



BARRATT
— HOMES —

Saxon Meadows










Queen Elizabeth Road, Nuneaton CV10 9BS

SAXON MEADOWS, NUNEATON

DEVELOPMENT LAYOUT



KEY

- | | |
|--|--|
|  SEVERN 1 bedroom home |  ENNERDALE 3 bedroom home |
|  ALVERTON 2 bedroom home |  NORBURY 3 bedroom home |
|  RICHMOND 2 bedroom home |  ADMIRAL HOUSE 1 & 2 bedroom apartments |
|  FOLKSTONE 3 bedroom home |  EMPEROR HOUSE 1 & 2 bedroom apartments |
|  BUCHANAN 3 bedroom home | |

barratthomes.co.uk


BARRATT
HOMES

ADMIRAL HOUSE

QUEEN ELIZABETH ROAD, NUNEATON CV10 9BS



- Fantastic open-plan living space
- Lounge diner - great for entertaining
- Modern kitchen
- Double bedrooms
- Ample parking

Admiral House Ground Floor

Plot 602

Lounge/Dining/Kitchen	6025 x 3410mm	19'9" x 11'2"
Bedroom 1	3840 x 2710mm	12'7" x 8'10"
Bathroom	2110 x 2075mm	6'11" x 6'10"

(Approximate dimensions)

Plot 605

Lounge/Dining/Kitchen	6025 x 4235mm	19'9" x 13'10"
Bedroom 1	4875 x 2760mm	16'0" x 9'0"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)

Plot 608

Lounge/Dining/Kitchen	6025 x 4235mm	19'9" x 13'10"
Bedroom 1	4875 x 2765mm	16'0" x 9'1"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)

Plot 611

Lounge/Dining/Kitchen	6025 x 4435mm	19'9" x 14'6"
Bedroom 1	3850 x 2860mm	12'8" x 9'5"
Bathroom	1965 x 1965mm	6'5" x 6'5"

(Approximate dimensions)



Admiral House First & Second Floor

Plots 603 and 604

Lounge/Dining/Kitchen	6025 x 4235mm	19'9" x 13'10"
Bedroom 1	4875 x 2760mm	16'0" x 9'1"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)

Plots 606 and 607

Lounge/Dining/Kitchen	6025 x 4235mm	19'9" x 13'10"
Bedroom 1	4875 x 2760mm	16'0" x 9'0"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)

Plots 609 and 610

Lounge/Dining/Kitchen	6025 x 4235mm	19'9" x 13'10"
Bedroom 1	4875 x 2765mm	16'0" x 9'1"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)

Plots 612 and 613

Lounge/Dining/Kitchen	6025 x 4435mm	19'9" x 14'6"
Bedroom 1	6025 x 2765mm	19'9" x 9'1"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)



EMPEROR HOUSE

QUEEN ELIZABETH ROAD, NUNEATON CV10 9BS



- Fantastic open-plan living space
- Lounge diner - great for entertaining
- Modern kitchen
- Two double bedrooms
- Ample parking

Emperor House Ground Floor

Plot 614

Lounge/ Kitchen	6025 x 4435mm	19'9" x 13'10"
Bedroom 1	4875 x 2765mm	16'0" x 9'1"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)

Plot 617

Lounge/ Kitchen	6025 x 4435mm	19'9" x 13'10"
Bedroom 1	4875 x 2765mm	16'0" x 9'1"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)

KEY

ff	Fridge/freezer space
wm	Washing machine space
↔	Dimension location

GROUND FLOOR



Emperor House First & Second Floor

Plots 615 and 616

Lounge/ Kitchen	6025 x 4435mm	19'9" x 13'10"
Bedroom 1	4875 x 2765mm	16'0" x 9'1"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)

Plots 618 and 619

Lounge/ Kitchen	6025 x 4435mm	19'9" x 13'10"
Bedroom 1	4875 x 2765mm	16'0" x 9'1"
Bedroom 2	3475 x 3100mm	11'5" x 10'2"
Bathroom	2180 x 2025mm	6'10" x 6'8"

(Approximate dimensions)

