

Taylor  
Wimpey

# THE ALDERS

WYMONDHAM | NORFOLK



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## THE ALDERS. A VERY SPECIAL PLACE TO BE.

---

A warm welcome to The Alders.

An exciting neighbourhood of high-quality  
3, 4 and 5 bedroom homes located on the borders  
of Wymondham, set within the Norfolk countryside.



## 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.



# LIVE AND LOVE RURAL LIFE

Listed by The Sunday Times as one of the best places to live in the UK\*, the Norfolk market town of Wymondham benefits from both a wealth of history and modern day conveniences. The town offers a range of independent and high street stores, including several well-known supermarkets, alongside pubs, cafés and schools. Local produce can be found at the weekly Friday market and monthly farmers' market.

\*Sunday Times best places to live in the UK 2018



Wymondham Abbey, one of the grandest religious buildings in East Anglia.



River Tiffey – enjoy a leisurely walk and explore the countryside.



Wymondham Market offers a wide range of beautiful local produce.

# THE PERFECT PLACE TO BE

For commuters, the A11 provides routes to Norwich and Thetford. Wymondham's railway station has services to Norwich in 15 minutes and Cambridge in 67 minutes. Meanwhile, it's just 45 minutes to the gorgeous Norfolk coast with a variety of beaches to suit everyone for a great day out at the seaside.



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).



The Hen House, a quaint countryside café serving local produce.



The Green Dragon, serving some of the country's finest ales since the 1300's.



Wymondham Leisure Centre. Memberships include gym, swim and classes.





## 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

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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.





Come in  
and take  
a look  
around



Get to know

# THE ALDERS

WYMONDHAM | NORFOLK

An exciting neighbourhood of high-quality  
3, 4 and 5 bedroom homes located on the borders of  
Wymondham, set within the Norfolk countryside.

## 5 BEDROOM HOMES



### The Sawston

5 bedroom home

**Plots:** 132, 139, 151 & 226



### The Garrton

5 bedroom home

**Plots:** 130, 146, 147, 155,  
191, 192, 194, 196, 199 & 229

## 4 BEDROOM HOMES



### The Thornford

4 bedroom home

**Plots:** 131, 134, 135, 148,  
153, 154, 197, 198, 215, 216,  
225, 227, 228 & 230



### The Langdale

4 bedroom home

**Plots:** 133, 140, 143, 144,  
149, 150, 201 & 202



### The Shelford

4 bedroom home

**Plots:** 137, 138, 145, 152,  
156, 184, 185, 193, 195, 200  
& 239



### The Eskdale

4 bedroom home

**Plots:** 168–171



### The Kentdale

4 bedroom home

**Plot:** 224



### The Midford

4 bedroom home

**Plots:** 136, 176, 179, 203,  
214, 221–223, 238, 245 & 246

## 3 BEDROOM HOMES



### The Crofton

3 bedroom home

**Plots:** 141, 142, 159–162,  
166, 167, 172, 173, 180–183,  
204, 205, 212, 213 & 241–244



### The Easedale

3 bedroom home

**Plots:** 157, 186, 217,  
240 & 247



### The Yewdale

3 bedroom home

**Plot:** 163



### The Gosford

3 bedroom home

**Plots:** 158, 164, 165, 174,  
175, 177, 178, 187–190,  
206–211, 218–220 & 248–250



### 3 bedroom home

**Plots:** 231\*, 234\* & 235–237\*

## 1 BEDROOM HOMES



### 1 bedroom home

**Plots:** 232\*, 233\*

\*ah/r = Affordable Housing/Rented  
†ah/so = Affordable Housing/Shared ownership  
● = Bollards  
BCP = Bin Collection Point  
▶ = Garage  
LEAP = Local Equipped Area of Play  
SS = Sub Station

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. 36761 / January 2019.





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

Perfect for families or couples looking for practical and generous living space. The kitchen/dining area features double doors which open onto the rear garden and a handy utility room provides a useful space for laundry. The separate living room and cloakroom complete the ground floor. Bedroom 1 with en suite shower room can be found upstairs along with three further bedrooms served by the master bathroom.

