

# THE GATEWAY

TEAMS



DERWENTWATER ROAD, GATESHEAD, TYNE & WEAR NE8 2HD



## AWARD-WINNING CUSTOMER SERVICE AND QUALITY

**WITH YOU EVERY STEP OF THE WAY**

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



## OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



# THE GATEWAY

## DEVELOPMENT LAYOUT



So	SOMERTON	4 bed detached house
Wb	WOODBIDGE	4 bed three storey town house
Ch	CHEADLE	3 bed detached house
Da	DARTMOUTH	3 bed detached house
Mo	MORPETH V1	3 bed detached / semi-detached house
Mo	MORPETH	3 bed terraced house
Ba	BARWICK	3 bed semi-detached / terraced house
Ay	AYLESBURY	3 bed semi-detached house
De	DEWSBURY	3 bed semi-detached / terraced house
Bp	BAMPTON	3 bed terraced house
Ne	NEWTON	2 bed terraced house
As	AYLESHAM	1 bed apartment above garage

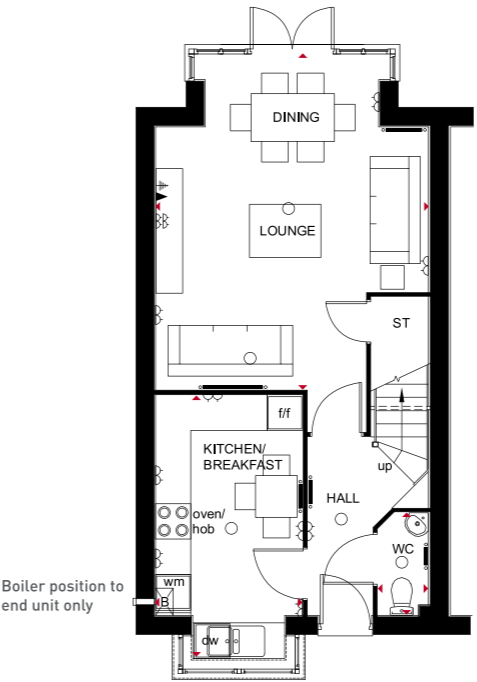
barratthomes.co.uk



4 BEDROOM SEMI-DETACHED HOME



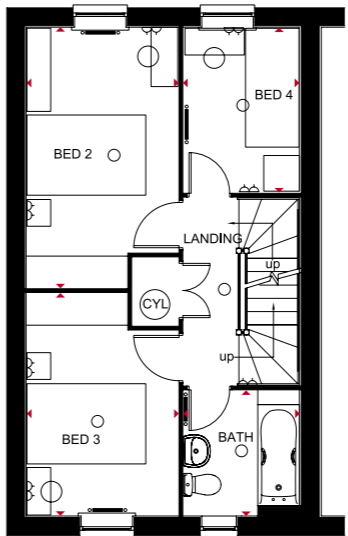
- A stylish 2½ storey, 4 bedroom home with open-plan lounge and dining room with glazed bay opening onto the rear garden
- First floor boasts two double bedrooms, a single bedroom and family bathroom
- Master bedroom with en suite shower room and dressing area is neatly located on the top floor



Ground Floor

Lounge/ Dining Room	5655 x 4600mm	18'7" x 15'1"
Kitchen	4446 x 2481mm	14'7" x 8'2"
WC	1726 x 862mm	5'8" x 2'10"

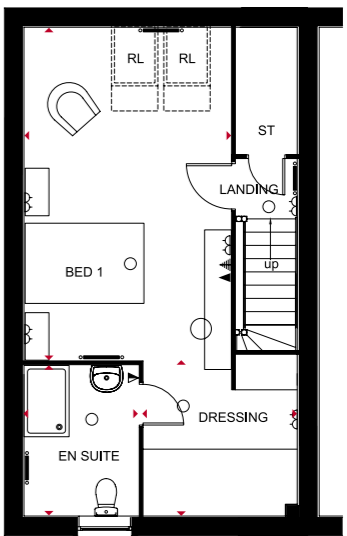
[Approximate dimensions]



First Floor

Bedroom 2	4391 x 2562mm	14'5" x 8'5"
Bedroom 3	3750 x 2562mm	12'4" x 8'5"
Bedroom 4	2784 x 1961mm	9'2" x 6'5"
Bathroom	2112 x 1961mm	6'11" x 6'5"

[Approximate dimensions]



Second Floor

Bedroom 1	5602 x 3484mm	18'5" x 11'5"
En Suite	2535 x 1929mm	8'4" x 6'4"
Dressing Area	2624 x 2594mm	8'7" x 8'6"

