

WADSWORTH GARDENS, CLECKHEATON

WHITECHAPEL ROAD, CLECKHEATON, BD19 6HS



A BEAUTIFUL DEVELOPMENT OF 2, 3 AND 4 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover. 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

**WELCOME TO WADSWORTH GARDENS,
A DELIGHTFUL DEVELOPMENT OF 2,3 AND
4 BEDROOM HOMES**

Your new home at Wadsworth Gardens is ideally placed between Bradford and Leeds and has excellent commuter links to the wider region. You will never be short of things to do with a range of parks, pubs and restaurants just a stones throw away.

Living here, you will have a fantastic range of local amenities and good schools right on your doorstep.



WADSWORTH GARDENS

WADSWORTH GARDENS, WHITECHAPEL ROAD, CLECKHEATON, WEST YORKSHIRE

- Maidstone**
3 bedroom home
- Moresby**
3 bedroom home
- Denby**
3 bedroom home
- Lockton**
3 bedroom home
- Brentford**
3 bedroom home
- Kingsville**
4 bedroom home
- Kingsley**
4 bedroom home
- Woodcote**
4 bedroom home
- Alderney**
4 bedroom home
- Radleigh**
4 bedroom home
- Ashburton**
4 bedroom home
- Affordable housing**
- Discounted Market Value Homes**
- SH**

Show Home
- MS**

Marketing Suite
- V

Visitor Parking Space
- BCP

Bin Collection Point
- C/S

Cycle Store
- WF

Wildflower Meadow

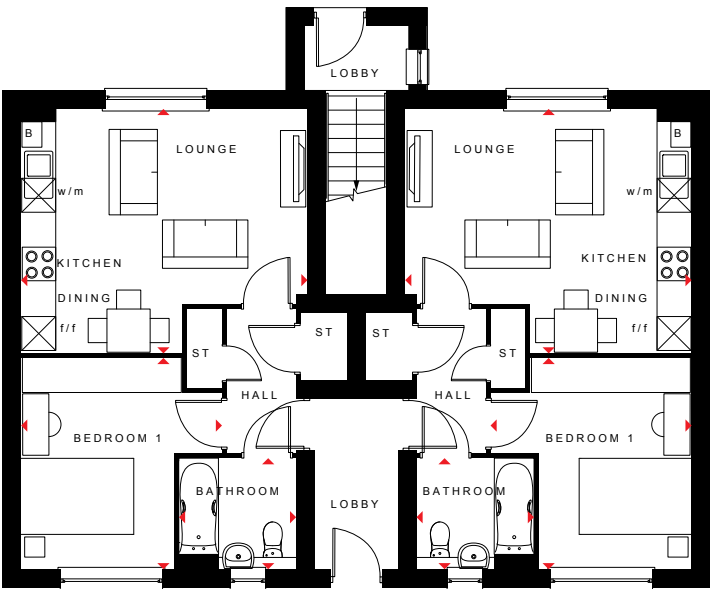


THE OAKLAND

1 BEDROOM APARTMENT



- Good sized apartments designed for today's lifestyle
- Open-plan layout featuring a bright lounge with a dining area and kitchen
- A spacious main bedroom and full sized bathroom

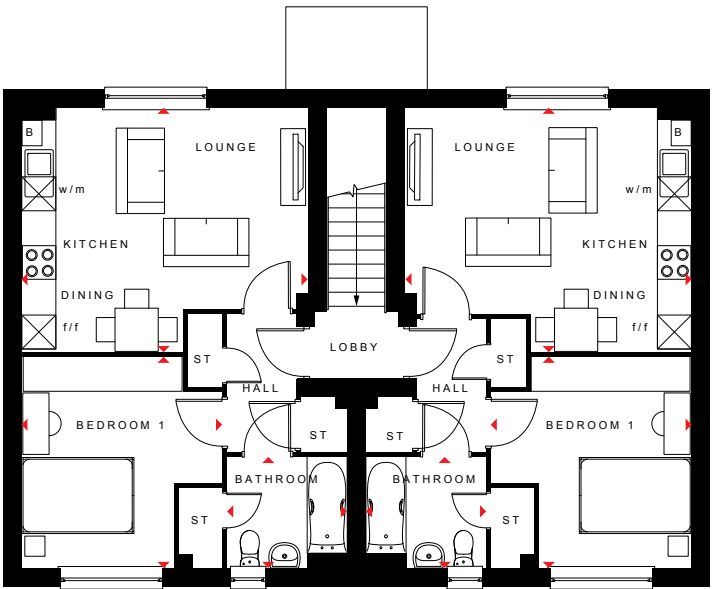


Plots - 47, 48, 55, 56, 68, 69

Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge/Kitchen/Dining | 5039 x 4319 mm | 16'5" x 14'2" |
| Bedroom 1 | 3551 x 3713 mm | 11'7" x 12'2" |
| Bathroom | 2075 x 1964 mm | 6'8" x 6'4" |

(Approximate dimensions)



Plots - 49, 50, 57, 58, 70, 71

First Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge/Kitchen/Dining | 5039 x 4319 mm | 16'5" x 14'2" |
| Bedroom 1 | 3551 x 3713 mm | 11'7" x 12'2" |
| Bathroom | 2125 x 1964 mm | 7'0" x 6'4" |

(Approximate dimensions)

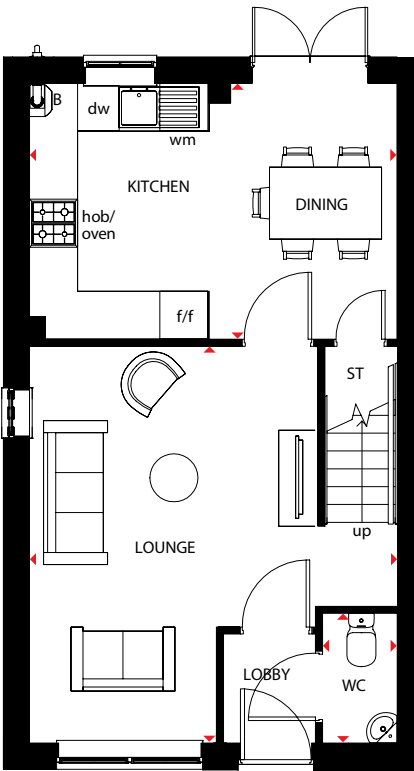
- KEY**
- | | | | |
|-----|----------------------|-----|-----------------------|
| B | Boiler | w/m | Washing machine space |
| ST | Store | ◀▶ | Dimension location |
| f/f | Fridge/freezer space | | |

MAIDSTONE

3 BEDROOM TERRACED HOME



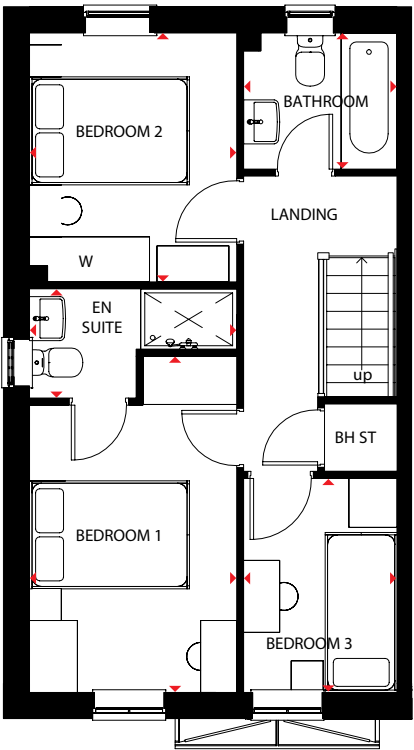
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous master with en suite – a single bedroom and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



