

# BARRATT HOMES AT BEESTON

TECHNOLOGY DRIVE, BEESTON, NOTTINGHAM NG9 1LA



2 BEDROOM APARTMENTS AND 2, 3, 4, AND 6 BEDROOM HOMES



## 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.





## STUNNING HOMES IN A GREAT LOCATION

### NEW HOMES IN BEESTON FROM BRITAIN'S LEADING HOUSEBUILDER

Barratt Homes at Beeston will be a development of 2 bedroom apartments and 2, 3, 4 and 6 bedroom homes situated in an ideal location just a few miles outside of Nottingham. With plenty of great local amenities and green open space to enjoy, this development will be ideal for first time buyers and families alike.

Barratt Homes at Beeston offers excellent road links to the A52, A453 and the M1 in both directions. Residents will also benefit from fantastic transport links with Beeston train station just 5 minutes from the development, plus regular tram and bus connections. The development will become part of a thriving community with a number of Ofsted rated 'Good' schools and The University of Nottingham nearby. Enjoy plenty of social occasions in the many cafes, bars and restaurants, or take a trip into nearby Nottingham.





## LOCAL AREA

### DISCOVER BEESTON

Offering a great semi-rural lifestyle, Barratt Homes at Beeston is in the ideal location for both urban dwellers and outdoor adventurers. Enjoy the best of both worlds with plenty of local countryside to explore, whilst also being within easy reach of all the amenities of Beeston town centre and the city of Nottingham.

## OUT AND ABOUT

### THERE'S PLENTY TO SEE AND DO

#### ON YOUR DOORSTEP

No matter what kind of shopper you are, Beeston can offer the perfect place for some retail therapy. For your big weekly shops, supermarkets are on your doorstep, whilst the town provides shoppers with everything from small independent shops, to high street stores. If you're someone who likes to "shop 'til you drop", Beeston station is just a few minutes' walk from your new home with direct trains into Nottingham for INTU shopping centre and big brand outlets.

#### OUT WITH THE FAMILY

You and your family can enjoy plenty of great days out just a short drive from your new home. If the sun is out, why not grab your walking boots, take a picnic and explore your local countryside, including Attenborough Nature Reserve and Beeston Marina. For a fun and educational experience Nottingham is home to plenty of museums such as the Galleries of Justice and the City of Caves. Take a tour around the castle, visit the famous Wollaton Hall or experience some adventure at the National Watersports Centre. If you enjoy your sports, there's plenty of local teams to cheer on including the cricket, football and ice hockey clubs.

#### FUN WITH FRIENDS

Enjoy socialising with friends in the many cafés and restaurants that are just a stone's throw away from your new home. At the end of a long week, there's no better way to unwind than in the bars that Beeston town centre has to offer. If you fancy going further afield, take a short trip into Nottingham where you can sample the city's nightlife.



# BARRATT HOMES @ BEESTON

## DEVELOPMENT LAYOUT

- Ambersham2 bedroom apartment
- Maldon2 bedroom apartment
- Kenley2 bedroom home
- Maidstone3 bedroom home
- Moresby3 bedroom home
- Derwent3 bedroom home
- Haversham3 bedroom home
- Lutterworth3 bedroom home
- Brentford3 bedroom home
- Kingsville4 bedroom home
- Windermere4 bedroom home
- Kingsley4 bedroom home
- Ripon4 bedroom home
- Hesketh4 bedroom home
- Fircroft6 bedroom home
- SH

Show Home
- SC

Sales Centre
- V

Visitor Parking Space
- BCP

Bin Collection Point
- S/S

Substation

BS

Bin Store

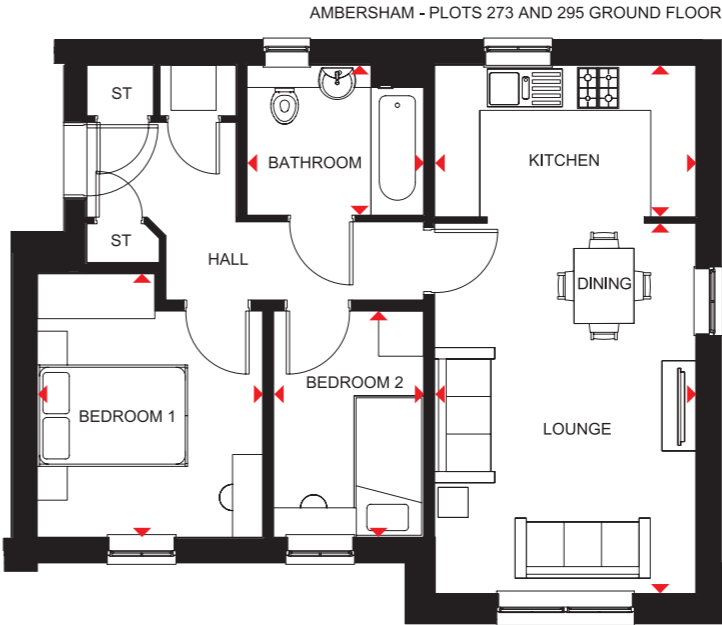


# AMBERSHAM

## 2 BEDROOM APARTMENT



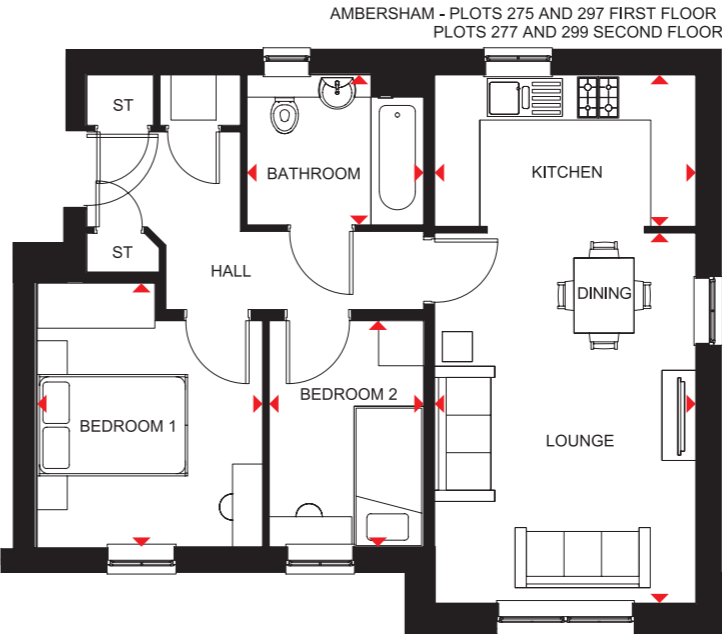
- Two bedroom apartment designed for practical modern living, making it ideal for first-time buyers and downsizers
- Open-plan kitchen flows into the dining and lounge area, great for entertaining
- The Ambersham has a double bedroom and a bright, airy single bedroom
- Completing this home is a fully fitted bathroom and allocated parking



Ambersham - Plots 273 & 295 (Ground Floor)

Lounge/Dining	3475 x 4927mm	11'4" x 16'1"
Kitchen	3475 x 2015mm	11'4" x 6'7"
Bedroom 1	3000 x 3508mm	9'10" x 11'6"
Bedroom 2	1995 x 3009mm	6'6" x 9'10"
Bathroom	2350 x 1995mm	7'8" x 6'6"

(Approximate dimensions)



Ambersham -  
Plots 275 & 297 (First Floor),  
277 & 299 (Second Floor)

Lounge/Dining	3475 x 4927mm	11'4" x 16'1"
Kitchen	3475 x 2015mm	11'4" x 6'7"
Bedroom 1	2997 x 3508mm	9'9" x 11'6"
Bedroom 2	2055 x 3009mm	6'8" x 9'10"
Bathroom	2350 x 1995mm	7'8" x 6'6"

(Approximate dimensions)

