

# WILLOW GARDENS, TINTWISTLE

NEW ROAD, TINTWISTLE, GLOSSOP, DERBYSHIRE SK13 1JN



A RANGE OF TWO, THREE AND FOUR BEDROOM HOMES



**BARRATT**  
HOMES



# THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all Home Builders registered with the UK’s main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>





# BUYING A **NEW** HOME IS AN EXCITING JOURNEY

## HERE ARE 5 REASONS WHY YOU SHOULD MOVE WITH BARRATT

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

Barratt customers are delighted with their new homes. In fact, more than 90% of them would recommend us to a friend. Their high praise has ensured that we've\* been accredited with a 5 Star rating from the Home Builders Federation more times than any other national major housebuilder.

Our Site Managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for quality workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 2. 10 years peace of mind

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.

### 3. More choice, more style

When you've chosen the right home, you can get creative with additional finishes from our Choices^ range. You could have your home exactly the way you want it, when you choose your preferred flooring, furnishings, appliances, fixtures, fittings and much more. Choices is associated with the build stage of your home, so the earlier you reserve and start the process, the more options you can choose from, all fitted and waiting for you when you move in.

\*We' and 'only' refer to the Barratt Developments Plc Group Brands.

†First 2 years covered by Builder Warranty and NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments.

Choices^ range is subject to build stage and additional cost.

\*\*Figure produced by the Zero Carbon Hub, a non profit company with responsibility for developing homes to zero carbon standards by 2016.

Images may include optional upgrades.

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

^^[http://www.hbf.co.uk/fileadmin/documents/members/Factsheets/HBFfact\\_sheets\\_web.pdf](http://www.hbf.co.uk/fileadmin/documents/members/Factsheets/HBFfact_sheets_web.pdf)



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

Our light, open-plan homes 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. Our leading designers also factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies.

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 up to 65%^^ more energy-efficient than a Victorian house of the same style. As a result, you could save a staggering £1,410\*\* per year on your energy bill.












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

# WILLOW GARDENS, TINTWISTLE

## DEVELOPMENT LAYOUT

New Road, Tintwistle, Glossop, Derbyshire SK13 1JN

### KEY

-  Alderney 4 bedroom home
-  Thornton 4 bedroom home
-  Chester 4 bedroom home
-  Tewkesbury 4 bedroom home
-  Kingsville 4 bedroom home
-  Queensville 4 bedroom home
-  Folkestone 3 bedroom home
-  Ennerdale 3 bedroom home
-  Maidstone 3 bedroom home
-  Amber 2 bedroom home
-  AFF - Affordable Homes

