

BEDWELL COURT

ADAIR WAY, HEBBURN, TYNE AND WEAR NE31 2HQ



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.



BEDWELL COURT

DEVELOPMENT LAYOUT

Al	ALDERNEY	4 bedroom detached house
Ha	HALTON	4 bedroom detached house
Ro	RADLEIGH	4 bedroom detached house
Wi	WINDERMERE	4 bedroom detached house
Ch	CHESTER	4 bedroom detached house
Wo	WOODCOTE	4 bedroom semi-detached house
Ki	KINGSVILLE	4 bedroom semi-detached house
De	DERWENT	3 bedroom detached house
En	ENNERDALE	3 bedroom detached / semi-detached house
Fo	FOLKESTONE	3 bedroom semi-detached / terraced house
Pa	PALMERSTON	3 bedroom semi-detached / terraced house
Ra	ROSEBERRY	2 bedroom semi-detached / terraced house
Wa	WASHINGTON	2 bedroom semi-detached / terraced house



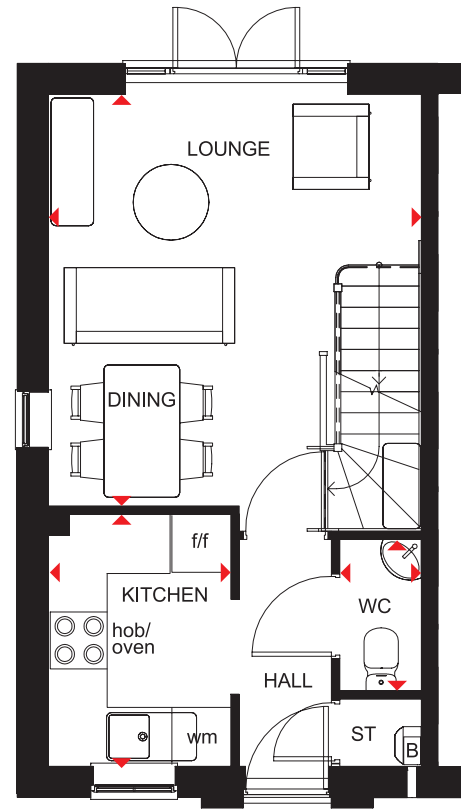
WASHINGTON

THE CLASSIC
COLLECTION

2 BEDROOM TERRACED HOME



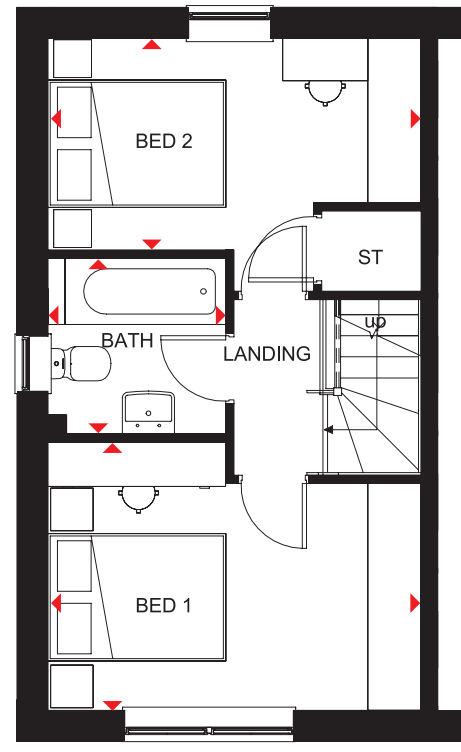
- Oversized windows maximise natural light, creating a bright two bedroom terraced home
- An open-plan lounge and dining area opens onto the rear garden
- A modern fitted kitchen at the front opens up from the hall
- Upstairs are two double bedrooms and family bathroom



Ground Floor

Lounge/Dining	4612 x 3943mm	15'2" x 12'11"
Kitchen	2663 x 1929mm	8'9" x 6'4"
WC	1599 x 863mm	5'3" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	3943 x 2836mm	12'11" x 9'4"
Bedroom 2	3943 x 2670mm	12'11" x 8'9"
Bathroom	1852 x 1878mm	6'1" x 6'2"

(Approximate dimensions)

