

# JUBILEE GARDENS

NORTON ROAD, STOCKTON-ON-TEES TS20 2BG



2, 3 & 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.



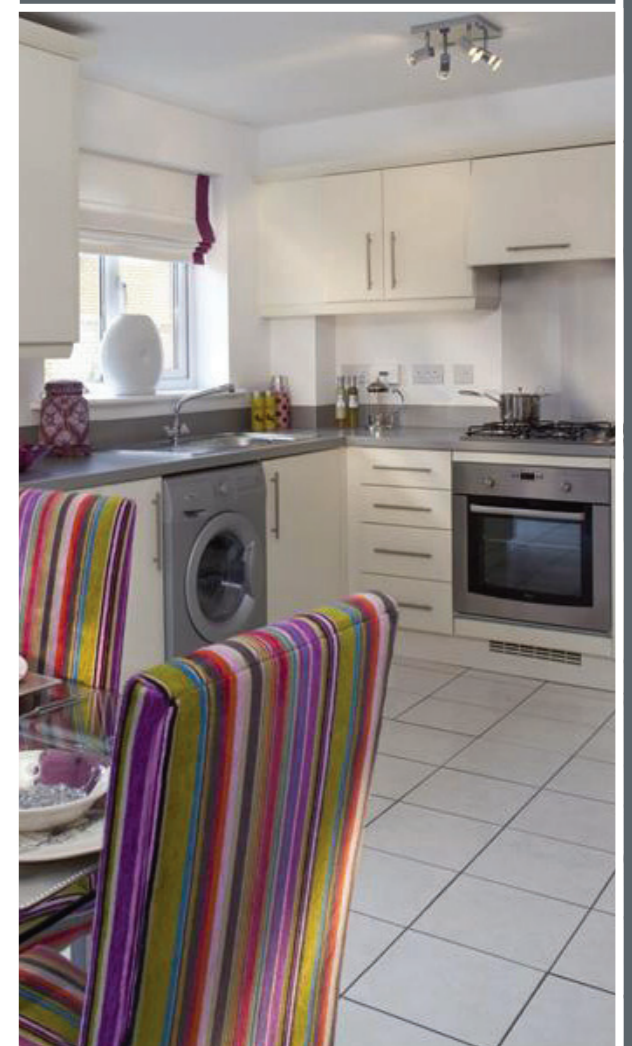


## STUNNING HOMES IN A GREAT LOCATION

**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.





## OUT AND ABOUT

### THERE'S PLENTY TO SEE AND DO IN ONE OF LEICESTERSHIRE'S BUSIEST TOWNS

Market Harborough boasts a fantastic selection of shops, ranging from high street favourites to hidden gems – with antique dealers and book shops tucked away behind established brands.

And for those who prefer more active pursuits, there are plenty of walkways alongside the canal and out into the countryside. The town also plays host to some fantastic eateries, ranging from hotel restaurants to rustic dining in the area's traditional public houses.



## LOCAL AREA

### SCENIC RURAL LEICESTERSHIRE AT ITS FINEST

When it comes to beautiful scenery and picturesque settings, residents at Farndon Fields will be spoilt for choice. From the newly restored boating centre at Union Wharf to the delights of the Leicestershire countryside that roll out from the western edge of the development, residents will have all of the benefits of rural living in a traditional modern environment.

To the north of Market Harborough the canal winds away from the centre of the town to the local villages, providing plenty of beauty spots dotted with rustic pubs and restaurants.



# JUBILEE GARDENS

## DEVELOPMENT LAYOUT



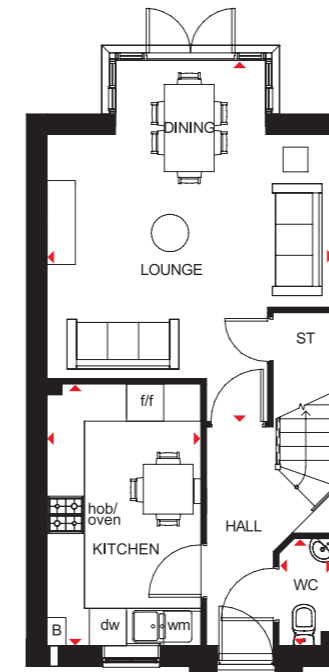
- |    |            |  |
|----|------------|--|
| Wo | WOODCOTE   | 4 bedroom semi-detached house            |
| Kv | KINGSVILLE | 4 bedroom semi-detached / terraced house |
| Mb | MORESBY    | 3 bedroom detached house                 |
| Fs | FOLKESTONE | 3 bedroom semi-detached / terraced house |
| Pa | PALMERSTON | 3 bedroom terraced house                 |
| Kn | KENLEY     | 2 bedroom semi-detached house            |

