

CITY EDGE, BLAKELAW

FIRFIELD ROAD, BLAKELAW, NEWCASTLE UPON TYNE NE5 3HU



2, 3 AND 4 BEDROOM HOMES



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.



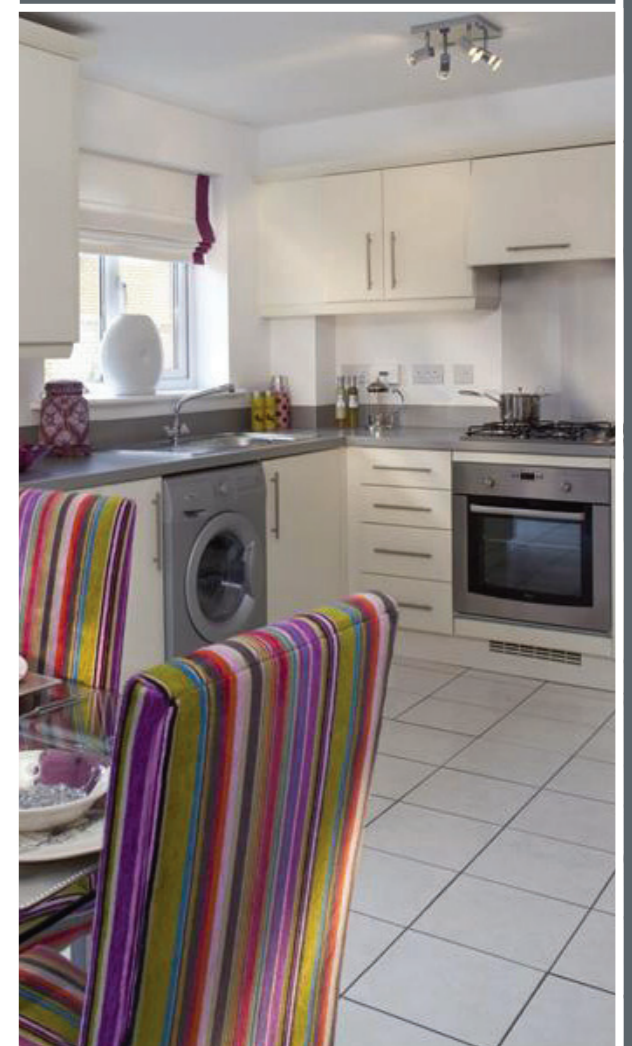


STUNNING HOMES IN A GREAT LOCATION

**LUXURY LIVING AND A SUBLIME LOCATION
GO HAND IN HAND TO MAKE FARNDON FIELDS
STAND OUT IN MARKET HARBOROUGH**

Located in the traditional market town of Market Harborough, Farndon Fields is a beautiful development from 5 Star housebuilder Barratt Northampton, providing the perfect setting for individuals, couples and growing families to call home.

With an attractive variety of high quality properties, there is something for everyone. And homebuyers will have peace of mind knowing that they are moving into a new home from Britain's leading housebuilder.



CITY EDGE

DEVELOPMENT LAYOUT

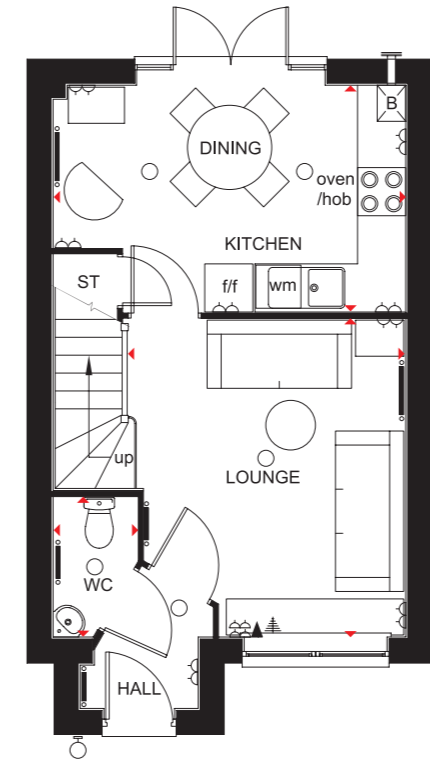
Gu	GUISBOROUGH	4 bedroom detached house
Wi	WINDERMERE	4 bedroom detached house
Ch	CHEADLE	3 bedroom detached house
Dw	DERWENT	3 bedroom detached house
Mo	MORPETH	3 bedroom semi-detached house
Pa	PALMERSTON	3 bedroom semi-detached house
De	DEWSBURY	3 bedroom semi-detached house
En	ENNERDALE	3 bedroom semi-detached house
Fo	FOLKESTONE	3 bedroom semi-detached house
Ro	ROSEBERRY	3 bedroom semi-detached / terraced house
Ba	BARWICK	3 bedroom semi-detached / terraced house
Ne	NEWTON	2 bedroom semi-detached / terraced house
Kn	KENLEY	2 bedroom house semi-detached house
Ke	KENDAL	2 bedroom terraced house
Al	ALCESTER	2 bedroom flat above garage
Am	AMBLE	2 bedroom apartment
Fx	FOXTON	2 bedroom apartment
Ml	MALTON	2 bedroom apartment



2 BEDROOM TERRACED HOME



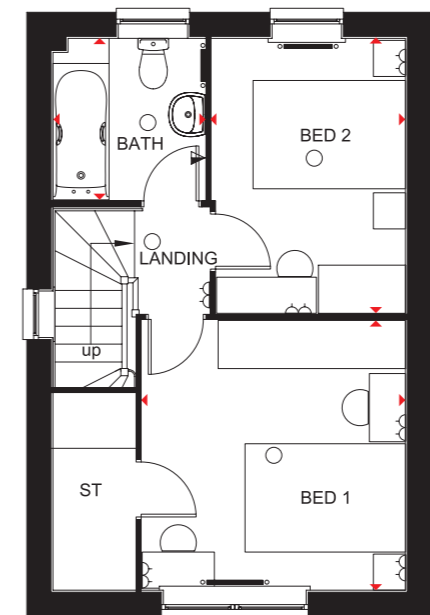
- A practical 2 bedroom home featuring comfortable lounge
- Stylish kitchen with breakfast area and French doors opening out onto the rear garden
- The first floor has 2 double bedrooms and family bathroom fitted with bath and electric shower



Ground Floor

Lounge	3950 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

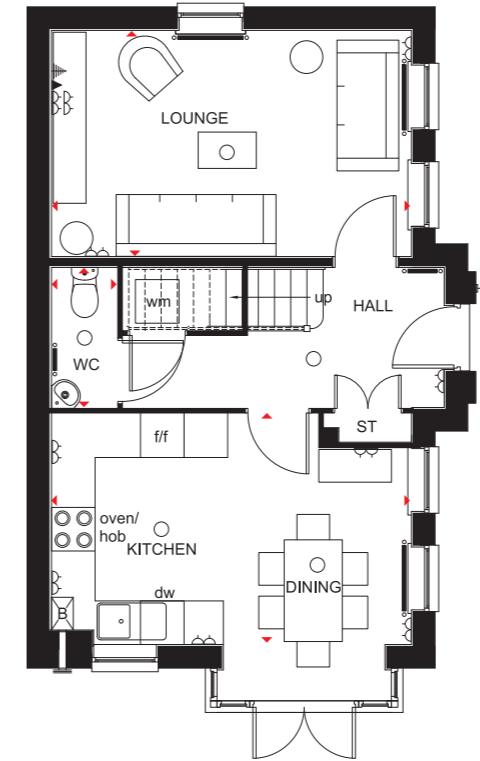
MORPETH

THE CLASSIC
COLLECTION

3 BEDROOM DETACHED HOME



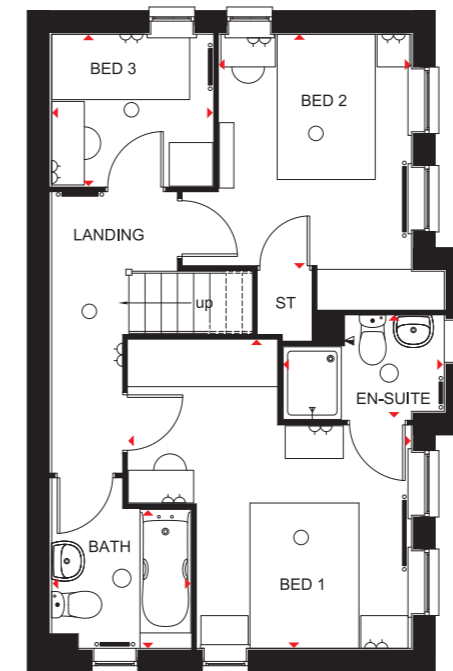
- A delightful 3 bedroom family home boasting free-flowing kitchen and dining area with glazed bay opening onto the garden
- The ground floor also features dual-aspect lounge
- First floor offers master bedroom with en suite shower room, a further double bedroom, one single bedroom and family bathroom