Ground Floor

| | | |
|----------------|----------------|---------------|
| Lounge | 4598 x 4955 mm | 15'1" x 16'3" |
| Kitchen/Dining | 4598 x 3202 mm | 15'1" x 10'6" |
| WC | 935 x 1620 mm | 3'1" x 5'4" |

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

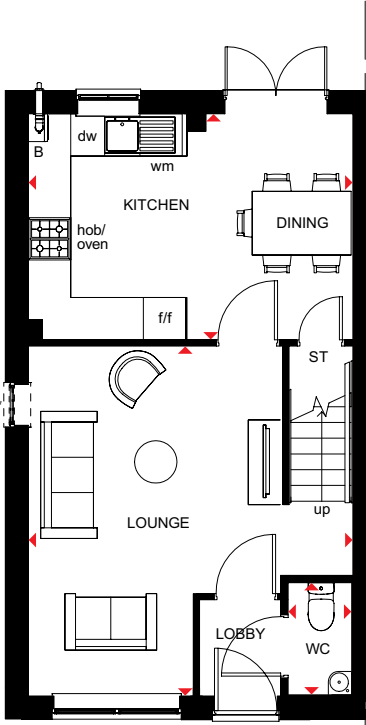
| KEY | | | |
|-----|-----------------------|-----|----------------------|
| B | Boiler | f/f | Fridge/freezer space |
| ST | Store | dw | Dishwasher space |
| wm | Washing machine space | W | Wardrobe |
| | | | Dimension location |

MAIDSTONE

3 BEDROOM HOME



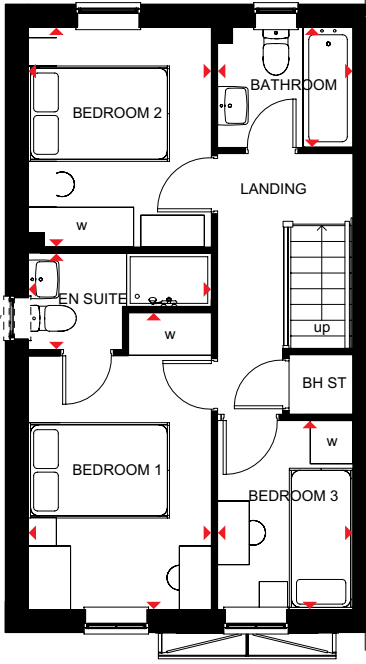
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom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



Ground Floor

| | | |
|----------------|----------------|---------------|
| Lounge | 4598 x 4955 mm | 15'1" x 16'3" |
| Kitchen/Dining | 4598 x 3202 mm | 15'1" x 10'6" |
| WC | 935 x 1620 mm | 3'1" x 5'4" |

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



First Floor

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

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

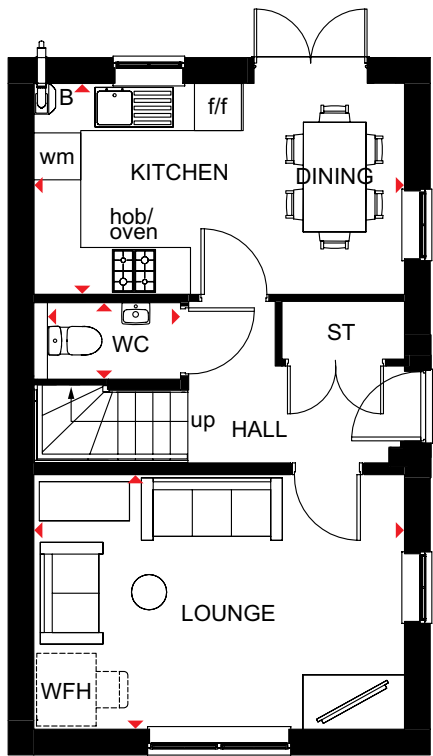
| | | | | | | |
|-----|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | w | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead store | dw | Dishwasher space | | |

MORESBY

3 BEDROOM DETACHED HOME



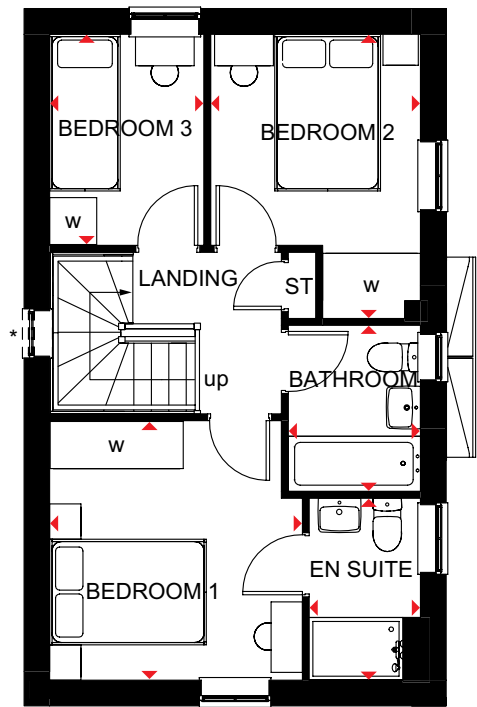
- A bright family home full of light and plenty of space
- The ground floor is comprised of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom



Ground Floor

| | | |
|----------------|----------------|---------------|
| Lounge | 4735 x 3250 mm | 15'6" x 10'8" |
| Kitchen/Dining | 4735 x 2696 mm | 15'6" x 8'10" |
| WC | 1682 x 976 mm | 5'6" x 3'2" |

(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 3226 x 3312 mm | 10'7" x 10'10" |
| En Suite | 1421 x 2322 mm | 4'8" x 7'7" |
| Bedroom 2 | 2679 x 3628 mm | 8'9" x 11'11" |
| Bedroom 3 | 1968 x 2696 mm | 6'5" x 8'10" |
| Bathroom | 1688 x 2120 mm | 5'6" x 6'11" |

(Approximate dimensions)