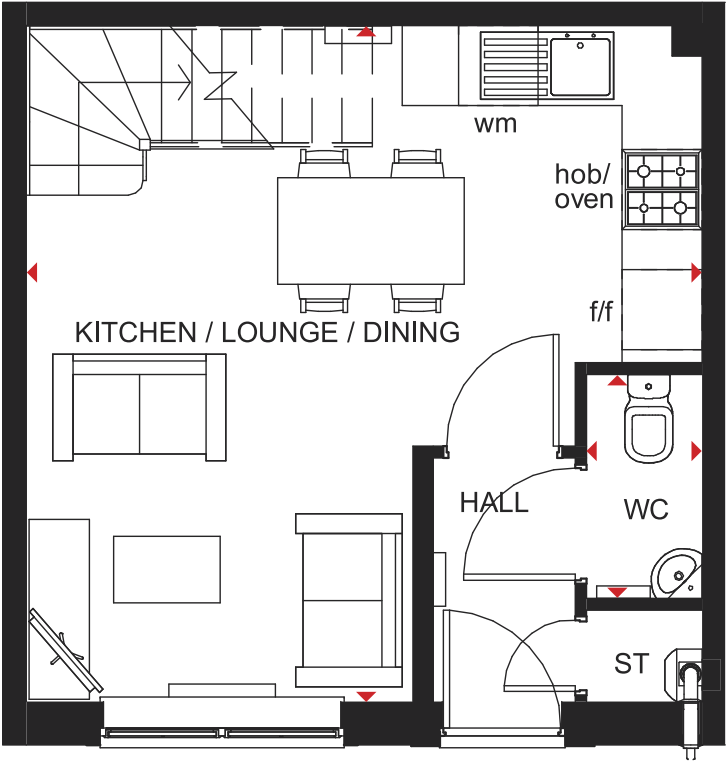




2 BEDROOM HOME



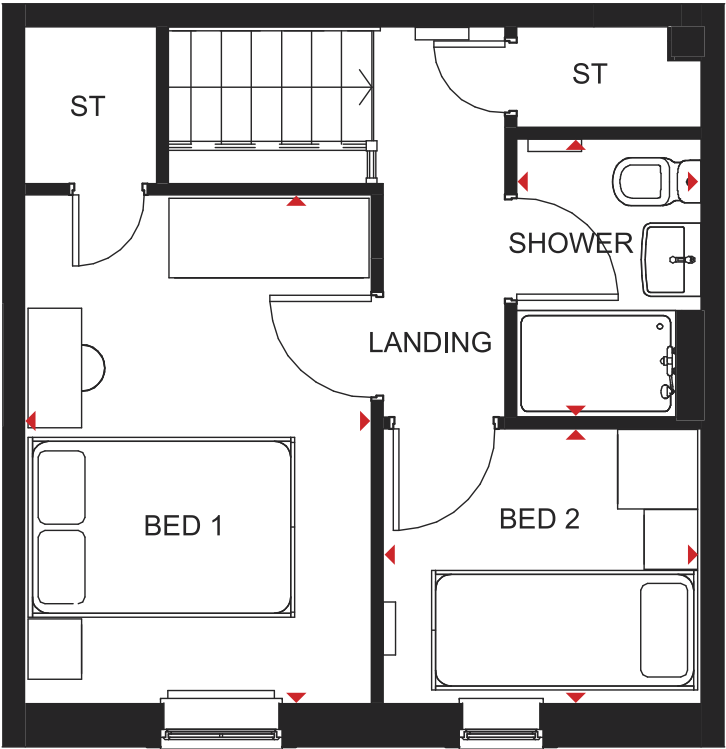
- This semi-detached home is a perfect start for first-time buyers
- A good-sized open-plan lounge, dining area and fitted kitchen make up the ground floor along with a separate WC
- Upstairs are a double bedroom, a single bedroom, a shower room and plenty of storage space



Ground Floor

Kitchen/Lounge/Dining	5075 x 5076mm	16'6" x 16'6"
WC	867 x 1680mm	2'8" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	2598 x 3814mm	8'5" x 12'5"
Bedroom 2	2389 x 2061mm	7'8" x 6'8"
Shower Room	1388 x 2087mm	4'5" x 6'8"

(Approximate dimensions)

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

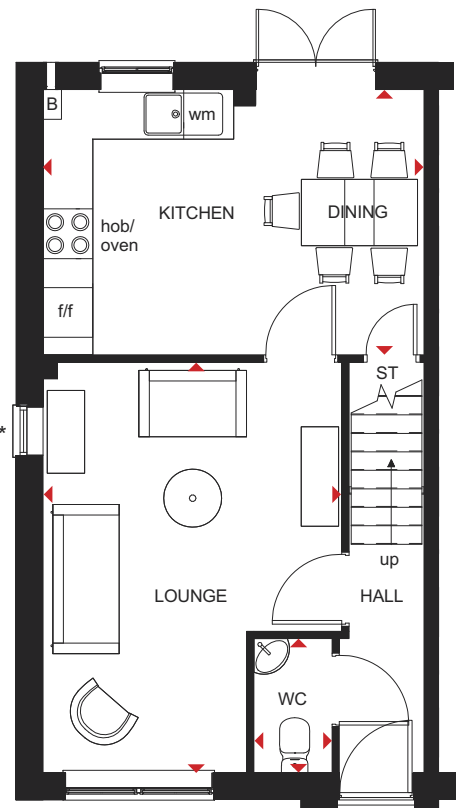
# MAIDSTONE

THE CLASSIC  
COLLECTION

## 3 BEDROOM TERRACED HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor has a dual-aspect lounge and open-plan kitchen with dining area and French doors leading to the garden
- On the first floor are two double bedrooms – the generous master with en suite – a single bedroom and family bathroom