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

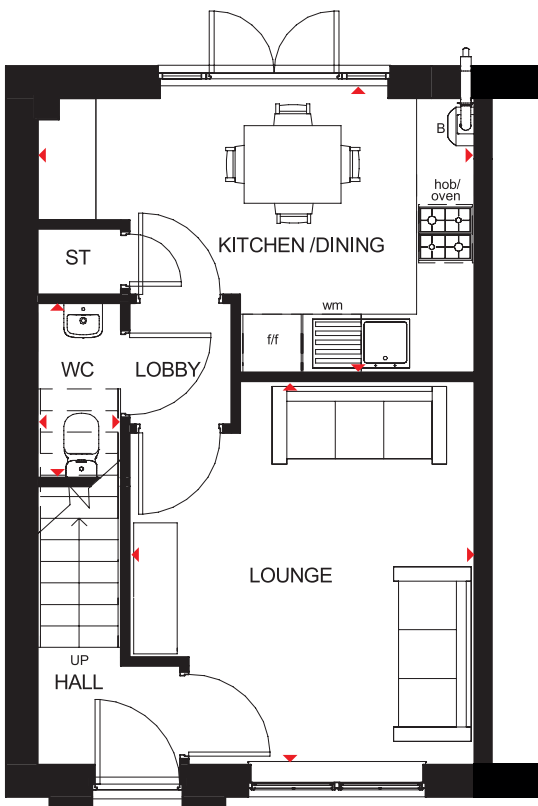
ROSEBERRY

THE CLASSIC
COLLECTION

2 BEDROOM END-TERRACED HOME



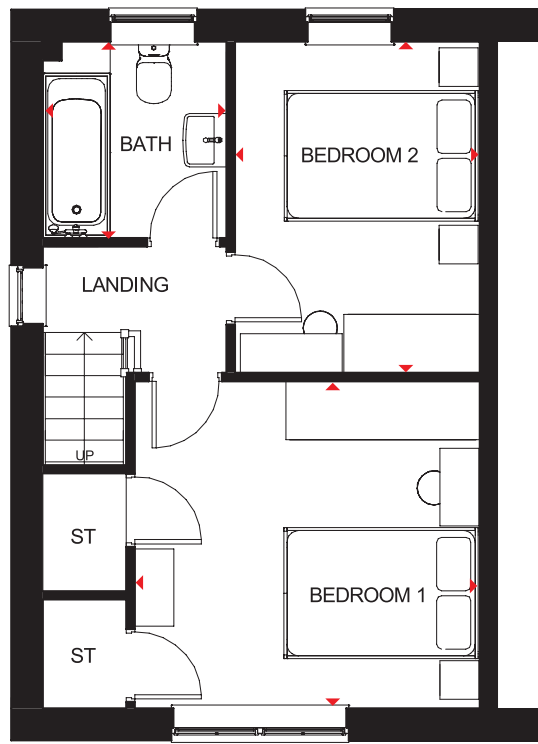
- Light fills this terraced home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger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



Ground Floor

Lounge	3557 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 3025mm	14'9" x 9'11"
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)

KEY

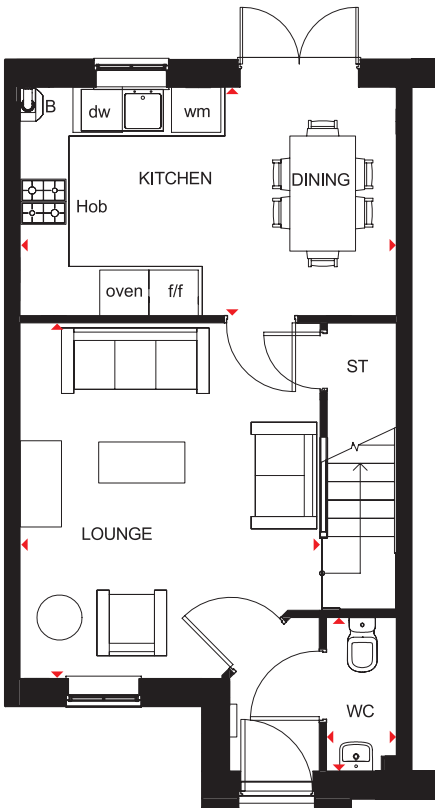
B	Boiler
ST	Store
wm	Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

3 BEDROOM TERRACED HOME



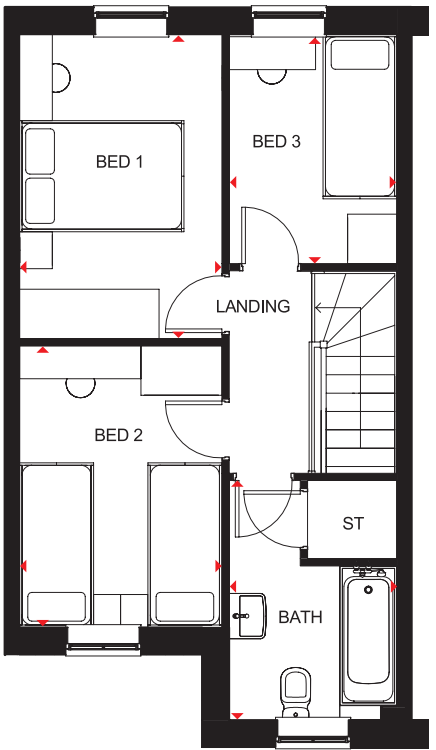
- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden, creates the ideal hub for all the family
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms,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



Ground Floor

Lounge	4335 x 3656mm	14'3" x 12'1"
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	2758 x 2041mm	9'1" x 6'8"
Bathroom	2913 x 2041mm	9'7" x 6'8"

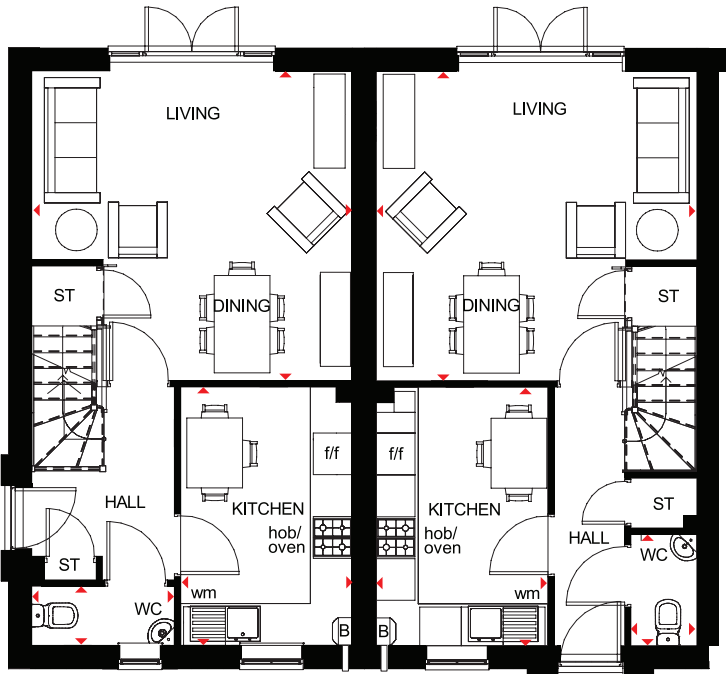
(Approximate dimensions)