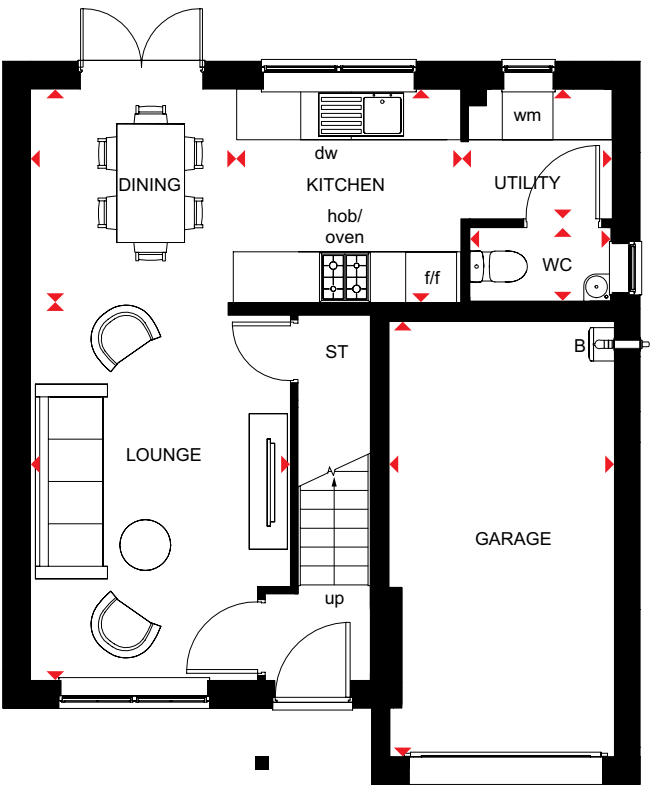
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.

| | | | | | | |
|-----|----|-----------------------|-----|-------------------------|----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | ST | Store | WFH | Working from home space | | |
| | wm | Washing machine space | w | Wardrobe space | | |
| | | | | | | |

3 BEDROOM DETACHED HOME



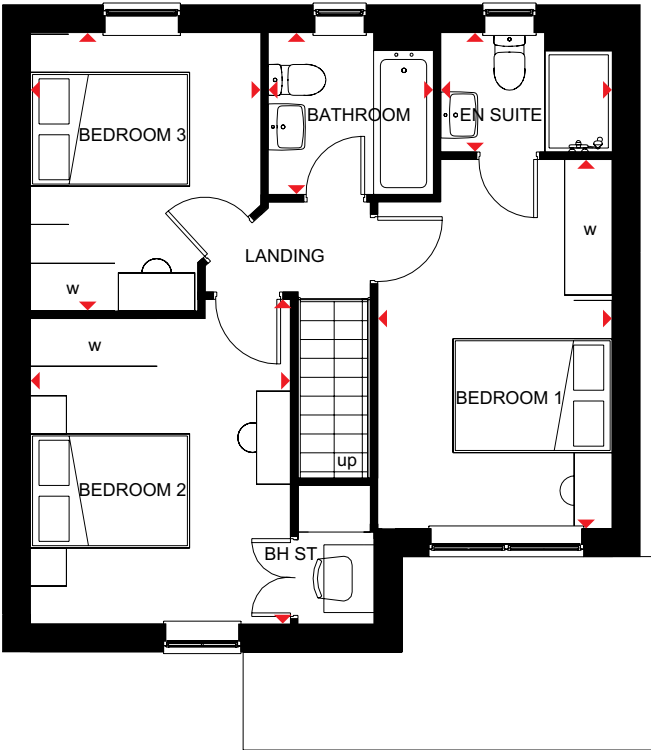
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



Ground Floor

| | | |
|---------|----------------|---------------|
| Lounge | 3072 x 4462 mm | 10'1" x 14'8" |
| Kitchen | 2688 x 2523 mm | 8'10" x 8'3" |
| Dining | 2397 x 2523 mm | 7'10" x 8'3" |
| Utility | 1789 x 1533 mm | 5'10" x 5'0" |
| WC | 1701 x 903 mm | 5'7" x 3'0" |
| Garage | 2663 x 5142 mm | 8'9" x 16'10" |

(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 2770 x 4361 mm | 9'1" x 14'4" |
| En Suite | 2026 x 1412 mm | 6'8" x 4'8" |
| Bedroom 2 | 3072 x 3834 mm | 10'1" x 12'7" |
| Bedroom 3 | 2722 x 3289 mm | 8'11" x 10'9" |
| Bathroom | 1950 x 1913 mm | 6'5" x 6'3" |

(Approximate dimensions)

- KEY
- BBoiler

STStore

BH STBulkhead store

wmWashing machine space

f/fFridge/freezer space

dwDishwasher space

wWardrobe space

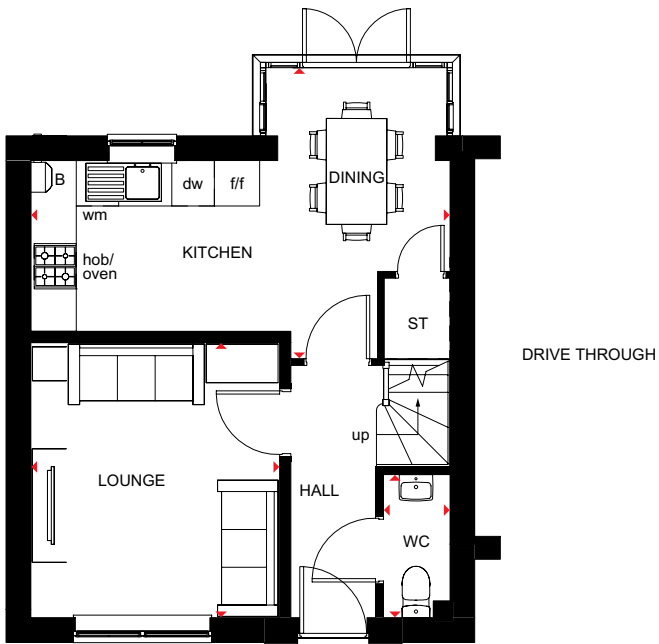
◀▶Dimension location

LOCKTON

3 BEDROOM HOME



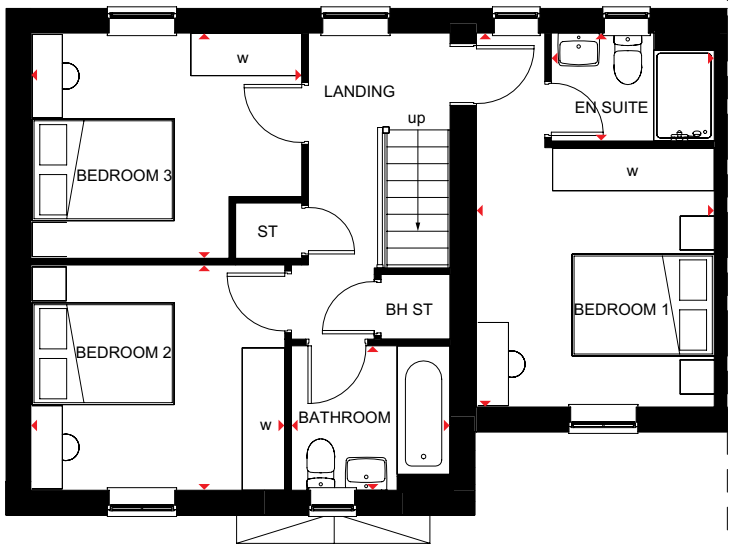
- Good-sized family home designed for modern living
- Flexible, open-plan kitchen/dining area with a bright, full-height glazed bay leading onto the rear garden
- Front-aspect lounge provides the perfect place to relax in
- Three double bedrooms, the main bedroom with en suite, and a family bathroom are on the first floor