NETT TOTAL 107.12 sq. m. / 1,153 sq. ft.

## GROUND FLOOR



Living Room	4.49m x 3.62m	14'9" x 11'11"
Kitchen/Dining Area	5.71m x 3.38m	18'9" x 11'1"

## FIRST FLOOR



Bedroom 1	3.61m x 3.27m	11'10" x 10'9"
Bedroom 2	3.53m x 2.81m	11'7" x 9'3"
Bedroom 3	2.81m x 2.52m (min)	9'3" x 8'3" (min) excl. wardrobe recess
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"

 Plot: 136, 176, 179, 203, 214, 221–223, 238, 245 & 246

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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

# THE GARRTON

5 BEDROOM HOME

# THE GARRTON

The Garrton is tailor-made for the demands of family living. The full width kitchen/dining area has two sets of double doors opening onto the garden. The first floor features bedroom 1 with en suite and dressing area, two further bedrooms and the family bathroom. The second floor comprises two bedrooms and a shower room.

NETT TOTAL 167.50 sq. m. / 1,803 sq. ft.

GROUND FLOOR



Living Room	4.74m x 3.34m	15'7" x 11'0"
Kitchen/Dining Room	8.34m x 2.85m (min)	27'4" x 9'4" (min)
Study	2.73m x 2.31m	9'0" x 7'7"

FIRST FLOOR



Bedroom 1	3.98m x 3.34m	13'1" x 11'0" excl. dressing room
Bedroom 4	3.62m x 2.75m	11'11" x 9'0"
Bedroom 5	2.98m x 2.54m	9'9" x 8'4"

SECOND FLOOR



Bedroom 2	4.59m x 3.36m	15'1" x 11'1" excl. window
Bedroom 3	3.65m x 2.78m	12'0" x 9'2" excl. window

 **Plots:** 130, 146, 147, 155, 191, 192, 194, 196, 199 & 229

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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**

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.





Taylor Wimpey

# THE THORNFORD

4 BEDROOM 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 THORNFORD

Perfect for growing families in search of extra space. The kitchen leads through double doors to the family/dining area, which opens out to the garden. The living room also has double doors to the garden. There's also a study which could serve as a formal dining room, plus a guest cloakroom downstairs. Upstairs, you'll find bedroom 1 with en suite shower room and three further double bedrooms and a main bathroom.

NETT TOTAL 143.3 sq. m. / 1,543 sq. ft.

### GROUND FLOOR



Living Room	4.74m x 3.91m	15'7" x 12'10"
Kitchen	4.79m x 3.32m	15'9" x 10'11"
Family Room	3.91m x 3.26m	12'10" x 10'8"
Study/Dining Room	3.07m x 2.66m	10'1" x 8'9"

### FIRST FLOOR



Bedroom 1	4.68m (max) x 3.25m (min)	15'4" (max) x 10'8" (min)
Bedroom 2	4.00m x 3.32m	13'2" x 10'11"
Bedroom 3	4.72m (max) x 3.36m (max)	15'6" (max) x 11'0" (max)
Bedroom 4	3.81m x 2.53m	12'6" x 8'4"

 **Plots:** 131, 134, 135, 148, 153, 154, 197, 198, 215, 216, 225, 227, 228 & 230

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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

THE CROFTON

3 BEDROOM 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 CROFTON

A townhouse with bags of versatility. The living/dining area features double doors to the private rear garden. There's also a contemporary fitted kitchen/breakfast area, a guest cloakroom and under stairs storage downstairs. Two bedrooms and the master bathroom can be found on the first floor. A private staircase leads up to the second floor master suite, which features an en suite shower room and a dressing area.

