

TEAL PARK FARM

WASHINGTON



BARMSTON ROAD, WASHINGTON, TYNE AND WEAR NE38 8QL



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**

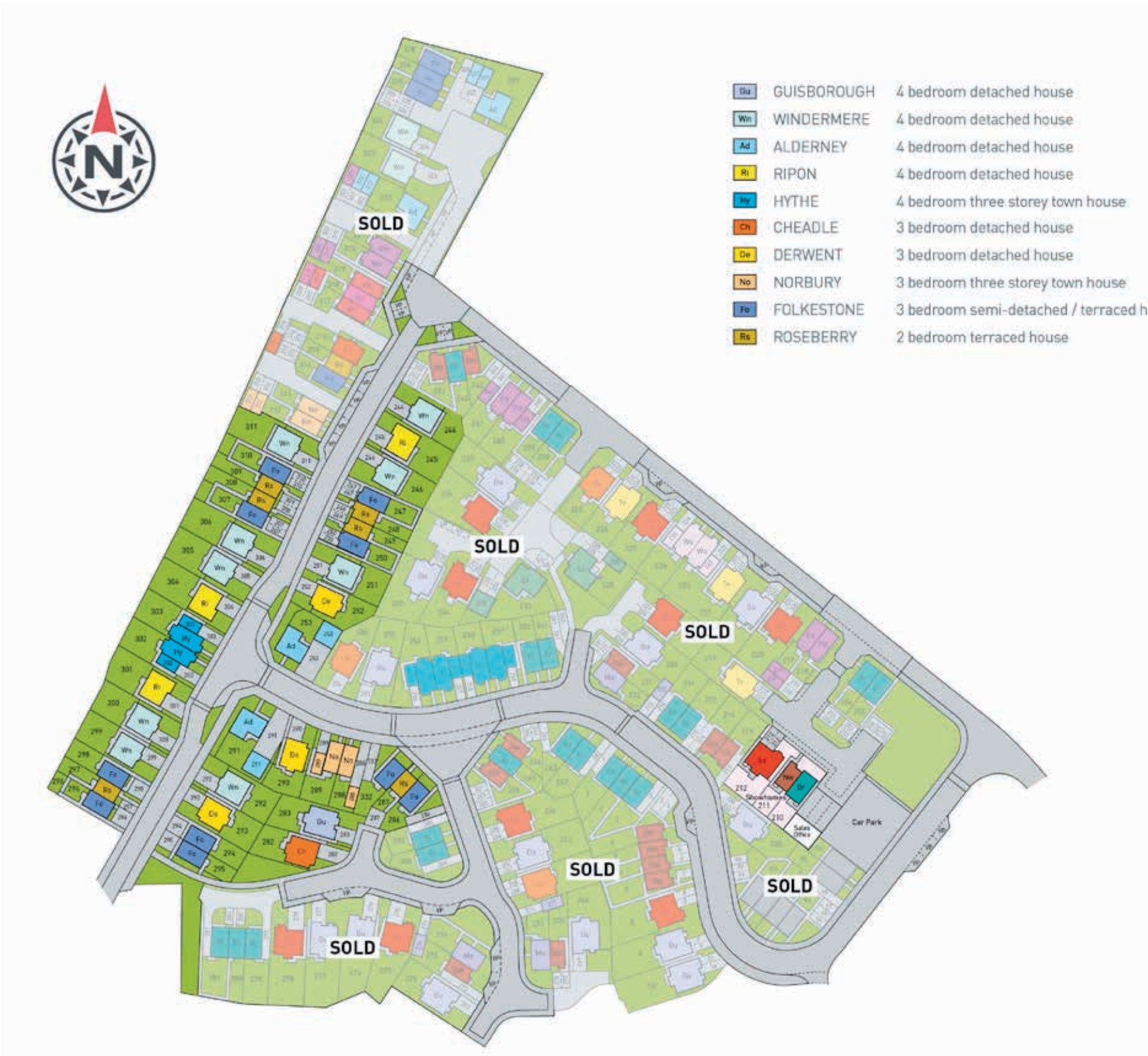
Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum 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.



