



BERTONE GARDENS



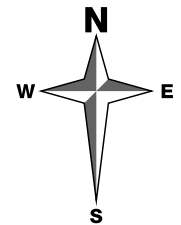
BARRATT
— HOMES —



BERTONE GARDENS

DEVELOPMENT LAYOUT

- Mill 2 bedroom home
- Delamere 2 bedroom home
- Epping 2 bedroom home
- Newton 2 bedroom home
- Weir 3 bedroom home
- Chedington 3 bedroom home
- Almond 3 bedroom home
- Toller 3 bedroom home
- Adlington 4 bedroom home
- Botham 4 bedroom home
- Radcliffe 4 bedroom home
- Rutherford 4 bedroom home
- Melton 4 bedroom home
- Linnet 4 bedroom home
- Acorn 4 bedroom home
- Affordable Housing Shared Ownership
- Affordable Housing Rented
- VH View Home
- V Visitor Parking Space
- BCP Bin Collection Point
- S/S Substation

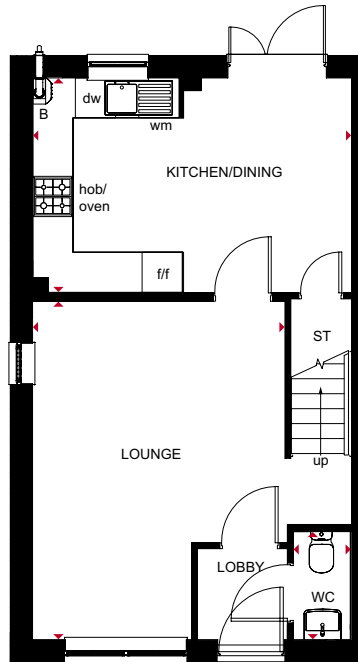




MILL

2 BEDROOM HOME WITH STUDY

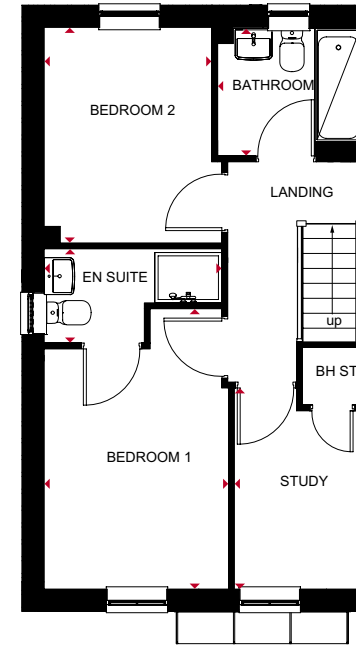
- Bright, practical engineered timber frame home, ideal for modern living
- The ground floor comprises a good-sized lounge for all the family to relax in and a large, open-plan kitchen with ample dining space leading to the garden via French doors
- The first floor accommodates two double bedrooms – the main with en suite – a study, and a family bathroom



Ground Floor

Kitchen/Dining	4753 x 3205mm	15'7" x 10'6"
Lounge	3762 x 5045mm	12'4" x 16'7"
WC	850 x 1610mm	2'9" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	2748 x 4179mm	9'0" x 13'9"
En Suite	2649 x 1405mm	8'8" x 4'7"
Bedroom 2	2498 x 3212mm	8'2" x 10'6"
Study	1919 x 2998mm	6'4" x 9'10"
Bathroom	2150 x 1900mm	7'1" x 6'3"

[Approximate dimensions]

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

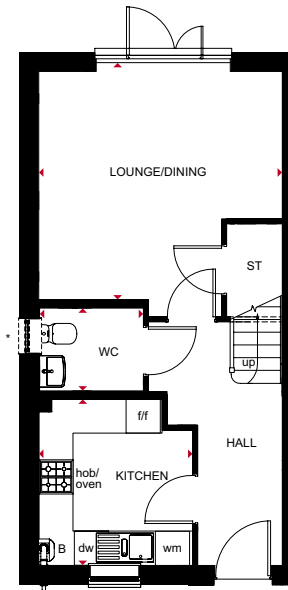
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NEWTON

2 BEDROOM HOME WITH LARGE STUDY

- Bright, practical engineered timber frame home, idea for modern living
- The ground floor comprises a good-sized kitchen, a lounge with ample dining space leading to the garden via French doors, and a WC
- The first floor accommodates a double bedroom, a large study, and a family bathroom
- Main bedroom occupies the second floor and benefits from a dressing area and an en suite

