

BERTELIN FIELDS

MARSTON LANE, BEACONSIDE, STAFFORD ST18 9SZ



A NEW COLLECTION OF 2, 3 & 4 BEDROOM HOMES

BERTELIN FIELDS, BEACONSIDE

DEVELOPMENT LAYOUT - PHASE 1

KEY

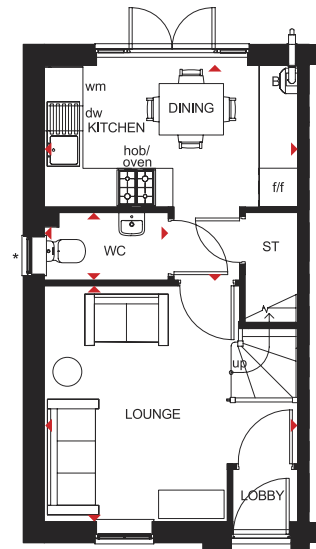
	Kenley	2 bedroom home
	Roseberry	2 bedroom home
	Maidstone	3 bedroom home
	Collaton	3 bedroom home
	Ennerdale	3 bedroom home
	Ellerton	3 bedroom home
	Bewdley	3 bedroom home
	Lutterworth	3 bedroom home
	Kennford	4 bedroom home
	Alderney	4 bedroom home
	Kingsville	4 bedroom home
	Radleigh	4 bedroom home
	Hale	4 bedroom home
	Ashburton	4 bedroom home
	Alnmouth	4 bedroom home
	Lamberton	5 bedroom home
	Affordable Housing	
S/S	Substation	
BCP	Bin Collection Point	



2 BEDROOM HOME



- Natural light floods through oversized windows in this 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

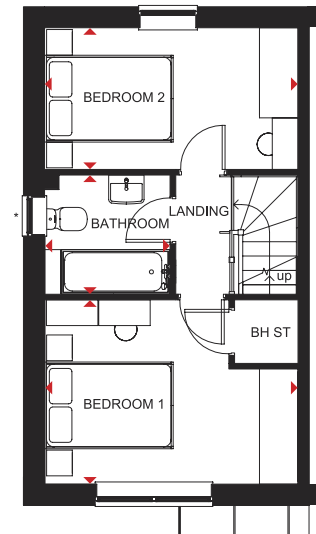


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'3"
WC	1888 x 1050mm	6'2" 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 2316mm	12'11" x 7'6"
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	wm	Washing machine space	◀▶	Dimension location
	ST	Store	dw	Dishwasher		
	BH ST	Bulkhead storage	f/f	Fridge/freezer space		

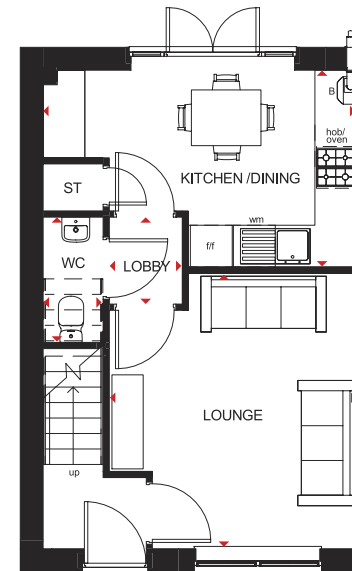
ROSEBERRY

THE CLASSIC
COLLECTION

2 BEDROOM HOME



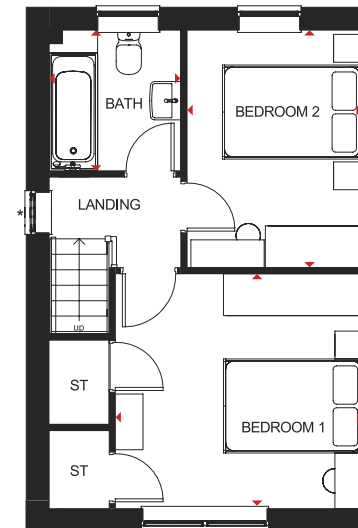
- Light fills this home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom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



Ground Floor

Lounge	3554 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	863 x 1800mm	2'10" x 5'11"
Lobby	1483 x 1210mm	4'10" x 4'0"

(Approximate dimensions)



First Floor

Bedroom 1	3554 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)

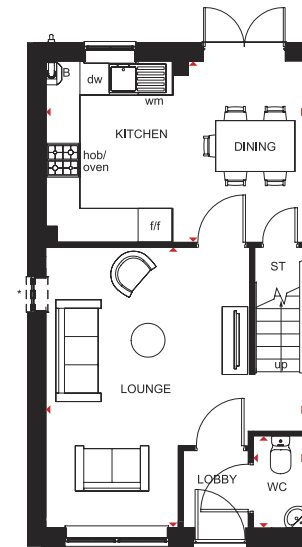
* Window may be omitted on certain plots, speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	wm	Washing machine space		

3 BEDROOM HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms, the generous main with en suite, a single bedroom, and a family bathroom

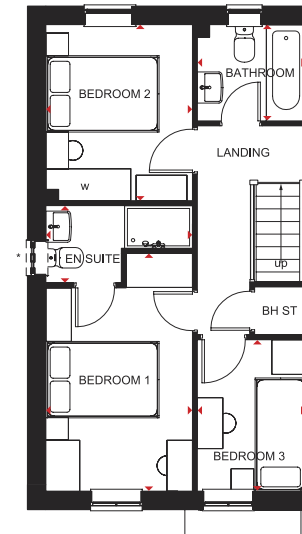


Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	935 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 plans.