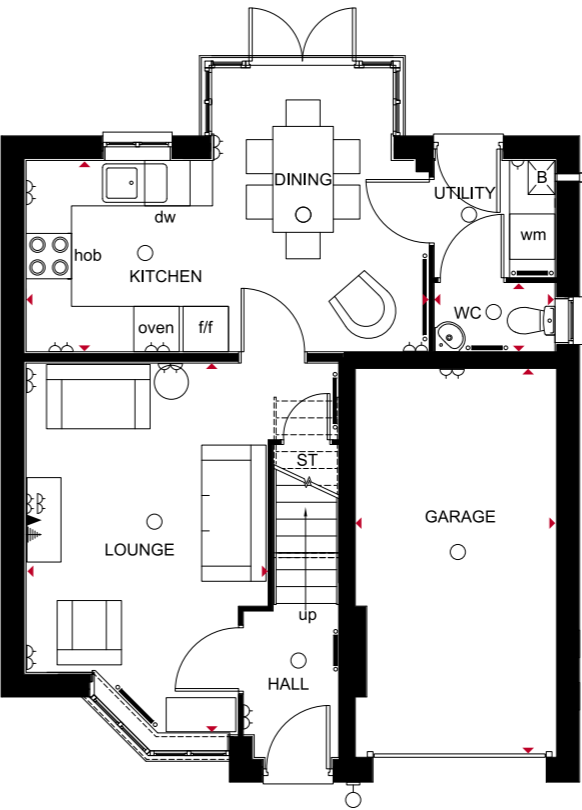
[Approximate dimensions]

KEY	○	Light fitting	▲	T.V. aerial socket	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	◻	Electric socket	▼	Shaver socket	ST	Store	f/f	Fridge/freezer space	RL	Roof light
	◀	Telephone outlet point	—	Radiator	CYL	Cylinder	dw	Dishwasher space		

3 BEDROOM DETACHED HOME



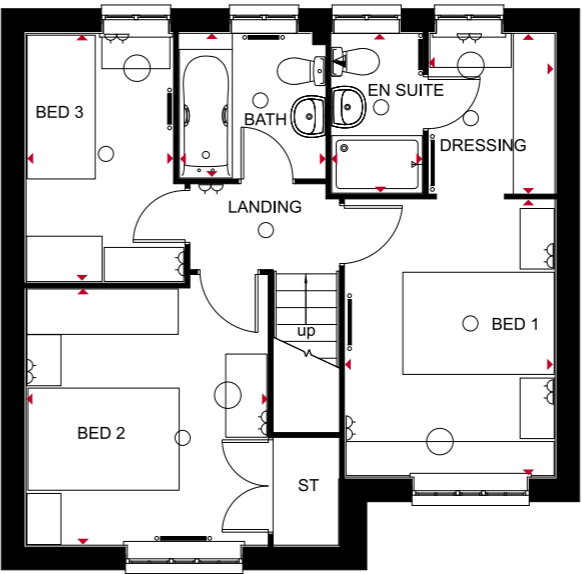
- A flexible 3 bedroom home featuring beautiful open-plan kitchen and dining area with glazed bay leading to the rear garden
- Family lounge and utility room are also located on the ground floor
- First floor comprises master bedroom with dressing area and en suite shower room, one further double bedroom, a single bedroom and family bathroom
- This delightful home also comes with an integral garage



Ground Floor

Lounge	4913 x 3189mm	16'1" x 10'6"
Kitchen/ Dining Area	5317 x 2528mm	17'5" x 8'4"
Utility	1584 x 1537mm	5'2" x 5'1"
WC	1584 x 902mm	5'2" x 3'0"
Garage	5095 x 2663mm	16'9" x 8'9"

(Approximate dimensions)



First Floor

Bedroom 1	3664 x 2770mm	12'0" x 9'1"
En Suite	2112 x 1199mm	6'11" x 3'11"
Dressing Area	2112 x 1663mm	6'11" x 5'5"
Bedroom 2	3387 x 3189mm	11'1" x 10'6"
Bedroom 3	3289 x 1937mm	10'9" x 6'4"
Bathroom	1924 x 1912mm	6'4" x 6'3"

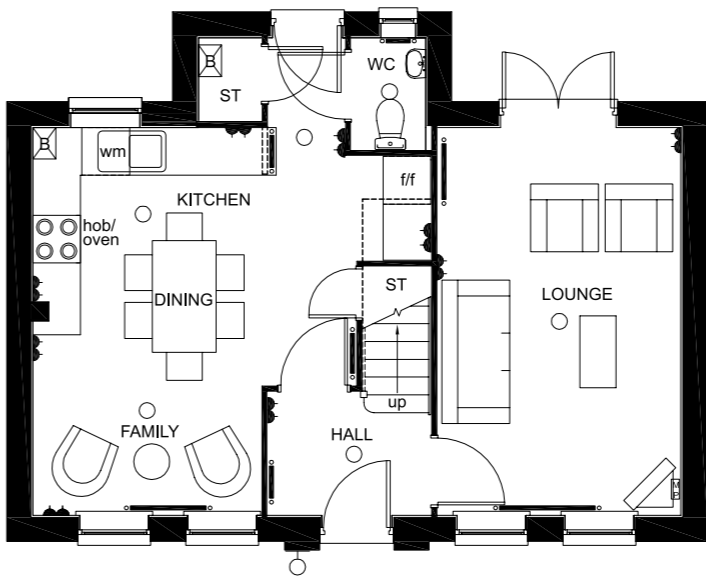
(Approximate dimensions)

