

# MERRINGTON PARK

VYNERS CLOSE, SPENNYMOOR, DURHAM DL16 7RS



DISCOVER THE NEW RANGE OF 2, 3 & 4 BEDROOM HOMES IN SPENNYMOOR





## 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.





# MERRINGTON PARK

## DEVELOPMENT LAYOUT



Ad	ALDERNEY	4 bedroom detached house
Kv	KINGSVILLE	4 bedroom townhouse
Ms	MORESBY	3 bedroom detached / semi-detached house
Pa	PALMERSTON	3 bedroom semi-detached / terraced house
Fs	FOLKESTONE	3 bedroom semi-detached / terraced house
Kn	KENLEY	2 bedroom terraced house
Rb	ROSEBERRY	2 bedroom terraced house



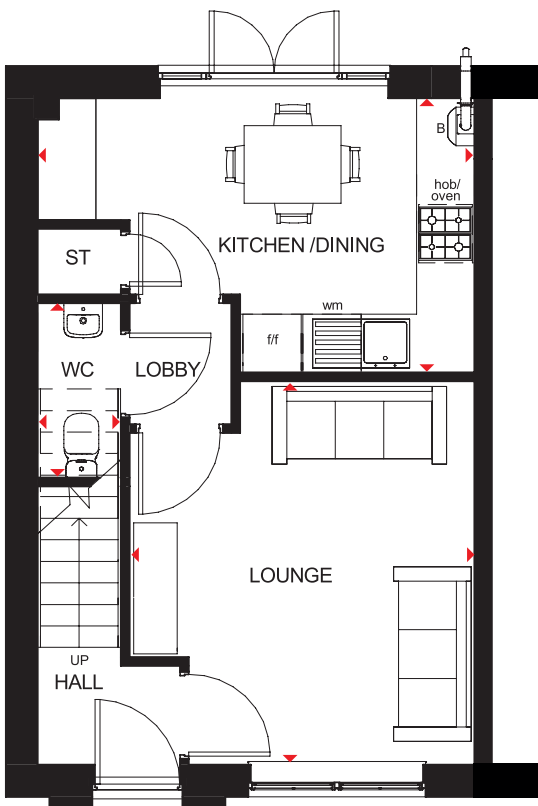
# ROSEBERRY

THE CLASSIC  
COLLECTION

## 2 BEDROOM END-TERRACED HOME



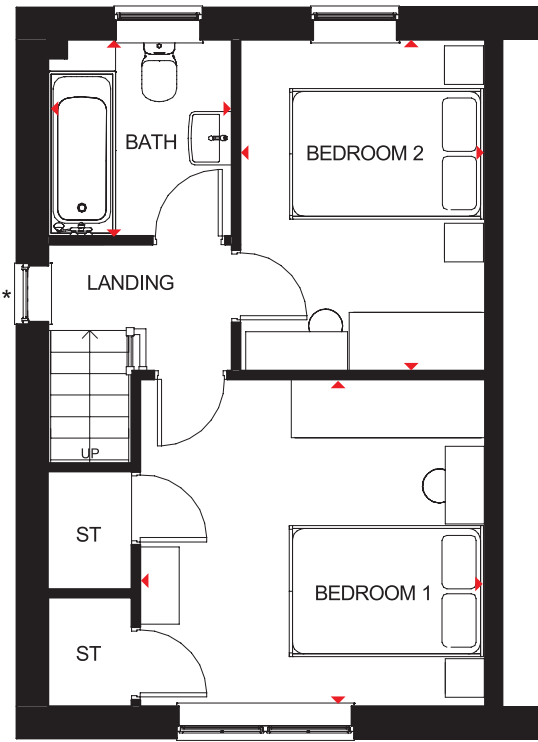
- Light fills this terraced home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger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

