

# Heathwood at Brunton Rise

GOSFORTH, NEWCASTLE UPON TYNE

A beautiful collection of two, three and four bedroom homes nestled in a family friendly community, with easy access to Newcastle City Centre.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Heathwood at Brunton Rise

Located within the picturesque confines of Newcastle Great Park, Heathwood at Brunton Rise is a place where city life meets the tranquillity of nature, creating an extraordinary living experience. Travelling to nearby towns and cities is simple with the A1 and A19 nearby, frequent bus services provide frequent access to the city centre. The Tyne & Wear Metro is another handy option for travelling and the airport is only a short drive away.



[→ View the site plan](#)



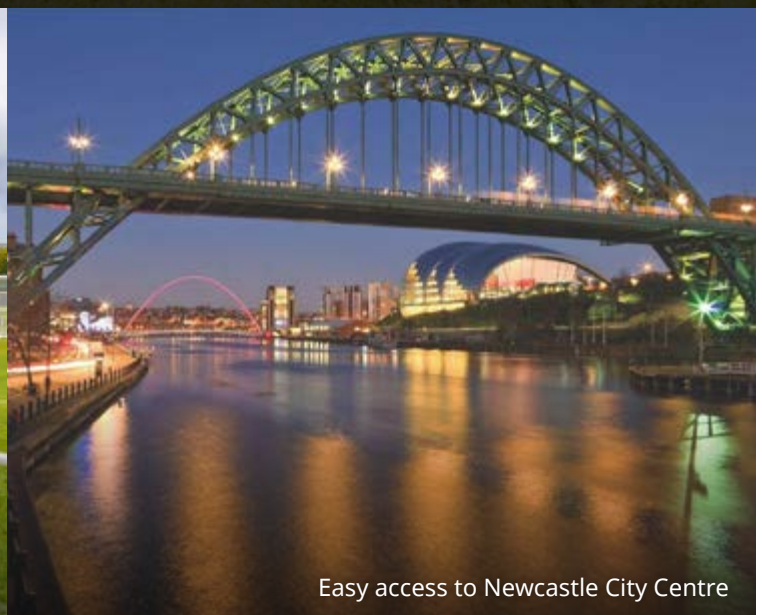
# Life in Newcastle Great Park

Newcastle Great Park is home to over 1,200 acres of green, open space, including natural play areas, woodland, and meadows. This makes it the perfect place to escape the hustle and bustle of city life and enjoy the peace and quiet of nature. Join a vibrant and welcoming community with a variety of amenities in the town centre including a large supermarket, for everything else you're only minutes away from Kingston Park. If you're looking for a place to live that is both peaceful and exciting, Newcastle Great Park is the perfect place for you.

The local Havannah Nature Reserve



The Community Centre is at the heart of Newcastle Great Park



Easy access to Newcastle City Centre





# 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<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

Kitchens	
A contemporary fitted symphony kitchen including stainless steel splashback above hob	✓
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	✓
Utility room designed to mirror kitchen (house type dependent)	✓
Choice of worktops with matching upstand*	✓
Chrome 1.5 bowl sink and chrome tap	✓
Stainless steel integrated Electrolux oven	✓
Integrated cooker hood	✓
Stainless steel splashback above hob	✓
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	
Double electrical socket (where in plot curtilage)	✓
Batten light point to garage where in plot curtilage (where applicable)	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓
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)	✓
Light to garages within curtilage area (site layout dictates)	✓

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

All of the specification listed is included in our houses as standard. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.

# Specification of our houses

Finishing Touches	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
White vertical panelled doors with chrome ironmongery and white hinges	✓
Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery	✓
External Features	
PVCu triple glazed windows	✓
External front light and wiring for rear	✓
Outside tap to rear garden	✓
Wiring for Outside Rear Light	✓
Outside tap to rear garden	✓
External front light	✓
PV Solar panels	✓
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	✓
NHBC 10-year Warranty	
NHBC 10 year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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# Our homes



 [View the site plan](#)



# The Avonsford

2 BEDROOM HOME, TOTAL 736 sq ft



## GROUND FLOOR

### Lounge

3.69m x 4.38m      12' 1" x 14' 5"

### Kitchen/Dining max.

1.96m x 4.30m      6' 5" x 14' 1"



## FIRST FLOOR

### Bedroom 1

3.69m x 3.14m      12' 1" x 10' 4"

### Bedroom 2

3.69m x 2.21m      12' 1" x 7' 3"

[→ Discover more about this home](#)

[→ View our 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. <Job Number> / <Date>



# The Brambleford

3 BEDROOM HOME, TOTAL 931 sq ft



## GROUND FLOOR

### Lounge

2.79m x 3.85m      9' 2" x 12' 8"

### Kitchen/Dining max.

4.70m x 3.24m      15' 5" x 10' 8"



## FIRST FLOOR

### Bedroom 1

3.11m x 3.06m      10' 3" x 10' 1"