KEY

ff	Fridge/freezer space
wm	Washing machine space
↔	Dimension location

FIRST FLOOR

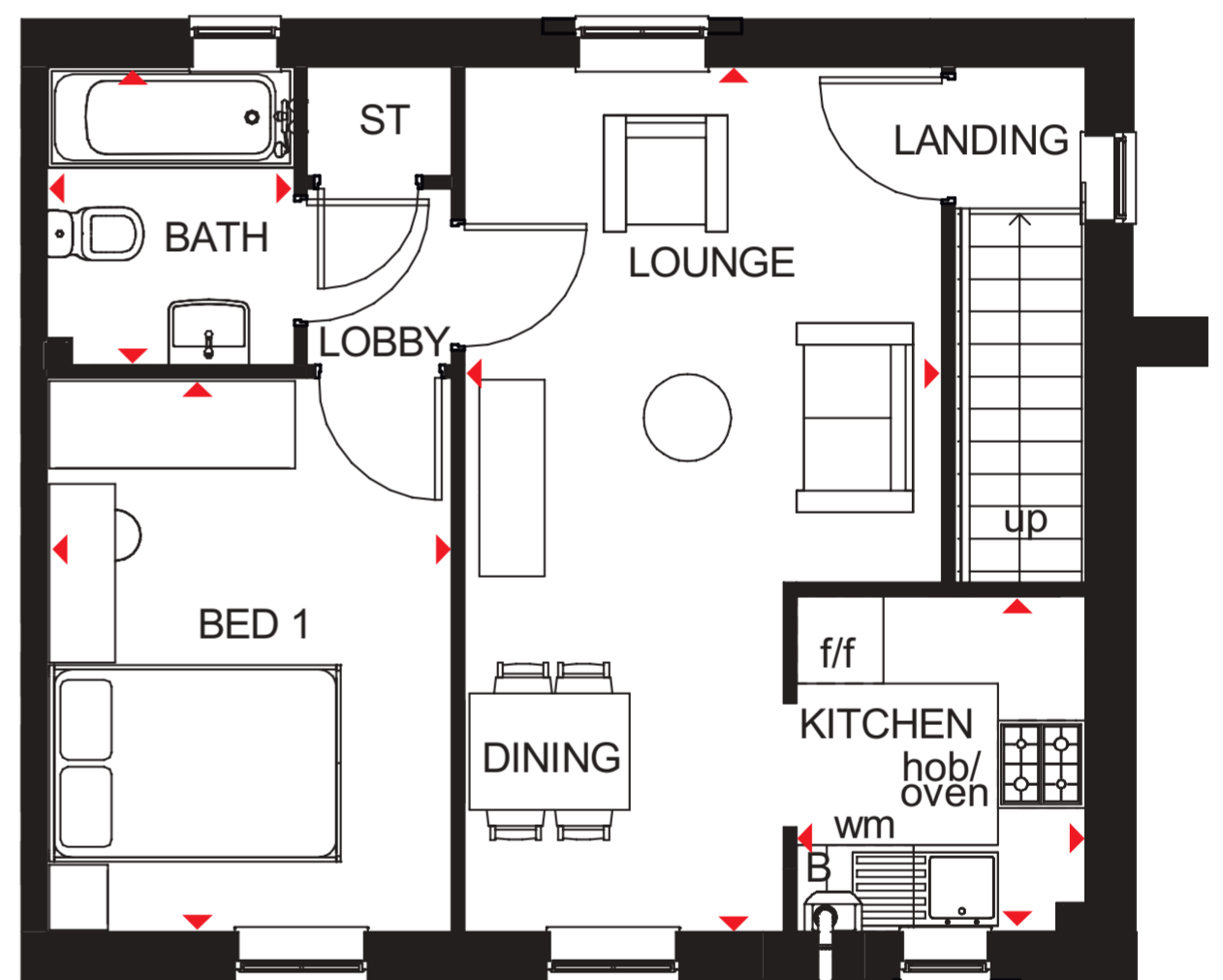
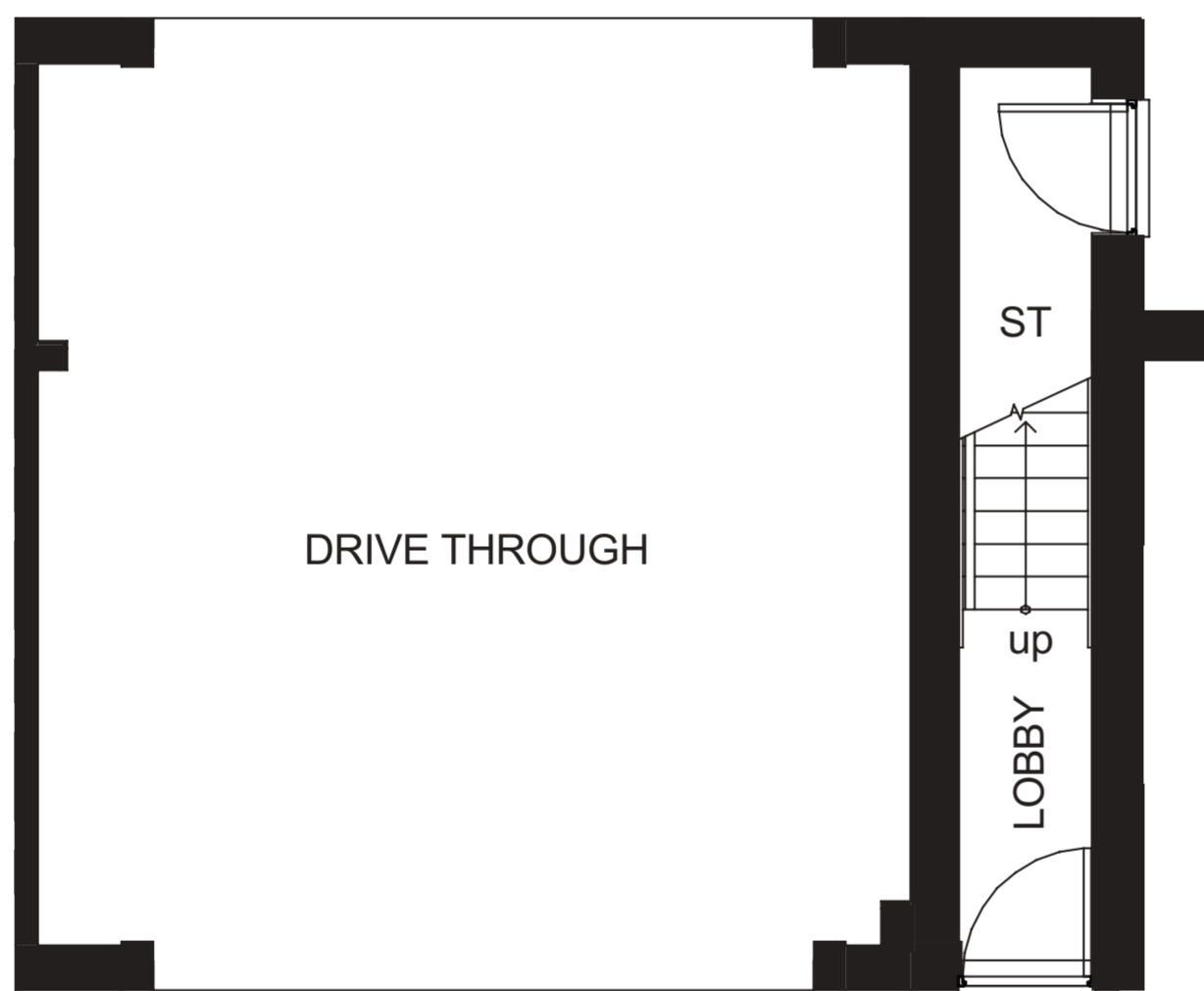


SECOND FLOOR



ONE BEDROOM FLAT

- This attractive first floor flat, situated over a drive-through, is a great start for a first-time buyer
- The good-sized lounge provides plenty of space for a dining area and leads to the fitted kitchen
- A lobby off the lounge gives access to the double bedroom and a fully fitted bathroom



First Floor

Lounge/Dining	3280 x 5945mm	10'9" x 19'6"
Kitchen	1988 x 2313mm	6'6" x 7'7"
Bedroom 1	2783 x 3807mm	9'2" x 12'6"
Bathroom	1701 x 2051mm	5'7" x 6'9"

[Approximate dimensions]

