

BERNETS NOOK

BROKENSTONE ROAD, FENISCOWLES, LANCASHIRE BB3 0LL



A RANGE OF THREE, FOUR AND FIVE BEDROOM HOMES



BARRATT
HOMES

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.



BUYING A **NEW** HOME IS AN EXCITING JOURNEY

HERE ARE 5 REASONS WHY YOU SHOULD MOVE WITH BARRATT

1. Award winners, time and time again

Barratt customers are delighted with their new homes. In fact, more than 90% of them would recommend us to a friend. Their high praise has ensured that we've* been accredited with a 5 Star rating from the Home Builders Federation more times than any other national major housebuilder.

Our Site Managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for quality workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

2. 10 years peace of mind

The NHBC warranty and insurance policy, known as Buildmark, is designed to give you peace of mind. Buildmark provides the following cover:

- Insolvency cover: If we become insolvent and are therefore unable to finish the construction of your home, NHBC may repay your deposit or any reasonable extra amount you have to pay for your home to be finished.
- Builder warranty period: For the first two years we are responsible for rectifying any defects covered by the warranty. The warranty is backed by NHBC's resolution service and guarantee.
- Insurance cover: In the eight years that follow the builder warranty period, NHBC provides insurance cover for damage caused by defects to certain parts of the home and also for contaminated land.

3. More choice, more style

When you've chosen the right home, you can get creative with additional finishes from our Choices^ range. You could have your home exactly the way you want it, when you choose your preferred flooring, furnishings, appliances, fixtures, fittings and much more. Choices is associated with the build stage of your home, so the earlier you reserve and start the process, the more options you can choose from, all fitted and waiting for you when you move in.

*We' and 'only' refer to the Barratt Developments Plc Group Brands.

†First 2 years covered by Builder Warranty and NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments.

Choices^ range is subject to build stage and additional cost.

Some of the features shown may not be available with every Barratt home or on every Barratt Homes development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

*Source: GOV.UK. This figure represents the level of energy-efficiency of existing housing stock only (homes built up to 2007 when EPCs were introduced).

**Source: Water UK

^Indicative figures, based on research from Briary Energy, April 2022



4. Creating places you'll love to live both inside and out

Our light, open-plan homes 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. Our leading designers also factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies.

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

No matter how cold it is outside, you'll feel warm in a brand-new Barratt home. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. This means you could enjoy lower energy bills, whatever the weather. In fact, a brand-new home could be cheaper to run and save you thousands each year, compared to an updated Victorian equivalent^.

Find out more, talk to one of our Sales Advisers today.

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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