KEY	○	Light fitting	▲	T.V. aerial socket	B	Boiler	f/f	Fridge/freezer space
	⏏	Electric socket	▲	Shaver socket	ST	Store	dw	Dishwasher space
	◀	Telephone outlet point	—	Radiator	wm	Washing machine space	◀▶	Dimension location

## 3 BEDROOM DETACHED HOME



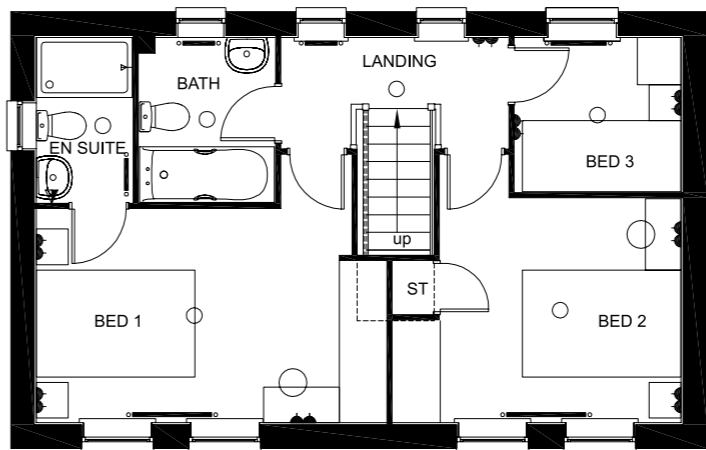
- A lovely 3 bedroom detached home boasting open-plan kitchen and dining room with family area
- Dual-aspect lounge provides French doors that open onto the rear garden
- First floor offers two double bedrooms with en suite shower room to master bedroom, a single bedroom and family bathroom fitted with quality sanitary ware and tiling



### Ground Floor

Kitchen/ Dining Room/ Family Area	4053 x 4863mm	13'4" x 15'11"
Lounge	4863 x 3050mm	15'11" x 10'0"
WC	1400 x 929mm	4'7" x 3'1"

(Approximate dimensions)



### First Floor

Bed 1	4410 x 2692mm	14'6" x 8'10"
Bed 2	3636 x 2825mm	11'11" x 9'3"
Bed 3	2096 x 1950mm	6'11" x 6'5"
Bathroom	2083 x 1710mm	6'10" x 5'7"
En Suite	2083 x 1210mm	6'10" x 4'10"

(Approximate dimensions)

### KEY

- Light fitting
- ◐ Electric socket
- ◑ Media plate

- ◑ Shaver socket
- ◑ Radiator
- B Boiler

- ST Store
- wm Washing machine space
- f/f Fridge/freezer space

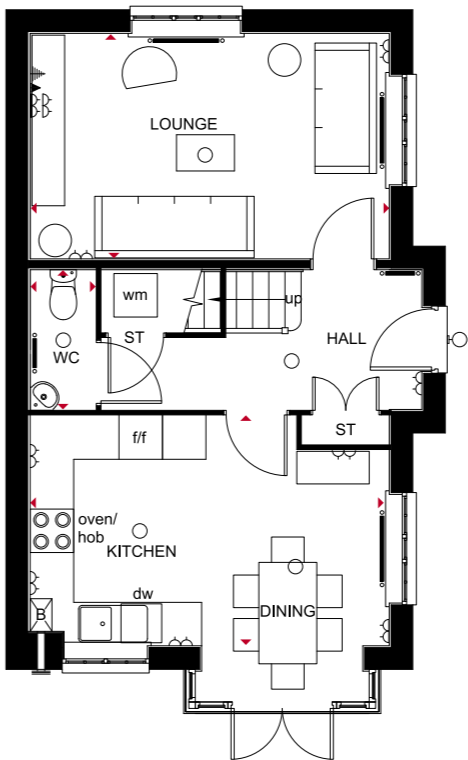
# MORPETH

THE COUNTY  
COLLECTION

## 3 BEDROOM DETACHED HOME



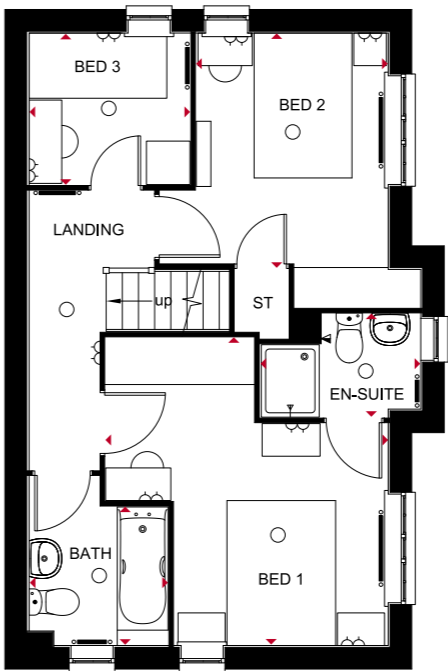
- A delightful 3 bedroom family home boasting free-flowing kitchen and dining area with glazed bay opening onto the garden
- The ground floor also features dual aspect lounge
- First floor offers master bedroom with en suite shower room, a further double bedroom, a single bedroom and family bathroom