TEAL PARK FARM

DEVELOPMENT LAYOUT



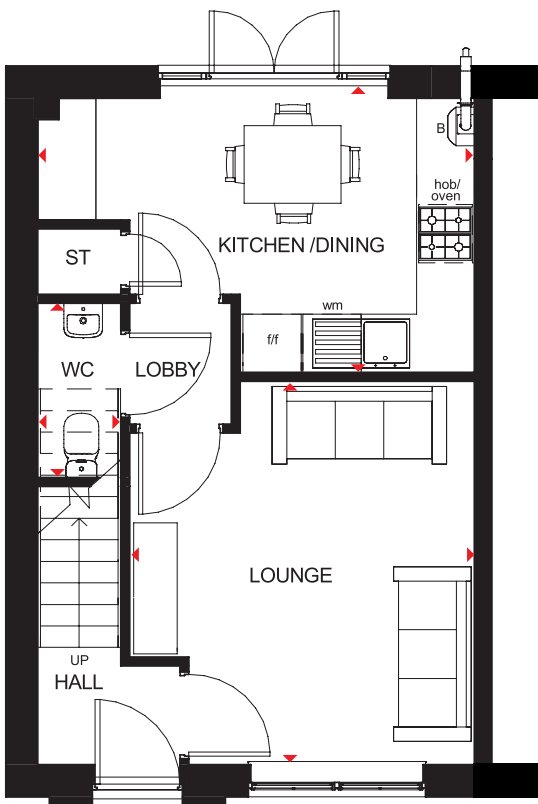
ROSEBERRY

THE CLASSIC
COLLECTION

2 BEDROOM END-TERRACED HOME



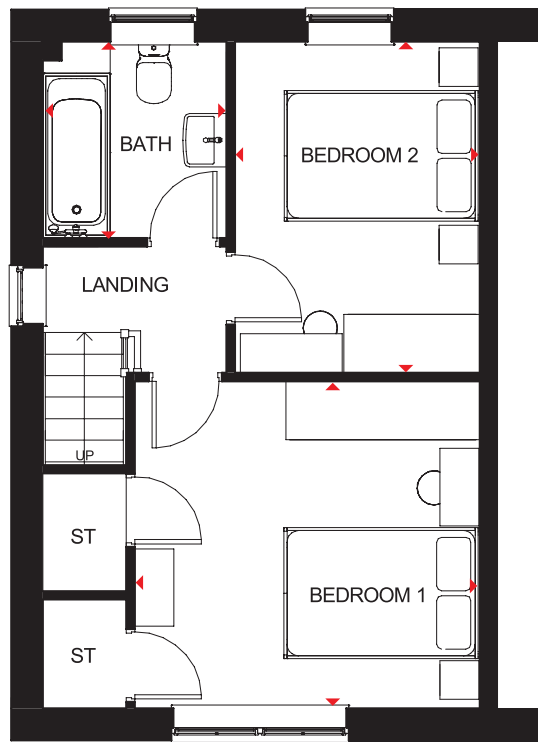
- Light fills this terraced home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger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

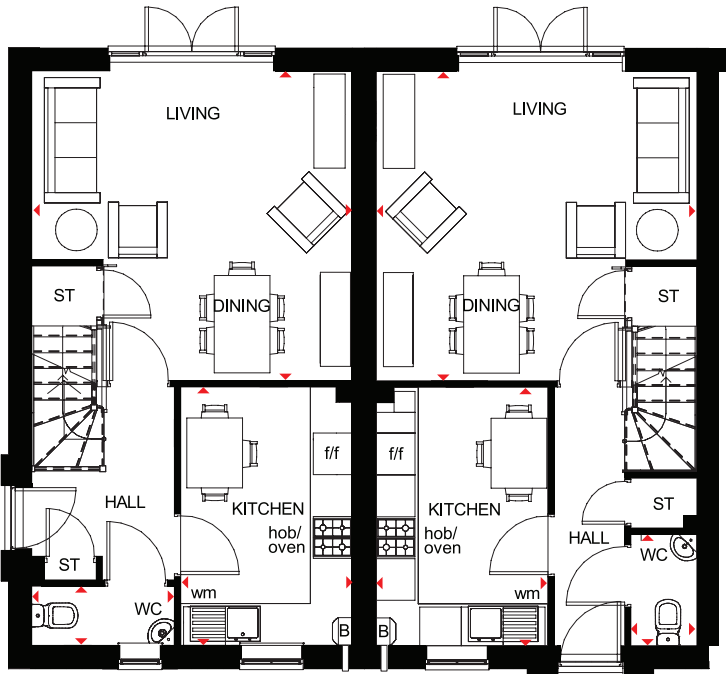
B	Boiler
ST	Store
wm	Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