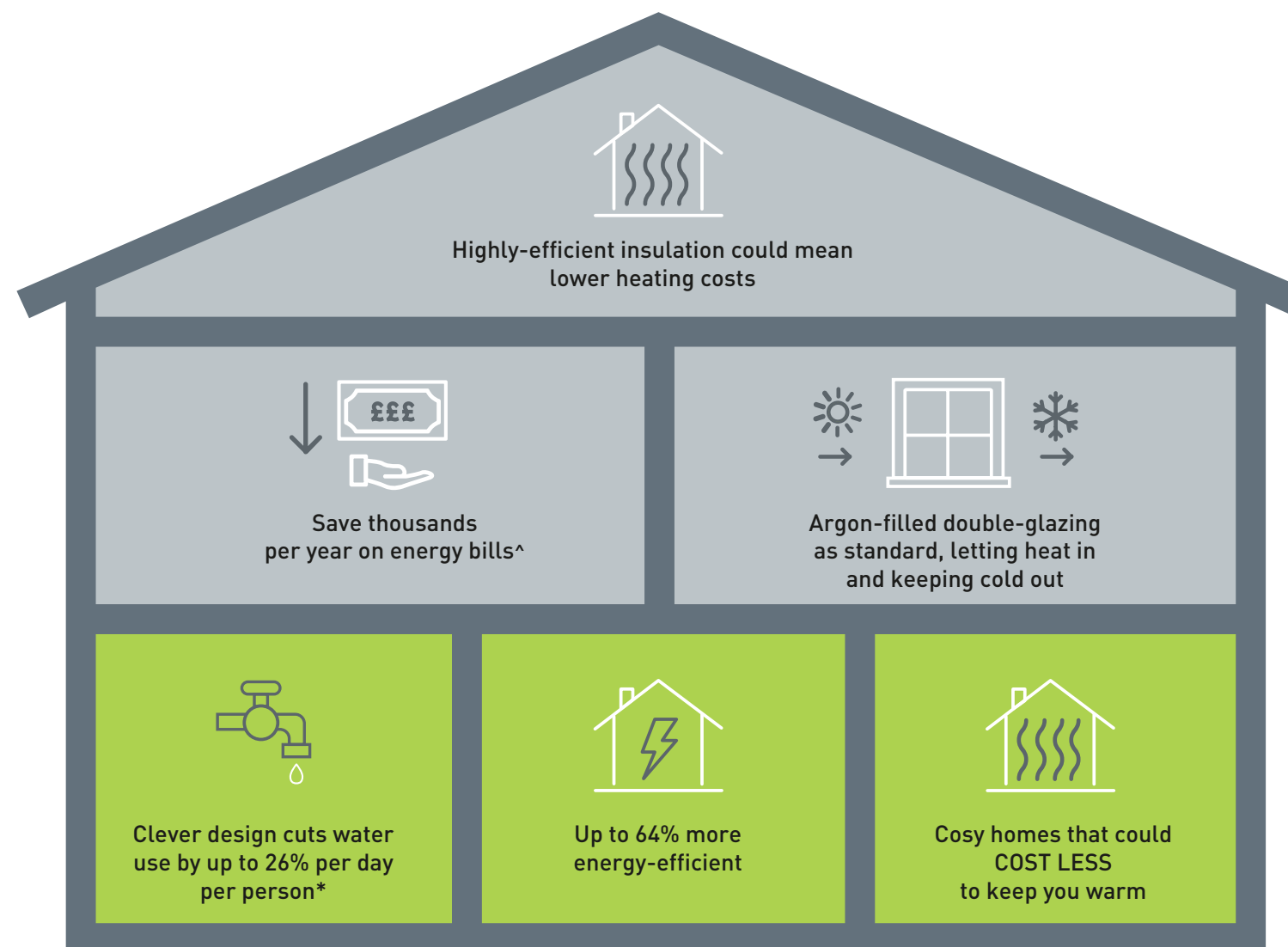
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



[^]Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

BERNETS NOOK, PHASE 1 & 2, FENISCOWLES

Brokenstone Road, Feniscowles, Lancashire BB3 0LL

KEY

- Lamberton 5 bedroom home
- Woodcote 4 bedroom home
- Hemsworth 4 bedroom home
- Ashburton 4 bedroom home
- Alfreton 4 bedroom home
- Alderney 4 bedroom home
- Hale 4 bedroom home
- Kingsville 3/4 bedroom home
- Ellerton 3 bedroom home
- Lutterworth 3 bedroom home
- Maidstone 3 bedroom home



Sales Area
& Discovery House

Wildflower Meadow



Herbaceous/Ornamental
Shrub Mix



New Tree Line



Small Bird Nest Box



Bat Box



Swift Nesting Box
Sparrow Nesting Terrace



Electric Vehicle
Charging Points



Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

barratthomes.co.uk














Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Bernets Nook is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

BERNETS NOOK, FENISCOWLES

Brokenstone Road, Feniscowles, Lancashire BB3 0LL

KEY

	Lamberton	5 bedroom home		Kingsville	3/4 bedroom home
	Woodcote	4 bedroom home		Ellerton	3 bedroom home
	Hemsworth	4 bedroom home		Lutterworth	3 bedroom home
	Ashburton	4 bedroom home		Maidstone	3 bedroom home
	Alfreton	4 bedroom home			
	Alderney	4 bedroom home			
	Hale	4 bedroom home			