### Ground Floor

Lounge	4965 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4965 x 3175mm	16'3" x 10'5"
WC	1928 x 910mm	6'4" x 3'0"

(Approximate dimensions)



### First Floor

Bedroom 1	4248 x 3900mm	13'11" x 12'10"
En Suite	2219 x 1427mm	7'3" x 4'8"
Bedroom 2	3174 x 2648mm	10'5" x 8'8"
Bedroom 3	2230 x 2092mm	7'4" x 6'10"
Bathroom	1927 x 1913mm	6'4" x 6'3"

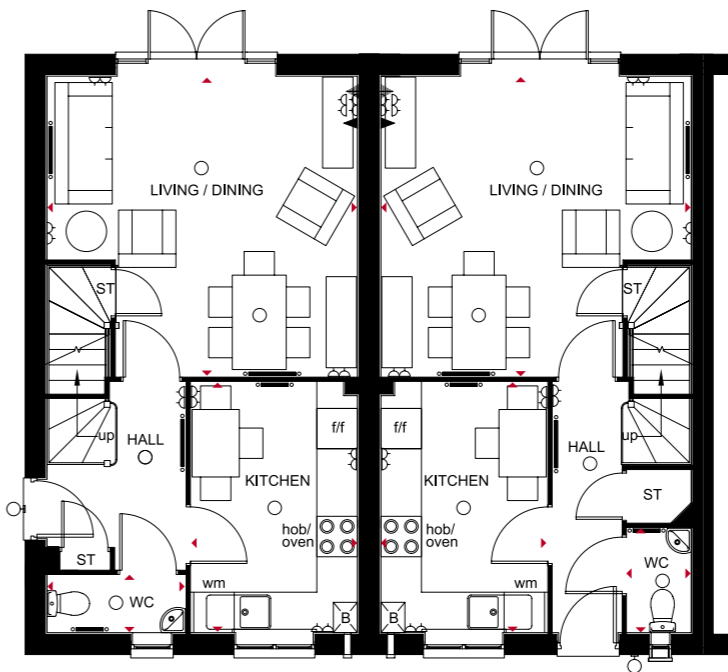
(Approximate dimensions)

KEY	○	Light fitting	▲	T.V. aerial socket	B	Boiler	f/f	Fridge/freezer space
	◊	Electric socket	▲	Shaver socket	ST	Store	dw	Dishwasher space
	◄	Telephone outlet point	—	Radiator	wm	Washing machine space	◄►	Dimension location

## 3 BEDROOM TERRACED HOME



- A delightful 3 bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Fashionable kitchen features breakfast area and quality appliances
- First floor has master bedroom with en suite shower room, one further double bedroom, a single bedroom and family bathroom fitted with stylish sanitaryware



### Ground Floor – End Terrace

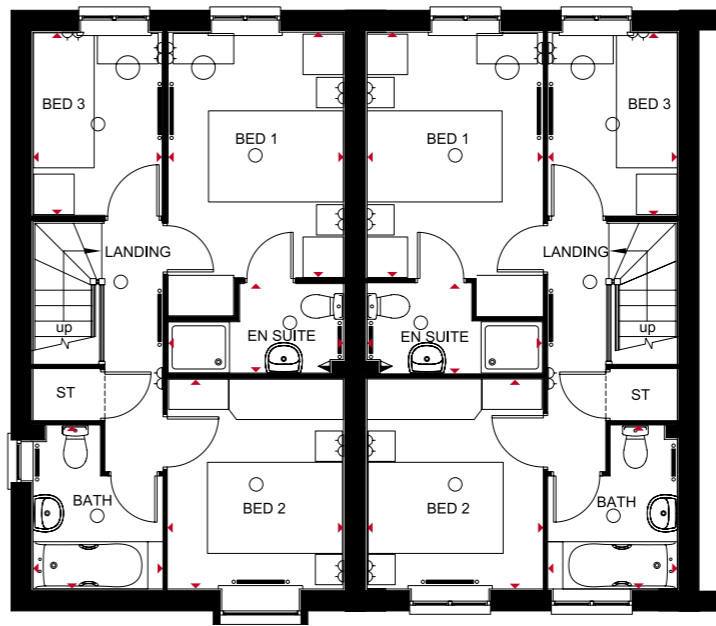
Lounge/ Dining Room	4600 x 4450mm	15'1" x 14'7"
Kitchen	3712 x 2462mm	12'2" x 8'7"
WC	2050 x 850mm	6'9" x 2'10"