3 BEDROOM TERRACED HOME



- 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

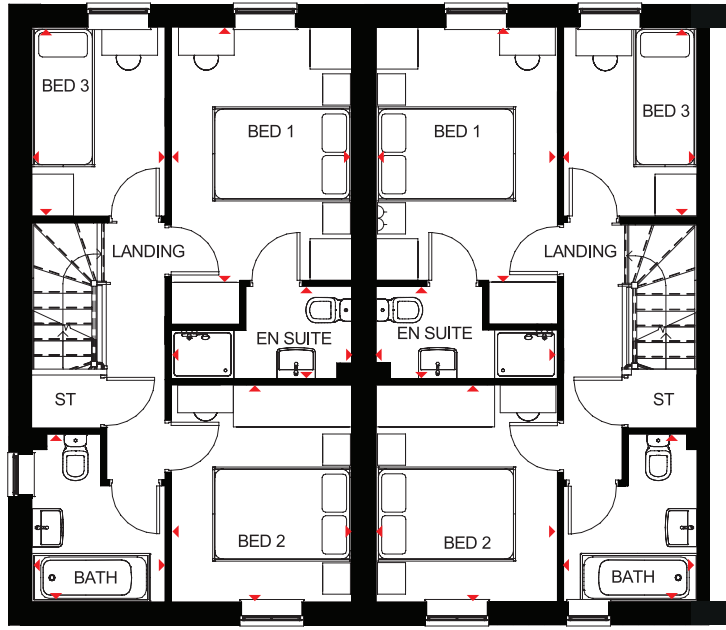


Ground Floor (Door to side)		
Lounge/Dining	4598 x 4445 mm	15'1" x 14'7"
Kitchen	3713 x 2463 mm	12'2" x 8'1"
WC	851 x 2047 mm	2'10" x 6'9"

(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 TERRACED HOME



- Spacious 2½ storey, three bedroom home featuring open-plan lounge and dining room with French doors opening onto the rear garden
- Stylish kitchen comes with quality units and appliances in a range of finishes
- First floor has two double bedrooms and dual-access family bathroom
- The impressive master bedroom is located on the second floor and features dressing area and en suite shower room

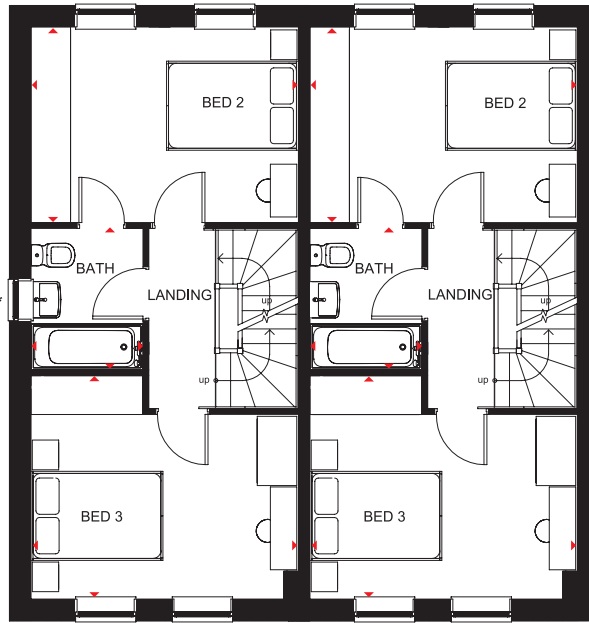


Ground Floor

Lounge/Dining	4056 x 4991mm	13'4" x 16'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	897 x 2272mm	2'11" x 7'5"

(Approximate dimensions)

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

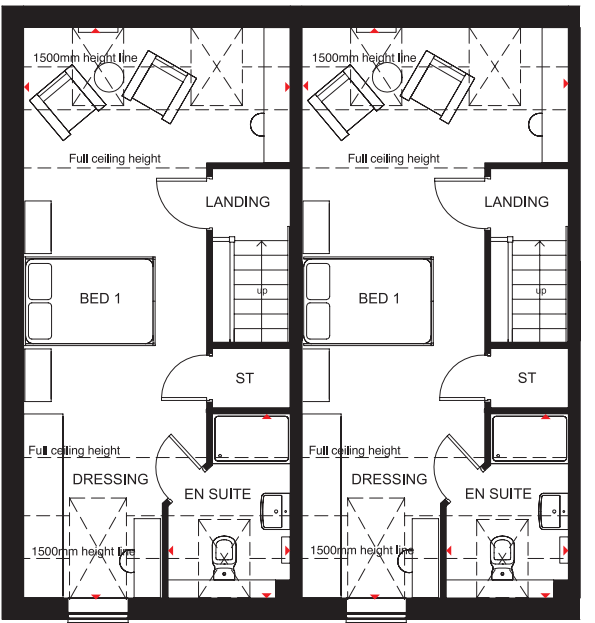


First Floor

Bedroom 2	2965 x 4056mm	9'9" x 13'4"
Bedroom 3	3386 x 4056mm	11'1" x 13'4"
Bathroom	2146 x 1698mm	7'0" x 5'7"