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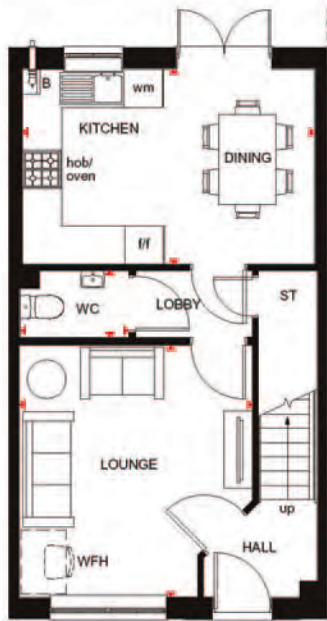
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ELLERTON

3 BEDROOM HOME



- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1702 x 1050mm	5'7" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3605 x 3688mm	11'10" x 12'2"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

(Approximate dimensions)

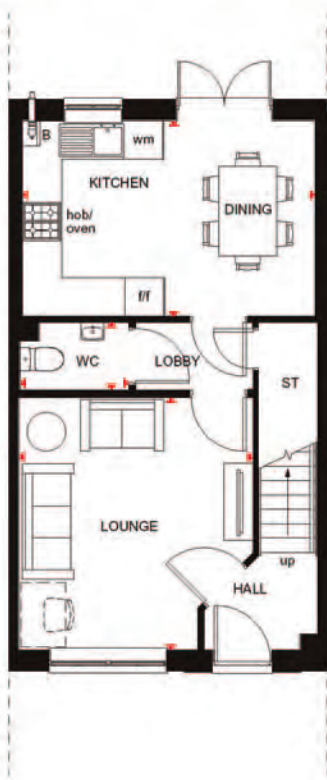
KEY	B	Boiler	l/f	Fridge/freezer space	↔	Dimension location
	ST	Store	w	Wardrobe space		
	wm	Washing machine space	WFH	Work from home		

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(Approximate dimensions)



First Floor

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(Approximate dimensions)

KEY	B	Boiler	l/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	↔	Dimension location

LUTTERWORTH

3 BEDROOM HOME



- Great use of a corner plot to create a spacious detached 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 main bedroom 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"

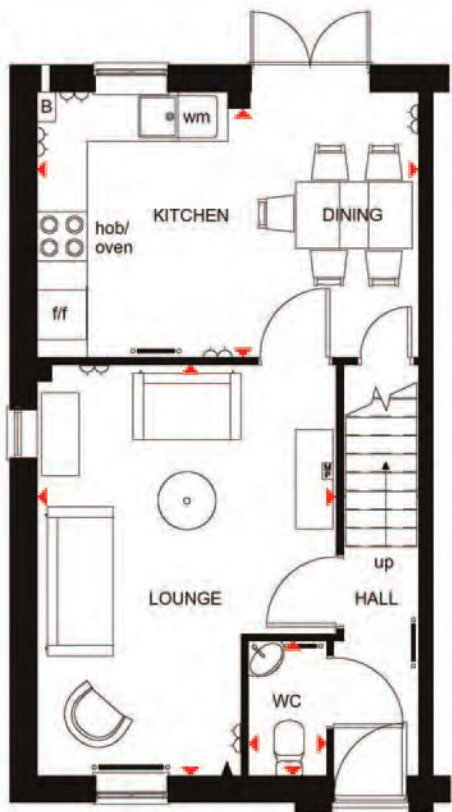
(Approximate dimensions)

KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	↔	Dimension location
	f/f	Fridge/freezer space		

3 BEDROOM SEMI-DETACHED HOME



- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- First floor features two double bedrooms with en suite to master bedroom
- Single bedroom and family bathroom also located on first floor