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

GROUND FLOOR



**Living/Dining Area**  
4.85m x 3.70m      15'10" x 12'2"

**Kitchen**  
3.43m x 3.03m (max) 11'3" x 10'0" (max)

FIRST FLOOR




**Bedroom 2**  
4.85m x 3.37m      15'10" x 11'1"

**Bedroom 3**  
2.90m x 2.56m      9'6" x 8'5"

SECOND FLOOR



**Bedroom 1**  
6.20m (max ex. dormer) x 3.33m (min)  
20'4" (max ex. dormer) x 10'9" (min)

 **Plots:** 141, 142, 159–162, 166, 167, 172, 173, 180–183, 204, 205, 212, 213 & 241–244

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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)







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.

Taylor Wimpey

THE ESKDALE

4 BEDROOM HOME

There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Eskdale. The kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to outside. The separate living room features double doors to the garden. Three double bedrooms, including bedroom 1 with en suite shower room, plus an additional single bedroom and family bathroom occupy the first floor.

NETT TOTAL 111.9 sq. m. / 1,205 sq. ft.

GROUND FLOOR



Living Room	6.02m × 3.45m	19'9" × 11'4"
Kitchen/Dining Area	6.02m × 3.63m (max)	19'7" × 11'9" (max)

FIRST FLOOR



Bedroom 1	3.51m (max) × 3.40m (max)	11'7" (max) × 11'2" (max)
Bedroom 2	3.64m × 2.98m	11'11" × 9'10"
Bedroom 3	3.05m (max) × 2.95m (max)	10'0" (max) × 9'8" (max)
Bedroom 4	3.09m (max) × 2.53m (max)	10'2" (max) × 8'4" (max)

Plots: 168–171

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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

THE LANGDALE

4 BEDROOM 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 LANGDALE

Designed to offer extra space for growing families. The dual aspect living room and a spacious kitchen/family area both feature double doors which open onto the garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor. Bedroom 1 with en suite shower room can be found on the first floor, along with three further double bedrooms and the family bathroom.


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

GROUND FLOOR



Living Room	4.56m x 4.49m	15'0" x 14'9"
	excl. bay window	
Kitchen/Family Area	6.82m x 3.44m	22'5" x 11'3"
Dining Room	3.41m x 3.05m	11'2" x 10'0"
	excl. bay window	

FIRST FLOOR



Bedroom 1	6.07m (max) x 3.44m (max)
	19'11" (max) x 11'3" (max)
Bedroom 2	4.56m x 3.08m (min)
	15'0" x 10'1" (min)
Bedroom 3	3.05m x 2.98m (min)
	10'0" x 9'8" (min)
Bedroom 4	3.48m (max) x 2.68m (max)
	11'5" (max) x 8'10" (max)

 Plots: 133, 140, 143, 144, 149, 150, 201 & 202

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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

# THE GOSFORD

3 BEDROOM 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

Perfect for first-time buyers, couples and families looking for a little extra space. The kitchen/dining area features double doors which open onto the rear garden. The good-sized living room, a cloakroom and a store cupboard complete the ground floor. The first floor comprises bedroom 1 with en suite shower room, a main bathroom and two further bedrooms.

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

### GROUND FLOOR



Living Room	4.26m (max) × 3.69m (max) 14'0" (max) × 12'1" (max)
Kitchen/Dining Area	4.72m × 2.87m      15'6" × 9'5"

### FIRST FLOOR



Bedroom 1	2.96m (min) × 2.83m (min) 9'9" (min) × 9'4" (min)
Bedroom 2	3.30m × 2.63m      10'10" × 8'8"
Bedroom 3	3.55m (max) × 2.00m 11'8" (max) × 6'7"

 **Plots:** 158, 164, 165, 174, 175, 177, 178, 187–190, 206–211, 218–220 & 248–250

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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





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 SHELFORD

The Shelford offers plenty of space for day-to-day living. The entrance hallway leads to the spacious kitchen/dining area, which has double doors to the garden. The separate living room and study are found at the front of the property, while there's also a guest cloakroom. Bedroom 1 with en suite shower room and three further double bedrooms are found upstairs, along with a family bathroom.