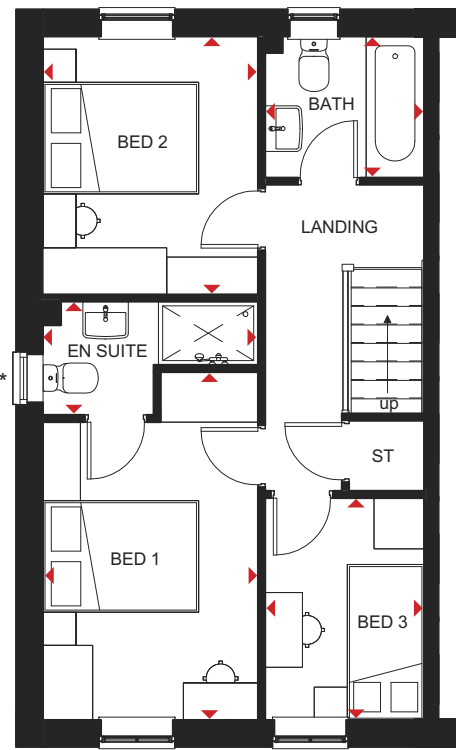


### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	944 x 1620mm	3'1" x 5'4"

(Approximate dimensions)

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



### First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	2676 x 1918mm	8'9" x 6'4"
Bathroom	1702 x 1918mm	5'7" x 6'4"

(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

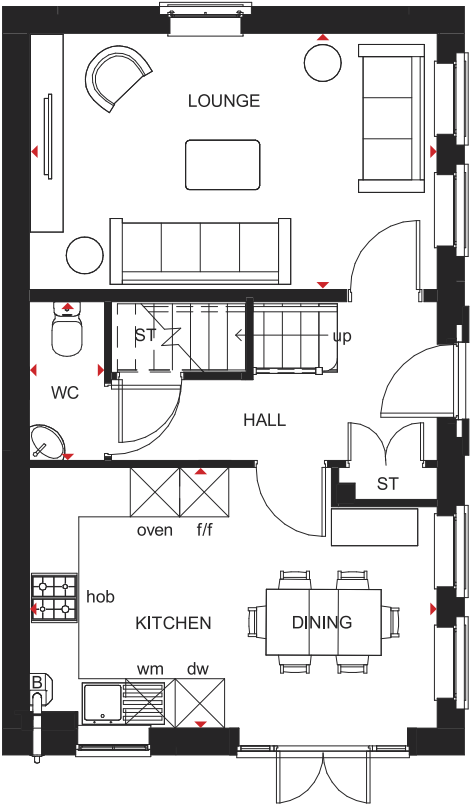
f/f Fridge/freezer space  
◀▶ Dimension location



3 BEDROOM HOME



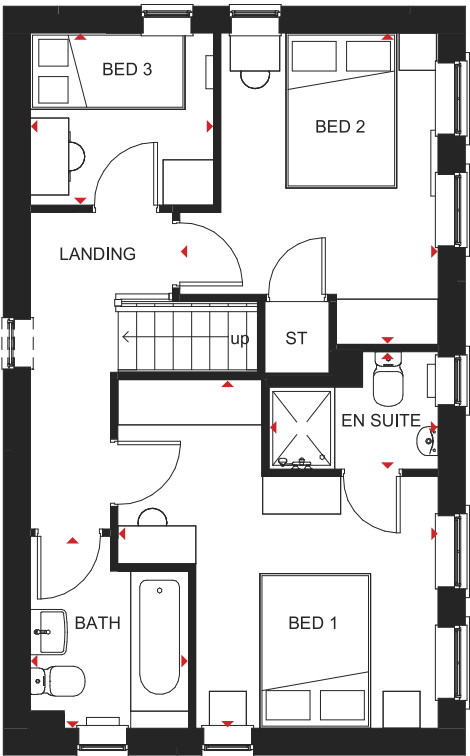
- A spacious three bedroom home
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite, a single bedroom and family bathroom



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	2111 x 1427mm	6'9" x 4'6"
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