(Approximate dimensions)

### Ground Floor – Mid Terrace

Lounge/ Dining Room	4600 x 4450mm	15'1" x 14'7"
Kitchen	3712 x 2462mm	12'2" x 8'1"
WC	1549 x 948mm	5'1" x 3'1"

(Approximate dimensions)



### First Floor – End & Mid Terrace

Bedroom 1	3638 x 2599mm	11'11" x 8'6"
En Suite	2599 x 1325mm	8'6" x 4'4"
Bedroom 2	3111 x 2599mm	10'2" x 8'6"
Bedroom 3	2713 x 1913mm	8'11" x 6'3"
Bathroom	2418 x 1913mm	7'11" x 6'3"

(Approximate dimensions)

#### KEY

- Light fitting
- ◊ Electric socket
- ⬆ T.V. aerial socket

- ◀ Telephone outlet point
- ◀ Shaver socket
- Radiator

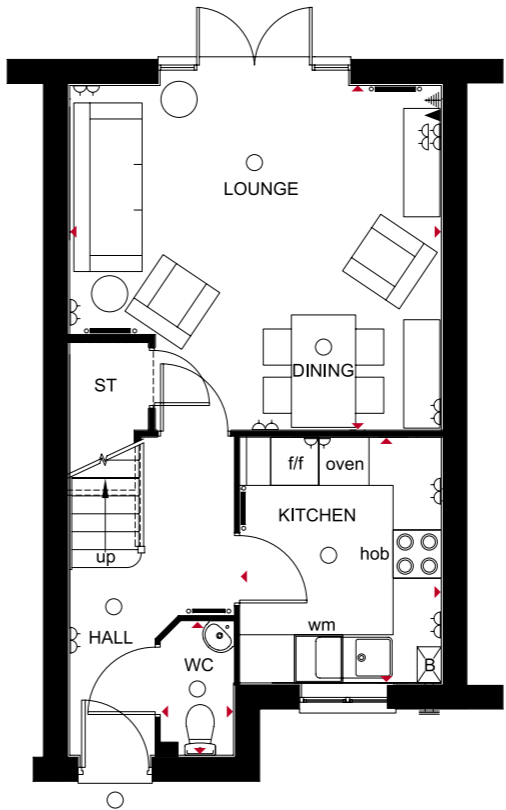
- B Boiler
- ST Store
- wm Washing machine space

- f/f Fridge/freezer space
- ◀ Dimension location

3 BEDROOM MID-TERRACED HOME



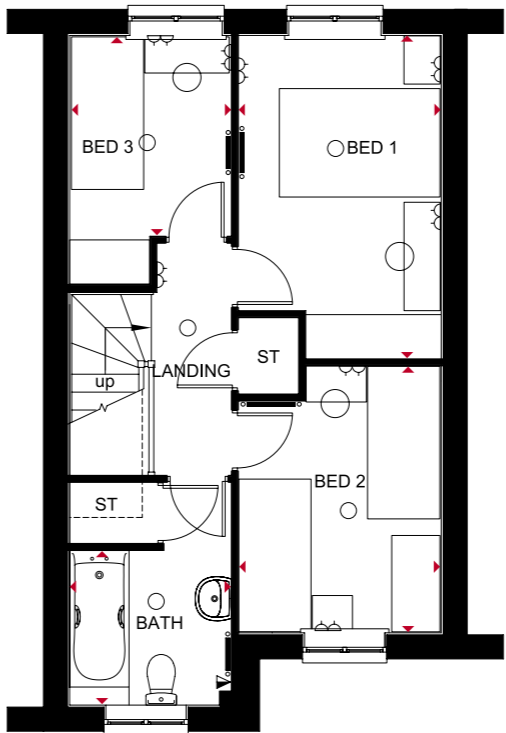
- A 3 bedroom home featuring an open-plan lounge and dining room with French doors opening onto the rear garden
- Front aspect kitchen with quality appliances and fashionable units
- First floor has 3 bedrooms and family bathroom



Ground Floor

Lounge/Dining	4628 x 4292mm	15'2" x 14'1"
Kitchen	2506 x 3060mm	8'3" x 10'0"
WC	1663 x 900mm	5'5" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4028 x 2526mm	13'3" x 8'3"
Bedroom 2	3325 x 2526mm	10'11" x 8'3"
Bedroom 3	2501 x 2015mm	8'2" x 6'7"
Bathroom	2014 x 1926mm	6'7" x 6'4"

(Approximate dimensions)

