

**Taylor  
Wimpey**

*Find your way around*

# ELDERWOOD GROVE

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HEMLINGTON | MIDDLESBROUGH

Get to know

# ELDERWOOD GROVE

HEMLINGTON | MIDDLESBROUGH

Elderwood Grove is an exciting collection of two, three and four bedroom homes situated on the southern edge of Middlesbrough.

Come in and take a look around



SUDS BASIN

POTENTIAL FUTURE DEVELOPMENT

POTENTIAL FUTURE DEVELOPMENT

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. TWNY 63614 / June 2021.

## 4 BEDROOM HOMES



### The Midford

4 bedroom home

**Plots:** 406, 411, 412, 423, 424, 429, 443, 446, 460, 475, 490 & 500



### The Coltham

4 bedroom home

**Plots:** 379, 380, 398, 401, 415, 416, 427, 428, 434, 435, 442, 449, 450, 467, 468, 476, 477, 484, 485, 499 & 501

## 3 BEDROOM HOMES



### The Easedale

3 bedroom home

**Plots:** 374, 385, 390, 397, 408, 409, 419, 430, 432, 441, 445, 466, 473, 486, 492, 493, 495, 504 & 507



### The Gosford

3 bedroom home

**Plots:** 375, 378, 383, 384, 386, 391, 394-396, 404, 405, 407, 410, 420 - 422, 431, 433, 438, 439, 440, 444, 451, 452, 454, 455, 458, 459, 461, 462, 465, 472, 479, 480, 482, 483, 487 - 489, 491, 494, 496, 503, 505 & 506



### The Colton

3 bedroom home

**Plots:** 376, 377, 392, 393, 413, 414, 417, 418, 425, 426, 436, 437, 497 & 498



### The Amersham

3 bedroom home

**Plots:** 389, 399, 400, 402, 403, 447, 448, 453, 469, 470, 471, 474, 478, 481 & 502

## 2 BEDROOM HOMES



### The Canford

2 bedroom home

**Plots:** 381, 382, 387, 388, 456, 457, 463 & 464

► = Integral garage  
BCP = Bin collection point  
SS = Substation



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# THE COLTHAM

4 BEDROOM HOME

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# THE COLTHAM

The Coltham is a spacious 4 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 bedroom one with an en suite and a family bathroom.

**TOTAL** 116.68m<sup>2</sup> 1,256 sq. ft

## GROUND FLOOR



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

## FIRST FLOOR



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



\* 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. Please note room dimensions can vary slightly depending on construction methods. Please speak to your sales executive. The kitchen layout and furniture positions are for indicative purposes only. 63614 TWNY / January 2021.

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# THE MIDFORD

4 BEDROOM HOME

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# THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. Bedroom one with an en suite is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

**TOTAL** 109.53m<sup>2</sup> 1,179 sq. ft

## GROUND FLOOR



<b>Lounge</b>	3.62m × 4.49m	11' 11" × 14' 9"
<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 COLTON

3 BEDROOM HOME

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# THE COLTON

The Colton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/breakfast room leads through to a living/dining room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the main bedroom suite on the second floor, featuring high galleried ceilings and en suite shower room.

**TOTAL** 110.46m<sup>2</sup> 1,189 sq. ft

## GROUND FLOOR



<b>Lounge/Dining</b>	4.78m x 3.27m	15' 8" x 10' 9"
<b>Kitchen (min.)</b>	2.57m x 3.43m	8' 5" x 11' 3"

## FIRST FLOOR



<b>Bedroom 2 (max.)</b>	4.78m x 3.07m	15' 8" x 10' 1"
<b>Bedroom 3</b>	2.55m x 2.93m	8' 5" x 9' 8"

## SECOND FLOOR



<b>Bedroom 1 (max.)</b>	3.74m x 5.13m	12' 4" x 16' 10"
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# THE AMERSHAM

3 BEDROOM HOME

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# THE AMERSHAM

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to bedroom one with an en suite, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

**TOTAL** 91.78m<sup>2</sup> 988 sq. ft

## GROUND FLOOR



<b>Lounge (max.)</b>	3.49m x 4.03m	11' 6" x 13' 3"
<b>Kitchen</b>	4.36m x 2.87m	14' 4" x 9' 5"

## FIRST FLOOR



<b>Bedroom 1</b>	3.21m x 4.21m	10' 6" x 13' 10"
<b>Bedroom 2 (max.)</b>	4.36m x 3.02m	14' 4" x 9' 11"
<b>Bedroom 3 (max.)</b>	2.89m x 2.88m	9' 6" x 9' 6"



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# THE EASEDALE

3 BEDROOM HOME

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# THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to bedroom one with an en suite, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

**TOTAL** 85.65m<sup>2</sup> 922 sq. ft

## GROUND FLOOR



<b>Lounge</b>	3.02m x 5.10m	9' 11" x 16' 9"
<b>Kitchen/Dining</b>	2.95m x 5.10m	9' 8" x 16' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m x 3.78m	10' 1" x 12' 5"
<b>Bedroom 2</b>	2.95m x 2.86m	9' 8" x 9' 5"
<b>Bedroom 3</b>	2.95m x 2.15m	9' 8" x 7' 1"



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# THE GOSFORD

3 BEDROOM HOME

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# THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL** 81.19m<sup>2</sup> 874 sq. ft

## GROUND FLOOR



<b>Lounge (max.)</b>	3.69m x 4.26m	12' 1" x 14' 0"
<b>Kitchen/Dining</b>	4.72m x 2.87m	15' 6" x 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	2.96m x 2.83m	9' 9" x 9' 4"
<b>Bedroom 2</b>	2.63m x 3.30m	8' 8" x 10' 10"
<b>Bedroom 3 (max.)</b>	2.00m x 3.55m	6' 7" x 11' 8"