- KEY**
- ST Store
  - ◄► Dimension location

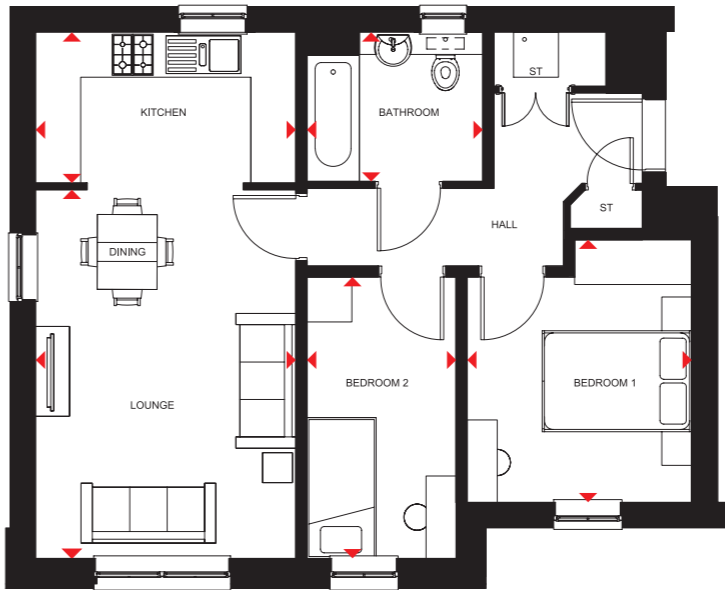
# AMBERSHAM

## 2 BEDROOM APARTMENT



- Two bedroom apartment designed for practical modern living, making it ideal for first-time buyers and downsizers
- Open-plan kitchen flows into the dining and lounge area, great for entertaining
- The Ambersham has a double bedroom and a bright, airy single bedroom
- Completing this home is a fully fitted bathroom and allocated parking

Ambersham  
278 & 286 - Ground Floor

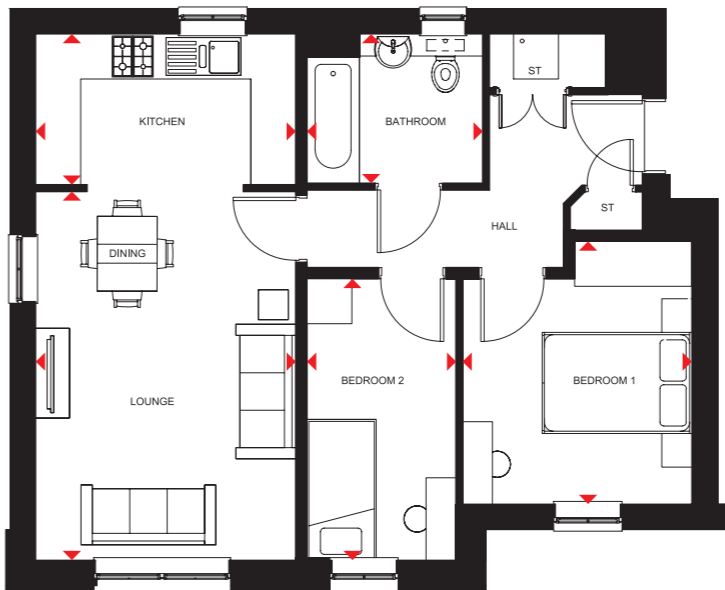


Ambersham - Plots 278 & 286 (Ground Floor)

Lounge/Dining	3475 x 4927mm	11'4" x 16'1"
Kitchen	3475 x 2015mm	11'4" x 6'7"
Bedroom 1	3000 x 3508mm	9'10" x 11'6"
Bedroom 2	1995 x 3759mm	6'6" x 12'3"
Bathroom	2350 x 1995mm	7'8" x 6'6"

(Approximate dimensions)

Ambersham  
280 & 288 - First Floor  
282 & 290 - Second Floor  
284 & 292 - Third Floor



Ambersham - Plots 280 & 288 (First Floor)  
Plots 282 & 290 (Second Floor)  
Plots 284 & 292 (Third Floor)

Lounge/Dining	3475 x 4927mm	11'4" x 16'1"
Kitchen	3475 x 2015mm	11'4" x 6'7"
Bedroom 1	3063 x 3508mm	10'0" x 11'6"
Bedroom 2	1992 x 3759mm	6'6" x 12'3"
Bathroom	2350 x 1995mm	7'8" x 6'6"

(Approximate dimensions)

**KEY** ST Store  
◄► Dimension location

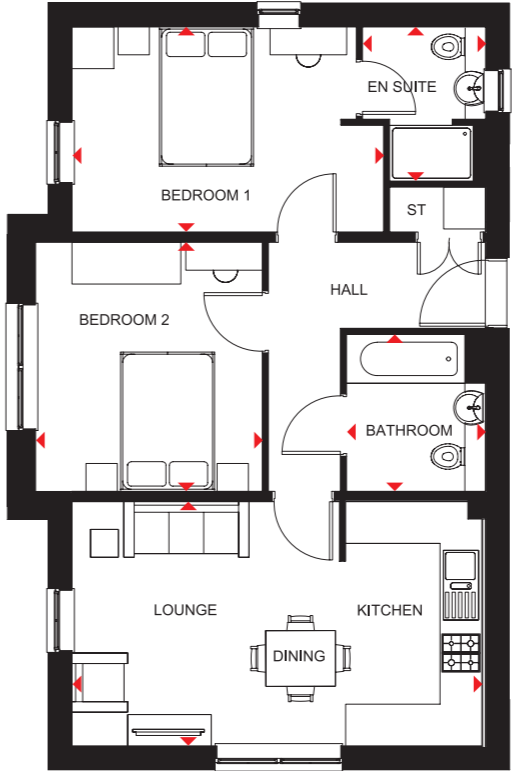
# MALDON

## 2 BEDROOM APARTMENT



- Two bedroom apartment designed for practical modern living, making it ideal for first-time buyers and downsizers
- Open-plan kitchen flows into the dining and lounge area, great for entertaining
- The Maldon has two double bedrooms, the master with en suite, and a fully fitted bathroom
- Completing this home is allocated parking

MALDON - PLOTS 272 AND 294 GROUND FLOOR

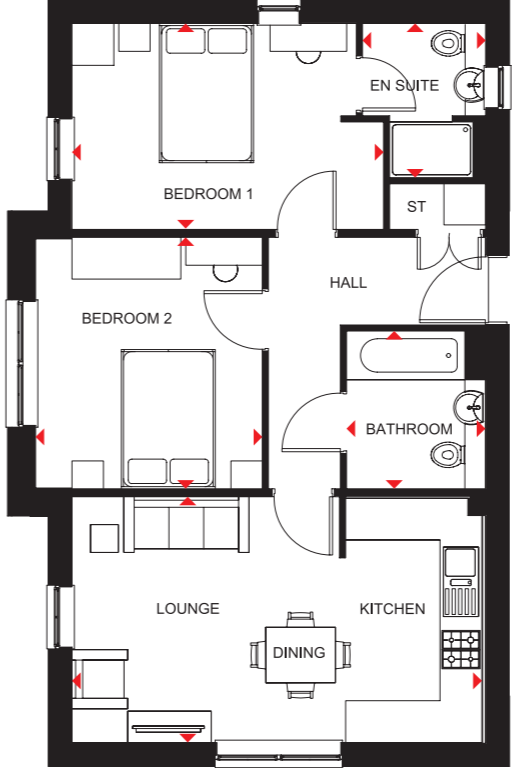


Maldon - Plots 272 & 294 (Ground Floor)

Kitchen/ Lounge/Dining	5888 x 3510mm	19'3" x 11'6"
Bedroom 1	4475 x 2947mm	14'8" x 9'8"
En Suite	1770 x 2214mm	5'9" x 7'3"
Bedroom 2	3258 x 3578mm	10'8" x 11'8"
Bathroom	1995 x 2254mm	6'6" x 7'4"

(Approximate dimensions)

MALDON - PLOTS 274 AND 296 FIRST FLOOR  
PLOTS 276 AND 298 SECOND FLOOR



Maldon -  
Plots 274 & 296 (First Floor),  
276 & 299 (Second Floor)