KEY

B	Boiler
ST	Store
wm	Washing machine space

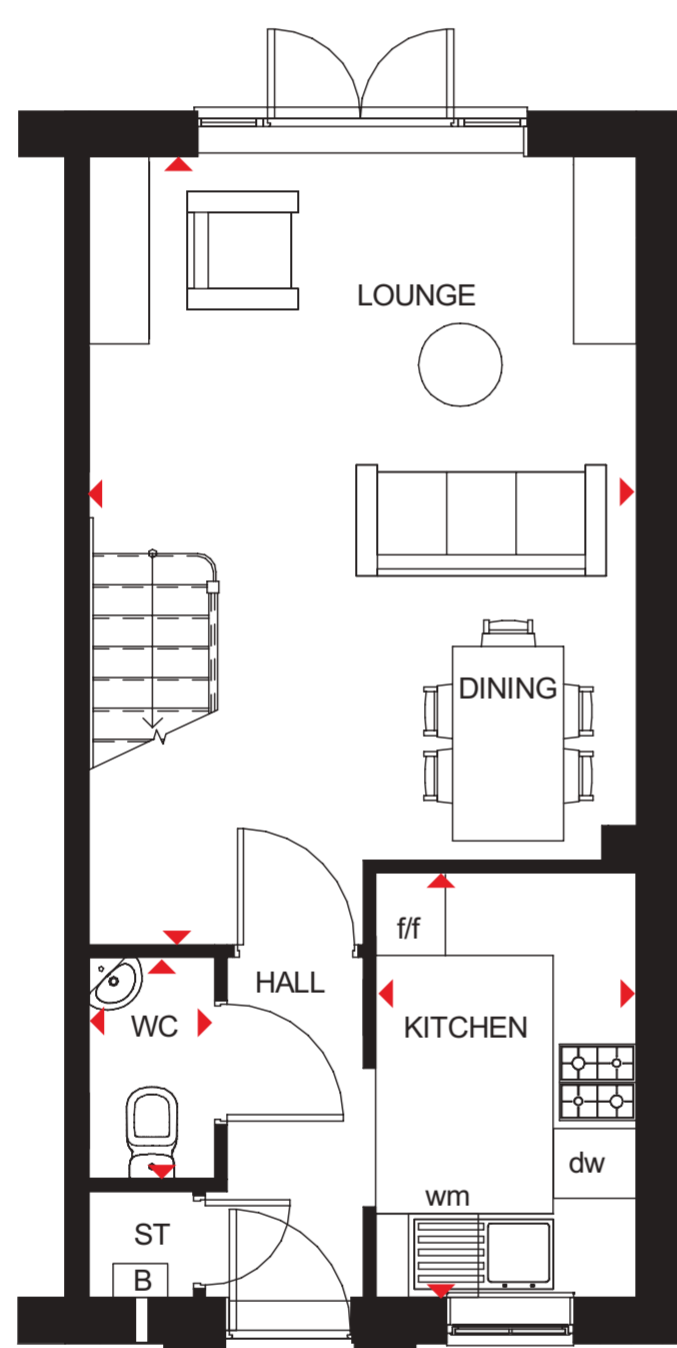
f/f	Fridge/freezer space
◀▶	Dimension location



BARRATT
HOMES

2 BEDROOM TERRACED HOME

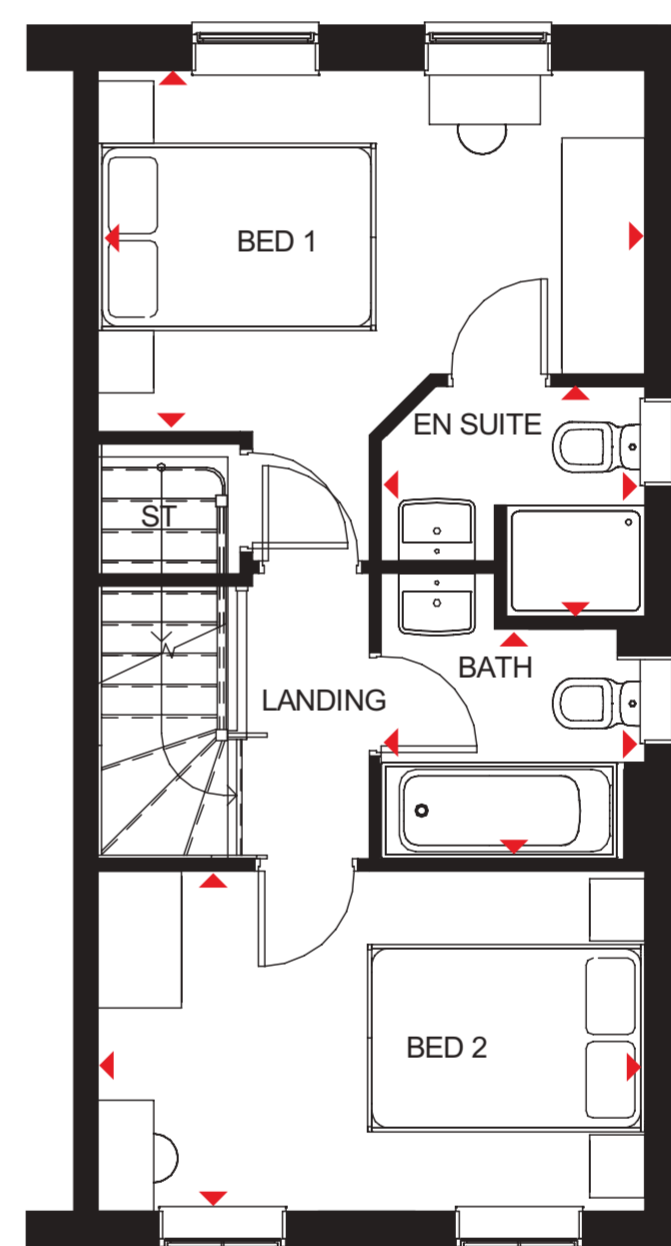
- Natural light fills this 2 bedroom terraced home through oversized windows
- A spacious open-plan lounge and dining area and a fully fitted kitchen create a great place for modern living
- On the first floor are two double bedrooms, the master with en suite, and a family bathroom



Ground Floor

Lounge/Dining	5681 x 3943mm	18'8" x 12'11"
Kitchen	3063 x 1880mm	10'1" x 6'2"
WC	1600 x 904mm	5'3" x 3'0"

[Approximate dimensions]