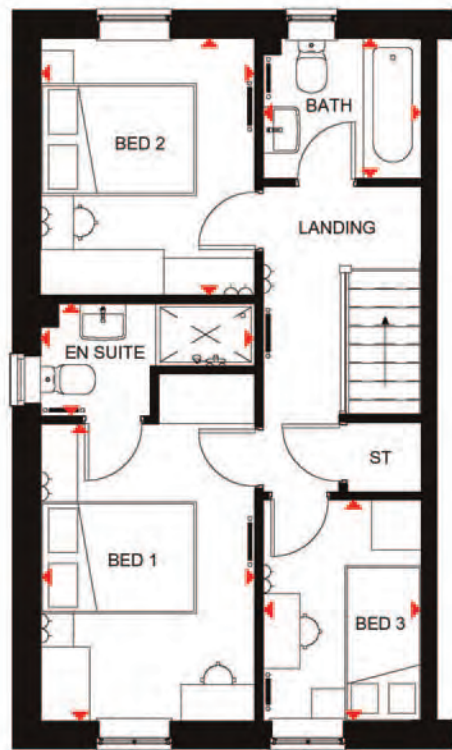


Ground Floor

Lounge	4955 x 4598 mm	16'3" x 15'1"
Kitchen/Dining	3202 x 4598 mm	10'6" x 15'1"
WC	901 x 1586 mm	2'11" x 5'2"

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

(Approximate dimensions)

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

- KEY**

 - Electric socket
 - Telephone outlet point
 - Media plate
- Radiator
 - Boiler
 - Store
- Washing machine space
 - Fridge/freezer space
 - Dimension location

ALDERNEY

THE CLASSIC
COLLECTION

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 main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

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

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1697mm	6'10" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	I/f	Fridge/freezer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	↔	Dimension location
	wm	Washing machine space	w	Wardrobe space		

ALFRETON

4 BEDROOM DETACHED HOME

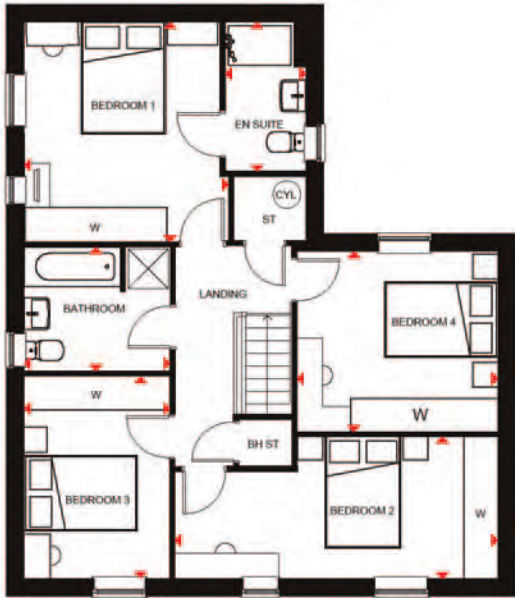


- This impressive family home provides an open-plan kitchen with French doors leading to the rear garden as well as a separate study
- The dual-aspect lounge also features French doors and is the ideal place for families to relax in
- The first floor features four double bedrooms, with the main bedroom including an en suite and the family bathroom



Ground Floor

Lounge	3475 mm x 5748 mm	11' 5" x 18' 10"
Kitchen/Family	4960 mm x 4133 mm	16' 3" x 13' 7"
Dining Room	2703 mm x 3324 mm	8' 10" x 10' 11"
Study	2579 mm x 2104 mm	8' 6" x 6' 11"
Utility	1600 mm x 1510 mm	5' 3" x 4' 11"
WC	866 mm x 1650 mm	2' 10" x 5' 5"



First Floor

Bedroom 1	3600 mm x 3851 mm	11' 10" x 12' 8"
En Suite	1425 mm x 2612 mm	4' 8" x 8' 7"
Bedroom 2	5666 mm x 2500 mm	18' 7" x 8' 2"
Bedroom 3	2581 mm x 3564 mm	8' 6" x 11' 8"
Bedroom 4	3537 mm x 3160 mm	11' 7" x 10' 4"
Bathroom	2581 mm x 2176 mm	8' 6" x 7' 2"

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	t/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulhead store	dw	Dishwasher	▶▶	Dimension location

