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# GLENVALE PARK

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Get to know

# GLENVALE PARK

WELLINGBOROUGH | NORTHAMPTON

Located on the outskirts of the market town of Wellingborough, Glenvale Park offers a beautiful collection of 3, 4 and 5 bedroom new homes in a wide range of styles to suit all families.



## 5 BEDROOM HOMES



**The Rutland**  
5 bedroom home  
Plots: 6, 26, 52, 95, 117, 133, 185, 223, 233 & 248



**The Garrton**  
5 bedroom home  
Plots: 1, 33, 36, 43, 53, 92, 119, 126, 132, 152 & 250

## 4 BEDROOM HOMES



**The Wortham**  
4 bedroom home  
Plots: 35, 41, 54, 55, 127, 130, 136, 139, 140, 145, 149, 151, 153, 186, 189, 214, 215, 226, 232, 236, 242, 257 & 260



**The Kingham**  
4 bedroom home  
Plots: 3, 7, 28, 31, 39, 40, 50, 56, 57, 60, 63, 77, 120, 124, 135, 141, 146, 150, 158, 216, 217, 220, 221, 225, 230, 231, 235, 252 & 253



**The Coltham**  
4 bedroom home  
Plots: 2, 34, 37, 42, 44, 47, 123, 128, 131, 134, 137, 138, 147, 148, 159, 187, 188, 193, 194, 198, 218, 219, 222, 229, 234 & 251



**The Elliston**  
4 bedroom home  
Plots: 5, 12-15, 45, 46, 61, 62, 73, 74, 227, 228, 254, 255, 258 & 259



**The Trusdale**  
4 bedroom home  
Plots: 64, 94, 116, 144, 157, 237, 241, 249, 256 & 261



**The Croyland**  
4 bedroom home  
Plots: 25, 27, 32, 38, 51, 75, 76, 93 & 125

## 4 BEDROOM HOMES



**The Rosedale**  
4 bedroom home  
Plots: 118 & 195



**The Huxford**  
4 bedroom home  
Plots: 24, 29, 30, 48, 49, 65, 72, 96, 101, 114, 115, 121, 122, 129, 142, 143, 196, 197, 199, 213, 224 & 247

## 3 BEDROOM HOMES



**The Irchester**  
3 bedroom home  
Plots: 23, 58, 109, 110, 154, 178 & 179



**The Colton**  
3 bedroom home  
Plots: 20-22, 59, 66-71, 78, 79, 99, 100, 102, 103, 108, 111, 155, 156, 175-177, 180-182, 211, 212 & 243-246



**The Byford**  
3 bedroom home  
Plots: 4, 8-11, 16-19, 80-82, 89-91, 97, 98, 104-107, 112, 113, 160-162, 183, 184, 190-192, 200-202 & 238-240



**3 bedroom home**  
3 bedroom home  
Plots: 83-88 & 205-208

## 2 BEDROOM HOMES



**2 bedroom homes**  
Plots: 203, 204, 209 & 210

## 1 & 2 BEDROOM HOMES



**1 & 2 bedroom homes**  
Plots: 163-174

\*ah/so = Shared ownership  
\*ah/r = Rental homes  
POS = Public open space  
C = Cycle store  
BC = Bin collection point  
V = Visitor parking  
BS = Bin store  
► = Integral garage

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. TWEM 62017 NOVEMBER 2020.