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# THE CANFORD

2 BEDROOM HOME

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# THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has bedroom one with an en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

**TOTAL** 64.66m<sup>2</sup> 696 sq. ft

## GROUND FLOOR



**Lounge/Dining (max.)** 3.98m x 4.73m 13' 1" x 15' 6"

**Kitchen** 1.85m x 3.02m 6' 1" x 9' 11"

## FIRST FLOOR



**Bedroom 1** 3.08m x 2.97m 10' 1" x 9' 9"

**Bedroom 2 (max.)** 3.98m x 2.56m 13' 1" x 8' 5"



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# ELDERWOOD GROVE A VERY SPECIAL PLACE TO BE

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A warm welcome to Elderwood Grove.

Here you'll find an outstanding range of two, three and four bedroom homes ideally located in the cosy suburb of Hemlington.

It's a special place to live, work and enjoy life.



## MAKE YOURSELF AT HOME

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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.



## RIGHT ON YOUR DOORSTEP

Hemlington offers all amenities needed for daily life, as well as a host of leisure activities, mostly centred on 39 acres of open parkland, split between two sites: Hemlington Recreation Centre and Hemlington Hall Farm.

Young families will be pleased with the choice of schools. Hemlington itself has three primary schools and a nursery, whilst the King's Academy in Coulby Newham provides education for 11 to 19 year olds.

For those who enjoy the great outdoors, the breath-taking North York Moors National Park is within easy reach.



Enjoy family days out at Hemlington Recreation Centre



Explore the Tees Valley region



Catch up with friends at one of the many cafes in the area

## THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Elderwood Grove has fantastic road links with the A174 and A19 being easily accessible. For those travelling further afield, Durham Tees Valley Airport is less than 30 minutes away by car.



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).



Enjoy some retail therapy in Middlesbrough



Explore beautiful Darlington



Durham Tees Valley Airport is close by





## 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

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...





# STANDARD SPECIFICATIONS

## *2, 3 & 4 bedroom homes*

### ELDERWOOD GROVE

Hemlington Grange Way, Hemlington,  
Middlesbrough, TS8 9FX

### TELEPHONE

01642 927 800

### OPEN TIMES

7 days a week 11am - 5pm

Please check our website before you visit

To discover more about options and  
choices, visit your Touchpoint account or  
speak to your Sales Executive.

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. 63614 TWNY January 2021.

General
Traditional construction with insulated ground floor, cavity walls and roof space
Kitchen
Fitted kitchen with choice of door fronts
Choice of laminate finished worktops and worktop upstands
Stainless steel sink and drainer with chrome finish mixer tap
Stainless steel splashback to rear of hob
Double electric oven and gas hob (stainless steel finish)*
Integrated extractor hood
Plumbing for built-in dishwasher & washing machine
Space for tall fridge freezer housing unit
Bathrooms, En-suites & Cloakrooms
Contemporary white sanitaryware
Chrome finish to bath & basin taps and fittings
Thermostatic shower to en-suite**
Choice of glazed tiles to designated wall areas from selected range*
Entrance Doors & Windows
White PVCu windows, French doors** c/w double glazed units & security locks
Security enhanced GRP composite front entrance doors
Central Heating/Hot Water System
Fully programmable gas fired combination boiler providing central heating & hot water***
Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder***
White steel radiators c/w thermostatic valves to habitable areas
Decentralised continuous ventilation system serving wet areas & kitchen

\* Choices, upgrades and colour choices are available subject to stage of construction

\*\* Where applicable

\*\*\* Dependant on house style - please refer to your Sales Executive.

Power, Lighting, TV & Communications
White electrical power sockets and switches throughout to NHBC requirement
Ceiling pendant or batten lighting c/w energy efficient light fittings
Master telephone socket with extension socket
TV co-axial socket with extension socket (Does not include digital tv aerial)
Siren alert smoke detectors fitted (mains electric with battery back up)
Power and light to garage**
Internal Finishes
White matt emulsion to all walls
Ceilings finished with matt white emulsion
White gloss paint to all woodwork
MDF skirting and architrave
White panelled internal doors
Chrome lever door handles
MDF window boards
Wardrobes to Bedroom 1 (4 bedroom homes only)***
External features
For details of brick, render and tile types please refer to external material schedule
External light fitting to front entrance
PVCu rainwater gutters & down pipes
PVCu soffit and fascia trims to roofline
External access meter cupboards for gas and electricity
Front garden turfed or shrub planted (season permitting)**
Vertical high board fencing to rear garden**
Driveways finished in Tarmac or block paving**
External tap
NHBC 10-year warranty
NHBC 10 year Build Mark policy
Taylor Wimpey warranty for 2 years from date of Legal Completion

## ELDERWOOD GROVE

Hemlington Grange Way  
Hemlington  
Middlesbrough  
TS8 9FX

## CONTACT US ON

01642 927 800

## SATNAV

TS8 9FX

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

## FROM THE A19

- Head north on A19
- Take the A174 slip road to Teesport/Thornaby/Redcar
- At Parkway Interchange, take the 3rd exit onto A174
- Take the B1365 exit towards Hemlington/Coulby Newham
- Merge onto A1032
- Continue on B1365
- Turn right at the second roundabout on to Stainton Way
- Elderwood Grove will be on your left



## FROM THE A172

- Head south-east on Stokesley Rd/A172 towards Guisborough
- At the Southern Cross Crossroads turn right onto Stainton Way
- Stay on Stainton Way
- After the 5th Roundabout Elderwood Grove will be on your left