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

3 BEDROOM TERRACED HOME



- Oversized windows maximise natural light, creating a bright three bedroom home
- Open-plan lounge and dining area opens onto the rear garden, while a fully fitted kitchen includes room for a breakfast area
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, single bedroom and family bathroom

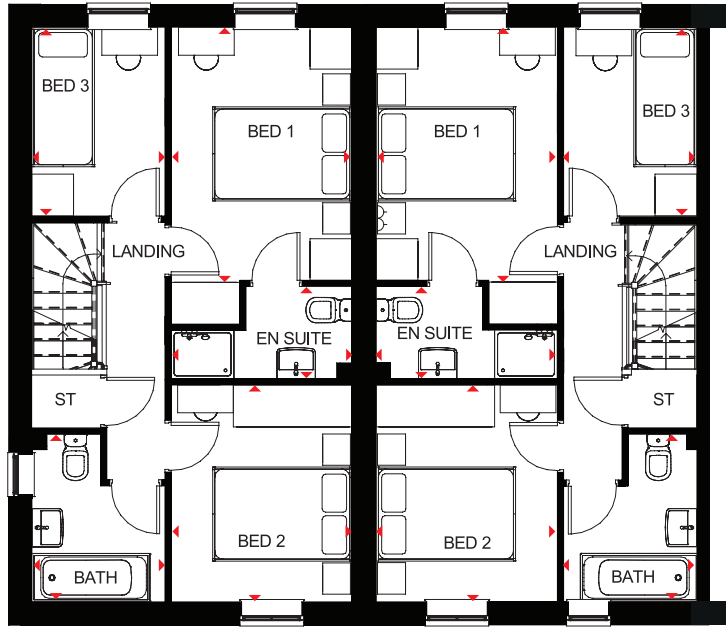


Ground Floor (Door to side)		
Lounge/Dining	4598 x 4445 mm	15'1" x 14'7"
Kitchen	3713 x 2463 mm	12'2" x 8'1"
WC	851 x 2047 mm	2'10" x 6'9"

(Approximate dimensions)

Ground Floor End/Mid terrace (Door to Front)		
Lounge/Dining	4598 x 4445 mm	15'1" x 14'7"
Kitchen	3713 x 2463 mm	12'2" x 8'1"
WC	1600 x 948 mm	5'3" x 3'1"

(Approximate dimensions)



First Floor		
Bedroom 1	4205 x 2599mm	13'10" x 8'6"
En Suite	1325 x 2599mm	4'4" x 8'6"
Bedroom 2	3112 x 2597mm	10'3" x 8'6"
Bedroom 3	2710 x 1910mm	8'11" x 6'3"
Bathroom	2710 x 1910mm	8'11" x 6'3"

(Approximate dimensions)

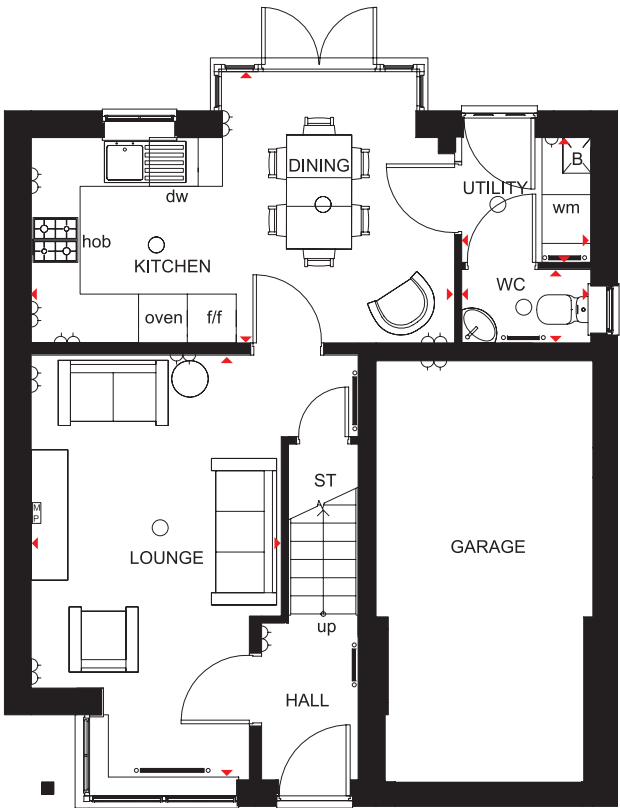
KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

3 BEDROOM DETACHED HOME



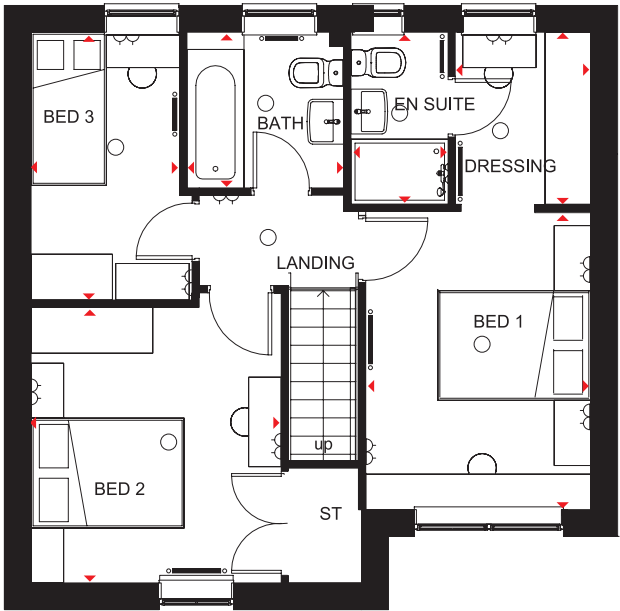
- A flexible 3 bedroom home featuring open-plan kitchen and dining area with full-height glazed bay leading to the rear garden
- Lounge and utility room are also located on the ground floor
- First floor comprises master bedroom with dressing area and en suite shower room, a further double bedroom, a 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 2523mm	17'1" x 8'3"
Utility	1585 x 1533mm	5'2" x 5'0"
WC	1585 x 903mm	5'2" x 3'0"

