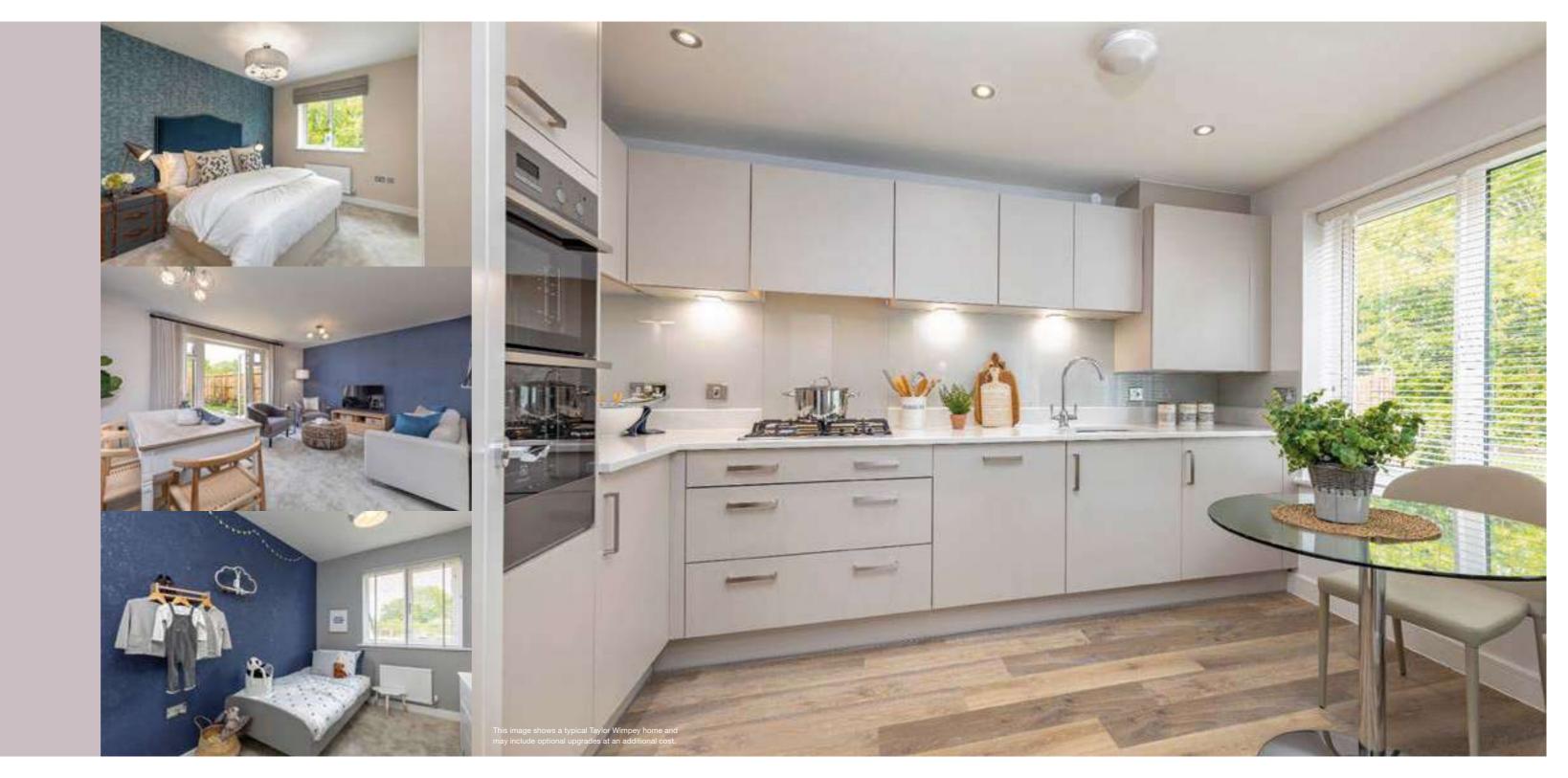
MAKE YOURSELF AT HOME

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

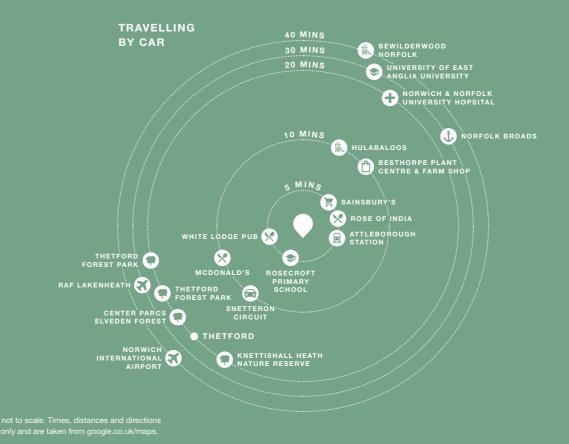
So, come on in... and make yourself at home.