Kitchen/ Lounge/Dining	5888 x 3531mm	19'3" x 11'7"
Bedroom 1	4475 x 2959mm	14'8" x 9'8"
En Suite	1770 x 2214mm	5'9" x 7'3"
Bedroom 2	3258 x 3612mm	10'8" x 11'10"
Bathroom	1995 x 2266mm	6'6" x 7'5"

(Approximate dimensions)

- KEY**   ST   Store
- ◄   Dimension location

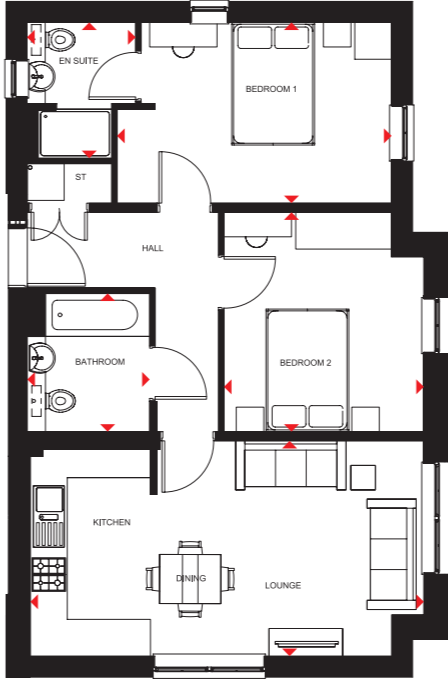
# MALDON

## 2 BEDROOM APARTMENT



- Two bedroom apartment designed for practical modern living, making it ideal for first-time buyers and downsizers
- Open-plan kitchen flows into the dining and lounge area, great for entertaining
- The Maldon has two double bedrooms, the master with en suite, and a fully fitted bathroom
- Completing this home is allocated parking

Maldon  
279 & 287 - Ground Floor

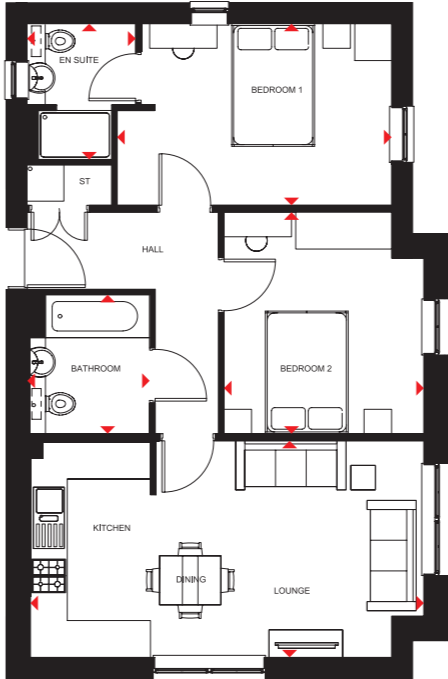


Maldon - Plots 279 & 287 (Ground Floor)

Kitchen/Lounge/Dining	6412 x 3510mm	21'0" x 11'6"
Bedroom 1	4475 x 2947mm	14'8" x 9'8"
En suite	1770 x 2214mm	5'9" x 7'3"
Bedroom 2	3258 x 3578mm	10'8" x 11'8"
Bathroom	1995 x 2254mm	6'6" x 7'4"

(Approximate dimensions)

Maldon  
281 & 289 - First Floor  
283 & 291 - Second Floor  
285 & 293 - Third Floor



Maldon - Plots 281 & 289 (First Floor)  
Plots 283 & 291 (Second Floor)  
Plots 285 & 293 (Third Floor)

Kitchen/Lounge/Dining	6412 x 3532mm	21'0" x 11'7"
Bedroom 1	4475 x 2960mm	14'8" x 9'8"
En suite	1770 x 2214mm	5'9" x 7'3"
Bedroom 2	3258 x 3611mm	10'8" x 11'10"
Bathroom	1995 x 2266mm	6'6" x 7'5"

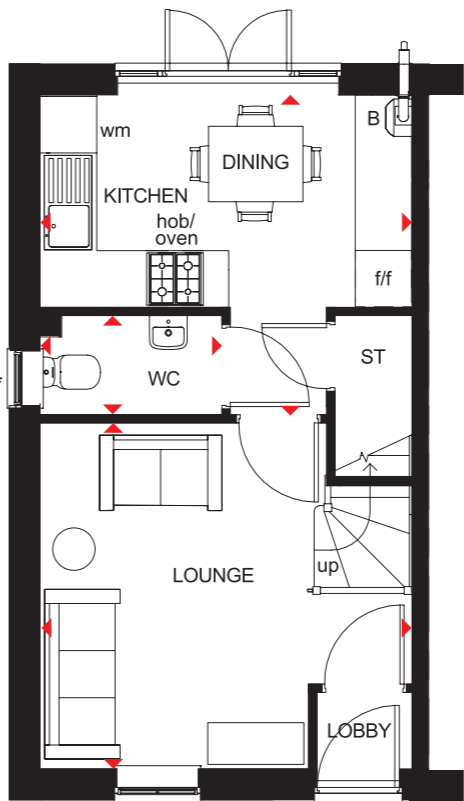
(Approximate dimensions)

- KEY**
- ST Store
  - ◀▶ Dimension location

2 BEDROOM HOME



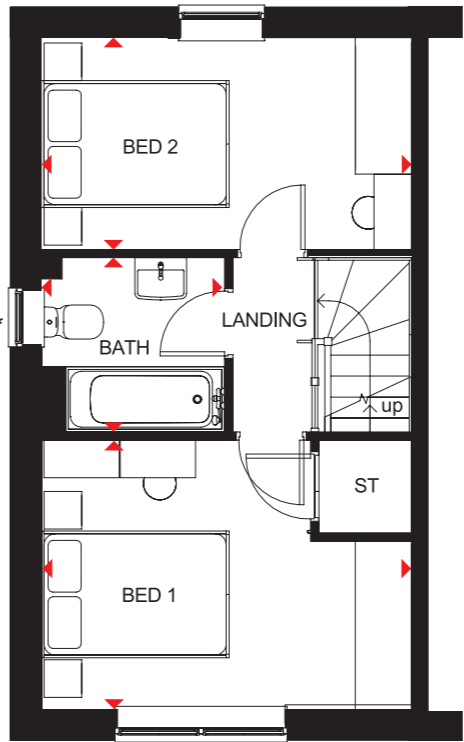
- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" 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 2316mm	12'11" x 7'7"
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

f/f

Fridge/freezer space

◀▶

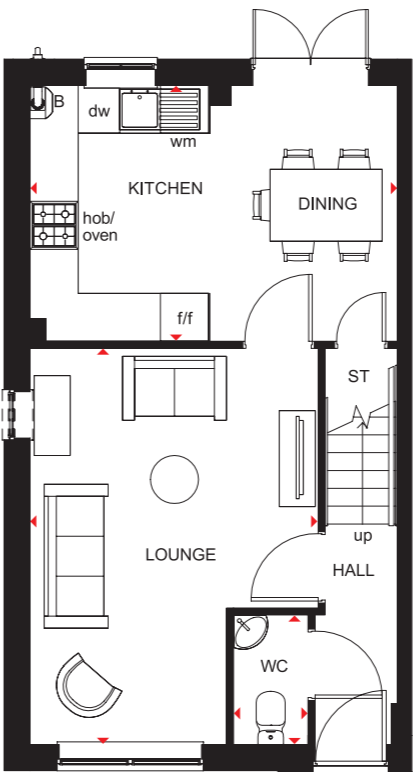
Dimension location

# MAIDSTONE

## 3 BEDROOM HOME



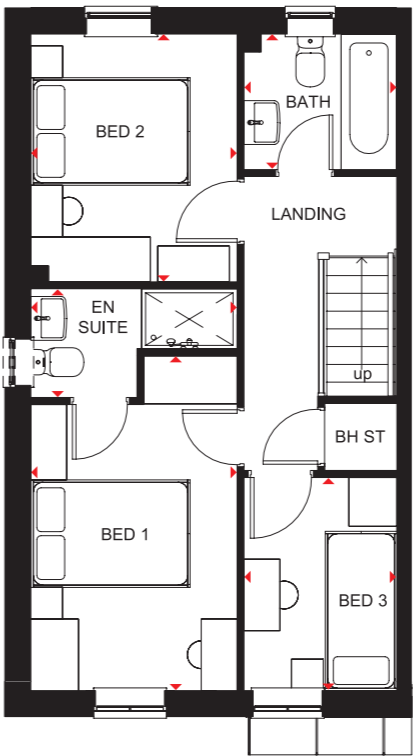
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms — the generous master with en suite — a single bedroom and family bathroom



### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)  
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)  
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

**KEY** B Boiler  
ST Store

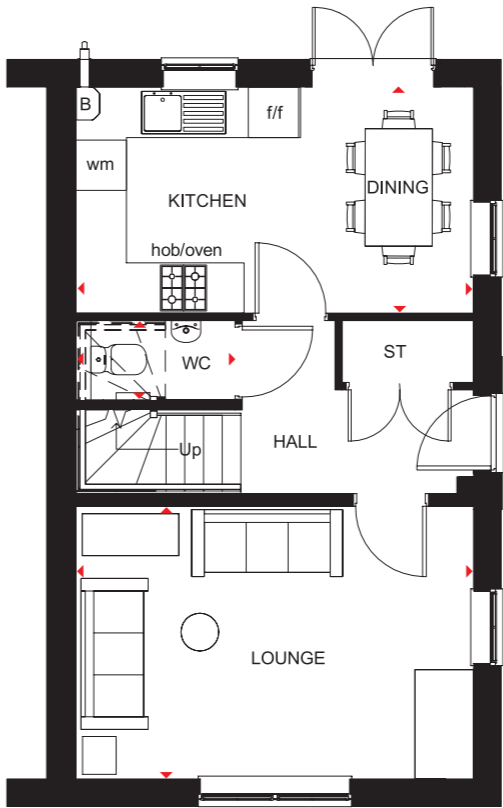
f/f Fridge/freezer space  
dw Dishwasher space

# MORESBY

## 3 BEDROOM SEMI-DETACHED HOME



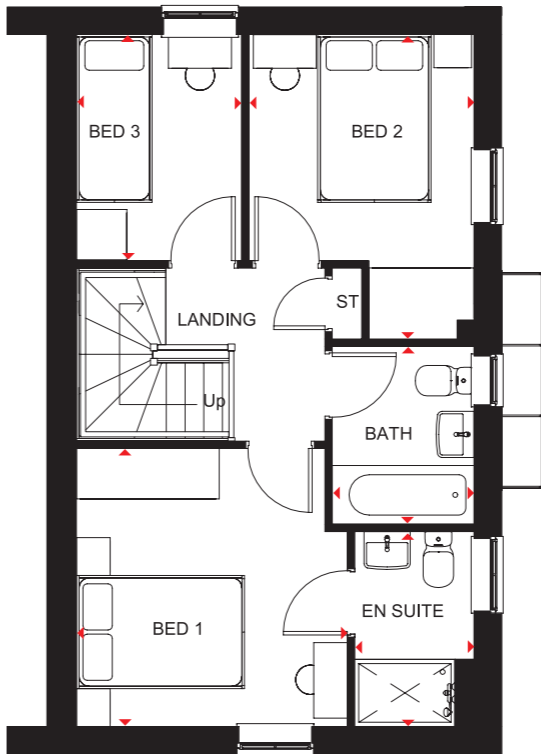
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the master with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

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

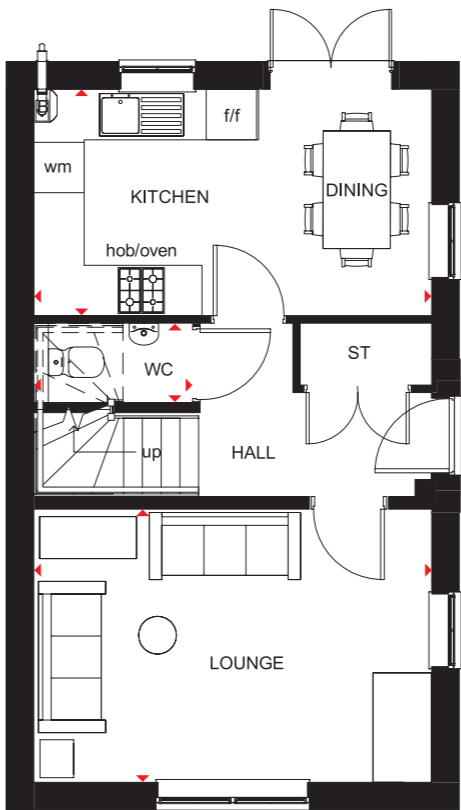
f/f Fridge/freezer space  
◀▶ Dimension location

# MORESBY

## 3 BEDROOM DETACHED HOME



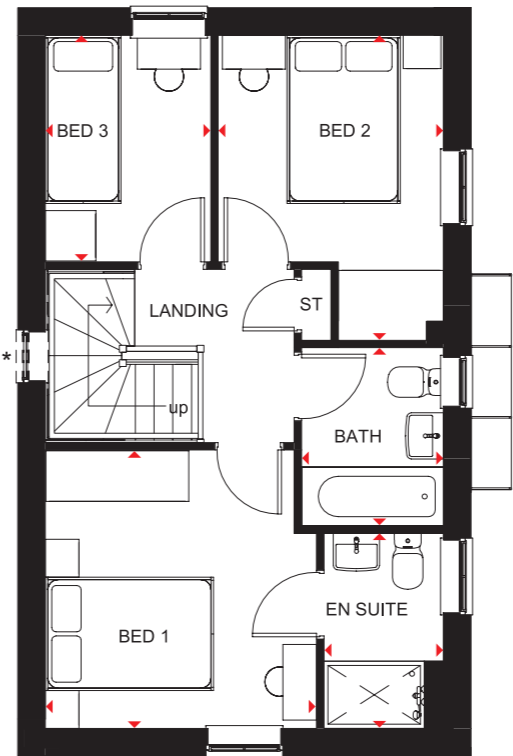
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the master with en suite, a single bedroom and family bathroom



### 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

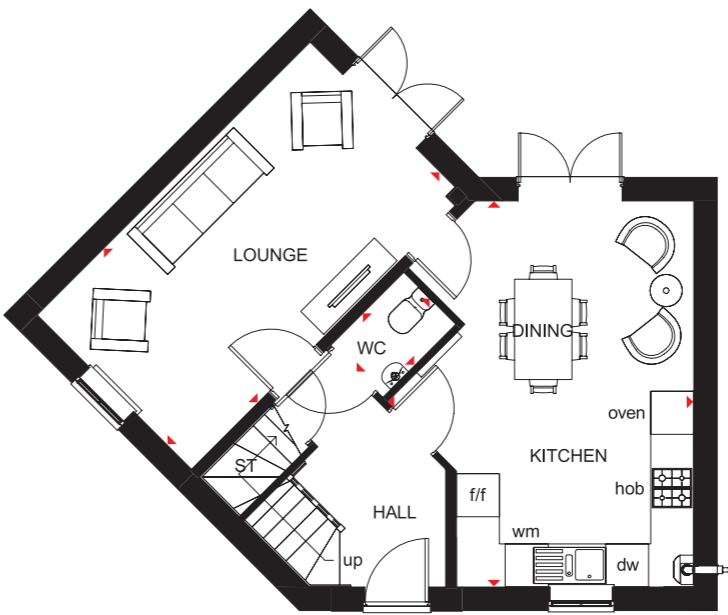
f/f Fridge/freezer space  
◀▶ Dimension location

# LUTTERWORTH

## 3 BEDROOM DETACHED HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms – the master with en suite – a single bedroom and the family bathroom



### Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

(Approximate dimensions)