(Approximate dimensions)

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



Second Floor

Bedroom 1/ Dressing Area	4056 x 8673mm	13'4" x 28'5"
En Suite	1858 x 2799mm	6'1" x 9'2"

(Approximate dimensions)

KEY B Boiler
ST Store
wm Washing machine space

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

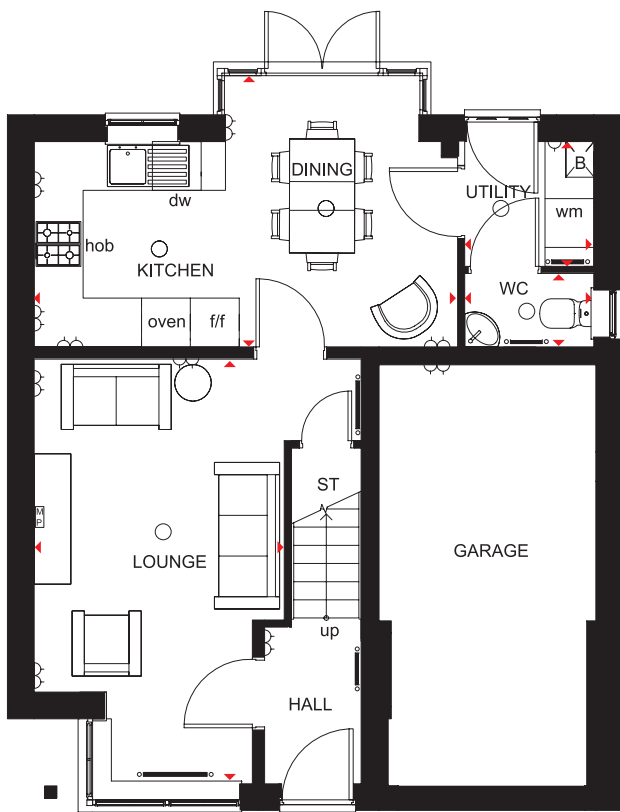
DERWENT

THE CLASSIC
COLLECTION

3 BEDROOM DETACHED HOME



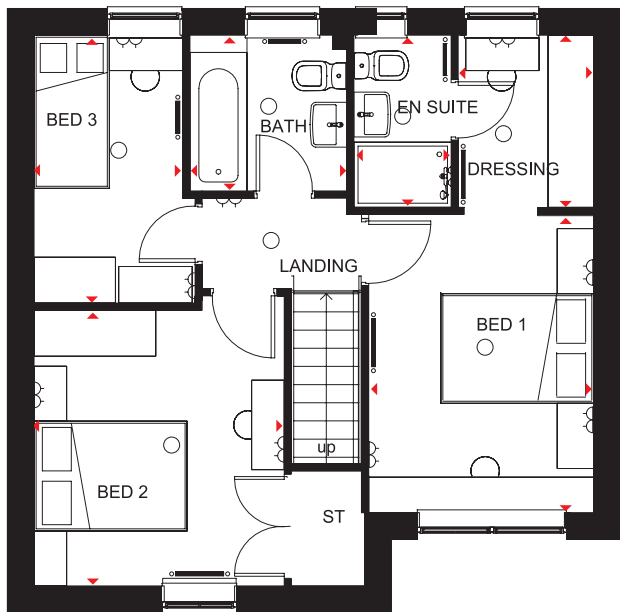
- A flexible 3 bedroom home featuring open-plan kitchen and dining area with full-height glazed bay leading to the rear garden
- Lounge and utility room are also located on the ground floor
- First floor comprises master bedroom with dressing area and en suite shower room, a further double bedroom, a 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		

