

WHITTLE GARDENS

INNSWORTH LANE, INNSWORTH, GLOUCESTER, GLOUCESTERSHIRE, GL3 1EA



A DEVELOPMENT OF 2, 3, AND 4 BEDROOM HOMES

WHITTLE GARDENS

- DENFORD**
2 Bedroom Home
- KENLEY**
2 Bedroom Home
- ELLERTON**
3 Bedroom Home
- MAIDSTONE**
3 Bedroom Home
- MORESBY**
3 Bedroom Home
- ENNERDALE**
3 Bedroom Home
- KINGSVILLE**
4 Bedroom Home
- KINGSLEY**
4 Bedroom Home
- WOODCOTE**
4 Bedroom Home
- ALDERNEY**
4 Bedroom Home
- RADLEIGH**
4 Bedroom Home
- Affordable Housing**
- V** Visitor Parking
- B** Bin collection point

- SUSTAINABILITY FEATURES**
- Grassland
 - Wildflower meadow
 - Path
 - New tree line
 - Mature tree line

- THIS DEVELOPMENT ALSO FEATURES;**
- Swift boxes
 - Bat boxes

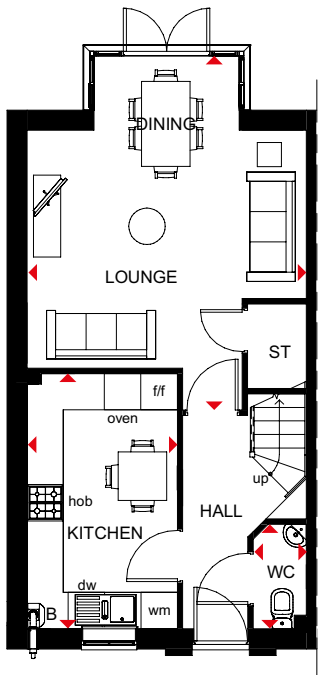


WOODCOTE

4 BEDROOM HOME



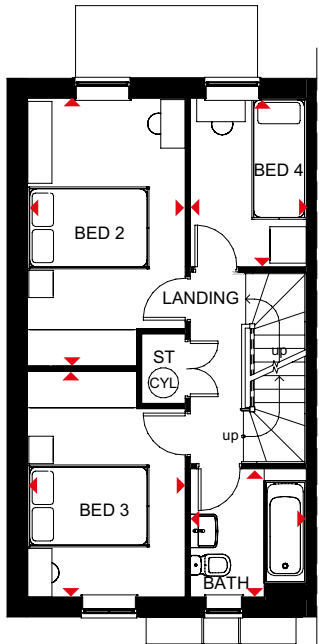
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious 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	1691 x 843mm	5'5" x 2'8"

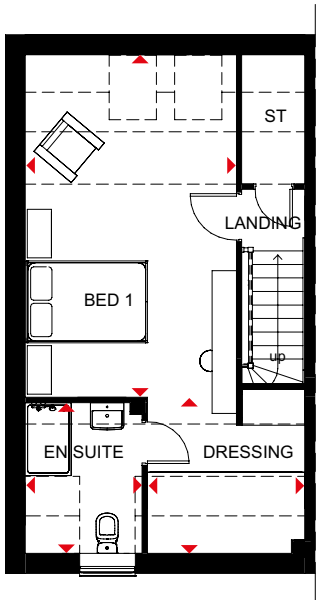
(Approximate dimensions)



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)

