

Taylor
Wimpey

ETLING GROVE

DEREHAM | 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.

ETLING GROVE, A VERY SPECIAL PLACE TO BE

A warm welcome to Etling Grove.

An attractive collection of 2, 3, 4 & 5 bedroom homes in a thriving market town location, with all the facilities you need right on your doorstep. From first time buyers to growing families, Etling Grove's homes are perfect for today's lifestyles.

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 TOWN LIFE

Known as the heart of Norfolk, the market town of Dereham is often described as a 'hidden gem'. The town offers a range of independent and high street shops, including several well-known supermarkets, alongside pubs, cafes and schools. Local produce can be found at the twice weekly market, on a Tuesday and Friday, in the Market Place and Church Street.



Enjoy a rural walk around the beautifully restored Grade II listed Dereham Windmill.



A choice of schools within walking distance or a short drive of Etling Grove.



Enjoy a day out at Wells-next-the-Sea on the beautiful North Norfolk Coast.

THE PERFECT PLACE TO BE

For commuters, the A47 is just minutes away and provides routes to Norwich and Kings Lynn. Meanwhile, it's just 48 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.



There's a wide choice of local shops and supermarkets.



Go to the gym, for a swim or play some sport at Dereham Leisure Centre.



Only 30 minutes away is the vibrant city of Norwich.



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 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 and view our handy Homebuyer Guides.



Get to know

ETLING GROVE

DEREHAM | NORFOLK

An excellent selection of 2, 3, 4 & 5 bedroom homes set in the thriving market town of Dereham.

5 BEDROOM HOMES

- The Garton**
5 bedroom home
Plots: 1, 4, 9, 12, 21-23, 25, 42 & 43

2 BEDROOM HOMES

- The Devonford**
2 bedroom bungalow
Plots: 56-61
- 2 bedroom home
Plots: 54[†] & 55[†]

4 BEDROOM HOMES

- The Huxford**
4 bedroom home
Plots: 6, 7, 32 & 52
- The Manford**
4 bedroom home
Plots: 20 & 53
- The Marford**
4 bedroom home
Plots: 3, 11, 13, 14, 16, 45 & 62
- The Trusdale**
4 bedroom home
Plots: 5, 8, 19 & 41
- The Waysdale**
4 bedroom home
Plots: 2, 10, 15, 24, 26 & 44

3 BEDROOM HOMES

- The Braxton**
3 bedroom home
Plots: 28-31, 36-40* & 48-51
- The Ardale**
3 bedroom home
Plots: 33 & 34
- The Byford**
3 bedroom home
Plots: 17, 18, 27, 35, 46 & 47

*ah/r = Affordable Homes/Rented
 †ah/l = Affordable Homes/Intermediate
 BCP = Bin Collection Point
 ▶ = Car Port Access/Drive Through
 LAP = Local 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. 51377 / April 2022.

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THE DEVONFORD

2 BEDROOM HOME



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THE DEVONFORD

The 2 bedroom Devonford is the perfect home for those looking to downsize. The entrance hallway leads you to both bedrooms at the front of the property with bedroom 1 featuring an en suite bathroom. The open-plan kitchen/dining area and the living room both open through double doors onto the garden. The handy family room/study could also be used as a craft or playroom.

TOTAL 120.00 sq. m. / 1,292 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.81m x 3.90m	19'1" x 12'10"
Living Room	6.51m x 4.17m	21'4" x 13'8"
Study	4.96m x 2.20m	16'4" x 7'3"
Bedroom 1	3.85m x 3.84m	12'8" x 12'7"
Bedroom 2	3.53m x 3.42m	11'7" x 11'3"

 **Plots:** 56–61

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 our sales executives regarding the tenure of our new homes. 49565/April 2022.

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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

Perfect for first time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor a large kitchen/dining area opens through double doors to the rear garden. A living room, a guest cloakroom and a store cupboard complete the layout. The first floor comprises bedroom 1 with en suite, two further bedrooms and the family bathroom.

TOTAL 89.00 sq. m. / 958 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.06m x 2.87m	16'7" x 9'5"
Living Room	4.24m max x 3.98m max	13'11" max x 13'1" max

FIRST FLOOR



Bedroom 1	3.98m max x 3.00m min	13'1" max x 9'10" min
Bedroom 2	2.82m x 2.57m min	9'3" x 8'5" max
Bedroom 3	3.91m x 2.15m	12'10" x 7'1"

 **Plots:** 17, 18, 27, 35, 46 & 47

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THE ARDALE

3 BEDROOM HOME



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THE ARDALE

The Ardale is a 3 bedroom home which will appeal to those in search of extra space. The dual-aspect living room has double doors out to the rear garden, while there's also a light and airy open-plan kitchen/dining area and useful cloakroom off the entrance hallway. Bedroom 1 with en suite is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 92.62 sq. m. / 997 sq. ft.