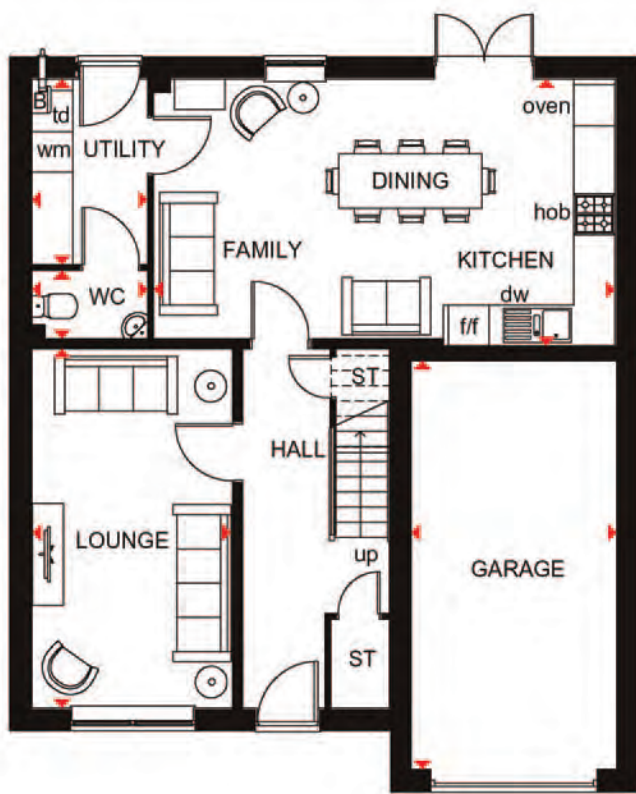
ASHBURTON

THE CLASSIC
COLLECTION

4 BEDROOM HOME



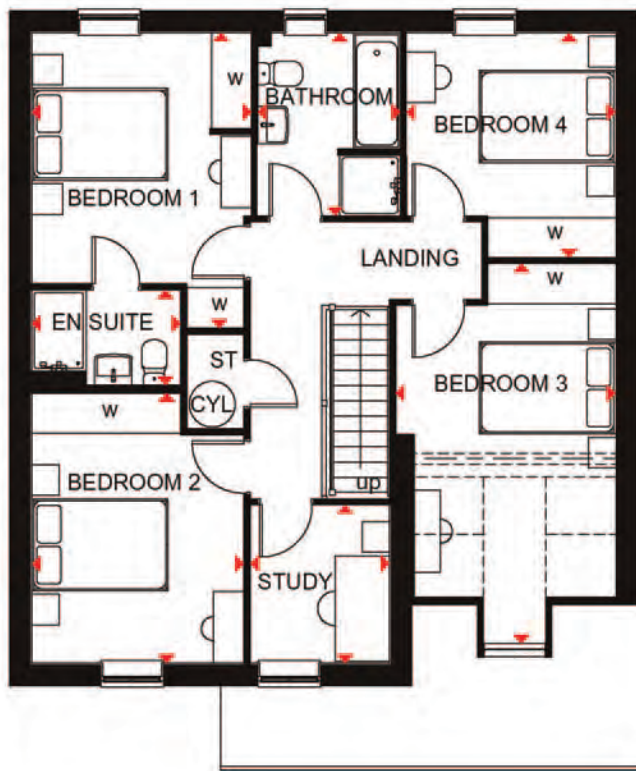
- The Ashburton combines a wonderfully classic look with modern-day comfort. It is the perfect family home with a large lounge and an open-plan kitchen/dining/family room
- The ground floor comes complete with an integrated garage, as well as a utility room with access to the garden
- Upstairs are four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



Ground Floor

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

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

KEY

B Boiler
ST Store
CYL Cylinder

wm Washing machine space
t/f Fridge/freezer space
td Tumble dryer space

dw Dishwasher space
W Wardrobe
▶▶ Dimension location

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4 BEDROOM DETACHED HOME



- Ideal family home designed for modern living with flexible, open-plan kitchen, dining and family areas leading to the rear garden
- Spacious lounge provides the perfect place for all the family to relax in
- Separate utility room and integral garage
- First floor comprises four double bedrooms, the main bedroom with en suite, and family bathroom