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

## GROUND FLOOR



Living Room	4.74m × 3.88m <i>excl. bay window</i>	15'7" × 12'9"
Kitchen/Dining Area	8.10m × 3.24m ( <i>max</i> ) 26'7" × 10'8" ( <i>max</i> )	
Study	2.64m × 2.10m	8'8" × 6'11"

## FIRST FLOOR



Bedroom 1	3.88m ( <i>max</i> ) × 3.76m ( <i>max</i> ) 12'9" ( <i>max</i> ) × 12'4" ( <i>max</i> )
Bedroom 2	4.22m ( <i>max</i> ) × 3.07m ( <i>max</i> ) 13'10" ( <i>max</i> ) × 10'1" ( <i>max</i> )
Bedroom 3	3.43m ( <i>max</i> ) × 3.09m ( <i>max</i> ) 11'3" ( <i>max</i> ) × 10'2" ( <i>max</i> )
Bedroom 4	3.89m ( <i>max</i> ) × 2.75m ( <i>max</i> ) 12'9" ( <i>max</i> ) × 9'0" ( <i>max</i> )

**Plots:** 137, 138, 145, 152, 156, 184, 185, 193, 195, 200 & 239

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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

# THE SAWSTON

5 BEDROOM 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 SAWSTON

Perfect for growing families looking for extra space. The open-plan kitchen/breakfast area and the dining room feature double doors that open to the rear garden. The ground floor is completed by a living room and study, both with bay windows. The first floor comprises the family bathroom and four bedrooms, one with en suite shower room. The entire second floor is devoted to bedroom 1 and its en suite bathroom.

NETT TOTAL 185.8 sq. m. / 2,000 sq. ft.

### GROUND FLOOR



Kitchen/Breakfast Area	5.95m* × 3.56m*	19'6** × 11'8**
Living Room	4.64m × 3.61m <i>excl. bay window</i>	15'3" × 11'10"
Dining Room	3.04m × 2.83m	10'0" × 9'3"
Study	2.96m × 2.12m <i>excl. bay window</i>	9'9" × 6'1"

### FIRST FLOOR



Bedroom 2	3.75m (min) × 3.68m 12'4" (min) × 12'1"	
Bedroom 3	3.80m* × 2.96m*	12'6** × 9'8**
Bedroom 4	3.94m* × 2.59m*	12'11" × 8'6**
Bedroom 5	3.64m* × 2.48m*	11'11** × 8'2**

### SECOND FLOOR



Bedroom 1	8.84m* × 4.68m* <i>excl. window</i>	29'0** × 15'4**
-----------	--	-----------------

 Plots: 132, 139, 151 & 226

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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





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 EASEDALE

Ideally suits a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with en suite shower room, two further bedrooms and the master bathroom.

NETT TOTAL 85.1 sq. m. / 917 sq. ft.

## GROUND FLOOR




Living Room	5.10m x 3.02m	16'9" x 9'11"
Kitchen/Dining Area	5.10m x 3.02m	16'9" x 9'11"

## FIRST FLOOR



Bedroom 1	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	3.02m x 2.86m	9'11" x 9'5"
Bedroom 3	3.02m x 2.15m	9'11" x 7'1"

 **Plots:** 157, 186, 217, 240 & 247

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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

# THE YEWDAL

3 BEDROOM 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 YEWDAL

The 3 bedroom Yewdale is a family-size property with plenty of space for contemporary living. The dual aspect living room features double doors out to the rear garden, while there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. Bedroom 1 with en suite shower room can be found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

NETT TOTAL 85.1 sq. m. / 917 sq. ft.