Come in  
and take  
a look  
around



## GLENVALE PARK

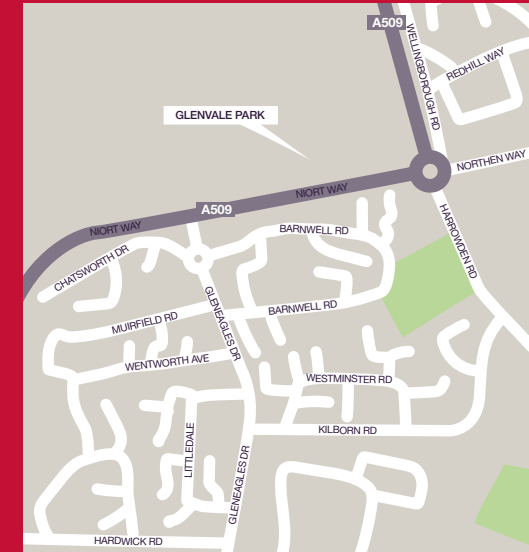
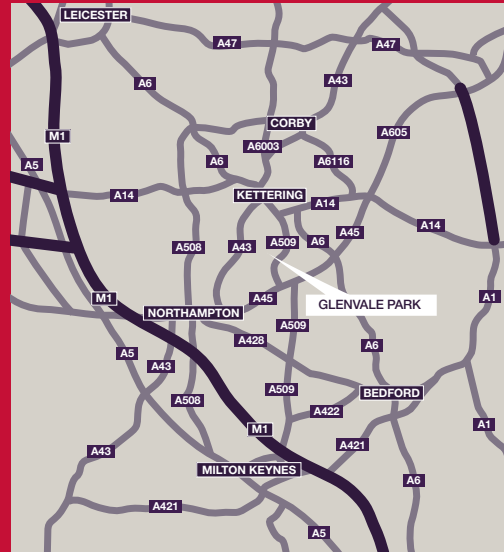
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# THE RUTLAND

5 BEDROOM HOME

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# THE RUTLAND

With a flexible layout, the five bedroom Rutland is ideal for growing families. Downstairs, the hall leads to the living room, study and bathroom. Towards the rear is the kitchen/ dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite main bedroom with storage area, two more bedrooms and family bathroom. The second floor consists of two further double bedrooms and shower room.

**TOTAL 1,813 sq. ft.**

## GROUND FLOOR



**Lounge** 4.74m x 3.34m 15'7" x 11'0"

**Kitchen/  
Dining (max.)** 3.46m x 8.34m 11'4" x 27'4"

**Family/Study** 2.31m x 2.73m 7'7" x 9'0"

## FIRST FLOOR



**Bedroom 1** 3.98m x 3.34m 13'1" x 11'0"

**Bedroom 4** 2.75m x 3.62m 9'0" x 11'11"

**Bedroom 5** 2.98m x 2.54m 9'9" x 8'4"

## SECOND FLOOR



**Bedroom 2** 3.36m x 4.39m 11'1" x 14'5"

**Bedroom 3** 3.65m x 2.64m 12'0" x 8'8"



**Plots:** 6, 26, 52, 95, 117, 133, 185, 223, 233 & 248

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# THE GARRTON

5 BEDROOM HOME

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# THE GARRTON

Ideal for family living is the three-storey, five-bedroom Garrton. Downstairs, the hall leads to the living room, study and bathroom. Towards the rear is the kitchen/dining room spanning the width of the property with two French doors opening onto the garden. Off the first floor landing, the en suite main bedroom with dressing room, two more bedrooms and family bathroom. The second floor consists of two further bedrooms and shower room.

**TOTAL 1,803 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.34m x 4.74m	11' 0" x 15' 7"
<b>Kitchen/Dining</b>	8.34m x 2.85m	27' 4" x 9' 4"
<b>Study/Family Room</b>	2.73m x 2.31m	9' 0" x 7' 7"

## FIRST FLOOR



<b>Bedroom 1</b>	3.34m x 3.98m	11' 0" x 13' 1"
<b>Bedroom 4</b>	2.75m x 3.62m	9' 0" x 11' 11"
<b>Bedroom 5</b>	2.54m x 2.98m	8' 4" x 9' 9"

## SECOND FLOOR



<b>Bedroom 2</b>	3.36m x 4.38m	11' 1" x 14' 4"
<b>Bedroom 3</b>	3.65m x 2.63m	12' 0" x 8' 8"



**Plots:** 1, 33, 36, 43, 53, 92, 119, 126, 132, 152 & 250

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# THE WORTHAM

4 BEDROOM HOME

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# THE WORTHAM

The Wortham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/dining room with adjoining utility and double doors leading to a separate living room. The ground floor is completed with a guest cloakroom. On the first floor is the en suite main bedroom, 3 further double bedrooms and a main bathroom.