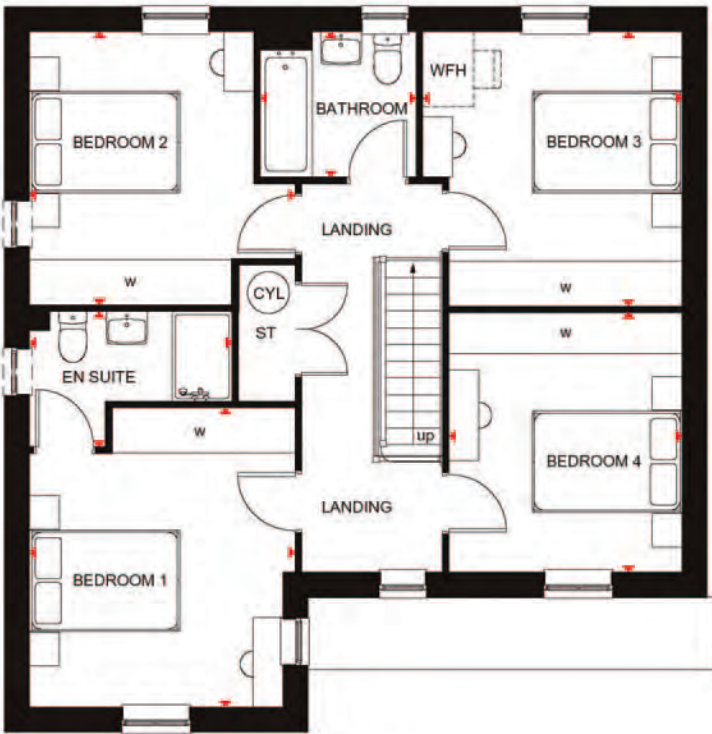


Ground Floor

Lounge	5165 x 3385mm	16'11" x 11'1"
Kitchen/Dining/ Family	4000 x 5511mm	13'1" x 18'1"
Utility	1696 x 1966mm	5'7" x 6'5"
WC	1696 x 1053mm	5'7" 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	3995 x 3536mm	13'1" x 11'7"
En Suite	1804 x 2698mm	5'11" x 8'10"
Bedroom 2	3622 x 3536mm	11'11" x 11'7"
Bedroom 3	3463 x 3660mm	11'4" x 12'0"
Bedroom 4	3463 x 3107mm	11'4" x 10'2"
Bathroom	1939 x 2076mm	6'4" x 6'10"

(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	w	Wardrobe space
	ST	Store	t/f	Fridge/freezer space	WFH	Working from home space
	CYL	Cylinder	td	Tumble dryer space		Dimension location

HEMSWORTH

4 BEDROOM DETACHED HOME



- An airy open-plan kitchen creates the perfect hub for all the family with its flexible dining area and French doors leading to the garden
- The spacious feeling flows through to the front-aspect lounge
- An integral garage and separate utility make this a practical home
- Upstairs are three double bedrooms, the main with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	4897 x 3310mm	16'1" x 10'10"
Kitchen/Dining	5253 x 3297mm	17'3" x 10'10"
Utility	1598 x 2044mm	5'3" x 6'8"
WC	1598 x 976mm	5'3" x 3'2"
Garage	6025 x 3000mm	19'9" x 9'10"

[Approximate dimensions]



First Floor

Bedroom 1	4219 x 4007mm	13'10" x 13'2"
En Suite	2010 x 1661mm	6'7" x 5'5"
Bedroom 2	3962 x 3107mm	13'0" x 10'2"
Bedroom 3	3566 x 3169mm	11'8" x 10'5"
Bedroom 4	3126 x 2936mm	10'3" x 9'8"
Bathroom	2151 x 1901mm	7'1" x 6'3"

[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		

KINGSVILLE

4 BEDROOM HOME



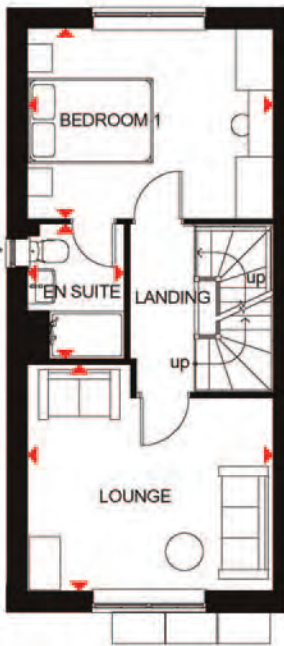
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom 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/Bed 4	1866 x 2749 mm	6'1" x 9'0"
WC	861 x 1649 mm	2'10" x 5'5"