First Floor

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

[Approximate dimensions]

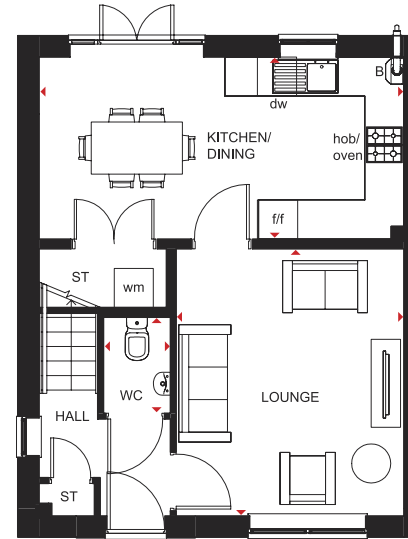
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Buthead store	dw	Dishwasher space		

3 BEDROOM DETACHED HOME



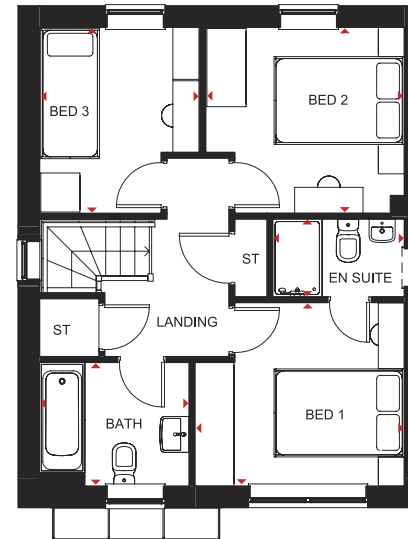
- Spacious home designed for modern living
- Large, open-plan kitchen, with discreet utility space, gets plenty of light via French doors in the dining area that open onto the rear garden
- A front-aspect lounge provides comfortable space to relax in
- Upstairs are two double bedrooms, the main with en suite, a single bedroom, family bathroom and plenty of storage space



Ground Floor

Lounge	3496 x 4100mm	11'6" x 13'5"
Kitchen/Dining	5600 x 2795mm	18'4" x 9'2"
WC	1028 x 1475mm	3'4" x 4'10"

[Approximate dimensions]



First Floor

Bedroom 1	3216 x 2820mm	10'7" x 9'3"
En Suite	2020 x 1193mm	6'8" x 3'11"
Bedroom 2	3050 x 2857mm	10'0" x 9'4"
Bedroom 3	2463 x 2857mm	8'1" x 9'4"
Bathroom	2297 x 1901mm	7'6" x 6'3"

[Approximate dimensions]

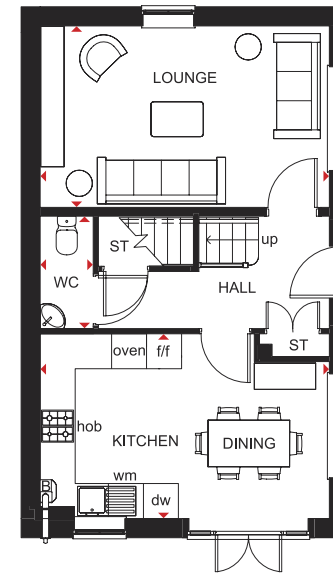
*Optional window

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

3 BEDROOM HOME



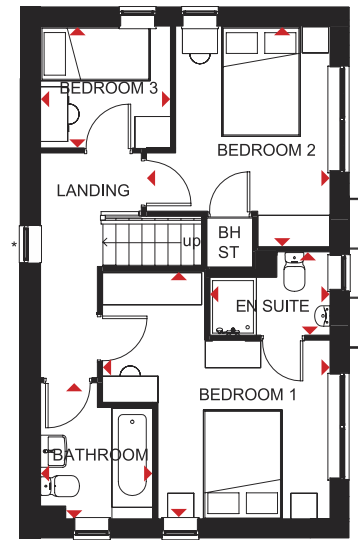
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite,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



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" 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)

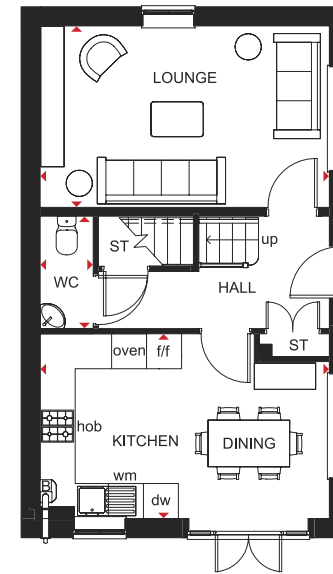
* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