First Floor

Bedroom 1	3534 x 3943mm	11'7" x 12'11"
En Suite	1259 x 1901mm	4'2" x 6'3"
Bedroom 2	3943 x 2452mm	12'11" x 8'1"
Bathroom	2059 x 1901mm	6'9" x 6'3"

[Approximate dimensions]

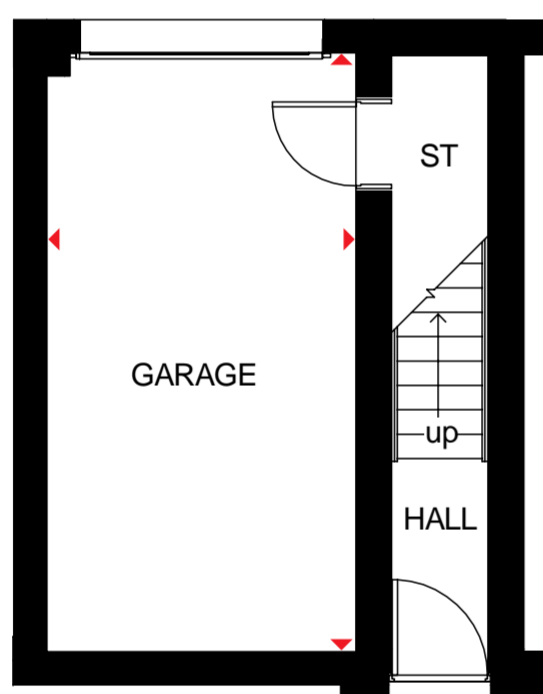
KEY	ST	Store
	B	Boiler
	wm	Washing machine space

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

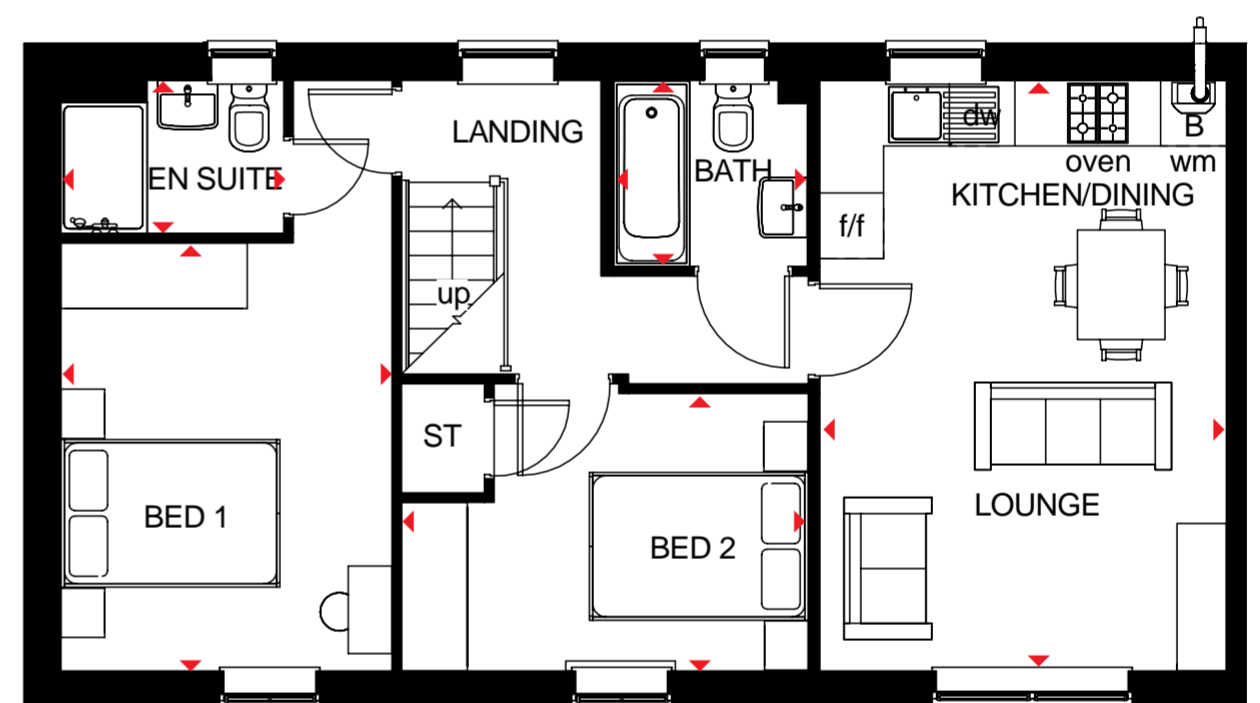
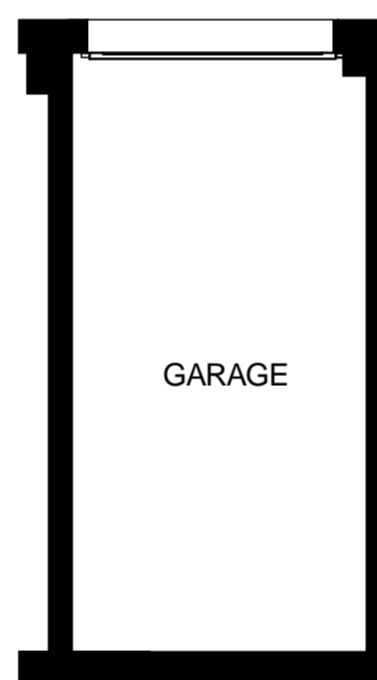


2 BEDROOM HOME

- This first floor home will appeal to first-time buyers
- The open-plan fitted kitchen with dining area and lounge is a bright and airy place to relax or entertain friends
- There are two double bedrooms, the largest with its own en suite shower room, and a fully fitted bathroom



ACCESS



Ground Floor

Garage	5475 x 2825mm	18'0" x 9'3"
--------	---------------	--------------

[Approximate dimensions]