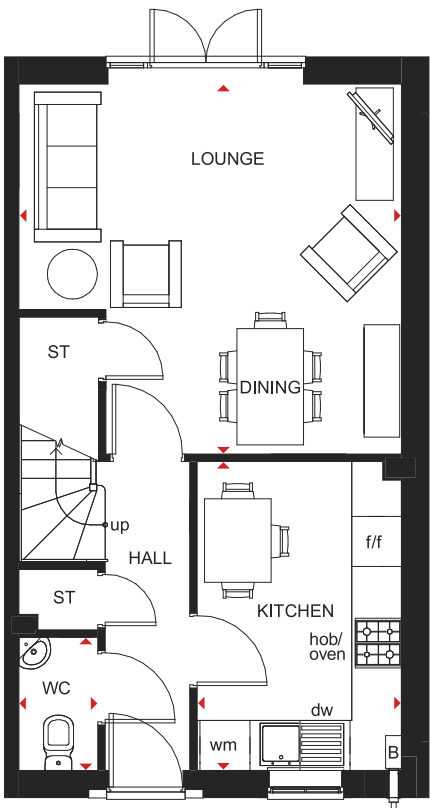
# FOLKESTONE

THE CLASSIC  
COLLECTION

## 3 BEDROOM HOME



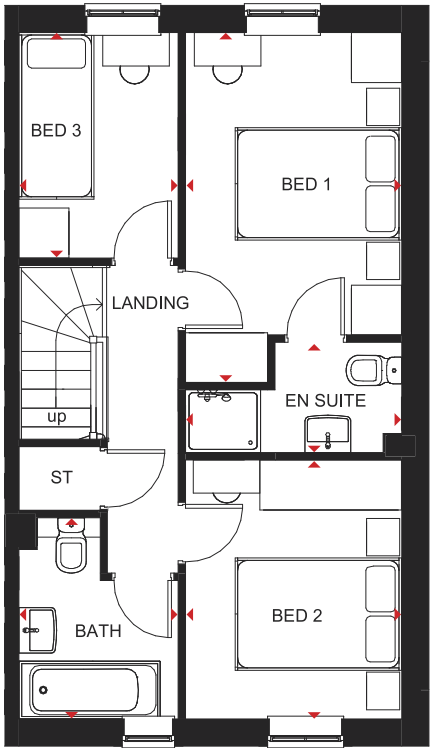
- Bright three-bedroomed home with flexible space designed for practical modern living
- Open-plan living and dining area opens onto the rear garden, while a fully fitted kitchen includes room for a breakfast area
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, single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



### Ground Floor

Lounge/Dining	4576 x 4395mm	15'0" x 14'5"
Kitchen	3713 x 2460mm	12'2" x 8'0"
WC	1601 x 949mm	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	2406 x 1913mm	7'11" x 6'3"

(Approximate dimensions)

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



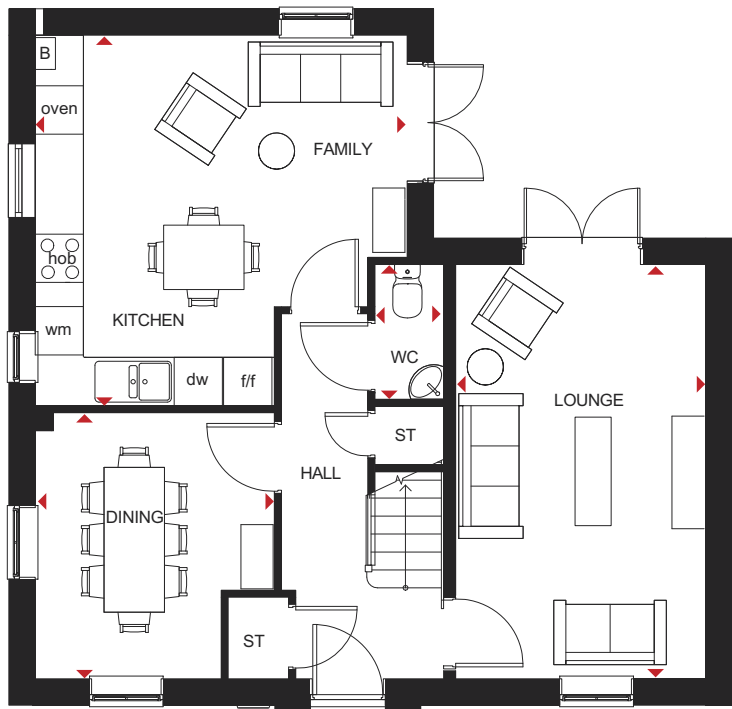
# ALDERNEY

THE CLASSIC  
COLLECTION

## 4 BEDROOM DETACHED HOME



- A large fitted kitchen with breakfast area 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)