Ground Floor

Lounge	4965 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4965 x 3950mm	16'3" x 12'11"
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	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"

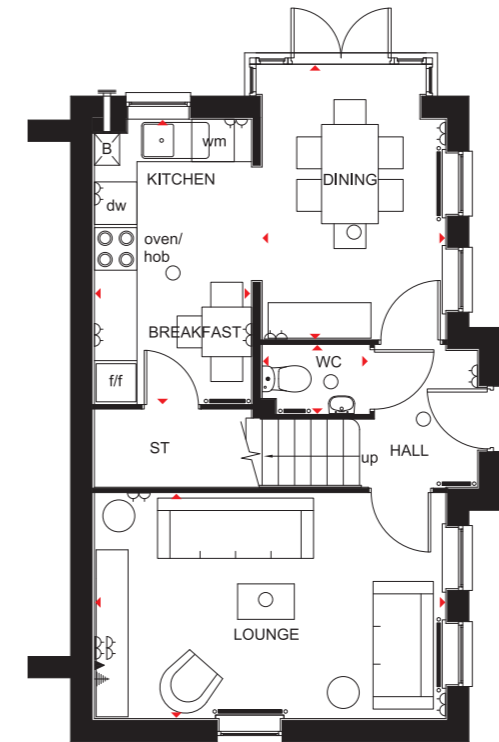
[Approximate dimensions]

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

3 BEDROOM END TERRACED HOME



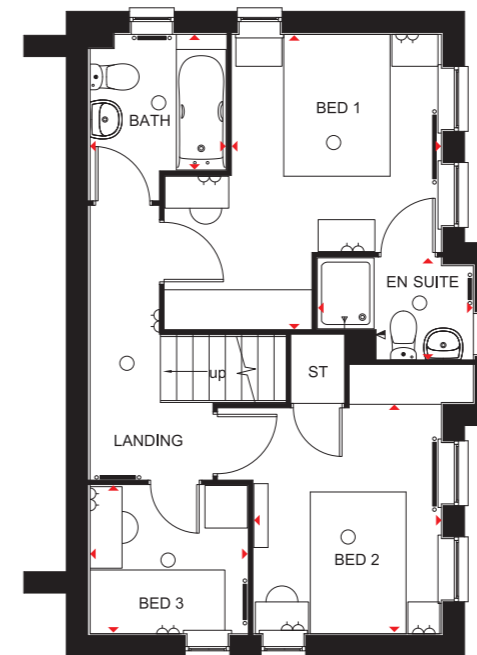
- A delightful 3 bedroom family home boasting free-flowing kitchen with breakfast area
- The ground floor also features dual aspect lounge and dining room with glazed bay opening onto the garden
- First floor offers master bedroom with en suite shower room, a further double bedroom, a single bedroom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



Ground Floor

Lounge	4965 x 3174mm	16'3" x 10'5"
Kitchen/ Breakfast Room	4012 x 2226mm	13'2" x 7'4"
Dining Room	3876 x 2589mm	12'9" x 8'6"
WC	1507 x 1053mm	4'11" x 3'5"

[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	10'7" x 8'8"
Bedroom 3	2230 x 2092mm	7'4" x 6'10"
Bathroom	1927 x 1913mm	6'4" x 6'3"

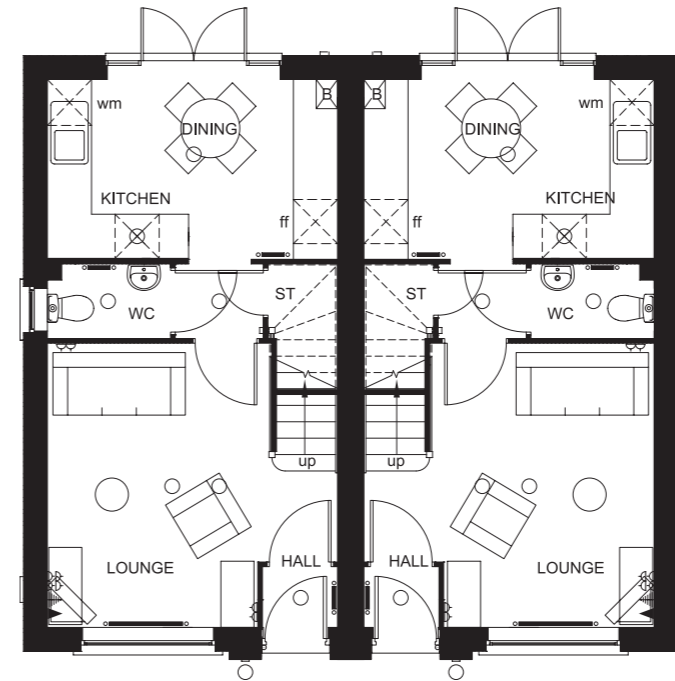
[Approximate dimensions]

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

2 BEDROOM TERRACED HOME



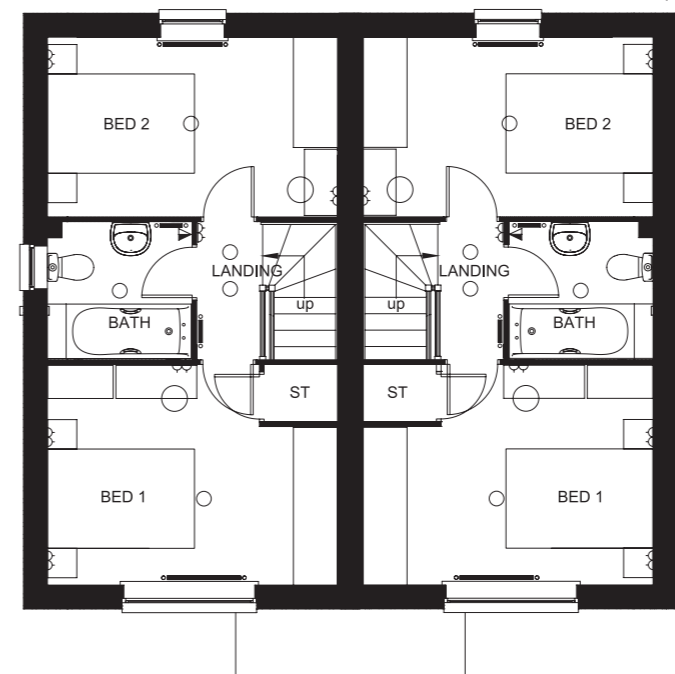
- A pleasant 2 bedroom home offering open-plan kitchen and dining room with French doors leading to the rear garden
- Separate lounge and useful cloakroom
- First floor features 2 double bedrooms and bathroom fitted with modern sanitaryware



Ground Floor

Dining/Kitchen	2432 x 3945mm	8'0" x 12'11"
Lounge	3852 x 3945mm	12'8" x 12'11"
WC	1675 x 990mm	5'6" x 3'3"

[Approximate dimensions]



First Floor

Bedroom 1	2988 x 3945mm	9'10" x 12'11"
Bathroom	1849 x 1955mm	6'1" x 6'5"
Bedroom 2	2433 x 3945mm	8'0" x 12'11"

[Approximate dimensions]

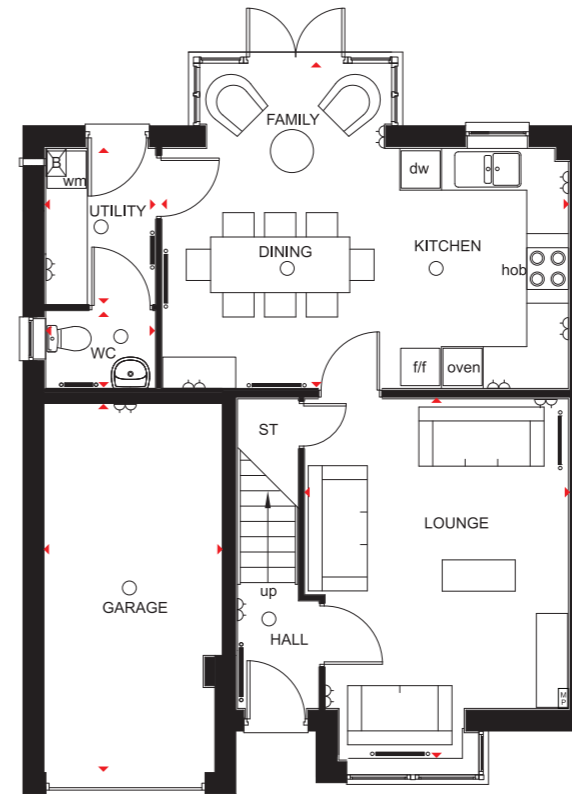
KEY	○ Light fitting	◀ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
	◊ Electric socket	◀ Shaver socket	ST Store	
	◀ Telephone outlet point	— Radiator	wm Washing machine space	

4 BEDROOM HOME



We operate a policy of continuous product development and individual features and elevational treatments are subject to change since this computer generated image was produced. Please ensure you check details with the Sales Adviser of your particular plot.