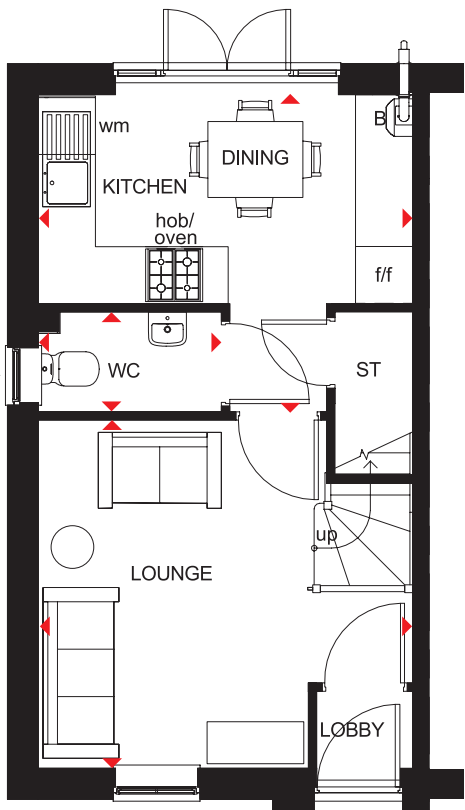
f/f Fridge/freezer space  
◀▶ Dimension location



2 BEDROOM TERRACED 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

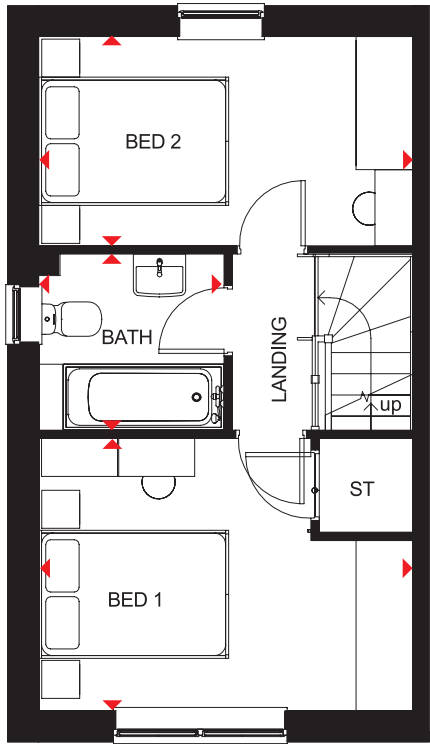


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 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

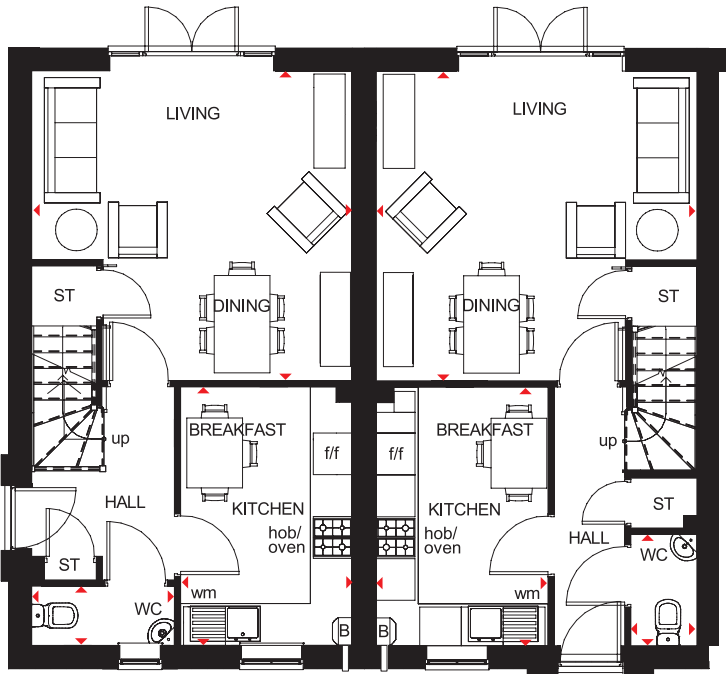
f/f Fridge/freezer space  
◀▶ Dimension location