THE PERFECT PLACE TO BE

When it comes to fast connections, at Grosvenor Park you are just 1.4 miles from Attleborough railway station with its direct services into Norwich in under 25 minutes, and Cambridge in 1 hour. The A11 major route runs just west of the town, with links to the A14 and M11, with Cambridge 47 miles and Stansted Airport 69 miles away.







WHY BUY NEW?



No buying chain neans 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.

YOU BUY



Government

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

ERE TO HELP



PART EXCHANGE

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



EASYMOVER

.. or 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** and view our handy Homebuyer Guides.

ROSECROFT PRIMARY SCHOOL LOCAL AREA Get to know TORTOISESHELL DRIVE **EXISTING** DEVELOPMENT at Grosvenor Park ATTLEBOROUGH | NORFOLK Discover a range of beautiful 2, 3, 4 & 5 bedroom homes located in the market town of Attleborough. BCP = Bin collection point = Bollard The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or = Garage landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house *ah/r = Rental homes designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please †ah/so = Shared Ownership $check\ the\ details\ of\ your\ chosen\ property\ with\ your\ sales\ executive\ prior\ to\ reservation.\ TWEA\ 45595\ /\ June\ 2021.$ V = Visitor parking

5 BEDROOM HOMES



The Stanton 5 bedroom home

Plot: 190[†]

4 BEDROOM HOMES



The Langdale

4 bedroom home **Plots:** 216, 219, 224 & 258



The Shelford

4 bedroom home Plots: 217 & 218



The Hillford

4 bedroom home **Plots:** 199† & 200†

3 BEDROOM HOMES



The Borrowdale

3 bedroom home **Plots:** 201, 203, 208 & 238



The Crofton

3 bedroom home **Plots:** 205, 206, 227, 228, 231-234, 256 & 257



The Ennerdale

3 bedroom home **Plots:** 209, 210, 213, 223, 225, 236, 237, 241, 259, 262, 263 & 265



The Flatford

3 bedroom home **Plots:** 202, 204, 207, 214, 215, 220, 221, 222, 226, 229, 230, 235, 239, 240, 242, 260, 261, 264, 266 & 267



The Garsdale

3 bedroom home **Plot:** 191[†]



The Foxton

3 bedroom home **Plots:** 196[†] & 197[†]



3 bedroom home

Plots: 187* & 188*

2 BEDROOM HOMES



The Appleford

2 bedroom home Plots: 211 & 212



The Hackford

2 bedroom home **Plots:** 192[†], 193[†], 194[†], 195† & 198†

2 bedroom home 2 bedroom home

Plots: 186* & 189*



THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and a kitchen/breakfast/family room both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. Bedroom 1 with en suite is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 140 sq. m. / 1,507 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Room 6.82m × 3.44m 22'5" × 11'3"

Living Room
4.56m × 4.49m
15'0" × 14'9"

Dining Room
3.41m × 3.05m
11'2" × 10'0"

FIRST FLOOR



Bedroom 1

6.07m max × 3.44m max 19'11" max × 11'3" max

Bedroom 2

4.56m × 3.08m *min*

Bedroom 3

3.05m × 2.94m *min* 10'0" × 9'8" *min*

Bedroom 4

 $3.48 \text{m} \ max \times 2.69 \text{m} \ max$ $11'5'' \ max \times 8'10'' \ max$

Plots: 216, 219, 224 & 258

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. 45595 / June 2021.

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15'0" × 10'1" min





THE FLATFORD

The Flatford has been designed for you to be able to make the most of the ground floor with a stylish kitchen/breakfast area and an open-plan living/dining area with double doors opening onto the garden. Bedroom 1 with en suite shower room, two additional bedrooms and a family bathroom provide all the space you could need on the first floor.

TOTAL 79.1 sq. m. / 852 sq. ft.

GROUND FLOOR



15'6" × 12'2"

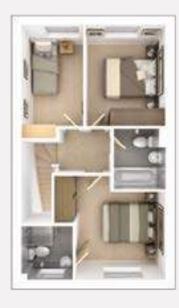
Kitchen/Breakfast Area

3.43m × 3.08m *max* 11'3" × 10'1" *max*

Living/Dining Area

4.72m × 3.70m

FIRST FLOOR



Bedroom 1

2.96m min × 2.83m min 9'9" min × 9'4" min

Bedroom 2

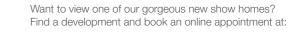
3.30m × 2.63m

Bedroom 3

3.70m max × 2.00m 12'2" max × 6'7"

Plots: 202, 204, 207, 214, 215, 220, 221, 222, 226, 229, 230, 235, 239, 240, 242, 260, 261, 264, 266 & 267

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10'10" × 8'8"





THE CROFTON

The Crofton is a 3 bedroom townhouse with bags of versatility. The entrance hallway leads to a living/dining area with double doors to the garden. There's also a contemporary fitted kitchen/breakfast area, a cloakroom and under stairs storage downstairs. A double bedroom and a further bedroom and the family bathroom are located on the first floor. A private staircase leads up to bedroom 1 with en suite and dressing area and a high galleried ceiling.