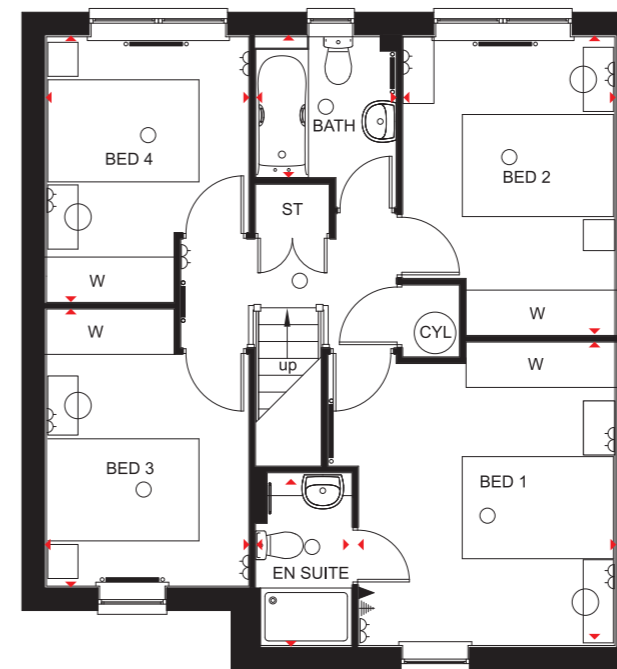
- A beautifully presented 4 bedroom home offering kitchen with dining and family areas, adjoining utility room and French doors leading to the rear garden
- Airy lounge also located on the ground floor
- First floor has four double bedrooms, en suite shower room to master bedroom and family bathroom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



Ground Floor

Lounge	5193 x 3794mm	17'0" x 12'5"
Kitchen/ Dining Room	5848 x 4675mm	19'2" x 15'4"
Utility	2244 x 1580mm	7'4" x 5'2"
WC	1580 x 1129mm	5'2" x 3'8"
Garage	5308 x 2568mm	17'5" x 8'5"

[Approximate dimensions]



First Floor

Bedroom 1	4166 x 3389mm	13'8" x 11'1"
En Suite	2285 x 1274mm	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	1858 x 1862mm	6'1" x 6'1"

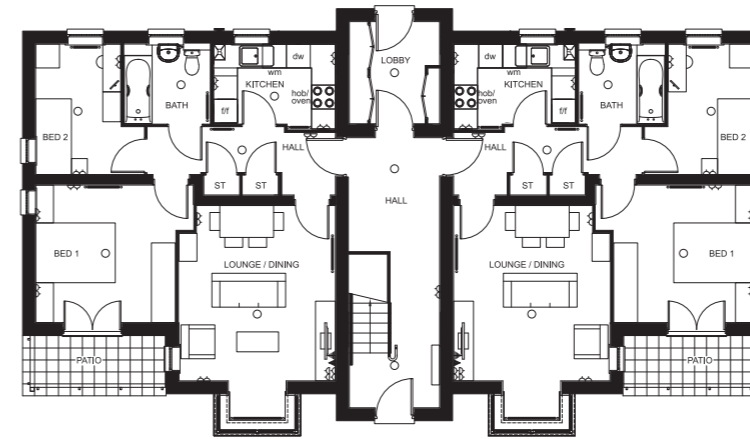
[Approximate dimensions]

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
⏏ Electric socket	📺 Media plate	ST Store	f/f Fridge/freezer space		
☎ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space		

2 BEDROOM APARTMENTS



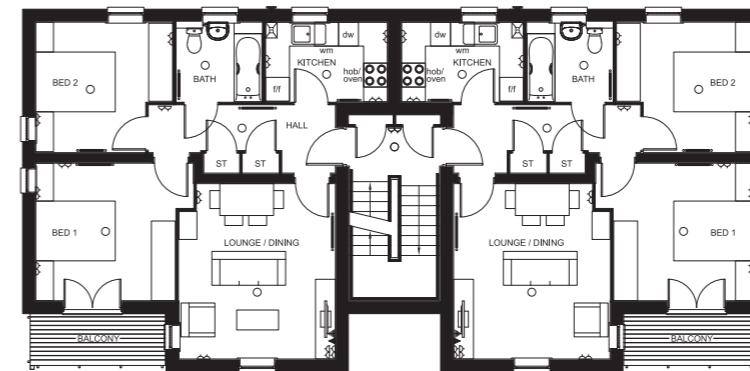
- A contemporary 2 bedroom apartment with balcony/patio
- Ground floor apartments offer 1 double bedroom and 1 single bedroom, a contemporary kitchen, family bathroom and lounge diner with glazed walk-in bay window and patio
- First and second floor apartments offer 2 double bedrooms a contemporary kitchen, family bathroom, lounge diner and balcony off the master bedroom



Ground Floor

Kitchen	3060 x 1997mm	10'0" x 6'7"
Lounge/Dining	4400 x 3927mm	14'5" x 12'11"
Bedroom 1	3507 x 3451mm	11'6" x 11'4"
Bedroom 2	3275 x 2137mm	10'9" x 7'0"
Bathroom	2150 x 1997mm	7'1" x 6'7"

[Approximate dimensions]



First & Second Floor

Kitchen	3060 x 2000mm	10'0" x 6'7"
Lounge/Dining	4400 x 3927mm	14'5" x 12'11"
Bedroom 1	3507 x 3451mm	11'6" x 11'4"
Bedroom 2	3439 x 3274mm	11'3" x 10'9"
Bathroom	2150 x 1997mm	7'1" x 6'7"

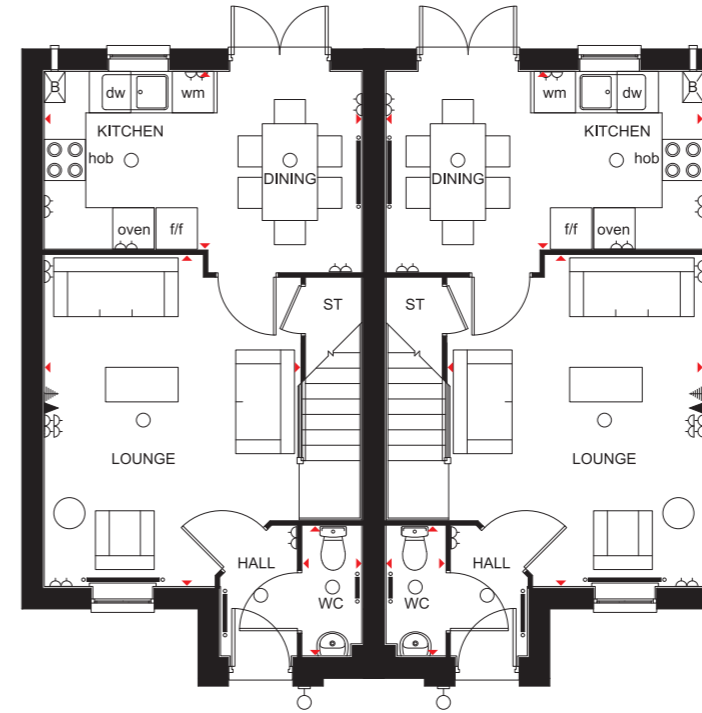
[Approximate dimensions]

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		

3 BEDROOM SEMI-DETACHED HOUSE



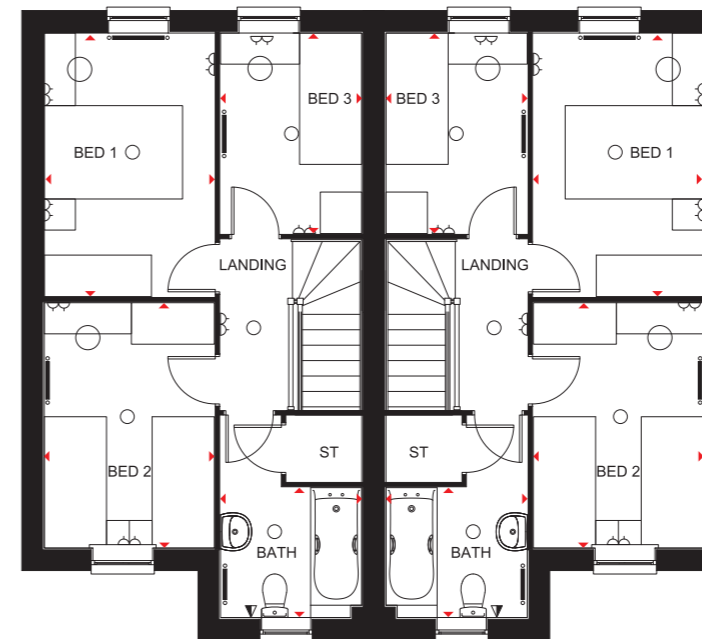
- A delightful 3 bedroom home featuring free flowing kitchen and dining room with French doors opening onto the garden
- A comfortable lounge is also located on the ground floor
- First floor provides 2 double bedrooms, 1 single bedroom and family bathroom



