



# The Alders

WYMONDHAM, NORFOLK

A beautiful collection of 2, 3, 4 & 5 bedroom homes situated at the edge of the bustling market town of Wymondham, Norfolk.

**Taylor**  
**Wimpey**

# Contents

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→ **Welcome to  
The Alders**



→ **Personalise  
your home**



→ **Included  
as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your  
next step**



# Welcome to The Alders

An exciting neighbourhood of high-quality 2, 3, 4 & 5 bedroom homes located on the borders of Wymondham, set within the Norfolk countryside.

The development is surrounded by plenty of green open space. The homes have modern designs and interior layouts to suit a variety of needs.



[→ View the site plan](#)

# Love town life

The development features a beautifully balanced landscape of homes nestled amongst green spaces and has been thoughtfully designed to connect to the unspoilt countryside, which you can explore via a network of footpaths.

Wymondham Abbey



Wymondham station



Wymondham town



[Find out more](#)



# 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 give 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<sup>†</sup> and shower rooms<sup>†</sup>

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.

# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# The Canford

2 BEDROOM HOME, TOTAL 676 sq ft / 62.80m<sup>2</sup>



## GROUND FLOOR

**Living/Dining Area max.**

4.73m x 3.98m      15'6" x 13'1"

**Kitchen**

3.02m x 1.85m      9'11" x 6'1"



## FIRST FLOOR

**Bedroom 1**

3.08m x 2.94m      10'1" x 9'8"

**Bedroom 2 max.**

3.98m x 2.56m      13'1" x 8'5"

[→ Discover more about this home](#)

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# The Easedale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.19m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.10m × 2.95m      16'9" × 9'8"

### Living Room

5.10m × 3.02m      16'9" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.81m × 3.08m      12'6" × 10'1"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"

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# The Yewdale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.19m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.10m × 2.95m      16'9" × 9'8"

### Living Room

5.10m × 3.02m      16'9" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.81m × 3.08m      12'6" × 10'11"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"

[→ Discover more about this home](#)

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# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft / 99.40m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.25m x 3.43m max.

14'0" x 11'3" max.

### Living Room

4.19m x 2.44m min.

13'9" x 8'0" min.



## FIRST FLOOR

### Bedroom 2

4.25m x 2.82m min.

14'0" x 9'3" min.

### Bedroom 3

3.59m x 2.11m

11'10" x 6'11"



## SECOND FLOOR

### Bedroom 1

6.64m max. x 2.75m min.

21'10" max. x 9'0" min.

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# The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft / 79.15m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.72m x 2.87m      15'6" x 9'5"

### Living Room

4.26m x 3.69m max.    14'0" x 12'1" max.



## FIRST FLOOR

### Bedroom 1 min.

2.96m x 2.83m      9'9" x 9'4"

### Bedroom 2

3.30m x 2.63m      10'10" x 8'8"

### Bedroom 3

3.55m x 2.00m      11'8" x 6'7"



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# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127.09m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.11m × 3.26m max. 26'7" × 10'9" max.

### Living Room

4.74m × 3.88m 15'7" × 12'9"

### Study

2.61m × 2.10m 8'7" × 6'11"



## FIRST FLOOR

### Bedroom 1

3.88m max. × 3.71m 12'9" max. × 12'2"

### Bedroom 2

4.02m × 3.09m max. 13'2" × 10'2" max.

### Bedroom 3

3.66m × 3.03m max. 12'0" × 10'0" max.

### Bedroom 4 max.

3.97m × 2.75m 13'0" × 9'0"

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.89m<sup>2</sup>



## 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"



## SECOND FLOOR

### Bedroom 1 max.

3.74m x 3.52m 12'4" x 11'7"

### Bedroom 2

3.64m x 2.95m 11'11" x 9'8"

### Bedroom 3

3.05m x 2.51m 10'0" x 8'3"

### Bedroom 4

3.54m x 2.25m 11'7" x 7'5"

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# The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq ft / 141.67m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

6.82m × 3.50m      22'5" × 11'6"

### Dining Room

3.05m × 2.89m      10'0" × 9'6"

### Living Room

4.62m × 4.47m      15'2" × 14'8"



## FIRST FLOOR

### Bedroom 1

3.77m min. × 3.50m max.      12'5" min. × 11'6" max.

### Bedroom 2

4.62m × 2.95m      15'2" × 9'8"

### Bedroom 3

3.05m × 2.89m      10'0" × 9'6"

### Bedroom 4 max.

3.54m × 2.78m      11'8" × 9'2"

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# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft / 143.62m<sup>2</sup>



## 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"

### Family Room/Study

3.04m x 2.66m      10'0" x 8'9"



## FIRST FLOOR

### Bedroom 1

4.91m x 3.64m max.      16'2" x 12'0" max.

### Bedroom 2

4.00m x 3.32m      13'2" x 10'11"

### Bedroom 3 max.

4.72m x 3.23m      15'6" x 10'7"

### Bedroom 4

3.81m x 2.55m      12'6" x 8'4"

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# The Rossdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.89m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.09m × 3.58m max. 20'0" × 11'9" max.

### Living Room

6.09m × 3.46m 20'0" × 11'4"



## FIRST FLOOR

### Bedroom 1 max.

3.74m × 3.52m 12'4" × 11'7"

### Bedroom 2

3.64m × 2.95m 11'11" × 9'8"

### Bedroom 3

3.05m × 2.51m 10'0" × 8'3"

### Bedroom 4

3.54m × 2.25m max. 11'7" × 7'5" max.



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# The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft / 107.11m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.71m × 3.38m      18'9" × 11'1"

### Living Room

4.38m × 3.62m      14'5" × 11'11"



## FIRST FLOOR

### Bedroom 1

3.61m × 3.27m      11'10" × 10'9"

### Bedroom 2

3.53m × 2.81m      11'7" × 9'3"

### Bedroom 3

2.81m × 2.52m min.      9'3" × 8'3" min.

### Bedroom 4

2.35m × 2.23m      7'9" × 7'4"

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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft / 167.50m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.34m x 3.46m max. 27'4" x 11'4" max.

### Family Room/Study

2.73m x 2.31m 9'0" x 7'7"

### Living Room

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

## 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 x 2.84m 12'0" x 9'4"

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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 homeowner?

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 Here's how we can help



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 **01953 660 529**.



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



**Book an appointment**



**How to buy a home**



**THE ALDERS** Silfield Road, Wymondham, Norfolk, NR18 9AZ

**CONTACT US ON 01953 660 529**

# Taylor Wimpey