**TOTAL 1,505 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.57m x 5.75m	11' 9" x 18' 10"
<b>Family/Dining</b>	6.48m x 3.34m	21' 3" x 10' 11"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.57m x 4.78m	11' 9" x 15' 9"
<b>Bedroom 2 (min.)</b>	4.13m x 3.10m	13' 7" x 10' 2"
<b>Bedroom 3</b>	3.03m x 3.41m	10' 0" x 11' 3"
<b>Bedroom 4</b>	3.41m x 3.05m	11' 2" x 10' 0"



**Plots:** 35, 41, 54, 55, 127, 130, 136, 139, 140, 145, 149, 151, 153, 186, 189, 214, 215, 226, 232, 236, 242, 257 & 260

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# THE KINGHAM

4 BEDROOM HOME

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# THE KINGHAM

The Kingham is a spacious four bedroom home, ideal for families looking for flexible living space. The ground floor comprises a stylish kitchen/dining area, with French doors leading on to a private rear garden, a large family living area, utility room, cloakroom and an integral garage. Upstairs you'll find an en-suite main bedroom, as well as three double bedrooms and a family bathroom.

**TOTAL 1,396 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.47m × 4.94m	11' 5" × 16' 3"
<b>Kitchen/ Dining (max.)</b>	5.61m × 3.36m	18' 5" × 11' 0"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	4.49m × 3.37m	14' 9" × 11' 1"
<b>Bedroom 2</b>	4.17m × 3.37m	13' 8" × 11' 1"
<b>Bedroom 3 (max.)</b>	3.37m × 3.32m	11' 1" × 10' 11"
<b>Bedroom 4</b>	3.09m × 2.71m	10' 2" × 8' 11"



**Plots:** 3, 7, 28, 31, 39, 40, 50, 56, 57, 60, 63, 77, 120, 124, 135, 141, 146, 150, 158, 216, 217, 220, 221, 225, 230, 231, 235, 252 & 253

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# THE COLTHAM

4 BEDROOM HOME

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# THE COLTHAM

The Coltham is a spacious four bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including a main bedroom with en suite and a family bathroom.

**TOTAL 1,241 sq. ft.**

## GROUND FLOOR



<b>Lounge (max.)</b>	3.84m × 4.53m	12' 7" × 14' 11"
<b>Kitchen/Dining</b>	5.39m × 2.86m	17' 8" × 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.84m × 3.10m	12' 7" × 10' 2"
<b>Bedroom 2</b>	3.66m × 3.15m	12' 0" × 10' 4"
<b>Bedroom 3</b>	3.33m × 2.79m	10' 11" × 9' 2"
<b>Bedroom 4</b>	2.58m × 2.88m	8' 6" × 9' 6"

 **Plots:** 2, 34, 37, 42, 44, 47, 123, 128, 131, 134, 137, 138, 147, 148, 159, 187, 188, 193, 194, 198, 218, 219, 222, 229, 234 & 251

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# THE ELLISTON

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# THE ELLISTON

The Elliston is a four bedroom townhouse designed for flexible living. Downstairs, a living room leads through to a kitchen/dining room with French doors to the garden, while there is also a guest cloakroom and under stairs storage. Upstairs, two double bedrooms can be found along with a bathroom and further bedroom. Another staircase leads up to the second floor main suite, featuring high galleried ceilings and en suite shower room.

**TOTAL 1,227 sq. ft.**

## GROUND FLOOR



**Lounge (max.)** 3.81m x 4.26m 12' 6" x 14' 0"

**Kitchen/Dining** 4.89m x 2.90m 16' 1" x 9' 6"

## FIRST FLOOR



**Bedroom 2 (max.)** 2.73m x 3.15m 9' 0" x 10' 4"

**Bedroom 3 (max.)** 2.34m x 3.31m 7' 8" x 10' 10"

**Bedroom 4 (max.)** 2.45m x 3.31m 8' 1" x 10' 10"

## SECOND FLOOR



**Bedroom 1 (min.)** 3.89m x 5.43m 12' 9" x 17' 10"

 **Plots:** 5, 12-15, 45, 46, 61, 62, 73, 74, 227, 228, 254, 255, 258 & 259

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# THE TRUSDALE

4 BEDROOM HOME

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# THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, the main bedroom has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

**TOTAL 1,226 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.46m × 6.09m	11' 4" × 20' 0"
<b>Kitchen/ Dining (max.)</b>	3.58m × 6.09m	11' 9" × 20' 0"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	3.52m × 3.03m	11' 7" × 9' 11"
<b>Bedroom 2 (min.)</b>	2.95m × 2.95m	9' 8" × 9' 8"
<b>Bedroom 3 (min.)</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4</b>	3.54m × 2.25m	11' 7" × 7' 5"