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



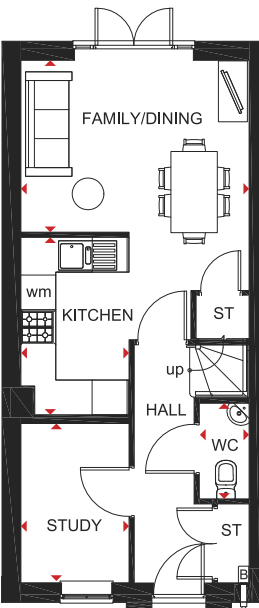
# QUEENSVILLE

THE CLASSIC  
COLLECTION

## 4 BEDROOM HOME



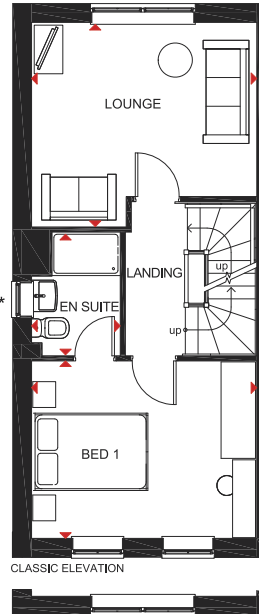
- Light floods into this three-storey home through oversized windows, giving it a bright and airy feeling
- An open-plan kitchen with family and dining areas, and a single bedroom/study are on the ground floor
- Upstairs are a spacious lounge and a master bedroom with en suite
- A double bedroom and a single, and a bathroom are on the second floor



### Ground Floor

Family/Dining	3936 x 4817mm	12'11" x 15'10"
Kitchen	3060 x 1865mm	10'0" x 6'1"
Study/Bed 4	2749 x 1865mm	9'0" x 6'1"
WC	1649 x 861mm	5'5" x 2'10"

(Approximate dimensions)



CLASSIC ELEVATION

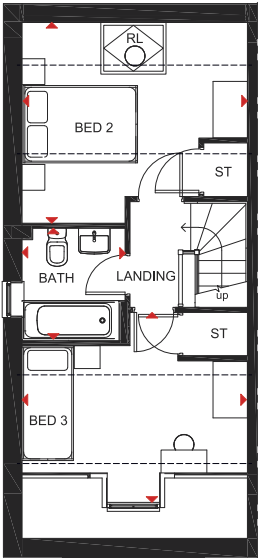
FORMAL ELEVATION

### First Floor

Lounge	3936 x 3573mm	12'11" x 11'9"
Bedroom 1	3936 x 3099mm	12'11" x 10'2"
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 3259mm	12'11" x 10'8"
Bathroom	1798 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.

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

f/f Fridge/freezer space  
dw Dishwasher space  
RL Roof light  
◀▶ Dimension location

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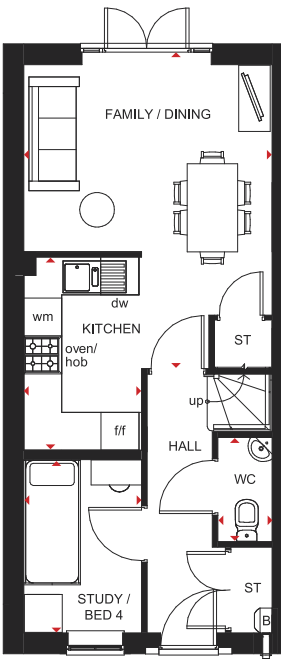
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4 BEDROOM TERRACED HOME