First Floor

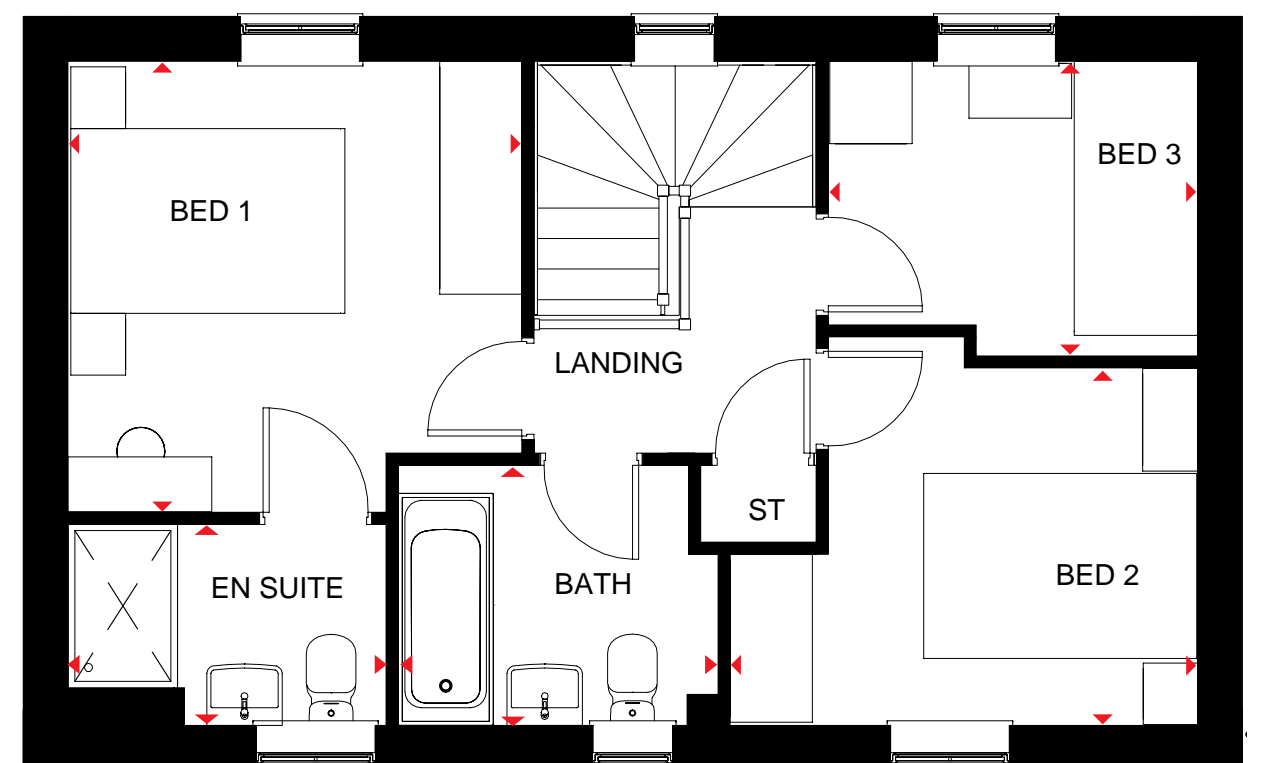
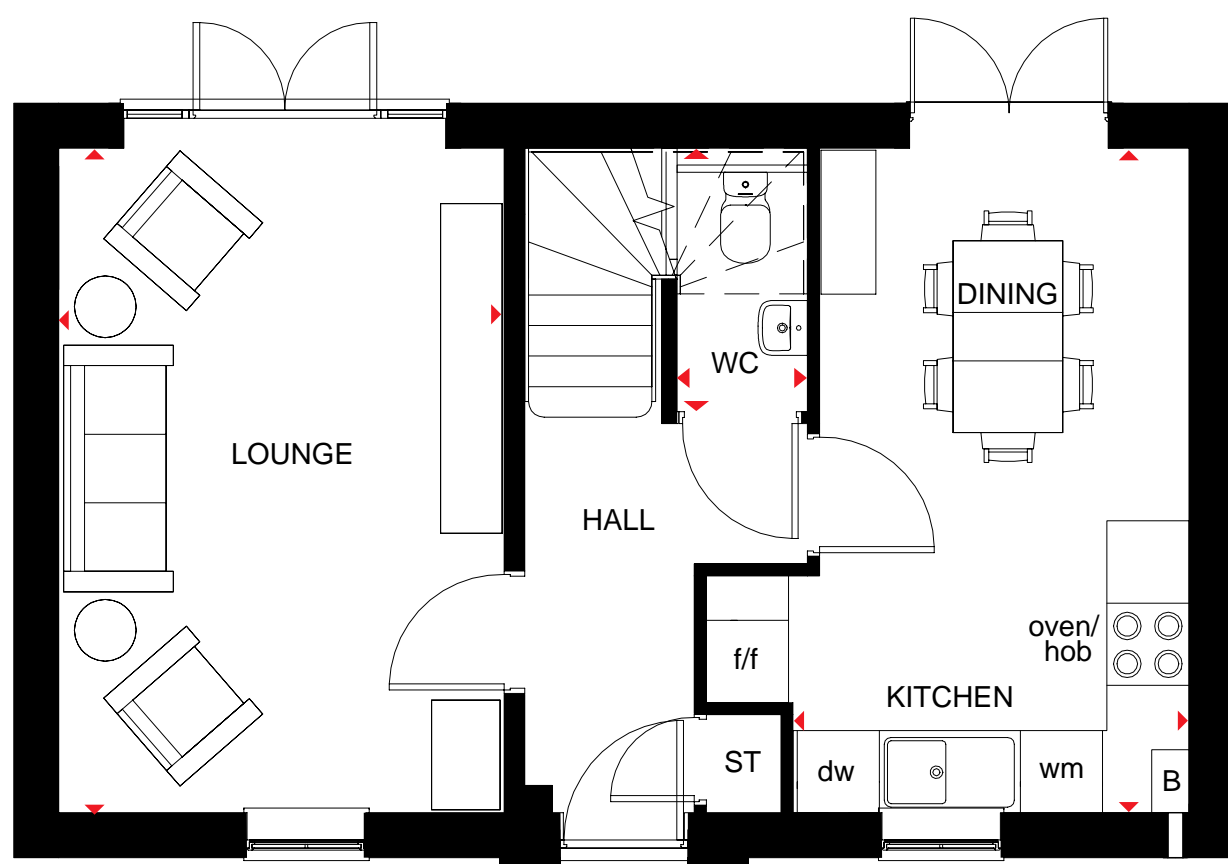
Lounge/ Dining/Kitchen	3729 x 5399mm	12'3" x 17'9"
Bedroom 1	3024 x 5399mm	9'11" x 17'9"
En Suite	2035 x 1398mm	6'8" x 4'7"
Bedroom 2	3692 x 2627mm	12'1" x 8'7"
Bathroom	1755 x 1701mm	5'9" x 5'7"

