

Taylor  
Wimpey

# THE LAURELS

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KIRBY CROSS | ESSEX



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## THE LAURELS. A GREAT PLACE TO CALL HOME

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A warm welcome to The Laurels.

An exciting new neighbourhood set in the village of Kirby Cross, offering a stunning collection of new 2, 3 & 4 bedroom homes.

A special place to live, work and enjoy life!



## MAKE YOURSELF AT HOME

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From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

Your new home will be decorated in neutral colours, giving you the space to stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



# EXPERIENCE VILLAGE LIFE NEAR THE COAST

Benefit from the best of both worlds with the seaside towns of Frinton-on-Sea and Walton-on-the-Naze just a short drive from The Laurels, offering lovely beaches to enjoy with the family, or take a relaxing stroll across the seafront and pier. These local towns also offer a range of amenities and rich maritime history.

The Laurels is ideal for those who love the outdoors, with Dedham North-East of the development boasting a beautiful countryside landscape, perfect to explore as a family on the weekend or even take a boat trip. Hamford Water National Nature Reserve is also located close to the development, offering lovely scenic walks and a harbour side café with fantastic views of the boats and marina.




 Hamford Water National Nature Reserve



 Frinton-on-Sea



 Dedham Vale, Area of Outstanding Natural Beauty


# A BEAUTIFUL LOCATION WITH EXCELLENT CONNECTIONS

The Laurels features beautiful homes in a wonderful green setting along with excellent rail and road links nearby, perfect for striking a real work-life balance. Commuting into Colchester is easy via the Sunshine Coast line. From Kirby Cross, train services run to Colchester in 25 minutes (via Thorpe-le-Soken) or 46 minutes direct. Road links are also superb, with the nearby A133 providing access to the A120 and A12 for Ipswich, Chelmsford and London.




Maps shown are not to scale. Times taken from nationalrail.co.uk, distances and directions are approximate only and are taken from google.co.uk/maps.




 The Triangle Shopping Centre



 Colchester Town



 Stansted Airport





## WHY BUY NEW?

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No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

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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.

HERE TO HELP YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



### EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.







Get to know  
**THE LAURELS**

**KIRBY CROSS | ESSEX**

An exciting new neighbourhood set in the village of Kirby Cross, offering a stunning collection of new 2, 3 & 4 bedroom homes.


**2 BEDROOM HOMES**

 **The Canford**  
2 bedroom home  
**Plots:** 9, 10, 14, 15, 37-40, 45, 46, 53, 55, 56, 71, 72, 93, 101, 109 & 111-116


 2 bedroom home  
**Plots:** 67-70\*


**3 BEDROOM HOMES**

 **The Byford**  
3 bedroom home  
**Plots:** 25, 26, 78-81, 98, 99 & 103-106


 **The Easedale**  
3 bedroom home  
**Plots:** 36, 41, 61, 64 & 82

 **The Gosford**  
3 bedroom home  
**Plots:** 7, 8, 11-13, 18, 19, 29, 30, 44, 48-51, 63, 75-77, 88-91, 95-97 & 108


 **The Yewdale**  
3 bedroom home  
**Plots:** 2-6, 58, 60 & 100

 3 bedroom home  
**Plots:** 65\*, 66\*, 73\* & 74\*

**4 BEDROOM HOMES**

 **The Manford**  
4 bedroom home  
**Plots:** 21, 23, 28, 32, 34, 35, 42, 43, 83, 84 & 86

 **The Rossdale**  
4 bedroom home  
**Plots:** 1, 17, 20, 47, 52, 57, 59, 62, 87 & 110

 **The Waysdale**  
4 bedroom home  
**Plots:** 16, 22, 24, 27, 31, 33, 54, 85, 92, 94, 102 & 107

\*ah = Affordable Homes  
CS = Cycle Store  
▶ = Garage Access  
SS = Sub Station  
V = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. TWL 46606/August 2022.



Taylor Wimpey

# THE CANFORD

2 BEDROOM HOME



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## THE CANFORD

The Canford is a 2 bedroom property which has been thoughtfully designed. A living/dining area with a convenient under stairs cupboard provides the ideal space for day-to-day living and opens out to the garden through double doors. There's also a contemporary fitted kitchen and a guest cloakroom located off the hallway. Upstairs you'll find bedroom 1 with en suite shower room, a further double bedroom and the main bathroom.