Ground Floor

| | | |
|----------------|----------------|-----------------|
| Lounge | 3291 x 3638 mm | 10'10" x 11'11" |
| Kitchen/Dining | 5545 x 3848 mm | 18'2" x 12'7" |
| WC | 897 x 1910 mm | 2'11" x 6'3" |

(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 3145 x 4945 mm | 10'4" x 16'3" |
| En Suite | 2154 x 1426 mm | 7'1" x 4'8" |
| Bedroom 2 | 3360 x 2979 mm | 11'0" x 9'9" |
| Bedroom 3 | 3585 x 2979 mm | 11'9" x 9'9" |
| Bathroom | 2097 x 1910 mm | 6'11" x 6'3" |

(Approximate dimensions)

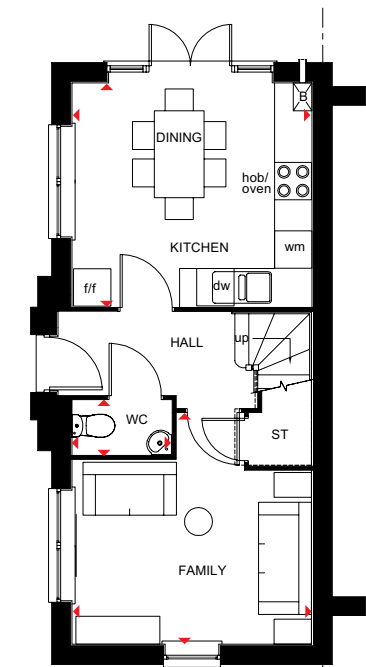
| | | | | | | |
|------------|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | w | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead store | dw | Dishwasher space | | |

BRENTFORD

3 BEDROOM HOME



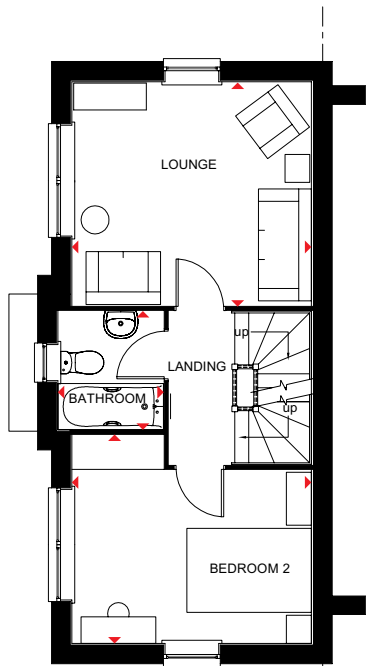
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the master with dual-access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



Ground Floor

| | | |
|----------------|----------------|----------------|
| Kitchen/Dining | 3860 x 3597 mm | 12'8" x 11'10" |
| Family Room | 3860 x 3702 mm | 12'8" x 12'2" |
| WC | 1601 x 887 mm | 5'3" x 2'11" |

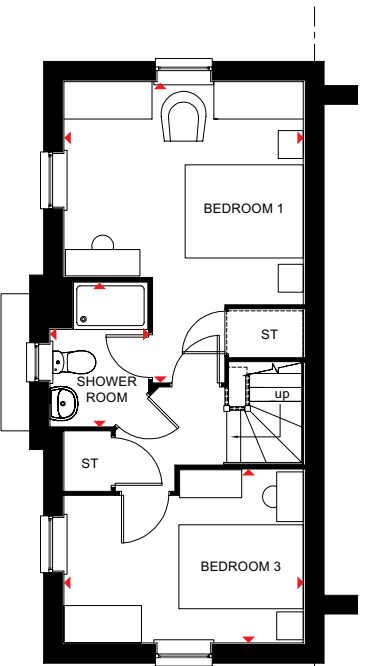
(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|----------------|
| Lounge | 3860 x 3597 mm | 12'8" x 11'10" |
| Bedroom 2 | 3860 x 3313 mm | 12'8" x 10'10" |
| Bathroom | 1867 x 1701 mm | 6'2" x 5'7" |

(Approximate dimensions)



Second Floor

| | | |
|-------------|----------------|----------------|
| Bedroom 1 | 4832 x 3860 mm | 15'10" x 12'8" |
| Bedroom 3 | 3860 x 2800 mm | 12'8" x 9'2" |
| Shower Room | 2315 x 1576 mm | 7'7" x 5'2" |

(Approximate dimensions)

KEY

| | |
|----|-----------------------|
| B | Boiler |
| ST | Store |
| wm | Washing machine space |

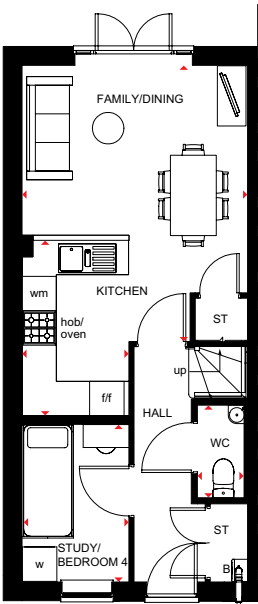
| | |
|-----|----------------------|
| f/f | Fridge/freezer space |
| dw | Dishwasher space |
| ◀▶ | Dimension location |

KINGSVILLE

4 BEDROOM HOME



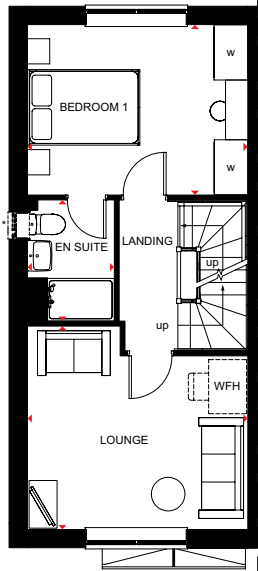
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom 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 4820 mm | 12'11" x 15'10" |
| Kitchen | 1866 x 3060 mm | 6'1" x 10'0" |
| Study/Bedroom 4 | 1866 x 2749 mm | 6'1" x 9'0" |
| WC | 860 x 1615 mm | 2'10" x 5'4" |

[Approximate dimensions]

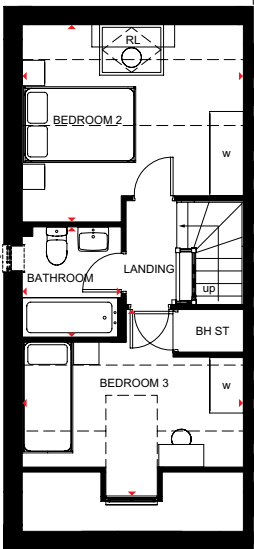


First Floor

| | | |
|-----------|----------------|-----------------|
| Lounge | 3936 x 3630 mm | 12'11" x 11'11" |
| Bedroom 1 | 3936 x 3042 mm | 12'11" x 10'0" |
| En Suite | 1551 x 2163 mm | 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 3508 mm | 12'11" x 11'6" |
| Bedroom 3 | 3936 x 3325 mm | 12'11" x 10'11" |
| Bathroom | 1761 x 1963 mm | 5'9" x 6'5" |

[Approximate dimensions]