**Plots:** 64, 94, 116, 144, 157, 237, 241, 249, 256 & 261

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# THE CROYLAND

4 BEDROOM HOME

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# THE CROYLAND

The Croyland is a spacious four bedroom home with an integral garage. The lounge leads through to the kitchen/dining area with French doors to the rear garden. The ground floor also features a separate utility room and guest cloakroom. Upstairs are four well proportioned bedrooms, including a main bedroom with en suite and a family bathroom.

**TOTAL 1,524 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	5.75m x 3.57m	18' 10" x 11' 9"
<b>Kitchen/Dining</b>	3.34m x 6.48m	10' 11" x 21' 3"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	5.17m x 3.49m	17' 0" x 11' 6"
<b>Bedroom 2 (min.)</b>	3.95m x 3.60m	13' 0" x 11' 10"
<b>Bedroom 3 (max.)</b>	4.18m x 2.94m	13' 9" x 9' 8"
<b>Bedroom 4 (max.)</b>	3.47m x 3.14m	11' 5" x 10' 4"



**Plots:** 25, 27, 32, 38, 51, 75, 76, 93 & 125

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# THE ROSSDALE

4 BEDROOM HOME

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# THE ROSSDALE

With traditional styling and a generous layout, The Rossdale is a four bedroom home perfect for growing families. The large entrance hallway leads to a spacious kitchen/dining room, living room with French doors to the garden, and a downstairs cloakroom. Upstairs are four well proportioned bedrooms, including a main bedroom complete with built in wardrobes and en suite, and the main bathroom.

**TOTAL 1,226 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.46m × 6.09m	11' 4" × 20' 0"
<b>Kitchen/ Dining (max.)</b>	3.58m × 6.09m	11' 9" × 20' 0"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	3.52m × 3.03m	11' 7" × 9' 11"
<b>Bedroom 2 (min.)</b>	2.95m × 2.95m	9' 8" × 9' 8"
<b>Bedroom 3 (min.)</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4</b>	3.54m × 2.25m	11' 7" × 7' 5"



**Plots:** 118 & 195

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# THE HUXFORD

4 BEDROOM HOME

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# THE HUXFORD

Families looking for practical living space will find all they need in the well proportioned four bedroom Huxford. A spacious kitchen/dining room leads through French doors to the garden, making a perfect spot for al fresco dining. Meanwhile, a separate living room and guest cloakroom complete the ground floor layout.

The en suite main bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

**TOTAL 1,156 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.63m × 4.66m	11' 11" × 15' 4"
<b>Kitchen/Dining</b>	5.73m × 3.00m	18' 10" × 9' 10"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	3.42m × 3.16m	11' 3" × 10' 5"
<b>Bedroom 2</b>	3.23m × 2.84m	10' 7" × 9' 4"
<b>Bedroom 3 (min.)</b>	2.23m × 3.25m	7' 4" × 10' 8"
<b>Bedroom 4 (min.)</b>	2.41m × 2.52m	7' 11" × 8' 3"



**Plots:** 24, 29, 30, 48, 49, 65, 72, 96, 101, 114, 115, 121, 122, 129, 142, 143, 196, 197, 199, 213, 224 & 247

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# THE IRCHESTER

3 BEDROOM HOME

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# THE IRCHESTER

The four bedroom Irchester offers spacious accommodation across its 3 storey layout. A good sized kitchen/dining room opens through French doors to the private rear garden. Located off the entrance hallway is a separate lounge and a guest cloakroom. A double bedroom and open plan living area can be found on the first floor, along with the family bathroom. On the second floor, two further double bedrooms can be found and an additional bathroom.

**TOTAL 1,288 sq. ft.**

## GROUND FLOOR



<b>Snug/Study</b>	2.57m x 3.53m	8'5" x 11'7"
<b>Kitchen/Dining</b>	3.17m x 4.79m	10'5" x 15'9"

## FIRST FLOOR



<b>Family Room</b>	3.17m x 4.78m	10'5" x 15'8"
<b>Bedroom 3</b>	2.65m x 2.83m	8'9" x 9'4"

## SECOND FLOOR



<b>Bedroom 1 (min.)</b>	3.17m x 3.93m	10'5" x 12'11"
<b>Bedroom 2 (max.)</b>	4.78m x 2.89m	15'8" x 9'6"



**Plots:** 23, 58, 109, 110, 154, 178 & 179

\* 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. TWEM 62017 November 2020.