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

3 BEDROOM HOME



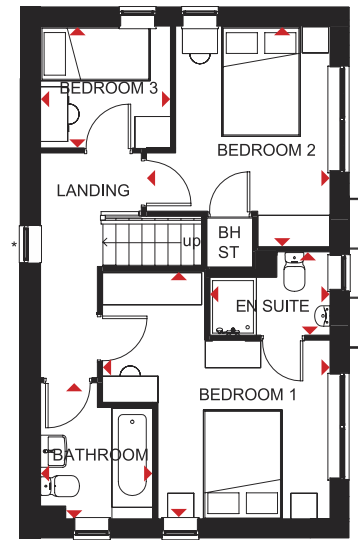
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite,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



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" 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)

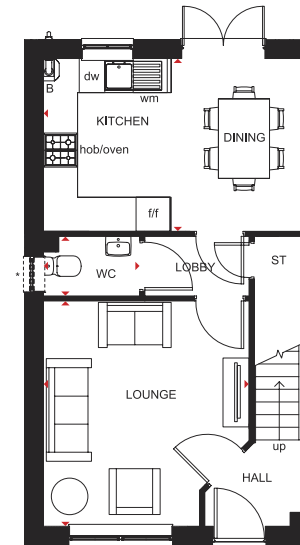
* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

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

3 BEDROOM HOME



- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom

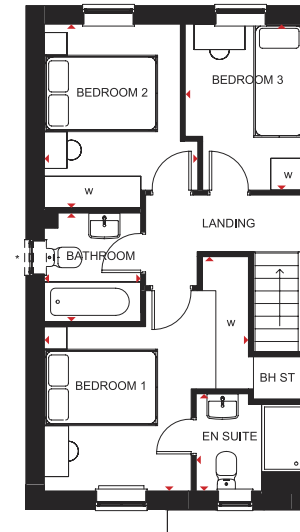


Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" 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	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

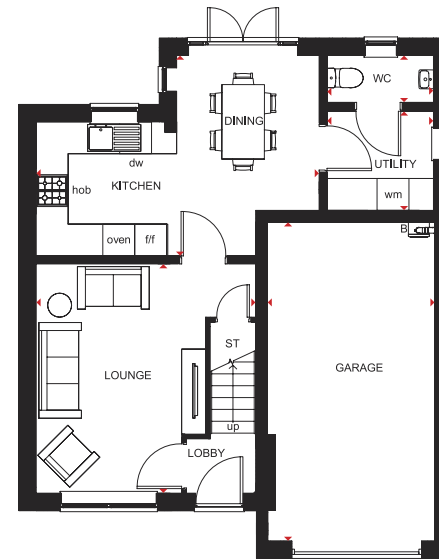
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

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

3 BEDROOM HOME



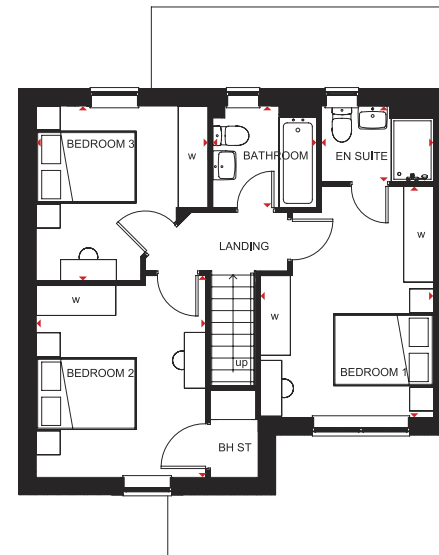
- Comfortable detached home with integral garage for added security
- Open-plan kitchen with spacious dining area and French doors to the rear garden
- Separate utility room
- Front-aspect lounge with room for all the family to relax
- An en suite main bedroom is upstairs, with two double bedrooms and a family bathroom



Ground Floor

Lounge	4128 x 4312mm	13'7" x 14'2"
Kitchen/ Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'1"
WC	2002 x 900mm	6'7" x 2'11"
Garage	3150 x 6000mm	10'4" x 19'8"

(Approximate dimensions)



First Floor

Bedroom 1	3257 x 4348mm	10'8" x 14'3"
En Suite	2113 x 1425mm	6'11" x 4'8"
Bedroom 2	3185 x 3797mm	10'5" x 12'5"
Bedroom 3	3233 x 3289mm	10'7" x 10'9"
Bathroom	1951 x 1913mm	6'5" x 6'3"

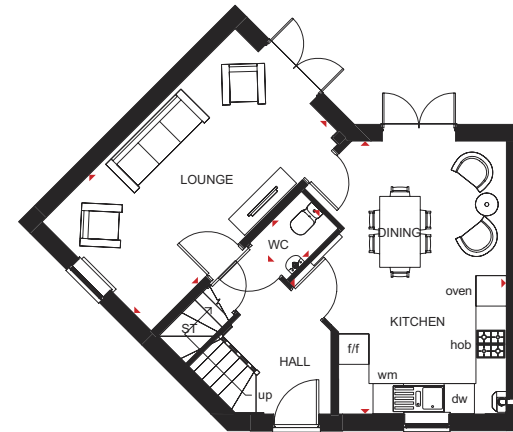
(Approximate dimensions)

KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	

3 BEDROOM HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms, the main with en suite, a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