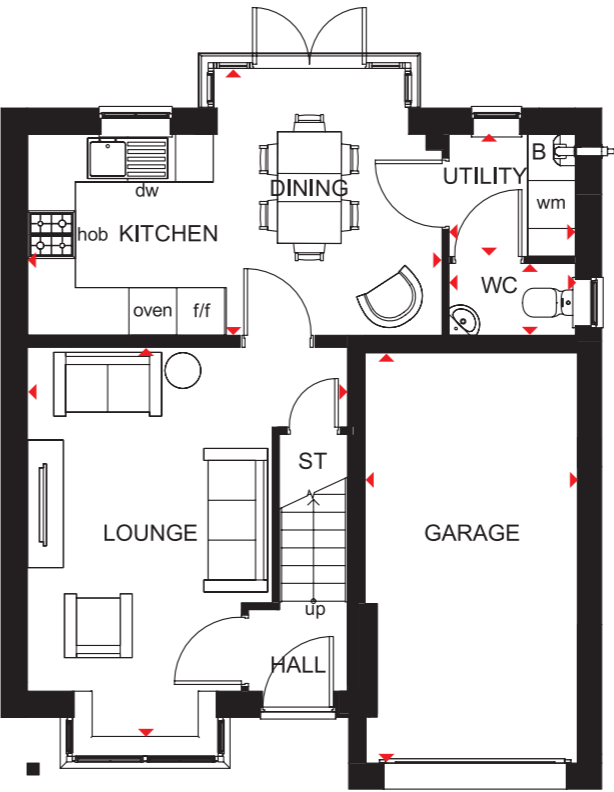
<b>KEY</b>	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

# DERWENT

## 3 BEDROOM DETACHED HOME



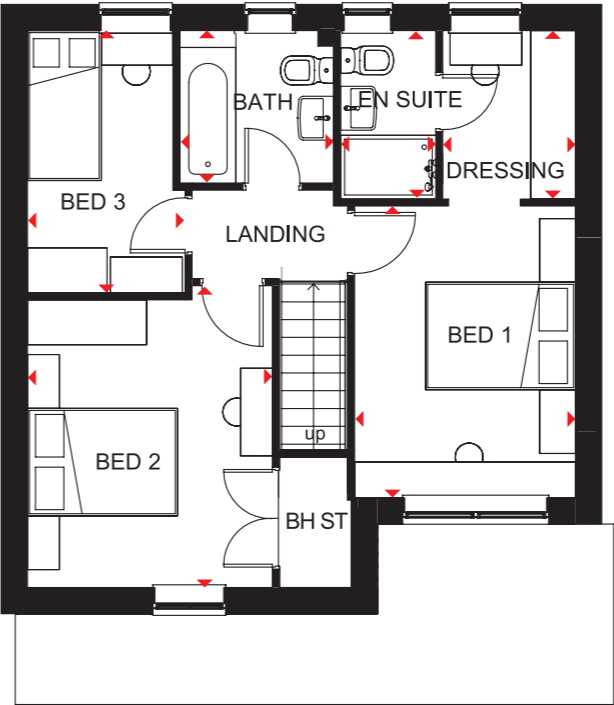
- A three bedroom home with open-plan kitchen and dining area with full-height glazed bay leading to the rear garden
- Lounge and utility room are also located on the ground floor
- On the first floor is the master bedroom with dressing area and en suite shower room, a further double bedroom, a single bedroom and family bathroom
- This home also comes with an integral garage



### Ground Floor

Lounge	4903 x 4015mm	16'1" x 13'2"
Kitchen/Dining	5201 x 3349mm	17'1" x 11'0"
Utility	1585 x 1533mm	5'2" x 5'0"
WC	1585 x 903mm	5'2" x 3'0"
Garage	5142 x 2663mm	16'10" x 8'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3660 x 2770mm	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	3787 x 3072mm	12'5" x 10'1"
Bedroom 3	3289 x 1977mm	10'9" x 6'6"
Bathroom	1925 x 1913mm	6'4" x 6'3"

(Approximate dimensions)

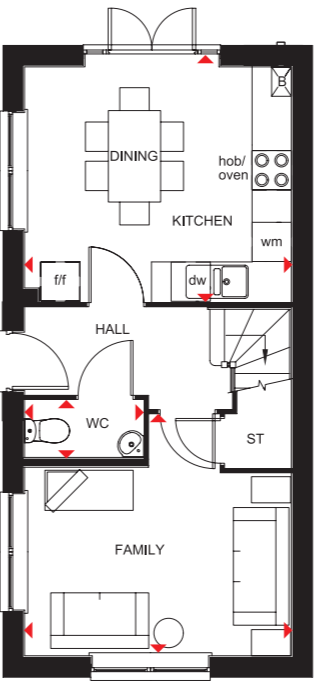
KEY	B	Boiler	f/f	Fridge/freezer space	Dimension location
	ST	Store	BH ST	Bulkhead Store	
	wm	Washing machine space	dw	Dishwasher space	

# BRENTFORD

## 3 BEDROOM HOME



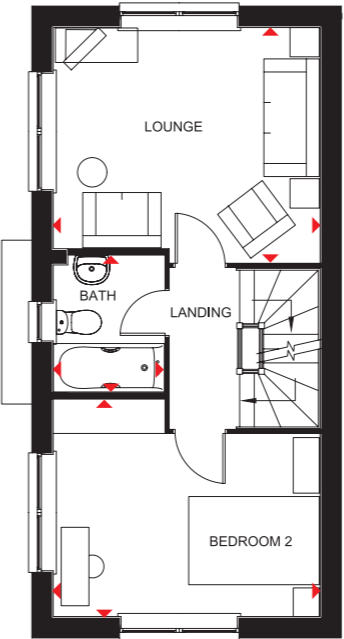
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the master with dual-access en suite, are on the top floor



### Ground Floor

Kitchen/Dining	3860 x 3597mm	12'7" x 11'9"
Family	3860 x 3702mm	12'7" x 12'1"
WC	1601 x 874mm	5'3" x 2'10"

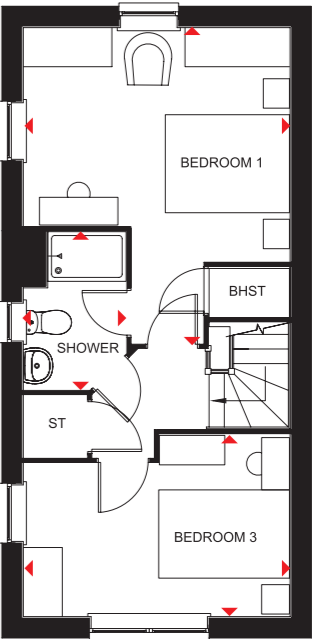
(Approximate dimensions)



### First Floor

Lounge	3860 x 3597mm	12'7" x 11'9"
Bedroom 2	3860 x 3311mm	12'7" x 10'10"
Bathroom	1867 x 1701mm	6'1" x 5'6"

(Approximate dimensions)



### Second Floor

Bedroom 1	4832 x 3860mm	15'10" x 12'7"
Bedroom 3	3860 x 2800mm	12'7" x 9'2"
Shower room	2315 x 1576mm	7'7" x 5'2"

(Approximate dimensions)

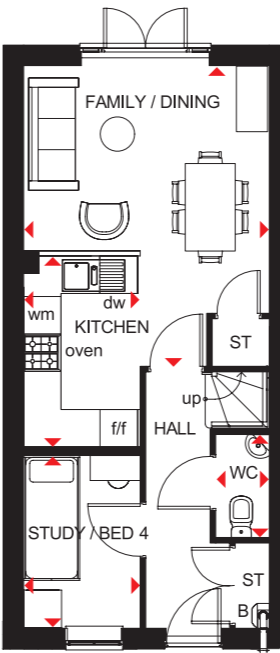
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BHST	Bulkhead store	dw	Dishwasher space

# KINGSVILLE

## 4 BEDROOM SEMI-DETACHED HOME



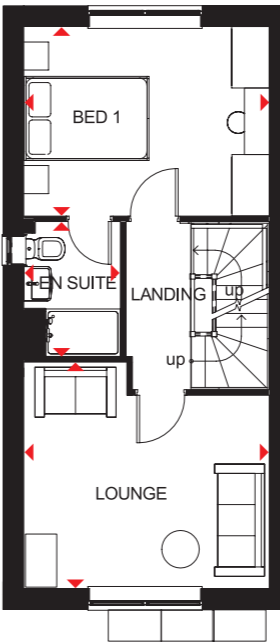
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling, and the bedroom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

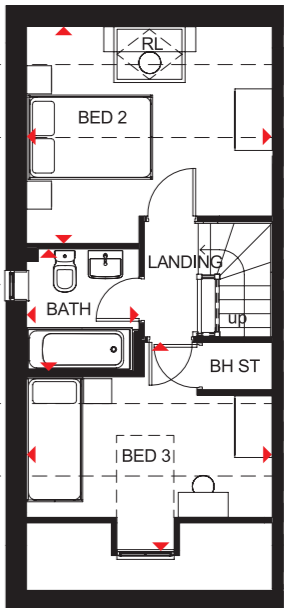


### First Floor

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	1761 x 1963mm	5'9" x 6'5"

(Approximate dimensions)

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

† Overall floor dimension includes lower ceiling areas.