[barratthomes.co.uk](http://barratthomes.co.uk)



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Jubilee Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. SP357204

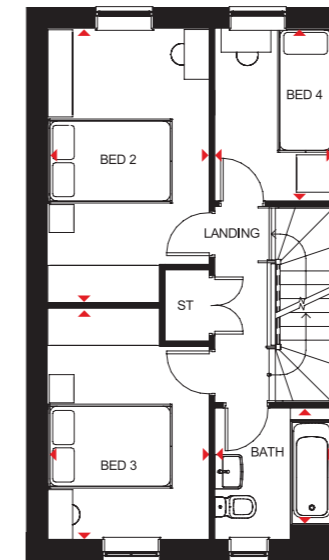
## 4 BEDROOM TERRACED HOME



### 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"

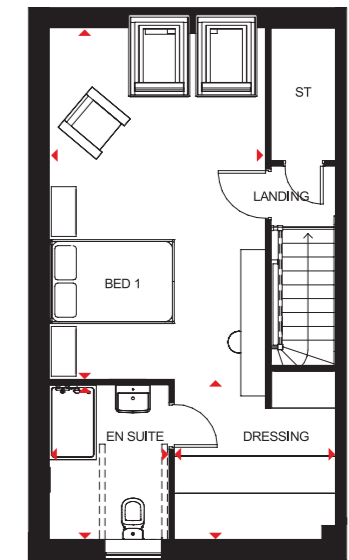
[Approximate dimensions]



### 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	2574 x 2594mm	8'5" x 8'6"

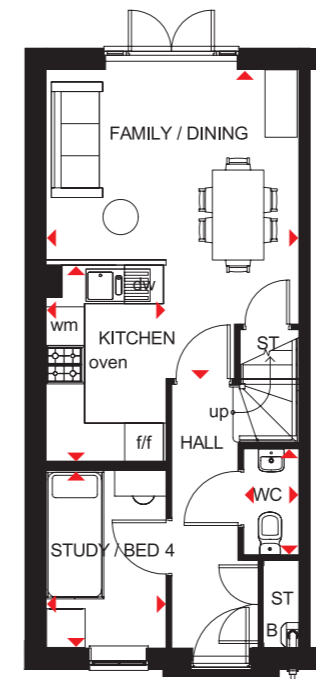
[Approximate dimensions]

- 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

**KEY** B Boiler  
ST Store  
wm Washing machine space

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

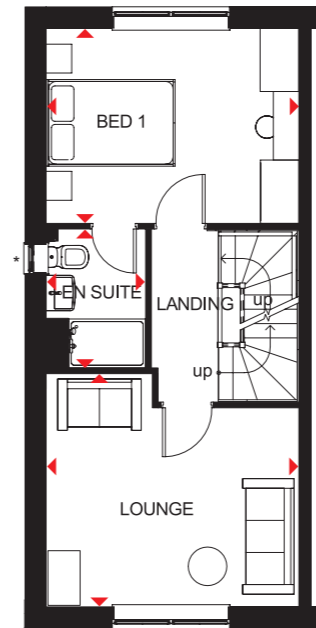
## 4 BEDROOM TERRACED HOME



### Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

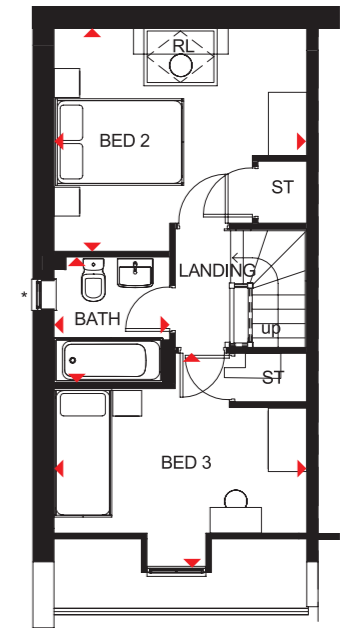


### First Floor

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]

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



### Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1799 x 1963mm	5'11" x 6'5"

[Approximate dimensions]

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

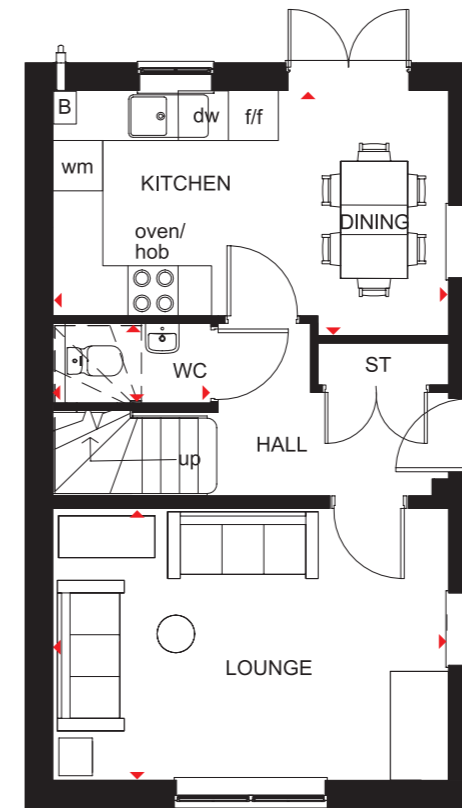
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling
- Upstairs there is a further double bedroom, a single bedroom and a family bathroom