[Approximate dimensions]

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

3 BEDROOM HOME

- Oversized windows maximise natural light in this attractive three bedroom home
- Spacious, dual-aspect lounge and open-plan kitchen with dining area, both opening onto the rear garden, provide a great home for the family with plenty of space to entertain
- Two double bedrooms, the master with en suite, a single bedroom and family bathroom are on the first floor



Ground Floor

Lounge	4848 x 3253mm	15'11" x 10'8"
Kitchen/Dining	4858 x 3251mm	15'11" x 10'8"
WC	1746 x 950mm	5'9" x 3'1"

[Approximate dimensions]

First Floor

Bedroom 1	3312 x 3292mm	10'11" x 10'10"
En Suite	2322 x 1468mm	7'7" x 4'10"
Bedroom 2	3413 x 2836mm	11'2" x 9'4"
Bedroom 3	2696 x 2150mm	8'10" x 7'1"
Bathroom	2335 x 1900mm	7'8" x 6'3"

[Approximate dimensions]

KEY

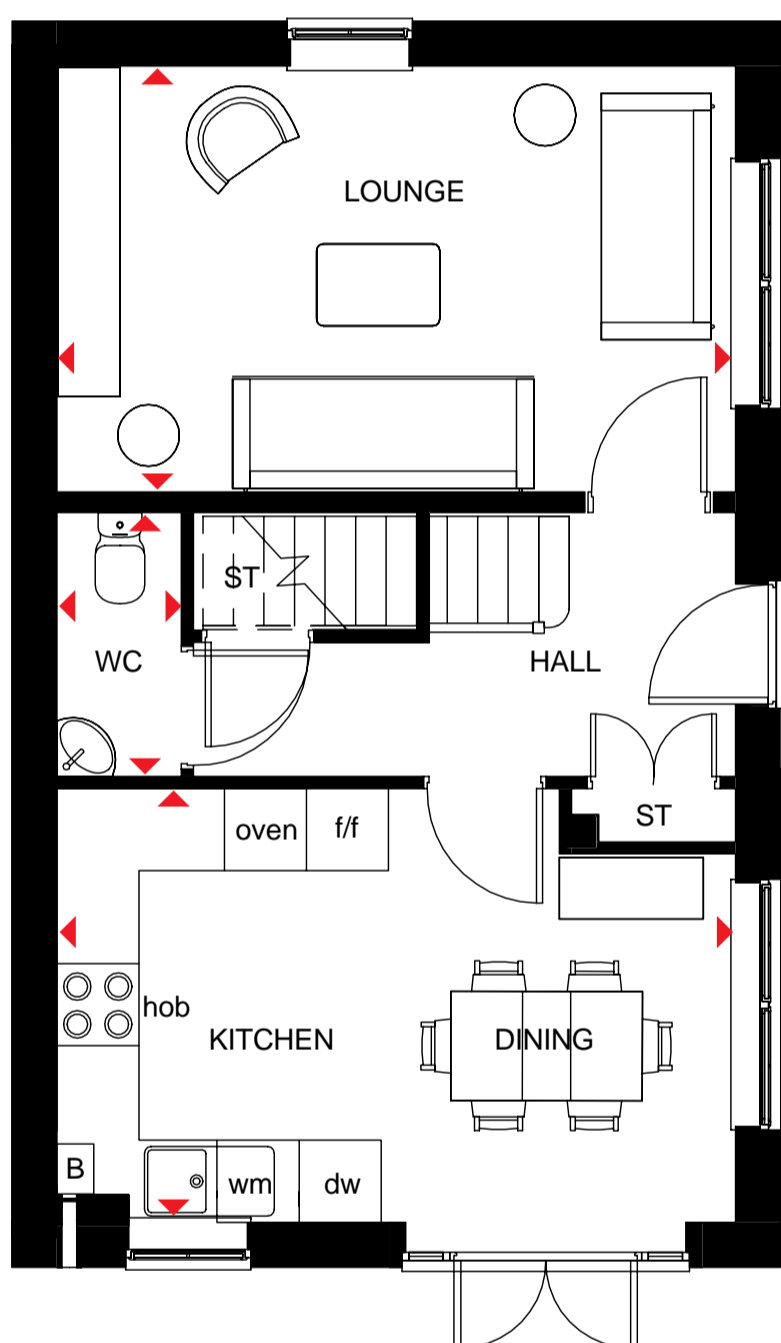
B	Boiler
ST	Store
wm	Washing machine space