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

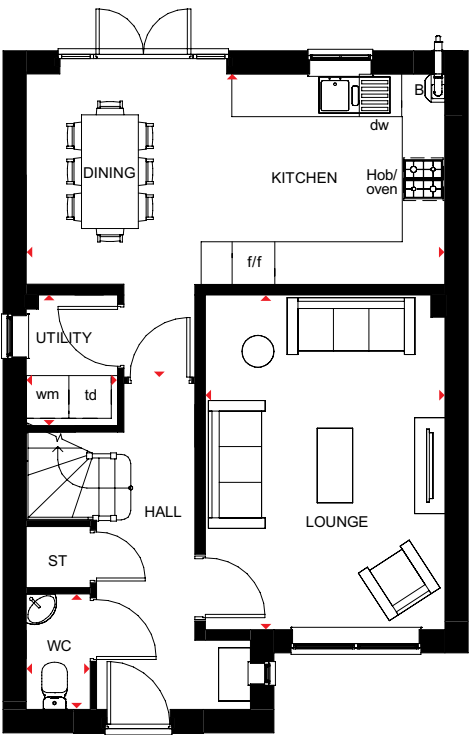
| | | | | | | |
|-----|-------|----------------|-----|-----------------------|-----|-------------------------|
| KEY | B | Boiler | wm | Washing machine space | WFH | Working from home space |
| | ST | Store | f/f | Fridge/freezer space | RL | Roof light |
| | BH ST | Bulkhead store | w | Wardrobe space | ◀▶ | Dimension location |
| | | | | | | |

KINGSLEY

4 BEDROOM DETACHED HOME



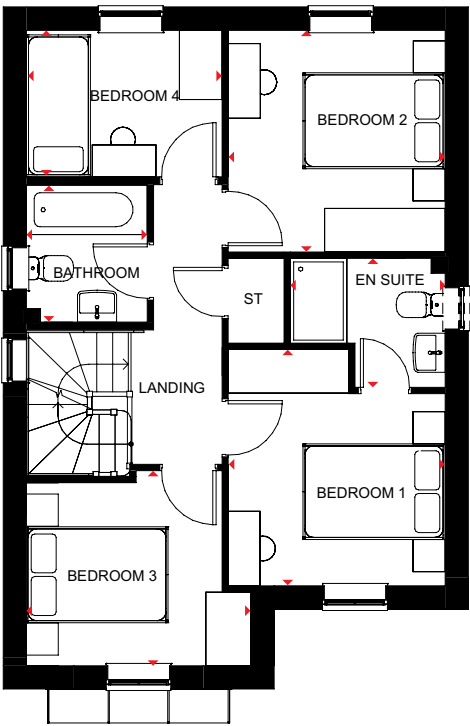
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the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



Ground Floor

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

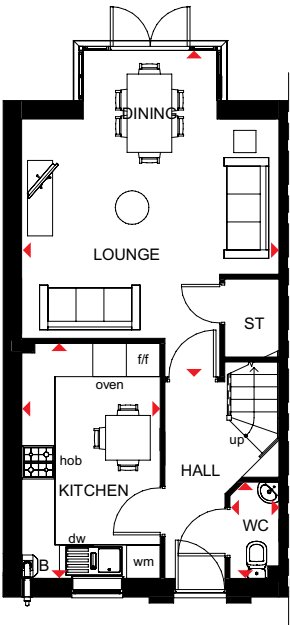
| | | | | | | |
|-----|----|-----------------------|-----|----------------------|-----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | ◀ ▶ | Dimension location |
| | ST | Store | dw | Dishwasher space | | |
| | wm | Washing machine space | td | Tumble dryer space | | |

WOODCOTE

4 BEDROOM TERRACED HOME



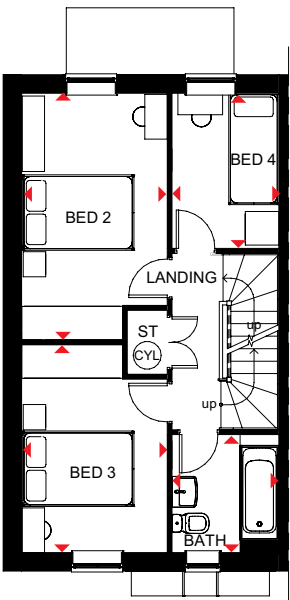
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious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



Ground Floor

| | | |
|---------------|----------------|---------------|
| Lounge/Dining | 5845 x 4608 mm | 19'2" x 15'1" |
| Kitchen | 4211 x 2481 mm | 13'10" x 8'2" |
| WC | 1726 x 878 mm | 5'8" x 2'11" |

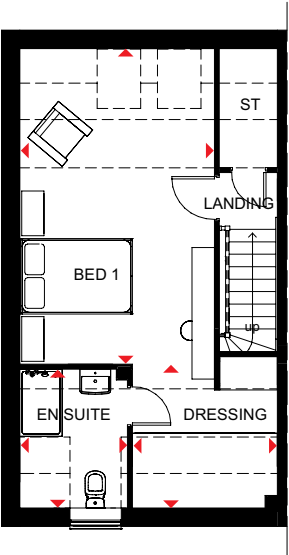
(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|--------------|
| Bedroom 2 | 4414 x 2608 mm | 14'6" x 8'7" |
| Bedroom 3 | 3722 x 2608 mm | 12'3" x 8'7" |
| Bedroom 4 | 2779 x 1912 mm | 9'1" x 6'3" |
| Bathroom | 2112 x 1912 mm | 6'11" x 6'3" |

(Approximate dimensions)



Second Floor

| | | |
|---------------|----------------|---------------|
| Bedroom 1 | 5650 x 3482 mm | 18'6" x 11'5" |
| En Suite | 1926 x 2486 mm | 6'4" x 8'2" |
| Dressing Area | 2594 x 2574 mm | 8'6" x 8'5" |

(Approximate dimensions)

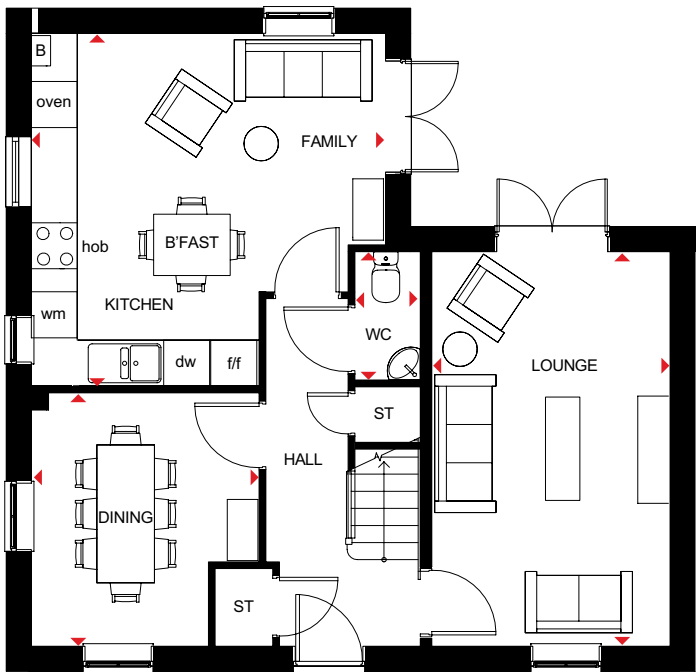
| | | | | | | |
|------------|-----|----------|-----|-----------------------|-----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | ◀ ▶ | Dimension location |
| | ST | Store | f/f | Fridge/freezer space | | |
| | CYL | Cylinder | dw | Dishwasher space | | |