TOTAL 64 sq. m. / 689 sq. ft.

### GROUND FLOOR



#### Kitchen

3.02m x 1.85m

9'11" x 6'1"

#### Living/Dining Area

4.75m max x 3.98m max

15'7" max x 13'1" max

### FIRST FLOOR



#### Bedroom 1


3.98m x 3.09m

13'1" x 10'2"

#### Bedroom 2

3.98m max x 2.57m max

13'1" max x 8'5" max

 **Plots:** 9, 10, 14, 15, 37-40, 55, 56, 71 & 72

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 42507 / July 2021.

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# THE GOSFORD

3 BEDROOM HOME



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# THE GOSFORD

The 3 bedroom Gosford will appeal to first time buyers, couples and families looking for a little extra space. A kitchen/dining area opens through double doors to the garden, making it perfect for entertaining and al fresco dining. A living room, guest cloakroom and storage cupboard complete the ground floor layout. The first floor comprises of bedroom 1 with an en suite shower room, the family bathroom, and two further bedrooms.

TOTAL 81 sq. m. / 866 sq. ft.

## GROUND FLOOR




<b>Kitchen/Dining Area</b>	4.72m x 2.87m	15'6" x 9'5"
<b>Living Room</b>	4.28m x 3.70m max	14'1" x 12'2" max

## FIRST FLOOR



<b>Bedroom 1</b>	3.70m max x 2.84m	12'2" max x 9'4"
<b>Bedroom 2</b>	3.32m x 2.63m	10'11" x 8'8"
<b>Bedroom 3</b>	3.56m x 2.01m	11'8" x 6'7"

 **Plots:** 7, 8, 11-13, 18, 19, 29, 30, 44, 48-51, 63, 75-77, 88-91, 95-97 & 108

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# THE YEWDAL

3 BEDROOM HOME



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## THE YEWDAL

The 3 bedroom Yewdale is a family-sized property which seeks to offer comfortable contemporary living. The ground floor comprises the open-plan kitchen/dining area, a separate living room and the cloakroom. Upstairs, you will find bedroom 1, featuring an en suite shower room, along with two further bedrooms and the family bathroom.

TOTAL 87 sq. m. / 931 sq. ft.

### GROUND FLOOR



Kitchen/Dining Area	5.10m max x 2.95m	16'9" max x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

### FIRST FLOOR



Bedroom 1	3.85m x 3.09m	12'8" x 10'2"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.16m	9'8" x 7'1"

Plots: 2-6, 58, 60 & 100

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# THE EASEDALE

3 BEDROOM HOME

## THE EASEDALE

A 3 bedroom home that ideally suits a couple or a young family with the entrance hallway leading to a kitchen/dining area and a light and airy living room with double doors to the private garden. Upstairs, the landing leads to the bedroom 1 with its en suite shower room, a double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.

TOTAL 87 sq. m. / 931 sq. ft.

### GROUND FLOOR



<b>Kitchen/Dining Area</b>	5.10m max x 2.95m	16'9" max x 9'8"
<b>Living Room</b>	5.10m x 3.02m	16'9" x 9'11"

### FIRST FLOOR



<b>Bedroom 1</b>	3.84m x 3.09m	12'8" x 10'2"
<b>Bedroom 2</b>	2.95m x 2.87m	9'8" x 9'5"
<b>Bedroom 3</b>	2.95m x 2.15m	9'8" x 7'1"

 **Plots:** 36, 41, 61, 64 & 82

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# THE BYFORD

3 BEDROOM HOME



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## THE BYFORD

Perfect for first time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor, a kitchen/dining area opens through double doors to the private garden. The living room, guest cloakroom and a store cupboard are also found on the ground floor. The first floor comprises bedroom 1 with an en suite shower room, two further bedrooms and a main bathroom.

TOTAL 91 sq. m. / 976 sq. ft.