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)

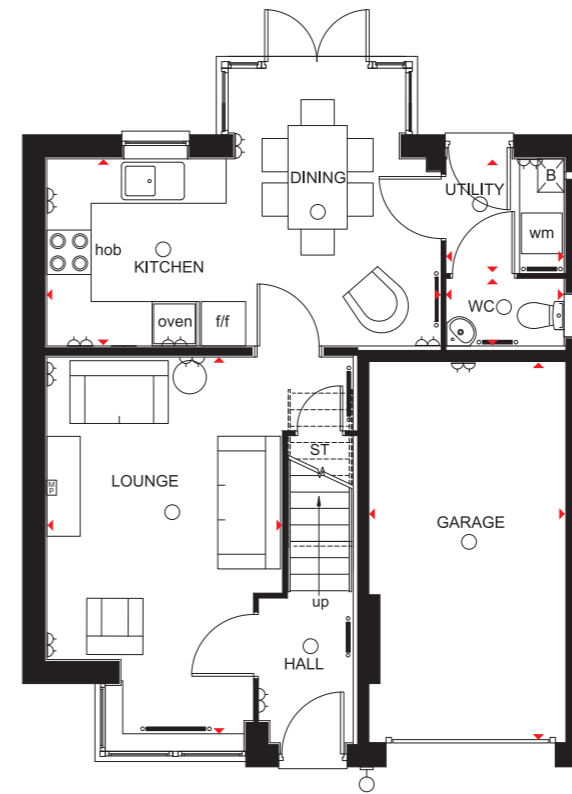
KEY	○ Light fitting	◀ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
	◊ Electric socket	◀ Shaver socket	ST Store	dw Dishwasher space
	◀ Telephone outlet point	— Radiator	wm Washing machine space	◄◄ Dimension location

3 BEDROOM HOME



We operate a policy of continuous product development and individual features and elevational treatments are subject to change since this computer generated image was produced. Please ensure you check details with the Sales Adviser of your particular plot.

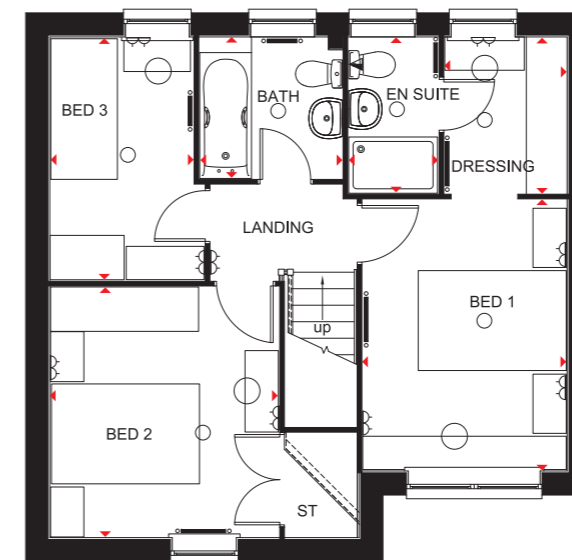
- A flexible 3 bedroom home featuring beautiful open-plan kitchen and dining area with glazed bay leading to the rear garden
- Family lounge and utility room are also located on the ground floor
- First floor comprises master bedroom with dressing area and en suite shower room, one further double bedroom,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



Ground Floor

Lounge	5115 x 3277mm	16'9" x 10'9"
Kitchen/Dining	5317 x 2538mm	17'5" x 8'4"
Utility	1585 x 1538mm	5'2" x 5'1"
WC	1585 x 903mm	5'2" x 3'0"
Garage	5140 x 2663mm	16'11" x 8'9"

[Approximate dimensions]



First Floor

Bedroom 1	3664 x 2771mm	12'0" x 9'1"
En suite	2112 x 1210mm	6'11" x 4'0"
Dressing Area	2112 x 1663mm	6'11" x 5'5"
Bedroom 2	3388 x 3187mm	11'1" x 10'5"
Bedroom 3	3290 x 1938mm	10'10" x 6'4"
Bathroom	1925 x 1913mm	6'4" x 6'3"

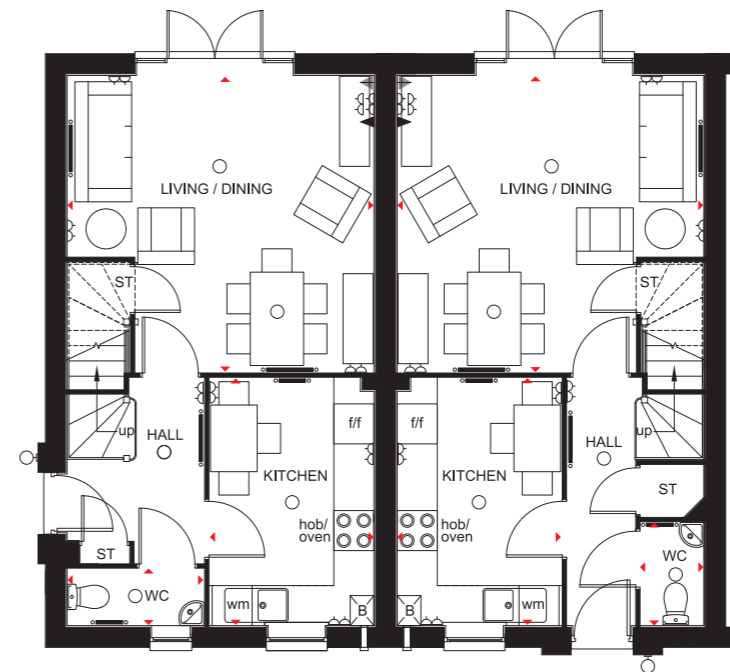
[Approximate dimensions]

KEY	○ Light fitting	◀ Shaver socket	ST Store	◀▶ Dimension location
	⏏ Electric socket	— Radiator	wm Washing machine space	
	📺 Media plate	B Boiler	f/f Fridge/freezer space	

3 BEDROOM HOME



- A delightful 3 bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Modern 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 sanitary ware



Ground Floor (Door to side)

Lounge/ Dining Room	4600 x 4450mm	15'1" x 14'7"
Kitchen	3713 x 2463mm	12'2" x 8'1"
WC	2050 x 850mm	6'9" x 2'10"

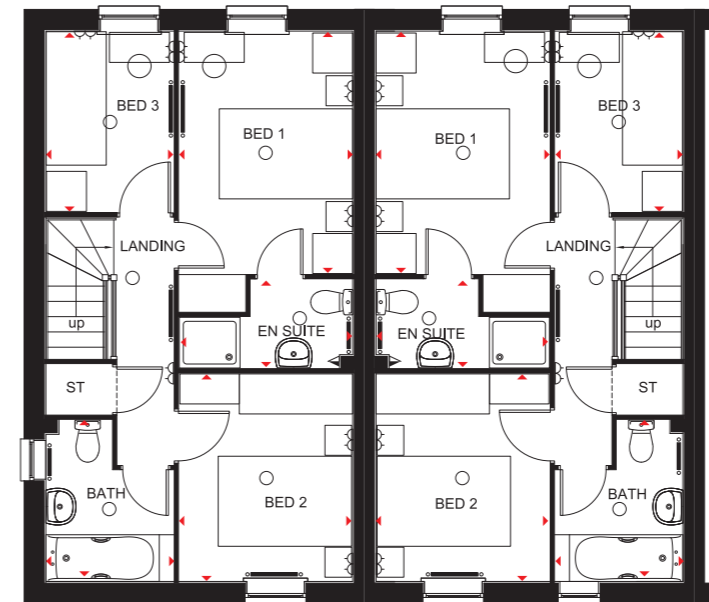
[Approximate dimensions]

Ground Floor (Door to front)

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]

N.B. Plot 89 is a detached home



First Floor

Bedroom 1	3638 x 2599mm	11'11" x 8'6"
En Suite	2599 x 1325mm	8'6" x 4'4"
Bedroom 2	3112 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]

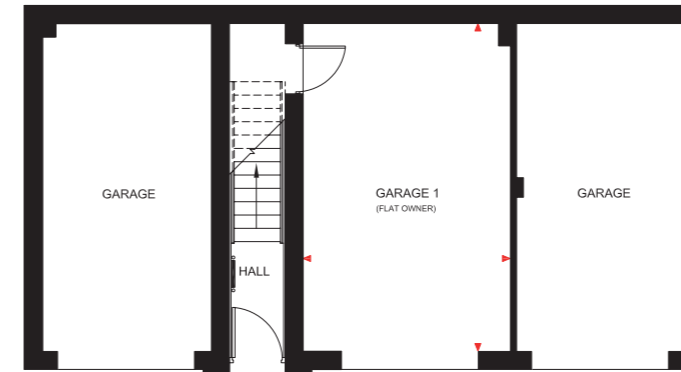
Please refer to working drawings for elevation treatment detail for individual plots.

