

NEWTON VILLAGE

STENSON ROAD, STENSON FIELDS, DERBY, DE24 3AT



BARRATT
— HOMES —

NEWTON VILLAGE AMENITIES

STENSON ROAD, STENSON FIELDS, DERBY, DE24 3AT

A GREAT LOCATION

Newton Village is surrounded by green lush fields and is located in the heart of the Derbyshire countryside. This exciting development is set in Stenson fields just off Stenson Road.

Newton Village offers a range of two, three and four bedroom spacious and contemporary homes which have all been thoughtfully designed to complement their superb setting, perfect for couples and growing families.



CONVENIENT LIVING

Families have a vast array of choice with many local primary schools, nurseries and secondary schools all within a short drive from the site. It also has a wide range of shops, restaurants, cafes and pubs such as the renowned Bubble Inn and Ragley Boatstop in the area.

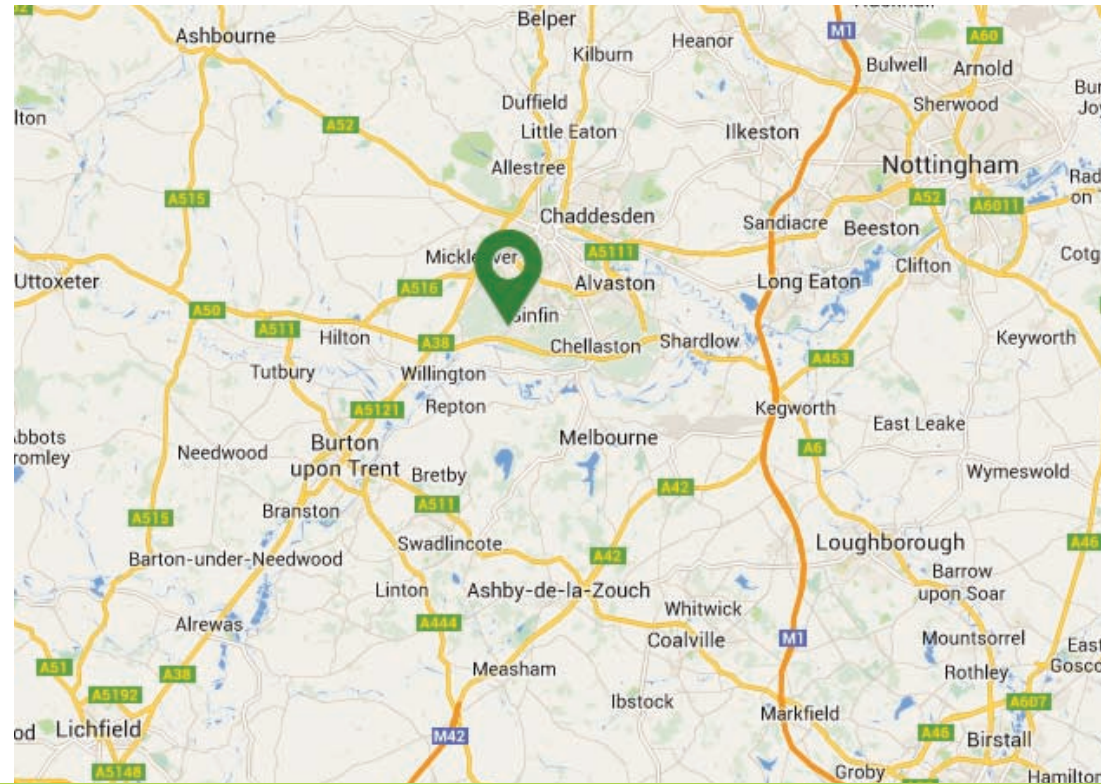
Perhaps you could turn your hand to a spot of arts and crafts at the local Markeaton Park and Craft Village or simply relax and take a stroll through one of many local parks in the area. If you have a passion for fashion Derby's Westfield shopping centre is only a 15 minute drive away.



GREAT TRANSPORT LINKS

Newton Village has many great transport links for commuters including the A50, M1 and A52, giving excellent access to other towns and cities.

The development is also located within three miles of Derby Train Station coupled with many local buses running regularly past the site to Derby City centre making it easy and convenient to get around.



