

# Berrymead Gardens

JOIN OUR EXCITING NEW COMMUNITY

Berrymead Gardens offers selection of beautifully designed 2, 3 and 4 bedroom homes perfect for families and first time buyers alike.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Berrymead Gardens

Situated just outside the vibrant town of Darlington, Berrymead Gardens offers 124 homes in a range of 2, 3 and 4 bedroom house types, perfect for anyone looking for a brand new home.



[→ View the site plan](#)

# Love local life

Darlington is a town filled with a variety of attractions offering something for everyone. The town features museums, cinemas, gyms, leisure centres, as well as restaurants and bars.

South Park is close by, where you can often listen to free outdoor concerts, enjoy the flowerbeds, see exotic birds in the aviary or play your favourite sport in the multi-use games area.



South Park Darlington



Darlington Town Centre



Darlington Civic Theatre

[→ 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, utility 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 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	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

## 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	✓
Newark internal doors	✓
Chrome lever door handles	✓
MDF window boards	✓

## 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 Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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# Our homes



 [View the site plan](#)



# The Canford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 689 sq. ft. / 64.73 sq. m.



\*

\*

## 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

3.98m x 3.08m      13' 1" x 10' 1"

Bedroom 2 max.

3.98m x 2.56m      13' 1" x 8' 5"

\*Plot specific WC window to the front



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. <Job Number> / <Date>



# The Colton

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,153 sq. ft. / 1071 sq. m.



## 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"



[Discover more about this home](#)



[View our current availability](#)

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# The Amersham

3 BEDROOM DETACHED HOME, TOTAL 990 sq. ft. / 91.81 sq. m.



## GROUND FLOOR

**Lounge max.**

3.49m × 4.03m      11' 6" × 13' 3"

**Kitchen**

4.36m × 2.87m      14' 4" × 9' 5"



## FIRST FLOOR

**Bedroom 1**

3.21m × 4.21m      10' 6" × 13' 10"

**Bedroom 2 max.**

4.36m × 3.02m      14' 4" × 9' 11"

**Bedroom 3 max.**

2.89m × 2.88m      9' 6" × 9' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Easedale

3 BEDROOM DETACHED HOME, TOTAL 931 sq. ft. / 86.36 sq. m.



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.82m      10' 1" × 12' 6"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 11"

[→ Discover more about this home](#)

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# The Gosford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 866 sq. ft. / 81.25 sq. m.



## GROUND FLOOR

**Lounge** max.

3.69m x 4.26m      12' 1" x 14' 0"

**Kitchen/Dining**

4.72m x 2.87m      15' 6" x 9' 5"



## FIRST FLOOR

**Bedroom 1** min.

2.96m x 2.83m      9' 9" x 9' 4"

**Bedroom 2**

2.63m x 3.30m      8' 8" x 10' 10"

**Bedroom 3** max.

2.00m x 3.55m      6' 7" x 11' 8"

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# The Coltham

4 BEDROOM DETACHED HOME, TOTAL 1,259 sq. ft. / 116.7 sq. m.



## GROUND FLOOR

Lounge max.

3.84m x 4.53m      12' 7" x 14' 11"

Kitchen/Dining

5.39m x 2.86m      17' 8" x 9' 5"

\* 6m x 3m internal garage



## FIRST FLOOR

Bedroom 1 max.

3.84m x 3.10m      12' 7" x 10' 2"

Bedroom 2

3.66m x 3.15m      12' 0" x 10' 4"

Bedroom 3

3.33m x 3.40m      10' 11" x 11' 2"

Bedroom 4

2.58m x 2.88m      8' 6" x 9' 6"

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# The Midford

4 BEDROOM DETACHED HOME, TOTAL 1,170 sq. ft. / 109.53 sq. m.



## GROUND FLOOR

### Lounge

3.62m × 4.38m      11' 11" × 14' 5"

### Kitchen/Dining

5.71m × 3.38m      18' 9" × 11' 1"



## FIRST FLOOR

### Bedroom 1

3.27m × 3.61m      10' 9" × 11' 10"

### Bedroom 2

2.81m × 3.53m      9' 3" × 11' 7"

### Bedroom 3 min.

2.81m × 2.52m      9' 3" × 8' 3"

### Bedroom 4

2.35m × 2.23m      7' 9" × 7' 4"

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# The Kingham

4 BEDROOM DETACHED HOME, TOTAL 1,415 sq. ft. / 131.5 sq. m.



## GROUND FLOOR

### Lounge

3.47m × 4.94m      11' 5" × 16' 3"

### Kitchen/Dining

5.61m × 3.36m      18' 5" × 11' 0"



## FIRST FLOOR

### Bedroom 1

4.49m × 3.37m      14' 9" × 11' 1"

### Bedroom 2

4.17m × 3.37m      13' 8" × 11' 1"

### Bedroom 3 max.

3.37m × 3.32m      11' 1" × 10' 11"

### Bedroom 4

3.09m × 2.71m      10' 2" × 8' 11"

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# The Manford

4 BEDROOM DETACHED HOME, TOTAL 1,385 sq. ft. / 128.5 sq. m.



## GROUND FLOOR

### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

### Kitchen/Dining

8.11m × 2.88m      26' 7" × 9' 6"

### Study

2.10m × 2.61m      6' 11" × 8' 7"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.71m      12' 9" × 12' 2"

### Bedroom 2 max.

3.09m × 4.02m      10' 2" × 13' 2"

### Bedroom 3 max.

3.03m × 3.66m      10' 0" × 12' 0"

### Bedroom 4 max.

2.75m × 3.97m      9' 0" × 13' 0"

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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 **01325 520 778**.



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



**Book an appointment**



**How to buy a home**



**BERRYMEAD GARDENS** Beaumont Hill, Darlington, County Durham, DL1 3NG

**CONTACT US ON 01325 520 778**

# Taylor Wimpey

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