3 BEDROOM TERRACED HOME



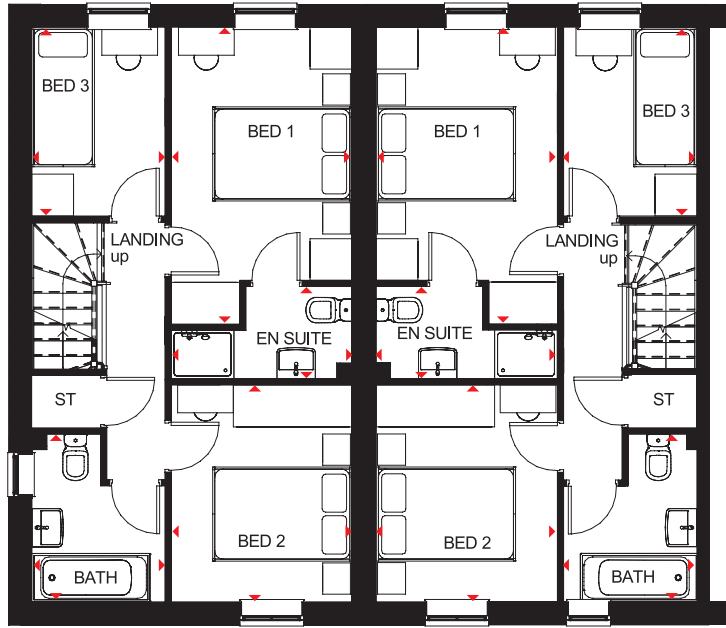
- Bright three bedroom home with flexible space designed for practical modern living
- Open-plan lounge and dining area opens onto the rear garden, while a fully fitted kitchen includes room for a breakfast area
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, single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



Ground Floor (Door to side)		
Living/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen/Breakfast	2458 x 3713mm	8'1" x 12'2"
WC	2052 x 851mm	6'9" x 2'10"

Ground Floor End/Mid-terraced (Door to front)		
Living/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen/Breakfast	2458 x 3713mm	8'1" x 12'2"
WC	949 x 1600mm	3'1" x 5'3"

(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	1913 x 2418mm	6'3" x 7'11"

(Approximate dimensions)

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

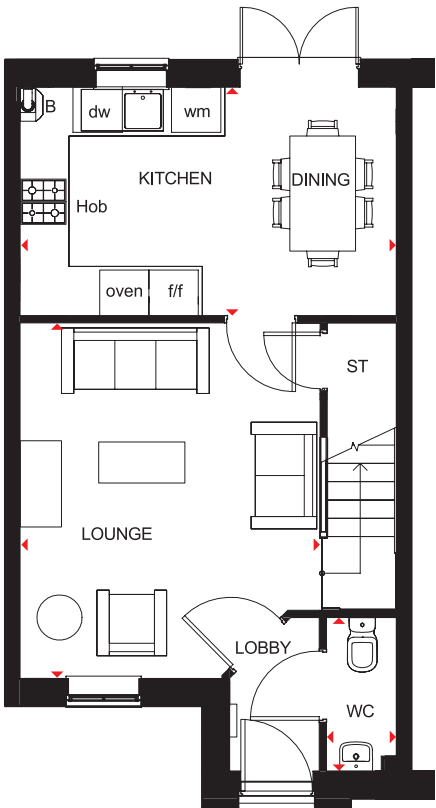
f/f Fridge/freezer space  
◀▶ Dimension location