(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 1826mm	10'9" x 6'0"
Bathroom	1925 x 1913mm	6'4" x 6'3"

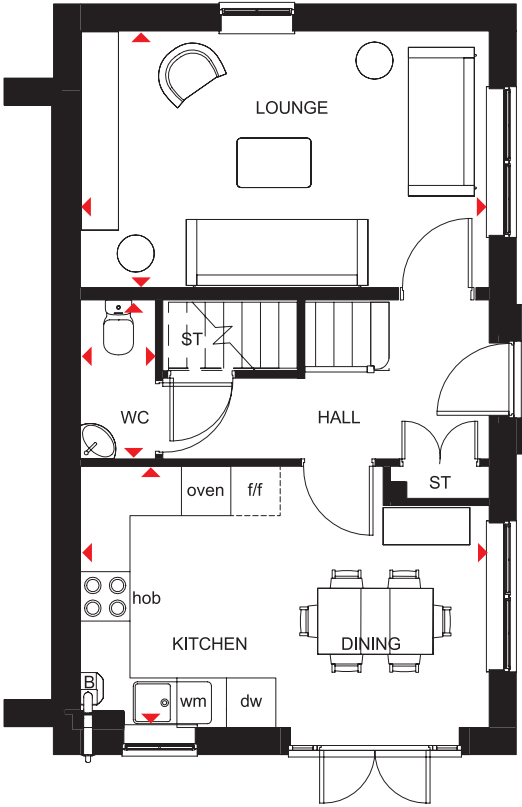
(Approximate dimensions)

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

3 BEDROOM END-TERRACED HOME



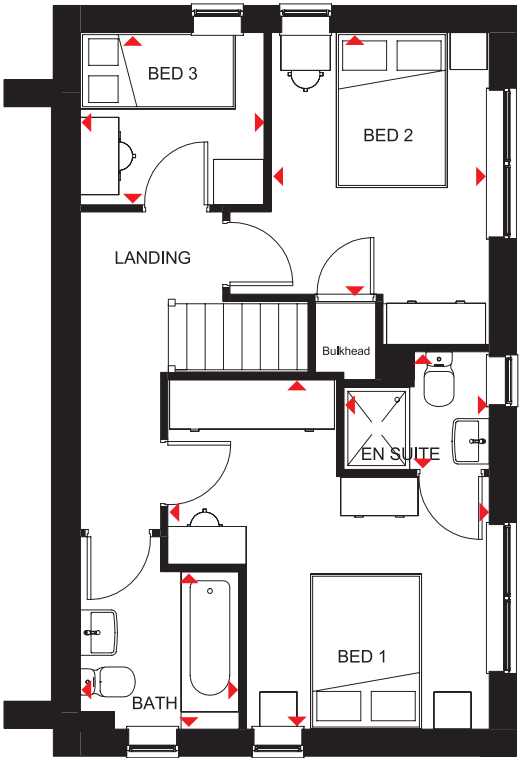
- Light fills this attractive three bedroom terraced home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en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

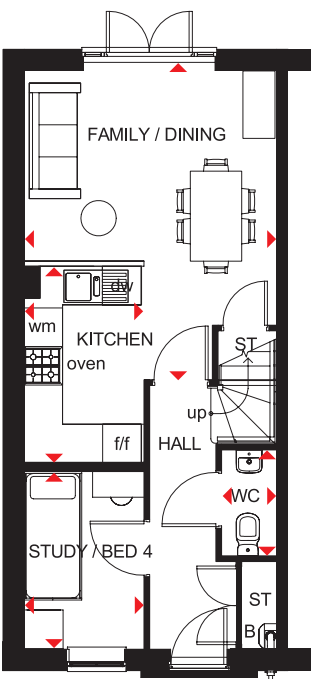
KINGSVILLE

THE CLASSIC
COLLECTION

4 BEDROOM TERRACED HOME



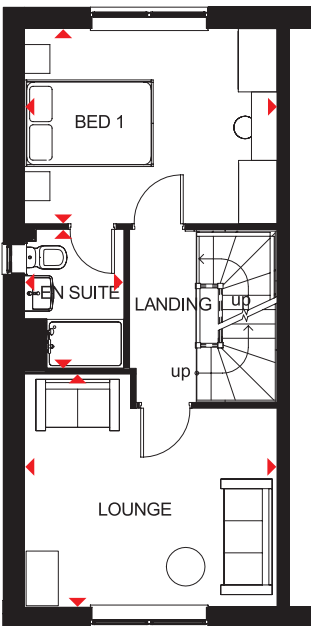
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor are the lounge and master bedroom with en suite
- Upstairs there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3936 x 4943mm	12'11" x 16'3"
Kitchen	1868 x 3051mm	6'2" x 10'0"
Study/Bed 4	1868 x 2766mm	6'2" x 9'1"
WC	861 x 1649mm	2'10" x 5'5"

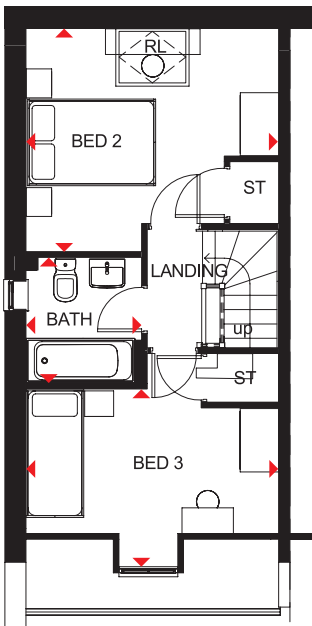
(Approximate dimensions)