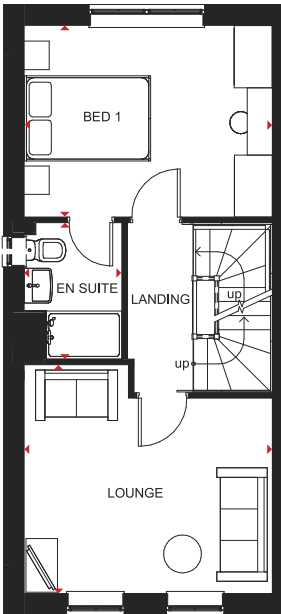
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling
- Upstairs there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



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)

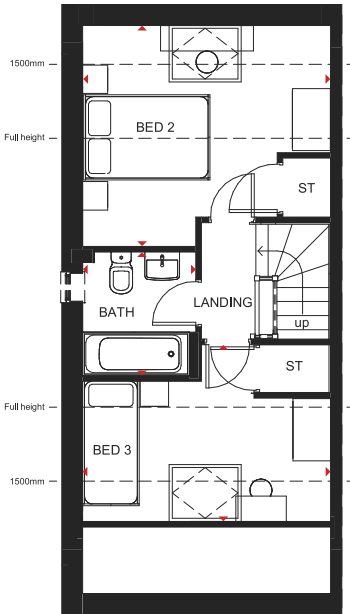


First Floor

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.

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



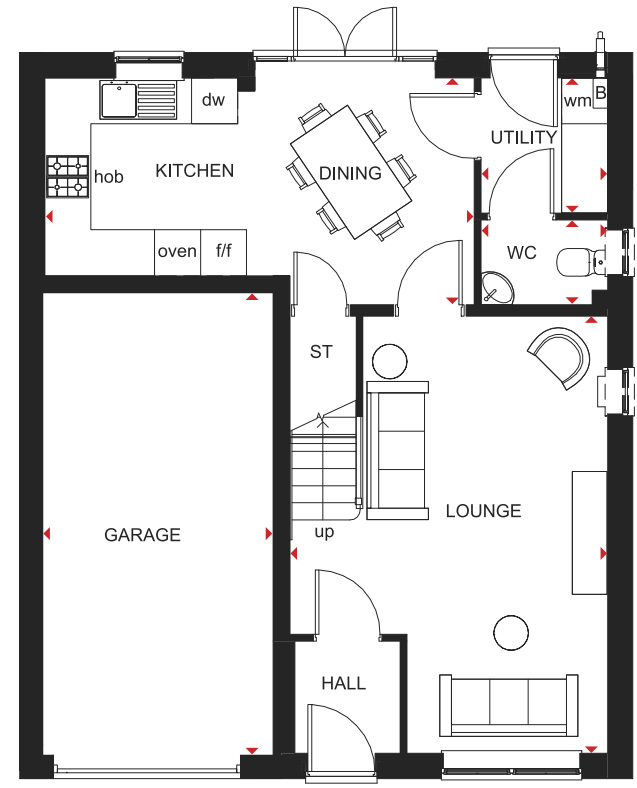
# TEWKESBURY

THE CLASSIC  
COLLECTION

## 4 BEDROOM DETACHED HOME



- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Generous lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor comprises two double bedrooms, the master with en suite, two single bedrooms and a family bathroom