ALDERNEY

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 dual-aspect dining room
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

| | | |
|----------------|----------------|----------------|
| Lounge | 5148 x 3110 mm | 16'11" x 10'2" |
| Kitchen/Family | 4623 x 4603 mm | 15'2" x 15'1" |
| Dining | 3307 x 2972 mm | 10'10" x 9'9" |
| WC | 1675 x 853 mm | 5'6" x 2'10" |

(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 4623 x 3104 mm | 15'2" x 10'2" |
| En Suite | 2075 x 1191 mm | 6'10" x 3'11" |
| Bedroom 2 | 4523 x 3115 mm | 14'10" x 10'3" |
| Bedroom 3 | 3724 x 3115 mm | 12'3" x 10'3" |
| Bedroom 4 | 2275 x 2163 mm | 7'6" x 7'1" |
| Bathroom | 2075 x 1702 mm | 6'10" x 5'7" |

(Approximate dimensions)

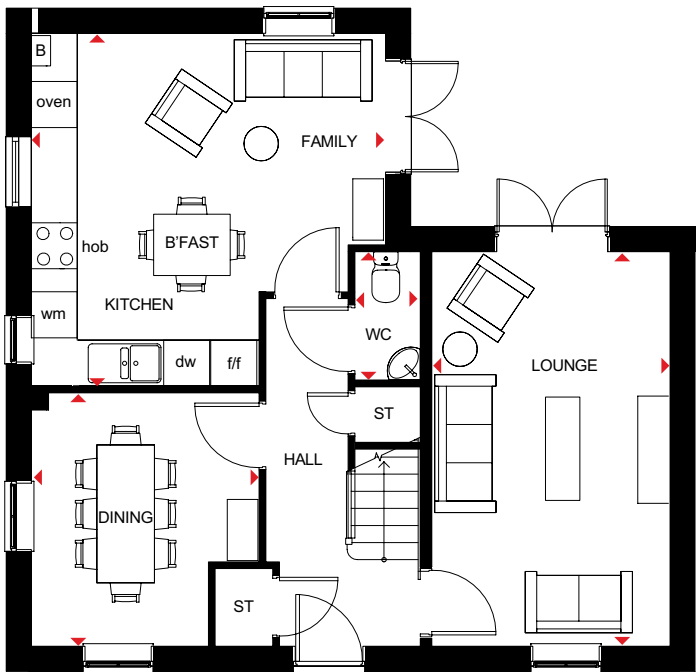
| | | | | |
|-----|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

ALDERNEY

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 dual-aspect dining room
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

| | | |
|----------------|----------------|----------------|
| Lounge | 5148 x 3110 mm | 16'11" x 10'2" |
| Kitchen/Family | 4623 x 4603 mm | 15'2" x 15'1" |
| Dining | 3307 x 2972 mm | 10'10" x 9'9" |
| WC | 1675 x 853 mm | 5'6" x 2'10" |

(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 4623 x 3104 mm | 15'2" x 10'2" |
| En Suite | 2075 x 1191 mm | 6'10" x 3'11" |
| Bedroom 2 | 4523 x 3115 mm | 14'10" x 10'3" |
| Bedroom 3 | 3724 x 3115 mm | 12'3" x 10'3" |
| Bedroom 4 | 2275 x 2163 mm | 7'6" x 7'1" |
| Bathroom | 2075 x 1702 mm | 6'10" x 5'7" |

(Approximate dimensions)

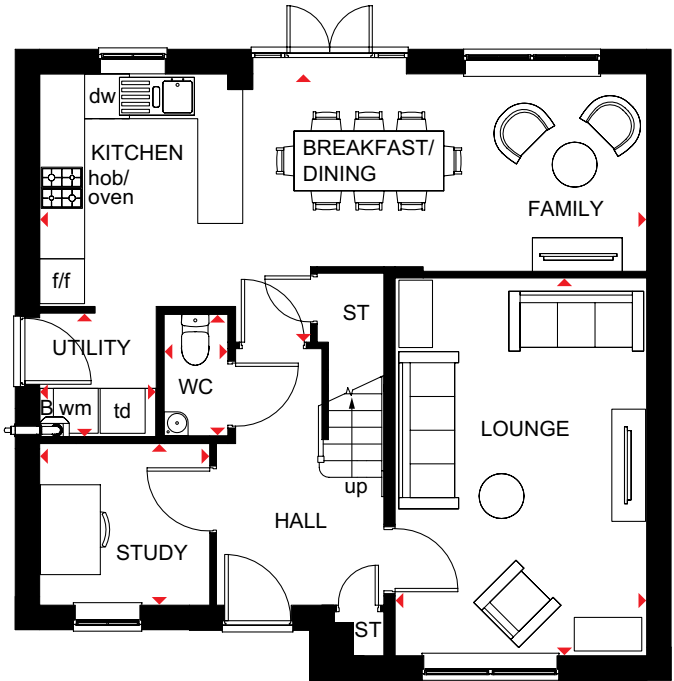
| | | | | |
|-----|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

RADLEIGH

4 BEDROOM DETACHED HOME



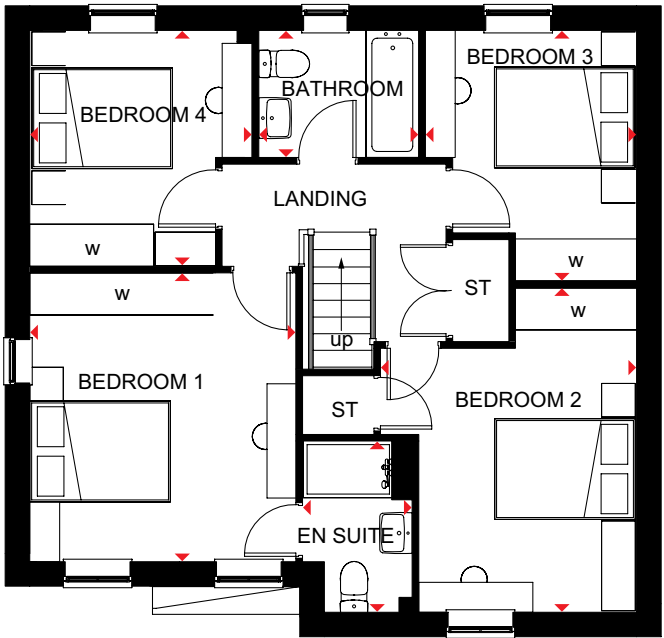
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

| | | |
|---------------------------|----------------|---------------|
| Lounge | 3361 x 5046 mm | 11'0" x 16'7" |
| Kitchen/ Dining/Family | 8110 x 3583 mm | 26'7" x 11'9" |
| Utility | 1558 x 1655 mm | 5'1" x 5'5" |
| Study | 2273 x 2158 mm | 7'5" x 7'1" |
| WC | 884 x 1655 mm | 2'11" x 5'5" |