First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)



Second Floor

Bedroom 2	3936 x 3482mm	12'11" x 11'5"
Bedroom 3	3936 x 3319mm	12'11" x 10'11"
Bathroom	1801 x 1963mm	5'11" x 6'5"

(Approximate dimensions)

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

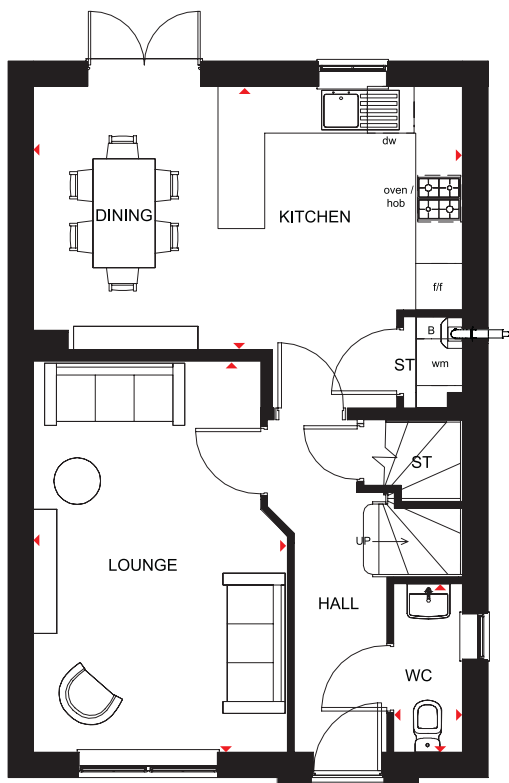
CHESTER

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



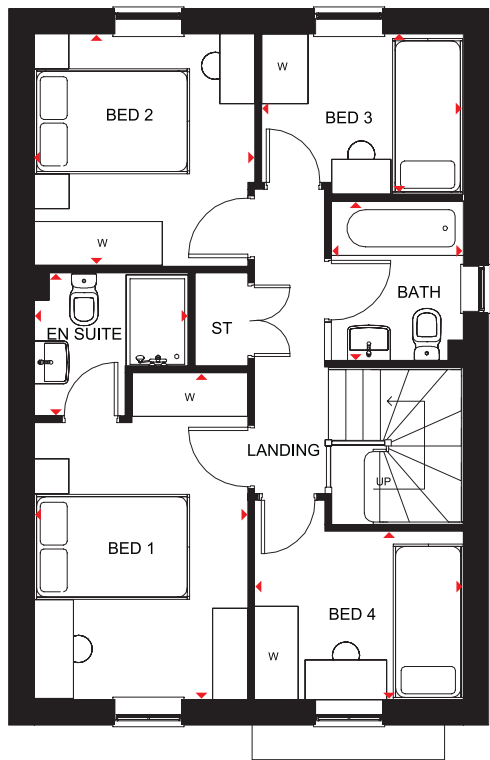
- An ideal family home filled with light through oversized window
- A large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3269 x 5026mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	886 x 2164mm	2'11" x 7'1"

(Approximate dimensions)



First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2836 x 2986mm	9'4" x 9'10"
Bedroom 3	2596 x 2060mm	8'6" x 6'9"
Bedroom 4	2686 x 2562mm	8'10" x 8'5"
Bathroom	1698 x 2048mm	5'7" x 6'9"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