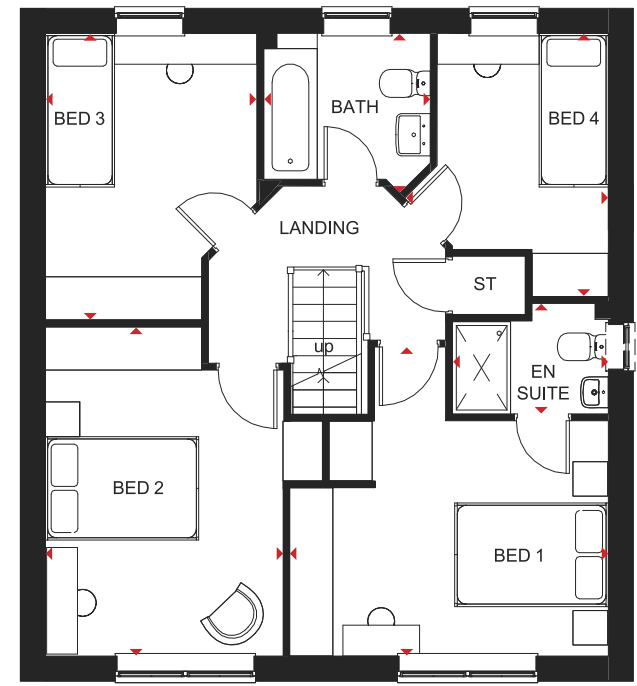


### Ground Floor

Kitchen/Dining	5595 x 2955mm	18'4" x 9'8"
Utility	1652 x 1764mm	5'5" x 5'9"
Lounge	5694 x 4139mm	18'8" x 13'7"
WC	1104 x 1652mm	3'7" x 5'5"
Garage	3000 x 6025mm	9'10" x 19'9"

(Approximate dimensions)

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



### First Floor

Bedroom 1	4139 x 4027mm	13'7" x 13'3"
En Suite	1438 x 2032mm	4'9" x 6'8"
Bedroom 2	3107 x 4290mm	10'2" x 14'1"
Bedroom 3	2753 x 3733mm	9'0" x 12'3"
Bedroom 4	2654 x 3430mm	8'8" x 11'3"
Bathroom	2084 x 2173mm	6'10" x 7'2"

(Approximate dimensions)

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

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

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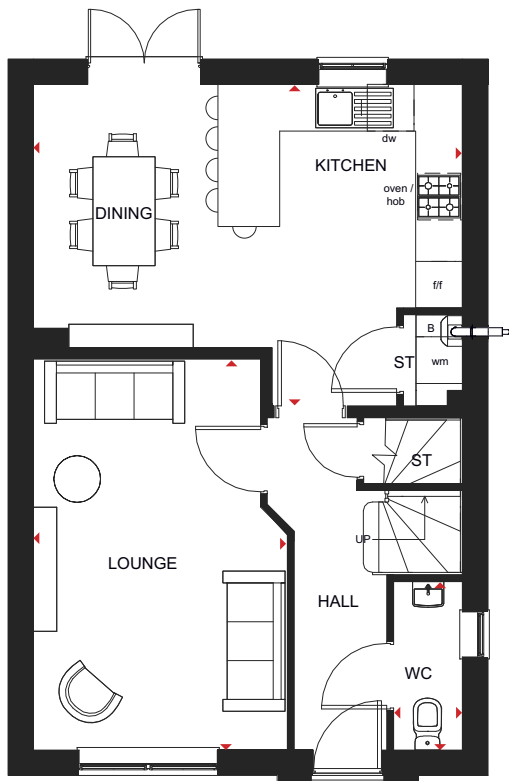


# CHESTER

## 4 BEDROOM DETACHED HOME



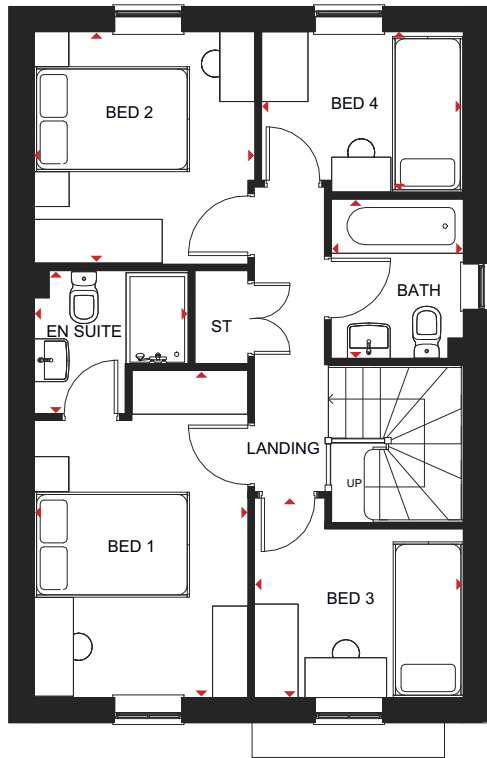
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom



### Ground Floor

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

(Approximate dimensions)



### First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

(Approximate dimensions)