NEWTON VILLAGE, STENSON ROAD, STENSON FIELDS, DERBY, DE24 3AT

DEVELOPMENT LAYOUT



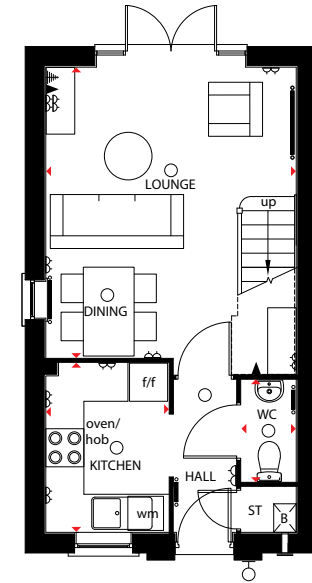
ASHFORD

THE CLASSIC
COLLECTION

2 BEDROOM TERRACED HOME



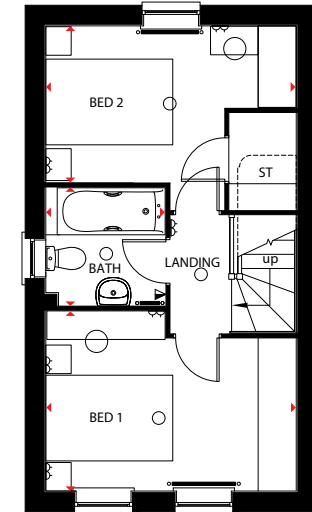
- A pleasant 2 bedroom home offering open-plan lounge and dining room with French doors leading to the rear garden
- Modern kitchen comes with quality appliances and stylish units
- First floor features 2 double bedrooms and bathroom fitted with modern sanitaryware



Ground Floor

Lounge/Dining	3945 x 4575mm	12'11" x 15'0"
Kitchen	1932 x 2666mm	6'4" x 8'9"
WC	863 x 1599mm	2'10" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3945 x 2463mm	12'11" x 8'1"
Bedroom 2	3945 x 2838mm	12'11" x 9'4"
Bathroom	1881 x 1852mm	6'2" x 6'1"

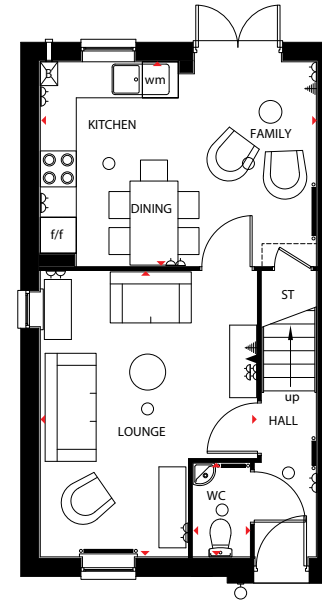
[Approximate dimensions]

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		

3 BEDROOM DETACHED HOME



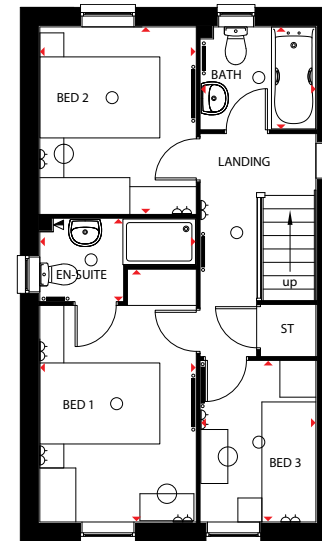
- A practical 2 bedroom home featuring comfortable lounge
- Stylish kitchen with breakfast area and French doors opening out onto the rear garden
- The first floor has 2 double bedrooms and family bathroom fitted with bath and electric shower



Ground Floor

Lounge	4760 x 4600mm	15'7" x 15'1"
Kitchen/Dining/ Family Room	4600 x 3403mm	15'1" x 11'2"
WC	1563 x 944mm	5'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	4201 x 2595mm	13'9" x 8'6"
En Suite	2594 x 1365mm	8'6" x 4'6"
Bedroom 2	3113 x 2595mm	10'3" x 8'6"
Bedroom 3	2681 x 1918mm	8'10" x 6'3"
Bathroom	1918 x 1703mm	6'3" x 5'7"

[Approximate dimensions]

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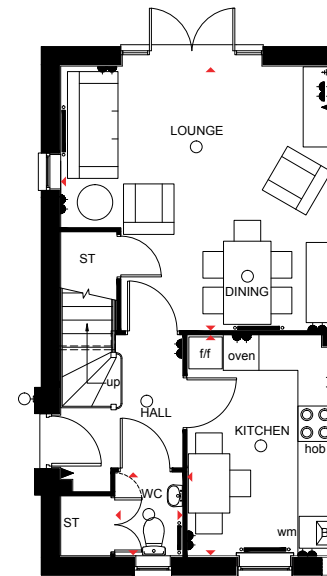
BARWICK

THE CLASSIC
COLLECTION

3 BEDROOM HOME



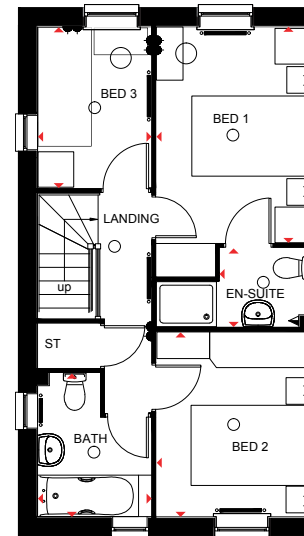
- A delightful 3 bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Fashionable kitchen features breakfast area and quality appliances
- First floor has master bedroom with en-suite showerroom, 1 further double bedroom, 1 single bedroom and family bathroom fitted with stylish sanitaryware



