



# Coatham Gardens

EAGLESCLIFFE, COUNTY DURHAM

Located in the charming town of Eaglescliffe, Coatham Gardens offers a range of contemporary 3 and 4 bedroom new homes in a wide range of styles. It's the perfect spot to settle down.

**Taylor**  
Wimpey

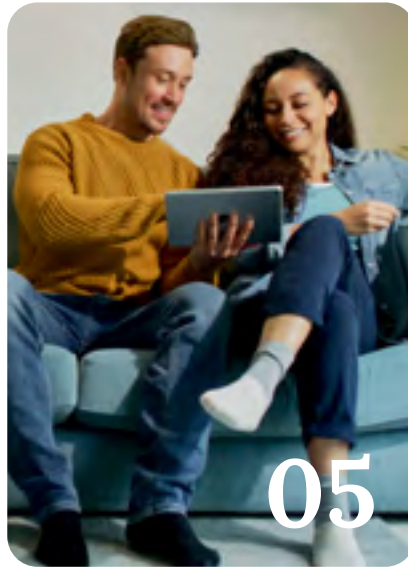
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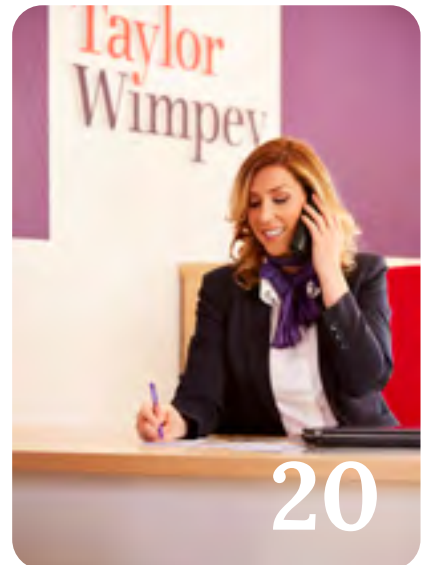
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# Welcome to Coatham Gardens

The picturesque town of Eaglescliffe lies close to the northern edge of the North York Moors, so you'll never be far from a beautiful view. With open green spaces on your doorstep, but all the convenience of living in a town, Coatham Gardens offers the best of both worlds.



[→ View the site plan](#)

# Life in Eaglescliffe

The town is vibrant and welcoming, with an active community and a variety of clubs, sports and groups to get involved with. Strolling along the nearby Yarm High Street you'll find a variety of boutique shops, restaurants, cafes, traditional pubs and other amenities. Plus, there's plenty of activities and adventures for the whole family to enjoy. Visit the historic Preston Park, enjoy the wild beauty of the Moors, or take to the beach at Saltburn's charming seafront.

Local countryside



Boutique shopping in Yarm



Picturesque countryside walking nearby



[Watch development video](#)



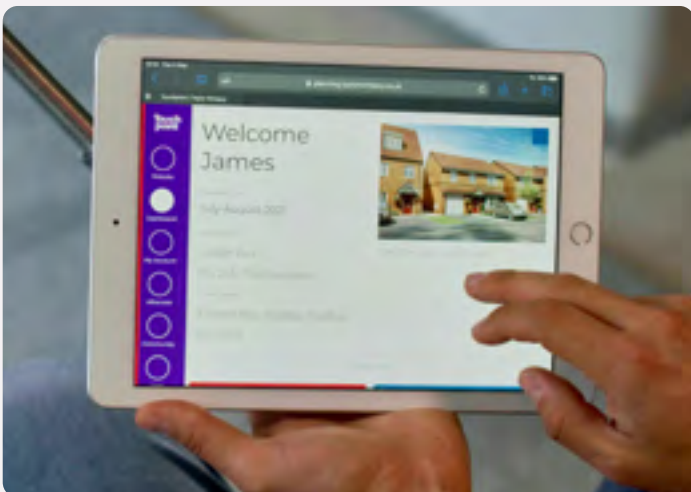
# Personalise your home

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

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	✓
Single or 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	✓
Kitchen under unit lighting	✓
Double socket with USB port to kitchen	✓
Bathrooms, en suites and 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 and triple 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	✓
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†	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable  
 \*\* = Dependant on house style - please refer to your Sales Executive. \*\*\* = Dependant on house style - please refer to your Sales Executive.

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# Specification of our houses

Internal Finishes	
White matt emulsion to all walls	✓
Ceilings finished with matt white emulsion	✓
White gloss paint to all woodwork	✓
MDF skirting and architrave	✓
Newark internal doors	✓
Chrome lever door handles	✓
MDF window boards	✓
Wardrobes to Bedroom 1***	✓
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	✓
Solar Panels**	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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# Our homes

[→ 3 bedroom homes](#)



[→ 4 bedroom homes](#)



[→ View the site plan](#)



# The Amersham

3 BEDROOM HOME, TOTAL 988 sq. ft



## GROUND FLOOR

### Lounge

3.51m max. × 3.97m    11' 6" max. × 13' 0"

### Kitchen

4.39m × 2.88m    14' 5" × 9' 6"



## FIRST FLOOR

### Bedroom 1

3.21m × 4.22m    10' 6" × 13' 10"

### Bedroom 2 max.

4.36m × 3.03m    14' 4" × 10' 0"

### Bedroom 3 max.

2.90m × 2.89m    9' 6" × 9' 6"

[→ 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. TWNY 73037 / September 2023