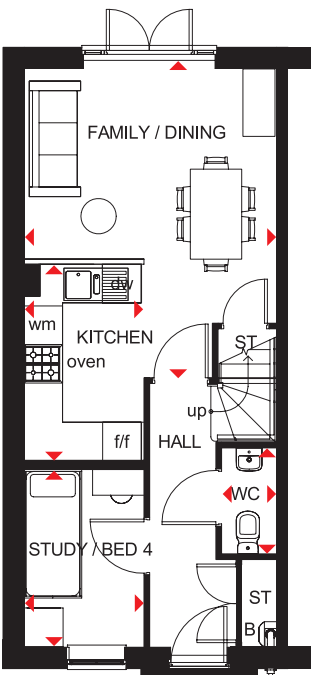
barratthomes.co.uk



4 BEDROOM TERRACED HOME



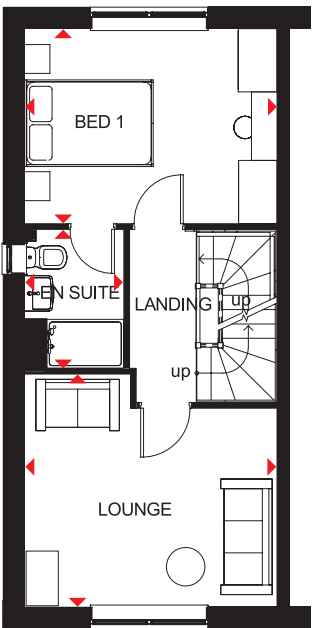
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor are the lounge and master bedroom with en suite
- Upstairs there is a further double bedroom, a single bedroom and a family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

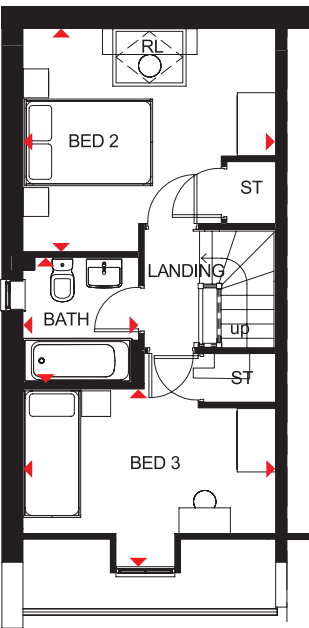
(Approximate dimensions)



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"

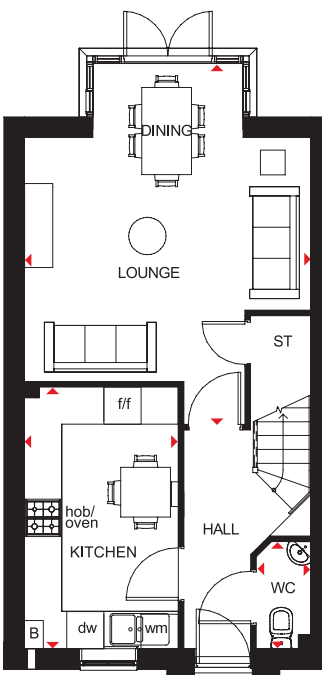
(Approximate dimensions)

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

4 BEDROOM TERRACED HOME



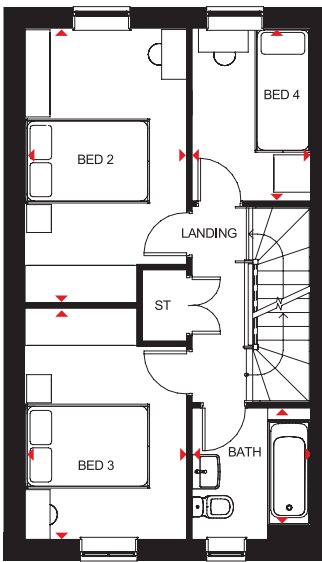
- Spacious home designed over three floors
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Upstairs are two double bedrooms, a single bedroom and bathroom
- An exceptionally spacious master bedroom, with en suite and dressing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



Ground Floor

Lounge/Dining	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"

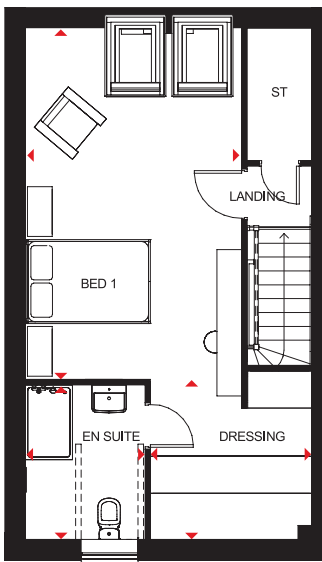
(Approximate dimensions)