Ground Floor

Lounge/Dining	4600 x 4450mm	15'1" x 14'7"
Kitchen	3715 x 2475mm	12'2" x 8'1"
WC	1400 x 1125mm	4'7" x 3'8"

(Approximate dimensions)



First Floor

Bedroom 1	3640 x 2600mm	11'11" x 8'6"
Bedroom 2	3110 x 2600mm	10'2" x 8'6"
Bedroom 3	2715 x 1915mm	8'11" x 6'3"
Bathroom	2420 x 1915mm	7'11" x 6'3"
Ensuite	1540 x 1325mm	5'1" x 4'4"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
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◻ Telephone outlet point	— Radiator	wm Washing machine space		

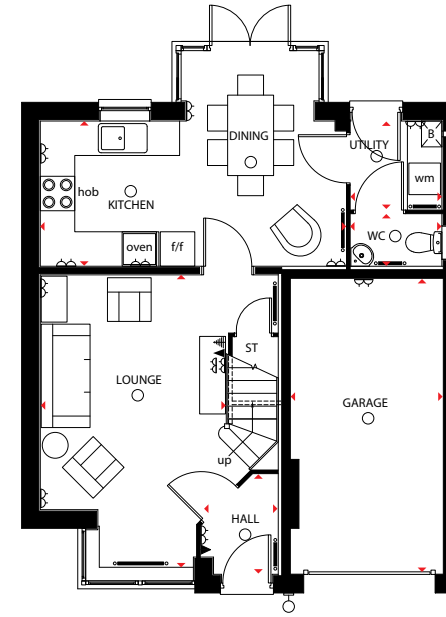
CHEADLE

THE CLASSIC
COLLECTION

3 BEDROOM DETACHED HOME



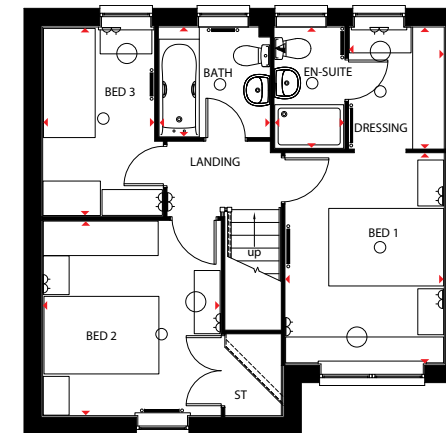
- A flexible 3 bedroom home featuring beautiful open-plan kitchen and dining area with glazed bay leading to the rear garden
- Family lounge and utility room are also located on the ground floor
- First floor comprises master bedroom with dressing area and en-suite shower room, 1 further double bedroom, 1 single bedroom and family bathroom
- This delightful home also comes with an integral garage



Ground Floor

Lounge	5118 x 3265mm	16'9" x 10'9"
Kitchen/ Dining Room	5318 x 2528mm	17'5" x 8'4"
Utility	1585 x 1538mm	5'2" x 5'1"
WC	1585 x 903mm	5'2" x 3'0"
Garage	2663 x 5327mm	8'9" x 17'6"

(Approximate dimensions)



First Floor

Bedroom 1	3664 x 2761mm	12'0" x 9'1"
En Suite	2113 x 1210mm	6'11" x 4'0"
Dressing Area	2112 x 1654mm	6'11" x 5'5"
Bedroom 2	3388 x 3096mm	11'1" x 10'2"
Bedroom 3	3290 x 1938mm	10'10" x 6'4"
Bathroom	1925 x 1912mm	6'4" x 6'3"

(Approximate dimensions)

KEY	○ Light fitting	◀ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
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◀ Telephone outlet point	— Radiator	wm Washing machine space		

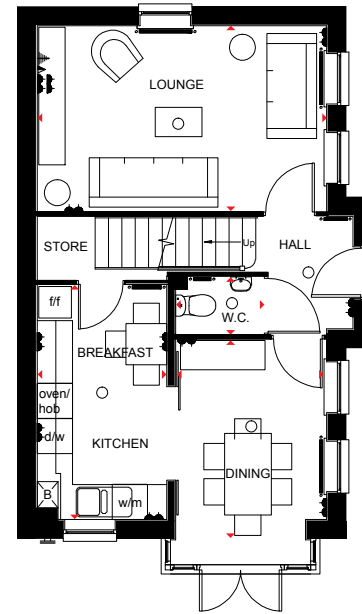
MORPETH

THE CLASSIC
COLLECTION

3 BEDROOM DETACHED HOME



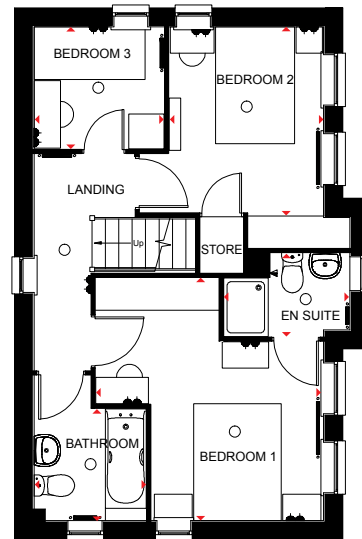
- A delightful 3 bedroom family home boasting free flowing kitchen with breakfast area
- The ground floor also features dual aspect lounge and dining room with glazed bay opening onto the garden
- First floor offers master bedroom with en suite shower room, a further double bedroom, 1 single bedroom and family bathroom