TOTAL 105.1 sq. m. / 1,132 sq. ft.

GROUND FLOOR



Kitchen/Breakfast area

3.43m × 3.03m max 11'3" × 10'0" max

Living/Dining area

4.78m × 3.70m 15'8" × 12'2"

FIRST FLOOR



Bedroom 2

4.79m × 3.37m min 15'9" × 11'1" min

Bedroom 3 2.90m × 2.56m 9'6" × 8'5"

SECOND FLOOR



Bedroom 1

6.20m max × 3.66m max 20'4" max × 12'0" max

Plots: 205, 206, 227, 228, 231–234, 256 & 257

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THE ENNERDALE

The ground floor features a stylish kitchen/dining area complemented by an open-plan living room with double doors opening onto the garden. Bedroom 1 with en suite shower room, two additional bedrooms, and a family bathroom provide all the space you could need on the first floor of this home.

TOTAL 90.2 sq. m. / 971 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

5.40m × 3.02m max 17'9" × 9'11" max

Living Room

5.40m × 3.02m 17'9" × 9'11"

FIRST FLOOR



Bedroom 1

4.08m × 3.08m 13'5" × 10'1"

Bedroom 2

3.16m × 3.02m 10'4" × 9'11"

Bedroom 3

3.02m × 2.15m 9'11" × 7'1"

Plots: 209, 210, 213, 223, 225, 236, 237, 241, 259, 262, 263 & 265







THE SHELFORD

The open-plan kitchen/dining area with double doors opening onto the garden creates a natural hub to the ground floor of this home, whilst the living room and separate study are the perfect spaces to relax in. The first floor offers bedroom 1 with en suite shower room, three additional double bedrooms and a luxury bathroom to complete this desirable home.

TOTAL 126.3 sq. m. / 1,360 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

8.10m × 3.24m *max* 26'7" × 10'8" *max*

15'7" × 12'9"

10'8" × 6'11"

Living Room 4.74m × 3.88m

Study 3.24m × 2.10m

FIRST FLOOR



Bedroom 1

3.88m *max* × 3.76m *max*

Bedroom 3

 $3.43 \text{m} \ max \times 3.09 \text{m} \ max$ $11'3" \ max \times 10'2" \ max$

Bedroom 4

0.75

3.89m max × 2.75m max 12'9" max × 9'0" max



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12'9" max × 12'4" max







THE GARSDALE

The Garsdale appeals to first time buyers, couples and families looking for extra space. An open-plan living room with study area opens through to a kitchen/dining area with double doors to the back garden. The first floor is comprised of bedroom 1 with en suite shower room, a further double bedroom, and a bedroom which could provide a dedicated workspace or play room, together with a central family bathroom.

TOTAL 80.1 sq. m. / 862 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

scale. The kitchen layout and furniture positions are for indicative purposes only. 45595 / June 2021.

4.85m × 2.81m

Living Room

4.85m × 3.11m 15'11" × 10'3"

15'11" × 9'3"

FIRST FLOOR



Bedroom 1

3.49m × 2.87m

Bedroom 2

3.54m min × 2.37m 11'7" min × 7'9"

Bedroom 3

2.39m × 2.01m min 7'10" × 6'7" min

11'5" × 9'5"

Plot:

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THE HACKFORD

The Hackford is ideal for first time buyers or downsizers keen to enjoy the benefits of contemporary living. The living/dining area provides ample room for relaxing and socialising. A modern kitchen, a guest cloakroom and an under stairs storage cupboard complete the ground floor. There are two double bedrooms, one with a built-in wardrobe on the first floor, and a handy central family bathroom between them.

TOTAL 73.4 sq. m. / 791 sq. ft.

GROUND FLOOR



3.05m × 2.53m 10'0" × 8'4"

15'4" × 10'6"

Living/Dining Area 4.68m × 3.21m

FIRST FLOOR



Bedroom 1

3.56m min x 2.50 min 11'8" min x 8'2" min

Bedroom 2

4.68m × 3.21m 15'4" × 10'6"

Plots: 192[†], 193[†], 194[†], 195[†] & 198[†]







THE BORROWDALE

The Borrowdale is a 3 bedroom home perfect for professional couples and upsizers in search of extra living accommodation.

A stylish open-plan kitchen/dining area is perfect for entertaining whilst the separate living room with double doors onto the garden brings the outside in.