# The Gosford

3 BEDROOM HOME, TOTAL 874 sq. ft



## GROUND FLOOR

**Lounge** max.  
3.70m × 4.27m      12' 2" × 14' 0"

**Kitchen/Dining**  
4.74m × 2.88m      15' 7" × 9' 6"



## FIRST FLOOR

**Bedroom 1** min.  
2.99m × 2.84m      9' 10" × 9' 4"

**Bedroom 2**  
2.65m × 3.31m      8' 9" × 10' 11"

**Bedroom 3**  
2.03m × 3.56m max.      6' 8" × 11' 8" max.

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Colton

3 BEDROOM HOME, TOTAL 1,189 sq. ft



## GROUND FLOOR

### Lounge/Dining

4.72m x 3.28m 15' 7" x 10' 9"

### Kitchen

2.56m min. x 3.44m

8' 5" min. x 11' 4"



## FIRST FLOOR

### Bedroom 2

4.79m x 3.08m max.

15' 9" x 10' 2" max.

### Bedroom 3

2.58m x 2.94m

8' 6" x 9' 8"



## SECOND FLOOR

### Bedroom 1

3.72m max. x 6.19m

12' 3" max. x 20' 4"



[Discover more about this home](#)



[View our current availability](#)

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# The Easedale

3 BEDROOM HOME, TOTAL 930 sq. ft



## GROUND FLOOR

### Lounge

3.03m × 5.09m      10' 0" × 16' 9"

### Kitchen/Dining

2.92m × 5.06m      9' 7" × 16' 7"



## FIRST FLOOR

### Bedroom 1

3.07m × 3.78m      10' 1" × 12' 5"

### Bedroom 2

2.96m × 2.87m      9' 9" × 9' 5"

### Bedroom 3

2.96m × 2.14m      9' 9" × 7' 0"

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# The Midford

4 BEDROOM HOME, TOTAL 1,179 sq. ft



## GROUND FLOOR

### Lounge

3.64m x 4.44m      12' 0" x 14' 7"

### Kitchen/Dining

5.73m x 3.42m      18' 10" x 11' 3"



## FIRST FLOOR

### Bedroom 1

3.26m x 3.61m      10' 8" x 11' 10"

### Bedroom 2

2.83m x 3.54m      9' 4" x 11' 8"

### Bedroom 3

2.84m x 2.53m min.      9' 4" x 8' 4" min.

### Bedroom 4

2.38m x 2.23m      7' 10" x 7' 4"

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# The Manford

4 BEDROOM HOME, TOTAL 1,383 sq. ft



\*

## GROUND FLOOR

### Lounge

3.89m × 4.76m      12' 9" × 15' 8"

### Kitchen/Dining

8.13m × 2.91m      26' 8" × 9' 7"

### Study

2.11m × 2.62m      6' 11" × 8' 7"



## FIRST FLOOR

### Bedroom 1

3.89m max. × 3.07m      12' 9" max. × 10' 1"

### Bedroom 2

3.10m max. × 4.02m      10' 2" max. × 13' 2"

### Bedroom 3

3.04m max. × 3.67m      10' 0" max. × 12' 1"

### Bedroom 4

2.76m × 3.98m max.      9' 1" × 13' 1" max.



[Discover more about this home](#)



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# The Coltham

4 BEDROOM HOME, TOTAL 1,256 sq. ft



## GROUND FLOOR

<b>Lounge max.</b>	3.85m × 4.54m	12' 8" × 14' 11"
<b>Kitchen/Dining</b>	5.39m × 2.88m	17' 9" × 9' 6"



## FIRST FLOOR

<b>Bedroom 1</b>	3.85m × 3.11m max.	12' 8" × 10' 3" max.
<b>Bedroom 2</b>	3.67m × 3.16m	12' 1" × 10' 5"
<b>Bedroom 3</b>	3.33m × 3.41m	10' 11" × 11' 3"
<b>Bedroom 4</b>	2.58m × 2.93m	8' 6" × 9' 7"

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# The Kingham

4 BEDROOM HOME, TOTAL 1,411 sq. ft



\*

## GROUND FLOOR

### Lounge

3.51m × 4.96m      11' 6" × 16' 3"

### Kitchen/Dining

5.61m × 3.36m      18' 5" × 11' 0"



## FIRST FLOOR

### Bedroom 1

4.49m × 3.38m      14' 9" × 11' 1"

### Bedroom 2

4.22m × 3.38m      13' 10" × 11' 1"

### Bedroom 3

3.37m × 3.69m max.      11' 1" × 12' 1" max.

### Bedroom 4

3.10m × 2.72m      10' 2" × 8' 11"

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# The Wortham

4 BEDROOM HOME, TOTAL 1,522 sq. ft



\*

## GROUND FLOOR

### Lounge

3.59m × 5.78m      11' 10" × 19' 0"

### Kitchen/Dining

6.49m × 3.35m      21' 4" × 11' 0"



## FIRST FLOOR

### Bedroom 1

3.59m × 4.79m max.      11' 10" × 15' 9" max.

### Bedroom 2

4.39m max. × 3.15m      14' 5" max. × 10' 4"

### Bedroom 3

3.04m × 3.42m      10' 0" × 11' 3"

### Bedroom 4

3.46m × 3.06m      11' 4" × 10' 1"

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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 **01642 931 291.**



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



**Book an appointment**



**How to buy a home**



**COATHAM GARDENS** Allens West, Durham Lane, Eaglescliffe, County Durham TS16 0RW

**CONTACT US ON 01642 931 291**

# Taylor Wimpey

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