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

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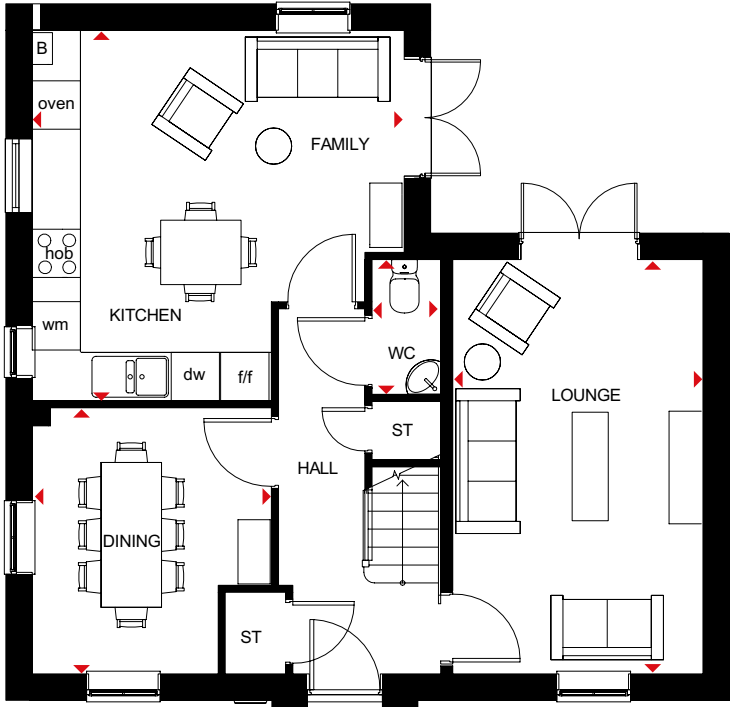


ALDERNEY

4 BEDROOM HOME



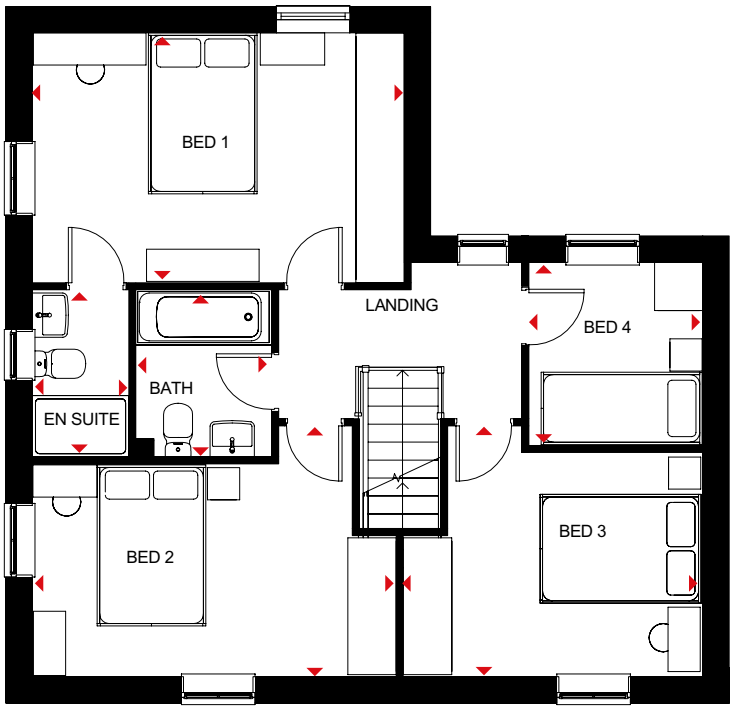
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs 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	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(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 1702mm	6'10" x 5'7"

(Approximate dimensions)

KEY

B	Boiler
ST	Store
wm	Washing machine space

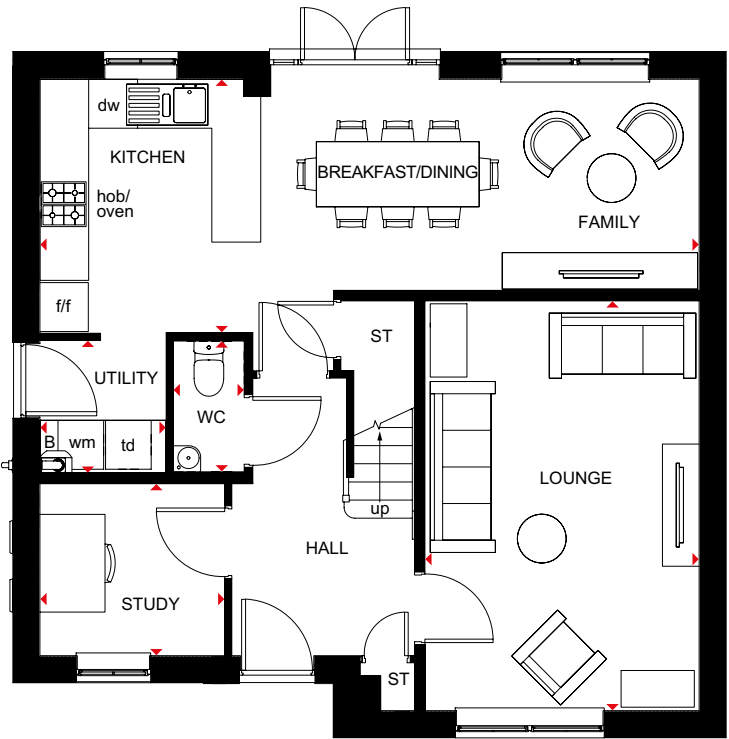
f/f	Fridge/freezer space
dw	Dishwasher space
◀▶	Dimension location