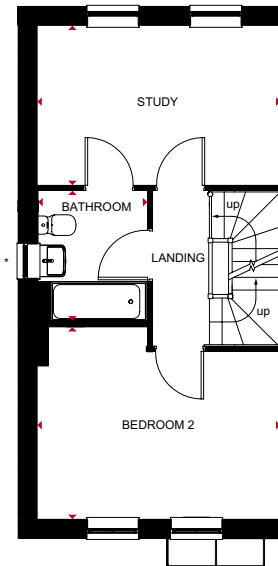


Ground Floor

Kitchen	2700 x 2917mm	8'10" x 9'7"
Lounge/Dining	4271 x 4004mm	14'0" x 13'2"
WC	1820 x 1451mm	6'0" x 4'9"

(Approximate dimensions)

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

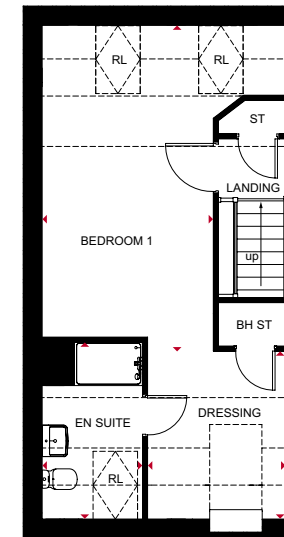


First Floor

Bedroom 2	4271 x 3376mm	14'0" x 11'1"
Study	4271 x 2806mm	14'0" x 9'2"
Bathroom	1920 x 2286mm	6'4" x 7'6"

(Approximate dimensions)

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



Second Floor

Bedroom 1	3016 x 5717mm**	9'11" x 18'9"***
Dressing	2422 x 2946mm**	7'11" x 9'8"***
En Suite	1761 x 3115mm**	5'9" x 10'3"***

(Approximate dimensions)

**Overall floor dimensions include 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		

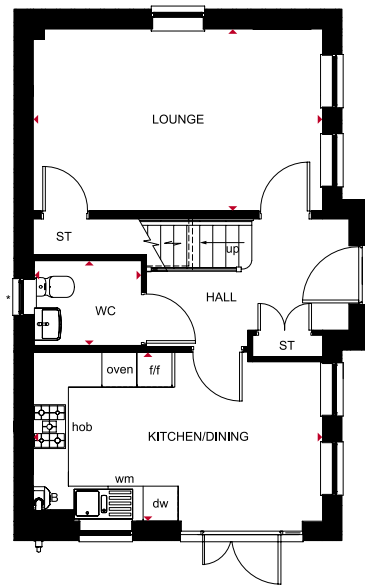
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BOTHAM

4 BEDROOM HOME

- A bright and airy, engineered timber frame home featuring free-flowing kitchen with ample space for a dining area
- Ground floor also has a spacious lounge
- The first floor has two double bedrooms – the main with en suite and the family bathroom
- On the second floor, Bedroom 2 benefits from an en suite and there is a further double bedroom

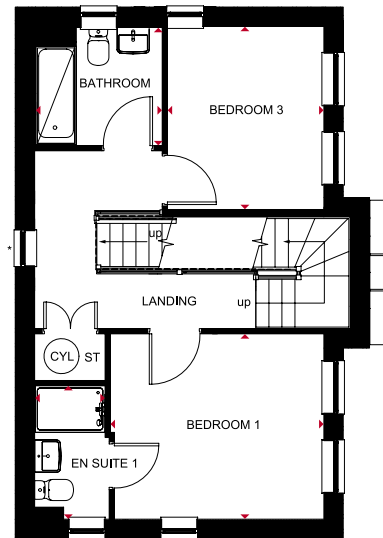


Ground Floor

Kitchen/Dining	4953 x 2985mm	16'3" x 9'10"
Lounge	4953 x 3117mm	16'3" x 10'3"
WC	1832 x 1451mm	6'0" x 4'9"

[Approximate dimensions]

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

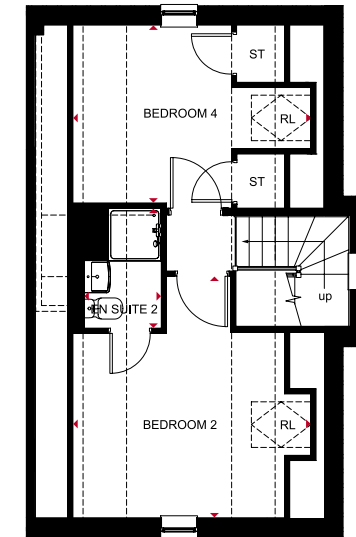


First Floor

Bedroom 1	3659 x 3174mm	12'0" x 10'5"
En Suite 1	1206 x 2287mm	3'11" x 7'6"
Bedroom 3	2680 x 3135mm	8'10" x 10'3"
Bathroom	2165 x 2024mm	7'1" x 6'8"