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

## 3 BEDROOM DETACHED HOME



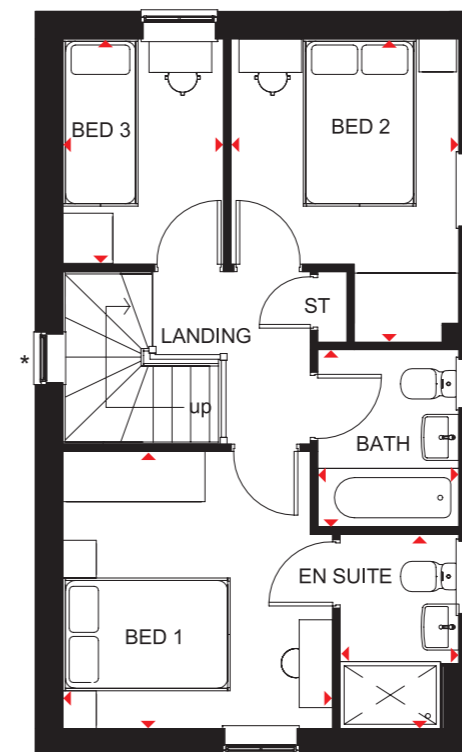
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are two double bedrooms, the master with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



### First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[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

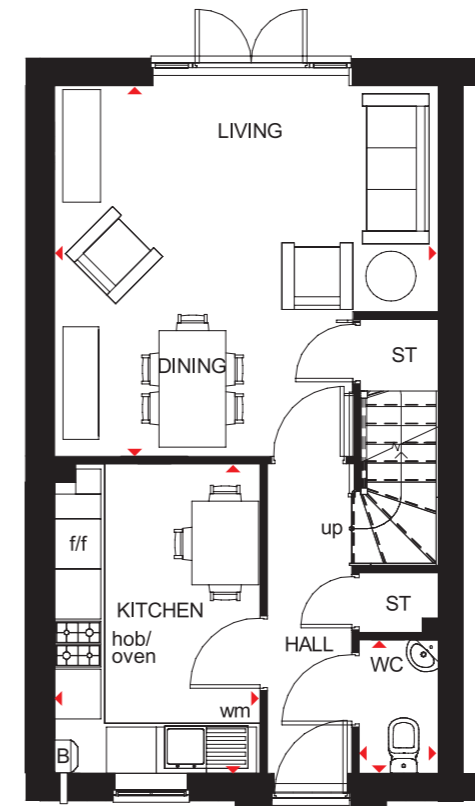
f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location



## 3 BEDROOM SEMI-DETACHED HOME



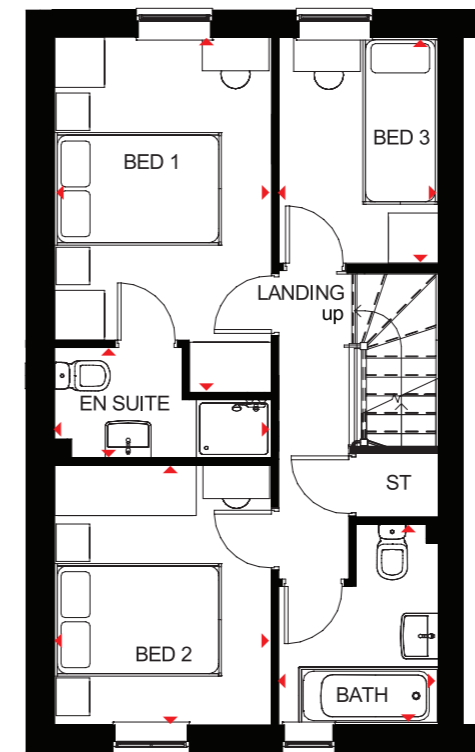
- Bright three bedroom home with flexible space designed for practical modern living
- Open-plan lounge with dining area opens onto the rear garden, while a stylish kitchen includes room for a breakfast table
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, single bedroom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