RADLEIGH

4 BEDROOM HOME



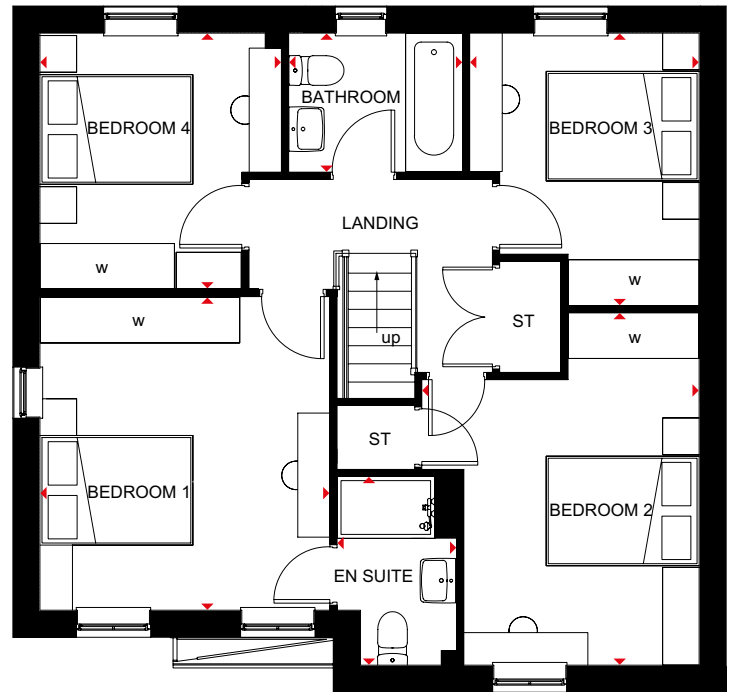
- A bright and airy family home, ideal for modern living
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility area
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the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



Ground Floor

Kitchen/ Dining/Family	8080 x 3108mm	26'6" x 10'2"
Lounge	5025 x 3360mm	16'5" x 11'0"
Utility	1634 x 1540mm	5'4" x 5'0"
Study	2260 x 2105mm	7'5" x 6'10"
WC	1621 x 850mm	5'3" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 1	3842 x 3551mm	12'7" x 11'7"
En Suite	2286 x 1465mm	7'5" x 4'8"
Bedroom 2	4334 x 3422mm	14'2" x 11'2"
Bedroom 3	3335 x 2809mm	10'11" x 9'2"
Bedroom 4	3137 x 2957mm	10'3" x 9'8"
Bathroom	2137 x 1698mm	7'0" x 5'6"

(Approximate dimensions)

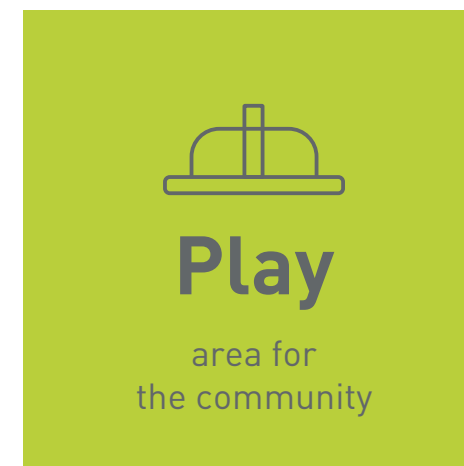
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

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.



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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