[Approximate dimensions]

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



Second Floor

Bedroom 2	4076 x 4137mm*	13'4" x 13'7"*
En Suite 2	1323 x 2056mm*	4'4" x 6'9"*
Bedroom 4	4076 x 3135mm*	13'4" x 10'3"*

[Approximate dimensions]

*Overall floor dimensions include lower ceiling areas.

KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

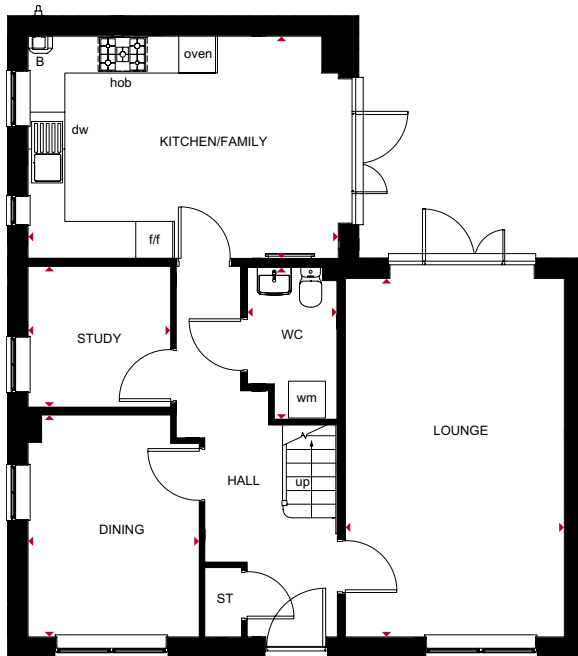
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ALMOND

3 BEDROOM HOME WITH STUDY AND PLAYROOM

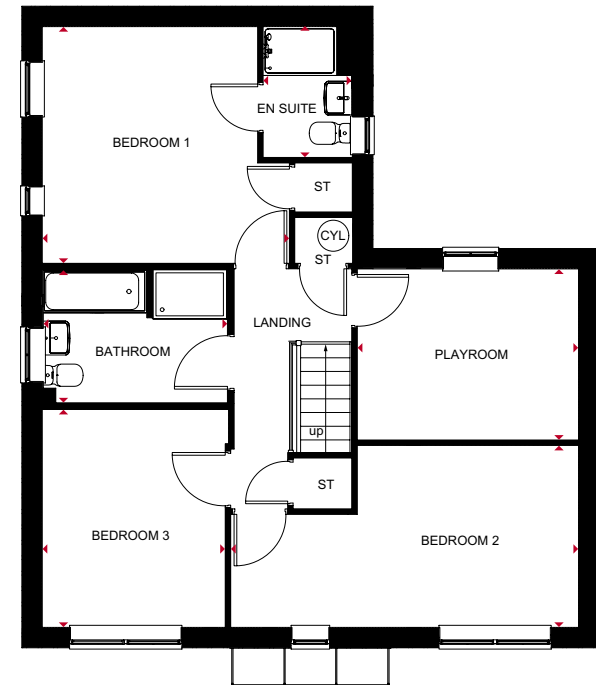
- The lounge of this bright and airy engineered timber frame home is generously sized with ample room for the family to relax
- The open-plan kitchen, with family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room and study are also on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



Ground Floor

Kitchen/Family	5055 x 3621mm	16'7" x 11'11"
Lounge	3569 x 5841mm	11'9" x 19'2"
Dining	2790 x 3617mm	9'2" x 11'10"
Study	2324 x 2294mm	7'7" x 7'6"
WC	1459 x 2473mm	4'9" x 8'1"

[Approximate dimensions]



First Floor

Bedroom 1	4026 x 3857mm	13'3" x 12'8"
En Suite	1456 x 2130mm	4'9" x 7'0"
Bedroom 2	5668 x 2965mm	18'7" x 9'9"
Bedroom 3	3036 x 3552mm	10'0" x 11'8"
Playroom	3607 x 2788mm	11'10" x 9'2"
Bathroom	2999 x 2165mm	9'10" x 7'1"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	◄►	Dimension location
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	CYL	Cylinder	dw	Dishwasher space		

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