



# Alder Park

HIGH USWORTH, WASHINGTON

An exclusive selection of 3 and 4 bedroom homes  
nestled in High Usworth.

**Taylor**  
**Wimpey**

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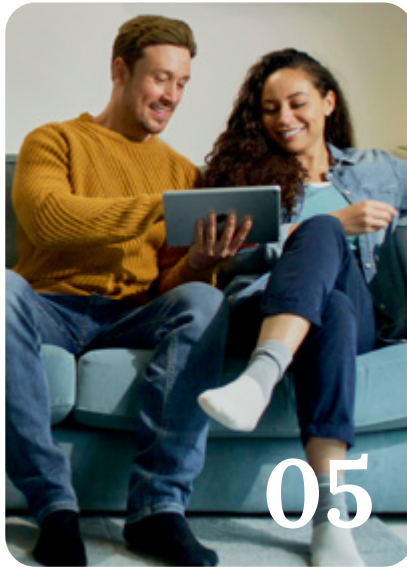
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# Welcome to Alder Park

Situated in High Usworth, each home at Alder Park is designed with attention to detail, blending modern living with the charm of the surrounding area. The development is bordered by mature woodlands, ensuring a private and secluded environment.



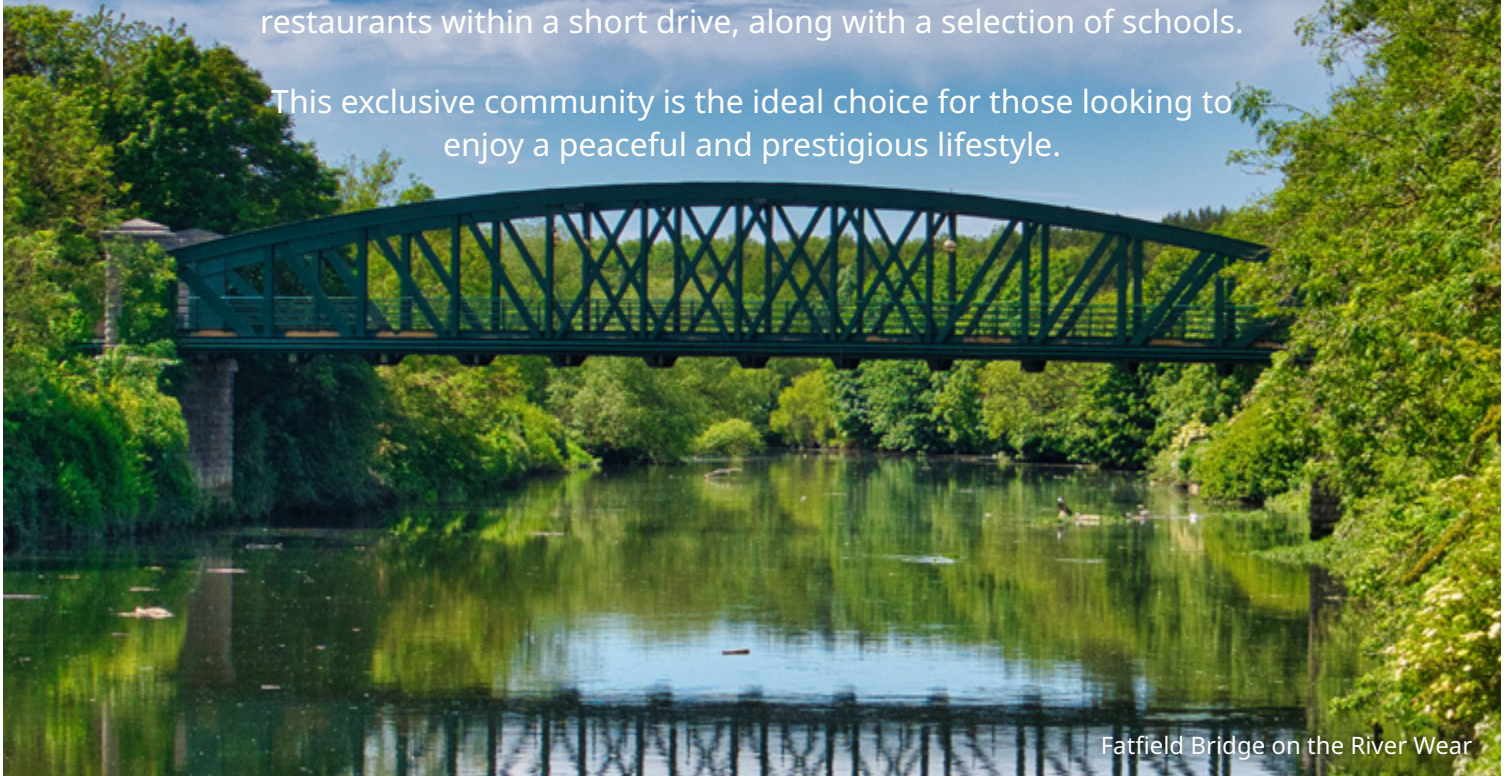


# The perfect location

Tucked away within an exclusive community, Alder Park features open spaces within the community, creating a serene environment for relaxation and play.

Located off Stone Cellar Road, Alder Park offers easy connectivity to local amenities and surrounding areas, with the George Washington Hotel and Golf Course nearby. You'll also find a variety of local shops, bars, and restaurants within a short drive, along with a selection of schools.

This exclusive community is the ideal choice for those looking to enjoy a peaceful and prestigious lifestyle.



Fatfield Bridge on the River Wear



A host of bars and restaurants nearby



On the edge of the George Washington Golf Course





# 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 Electrolux 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

## Kitchen & Utility

A contemporary fitted symphony kitchen including stainless steel splashback above hob	✓
Utility room designed to mirror kitchen (house type dependent)	✓
Choice of worktops with matching upstands	✓
1.5 bowl stainless steel inset sink with tap (house type dependent)	✓
Stainless steel integrated 4 burner gas hob	✓
Integrated cooker hood	✓
Stainless steel integrated electric eye level built in Electrolux oven	✓
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	✓

## Bathrooms, en suites and cloakrooms

Extractor fan	✓
Splashback tiling to basin in wet rooms and cloakroom	✓
Porcelanosa full height tiling within shower enclosure to en suite	✓
Free standing sanitary ware - white	✓
Chrome basin tap single mixer and pair of chrome bath taps	✓
White shower tray to en suite	✓
Chrome with clear glass shower door to en suite	✓
Thermostatic chrome shower	✓

## Central heating/hot water system

Waste water heat recovery for showers	✓
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

## Electrical features

Standard sockets and switches as indicated on working drawings - white	✓
Electric Car Charging 7kW wall/post mounted point†	✓
TV socket to lounge and bedroom one (as indicated on drawings)	✓
One double socket in kitchen to incorporate USB charging points	✓
Light to garages within curtilage area (site layout dictates)	✓