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)

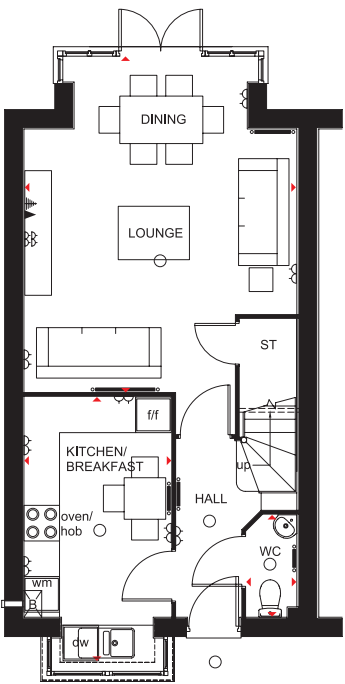
- KEY**
- B Boiler
 - ST Store
 - wm Washing machine space

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

4 BEDROOM TERRACED HOME



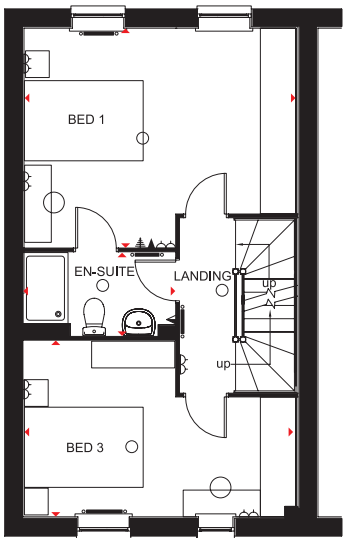
- An appealing 4 bedroom, 3 storey home boasting open-plan lounge and dining room with a glazed bay opening onto the rear garden
- Well-planned kitchen features breakfast area and stylish appliances in a choice of finishes
- Two double bedrooms and a dual access en suite on the first floor
- Second floor has two further double bedrooms and family bathroom



Ground Floor

Lounge/ Dining Room	5655 x 4610mm	18'7" x 15'1"
Kitchen	4446 x 2481mm	14'7" x 8'2"
WC	1726 x 861mm	5'8" x 2'10"

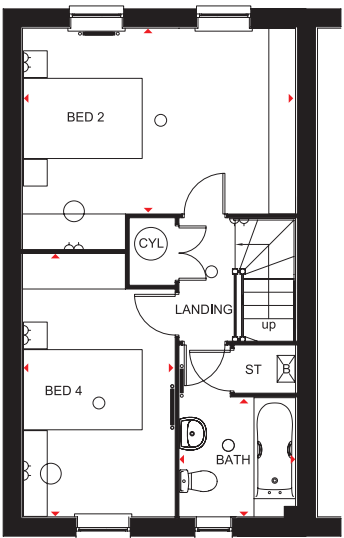
(Approximate dimensions)



First Floor

Bedroom 1	4610 x 3689mm	15'1" x 12'1"
En Suite	2562 x 1399mm	8'5" x 4'7"
Bedroom 3	4610 x 2963mm	15'1" x 9'9"

(Approximate dimensions)



Second Floor

Bedroom 2	4610 x 3117mm	15'1" x 10'3"
Bedroom 4	4424 x 2561mm	14'6" x 8'5"
Bathroom	2007 x 1962mm	6'7" x 6'5"

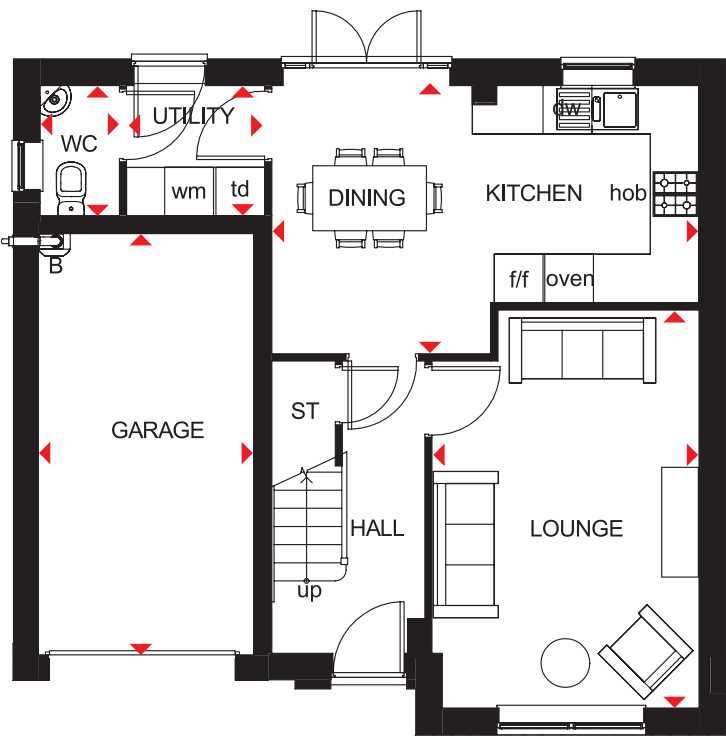
(Approximate dimensions)