3 BEDROOM TERRACED HOME



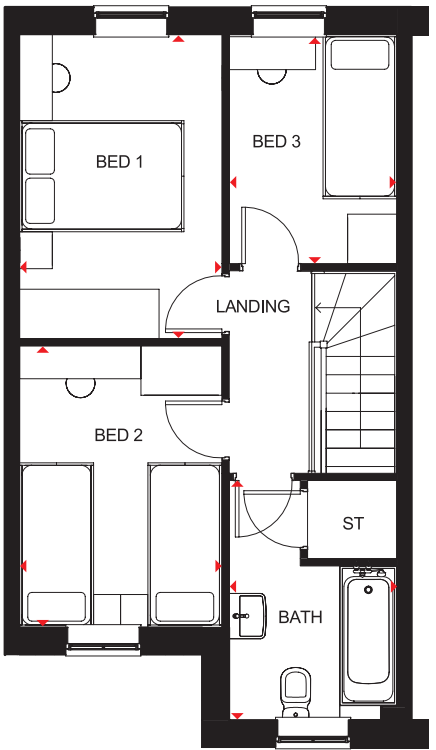
- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden, creates the ideal hub for all the family
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms,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

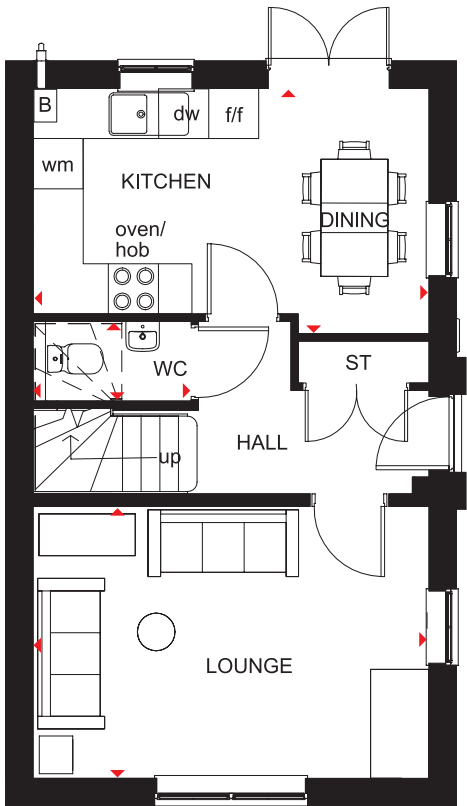
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



3 BEDROOM DETACHED HOME



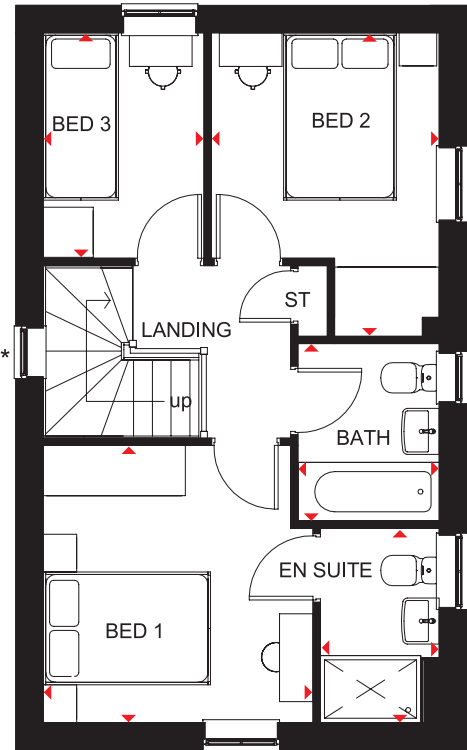
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are two double bedrooms, the master with en suite, a single bedroom and family bathroom