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

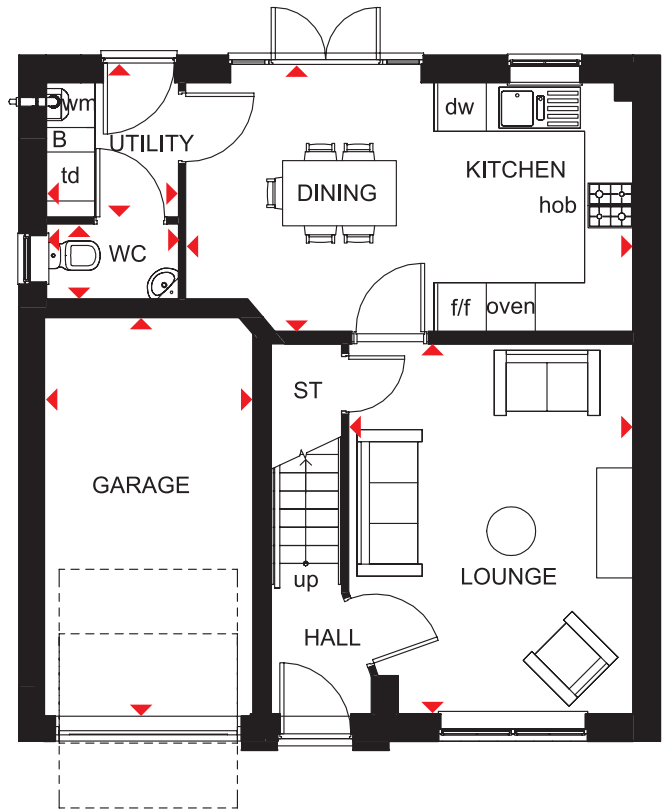
WINDERMERE

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



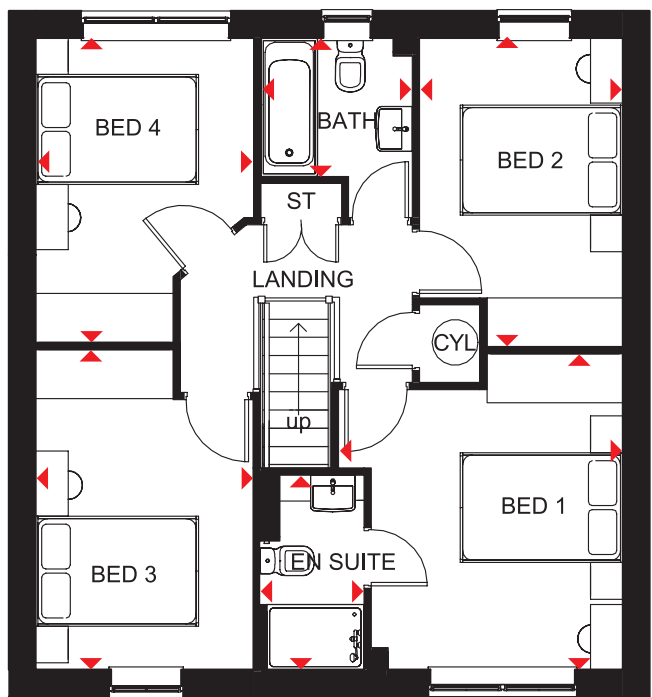
- Light flows into this bright, airy family home through oversized windows
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs 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	4763 x 2397mm	15'8" x 7'10"

(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		

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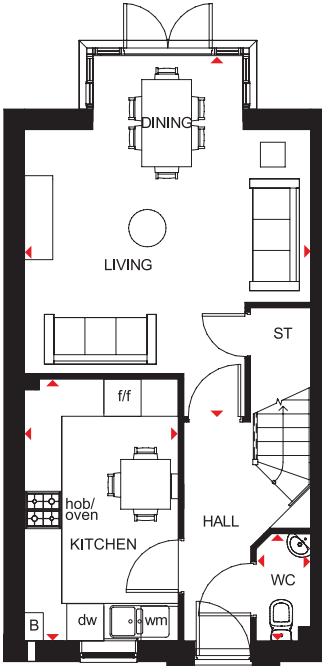


All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

4 BEDROOM TERRACED HOME



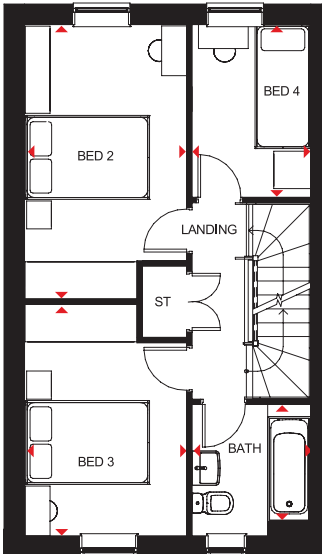
- Spacious home designed over three floors
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Upstairs are two double bedrooms, a single bedroom and bathroom
- An exceptionally spacious master bedroom, with en suite and dressing area, takes up the entire second floor



Ground Floor

Lounge/Dining	5829 x 4608mm	19'1" x 15'1"
Kitchen	4208 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

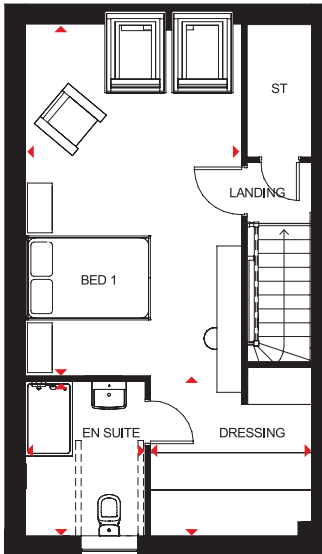
(Approximate dimensions)



First Floor

Bedroom 2	4414 x 2610mm	14'6" x 8'7"
Bedroom 3	3722 x 2610mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

(Approximate dimensions)



Second Floor

Bedroom 1	5650 x 3485mm	18'6" x 11'5"
En Suite	1929 x 2511mm	6'4" x 8'3"
Dressing Area	2712 x 2594mm	8'11" x 8'6"

(Approximate dimensions)

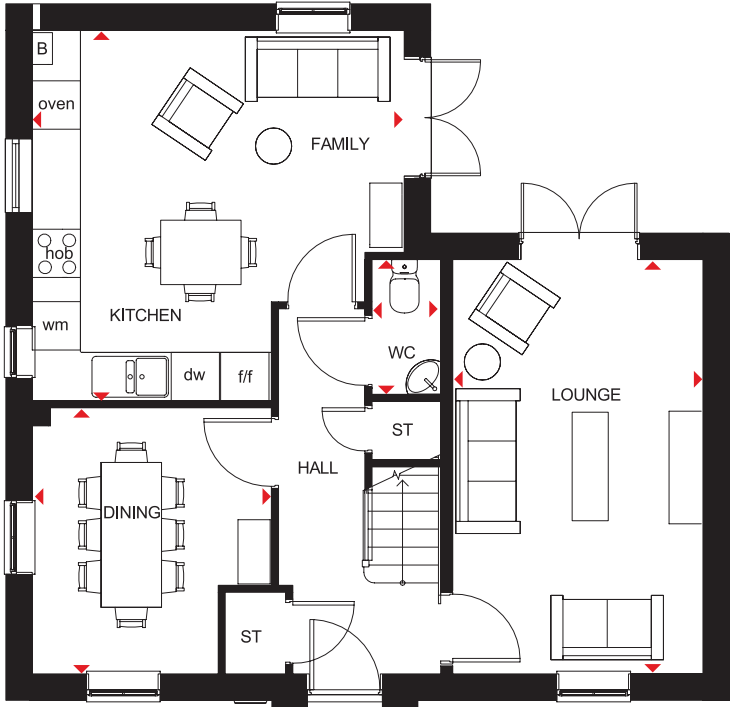
KEY B Boiler
ST Store
wm Washing machine space

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

4 BEDROOM DETACHED HOME



- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dining room with dual-aspect windows
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/ Family Room	4623 x 4603mm	15'2" x 15'1"
Dining Room	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1697mm	6'10" x 5'7"