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



3 BEDROOM HOME

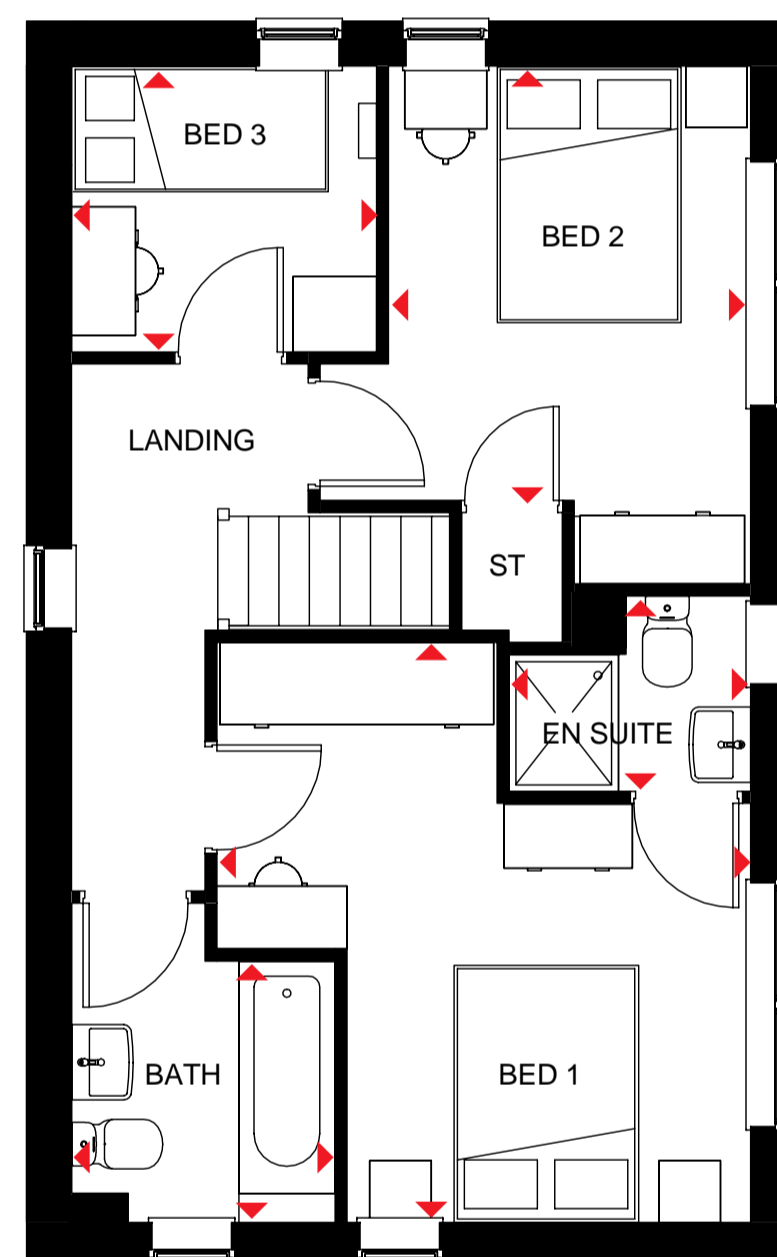
- Light fills this three bedroom detached home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite, a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



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



First Floor

Bedroom 1	4231 x 3898mm	13'11" x 12'9"
En Suite	1765 x 1427mm	5'9" 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]

KEY

B Boiler
ST Store
wm Washing machine space

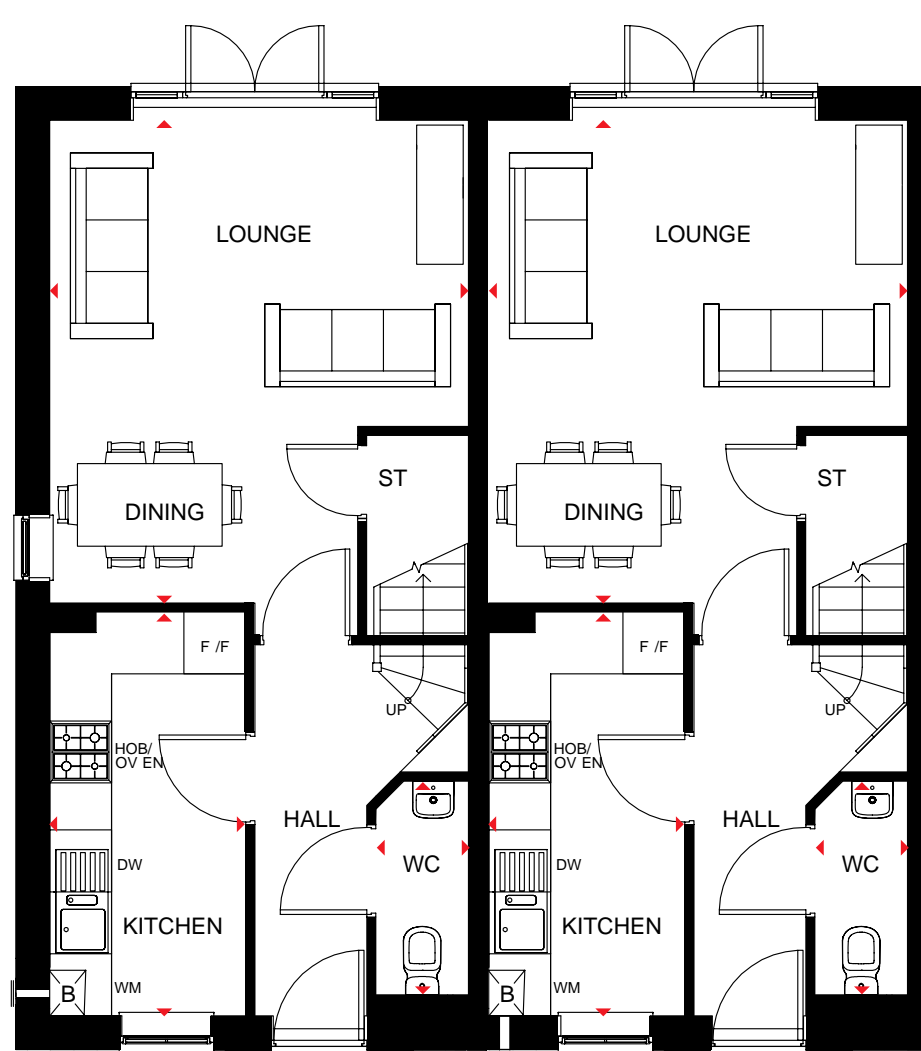
f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location



BARRATT
HOMES

3 BEDROOM TERRACED

- Spacious 2½ storey, 3 bedroom home boasting 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	4675 x 4056mm	15'4" x 13'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	2072 x 897mm	6'10" x 2'11"

[Approximate dimensions]

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]

Second Floor

Bedroom 1	5789 x 4056mm	19'0" x 13'4"
Dressing Area	2885 x 2573mm	9'6" x 8'5"
En Suite	2524 x 1395mm	8'3" x 4'7"