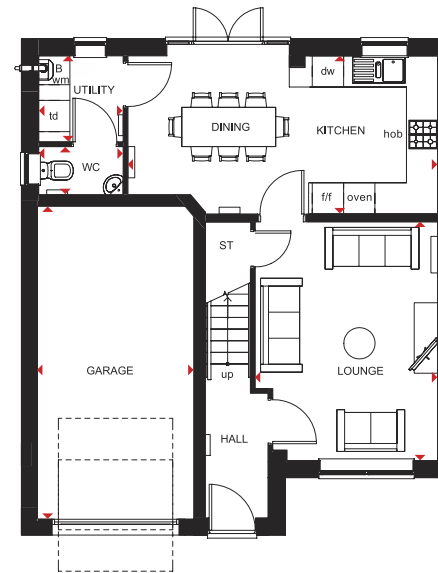
(Approximate dimensions)

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

4 BEDROOM DETACHED HOME



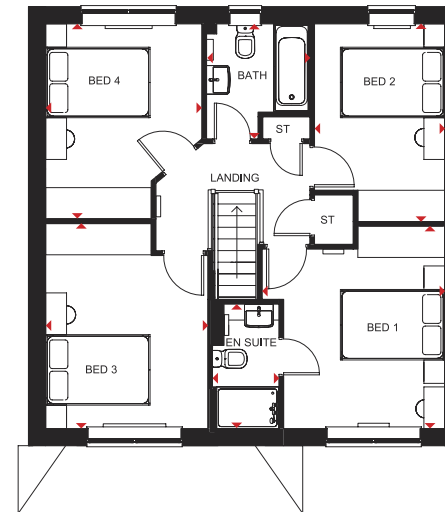
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor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



Ground Floor

Lounge	4573 x 3500mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'6"
Utility	1652 x 1623mm	5'5" x 5'4"
WC	923 x 1623mm	3'0" x 5'4"
Garage	6000 x 3000mm	19'8" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	2387 x 1276mm	7'10" x 4'2"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3931 x 3107mm	12'11" x 10'2"
Bedroom 4	3739 x 2994mm	12'3" x 9'10"
Bathroom	1980 x 2208mm	6'6" x 7'3"

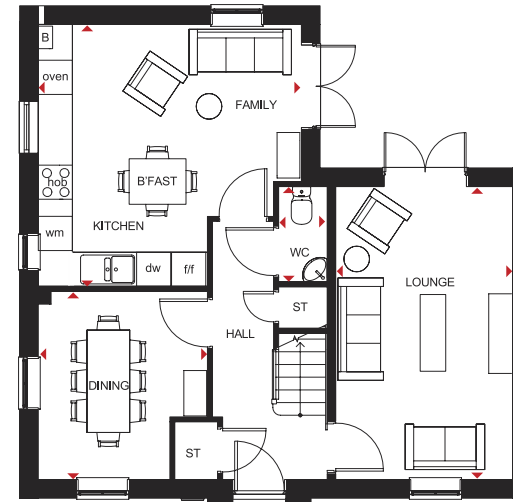
(Approximate dimensions)

KEY	B Boiler	f/f Fridge/freezer space	◄► Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	

4 BEDROOM DETACHED HOME



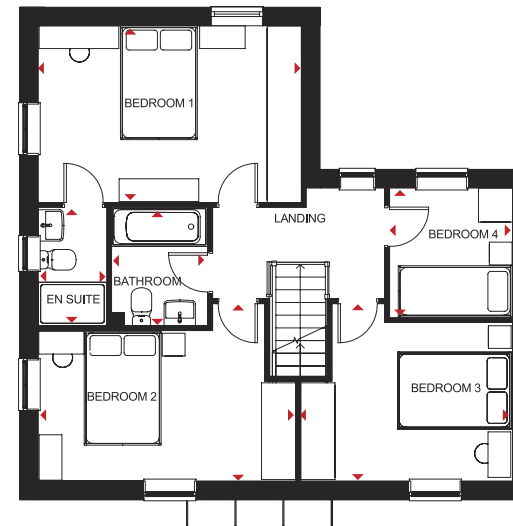
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs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



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family/ Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining	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 1702mm	6'10" x 5'7"

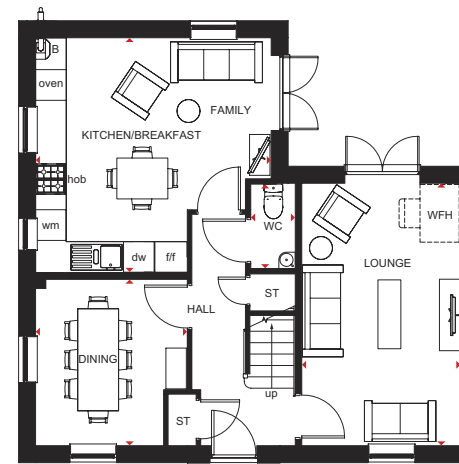
(Approximate dimensions)