(Approximate dimensions)

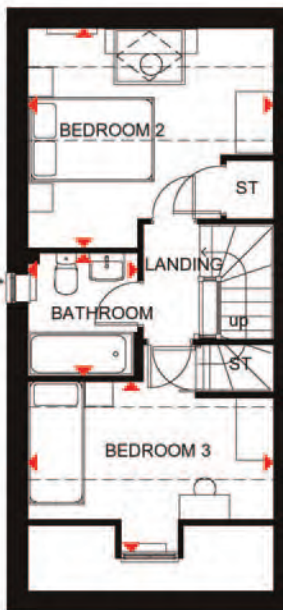


First Floor

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	1799 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

* Overall floor dimension includes lower ceiling areas.

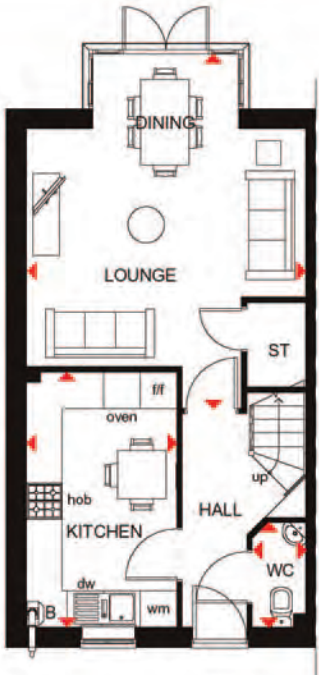
KEY	B	Boiler	wm	Washing machine space	♦♦	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		

WOODCOTE

4 BEDROOM TERRACED HOME



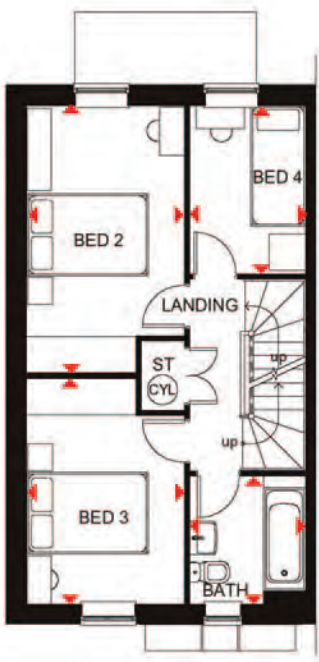
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious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



Ground Floor

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

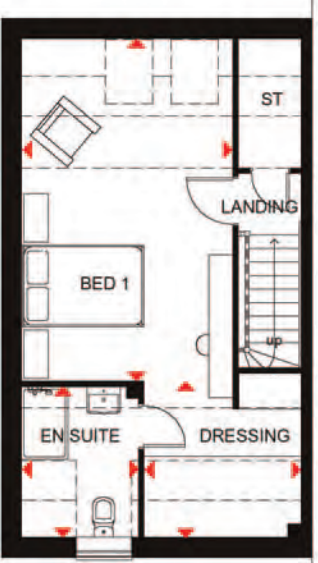
(Approximate dimensions)



First Floor

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

(Approximate dimensions)