Batten light point to garage where in plot curtilage (where applicable)	✓

✓ = Standard features. † = Electric Car Charging point will be wall or post mounted depending on plot.

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# Specification of our houses

Finishing touches	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓
External Features	
External front light and wiring for rear	✓
PV Solar panels	✓
Triple glazed windows	✓
PVCu French doors to rear	✓
Security and Safety	
Mains operated smoke detectors supplied	✓
Carbon monoxide detectors supplied	✓
Gardens, Paths and Drives	
Hard standing area to rear garden for wheelie bin storage	✓
Outside tap to rear elevation	✓
Grey concrete paving slabs to pathways and patios	✓
Front garden turfed or shrubbed	✓
1.8m closeboard fencing to rear garden	✓
Permeable Block Paved driveway	✓
Other Features	
NHBC 10 year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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Please contact the Sales Executive for further information.





# Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

## What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

## The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers\*, solar panels\* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

## The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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\*Selected plots only

# Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:



## Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



## Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



## Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



Scan the QR code for an interactive experience



Scan the QR code for an interactive experience

## Waste water heat recovery

*Uses heat from waste water to save energy.*

Waste water heat recovery takes heat from the water that goes down the drain when you shower and uses that heat to pre-warm cold water from the mains via a heat exchanger (pipe) system.

The system can increase the temperature of mains cold water by up to 15 degrees, meaning less energy is needed to heat the water you use, which in turn lowers emissions and energy bills.

A waste water heat recovery system has no moving parts and there is no additional maintenance than you'd expect for a normal drainage system.

## Thermal lintel

*A load bearing beam placed across doors and windows designed to reduce heat loss.*

Lintels are beams, typically made of steel, which are placed above windows and doors to support load from above. Thermal lintels are up to five times more thermally efficient than a steel lintel. They have an integrated polymer isolator, which helps to prevent heat escaping from the inside of your home to the outside. This helps to increase the energy efficiency of your home.