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

4 BEDROOM DETACHED HOME



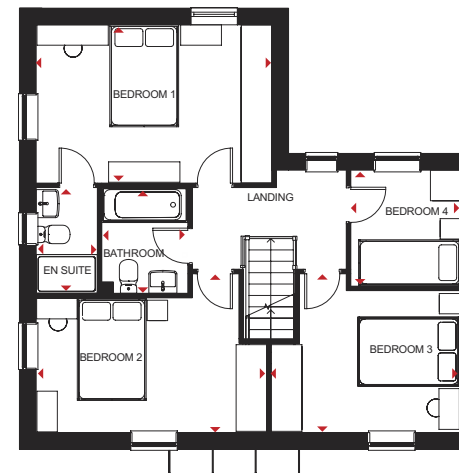
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs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



Ground Floor

Lounge	5148 x 3100mm	16'11" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1641 x 871mm	5'5" 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 1702mm	6'10" x 5'7"

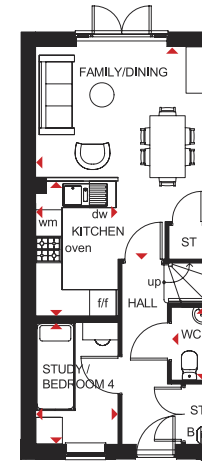
(Approximate dimensions)

KEY	B	Boiler	WFH	Working from home space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	dw	Dishwasher space		

4 BEDROOM HOME



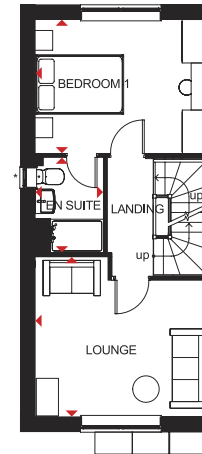
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers 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/Bedroom 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

(Approximate dimensions)

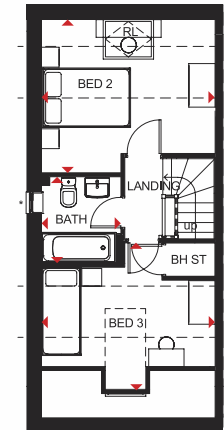


First Floor

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	1761 x 1963mm	5'9" x 6'5"

(Approximate dimensions)

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

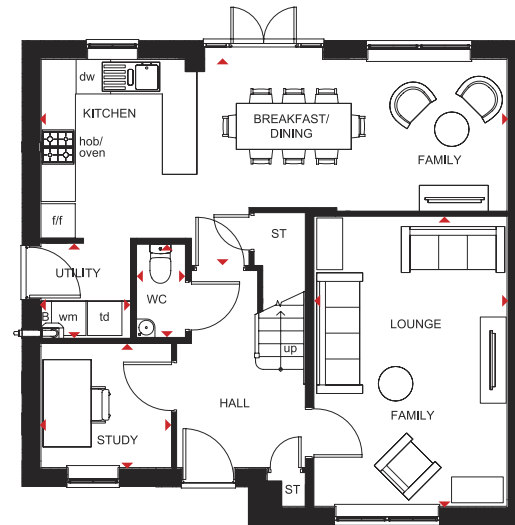
*Overall floor dimension includes lower ceiling areas.

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

4 BEDROOM DETACHED HOME



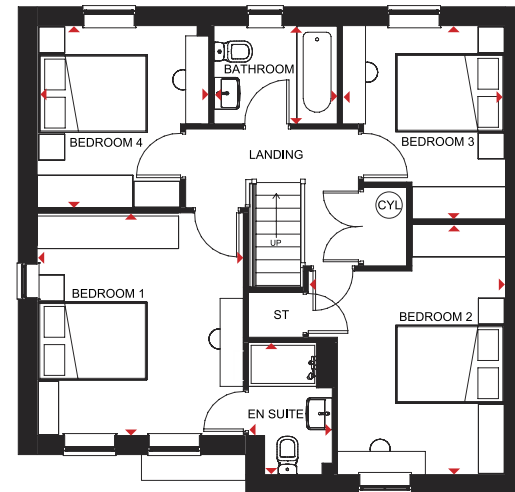
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite shower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



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/Dining/ Family	8110 x 3583mm	26'7" x 11'9"
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	3423 x 4335mm	11'3" 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"

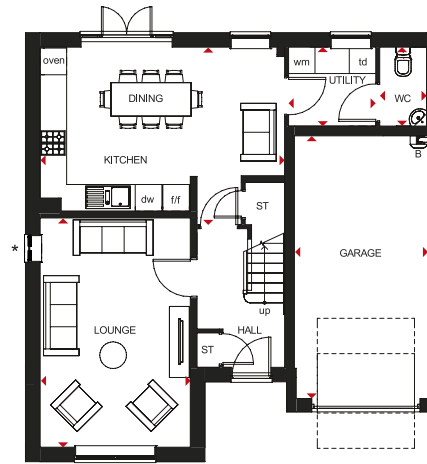
[Approximate dimensions]

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

4 BEDROOM DETACHED HOME



- Ideal family home designed for modern living with flexible, open-plan kitchen, dining and family areas leading to the rear garden
- Spacious lounge provides the perfect place for all the family to relax in
- Separate utility room and integral garage
- First floor comprises four double bedrooms, the main bedroom with en suite, and family bathroom