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 COACH HOUSE



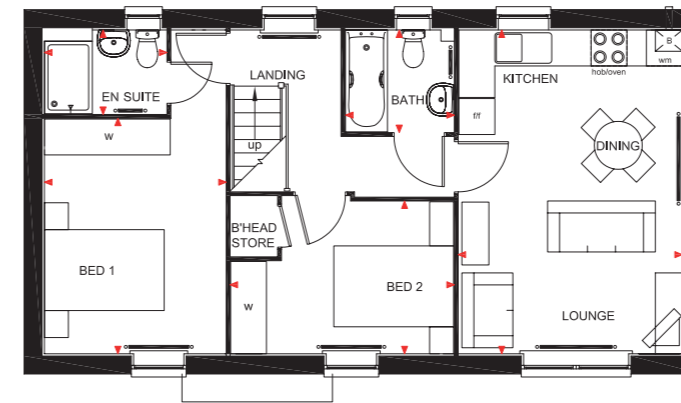
- An attractive first floor, 2 bedroom coach house offering open-plan lounge, kitchen and dining area for flexible living
- Comfortable master bedroom with en suite, one further double bedroom and bathroom with contemporary bathroom suite



Ground Floor

Garage	5480 x 3464mm	18'0" x 11'3"
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[Approximate dimensions]



First Floor

Lounge/Kitchen/ Dining Room	5404 x 3731mm	17'9" x 12'3"
Bedroom 1	3918 x 3024mm	12'10" x 9'1"
En Suite	2035 x 1398mm	6'8" x 4'7"
Bedroom 2	3707 x 2537mm	12'2" x 8'4"
Bathroom	1805 x 1701mm	5'9" x 5'7"

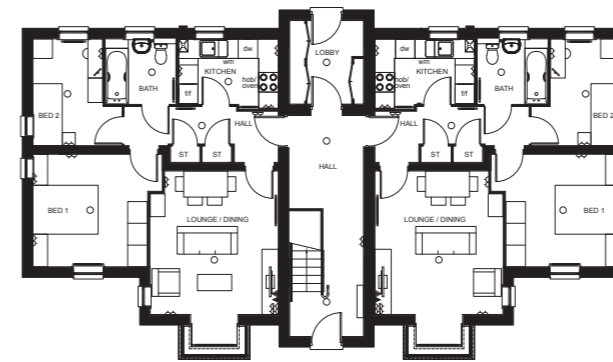
[Approximate dimensions]

KEY	Radiator	f/f	Fridge/freezer space	
	B	Boiler	W	Wardrobe
	wm	Washing machine space	◀▶	Dimension location

2 BEDROOM APARTMENTS



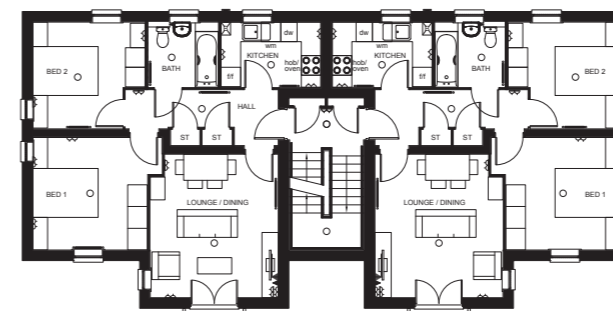
- This apartment is ideal for first-time buyers and offers a contemporary kitchen, and a beautiful open-plan lounge/diner
- It also offers a master double bedroom and one further bedroom, both with ample storage, as well as a family bathroom



Ground Floor

Kitchen	3060 x 1997mm	10'0" x 6'7"
Lounge/Dining	4400 x 3927mm	14'5" x 12'11"
Bedroom 1	3507 x 3451mm	11'6" x 11'4"
Bedroom 2	3275 x 2137mm	10'9" x 7'0"
Bathroom	2150 x 1997mm	7'1" x 6'7"

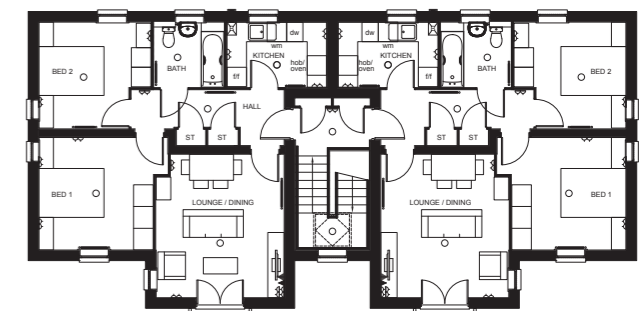
[Approximate dimensions]



First & Second Floor

Kitchen	3060 x 2000mm	10'0" x 6'7"
Lounge/Dining	4400 x 3927mm	14'5" x 12'11"
Bedroom 1	3507 x 3451mm	11'6" x 11'4"
Bedroom 2	3439 x 3274mm	11'3" x 10'9"
Bathroom	2150 x 1997mm	7'1" x 6'7"

[Approximate dimensions]



Third Floor

Kitchen	3060 x 2000mm	10'0" x 6'7"
Lounge/Dining	4400 x 3927mm	14'5" x 12'11"
Bedroom 1	3507 x 3451mm	11'6" x 11'4"
Bedroom 2	3439 x 3274mm	11'3" x 10'9"
Bathroom	2150 x 1997mm	7'1" x 6'7"

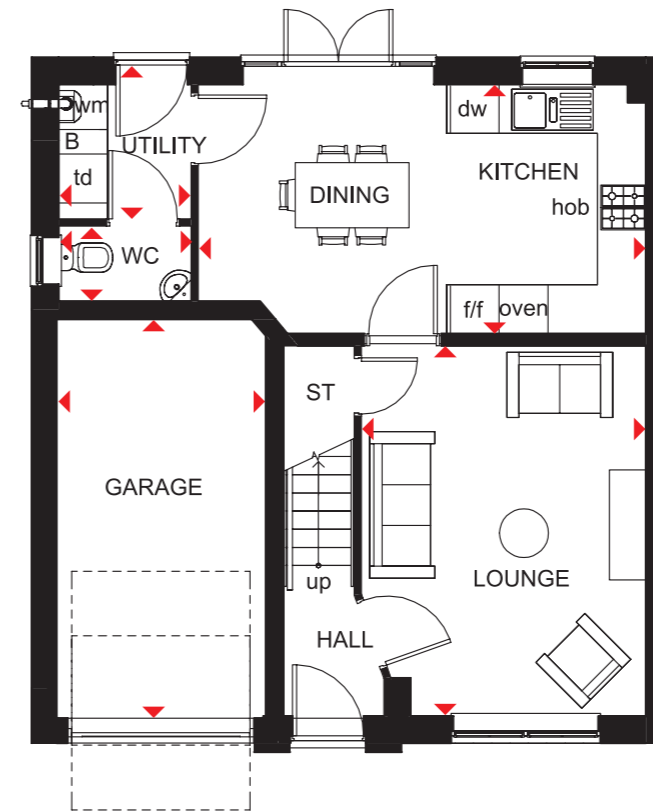
[Approximate dimensions]

