



Burdon Fields

RYHOPE, TYNE AND WEAR

A new collection of thoughtfully designed two, three and four bedroom new homes close to the coastal town of Ryhope.

Taylor
Wimpey

Contents



Welcome to Burdon Fields

Situated on the outskirts of Ryhope, Burdon Fields will be a brand-new community with something for everyone.

The development is surrounded by plenty of green open space, with the coast also just a stone's throw away. Each home has been designed to suit a variety of needs, with modern designs and thoughtful layouts.



The perfect location

Situated near to the coastal village of Ryhope, Burdon Fields is conveniently located within walking distance of local amenities and just a few minutes' drive away from the centre of Sunderland.

There's lots to see and do, with plenty of bars and traditional cafés, wonderful restaurants and of course the picturesque coastline close by. There are plenty of local activities for everyone to enjoy.

Seaham beach



Spire Bridge, Sunderland



Join a growing community

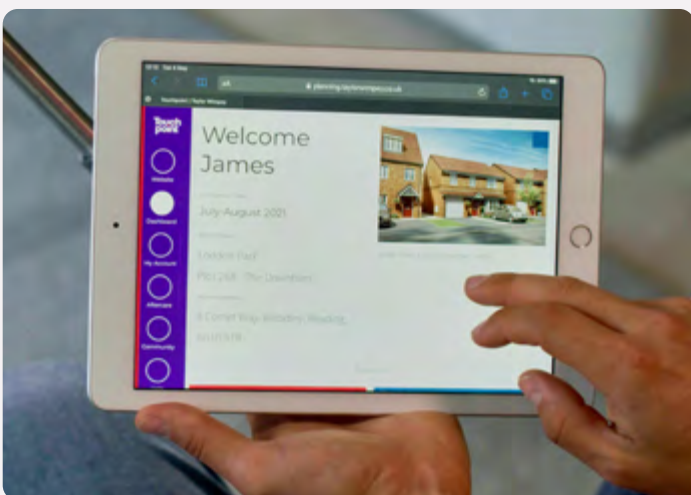


Personalise your home

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.



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[†]

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[†]

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 patio 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

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap (Single bowl to Canford house type)	✓
Zanussi stainless steel eye level double electric oven and built-in gas hob (Single built under stainless steel oven to the Canford house type)	✓
Electrolux integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Splashback tiling to basin in wet rooms and cloakroom	✓
Full height tiling within shower enclosure to en suite	✓
Two-course tiling to bath to main bathroom	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
High-Speed Broadband	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to garages within curtilage area (site layout dictates)	✓

✓ = Standard features. * = Only apply for the following plots; **Plots 53-84**.
 † = Electric Car Charging point will be wall or post mounted depending on plot.

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Specification of our houses

Finishing Touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White vertical panelled doors with chrome ironmongery and white hinges	✓
External Features	
Smooth finish grey concrete slabs to pathways and patios	✓
Wiring for Outside Rear Light	✓
Outside tap to rear garden	✓
Doorbell	✓
External front light	✓
PV Solar panels on selected plots*	✓
Electric Car Charging 7kw wall/post mounted point on selected plots**	✓
Triple glazed window on selected plots*	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Carbon monoxide detectors supplied in line with Building Regulations	✓
Gardens, Paths and Drives	
Front garden turfed or shrubbed†	✓
1.8m fencing to rear garden	✓
Turf as standard to rear garden	✓
Permeable Block Paved driveway	✓
NHBC 10-year Warranty	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓

✓ = Standard features. * = Only apply for the following plots; **Plots 53-84.**

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Our homes





The Kingham

4 BEDROOM HOME, TOTAL 1,415 sq ft



*

GROUND FLOOR

Lounge

3.47m x 4.94m 11' 5" x 16' 3"

Kitchen/Dining

5.61m x 3.36m 18' 5" x 11' 0"

* 6m x 3m internal garage



FIRST FLOOR

Bedroom 1

4.49m x 3.37m 14' 9" x 11' 1"

Bedroom 2

4.17m x 3.37m 13' 8" x 11' 1"

Bedroom 3 max.

3.37m x 3.32m 11' 1" x 10' 11"

Bedroom 4

3.09m x 2.71m 10' 2" x 8' 11"

*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. TWNE 71768/June 2023



The Dunham

4 BEDROOM HOME, TOTAL 1,385 sq ft



GROUND FLOOR

Lounge max.

4.06m x 4.22m 13' 4" x 13' 10"

Kitchen/Dining max.

6.51m x 3.85m 21' 4" x 12' 8"

* 6m x 3m internal garage



FIRST FLOOR

Bedroom 1

3.37m x 4.24m 11' 1" x 13' 11"

Bedroom 2

4.11m x 2.83m 13' 6" x 9' 4"

Bedroom 3

3.44m x 3.28m 11' 3" x 10' 9"

Bedroom 4

2.65m x 2.83m 8' 9" x 9' 4"

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The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq ft



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' 10" x 10' 4"

Bedroom 3

3.33m x 2.79m 10' 11" x 9' 2"

Bedroom 4

2.58m x 2.88m 8' 6" x 9' 6"

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The Lanford

4 BEDROOM HOME, TOTAL 1,251 sq ft



GROUND FLOOR

Lounge

3.24m x 4.57m 10' 8" x 15' 0"

Kitchen/Dining

2.85m x 6.87m 9' 4" x 22' 7"

Study

2.17m x 2.21m 7' 2" x 7' 3"



FIRST FLOOR

Bedroom 1

3.33m x 3.47m 10' 10" x 11' 5"

Bedroom 2

2.69m x 2.82m 8' 10" x 9' 3"

Bedroom 3

2.84m x 2.59m 9' 4" x 8' 6"

Bedroom 4 max.

3.31m x 2.62m 10' 11" x 8' 7"

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The Amersham

3 BEDROOM HOME, TOTAL 990 sq ft



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"

* 6m × 3m internal garage

*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. TWNE 71768/June 2023



The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft



GROUND FLOOR

Lounge

3.02m x 5.10m 9' 11" x 16' 9"

Kitchen/Dining

2.95m x 5.10m 9' 8" x 16' 9"



FIRST FLOOR

Bedroom 1

3.08m x 3.78m 10' 1" x 12' 5"

Bedroom 2

2.95m x 2.86m 9' 8" x 9' 5"

Bedroom 3

2.95m x 2.15m 9' 8" x 7' 1"

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The Flatford

3 BEDROOM HOME, TOTAL 866 sq ft



GROUND FLOOR

Lounge/Dining

4.72m x 3.70m 15' 6" x 12' 2"

Kitchen max.

3.08m x 3.43m 10' 1" x 11' 3"



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 3.70m 6' 7" x 12' 2"

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The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft



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 Canford

2 BEDROOM HOME, TOTAL 689 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

3.98m x 3.08m 13' 1" x 10' 1"

Bedroom 2 max.

3.98m x 2.56m 13' 1" x 8' 5"

* Plot specific window

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Ways to buy

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.

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 **0191 338 5355**.



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



BURDON FIELDS, Land North of Burdon Lane, Ryhope, Tyne and Wear SR3 2PH

CONTACT US ON 0191 338 5355

Taylor Wimpey

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