KEY	○	Light fitting	▲	T.V. aerial socket	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	◻	Electric socket	▼	Shaver socket	ST	Store	f/f	Fridge/freezer space		
	◀	Telephone outlet point	—	Radiator	CYL	Cylinder	dw	Dishwasher space		

FOUR BEDROOM DETACHED HOME



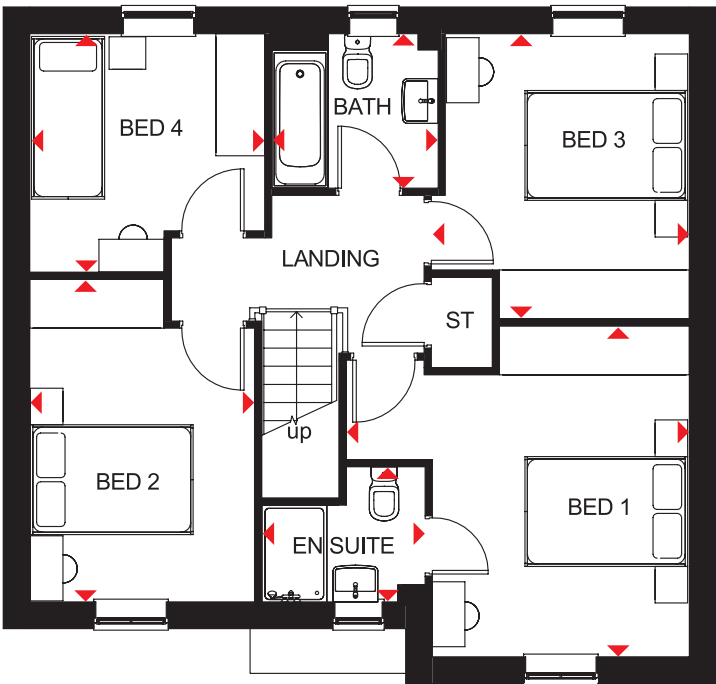
- Bright and spacious four bedroom family home with oversized windows allowing light to flow through
- As well as a generous lounge, the open-plan kitchen with dining area provides room for all the family to enjoy. There is also a separate utility
- Upstairs are three double bedrooms, master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4898 x 3287mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3301mm	17'3" x 10'10"
Utility	1700 x 1602mm	5'7" x 5'3"
WC	976 x 1602mm	3'2" x 5'3"
Garage	5189 x 2657mm	17'0" x 8'9"

(Approximate dimensions)



First Floor

Bedroom 1	4196 x 4068mm	13'9" x 13'4"
En Suite	2011 x 1661mm	6'7" x 5'5"
Bedroom 2	2764 x 3965mm	9'1" x 13'0"
Bedroom 3	3174 x 3504mm	10'5" x 11'6"
Bedroom 4	2888 x 2932mm	9'6" x 9'7"
Bathroom	2046 x 1899mm	6'9" x 6'3"