Ground Floor

Lounge	4965 x 3174mm	16'3" x 10'5"
Kitchen/ Breakfast Room	4013 x 2226mm	13'2" x 7'4"
Dining Room	3100 x 2589mm	10'2" x 8'5"
WC	1508 x 958mm	4'11" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	4152 x 3888mm	13'7" x 12'9"
En Suite	2161 x 1427mm	7'1" x 4'8"
Bedroom 2	3237 x 2648mm	10'7" 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	◀▶ Dimension location
	◀ Telephone outlet point	— Radiator	w/m Washing machine space	



BARRATT
HOMES

IMPORTANT NOTICE: (Computer Generated) Images are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +0/-50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. (Computer Generated) Images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

BARRNM_BridonPlace_Morpeths

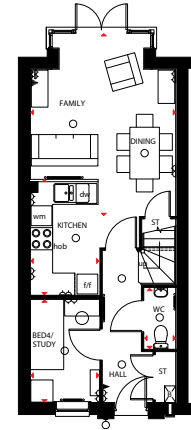
ROCHESTER

THE CLASSIC
COLLECTION

4 BEDROOM TERRACED HOME



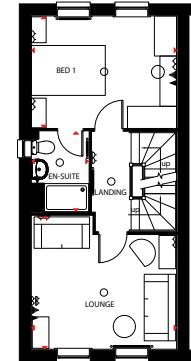
- An exceptional 2½ storey, 4 bedroom home featuring open-plan kitchen with family dining area and glazed bay opening onto the rear garden
- Option to use bedroom 4 as a study if desired
- First floor offers lounge and master bedroom with en suite shower room
- Second floor comprises 1 double bedroom, 1 single bedroom and family bathroom



Ground Floor

Family/ Dining Room	4950 x 3938mm	16'3" x 12'11"
Kitchen	3149 x 1868mm	10'4" x 6'2"
WC	1649 x 861mm	5'5" x 2'10"
Bedroom 4	2790 x 1868mm	9'2" x 6'2"

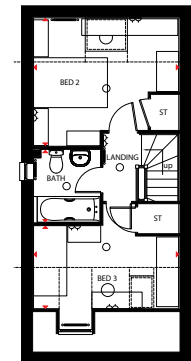
[Approximate dimensions]



First Floor

Bedroom 1	3938 x 3032mm	12'11" x 9'11"
En Suite	2176 x 1551mm	7'2" x 5'1"
Lounge	3938 x 3611mm	12'11" x 11'10"

[Approximate dimensions]



Second Floor

Bedroom 2	3938 x 3460mm	12'11" x 11'4"
Bedroom 3	3938 x 2250mm	12'11" x 7'5"
Bathroom	1962 x 1801mm	6'5" x 5'11"

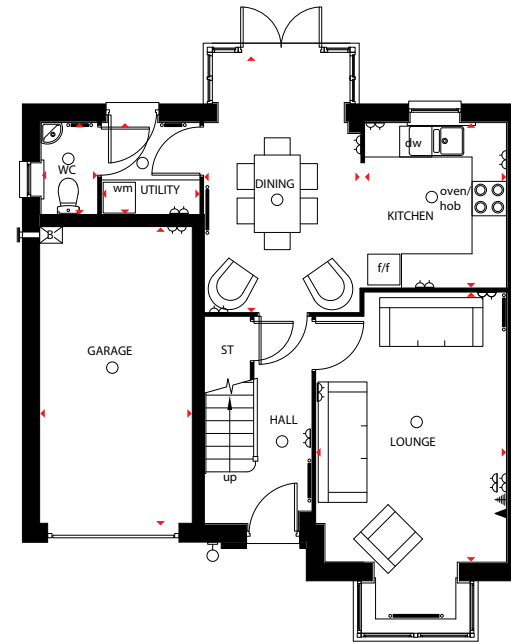
[Approximate dimensions]