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	

4 BEDROOM DETACHED HOME



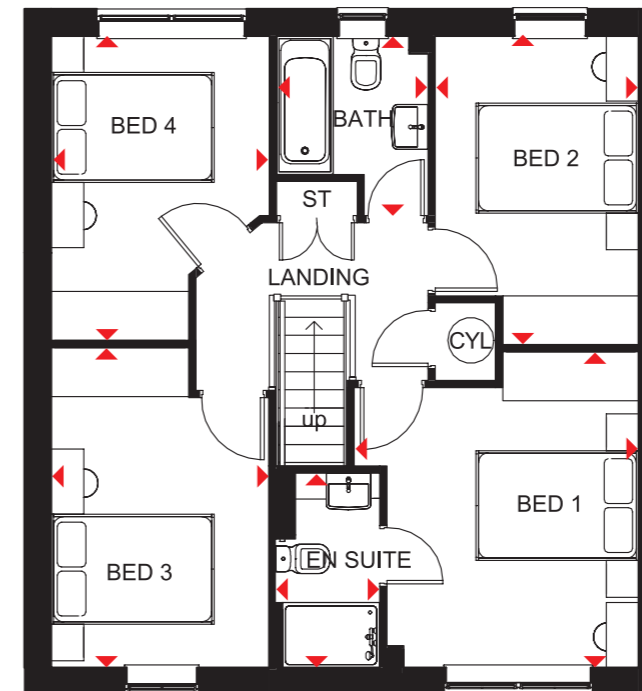
- Light flows into this bright, airy family home through oversized windows
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the master with en suite, and a family bathroom



Ground Floor

Lounge	3495 x 4548mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3060mm	18'0" x 10'0"
Utility	1627 x 1652mm	5'4" x 5'5"
WC	1627 x 923mm	5'4" x 3'0"
Garage	2568 x 4875mm	8'5" x 16'0"

[Approximate dimensions]



First Floor

Bedroom 1	3495 x 3881mm	11'6" x 12'9"
En Suite	1275 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	2671 x 3931mm	8'9" x 12'11"
Bedroom 4	2679 x 3739mm	8'9" x 12'3"
Bathroom	1859 x 2208mm	6'1" x 7'3"

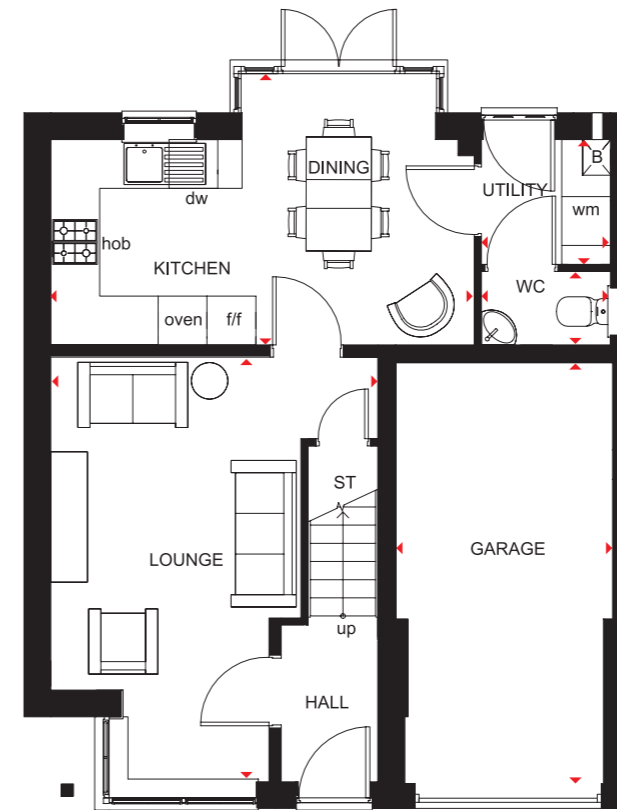
[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

3 BEDROOM DETACHED HOME



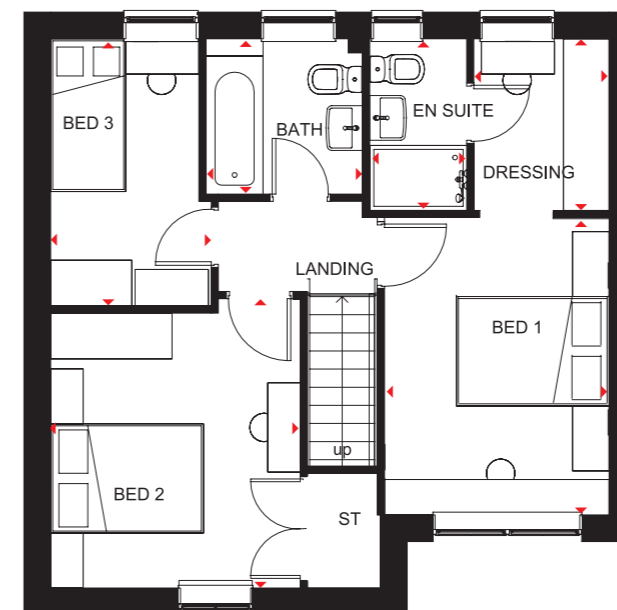
- A three bedroom home with open-plan kitchen and dining area with full-height glazed bay leading to the rear garden
- Lounge and utility room are also located on the ground floor
- On the first floor is the master bedroom with dressing area and en suite shower room, a further double bedroom, a single bedroom and family bathroom
- This home also comes with an integral garage



Ground Floor

Lounge	5212 x 4015mm	17'1" x 13'2"
Kitchen/Dining	5201 x 3349mm	17'1" x 11'0"
Utility	1585 x 1533mm	5'2" x 5'0"
WC	1585 x 903mm	5'2" x 3'0"
Garage	5143 x 2663mm	16'10" x 8'9"

[Approximate dimensions]



First Floor

Bedroom 1	3660 x 2766mm	12'0" x 9'1"
En Suite	2113 x 1193mm	6'11" x 3'11"
Dressing Area	2113 x 1666mm	6'11" x 5'6"
Bedroom 2	3562 x 3072mm	11'8" x 10'1"
Bedroom 3	3289 x 1977mm	10'9" x 6'6"
Bathroom	1925 x 1913mm	6'4" x 6'3"

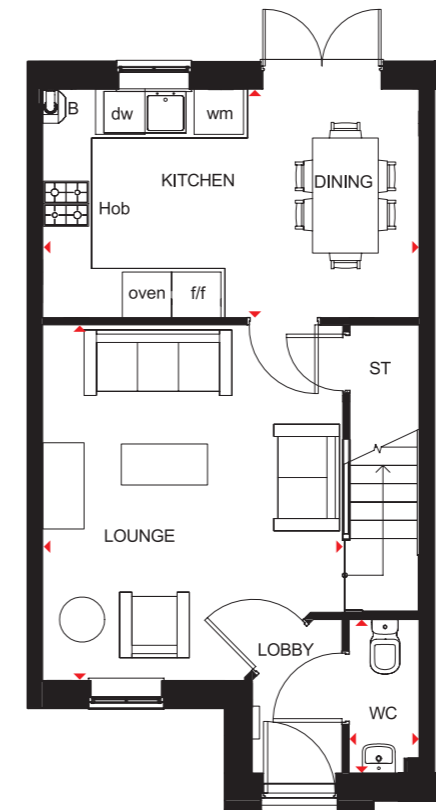
[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

3 BEDROOM TERRACED HOME



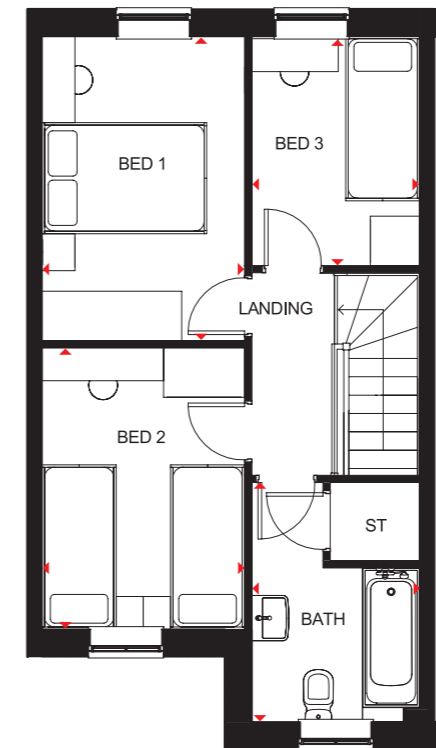
- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden, creates the ideal hub for all the family
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	3681 x 4335mm	12'1" x 14'3"
Kitchen/Dining	4590 x 2788mm	15'1" x 9'2"
WC	1875 x 856mm	6'2" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	3700 x 2462mm	12'2" x 8'1"
Bedroom 2	3422 x 2462mm	11'3" x 8'1"
Bedroom 3	2788 x 2041mm	9'2" x 6'8"
Bathroom	2913 x 2041mm	9'7" x 6'8"