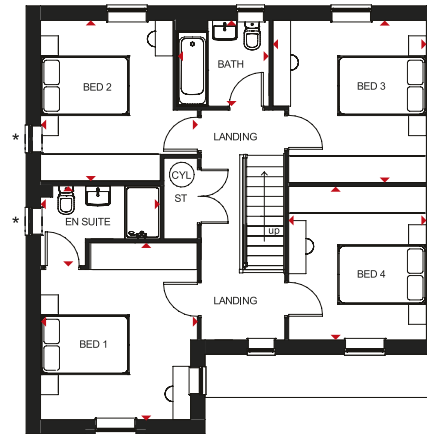


Ground Floor

Lounge	5165 x 3385mm	16'11" x 11'1"
Kitchen/Dining/Family	4000 x 5511mm	13'1" x 18'1"
Utility	1696 x 1966mm	5'7" x 6'5"
WC	1696 x 1053mm	5'7" 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	3995 x 3536mm	13'1" x 11'7"
En Suite	1804 x 2698mm	5'11" x 8'10"
Bedroom 2	3622 x 3536mm	11'11" x 11'7"
Bedroom 3	3463 x 3660mm	11'4" x 12'0"
Bedroom 4	3463 x 3107mm	11'4" x 10'2"
Bathroom	1939 x 2076mm	6'4" x 6'10"

[Approximate dimensions]

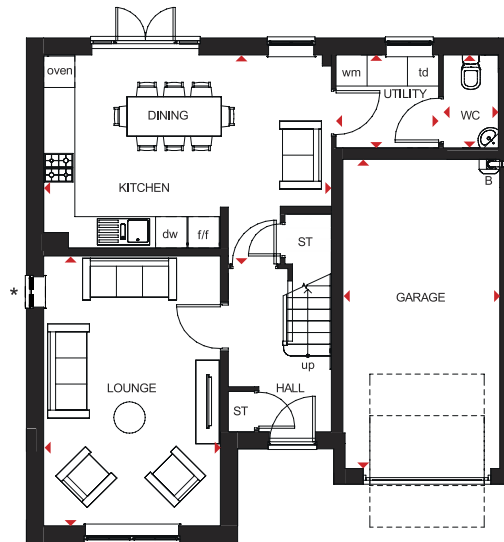
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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		

4 BEDROOM DETACHED HOME



- Ideal family home designed for modern living with flexible, open-plan kitchen, dining and family areas leading to the rear garden
- Spacious lounge provides the perfect place for all the family to relax in
- Separate utility room and integral garage
- First floor comprises four double bedrooms, the main bedroom with en suite, and family bathroom

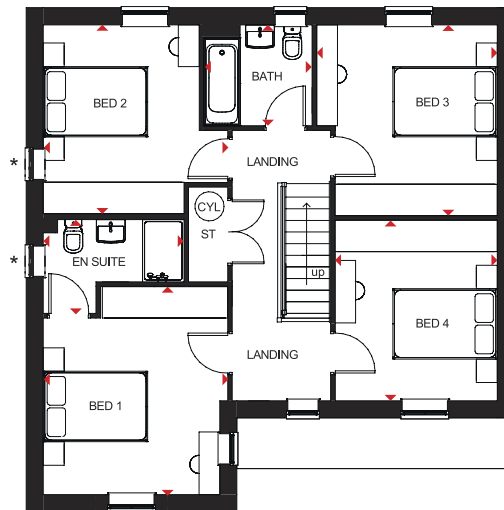


Ground Floor

Lounge	5165 x 3385mm	16'11" x 11'1"
Kitchen/Dining/Family	4000 x 5511mm	13'1" x 18'1"
Utility	1696 x 1966mm	5'7" x 6'5"
WC	1696 x 1053mm	5'7" 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	3995 x 3536mm	13'1" x 11'7"
En Suite	1804 x 2698mm	5'11" x 8'10"
Bedroom 2	3622 x 3536mm	11'11" x 11'7"
Bedroom 3	3463 x 3660mm	11'4" x 12'0"
Bedroom 4	3463 x 3107mm	11'4" x 10'2"
Bathroom	1939 x 2076mm	6'4" x 6'10"

[Approximate dimensions]