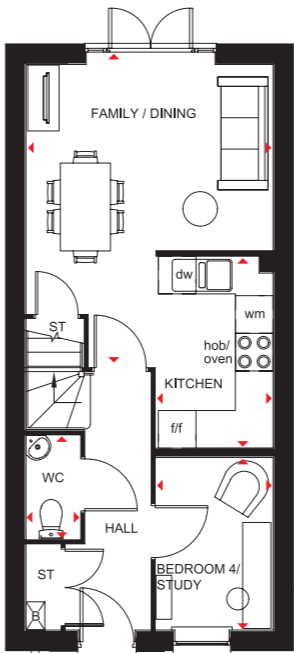
<b>KEY</b>	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

# HAVERSHAM

## 4 BEDROOM SEMI-DETACHED HOME



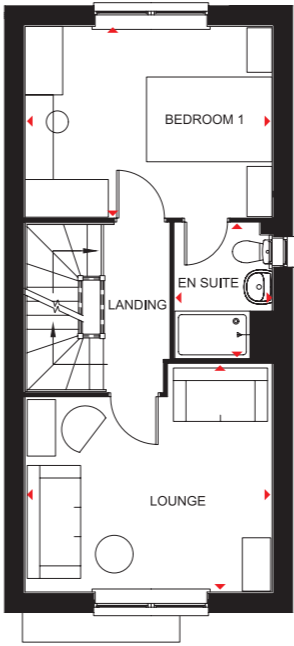
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the master bedroom with en suite
- The second floor has two double bedrooms and a bathroom



### Ground Floor

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'10" x 15'9"
Bedroom 4/Study	1865 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'9" x 5'4"

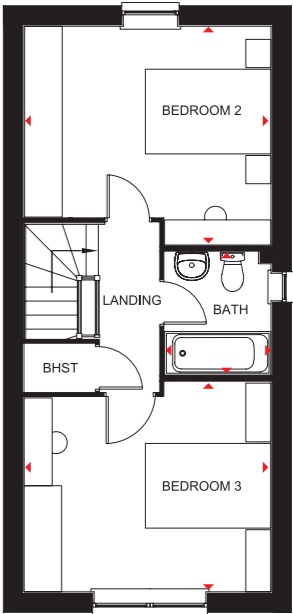
(Approximate dimensions)



### First Floor

Lounge	3630 x 3936mm	11'10" x 12'10"
Bedroom 1	3042 x 3936mm	9'11" x 12'10"
En suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)



### Second Floor

Bedroom 2	3936 x 3488mm	12'10" x 11'5"
Bedroom 3	3936 x 3947mm	12'10" x 12'11"
Bathroom	1801 x 1963mm	5'10" x 6'5"

(Approximate dimensions)

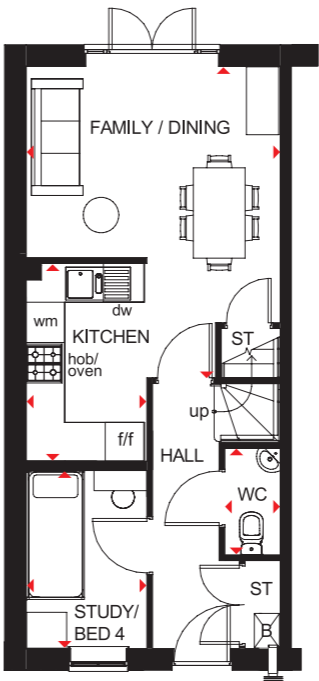
KEY			
B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
BHST	Bulkhead store	dw	Dishwasher space

# HAVERSHAM

## 4 BEDROOM SEMI-DETACHED HOME



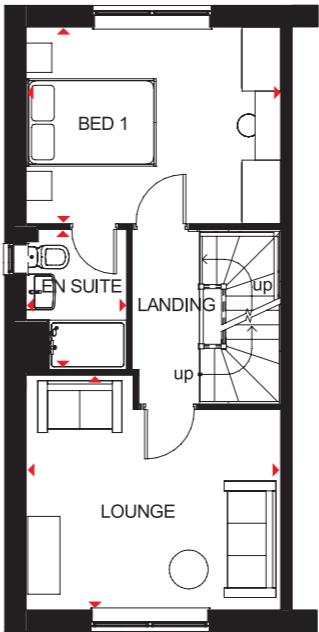
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the master bedroom with en suite
- The second floor has two double bedrooms and a bathroom



### Ground Floor

Family/Dining	4818 x 3935mm	15'10" x 12'11"
Kitchen	1865 x 3060mm	6'1" x 10'0"
WC	861 x 1649mm	2'10" x 5'5"
Study/Bedroom 4	1865 x 2751mm	6'1" x 9'0"

(Approximate dimensions)

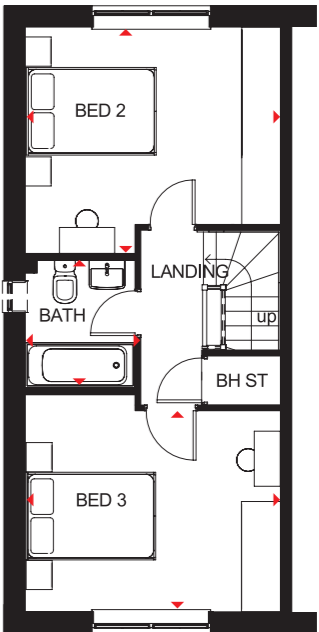


### First Floor

Lounge	3935 x 3630mm	12'11" x 11'11"
Bedroom 1	3935 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 plans.



### Second Floor

Bedroom 2	3935 x 3488mm	12'11" x 11'5"
Bedroom 3	3935 x 3345mm	12'11" x 11'0"
Bathroom	1695 x 1963mm	5'7" x 6'5"

(Approximate dimensions)