We use triple glazed windows to deliver maximum heat retention. They are more energy efficient than double glazed, as they use three panes of glass to reflect more heat back into your home to prevent it from escaping outside.



## See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor

## Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.



### 1. Light

The Sun Gives off light, even on cloudy days

### 2. The Panels

Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

### 3. The Inverter

The current flows into an inverter which converts it into AC electricity ready to use

### 4. The Electricity

The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system

### 5. Powering the Home

Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

### 6. The National Grid

Any electricity you don't use is exported to the grid for others to use.

# Our homes

→ 3 bedroom homes







# The Tetford

3 BEDROOM HOME, TOTAL NET 1,021 SQ F T



## GROUND FLOOR

### Lounge

3.30m x 3.85m      10' 10" x 12' 8"

### Kitchen/Dining

3.30m x 4.93m      10' 10" x 16' 2"



## FIRST FLOOR

### Bedroom 1

2.79m x 3.18m      9' 2" x 10' 5"

### Bedroom 2

3.12m x 3.30m      10' 3" x 10' 10"

### Bedroom 3

2.52m x 2.96m      8' 3" x 9' 9"

\*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 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. The sq ft / sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 82808 TWNE November 2024.





# The Byrneham

3 BEDROOM HOME, TOTAL NET 1,154 SQ F T



## GROUND FLOOR

### Lounge

4.17m × 4.37m      13' 8" × 14' 4"

### Kitchen/Dining

4.17m × 4.39m      13' 8" × 14' 5"



## FIRST FLOOR

### Bedroom 1

3.28m × 5.32m      10' 9" × 17' 6"

### Bedroom 2

4.17m × 2.89m      13' 8" × 19' 6"

### Bedroom 3

2.23m × 3.59m      7' 4" × 11' 10"

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# The Harrton

3 BEDROOM HOME, TOTAL NET 1,140 SQ F T



## GROUND FLOOR

### Lounge

4.39m × 4.09m

14' 5" × 13' 5"

### Kitchen/Dining

3.37m × 3.17m

11' 1" × 10' 5"



## FIRST FLOOR

### Bedroom 1

3.34m × 3.41m

11' 0" × 11' 2"

### Bedroom 3

2.40m × 3.31m

7' 10" × 10' 11"



## SECOND FLOOR

### Bedroom 2

4.39m × 3.16m

14' 5" × 10' 5"

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# The Hubham

4 BEDROOM HOME, TOTAL NET 1,370 SQ F T



## GROUND FLOOR

### Lounge

3.60m × 4.13m 11' 10" × 13' 7"

### Kitchen/Dining

5.81m × 3.88m 19' 1" × 12' 9"



## FIRST FLOOR

### Bedroom 1

3.61m × 3.09m 11' 10" × 10' 2"

### Bedroom 2

3.75m × 3.29m 12' 4" × 10' 10"

### Bedroom 3

3.08m × 3.71m 10' 1" × 12' 2"

### Bedroom 4

3.51m × 2.83m 11' 6" × 9' 3"

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# The Rightford

4 BEDROOM HOME, TOTAL NET 1,374 SQ F T



## GROUND FLOOR

### Lounge

3.19m x 4.19m 10' 6" x 13' 9"

### Kitchen/Dining

8.33m x 3.31m 27' 4" x 10' 10"



## FIRST FLOOR

### Bedroom 1

3.06m x 3.21m 10' 1" x 10' 7"

### Bedroom 2

3.19m x 3.40m 10' 6" x 11' 2"

### Bedroom 3

3.19m x 3.51m 10' 6" x 11' 6"

### Bedroom 4

3.02m x 2.22m 9' 11" x 7' 3"

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# The Kitham

4 BEDROOM HOME, TOTAL NET 1,537 SQ F T



## GROUND FLOOR

### Lounge

3.83m × 4.48m      12' 7" × 14' 9"

### Kitchen/Dining

5.91m × 5.42m      19' 5" × 17' 9"



## FIRST FLOOR

### Bedroom 1

3.83m × 5.64m      12' 7" × 18' 6"

### Bedroom 2

3.62m × 4.25m      11' 11" × 13' 11"

### Bedroom 3

3.23m × 4.27m      10' 7" × 14' 0"

### Bedroom 4

3.19m × 4.27m      10' 6" × 14' 0"

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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.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

# 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 6225 650.**



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



**ALDER PARK** Land adjacent to George Washington Hotel, High Usworth,  
Washington, Tyne and Wear NE37 1PH

**CONTACT US ON 0191 622 5668**

## Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details.