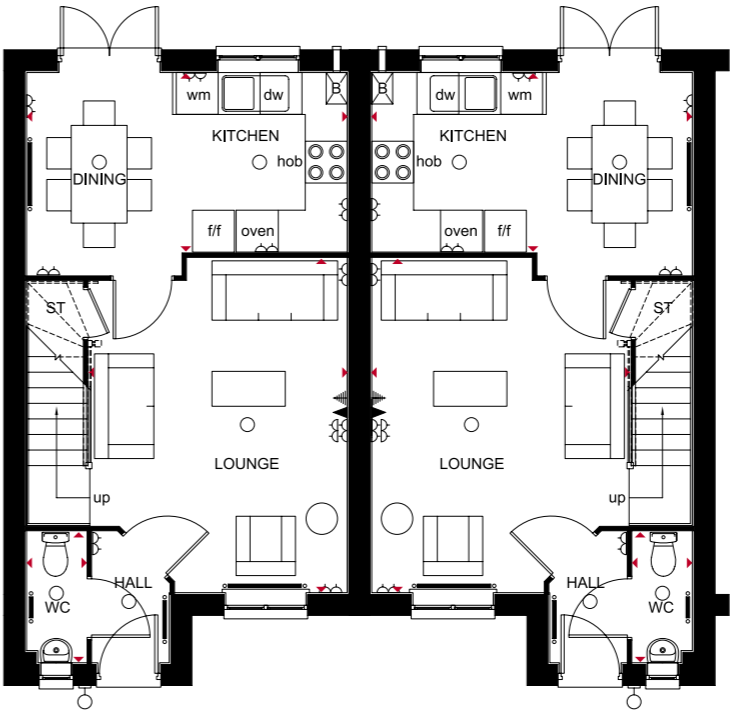
- KEY**

  - Light fitting
  - ◡ Electric socket
  - ◡ Telephone outlet point
- T.V. aerial socket
  - ◡ Shaver socket
  - Radiator
- B Boiler
  - ST Store
  - wm Washing machine space
- f/f Fridge/freezer space
  - ◡ Dimension location

## 3 BEDROOM TERRACED HOME



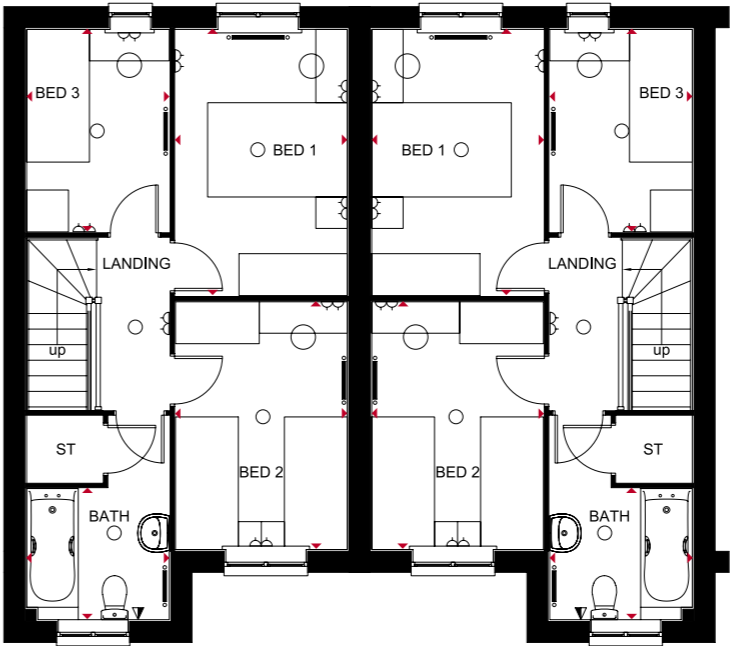
- A 3 bedroom home featuring free flowing kitchen and dining room with French doors opening onto the garden
- A comfortable lounge is also located on the ground floor
- First floor provides three bedrooms and a family bathroom



### Ground Floor

Lounge	4791 x 3702mm	15'9" x 12'2"
Kitchen/ Dining Room	4592 x 2572mm	15'1" x 8'5"
WC	1879 x 856mm	6'2" x 2'10"

(Approximate dimensions)



### First Floor

Bedroom 1	3812 x 2460mm	12'6" x 8'1"
Bedroom 2	3549 x 2460mm	11'8" x 8'1"
Bedroom 3	2901 x 2044mm	9'6" x 6'8"
Bathroom	2044 x 1879mm	6'8" x 6'2"

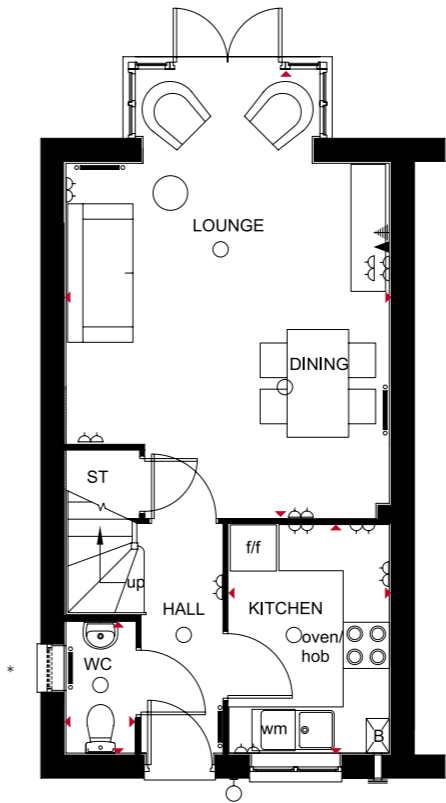
(Approximate dimensions)