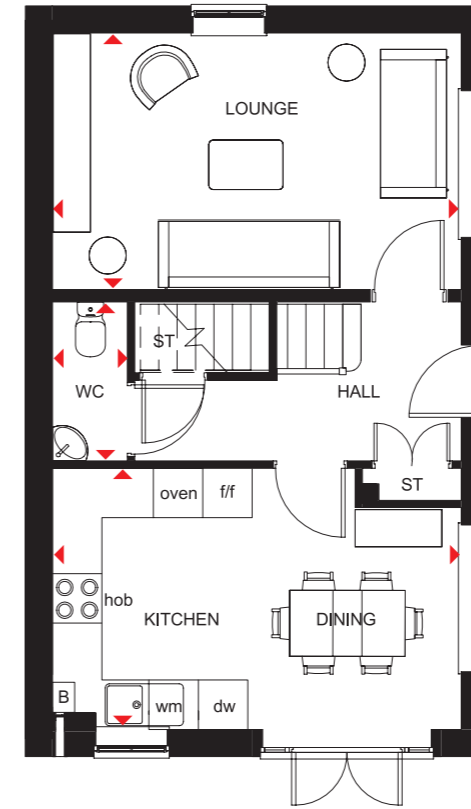
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

3 BEDROOM DETACHED HOME



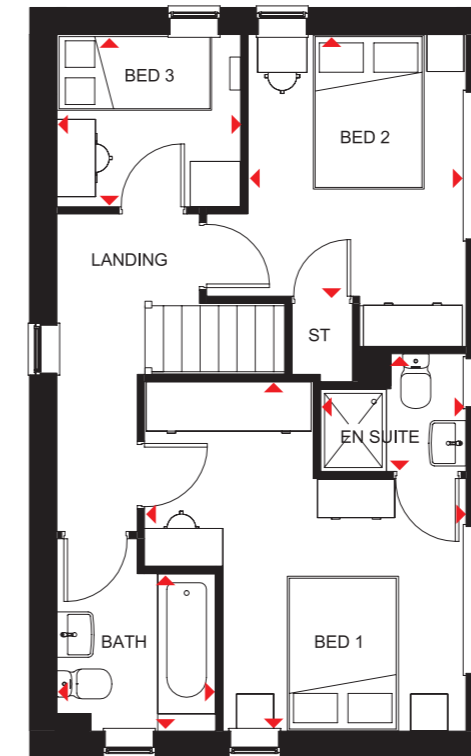
- Light fills this three bedroom detached home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



First Floor

Bedroom 1	4231 x 3898mm	13'11" x 12'9"
En Suite	1765 x 1427mm	5'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

[Approximate dimensions]

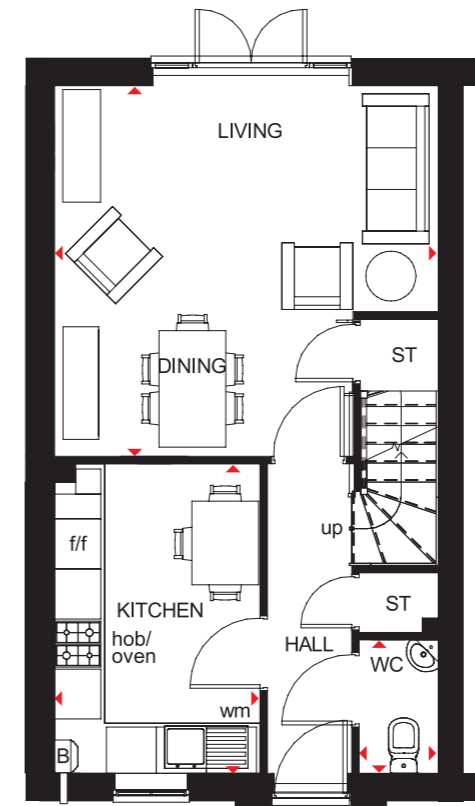
KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

3 BEDROOM SEMI-DETACHED HOME



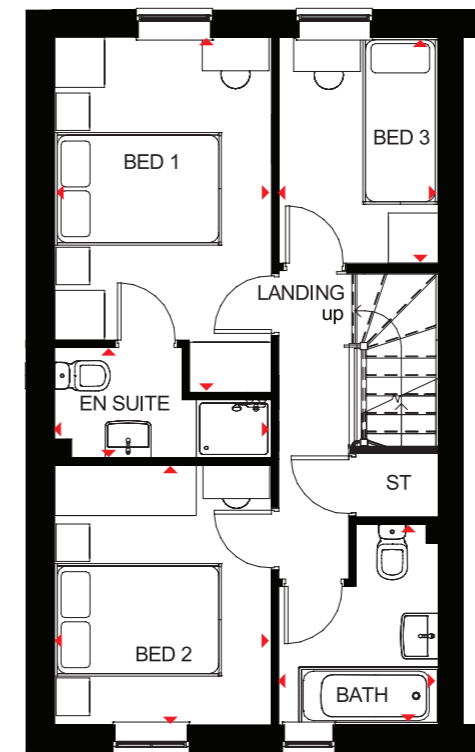
- Bright three bedroom home with flexible space designed for practical modern living
- Open-plan lounge with dining area opens onto the rear garden, while a stylish kitchen includes room for a breakfast table
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, single bedroom and family bathroom



Ground Floor

Living/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen	3713 x 2463mm	12'2" x 8'1"
WC	1600 x 948mm	5'3" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	4205 x 2597mm	13'10" x 8'6"
En Suite	1325 x 2597mm	4'4" x 8'6"
Bedroom 2	3112 x 2597mm	10'3" x 8'6"
Bedroom 3	2708 x 1913mm	8'11" x 6'3"
Bathroom	2418 x 1913mm	7'11" x 6'3"

(Approximate dimensions)

KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

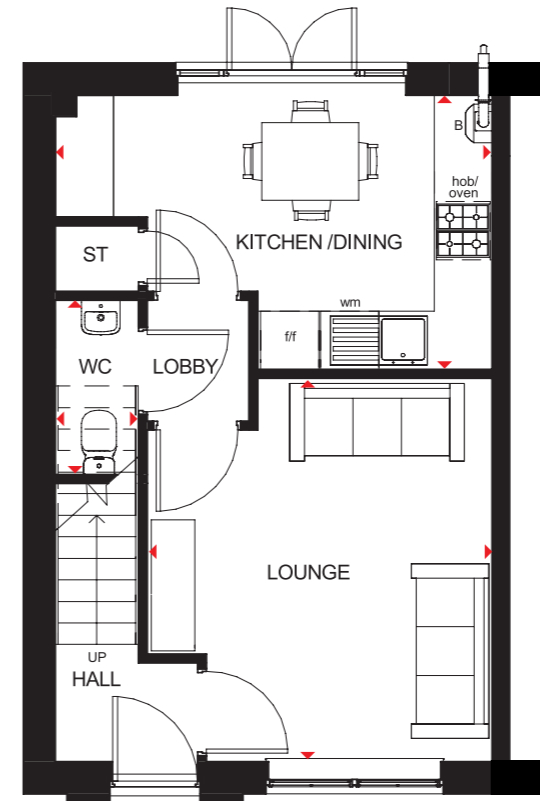
ROSEBERRY

THE CLASSIC
COLLECTION

2 BEDROOM END-TERRACED HOME



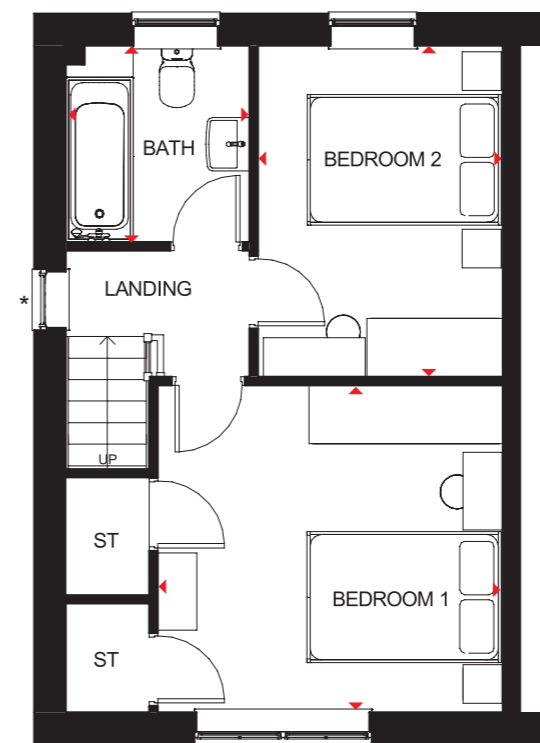
- Light fills this terraced home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



Ground Floor

Lounge	3557 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	860 x 1800mm	2'10" x 5'11"

[Approximate dimensions]



First Floor

Bedroom 1	3557 x 3373mm	11'8" x 11'1"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'3" x 6'8"

[Approximate dimensions]