Bedroom 1 with en suite shower room, two additional bedrooms and a family bathroom provide plenty of space for family and guests.

TOTAL 90.2 sq. m. / 971 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

5.40m max × 2.27m min

17'9" max × 7'5" min

17'9" × 9'11"

Living Room

5.40m × 3.02m

FIRST FLOOR



Bedroom 1

4.08m × 3.08m 13'5" × 10'1"

Bedroom 2

3.16m × 3.02m 10'4" × 9'11"

Bedroom 3

3.02m × 2.15m 9'11" × 7'1"

Plots: 201, 203, 208 & 238

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. 45595 / June 2021.

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THE APPLEFORD

A wonderful 2 bedroom terrace home perfectly suited for first time buyers. An open-plan, dual aspect ground floor offers flexible living space with double doors to the rear garden – ideal for both entertaining and relaxing. A separate cloakroom and storage cupboard complete the ground floor. Two double bedrooms are located on the first floor along with a contemporary family bathroom.

TOTAL 54.8 sq. m. / 590 sq. ft.

GROUND FLOOR



2.74m x 2.11m 9'0" x 6'11"

Living/Dining Area 3.98m x 2.75m 13'1" x 9'1"

FIRST FLOOR



Bedroom 1

3.98m x 2.41m 13'1" x 7'11"

Bedroom 2

3.98m max x 2.33m 13'1" max x 7'8"









THE FOXTON

The Foxton is a 3 bedroom home with bags of versatility. The entrance hallway leads to a living/dining area with double doors to the garden. There's also a contemporary fitted kitchen and under stairs storage downstairs. A double bedroom and versatile single bedroom, plus the family bathroom are located on the first floor. A private staircase leads up to bedroom 1 with en suite on the second floor.

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

GROUND FLOOR



Kitchen

2.48m x 2.96m 8'2" x 9'9"

Living/Dining area 4.48m x 3.33m 14'9" x 10'11"

FIRST FLOOR



14'9" × 8'7"

7'5" × 9'8"

Bedroom 2 4.48m × 2.62m

Bedroom 3 2.25m × 2.95m SECOND FLOOR



Bedroom 1

3.40m x 5.00m *max* 11'2" x 16'5" *max*

Plots: 196† & 197†







THE HILLFORD

Families or couples looking for practical and generous living space will find all they need in the 4 bedroom Hillford. A separate kitchen is just off the hallway. The open-plan dining/living area features double doors to the rear garden. The utility room, guest cloakroom and an under stairs cupboard complete the ground floor layout. Bedroom 1 is found upstairs, along with three further bedrooms and a main bathroom.

TOTAL 100.3 sq. m. / 1,080 sq. ft.

GROUND FLOOR



11'8" × 10'7"

17'7" × 13'6"

Citchen

3.56m × 3.22m

Living/Dining Area 5.36m × 4.12m

FIRST FLOOR



11'0" × 10'5"

6'11" × 6'10"

Bedroom 1 3.36m × 3.17m

Bedroom 23.78m *min* × 3.17m 12'5" *min* × 10'5"

Bedroom 3 2.10m × 2.07m

Bedroom 4

2.66m *min* × 2.10m 8'9" *min* × 6'11"



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FROM LOOKING ROUND TO MOVING IN...



QUALITY ASSURANCE

There'll be a thorough check of your new home. Once it's ready for you, you can move to completion.

YOUR HOME DEMONSTRATION

How exciting! It's time to see your new home before completion. Your custome relations manager will take you around and show you how everything works.

TIME TO MOVE IN

Moving day. All the paperwork has been done, the money transferred and it's all yours.

Get the kettle on...

AFTER YOU'RE IN

Our care doesn't end after you move in.

Our customer relations managers will always be there to help as you settle into your new home, and take care of any outstanding issues.

Taylor Wimpey

GROSVENOR PARK

London Road Attleborough Norfolk NR17 1GT

CONTACT US ON 01953 660 512

NR17 1GT

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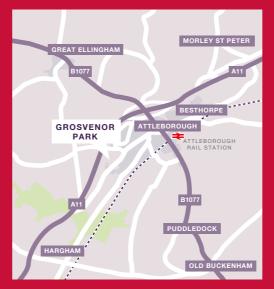
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FROM NORWICH:

- Take the A11, following the signs to Thetford.
- Continue and at the roundabout signposted Attleborough left and Gravel Pits right (by the services), turn left to Attleborough on London Road.
- You will pass a rose nursery on your right hand side.
- Continue along London Road and Grosvenor Park can be found on your left hand side.

FROM THETFORD:

- Follow the A11 north towards Norwich.
- At the roundabout signposted Attleborough right and Gravel Pits left (by the services), turn right to Attleborough on London Road.
- You will pass a rose nursery on your right hand side.
- Continue along London Road and Grosvenor Park can be found on your left hand side.









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