### GROUND FLOOR



Living Room	5.10m x 3.02m	16'9" x 9'11"
Kitchen/Dining Area	5.10m x 3.02m	16'9" x 9'11"

### FIRST FLOOR



Bedroom 1	3.78m x 3.08m	12'5" x 10'1"
Bedroom 2	3.02m x 2.86m	9'11" x 9'5"
Bedroom 3	3.02m x 2.15m	9'11" x 7'1"

Plot: 163

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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 KENTDALE

4 BEDROOM 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 KENTDALE

The Kentdale is a 4 bedroom property which will appeal to growing families in search of extra space. The ground floor comprises an open-plan kitchen/dining area which features a separate utility space and a spacious living room with double doors. Upstairs, bedroom 1 has an en suite shower room, and there are also three further bedrooms as well as a family bathroom.

NETT TOTAL 111.9 sq. m. / 1,205 sq. ft.

GROUND FLOOR



Living Room	6.02m × 3.45m	19'9" × 11'4"
Kitchen/Dining Area	6.02m × 3.63m (max)	19'7" × 11'9" (max)

FIRST FLOOR



Bedroom 1	3.51m (max) × 3.40m (max)	11'7" (max) × 11'2" (max)
Bedroom 2	3.64m × 2.98m	11'11" × 9'10"
Bedroom 3	3.05m (max) × 2.95m (max)	10'0" (max) × 9'8" (max)
Bedroom 4	3.09m (max) × 2.53m (max)	10'2" (max) × 8'4" (max)

Plot: 224

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. Please speak to a sales executive regarding the tenure of our new homes. Please see a sales executive for details. 36821/January 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



# FROM LOOKING ROUND TO MOVING IN...





## THE ALDERS AT BIRCH GATE

off Silfield Road  
Wymondham  
Norfolk  
NR18 9AX

### CONTACT US ON

01953 660 529

### SATNAV

NR18 9AZ

📷 #taylorwimpey

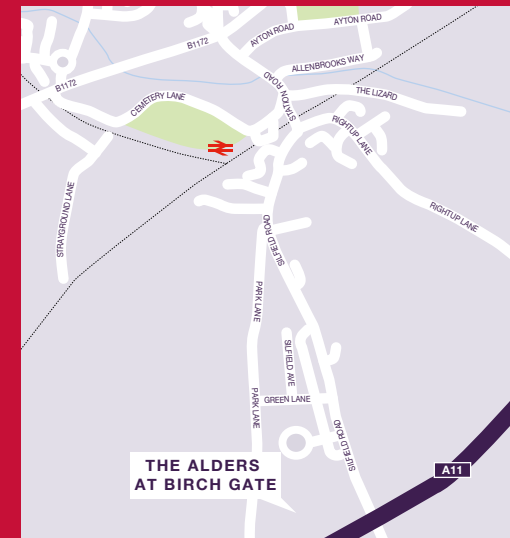
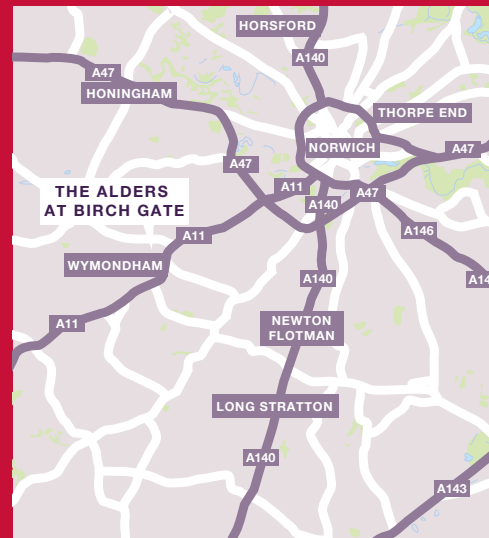
🐦 @TaylorWimpey

📘 taylorwimpey

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

## FROM NORWICH:

- Follow the A11 west bound and take the exit for Mulbarton
- At the roundabout take the third exit onto Browick Road/B1135
- Go straight over the next roundabout
- Take the first exit at the third roundabout onto Ayton Road
- Follow until you come to a left turn onto Station Road
- Take the second exit at the mini roundabout
- Continue along Silfield Road until you reach the development



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](http://google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details. 36817/January 2019.