### GROUND FLOOR



<b>Kitchen/Dining Area</b>	5.27m x 2.87m	17'4" x 9'5"
<b>Living Room</b>	4.27m max x 4.22m	14'0" max x 13'10"

### FIRST FLOOR



<b>Bedroom 1</b>	5.27m x 3.00m	17'4" x 9'10"
<b>Bedroom 2</b>	3.47m x 3.01m	11'5" x 9'11"
<b>Bedroom 3</b>	2.18m x 2.14m	7'2" x 7'0"

 **Plots:** 25, 26, 78–81, 98, 99 & 103–106

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# THE ROSSDALE

4 BEDROOM HOME



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## THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Rossdale. A large open-plan kitchen/dining area features a handy utility area providing access to outside. A spacious living room has double doors to the garden, while there's also a guest cloakroom off the hallway. The bedroom 1 with en suite shower room, three further bedrooms and a main bathroom occupy the first floor.

**TOTAL** 116 sq. m. / 1,243 sq. ft.

### GROUND FLOOR



<b>Kitchen/Dining Area</b>	6.09m max x 3.58m max	20'0" max x 11'9" max
<b>Living Room</b>	6.09m x 3.46m	20'0" x 11'4"

### FIRST FLOOR



<b>Bedroom 1</b>	3.74m max x 3.53m	12'4" max x 11'7"
<b>Bedroom 2</b>	3.64m x 2.97m	11'11" x 9'9"
<b>Bedroom 3</b>	3.04m x 2.53m	10'0" x 8'4"
<b>Bedroom 4</b>	3.54m x 2.26m	11'7" x 7'5"

 **Plots:** 1, 17, 20, 42, 43, 45, 46, 53, 57, 59, 62, 87, 93, 101 & 110

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# THE MANFORD

4 BEDROOM HOME



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## THE MANFORD

A traditional 4 bedroom family home, the Manford offers plenty of space for day-to-day living. The central entrance hallway leads to a kitchen/dining area, which has double doors to the private rear garden. While the living room and a separate study are found at the front of the property. Upstairs you will find bedroom 1 with an en suite shower room and three further double bedrooms.

TOTAL 129 sq. m. / 1,385 sq. ft.

### GROUND FLOOR



<b>Kitchen/Dining Area</b>	8.11m max x 3.26m max	26'7" max x 10'9" max
<b>Living Room</b>	4.74m x 3.88m	15'7" x 12'9"
<b>Study</b>	2.59m x 2.10m	8'6" x 6'11"

### FIRST FLOOR



<b>Bedroom 1</b>	3.89m x 3.74m	12'9" x 12'3"
<b>Bedroom 2</b>	4.03m x 3.10m	13'3" x 10'2"
<b>Bedroom 3</b>	3.66m x 3.05m	12'0" x 10'0"
<b>Bedroom 4</b>	3.97m x 2.76m	13'0" x 9'1"

 **Plots:** 21, 23, 28, 32, 34, 35, 83, 84, 86 & 109

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# THE WAYSDALE

4 BEDROOM HOME



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# THE WAYSDALE

The 4 bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. Bedroom 1 with en suite is found on the first floor, along with three further bedrooms and a family bathroom.

TOTAL 144 sq. m. / 1,549 sq. ft.

## GROUND FLOOR



<b>Kitchen/Breakfast/Family Area</b>	6.82m max x 3.50m	22'5" max x 11'6"
<b>Living Room</b>	4.62m x 4.47m	15'2" x 14'8"
<b>Dining Room</b>	3.06m x 2.91m	10'1" x 9'7"

## FIRST FLOOR



<b>Bedroom 1</b>	6.09m max x 3.50m	20'0" max x 11'6"
<b>Bedroom 2</b>	4.62m x 2.93m	15'2" x 9'7"
<b>Bedroom 3</b>	3.48m max x 3.06m	11'5" max x 10'1"
<b>Bedroom 4</b>	3.54m max x 2.79m	11'8" max x 9'2"

**Plots:** 16, 22, 24, 27, 31, 33, 47, 52, 54, 85, 92, 94, 102 & 107

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## STANDARD SPECIFICATIONS

### THE LAURELS

Thorpe Road, Kirby Cross,  
Frinton-on-Sea, Essex, CO13 0NH

### TELEPHONE

01255 444 263

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

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.