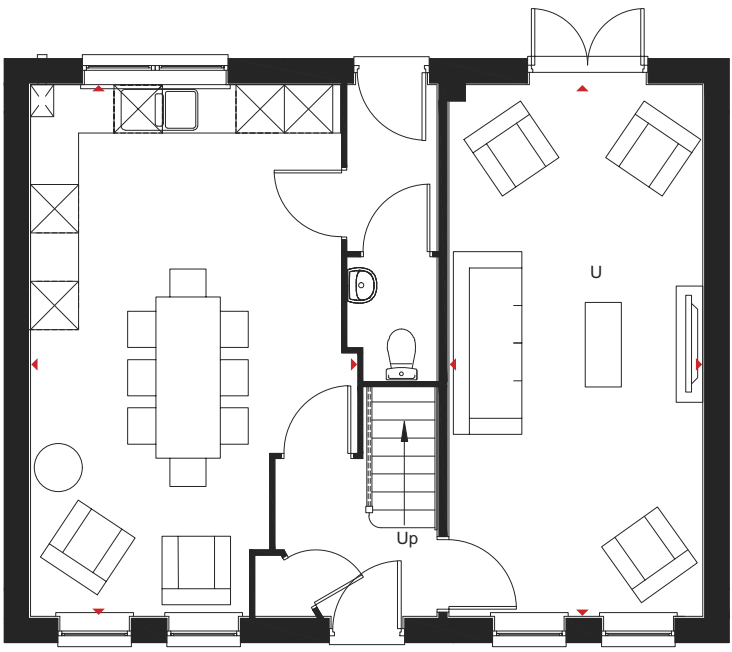
KEY			
B	Boiler	f/f	Fridge/freezer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	◀▶	Dimension location



4 BEDROOM DETACHED HOME



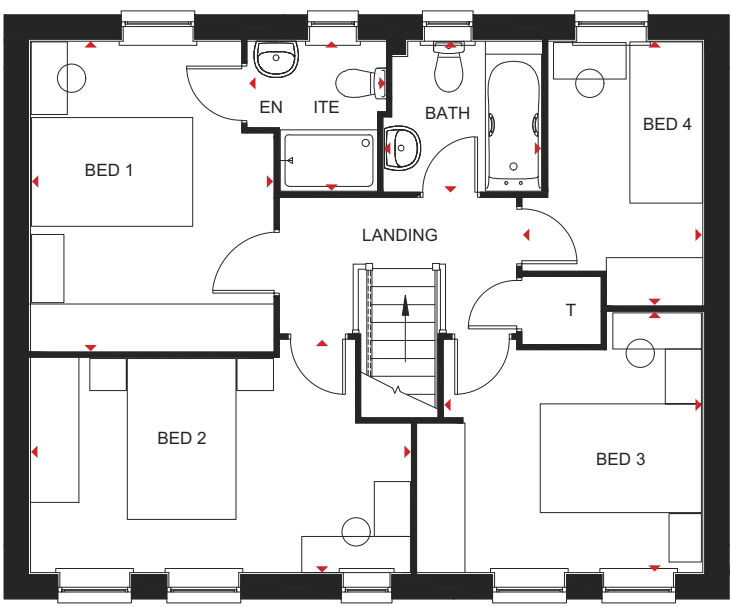
- Spacious family home designed for modern living
- Flexible, open-plan kitchen with dining and family areas, and separate utility room
- Generous lounge has room for all the family to relax, while French doors access the rear garden where living space can be easily extended in good weather
- First floor comprises three double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	3150 x 6600mm	10'4" x 21'8"
Kitchen/Dining	4054 x 6600mm	13'4" x 21'8"
Utility	1650 x 2060mm	5'5" x 6'9"
WC	1524 x 1650mm	5'0" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3013 x 3850mm	9'11" x 12'8"
En Suite	1708 x 1863mm	5'7" x 6'1"
Bedroom 2	2886 x 4720mm	9'6" x 15'6"
Bedroom 3	3237 x 3542mm	10'7" x 11'7"
Bedroom 4	2236 x 3275mm	7'4" x 10'9"
Bathroom	1863 x 1961mm	6'1" x 6'5"

(Approximate dimensions)

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



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Contact the development on 0844 811 7799