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

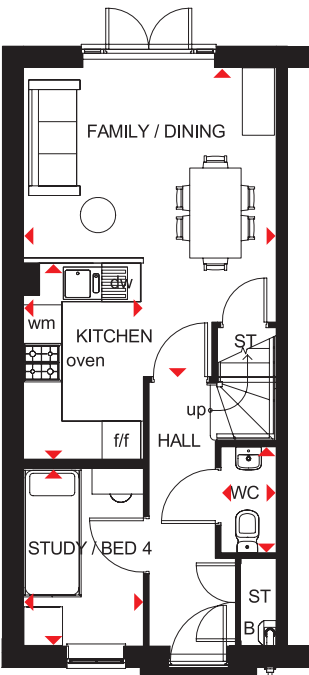
f/f Fridge/freezer space  
dw Dishwasher space  
◄► Dimension location



4 BEDROOM TERRACED HOME



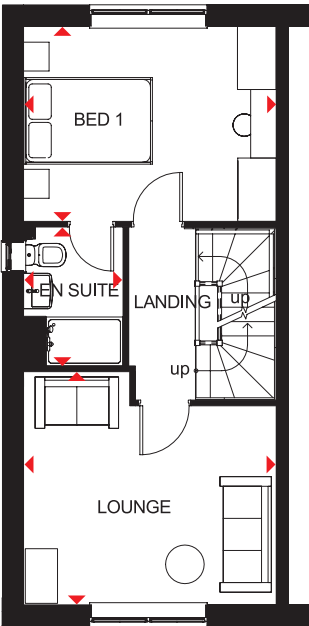
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling
- Upstairs there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

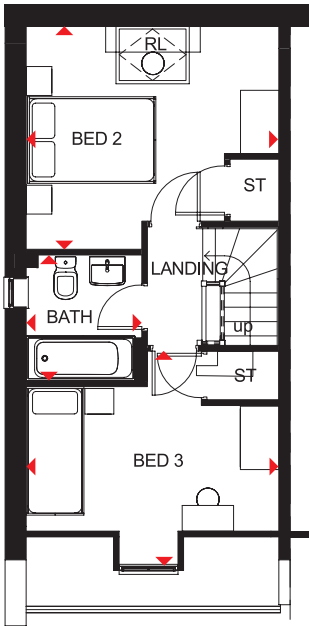


First Floor

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.

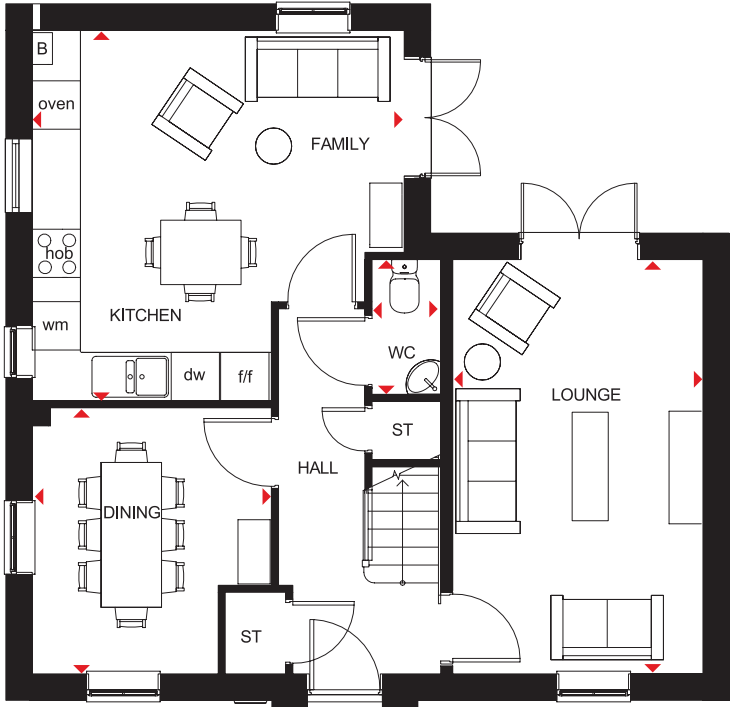
KEY	B	Boiler	f/f	Fridge/freezer space	RL	Roof light
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	◀▶	Dimension location		



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 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



# 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. Merington Park 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.



# 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/>