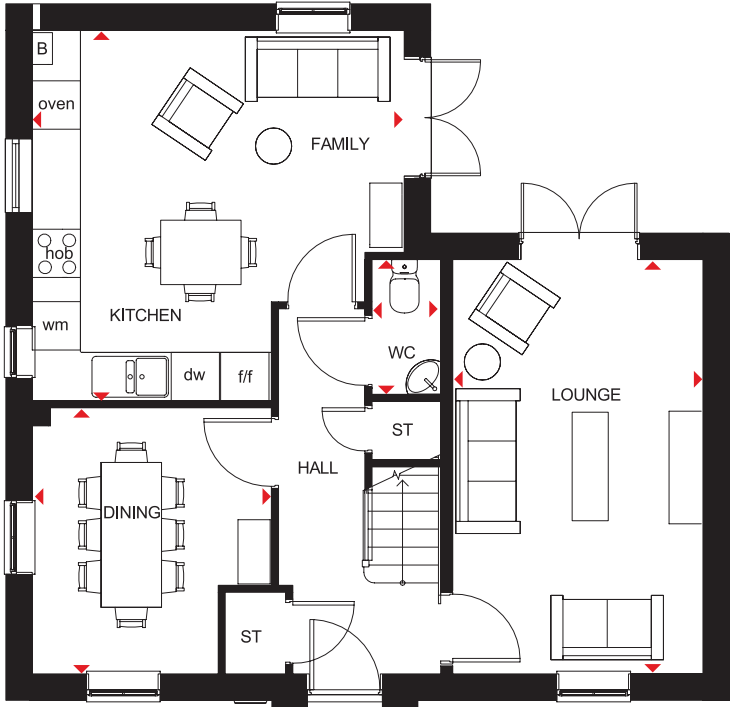
(Approximate dimensions)

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 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

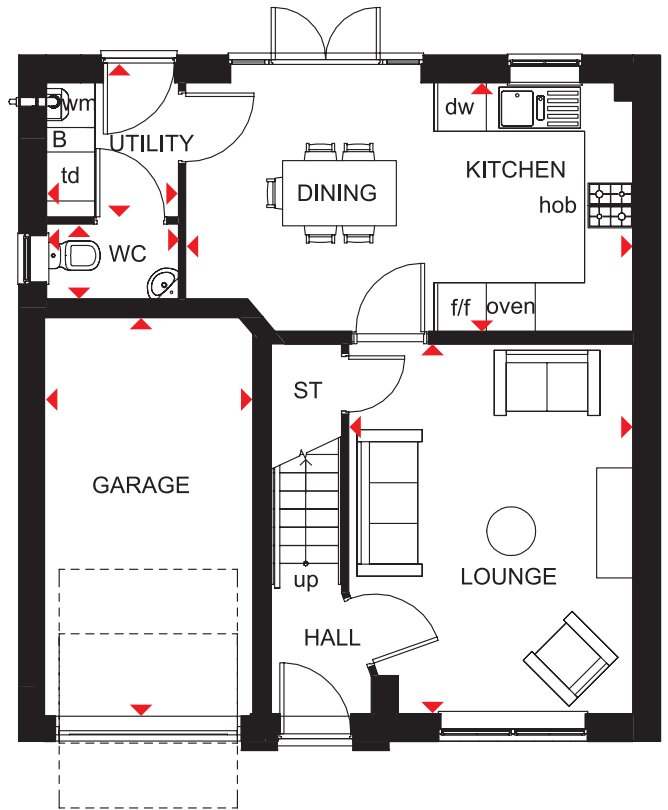
WINDERMERE

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



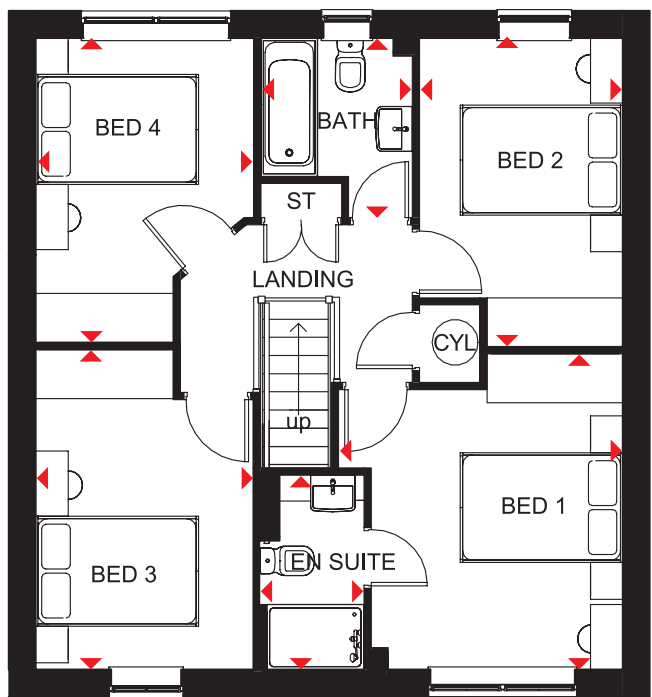
- Light flows into this bright, airy family home through oversized windows
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs 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	2568 x 4875mm	8'5" x 16'0"

(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		

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. Teal Park Farm 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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