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

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		

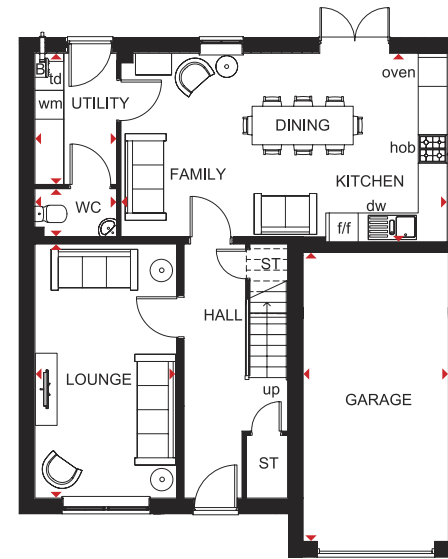
ASHBURTON

THE CLASSIC
COLLECTION

4 BEDROOM HOME



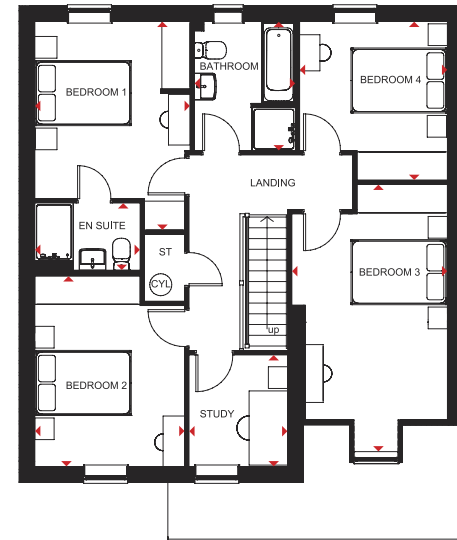
- The Ashburton combines a wonderfully classic look with modern-day comfort. It is the perfect family home with a large lounge and an open-plan kitchen/dining/family room
- The ground floor comes complete with an integrated garage, as well as a utility room with access to the garden
- Upstairs are four double bedrooms, the main bedroom, with en suite and a separate bathroom. If you work from home there's a comfortable study, so no need to convert a bedroom



Ground Floor

Lounge	2947 x 5275mm	9'8" x 17'4"
Kitchen/ Dining/Family	6772 x 3915mm	22'3" x 12'10"
Utility	1700 x 2722mm	5'7" x 8'11"
WC	1700 x 1000mm	5'7" x 3'3"
Garage	3015 x 6000mm	9'11" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3222 x 4328mm	10'7" x 14'2"
En Suite	2185 x 1395mm	7'2" x 4'7"
Bedroom 2	3111 x 3955mm	10'2" x 13'0"
Bedroom 3	3227 x 5569mm*	10'7" x 18'3"
Bedroom 4	3067 x 3293mm*	10'1" x 10'10"
Study	2046 x 2318mm	6'9" x 7'7"
Bathroom	2095 x 2681mm	6'10" x 8'10"

[Approximate dimensions]

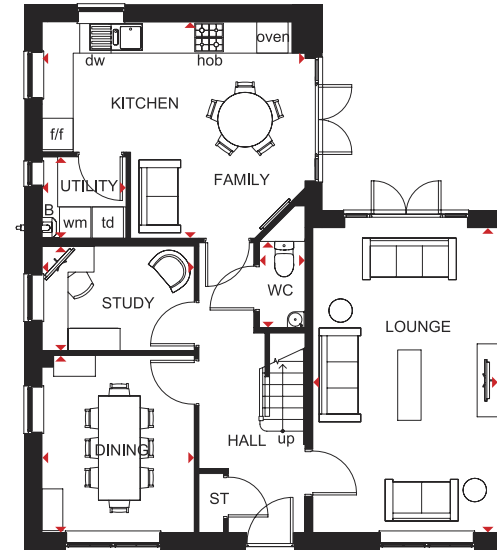
*Overall floor dimension includes lower ceiling areas.

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

4 BEDROOM HOME



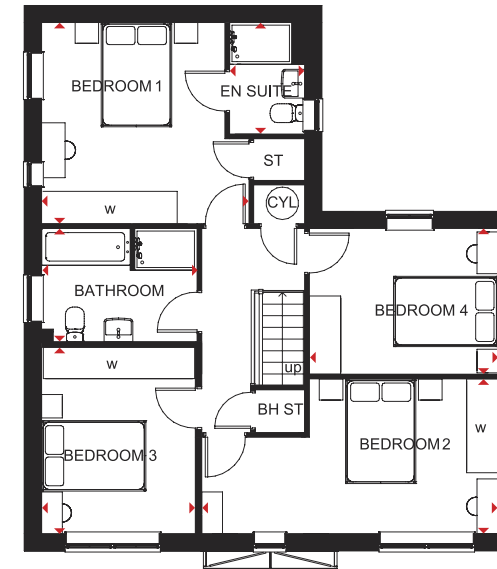
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and family bathroom



Ground Floor

Lounge	5851 x 3552mm	19'2" x 11'7"
Dining Room	3400 x 2922mm	11'1" x 9'6"
Family/Kitchen	4150 x 5045mm	13'6" x 16'6"
Study	2010 x 2922mm	6'6" x 9'6"
Utility	1612 x 1562mm	5'3" x 5'1"
WC	1668 x 852mm	5'5" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 1	3977 x 3859mm	13'0" x 12'7"
En Suite	1443 x 2138mm	4'7" x 7'0"
Bedroom 2	5678 x 2970mm	18'6" x 9'7"
Bedroom 3	2950 x 3572mm	9'7" x 11'7"
Bedroom 4	3614 x 2793mm	11'9" x 9'2"
Bathroom	2984 x 2169mm	9'8" x 7'11"

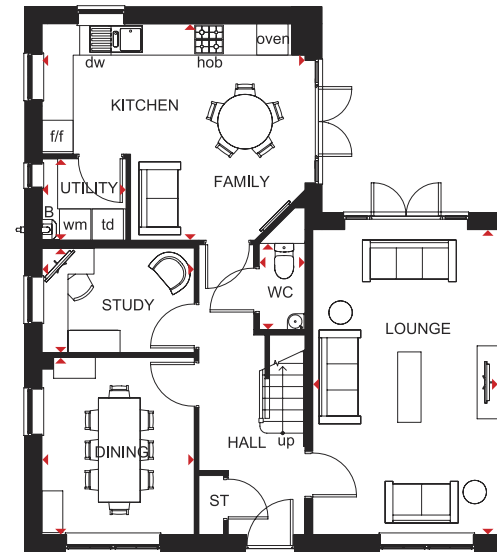
(Approximate dimensions)