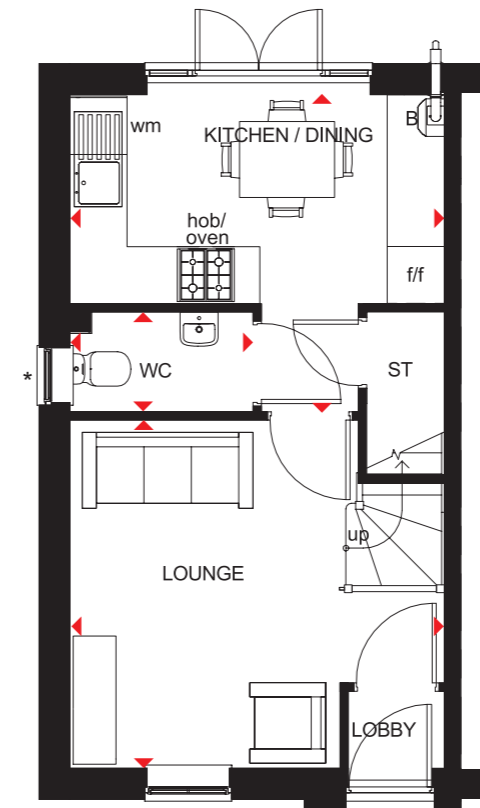
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

2 BEDROOM TERRACED HOME



- Oversized windows maximise natural light, creating a bright two bedroom terraced home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

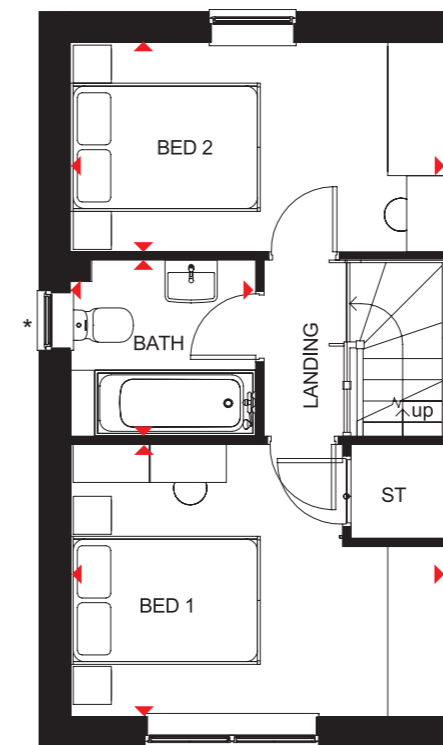


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3341mm	12'11" x 11'0"
WC	1928 x 1050mm	6'4" x 3'5"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2203mm	12'11" x 7'3"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

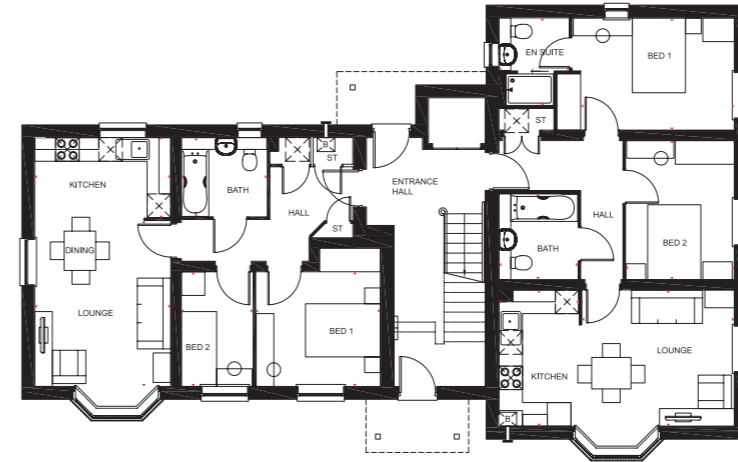
AMBLE/MALTON

THE CLASSIC
COLLECTION

2 BEDROOM APARTMENT



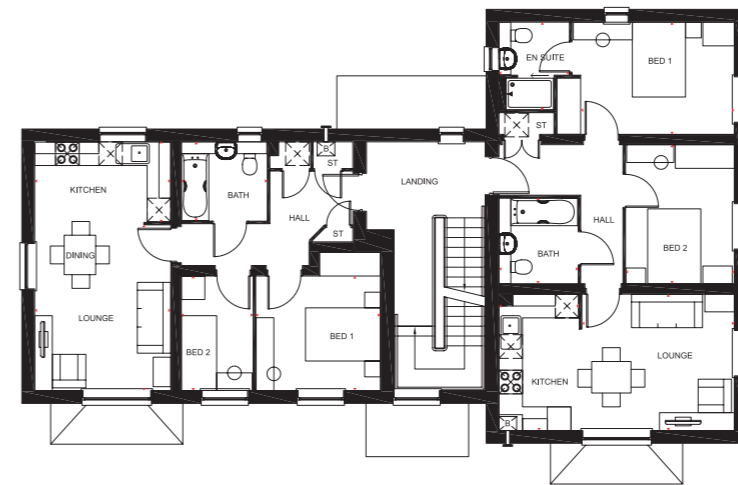
- Stylish 2 bedroom apartment offering open-plan lounge/dining room and kitchen
- Spacious master bedroom and second bedroom
- Separate bathroom fitted with bath and shower
- This attractive apartment also comes with parking space



Amble Ground Floor

Kitchen	3460 x 2068mm	11'4" x 6'9"
Lounge	3460 x 4209mm	11'4" x 13'9"
Bedroom 1	3168 x 2911mm	10'4" x 9'6"
Bedroom 2	1825 x 2911mm	5'11" x 9'6"
Bathroom	2187 x 2013mm	7'2" x 6'7"

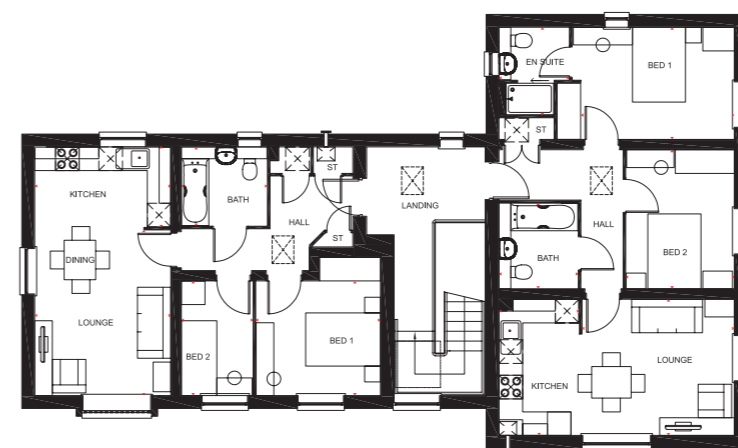
[Approximate dimensions]



Malton Ground Floor

Kitchen	2043 x 3460mm	6'8" x 11'4"
Lounge	3872 x 3460mm	12'8" x 11'4"
Bedroom 1	3902 x 2847mm	12'9" x 9'4"
Bedroom 2	2763 x 3529mm	9'0" x 11'6"
Bathroom	2013 x 2187mm	6'7" x 7'2"
En suite	1790 x 2255mm	5'10" x 7'4"

[Approximate dimensions]



Amble First Floor

Kitchen	3460 x 2068mm	11'4" x 6'9"
Lounge	3460 x 4209mm	11'4" x 13'9"
Bedroom 1	3168 x 2911mm	10'4" x 9'6"
Bedroom 2	1825 x 2911mm	5'11" x 9'6"
Bathroom	2187 x 2013mm	7'2" x 6'7"

[Approximate dimensions]

KEY B Boiler ST Store ◀▶ Dimension location

Malton First Floor

Kitchen	2043 x 3460mm	6'8" x 11'4"
Lounge	3872 x 3460mm	12'8" x 11'4"
Bedroom 1	3902 x 2847mm	12'9" x 9'4"
Bedroom 2	2763 x 3529mm	9'0" x 11'6"
Bathroom	2013 x 2187mm	6'7" x 7'2"
En suite	1790 x 2255mm	5'10" x 7'4"

[Approximate dimensions]

Amble Second Floor

Kitchen	3460 x 2068mm	11'4" x 6'9"
Lounge	3460 x 4209mm	11'4" x 13'9"
Bedroom 1	3168 x 2911mm	10'4" x 9'6"
Bedroom 2	1825 x 2911mm	5'11" x 9'6"
Bathroom	2187 x 2013mm	7'2" x 6'7"

[Approximate dimensions]

Malton Second Floor

Kitchen	2043 x 3460mm	6'8" x 11'4"
Lounge	872 x 3460mm	12'8" x 11'4"
Bedroom 1	3902 x 2847mm	12'9" x 9'4"
Bedroom 2	2763 x 3529mm	9'0" x 11'6"
Bathroom	2013 x 2187mm	6'7" x 7'2"
En suite	1790 x 2255mm	5'10" x 7'4"

[Approximate dimensions]

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

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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.

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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. City Edge 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.

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