

Gresley Meadow

SWADLINCOTE, DERBYSHIRE

A contemporary collection of 2, 3 and 4 bedroom homes nestled between the village of Church Gresley and Gresley Woods.

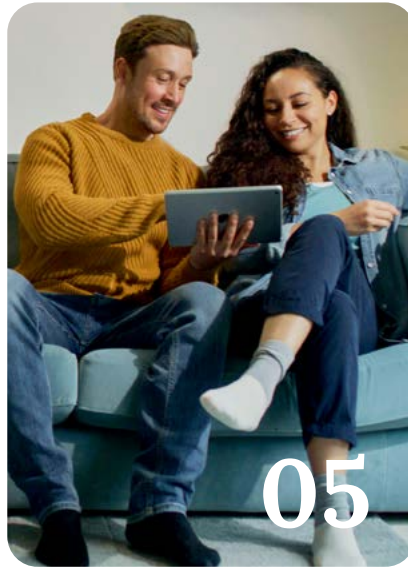
Taylor
Wimpey

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Welcome to Gresley Meadow

With the village of Church Gresley right on your doorstep, there is a plethora of activities and amenities nearby.

The development has been thoughtfully designed in keeping with the local area. The homes will be perfect for first-time buyers, working professionals, growing families and downsizers alike.



[→ View the site plan](#)

The perfect location

To the north, enjoy the stunning landscapes and breathtaking views of the Peak District, and to the west the rugged beauty of Cannock Chase. It's an ideal spot for lovers of the great outdoors.

In town you'll find a vibrant and welcoming community, plus a selection of local shops, amenities, restaurants, pubs and cafes.

Conveniently located with a wide range of public transport options nearby, including bus and train services. For journeys further afield, East Midlands airport is just 25 minutes away.



Historic town to explore



Swadlincote town just over a mile away

[→ Watch development video](#)



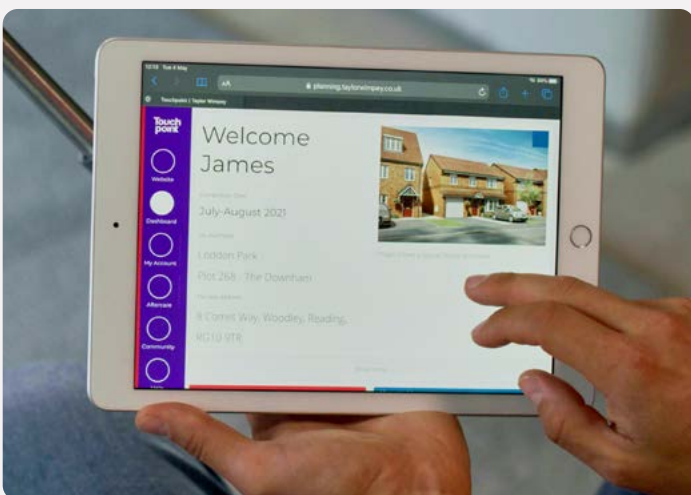
Personalise your home

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[†]

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 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

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms*	
Chrome taps and fittings	✓
Choice of splashback with shower tiling from selected range*	✓
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	✓
CAT 5 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points	✓

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

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Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
Emulsion to walls (please speak to your sales executive for more information)	✓
White paint to woodwork	✓
Newark doors with chrome ironmongery	✓
Half height tiling to walls around bath area (only in all main bathrooms)	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Digital terrestrial aerial	✓
Door number	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
PV panels to selected plots	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) [†]	✓
Rear garden turfed	✓
1.8m fencing to rear garden	✓
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

[→ 2 bedroom homes](#)



[→ 3 bedroom homes](#)



[→ 4 bedroom homes](#)



[→ View the site plan](#)



The Avonsford

2 BEDROOM HOME, TOTAL 705 sq. ft. (gross) / 688 sq. ft. (net)



GROUND FLOOR

Lounge/Dining

3.61m x 4.47m 11' 10" x 14' 8"

Kitchen.

1.85m x 4.34m 6' 1" x 14' 3"



FIRST FLOOR

Bedroom 1

3.61m x 3.17m 11' 10" x 10' 5"

Bedroom 2

3.11m x 2.24m 10' 2" x 7' 4"



[View development](#)

*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. 69896 TWWM / April 2023.