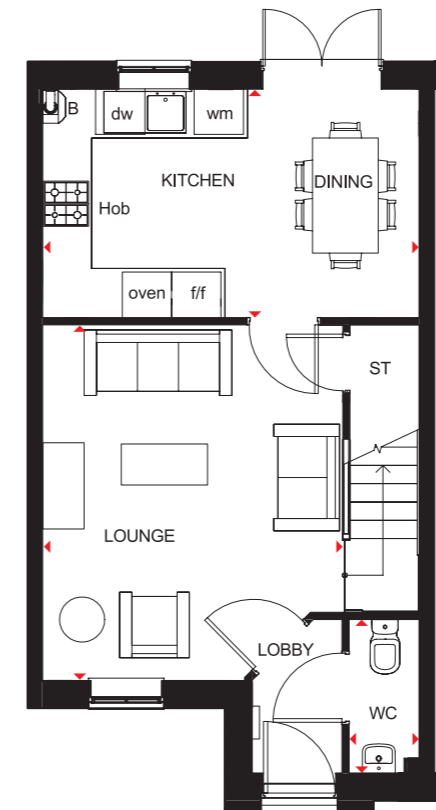
**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
◀▶ Dimension location

## 3 BEDROOM TERRACED HOME



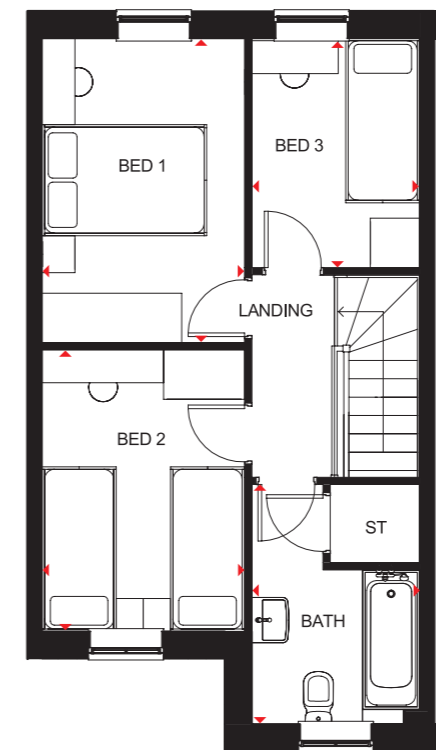
- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden, creates the ideal hub for all the family
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms,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

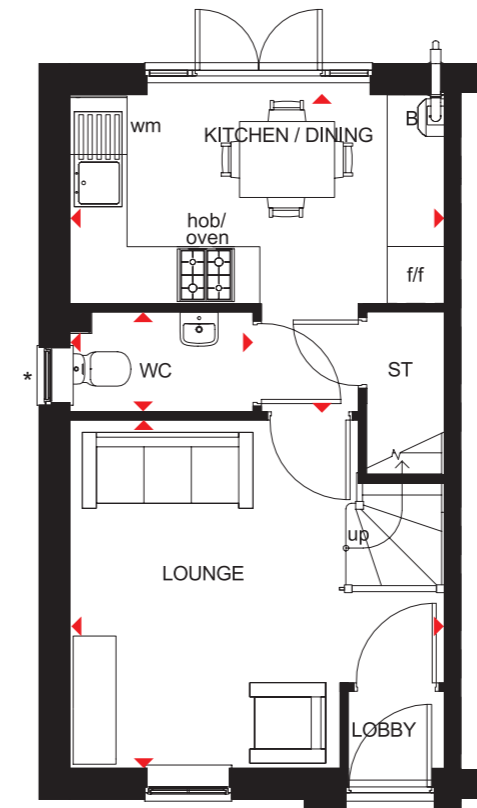
(Approximate dimensions)

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

## 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

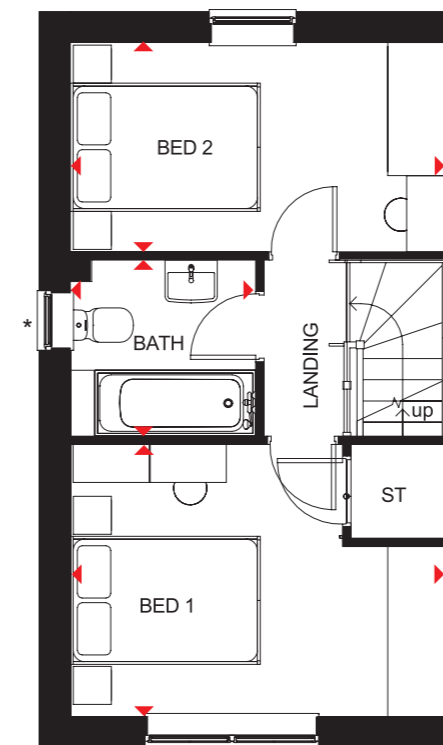


### Ground Floor

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



**BARRATT**  
HOMES