



# Burdon Fields

RYHOPE, SUNDERLAND

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

**Taylor**  
**Wimpey**

# Contents

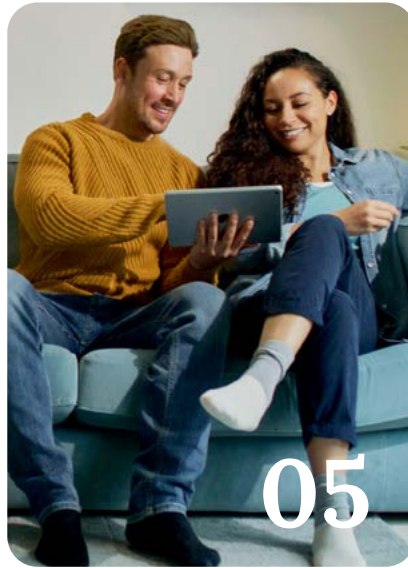
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**Welcome to  
Burdon Fields**



**Personalise  
your home**



**Included  
as standard**



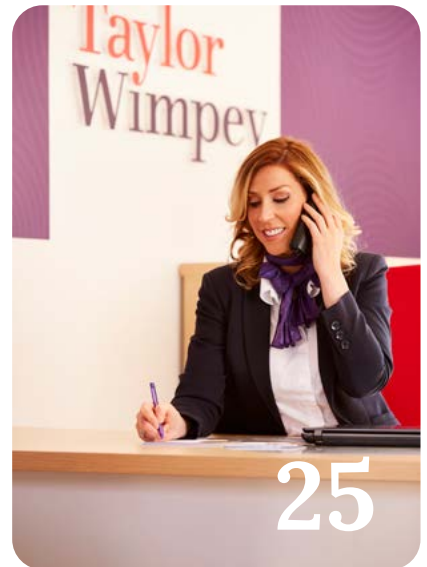
**Our homes**



**Ways to buy**



**Take your  
next step**



# 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.



[→ View the site plan](#)

# 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



**Discover more about Burdon Fields**



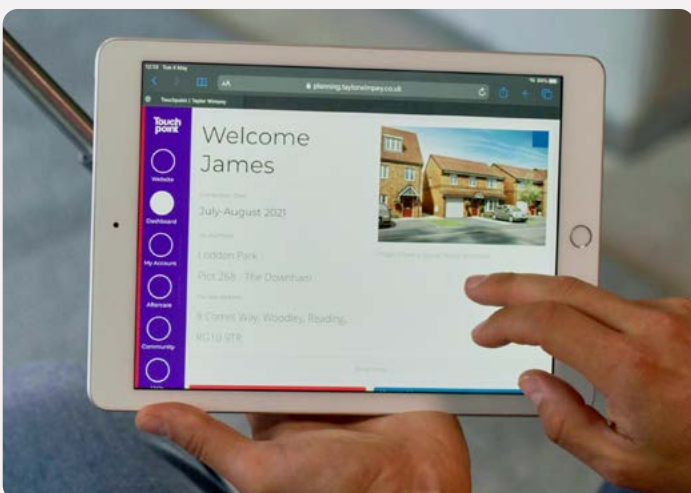
# Personalise your home

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 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.

# Our homes

[→ 4 bedroom homes](#)



[→ 3 bedroom homes](#)



[→ 2 bedroom homes](#)



[→ View the site plan](#)



# The Kingham

4 BEDROOM HOME, TOTAL 1,415 sq ft / 132.2m<sup>2</sup>



\*

## 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"

[→ View development](#)

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# The Dunham

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.7m<sup>2</sup>



## 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 / 117m<sup>2</sup>



## 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"

[→ Discover more about this home](#)

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# The Lanford

4 BEDROOM HOME, TOTAL 1,251 sq ft / 116.2m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.24m × 4.57m      10' 8" × 15' 0"

### Kitchen/Dining

2.85m × 6.87m      9' 4" × 22' 7"

### Study

2.17m × 2.21m      7' 2" × 7' 3"



## FIRST FLOOR

### Bedroom 1

3.33m × 3.47m      10' 10" × 11' 5"

### Bedroom 2

2.69m × 2.82m      8' 10" × 9' 3"

### Bedroom 3

2.84m × 2.59m      9' 4" × 8' 6"

### Bedroom 4 max.

3.31m × 2.62m      10' 11" × 8' 7"



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# The Bittesford

4 BEDROOM HOME, TOTAL 1,253 sq ft / 116.4m<sup>2</sup>



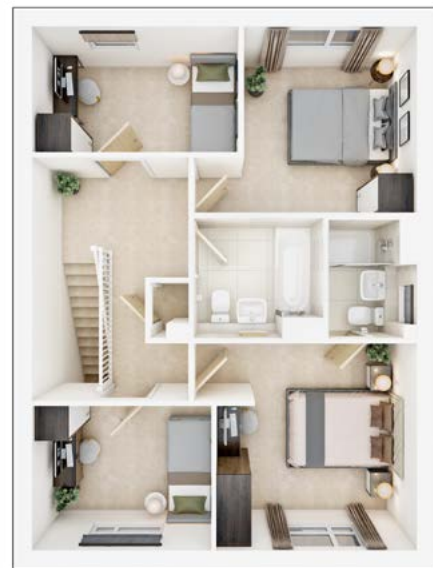
## GROUND FLOOR

### Living room

4.40m × 3.48m      14' 5" × 11' 5"