General	2	3	4
Double glazed PVCu windows with lockable fasteners and easy clean hinges	✓	✓	✓
Composite front doors with multi-point lock	✓	✓	✓
PVCu fascia and soffit	✓	✓	✓
White emulsion to walls	✓	✓	✓
Doorbell	✓	✓	✓
Front outdoor light	✓	✓	✓
Energy-efficient pendant ceiling lights to kitchen and habitable rooms	✓	✓	✓
White sockets and switches throughout	✓	✓	✓
Chrome door furniture	✓	✓	✓
White internal doors	✓	✓	✓
Amtico Spacia to kitchens, bathroom, en suite and WC	✓	✓	✓
Amtico Spacia to living rooms (where there is an open-plan Kitchen/Living/Dining or Kitchen/Living area only)	✓	✓	✓
Carpet to all areas excluding wet rooms	✓	✓	✓
Gas central heating	✓	✓	✓
Mains operated smoke detector with battery back-up	✓	✓	✓
External features			
Turf to rear garden	✓	✓	✓
Light and power to garage within the boundary of the property	✓	✓	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓	✓	✓
Other features			
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓	✓	✓
A range of optional upgrades are available subject to build stage	✓	✓	✓

Kitchen	2	3	4
'Symphony' kitchen units and laminate worktops with a choice from the standard range	✓	✓	
'Symphony' kitchen with a selection of doors, 40mm laminated worktops & upstands choices from our 'Option 2' range			✓
Soft closed doors/drawers	✓	✓	✓
1.5 bowl stainless steel sink with monobloc tap	✓	✓	✓
Stainless steel double oven in tall housing (where design permits) or built under single oven	✓	✓	
Stainless steel double oven in tall housing (where design permits)			✓
70cm stainless steel chimney hood			✓
60cm integrated hood with stainless steel splashback	✓	✓	
75cm stainless steel gas hob with glass splashback			✓
Space and plumbing for a washing machine, dishwasher (where space allows)	✓	✓	
Space for fridge/freezer	✓	✓	
Integrated washing machine, dishwasher and 70/30 fridge/freezer			✓
Under wall unit lighting	✓	✓	✓
Plinth lighting			✓
USB charge point to double socket	✓	✓	✓
LeMans corner carousel (where design permits)			✓
Tall pull-out larder (where design permits)			✓
Living room			
Multi-socket (power/Aerial/Satellite/BT) to be connected by the purchaser	✓	✓	✓
Bedroom			
TV & BT socket to master bedroom – to be connected by the purchaser	✓	✓	✓



## STANDARD SPECIFICATIONS

### THE LAURELS

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Standard bathroom, en suite & cloakroom	2	3	4
White sanitaryware throughout with max 180 ltr bath	✓	✓	✓
Chrome mixer tap with restricted flow to wash hand basins in bathroom, cloakroom and en suite	✓	✓	✓
Thermostatic shower over bath with screen and bath filler to 1 bathroom properties – all with restricted flow	✓		
Bath filler and hand-held shower to bathroom with en suite – all with restricted flow	✓	✓	✓
Thermostatic shower to en suite	✓	✓	✓
Splashback tiling to wash hand basins to cloakroom, bathroom and en suite	✓	✓	✓
1 course tiling to bath without shower	✓	✓	✓
Full-height tiling to length and end of bath with shower (1 bathroom properties)	✓		
Full-height tiling to shower cubicle	✓	✓	✓
Batten mounted ceiling light to bathrooms	✓	✓	✓
Shaver socket to en suite or main bathroom (if no en suite)	✓	✓	✓



# FROM LOOKING ROUND TO MOVING IN...





## THE LAURELS

Thorpe Road  
Kirby Cross  
Frinton-on-Sea  
Essex  
CO13 0NH

## CONTACT US ON

01255 444 263

## SATNAV

CO13 0NH

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

## FROM CHELMSFORD:

- Leave Chelmsford on the A12 travelling north towards Colchester
- Leave the A12 at the A120 junction following the signs for Clacton, and join the A120
- In 6 miles turn off onto the A133
- In 3.5 miles leave the A133 onto the B1033
- Follow the B1033 for 5 miles
- As you reach Kirby Cross, The Laurels is on the right

## FROM IPSWICH:

- Leave Ipswich on the A12 travelling south towards Colchester
- Leave the A12 at the A120 junction following the signs for Clacton, and join the A120
- In 6 miles turn off onto the A133
- In 3.5 miles leave the A133 onto the B1033
- Follow the B1033 for 5 miles
- As you reach Kirby Cross, The Laurels is on the right



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