GROUND FLOOR



Kitchen	3.18m x 2.50m	10'6" x 8'3"
Dining Area	2.91m x 2.11m	9'7" x 6'11"
Living Room	5.41m x 3.01m	17'9" x 9'11"

FIRST FLOOR



Bedroom 1	4.14m x 3.07m	13'7" x 10'1"
Bedroom 2	2.95m x 2.47m	9'8" x 8'1"
Bedroom 3	2.59m x 2.37m	8'6" x 7'9"

 **Plots:** 33 & 34

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THE BRAXTON

3 BEDROOM HOME

With three floors of versatile accommodation, the Braxton is an ideal choice for families or couples looking for extra space. The contemporary kitchen/dining area boasts double doors to the garden while a separate living room is perfect for relaxing of an evening. On the first floor you'll find two bedrooms and a family bathroom. The top floor boasts bedroom 1 with en suite and a high-vaulted ceiling.

TOTAL 99.40 sq. m. / 1,070 sq. ft

GROUND FLOOR



Kitchen/Dining Area

4.25m x 3.43m max 14'0" x 11'3" max

Living Room

4.19m max x 2.44m min 13'9" max x 8'0" min

FIRST FLOOR



Bedroom 2

4.25m max x 2.82m max 14'0" max x 9'3" max

Bedroom 3

3.59m x 2.11m 11'10" x 6'11"

SECOND FLOOR



Bedroom 1

5.55m x 2.76m min 18'3" x 9'1" min

 Plots: 28-31, 36-40* & 48-51

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THE HUXFORD

4 BEDROOM HOME



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THE HUXFORD

The Huxford is a spacious 4 bedroom home ideally suited to growing families. The kitchen/dining area forms the heart of the home opening through double doors to the rear garden. The living room, a guest cloakroom and storage space complete the ground floor. Bedroom 1 with en suite, three further bedrooms and a family bathroom are located on the first floor.

TOTAL 107.39 sq. m. / 1,156 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.73m x 3.00m	18'10" x 9'10"
Living Room	4.66m x 3.63m	15'4" x 11'11"

FIRST FLOOR



Bedroom 1	3.42m x 3.16m	11'3" x 10'5"
Bedroom 2	3.23m x 2.84m	10'7" x 9'4"
Bedroom 3	3.25m x 2.23m	10'8" x 7'4"
Bedroom 4	2.52m x 2.41m	8'3" x 7'11"

Plots: 6, 7, 32 & 52

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

A traditional 4 bedroom home, the Manford offers plenty of space for day-to-day living. The entrance hallway leads to an open-plan kitchen/dining area with double doors to the rear garden while there is also a separate living room and study. Bedroom 1 with en suite and three further double bedrooms can be found upstairs, along with a family bathroom.

TOTAL 127.09 sq. m. / 1,368 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.11m x 3.26m max	26'7" x 10'9" max
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"

FIRST FLOOR



Bedroom 1	3.88m max x 3.03m	12'9" max x 9'11"
Bedroom 2	3.27m x 3.09m max	10'9" x 10'2" max
Bedroom 3	3.66m max x 3.03m max	12'0" max x 10'0" max
Bedroom 4	3.28m max x 2.75m	10'9" max x 9'0"

 Plots: 20 & 53

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THE MARFORD

4 BEDROOM HOME



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THE MARFORD

The Marford is a traditional double-fronted 4 bedroom home perfect for families. A contemporary fitted kitchen leads through double doors to the dining room, which opens out to the rear garden. The living room also has double doors to the garden, perfect for entertaining in the summer. Upstairs you'll find bedroom 1 with en suite, three further double bedrooms and a family bathroom.

TOTAL 143.62 sq. m. / 1,546 sq. ft.

GROUND FLOOR



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Dining Room	3.91m x 3.26m	12'10" x 10'8"
Living Room	4.74m x 3.91m	15'7" x 12'10"
Study/Family Room	3.04m x 2.66m	10'0" x 8'9"

FIRST FLOOR



Bedroom 1	4.15m x 3.64m max	13'8" x 12'0" max
Bedroom 2	4.00m x 2.58m	13'2" x 8'6"
Bedroom 3	3.97m max x 3.23m max	13'1" max x 10'7" max
Bedroom 4	3.81m x 2.55m	12'6" x 8'4"

Plots: 3, 11, 13, 14, 16, 45 & 62

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THE TRUSDALE

4 BEDROOM HOME



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THE TRUSDALE

The Trusdale is a 4 bedroom home perfect for families in need of extra space. Downstairs you'll find a dual-aspect living room with double doors to the rear garden plus an open-plan kitchen/dining area. Bedroom 1 with en suite shower room can be found on the first floor along with three further bedrooms and a family bathroom.

