



Etling Grove

DEREHAM, NORFOLK

An excellent selection of 2, 3, 4 & 5 bedroom homes
set in the thriving market town of Dereham.

Taylor
Wimpey

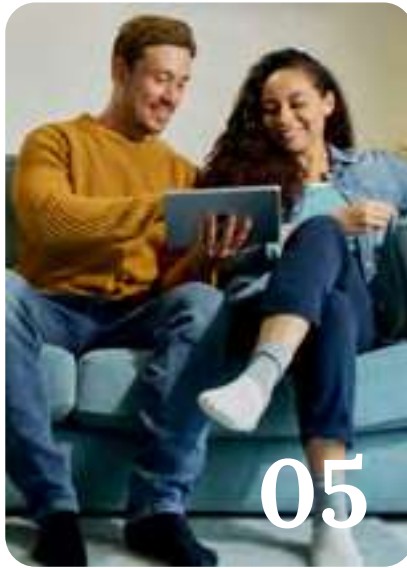
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Etling Grove**



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as standard**



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Welcome to Etling Grove

Nestled in the heart of the Norfolk countryside, Etling Grove is situated in the growing community of Dereham.

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 thriving market town of Dereham offers the perfect balance between rural living and an easy city commute, with Norwich just 16 miles away*. The town offers a range of independent and high street shops, alongside pubs, cafes and a choice of local schools.

Local countryside



Norwich



Wells-next-the-Sea



Watch development video



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.

[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f_img.jpg\) 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 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*

If your home has a utility room, units will be fitted to match your chosen kitchen style.



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*

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden. 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. † = Options, upgrades and colour choices are available subject to stage of construction.

Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ View the site plan



The Devonford

2 BEDROOM HOME, TOTAL 1,292 sq ft / 120.00m²



GROUND FLOOR

Kitchen/Dining Area	5.81m x 3.90m	19'1" x 12'10"
Living Room	6.51m x 4.17m	21'4" x 13'8"
Study	4.96m x 2.20m	16'4" x 7'3"
Bedroom 1	3.85m x 3.84m	12'8" x 12'7"
Bedroom 2	3.53m x 3.42m	11'7" x 11'3"

[→ Discover more about this development](#)

[→ View our current availability](#)

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. Please speak to our sales executives regarding the tenure of our new homes. 54119 / January 2023.



The Byford

3 BEDROOM HOME, TOTAL 958 sq ft / 89.00m²



GROUND FLOOR

Kitchen/Dining Area

5.06m × 2.87m 16'7" × 9'5"

Living Room max.

4.24m × 3.98m 13'11" × 13'1"



FIRST FLOOR

Bedroom 1

3.98m max. × 3.00m min. 13'1" max. × 9'10" min.

Bedroom 2

2.82m × 2.57m min. 9'3" × 8'5" min.

Bedroom 3

3.91m × 2.15m 12'10" × 7'1"



[Discover more about this home](#)



[View our current availability](#)

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The Ardale

3 BEDROOM HOME, TOTAL 997 sq ft / 92.62m²



GROUND FLOOR

Kitchen

3.18m × 2.50m 10'6" × 8'3"

Dining Area

2.91m × 2.11m 9'7" × 6'11"

Living Room

5.41m × 3.01m 17'9" × 9'11"



FIRST FLOOR

Bedroom 1

4.14m × 3.07m 13'7" × 10'1"

Bedroom 2

2.95m × 2.47m 9'8" × 8'1"

Bedroom 3

2.59m × 2.37m 8'6" × 7'9"

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The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft / 99.40m²



GROUND FLOOR

Kitchen/Dining Area

4.25m x 3.43m max. 14'0" x 11'3" max.

Living Room

4.19m max. x 2.44m min.
13'9" max. x 8'0" min.



FIRST FLOOR

Bedroom 2 max.

4.25m x 2.82m 14'0" x 9'3"

Bedroom 3

3.59m x 2.11m 11'10" x 6'11"



SECOND FLOOR

Bedroom 1

5.55m x 2.76m min. 18'3" x 9'1" min.



[Discover more about this home](#)



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The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq ft / 107.39m²



GROUND FLOOR

Kitchen/Dining Area

5.73m × 3.00m 18'10" × 9'10"

Living Room

4.66m × 3.63m 15'4" × 11'11"



FIRST FLOOR

Bedroom 1

3.42m × 3.16m 11'3" × 10'5"

Bedroom 2

3.23m × 2.84m 10'7" × 9'4"

Bedroom 3

3.25m × 2.23m 10'8" × 7'4"

Bedroom 4

2.52m × 2.41m 8'3" × 7'11"



[Discover more about this development](#)



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The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127.09m²



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. × 3.03m 12'9" max. × 9'11"

Bedroom 2

3.27m × 3.09m max. 10'9" × 10'2" max.

Bedroom 3 max.

3.66m × 3.03m 12'0" × 10'0"

Bedroom 4

3.28m max. × 2.75m 10'9" max. × 9'0"

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The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft / 143.62m²



GROUND FLOOR

Kitchen

4.79m × 3.32m 15'9" × 10'11"

Dining Room

3.91m × 3.26m 12'10" × 10'8"

Living Room

4.74m × 3.91m 15'7" × 12'10"

Study/Family Room

3.04m × 2.66m 10'0" × 8'9"



FIRST FLOOR

Bedroom 1

4.15m × 3.64m max. 13'8" × 12'0" max.

Bedroom 2

4.00m × 2.58m 13'2" × 8'6"

Bedroom 3 max.

3.97m × 3.23m 13'1" × 10'7"

Bedroom 4

3.81m × 2.55m 12'6" × 8'4"



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The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.89m²



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

3.52m × 3.03m 11'7" × 9'11"

Bedroom 2

2.95m × 2.88m 9'8" × 9'6"

Bedroom 3

3.05m × 2.51m 10'0" × 8'3"

Bedroom 4

3.54m × 2.25m 11'7" × 7'5"



Discover more about this home



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The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq ft / 141.67m²



GROUND FLOOR

Kitchen/Breakfast/Family 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 × 3.50m 12'5" × 11'6"

Bedroom 2
4.62m max. × 2.95m 15'2" max. × 9'8"

Bedroom 3
2.89m × 2.39m 9'6" × 7'10"

Bedroom 4
3.54m max. × 2.78m 11'8" max. × 9'2"

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The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft / 167.50m²



GROUND FLOOR

Kitchen/Dining Area

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

Living Room

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

Family Room/Study

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



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 max. x 2.10m min.
12'0" max. x 6'11" min.



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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.



First time buyer?

→ Here's how we can help

Existing home owner?

→ 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
01362 370 119.



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



Book an appointment



How to buy a home



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Taylor Wimpey