(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 3570 x 3858 mm | 11'9" x 12'8" |
| En Suite | 1452 x 2289 mm | 4'9" x 7'6" |
| Bedroom 2 | 3423 x 4335 mm | 11'3" x 14'3" |
| Bedroom 3 | 2824 x 3350 mm | 9'3" x 11'0" |
| Bedroom 4 | 2973 x 3152 mm | 9'9" x 10'4" |
| Bathroom | 2137 x 1699 mm | 7'0" x 5'7" |

(Approximate dimensions)

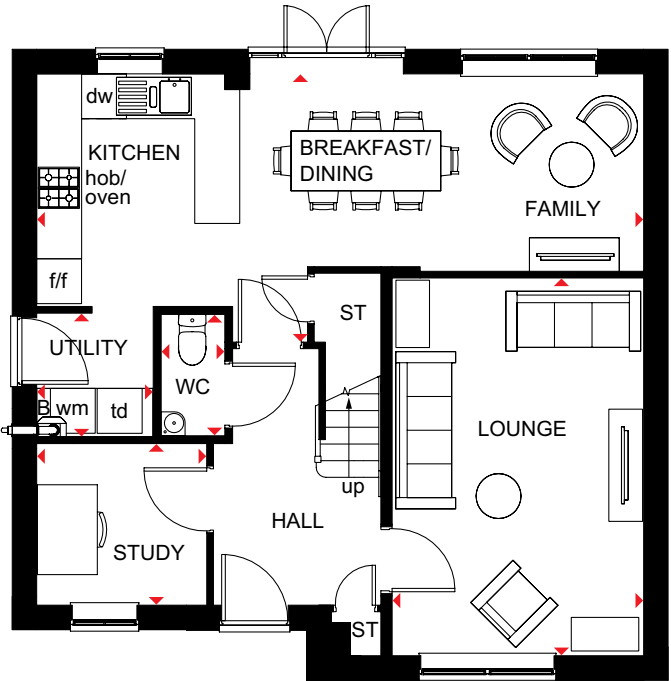
| | | | | | | |
|------------|----|-----------------------|-----|----------------------|----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | w | Wardrobe space |
| | ST | Store | dw | Dishwasher space | ◀▶ | Dimension location |
| | wm | Washing machine space | td | Tumble dryer space | | |

RADLEIGH

4 BEDROOM DETACHED HOME



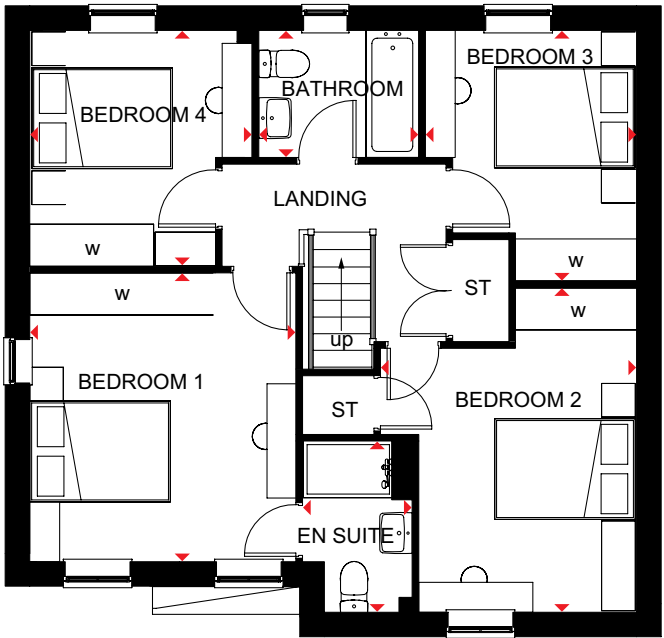
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

| | | |
|---------------------------|----------------|---------------|
| Lounge | 3361 x 5046 mm | 11'0" x 16'7" |
| Kitchen/ Dining/Family | 8110 x 3583 mm | 26'7" x 11'9" |
| Utility | 1558 x 1655 mm | 5'1" x 5'5" |
| Study | 2273 x 2158 mm | 7'5" x 7'1" |
| WC | 884 x 1655 mm | 2'11" x 5'5" |

(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 3570 x 3858 mm | 11'9" x 12'8" |
| En Suite | 1452 x 2289 mm | 4'9" x 7'6" |
| Bedroom 2 | 3423 x 4335 mm | 11'3" x 14'3" |
| Bedroom 3 | 2824 x 3350 mm | 9'3" x 11'0" |
| Bedroom 4 | 2973 x 3152 mm | 9'9" x 10'4" |
| Bathroom | 2137 x 1699 mm | 7'0" x 5'7" |

(Approximate dimensions)

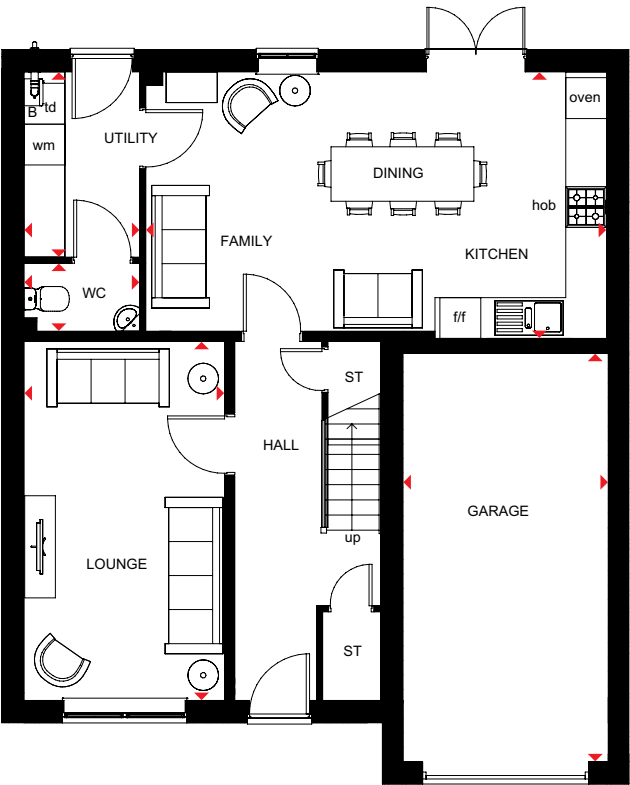
| | | | | | | |
|-----|----|-----------------------|-----|----------------------|----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | w | Wardrobe space |
| | ST | Store | dw | Dishwasher space | ◀▶ | Dimension location |
| | wm | Washing machine space | td | Tumble dryer space | | |