The Ambleford

3 BEDROOM HOME, TOTAL 813 sq. ft. (gross) / 799 sq. ft. (net)



GROUND FLOOR

Lounge

4.17m × 4.02m 13' 8" × 13' 3"

Kitchen/Dining

4.17m × 3.67m 13' 8" × 12' 1"



FIRST FLOOR

Bedroom 1

4.17m × 2.90m 13' 8" × 9' 6"

Bedroom 2

2.31m × 3.59m 7' 7" × 11' 9"

Bedroom 3

2.55m × 1.77m 8' 5" × 5' 10"



[View development](#)

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The Eynsford

3 BEDROOM HOME, TOTAL 987 sq. ft. (gross) / 972 sq. ft. (net)



GROUND FLOOR

Lounge

3.11m × 3.43m 10' 2" × 11' 3"

Kitchen/Dining

5.07m × 3.80m 16' 8" × 12' 6"



FIRST FLOOR

Bedroom 1

3.48m × 4.03m 11' 5" × 13' 3"

Bedroom 2

2.15m × 3.47m 7' 1" × 11' 5"

Bedroom 3

2.83m × 2.41m 9' 4" × 7' 11"



[View development](#)

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The Aynesdale

3 BEDROOM HOME, TOTAL 1,073 sq. ft. (gross) / 1,058 sq. ft. (net)



GROUND FLOOR

Lounge

5.52m x 3.19m 18' 1" x 10' 6"

Kitchen/Dining

5.52m x 3.21m 18' 1" x 10' 6"



FIRST FLOOR

Bedroom 1

2.76m x 3.39m 9' 1" x 11' 2"

Bedroom 2

3.23m x 3.27m 10' 7" x 10' 9"

Bedroom 3

2.66m x 2.80m 8' 9" x 9' 2"



[View development](#)

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The Plumdale

4 BEDROOM HOME, TOTAL 1,268 sq. ft. (gross) / 1,252 sq. ft. (net)



GROUND FLOOR

Lounge

6.53m x 3.25m 21' 5" x 10' 8"

Kitchen/Dining max.

6.53m x 3.29m 21' 5" x 10' 10"



FIRST FLOOR

Bedroom 1

3.40m x 3.63m 11' 2" x 11' 11"

Bedroom 2

3.00m x 3.31m 9' 10" x 10' 10"

Bedroom 3

3.44m x 2.17m 11' 4" x 7' 2"

Bedroom 4

3.04m x 2.15m 10' 0" x 7' 1"



[View development](#)

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The Chalham

4 BEDROOM HOME, TOTAL 1,286 sq. ft. (gross) / 1,267 sq. ft. (net)



GROUND FLOOR

Lounge

3.94m x 4.67m 12' 11" x 15' 4"

Kitchen/Dining max.

4.84m x 4.10m 15' 11" x 13' 5"



FIRST FLOOR

Bedroom 1

3.25m x 3.63m 10' 8" x 11' 11"

Bedroom 2

3.28m x 4.42m 10' 9" x 14' 6"

Bedroom 3

3.25m x 3.36m 10' 8" x 11' 1"

Bedroom 4

4.84m x 2.84m 15' 11" x 9' 4"



[View development](#)

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The Hubham

4 BEDROOM HOME, TOTAL 1,389 sq. ft. (gross) / 1,370 sq. ft. (net)



GROUND FLOOR

Lounge

3.69m x 4.17m 11' 10" x 13' 8"

Kitchen/Dining

5.81m x 3.88m 19' 1" x 12' 9"



FIRST FLOOR

Bedroom 1

3.61m x 3.09m 11' 10" x 10' 2"

Bedroom 2

3.82m x 3.29m 12' 7" x 10' 10"

Bedroom 3

3.08m x 3.71m 10' 1" x 12' 2"

Bedroom 4

3.51m x 2.83m 11' 6" x 9' 3"



[View development](#)

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The Kitham

4 BEDROOM HOME, TOTAL 1,535 sq. ft. (gross) / 1,514 sq. ft. (net)



GROUND FLOOR

Lounge

3.83m x 4.50m 12' 7" x 14' 9"

Kitchen/Dining max.

5.91m x 5.42m 19' 5" x 17' 9"



FIRST FLOOR

Bedroom 1

3.83m x 3.50m 12' 7" x 11' 6"

Bedroom 2

3.62m x 4.25m 11' 11" x 13' 11"

Bedroom 3

3.23m x 3.52m 10' 7" x 11' 7"

Bedroom 4

3.19m x 3.52m 10' 6" x 11' 7"



[View development](#)

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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.



First time buyer?

→ Here's how we can help

Existing home owner?

→ 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 **01283 807 976**.



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



Book an appointment



How to buy a home



GRESLEY MEADOW Rockcliffe Close, Church Gresley, Swadlincote, Derbyshire, DE11 9FD

CONTACT US ON 01283 807 976

Taylor Wimpey

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