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	

4 BEDROOM DETACHED HOME



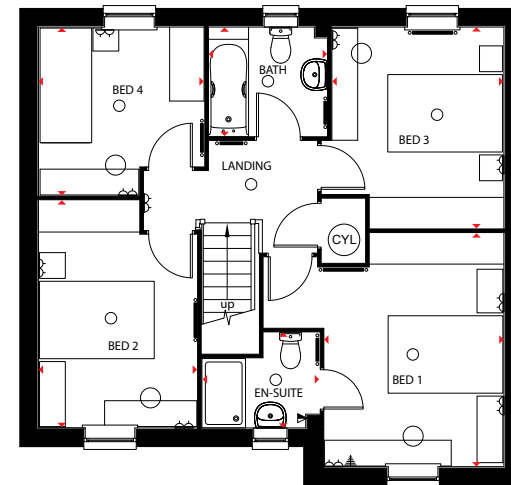
- An exceptional 4 bedroom detached home offering family kitchen and dining room with full height glazed bay leading onto the rear garden
- Ground floor also has comfortable lounge with bay window and utility room
- First floor features 3 double bedrooms with en suite to master bedroom, 1 single bedroom and family bathroom
- This delightful home also comes with integral garage



Ground Floor

Lounge	4714 x 3314mm	15'6" x 10'10"
Kitchen	2876 x 2462mm	9'5" x 8'1"
Dining Area	4527 x 2719mm	14'10" x 8'11"
Utility	1695 x 1591mm	5'7" x 5'3"
WC	1591 x 975mm	5'3" x 3'2"
Garage	5174 x 2662mm	17'0" x 8'9"

[Approximate dimensions]



First Floor

Bedroom 1	4070 x 3127mm	13'4" x 10'3"
En Suite	2051 x 1663mm	6'9" x 5'5"
Bedroom 2	3967 x 2762mm	13'0" x 9'1"
Bedroom 3	3507 x 2999mm	11'6" x 9'10"
Bedroom 4	2928 x 2887mm	9'7" x 9'6"

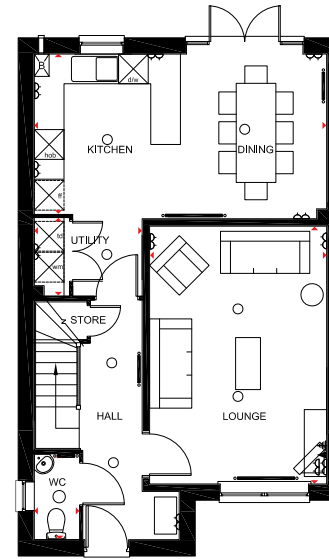
[Approximate dimensions]

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	◊ Electric socket	▲ Shaver socket	ST Store	▶ Dimension location
	◄ Telephone outlet point	— Radiator	wm Washing machine space	

4 BEDROOM DETACHED HOME



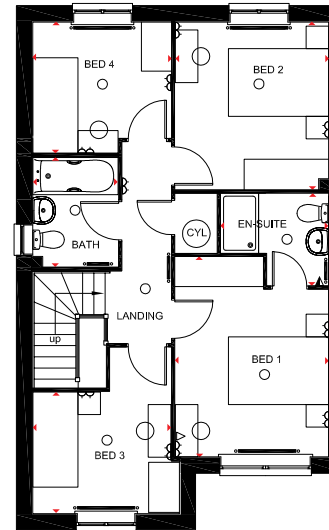
- A delightful 4 bedroom family home boasting spacious kitchen with dining area
- The ground floor also features lounge and cloakroom
- The first floor offers master bedroom with en suite shower room, a further double bedroom, 2 single bedrooms and family bathroom



Ground Floor

Lounge	5200 x 3570mm	17' 0" x 11' 8"
Kitchen/ Dining	5900 x 3225mm	19' 4" x 10' 7"
Utility	2180 x 1525mm	7' 1" x 5' 0"
WC	1715 x 890mm	5' 7" x 2' 11"

[Approximate dimensions]



First Floor

Bedroom 1	3045 x 3975mm max	9' 11" x 13' 0"
Ensuite	2130 max x 1800mm max	6' 11" x 5' 10"
Bedroom 2	3045 x 3325mm	9' 11" x 10' 10"
Bedroom 3	2740 x 2415mm	8' 11" x 7' 11"
Bedroom 4	2740 x 2600mm	8' 11" x 8' 6"
Bathroom	1690 x 2150mm	5' 6" x 7' 0"

[Approximate dimensions]

KEY	○ Light fitting	⬇ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
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◀ Telephone outlet point	— Radiator	wm Washing machine space		