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

4 BEDROOM HOME



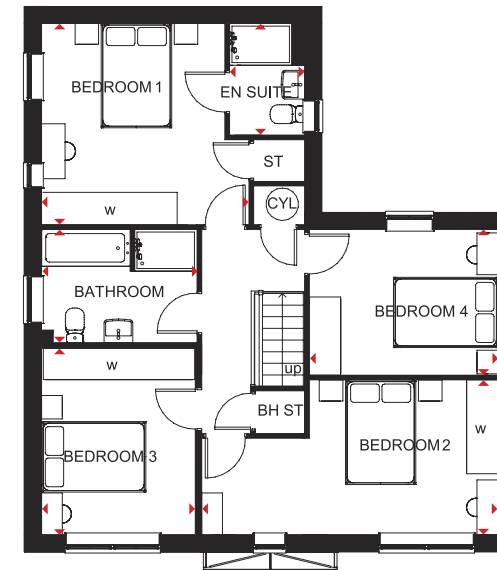
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and family bathroom



Ground Floor

Lounge	5851 x 3552mm	19'2" x 11'7"
Dining Room	3400 x 2922mm	11'1" x 9'6"
Family/Kitchen	4150 x 5045mm	13'6" x 16'6"
Study	2010 x 2922mm	6'6" x 9'6"
Utility	1612 x 1562mm	5'3" x 5'1"
WC	1668 x 852mm	5'5" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 1	3977 x 3859mm	13'0" x 12'7"
En Suite	1443 x 2138mm	4'7" x 7'0"
Bedroom 2	5678 x 2970mm	18'6" x 9'7"
Bedroom 3	2950 x 3572mm	9'7" x 11'7"
Bedroom 4	3614 x 2793mm	11'9" x 9'2"
Bathroom	2984 x 2169mm	9'8" x 7'11"

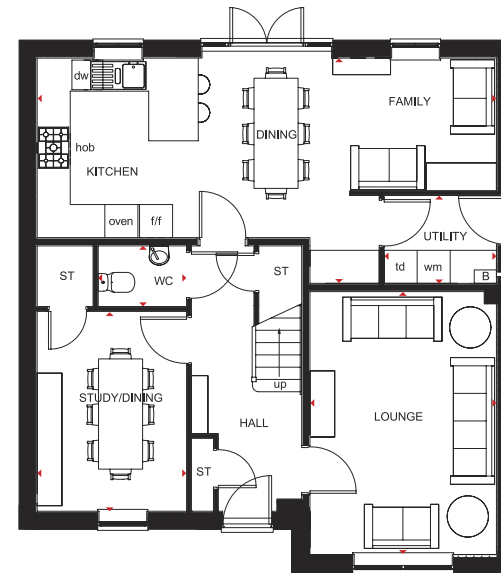
(Approximate dimensions)

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

5 BEDROOM DETACHED HOME



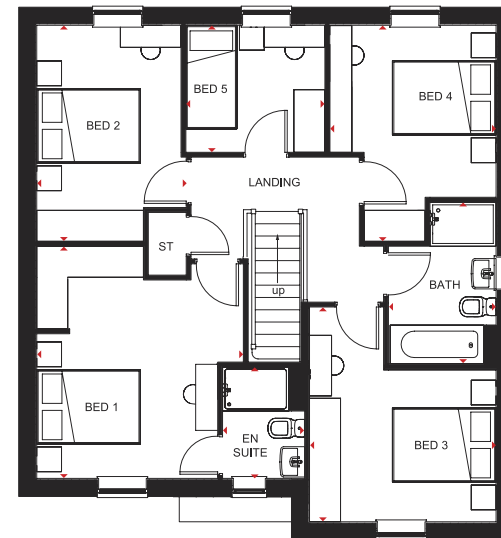
- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms - the main with en suite - a single bedroom and the family bathroom with shower are on the first floor



Ground Floor

Lounge	3385 x 4773mm	11'11" x 15'8"
Kitchen/Dining/Family	8335 x 4088mm	27'4" x 13'5"
Study/Dining	2712 x 3627mm	8'11" x 11'11"
Utility	2039 x 1595mm	6'8" x 5'3"
WC	1501 x 1101mm	4'9" x 3'6"

(Approximate dimensions)



First Floor

Bedroom 1	3750 x 4214mm	12'4" x 13'10"
En suite	1490 x 2023mm	4'11" x 6'8"
Bedroom 2	2713 x 3921mm	8'11" x 12'10"
Bedroom 3	3385 x 3898mm	11'1" x 12'9"
Bedroom 4	3018 x 3921mm	9'11" x 12'10"
Bedroom 5	2523 x 2305mm	8'3" x 7'7"
Bathroom	1953 x 2931mm	6'5" x 9'7"

(Approximate dimensions)

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

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



barratthomes.co.uk
0333 355 8475