Second Floor

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

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

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

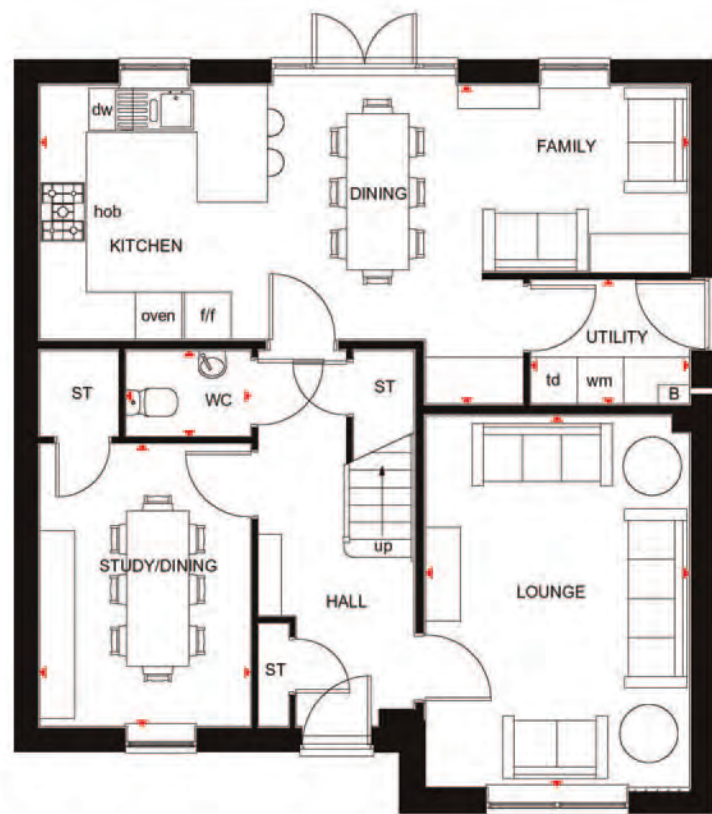
LAMBERTON

THE CLASSIC
COLLECTION

5 BEDROOM DETACHED HOME



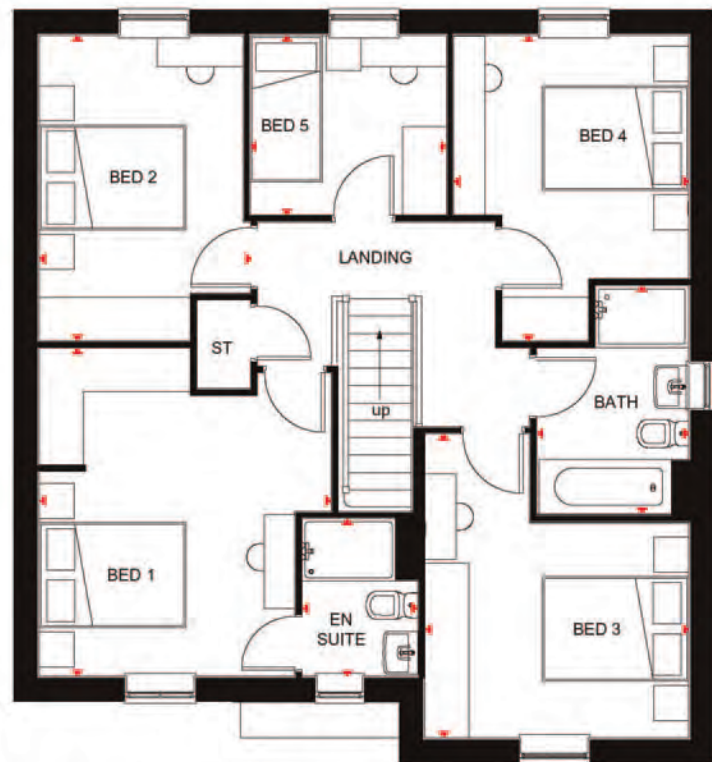
- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms - the main with en suite - a single bedroom and the family bathroom with shower are on the first floor



Ground Floor

Lounge	3385 x 4773mm	11'1" x 15'8"
Kitchen/Dining/ Family	8335 x 4088mm	27'4" x 13'5"
Study/Dining	2712 x 3627mm	8'11" x 11'11"
Utility	2039 x 1595mm	6'8" x 5'3"
WC	1501 x 1101mm	4'9" x 3'6"

(Approximate dimensions)



First Floor

Bedroom 1	3750 x 4214mm	12'4" x 13'10"
En suite	1490 x 2023mm	4'11" x 6'8"
Bedroom 2	2713 x 3921mm	8'11" x 12'10"
Bedroom 3	3385 x 3898mm	11'1" x 12'9"
Bedroom 4	3018 x 3921mm	9'11" x 12'10"
Bedroom 5	2523 x 2305mm	8'3" x 7'7"
Bathroom	1953 x 2931mm	6'5" x 9'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	t/f	Fridge/freezer space	↔	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

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