<b>KEY</b>	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
	⏻ Electric socket	⚡ Shaver socket	ST Store	dw Dishwasher space
	◀ Telephone outlet point	— Radiator	wm Washing machine space	◀ Dimension location

3 BEDROOM TERRACED HOME



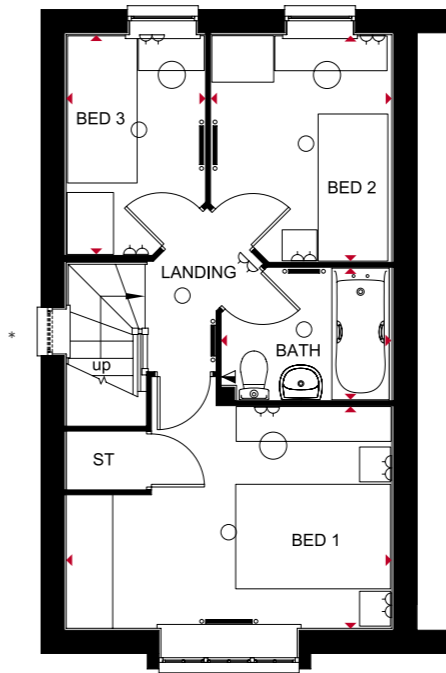
- A lovely 3 bedroom home featuring open-plan lounge and dining room with full-height glazed bay leading to the rear garden
- Also on the ground floor is a modern kitchen offering quality appliances and units in a range of finishes
- First floor has one double bedroom, two single bedrooms and family bathroom fitted with bath and electric shower



Ground Floor

Lounge/ Dining Room	4204 x 5832mm	13'10" x 19'2"
Kitchen	2971 x 2087mm	9'9" x 6'10"
WC	1700 x 901mm	5'7" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4204 x 2864mm	13'10" x 9'5"
Bedroom 2	2923 x 2329mm	9'7" x 7'8"
Bedroom 3	2837 x 1773mm	9'4" x 5'10"
Bathroom	2205 x 1700mm	7'3" x 5'7"

(Approximate dimensions)

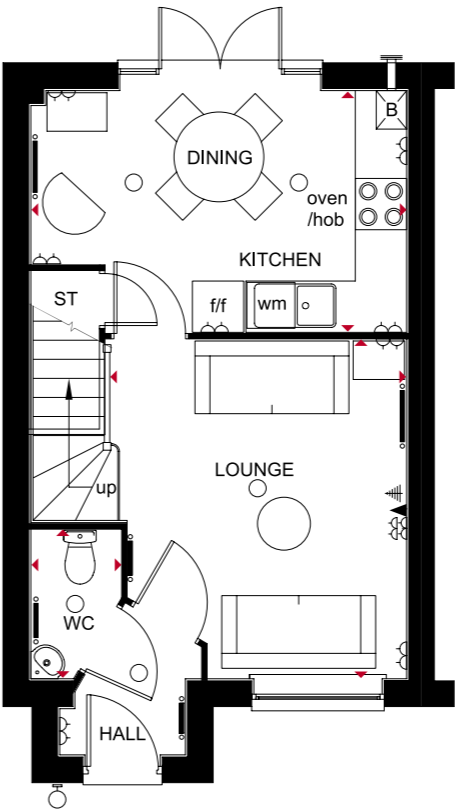
\* Window to be installed on selected plots only, subject to planning

KEY	○	Light fitting	▲	T.V. aerial socket	B	Boiler	f/f	Fridge/freezer space
	◊	Electric socket	▲	Shaver socket	ST	Store	◄►	Dimension location
	◄	Telephone outlet point	—	Radiator	wm	Washing machine space		

2 BEDROOM TERRACED HOME



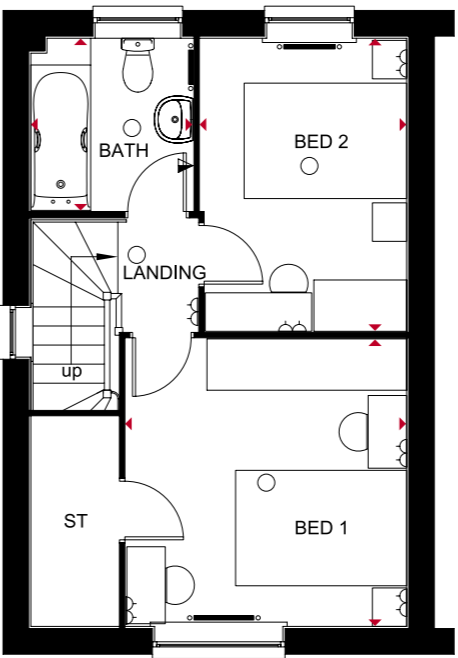
- A practical 2 bedroom home featuring comfortable lounge
- Stylish kitchen with dining area and French doors opening out onto the rear garden
- The first floor has two double bedrooms and family bathroom