### Kitchen/Dining

4.40m × 5.30m      14' 5" × 17' 5"



## FIRST FLOOR

### Bedroom 1

3.40m × 3.51m      11' 2" × 11' 6"

### Bedroom 2

2.93m × 3.16m      9' 8" × 10' 4"

### Bedroom 3

3.04m × 2.45m      10' 0" × 8' 0"

### Bedroom 4

3.51m × 2.13m      11' 6" × 7' 0"

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# The Chalham

4 BEDROOM HOME, TOTAL 1,310 sq ft / 121.7m<sup>2</sup>



## GROUND FLOOR

### Living room

4.85m × 4.67m      15' 11" × 15' 4"

### Kitchen/Dining

4.85m × 4.67m      15' 11" × 13' 5"



## FIRST FLOOR

### Bedroom 1

3.26m × 3.64m      10' 8" × 11' 11"

### Bedroom 2

3.28m × 4.43m      10' 9" × 14' 6"

### Bedroom 3

3.25m × 3.37m      10' 8" × 11' 1"

### Bedroom 4

4.85m × 2.85m      15' 11" × 9' 4"

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# The Eynsford

4 BEDROOM HOME, TOTAL 987 sq ft / 91.7m<sup>2</sup>



## GROUND FLOOR

### Living room

4.17m × 3.43m      13' 8" × 11' 3"

### Kitchen/Dining

5.07m × 3.80m      16' 8" × 12' 6"



## FIRST FLOOR

### Bedroom 1

4.03m × 3.01m      13' 3" × 9' 11"

### Bedroom 2

2.15m × 4.37m      7' 1" × 11' 5"

### Bedroom 3

2.83m × 2.93m      9' 4" × 9' 7"

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# The Amersham

3 BEDROOM HOME, TOTAL 990 sq ft / 92m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**

3.49m × 4.03m      11' 6" × 13' 3"

**Kitchen**

4.36m × 2.87m      14' 4" × 9' 5"

\* 6m × 3m internal garage



## 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"

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# The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.5m<sup>2</sup>



## 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 × 3.78m      10' 1" × 12' 5"

### 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 Flatford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.4m<sup>2</sup>



## 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 / 80.4m<sup>2</sup>



## 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 Keeford

3 BEDROOM HOME, TOTAL 1,037 sq ft / 96.3m<sup>2</sup>



## GROUND FLOOR

<b>Living room</b>	3.30m × 3.81m	10' 10" × 12' 6"
<b>Kitchen/Dining</b>	5.41m × 2.75m	17' 9" × 9' 0"



## FIRST FLOOR

<b>Bedroom 1</b>	2.80m × 4.81m	9' 2" × 15' 10"
<b>Bedroom 2</b>	3.12m × 3.99m	10' 3" × 13' 1"
<b>Bedroom 3</b>	2.52m × 2.96m	8' 3" × 9' 9"

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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,073 sq ft / 99.7m<sup>2</sup>



## GROUND FLOOR

### Living room

5.52m x 3.20m      18' 1" x 10' 6"

### Kitchen/Dining

5.52m x 3.21m      18' 1" x 10' 6"



## FIRST FLOOR

### Bedroom 1

2.77m x 3.36m      9' 1" x 11' 0"

### Bedroom 2

3.23m x 3.27m      10' 7" x 10' 9"

### Bedroom 3

2.67m x 2.80m      8' 9" x 9' 2"

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# The Byrneham

3 BEDROOM HOME, TOTAL 1,172 sq ft / 108.9m<sup>2</sup>



## GROUND FLOOR

### Living room

4.17m x 4.38m      13' 8" x 14' 4"

### Kitchen/Dining

4.17m x 4.40m      13' 8" x 14' 5"

### Study

1.85m x 2.60m      6' 1" x 8' 6"



## FIRST FLOOR

### Bedroom 1

3.29m x 5.32m      10' 9" x 17' 6"

### Bedroom 2

4.17m x 2.89m      13' 8" x 9' 6"

### Bedroom 3

2.23m x 3.59m      7' 4" x 11' 10"

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# The Canford

2 BEDROOM HOME, TOTAL 689 sq ft / 64m<sup>2</sup>



## 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"

\* Plot specific window



## 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"

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# The Beaford

2 BEDROOM HOME, TOTAL 792 sq ft / 73.6m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.06m × 3.80m      13' 4" × 12' 6"

### Kitchen/Dining

2.19m × 2.92m      7' 2" × 9' 7"



## FIRST FLOOR

### Bedroom 1

4.06m × 3.79m      13' 4" × 12' 5"

### Bedroom 2

4.06m × 2.69m      13' 4" × 8' 10"

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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 **0191 338 5355**.



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



[Request a callback](#)



[How to buy a home](#)



**BURDON FIELDS**, Burdon Road, Ryhope, Sunderland, SR2 0SX

**CONTACT US ON 0191 338 5355**

# Taylor Wimpey

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