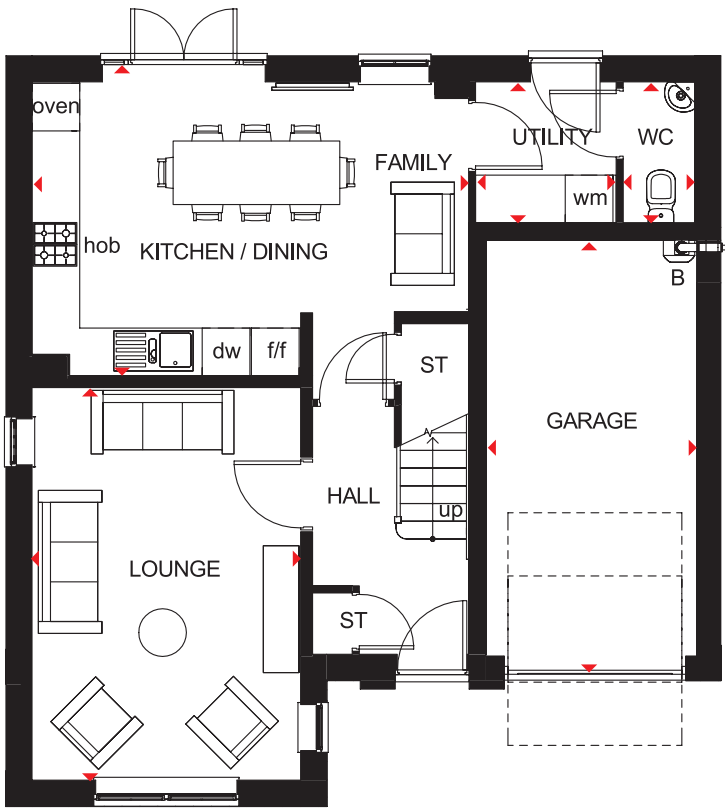
(Approximate dimensions)

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

4 BEDROOM DETACHED HOME



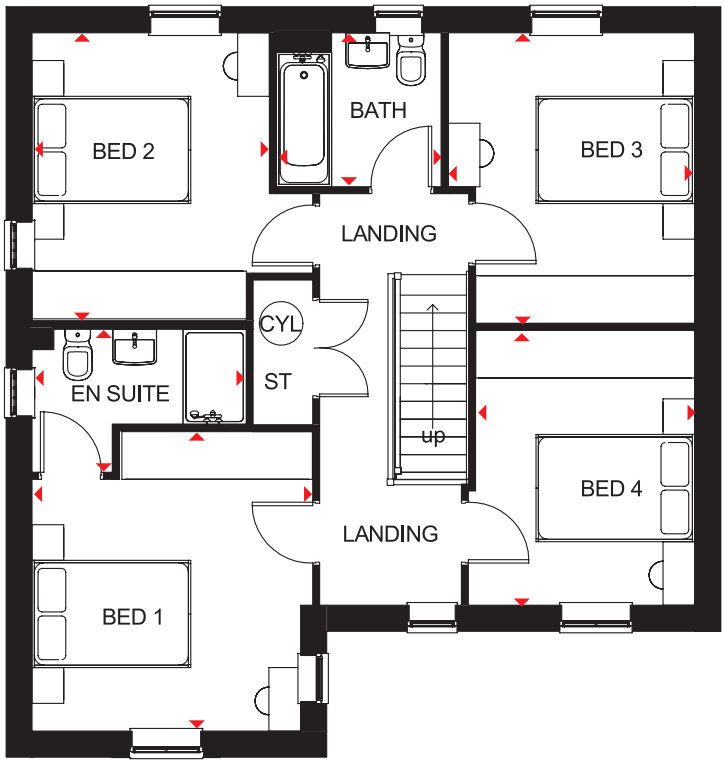
- A generously proportioned, bright and airy family home
- The large open-plan kitchen has French doors leading to the rear garden from the dining and family areas; there is also a separate utility room
- The spacious lounge provides the perfect place for all the family to relax
- Upstairs there are four double bedrooms, the master with en suite, and a family bathroom



Ground Floor

Lounge	3385 x 4943mm	11'1" x 16'3"
Kitchen/Dining/ Family room	5501 x 4000mm	18'1" x 13'1"
WC	903 x 1776mm	3'0" x 5'10"
Utility	1771 x 1776mm	5'10" x 5'10"
Garage	5103 x 2655mm	16'9" x 8'9"

(Approximate dimensions)



First Floor

Bedroom 1	3385 x 3772mm	11'1" x 12'5"
En Suite	2698 x 1801mm	8'10" x 5'11"
Bedroom 2	3627 x 3536mm	11'11" x 11'7"
Bedroom 3	3108 x 3660mm	10'2" x 12'0"
Bedroom 4	2850 x 3463mm	9'4" x 11'4"
Bathroom	2076 x 1939mm	6'10" x 6'4"