### Bedroom 2

2.48m x 3.38m      8' 2" x 11' 1"

### Bedroom 3

2.12m x 2.31m      7' 0" x 7' 7"

[→ Discover more about this home](#)

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# The Tetford

3 BEDROOM HOME, TOTAL 1,034 sq ft



## GROUND FLOOR

### Lounge

3.23m × 3.81m      10' 7" × 12' 6"

### Kitchen/Dining max.

3.23m × 4.89m      10' 7" × 16' 1"



## FIRST FLOOR

### Bedroom 1

2.75m × 3.18m      9' 0" × 10' 5"

### Bedroom 2

3.06m × 3.41m      10' 1" × 11' 2"

### Bedroom 3

2.53m × 2.96m      8' 4" × 9' 9"

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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,093 sq ft



## GROUND FLOOR

### Lounge

5.60m x 3.18m      18' 4" x 10' 5"

### Kitchen/Dining max.

5.56m x 3.18m      18' 3" x 10' 6"



## FIRST FLOOR

### Bedroom 1

2.75m x 4.48m      9' 0" x 14' 8"

### Bedroom 2

3.27m x 3.23m      10' 9" x 10' 7"

### Bedroom 3

2.76m x 2.76m      9' 1" x 9' 1"

[→ Discover more about this home](#)

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# The Harrton

3 BEDROOM HOME, TOTAL 1,169 sq ft



## GROUND FLOOR

### Lounge

4.37m × 3.39m      14' 4" × 11' 2"

### Kitchen/Dining max.

3.39m × 3.21m      10' 11" × 10' 7"



## SECOND FLOOR

### Bedroom 2

3.33m × 3.41m      10' 11" × 11' 2"

### Bedroom 3

2.37m × 3.31m      7' 9" × 10' 11"



## FIRST FLOOR

### Bedroom 1

4.41m × 3.13m      14' 6" × 10' 3"

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# The Byrneham

3 BEDROOM HOME, TOTAL 1,173 sq ft



## GROUND FLOOR

### Lounge

4.15m x 4.30m      13' 8" x 14' 1"

### Kitchen/Dining max.

4.15m x 4.39m      13' 8" x 14' 5"

### Study

1.86m x 2.54m      6' 1" x 8' 4"



## FIRST FLOOR

### Bedroom 1

3.24m x 5.25m      10' 8" x 17' 3"

### Bedroom 2

4.12m x 2.86m      13' 7" x 9' 5"

### Bedroom 3

2.20m x 3.60m      7' 3" x 11' 10"

[→ Discover more about this home](#)

[→ View our development](#)

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# The Chalham

4 BEDROOM HOME, TOTAL 1,309 sq ft



## GROUND FLOOR

### Lounge

3.94m x 4.58m      12' 11" x 15' 1"

### Kitchen/Dining max.

4.83m x 4.10m      15' 10" x 13' 5"



## FIRST FLOOR

### Bedroom 1

3.17m x 3.62m      10' 5" x 11' 11"

### Bedroom 2

3.24m x 4.40m      10' 8" x 14' 5"

### Bedroom 3

3.24m x 3.34m      10' 8" x 11' 0"

### Bedroom 4

4.83m x 2.80m      15' 10" x 9' 3"

[→ Discover more about this home](#)

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# The Hubham

4 BEDROOM HOME, TOTAL 1,386 sq ft



## GROUND FLOOR

### Lounge

3.55m x 4.07m      11' 8" x 13' 4"

### Kitchen/Dining max.

5.71m x 3.90m      18' 9" x 12' 10"

\*



## FIRST FLOOR

### Bedroom 1

3.55m x 3.04m      11' 8" x 10' 0"

### Bedroom 2

3.76m x 3.26m      12' 4" x 10' 8"

### Bedroom 3

3.09m x 3.69m      10' 2" x 12' 1"

### Bedroom 4

3.52m x 2.94m      11' 7" x 9' 8"

[→ Discover more about this home](#)

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# The Kitham

4 BEDROOM HOME, TOTAL 1,555 sq ft



## GROUND FLOOR

### Lounge

3.77m × 4.41m      12' 5" × 14' 6"

### Kitchen/Dining max.

5.88m × 5.42m      19' 4" × 17' 9"



## FIRST FLOOR

### Bedroom 1

3.77m × 5.61m      12' 5" × 18' 5"

### Bedroom 2

3.59m × 4.26m      11' 10" × 14' 0"

### Bedroom 3

3.20m × 3.49m      10' 6" × 11' 6"

### Bedroom 4

3.24m × 3.49m      10' 8" × 11' 5"

[→ Discover more about this home](#)

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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 622 4507**.



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



[Book an appointment](#)



[How to buy a home](#)



**HEATHWOOD AT BRUNTON RISE** West of Sage and East of Dinnington,  
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**CONTACT US ON 0191 622 4507**

# Taylor Wimpey