TOTAL 113.89 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m max	20'0" x 11'9" max
Living Room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.52m x 3.03m	11'7" x 9'11"
Bedroom 2	2.95m x 2.88m	9'8" x 9'6"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

 **Plots:** 5, 8, 19 & 41

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THE WAYSDALE

4 BEDROOM HOME



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THE WAYSDALE

The Waysdale appeals to families in search of extra space. A spacious kitchen/breakfast/family area opens onto the garden through double doors. A separate dining room, living room and cloakroom complete the ground floor. The first floor features bedroom 1 with en suite along with a further three bedrooms and family bathroom.

TOTAL 141.67 sq. m. / 1,525 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Area	6.82m x 3.50m	22'5" x 11'6"
Dining Room	3.05m x 2.89m	10'0" x 9'6"
Living Room	4.62m x 4.47m	15'2" x 14'8"

FIRST FLOOR



Bedroom 1	3.77m x 3.50m	12'5" x 11'6"
Bedroom 2	4.62m max x 2.95m	15'2" max x 9'8"
Bedroom 3	2.89m x 2.39m	9'6" x 7'10"
Bedroom 4	3.54m max x 2.78m	11'8" max x 9'2"

Plots: 2, 10, 15, 24, 26 & 44

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THE GARRTON

5 BEDROOM HOME



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THE GARRTON

A beautiful 5 bedroom home spread across three floors, perfect for the demands of family living. Off the entrance hallway you'll find the living room and open-plan, full-width kitchen/dining area with two sets of double doors to the rear garden. Bedroom 1 with en suite and dressing area can be found on the first floor along with two further double bedrooms and family bathroom. The top floor comprises of two bedrooms and a shower room.

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

GROUND FLOOR



Kitchen/Dining Area
8.34m x 3.46m max 27'4" x 11'4" max

Living Room
4.74m x 3.34m 15'7" x 11'0"

Family Room/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"

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
4.66m x 3.36m 15'4" x 11'1"

Bedroom 3
3.65m max x 2.10m min 12'0" max x 6'11" min

Plots: 1, 4, 9, 12, 21-23, 25, 42 & 43

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FROM LOOKING ROUND TO MOVING IN...



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Dereham
Norfolk
NR20 3FZ

CONTACT US ON

01362 700513

SATNAV

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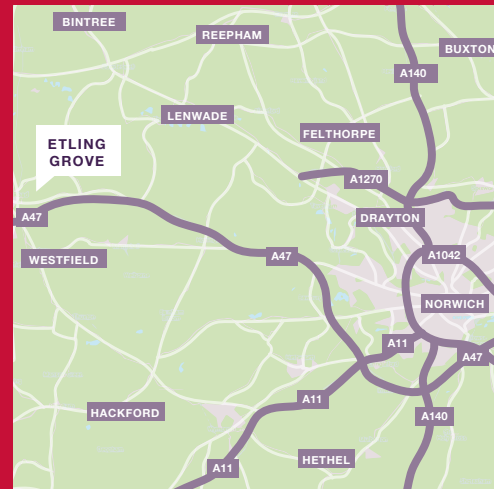
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FROM NORWICH:

- Leave Norwich northwest on Dereham Road/A1074
- In 4.5 miles at the roundabout, take the third exit on to the A47 slip road to Swaffham
- In 9.8 miles take the exit towards Swanton Morley from the A47
- In 0.1 miles turn left onto Mattishall Road/B1147
- In 0.3 miles turn right onto Norwich Road
- In 0.1 miles turn left onto Hornbeam Drive and continue onto Oak Road
- Turn right to stay onto Oak Road and turn left onto Field Maple Drive, you will find the entrance to Etling Grove



FROM SWAFFHAM:

- Leave Swaffham northeast on Norwich Road
- In 1.5 miles at the roundabout, take the third exit onto A47
- In 11.4 miles turn left onto Norwich Road/B1147
- In 0.3 miles turn right onto Hornbeam Drive and continue onto Oak Road
- Turn right to stay onto Oak Road and turn left onto Field Maple Drive, you will find the entrance to Etling Grove



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