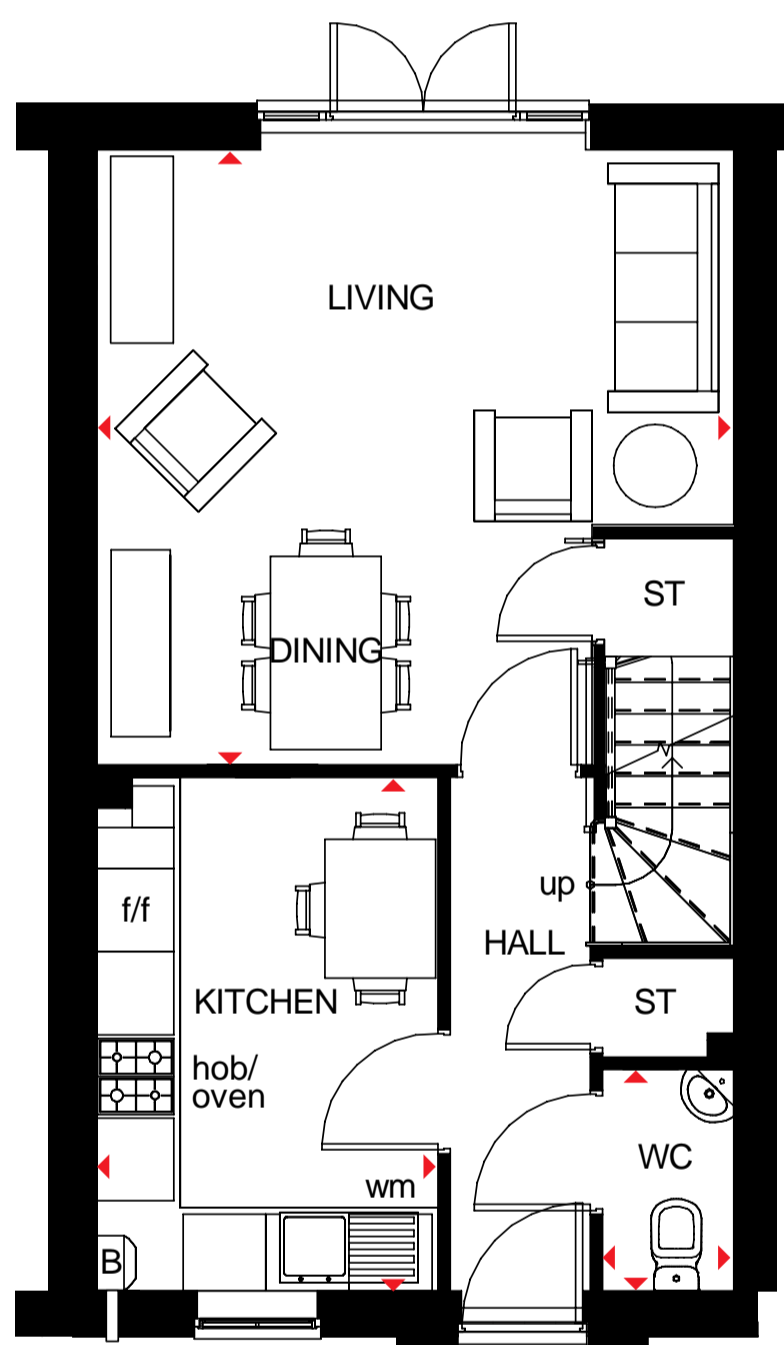
[Approximate dimensions]

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



3 BEDROOM HOME

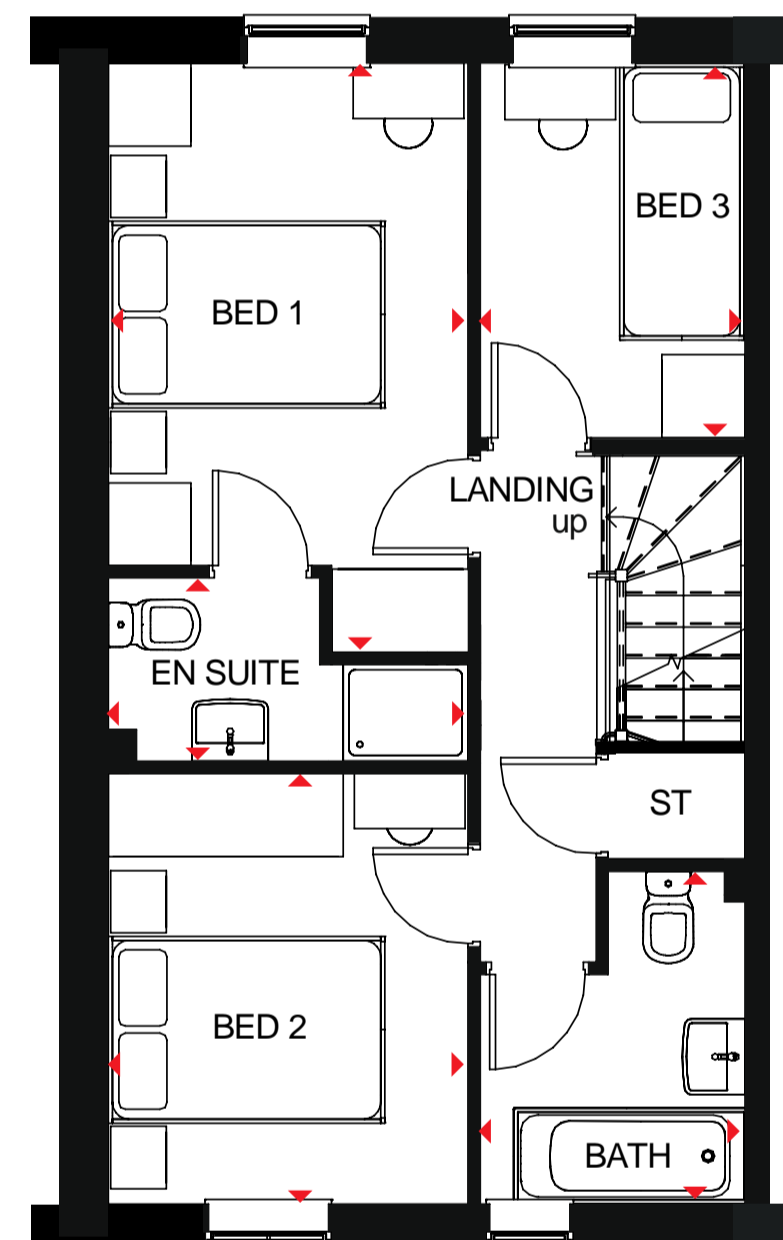
- Oversized windows maximise natural light, creating a bright three bedroom home
- Open-plan lounge and dining area opens onto the rear garden, while a fully fitted kitchen includes room for a breakfast area
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, a single bedroom and family bathroom



Ground Floor

Living/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen	3713 x 2463mm	12'2" x 8'1"
WC	1600 x 948mm	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	2406 x 1913mm	7'9" x 6'3"

(Approximate dimensions)

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



BARRATT
— HOMES —

Saxon Meadows

Queen Elizabeth Road, Nuneaton CV10 9BS