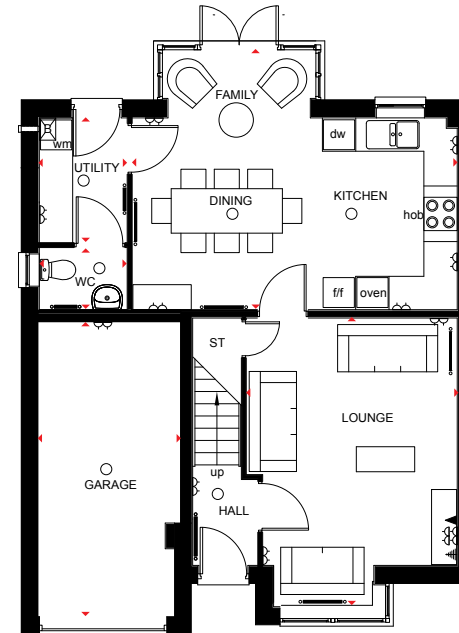
GUISBOROUGH

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOUSE



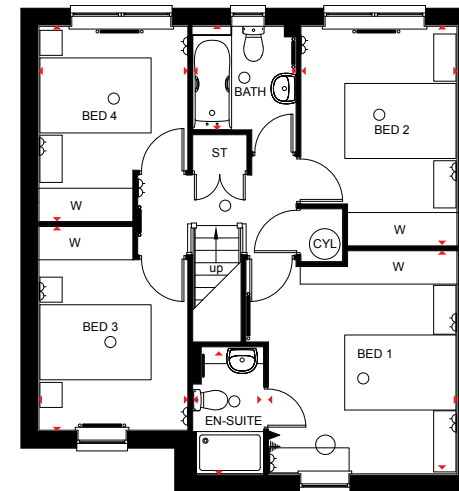
- A beautifully presented 4 bedroom home offering kitchen with dining and family areas, adjoining utility room and French doors leading to the rear garden
- Airy lounge also located on the ground floor
- First floor has 4 double bedrooms, en suite shower room to master bedroom and family bathroom
- This family home also comes with integral garage



Ground Floor

Lounge	5193 x 3794mm	17'0" x 12'5"
Kitchen/ Dining Room	5846 x 4675mm	19'2" x 15'4"
Utility	2244 x 1580mm	7'4" x 5'2"
WC	1580 x 1118mm	5'2" x 3'8"
Garage	5308 x 2568mm	17'5" x 8'5"

[Approximate dimensions]



First Floor

Bedroom 1	4165 x 3389mm	13'8" x 11'1"
En Suite	2285 x 1275mm	7'6" x 4'2"
Bedroom 2	3795 x 2805mm	12'5" x 9'2"
Bedroom 3	3762 x 2676mm	12'4" x 8'9"
Bedroom 4	3410 x 2676mm	11'2" x 8'9"
Bathroom	1863 x 1859mm	6'1" x 6'1"

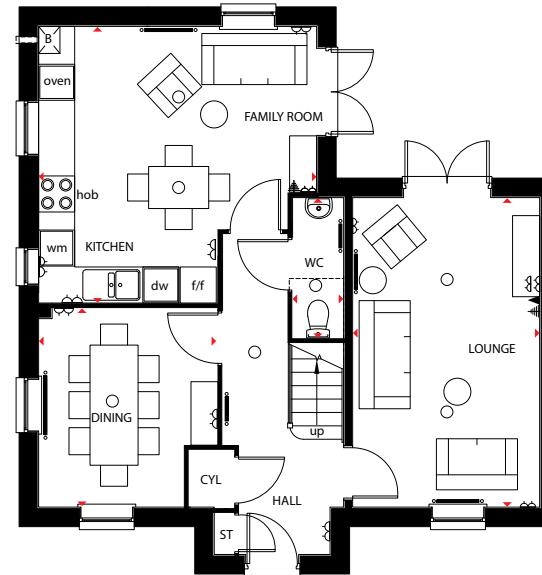
[Approximate dimensions]

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

4 BEDROOM DETACHED HOME



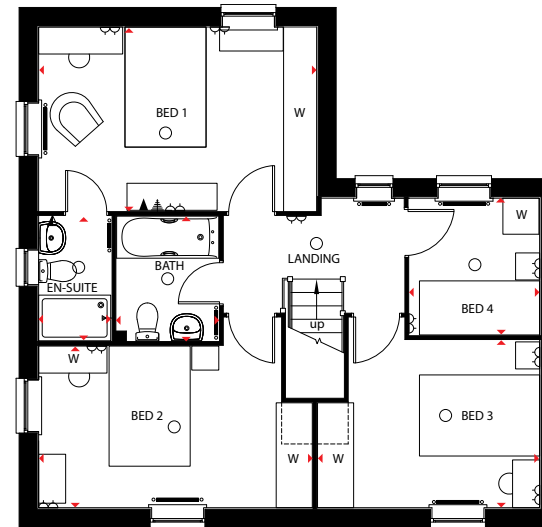
- A beautifully presented 4 bedroom home featuring open-plan kitchen with breakfast and family areas and French doors leading to the garden
- Separate dual aspect dining room and lounge with French doors leading to the garden
- The first floor boasts master bedroom with en suite shower room, 2 further double bedrooms, 1 single bedroom and family bathroom



Ground Floor

Kitchen Family Room	4628 x 4605mm	15'2" x 15'1"
Dining Room	3310 x 2974mm	10'10" x 9'9"
Lounge	5153 x 3113mm	16'11" x 10'3"
WC	2363 x 838mm	7'9" x 2'9"

[Approximate dimensions]



