BARRATT @ ST CLEMENTS WELLS
SALTERS ROAD, WALLYFORD EH21 8JX

A COLLECTION OF 3 AND 4 BEDROOM HOMES
Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
Upstairs is a master bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom
BONNYTON

3 BEDROOM TERRACED HOME

- Good-sized terraced home, with room for a growing family
- Front-aspect kitchen with stylish fitted units
- Large lounge with space for everyone to relax, a dining area and direct access to the rear garden
- Two double bedrooms, a single bedroom and family bathroom are on the first floor

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**Ground Floor**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Approximate Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lounge/Dining</td>
<td>4857 x 3990mm</td>
<td>15'11&quot; x 13'1&quot;</td>
</tr>
<tr>
<td>Kitchen</td>
<td>2478 x 2878mm</td>
<td>8'9&quot; x 9'3&quot;</td>
</tr>
<tr>
<td>WC</td>
<td>1798 x 1493mm</td>
<td>5'11&quot; x 4'10&quot;</td>
</tr>
</tbody>
</table>

**First Floor**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Approximate Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedroom 1</td>
<td>3960 x 3464mm</td>
<td>12'11&quot; x 11'11&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3064 x 3227mm</td>
<td>10'0&quot; x 10'1&quot;</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>2131 x 3154mm</td>
<td>7'0&quot; x 10'4&quot;</td>
</tr>
<tr>
<td>Bathroom</td>
<td>1997 x 1900mm</td>
<td>6'7&quot; x 6'3&quot;</td>
</tr>
</tbody>
</table>

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CRAIGEND

3 BEDROOM DETACHED HOME

- Spacious open-plan kitchen with dining and family areas, and access to the rear garden
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a WC complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the master with en suite, and a family bathroom

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3 BEDROOM TERRACED HOME

- Open-plan kitchen and dining area, with access to the rear garden creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom
RAEVNSCRAIG

3 BEDROOM SEMI-DETACHED HOME

- Good-sized home, with room for a growing family
- Open-plan kitchen with dining area and access to the rear garden, and a separate utility
- Front-aspect lounge has plenty of space to relax in comfort and an integral garage provides added security
- Three double bedrooms, the master with en-suite, and family bathroom are on the first floor

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Superb family home with open-plan kitchen flowing into the dining area, and access to the rear garden.

Bright, front-aspect lounge, a cloakroom and practical utility/storage space complete the ground floor.

Upstairs are two double bedrooms, the master with en suite, a single bedroom and family bathroom.
Family home with all the essential space for modern living
- Open-plan kitchen with dining area and access to the rear garden, separate utility cupboard and plenty of storage
- Front-aspect lounge provides room to relax in comfort
- Two double bedrooms, a single bedroom and family bathroom are upstairs
Spacious, front-aspect lounge with room for all the family to relax
Large open-plan fitted kitchen with dining and family areas and attractive glazed bay leading to the rear garden
Ground floor includes separate utility room, WC and computer room
First floor comprises three double bedrooms, the master with en suite, a single bedroom and a fully fitted bathroom
Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility

There's plenty of room to relax in comfort in the spacious lounge

Upstairs is a master bedroom with en suite shower room

Two further double bedrooms, a single bedroom and a family bathroom make this a great family home
Exceptional family home designed for flexible, modern living

Spacious open-plan kitchen and dining area with glazed bay leading to the rear garden, and a separate utility room and WC

Generous lounge has room to relax and elegant double-door entrance. An integral garage provides added security

Upstairs are three double bedrooms – the master and bedroom two both with en suite – a single bedroom, a family bathroom, and a computer room/study
Spacious kitchen with dining area, separate utility and WC, and access to the rear garden via a glazed walk-in bay.

Front-aspect lounge and an integral garage for added security complete the ground floor.

Upstairs are four double bedrooms, the master with en suite, and a family bathroom, making this a perfect family home.

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DUNBAR

4 BEDROOM DETACHED HOME

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**Ground Floor**

- Lounge: 3752 x 3364 mm (12'6" x 11'1")
- Kitchen/Dining: 5228 x 4287 mm (17'2" x 14'1")
- Utility: 1589 x 2164 mm (5'2" x 7'1")
- WC: 1103 x 2164 mm (3'7" x 7'1")
- Garage: 2661 x 5600 mm (8'9" x 18'4'')

(Average dimensions)

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**First Floor**

- Bedroom 1: 3197 x 3025 mm (10'6" x 10')
- En suite: 1387 x 2113 mm (4'6" x 7'0'")
- Bedroom 2: 2617 x 2384 mm (8'6" x 8')
- Bedroom 3: 3007 x 2895 mm (10'0" x 9')
- Bedroom 4: 2941 x 3315 mm (9'10" x 11')
- Bathroom: 1975 x 2715 mm (6'6" x 9')

(Average dimensions)

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**KEY**

- B: Boiler
- ST: Store
- CYL: Cylinder
- WM: Washing machine
- FF: Fridge freezer
- DW: Dishwasher
- DIM: Dimension

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FENTON

4 BEDROOM DETACHED HOME

- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the master bedroom with en suite, and a family bathroom

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GLENBUCHAT

4 BEDROOM DETACHED HOME

- Open-plan kitchen with dining area leading to the rear garden
- Spacious front-aspect lounge provides room for all the family to relax
- Separate utility, WC and integral garage for added security complete the ground floor
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and family bathroom

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INVERCAULD

4 BEDROOM DETACHED HOME

- Generous, front-aspect lounge with room for all the family to relax
- Open-plan fitted kitchen with dining area and access to the rear garden, and a separate utility room and WC
- Integral garage for added security and convenience
- First floor comprises three double bedrooms, the master with en suite, a single bedroom and a family bathroom

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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 ensures 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
• 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/