Ground Floor

Lounge	3975 x 3516mm	13'0" x 11'6"
Kitchen/Dining	4397 x 2827mm	14'5" x 9'3"
WC	1738 x 1052mm	5'8" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3364 x 3282mm	11'0" x 10'9"
Bedroom 2	3428 x 2411mm	11'3" x 7'11"
Bathroom	2014 x 1895mm	6'7" x 6'3"

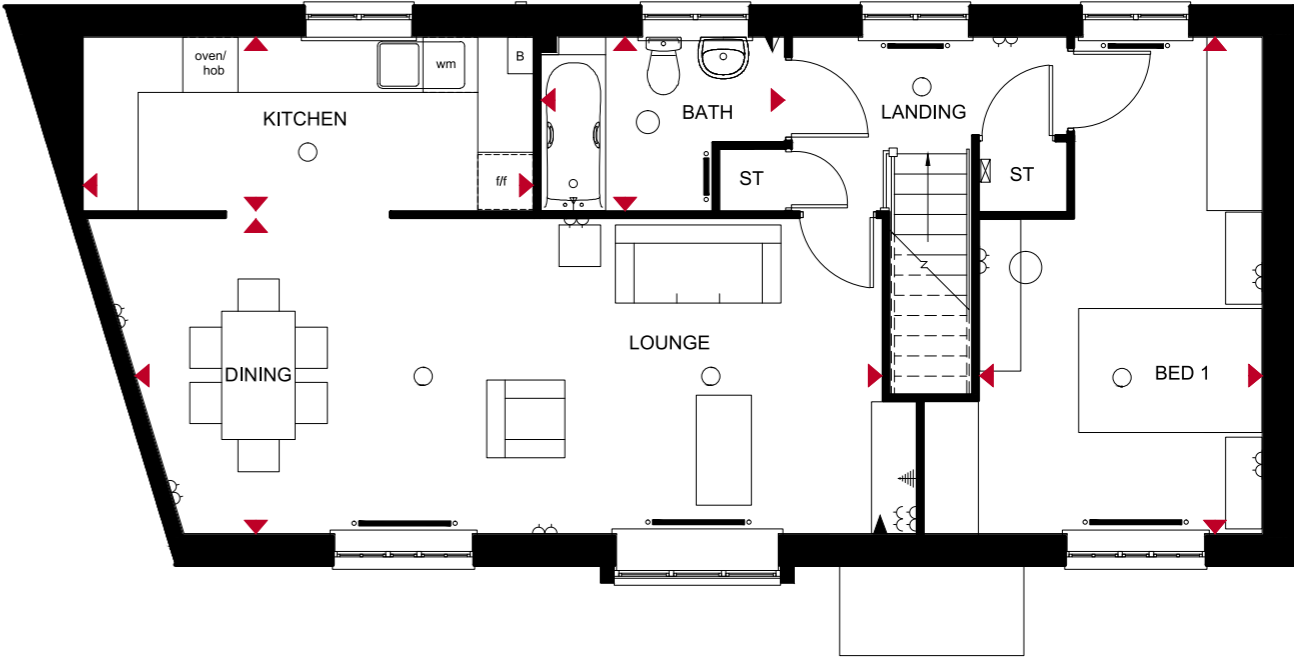
(Approximate dimensions)

KEY	○	Light fitting	▲	T.V. aerial socket	B	Boiler	wm	Washing machine space
	⏏	Electric socket	⏏	Shaver socket	ST	Store	f/f	Fridge/freezer space
	◀	Telephone outlet point	—	Radiator	CYL	Cylinder	◀▶	Dimension location

1 BEDROOM APARTMENT



- An attractive first floor, 1 bedroom apartment offering open-plan lounge, kitchen and dining area for flexible living
- Generous master bedroom and bathroom



First Floor

Lounge/ Dining Room	8125 x 3425mm	26'7" x 11'2"
Kitchen	4900 x 1900mm	16'0" x 2'9"
Bedroom	3091 x 5445mm	4'7" x 8'4"
Bathroom	2650 x 1900mm	8'8" x 2'9"

[Approximate dimensions]

\* CGI elevations vary. Please refer to the working drawings

- KEY**

  - Light fitting
  - ◡ Electric socket
  - ◡ Telephone outlet point
- ◡ T.V. aerial socket
  - ◡ Shaver socket
  - Radiator
- B Boiler
  - ST Store
  - wm Washing machine space
- f/f Fridge/freezer space
  - ◡ Dimension location

# CUSTOMER SERVICE BY BARRATT HOMES

## BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



## 5 GREAT REASONS TO BUY WITH BARRATT

### 1. 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

### 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

### 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

### 5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.

**Find out more, talk to one of our Sales Advisers today.**



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. The Gateway is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. \*\*Refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