First Floor

Bedroom 1	4628 x 3062mm	15'2" x 10'1"
En Suite	2075 x 1211mm	6'10" x 4'0"
Bedroom 2	4556 x 2691mm	14'11" x 8'10"
Bedroom 3	3697 x 2788mm	12'2" x 9'2"
Bedroom 4	2167 x 2277mm	7'1" x 7'6"
Bathroom	2075 x 1700mm	6'10" x 5'7"

[Approximate dimensions]

KEY

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



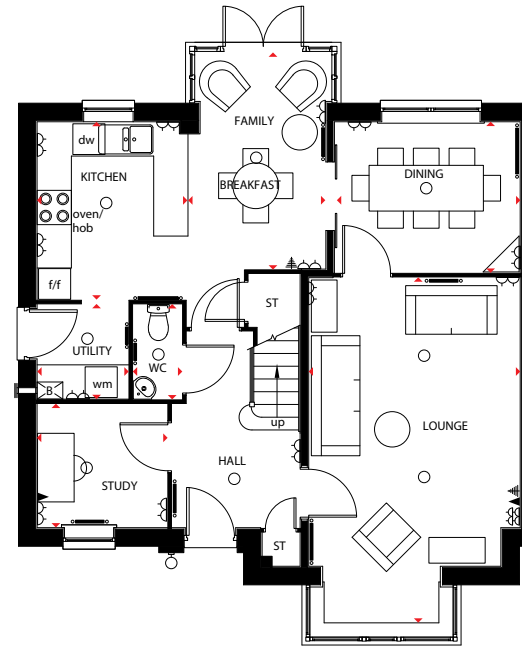
CAMBRIDGE

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



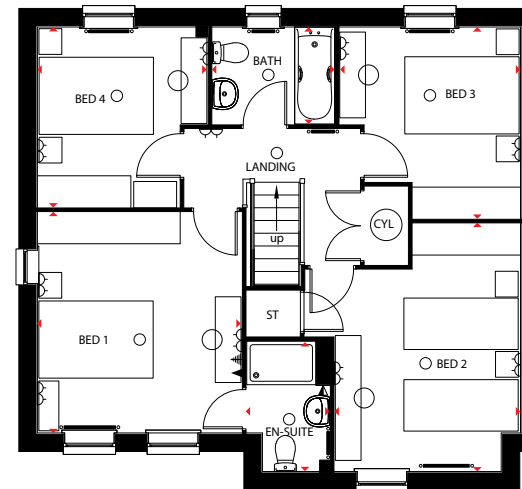
- A beautifully presented 4 bedroom detached home featuring kitchen with family and breakfast areas and glazed bay leading to the garden
- Delightful lounge, study and dining room with French doors opening onto the garden
- First floor comprises master bedroom with en suite shower room, 3 further double bedrooms and family bathroom



Ground Floor

Kitchen Area	3111 x 2640mm	10'2" x 8'8"
Family Breakfast Area	3803 x 2412mm	12'6" x 7'11"
Utility	1656 x 1595mm	5'5" x 5'3"
WC	1656 x 850mm	5'5" x 2'9"
Lounge	6060 x 3700mm	19'11" x 12'2"
Dining Room	3250 x 2640mm	10'8" x 8'8"
Study	2276 x 2161mm	7'6" x 7'1"

(Approximate dimensions)



First Floor

Bedroom 1	3861 x 3574mm	12'8" x 11'9"
En Suite	2279 x 1464mm	7'6" x 4'10"
Bedroom 2	4338 x 3252mm	14'3" x 10'8"
Bedroom 3	3352 x 3164mm	11'0" x 10'5"
Bedroom 4	3154 x 2976mm	10'4" x 9'9"
Bathroom	2137 x 1700mm	7'0" x 5'7"

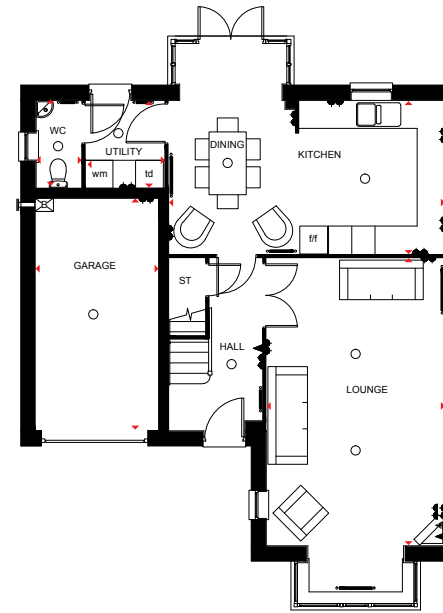
(Approximate dimensions)

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	◄ Telephone outlet point	— Radiator	wm Washing machine space	