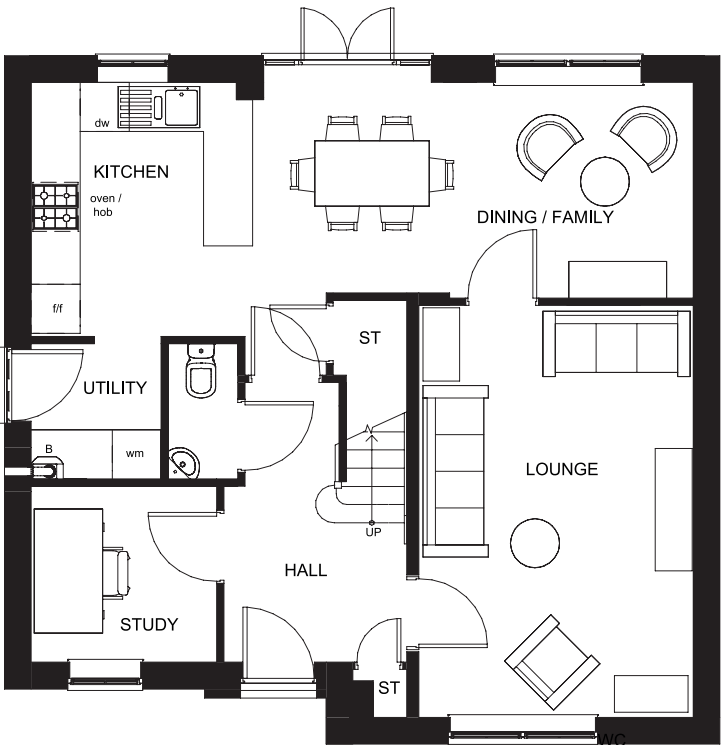
(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	CYL	Cylinder	dw	Dishwasher space

4 BEDROOM DETACHED HOME



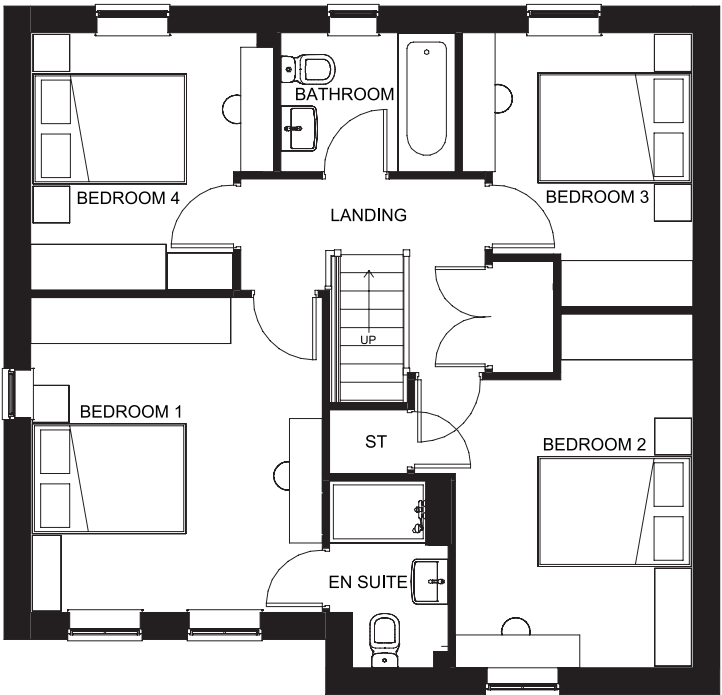
- A bright and airy four bedroom family home
- The large kitchen has dining and family areas with French doors leading to the garden
- There is also a separate utility room, a spacious lounge and separate study to complete the ground floor
- Upstairs are four double bedrooms, the master with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3109mm	26'7" x 10'2"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3410 x 4335mm	11'2" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

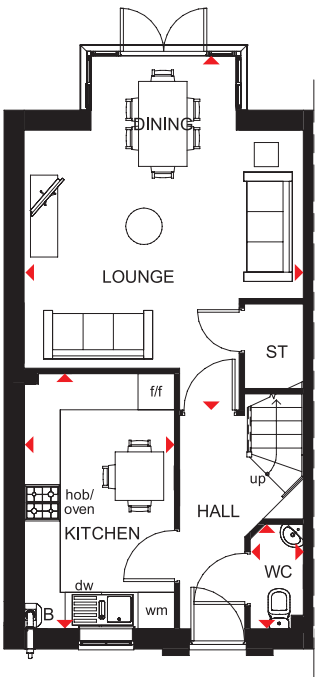
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space		

WOODCOTE

4 BEDROOM TERRACED HOME



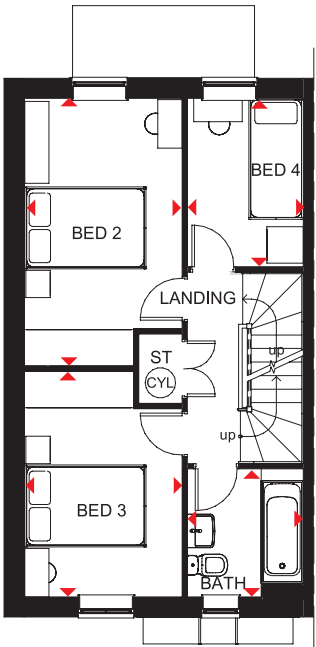
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious master bedroom with en suite and dressing area takes up the entire second floor



Ground Floor

Lounge/Dining	5845 x 4608mm	19'2" x 15'1"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

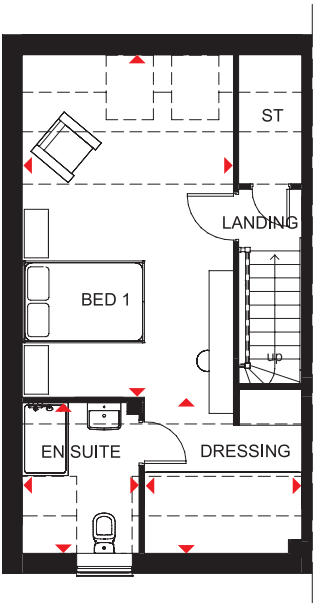
(Approximate dimensions)



First Floor

Bedroom 2	4414 x 2608mm	14'6" x 8'7"
Bedroom 3	3722 x 2608mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

(Approximate dimensions)



Second Floor

Bedroom 1	5650 x 3482mm	18'6" x 11'5"
En Suite	1926 x 2486mm	6'4" x 8'2"
Dressing Area	2594 x 2574mm	8'6" x 8'5"

(Approximate dimensions)

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

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. Bedewell Court 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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Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