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# THE COLTON

3 BEDROOM HOME

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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 COLTON

The Colton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/breakfast room can be found alongside a living/dining room with French doors to the garden, while there is also a guest cloakroom and an under stairs storage area. 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, featuring high galleried ceilings and en suite shower room.

**TOTAL 1,134 sq. ft.**

## GROUND FLOOR



**Lounge/Dining** 4.78m x 3.27m 15' 8" x 10' 9"

**Kitchen (min.)** 2.57m x 3.43m 8' 5" x 11' 3"

## FIRST FLOOR



**Bedroom 2 (max.)** 4.78m x 3.07m 15' 8" x 10' 1"

**Bedroom 3** 2.55m x 2.93m 8' 5" x 9' 8"

## SECOND FLOOR



**Bedroom 1 (max.)** 3.74m x 5.13m 12' 4" x 16' 10"



**Plots:** 20-22, 59, 66-71, 78, 79, 99, 100, 102, 103, 108, 111, 155, 156, 175-177, 180-182, 211, 212 & 243-246

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# THE BYFORD

3 BEDROOM HOME



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# THE BYFORD

The Byford is a three bedroom property, ideal for young families. The entrance hallway opens onto a well-sized living room, which leads on through to a light and airy kitchen/dining room. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs the en suite main bedroom is found along with the main bathroom, and two further well proportioned bedrooms, one of which has an adjoining closet attached.

**TOTAL 958 sq. ft.**

## GROUND FLOOR



<b>Lounge (max.)</b>	3.98m × 4.24m	13' 1" × 13' 11"
<b>Kitchen/Dining</b>	5.06m × 2.87m	16' 7" × 9' 5"

## SECOND FLOOR



<b>Bedroom 1 (min.)</b>	3.98m × 3.00m	13' 1" × 9' 10"
<b>Bedroom 2</b>	2.82m × 2.57m	9' 3" × 8' 5"
<b>Bedroom 3</b>	2.15m × 3.91m	7' 1" × 12' 10"



**Plots:** 4, 8-11, 16-19, 80-82, 89-91, 97, 98, 104-107, 112, 113, 160-162, 183, 184, 190-192, 200-202 & 238-240

\* 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. TWEM 62017 November 2020.

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# GLENVALE PARK A VERY SPECIAL PLACE TO BE

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A warm welcome to Glenvale Park.

Located on the outskirts of the market town of Wellingborough,  
Glenvale Park offers a beautiful collection of 3, 4 and 5 bedroom  
new homes in a wide range of styles to suit all families.



## 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 WELLINGBOROUGH

Sitting at the southeastern edge of Northamptonshire, Wellingborough is a large market town with lots to offer.

Along the local high street you'll find a wide selection of shops and amenities, plus cafes, restaurants and bars. For those who enjoy the great outdoors, the town is surrounded by rolling countryside, pretty villages, and Irchester Country Park is also close by. The park offers a range of exciting outdoor activities the whole family can enjoy, including an adventure course, ziplines and woodland nature trails. Venturing a little further from home, both Northampton and Kettering are also just a 20 minute drive away.



Nearest church, Great Harrowden



Wellingborough Museum



Ye Golden Lion pub

## THE PERFECT PLACE TO BE

Glenvale Park is well connected to the surrounding area, with both the A6 and A45 nearby, making commuting quick and easy. Wellingborough railway station is also just 10 minutes from home, providing direct access to the cities of London, Nottingham and Leicester, plus fast connections to Sheffield and Derby.

### TRAVELLING BY CAR



These times are for guidance purposes only. Please note they may vary depending on construction projects, traffic, weather, or other events and you should bear this in mind when planning your route.



The Queens Head



The Angels of Wellingborough sculpture



Harrowden Hall





## WHY BUY NEW?



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## 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.



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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 BUY



### PART EXCHANGE

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

HERE TO HELP  
YOU SELL



### 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...