4 BEDROOM DETACHED HOME



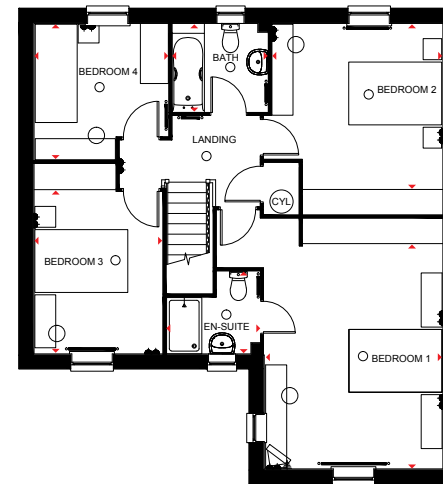
- A traditional 4 bedroom detached home boasting open plan kitchen/diner with family area and French doors opening onto the garden
- The ground floor also benefits from a separate utility and cloakroom
- The first floor boasts master bedroom with en suite, 2 further double bedrooms, 1 single bedroom and family bathroom



Ground Floor

Lounge	6200 x 3850mm	20'4" x 12'8"
Kitchen/Dining	5945 x 3315mm	19'6" x 10'10"
Utility	1890 x 1720mm	6'2" x 5'8"
WC	1890 x 990mm	6'2" x 3'3"
Garage	5000 x 2660mm	16'5" x 8'9"

(Approximate dimensions)



First Floor

Bedroom 1	4845 x 3840mm	15'11" x 12'7"
Ensuite	2035 x 1790mm	6'8" x 5'10"
Bedroom 2	3690 x 3570mm	12'1" x 11'9"
Bedroom 3	3530 x 2775mm	11'7" x 9'1"
Bedroom 4	2950 x 2900mm	9'8" x 9'6"
Bathroom	2075 x 1915mm	6'10" x 6'3"

(Approximate dimensions)

KEY	○ Light fitting	⬆ T.V. aerial socket	B Boiler	l/f Fridge/freezer space
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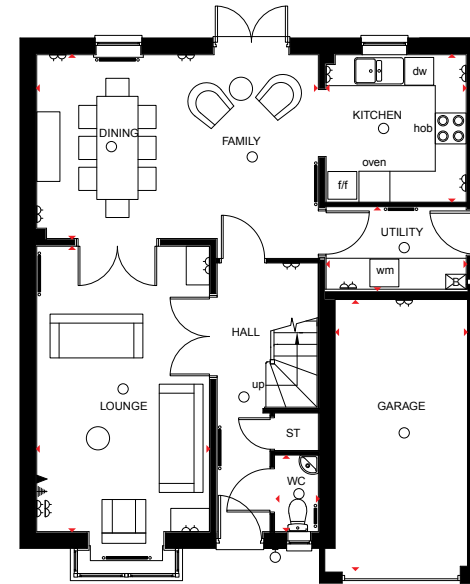
HARBOROUGH

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



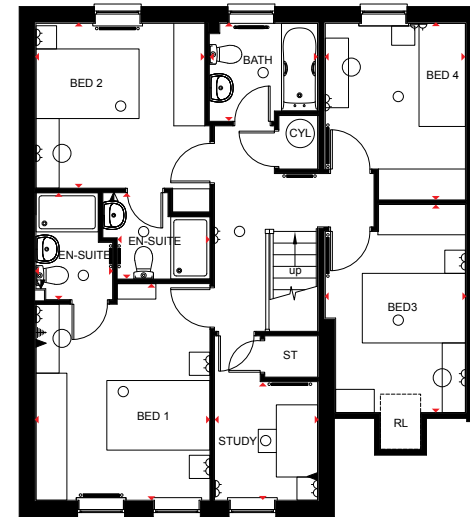
- An exceptional 4 bedroom detached home offering free flowing family kitchen and dining room with French doors that open onto the rear garden
- Downstairs also offers delightful bay fronted lounge and separate utility room
- First floor features 3 double bedrooms with en suites to bedroom 1 & 2, 1 single bedroom, study and family bathroom
- This family home also comes with private garage



Ground Floor

Lounge	5535 x 3350mm	18'2" x 11'0"
Family/ Dining Room	5463 x 3565mm	17'11" x 11'8"
Kitchen	2860 x 2718mm	9'5" x 8'11"
Utility	2718 x 1588mm	8'11" x 5'2"
WC	1485 x 850mm	4'10" x 2'9"
Garage	5287 x 2568mm	17'4" x 8'5"

[Approximate dimensions]



First Floor

Bedroom 1	4201 x 3375mm	13'9" x 11'1"
En Suite	2075 x 1488mm	6'10" x 4'11"
Bedroom 2	3275 x 3197mm	10'9" x 10'6"
En Suite 2	1808 x 1675mm	5'11" x 5'6"
Bedroom 3	4037 x 2718mm	13'3" x 8'11"
Bedroom 4	3426 x 2718mm	11'3" x 8'11"
Bathroom	2100 x 1900mm	6'11" x 6'3"
Study	2300 x 2000mm	7'7" x 6'7"

[Approximate dimensions]

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

Newton Village
Stenson Road
Stenson Fields
Derby
DE24 3AT

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