ASHBURTON

4 BEDROOM DETACHED HOUSE



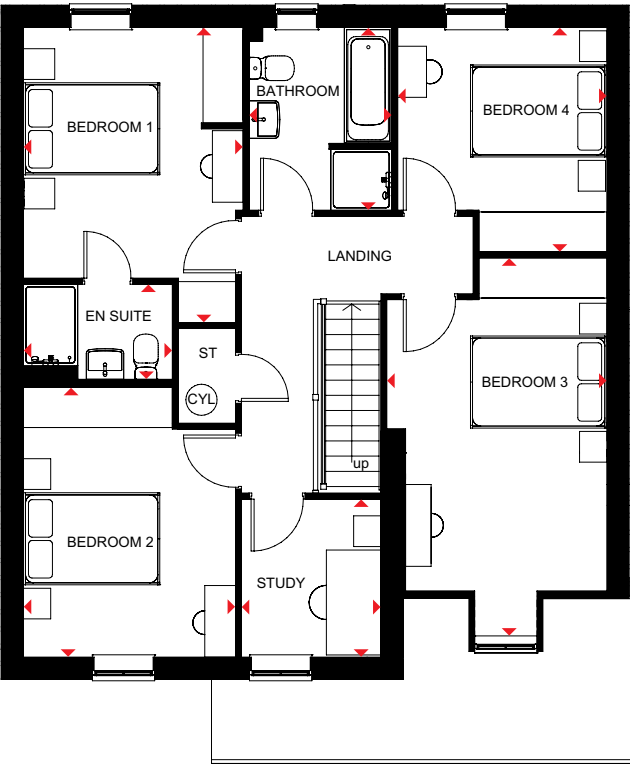
- The Ashburton combines a wonderfully classic look with modern-day comfort. It is the perfect family home with a large lounge and an open-plan kitchen/dining/family room
- The ground floor comes complete with an integrated garage, as well as a utility room with access to the garden
- Upstairs there are three double bedrooms as well as an en-suite main bedroom and separate bathroom. If you work from home there's a comfortable study, so no need to convert a bedroom



Ground Floor

| | | |
|---------------------------|----------------|----------------|
| Lounge | 2947 x 5275 mm | 9'8" x 17'4" |
| Kitchen/ Dining/Family | 6772 x 3915 mm | 22'3" x 12'10" |
| Utility | 1700 x 2722 mm | 5'7" x 8'11" |
| WC | 1700 x 1000 mm | 5'7" x 3'3" |
| Garage | 3015 x 6000 mm | 9'11" x 19'8" |

(Approximate dimensions)



First Floor

| | | |
|-----------|-----------------|-----------------|
| Bedroom 1 | 3222 x 4328 mm | 10'7" x 14'2" |
| En Suite | 2185 x 1395 mm | 7'2" x 4'7" |
| Bedroom 2 | 3111 x 3955 mm | 10'2" x 13'0" |
| Bedroom 3 | 3227 x 5569 mm* | 10'7" x 18'3"* |
| Bedroom 4 | 3067 x 3293 mm* | 10'1" x 10'10"* |
| Study | 2046 x 2318 mm | 6'9" x 7'7" |
| Bathroom | 2095 x 2681 mm | 6'10" x 8'10" |

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

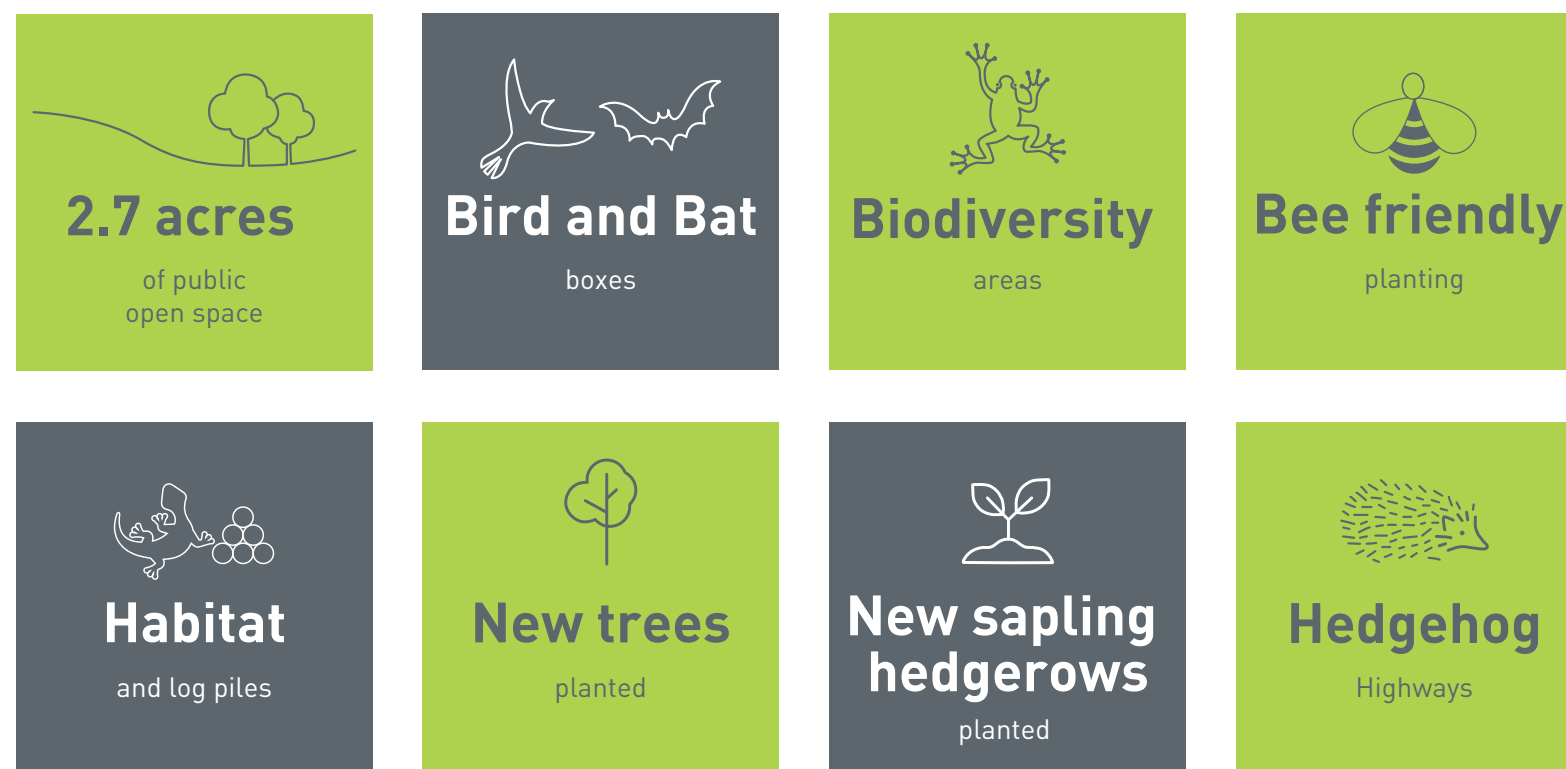
| | | | | | | |
|------------|-----|----------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | ◀▶ | Dimension location |
| | ST | Store | f/f | Fridge/freezer space | | |
| | CYL | Cylinder | td | Tumble dryer space | | |

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



†Based on Government and Ofgem data in the HBF "Watt a Save" reports which provide annual average usage figures for existing homes vs new-build homes in the UK.

^^Indicative figures, based on HBF data published October 2024. Based on the average new build household using 96,000 litres of water per year, compared to 130,000 litres used by occupants of existing properties

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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