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

**KEY** B Boiler  
ST Store  
BH ST Bulkhead store

wm Washing machine space  
f/f Fridge/freezer space  
dw Dishwasher space

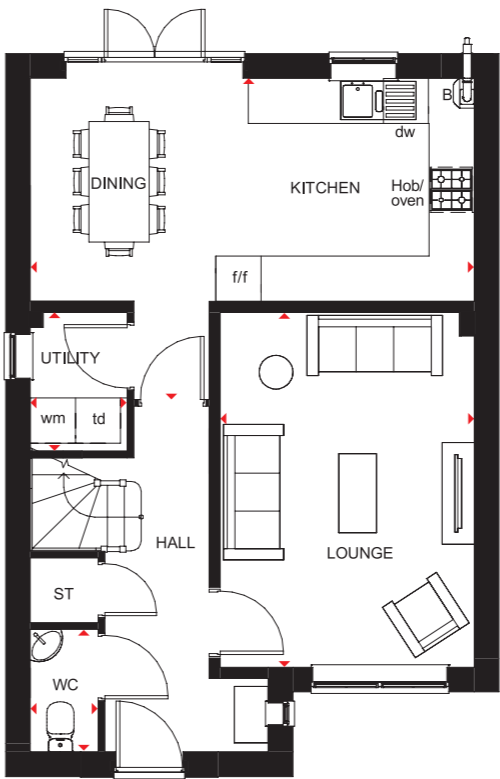
◀ ▶ Dimension location

# KINGSLEY

## 4 BEDROOM DETACHED HOME



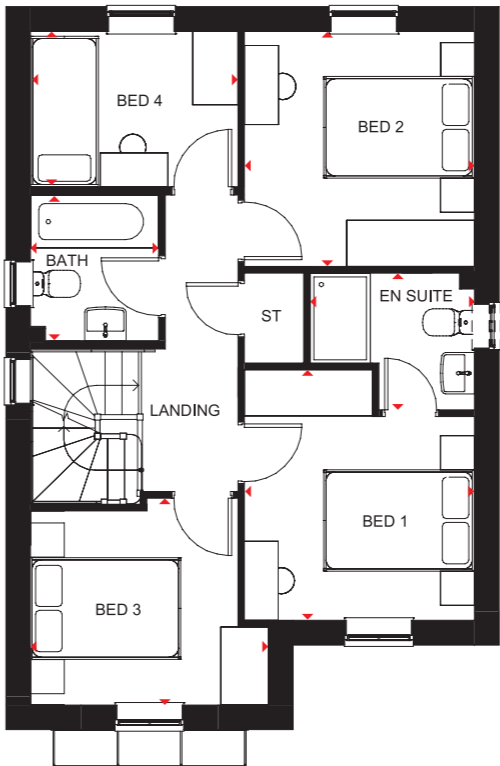
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the master with en suite, one single bedroom and a family bathroom



### Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

(Approximate dimensions)



### First Floor

Bedroom 1	3054 x 3328mm	10'0" x 10'11"
En suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

(Approximate dimensions)

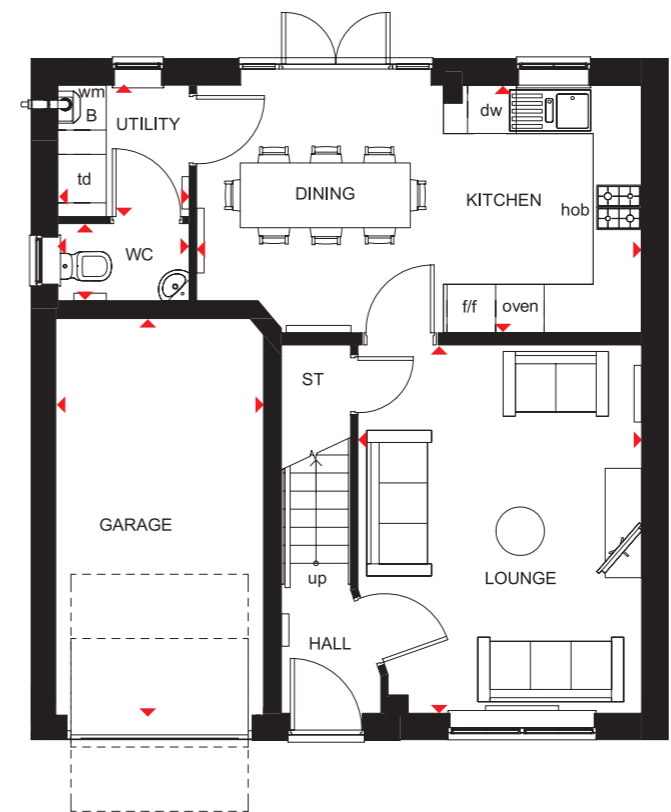
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

# WINDERMERE

## 4 BEDROOM DETACHED HOME



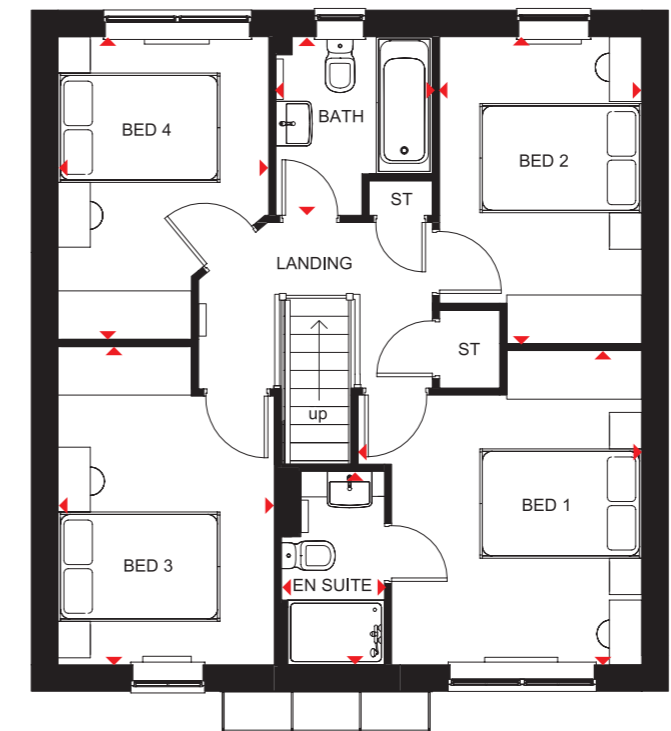
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the master with en suite, and a family bathroom



### Ground Floor

Lounge	3506 x 4548mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3060mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1627 x 952mm	5'4" x 3'1"
Garage	2568 x 4900mm	8'5" x 16'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3506 x 3881mm	11'6" x 12'9"
En Suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	2675 x 3931mm	8'9" x 12'11"
Bedroom 4	2604 x 3739mm	8'7" x 12'3"
Bathroom	1934 x 2208mm	6'4" x 7'3"

(Approximate dimensions)

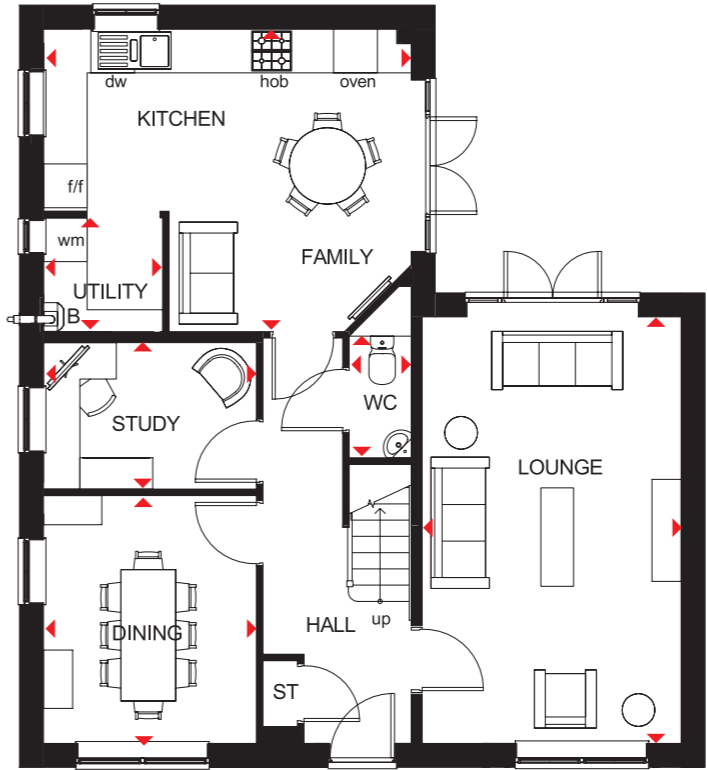
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

# ALNMOUTH

## 4 BEDROOM DETACHED HOME



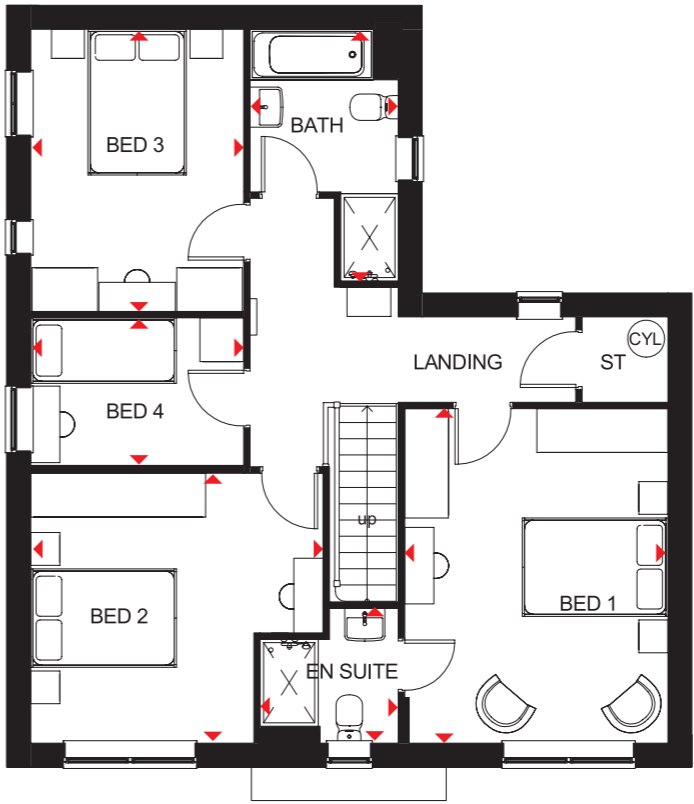
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room and study are also on the ground floor
- Upstairs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



### Ground Floor

Lounge	6442 x 3552mm	21'2" x 11'8"
Dining Room	3991 x 2922mm	13'1" x 9'7"
Kitchen/Family	4150 x 5045mm	13'7" x 16'7"
Study	2010 x 2922mm	6'7" x 9'7"
Utility	1562 x 1613mm	5'1" x 5'4"
WC	1668 x 852mm	5'6" x 2'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4591 x 3614mm	15'1" x 11'10"
En Suite	1851 x 1895mm	6'1" x 6'3"
Bedroom 2	3704 x 4012mm	12'2" x 13'2"
Bedroom 3	3873 x 2923mm	12'8" x 9'7"
Bedroom 4	2026 x 2923mm	6'8" x 9'7"
Bathroom	2034 x 3454mm	6'8" x 11'4"

(Approximate dimensions)

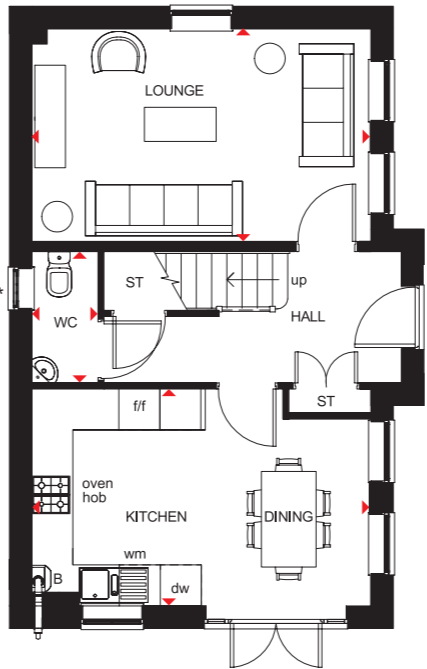
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

# HESKETH

## 4 BEDROOM DETACHED HOME



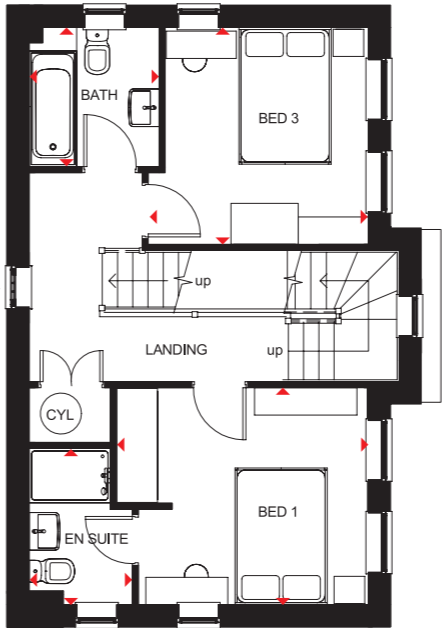
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the master with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



### Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	1923 x 925mm	6'4" x 3'0"

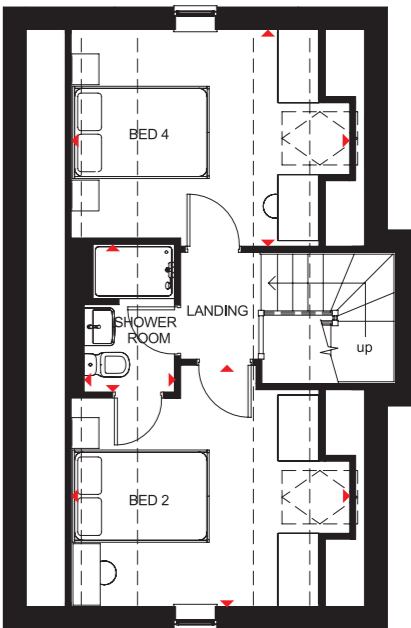
[Approximate dimensions]  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En suite	2287 x 1511mm	7'6" x 4'11"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	2038 x 1903mm	6'8" x 6'3"

[Approximate dimensions]  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### Second Floor

Bedroom 2	4076 x 3532mm*	13'4" x 11'7"*
Bedroom 4	4076 x 3175mm*	13'4" x 10'5"*
Shower Room	2168 x 1323mm	7'1" x 4'4"

[Approximate dimensions]  
\* Overall floor dimension includes lower ceiling areas.

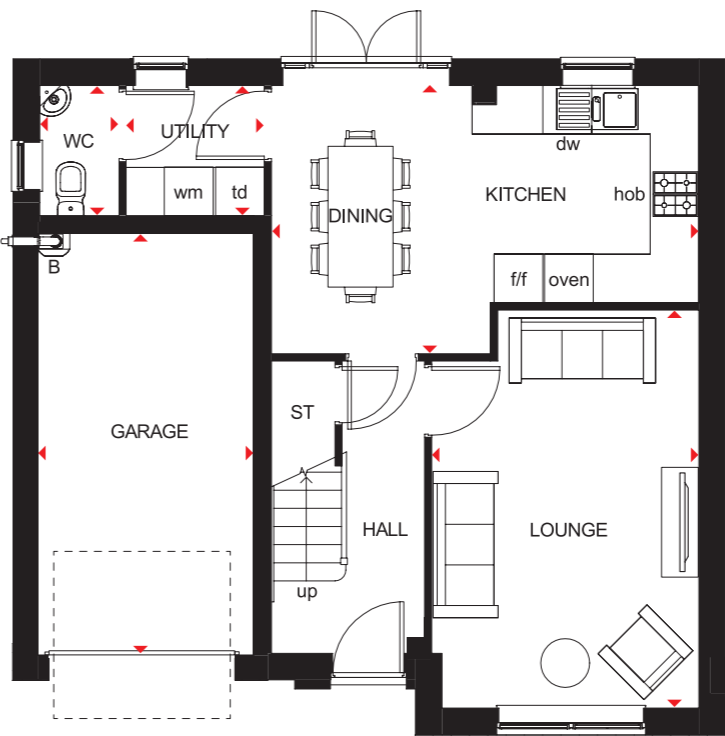
KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

# RIPON

## 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 four double bedrooms, master with en suite, and a family bathroom



### Ground Floor

Lounge	4898 x 3287mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3151mm	17'3" x 10'4"
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	3174 x 3504mm	10'5" x 11'6"
Bedroom 3	2764 x 3774mm	9'1" x 12'5"
Bedroom 4	2888 x 3123mm	9'6" x 10'3"
Bathroom	2046 x 1899mm	6'9" x 6'3"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer 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. Beeston 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
- 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/>



**barratthomes.co.uk**  
**0333 355 8472**



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