

MONKTON GARDENS

SWAN CLOSE, HEBBURN NE31 2FL



3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —

STUNNING HOMES IN A GREAT LOCATION

Once you visit Hebburn and surrounding areas you will discover that there is a lovely community feel with everything you need on your doorstep.

Monkton Gardens is conveniently located with great transport links to Newcastle's bustling city centre. In minutes you can access the A19 which easily connects you southbound to Sunderland and Durham or northbound to North Tyneside.

Nearby there are fantastic coastlines, and beautiful countryside, making it a great place for all ages to truly enjoy what the North East has to offer.





LOCAL AREA

Living at Monkton Gardens, you'll have everything you need close by. You'll find a great variety of handy amenities on your doorstep, including Morrisons and Asda.

An exciting range of pubs and cafes are a short walk away. A Fitness Centre, Lukes Lane Sports Pavilion and Monkton Stadium are also in the area.

Families will be pleased to know there's Ofsted-rated "Outstanding" and "Good" schools for all ages nearby.

OUT AND ABOUT

Take a short drive into the town centre and you will be spoilt for choice with the great selection of shops, cafes and restaurants available, making this the ideal place for first-time buyers and couples. Families will also enjoy being close to a fantastic range of 'Outstanding' schools.

Buying a new home here means you will have easy access to commuter links with 2 metro stations locally, as well as the A19 and A1 (M).



GIVING NATURE A HOME

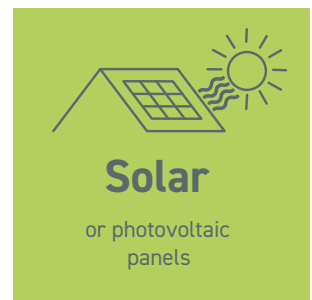
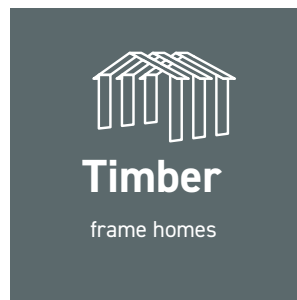
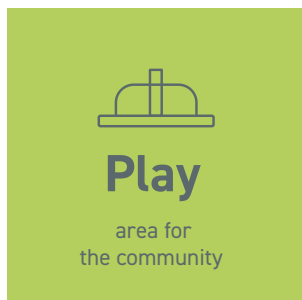
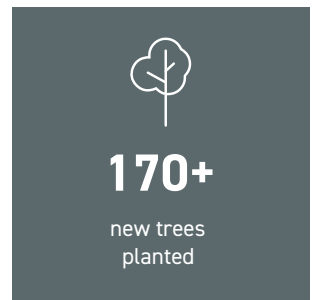
BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



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BARRATT
HOMES

MONKTON GARDENS

SITE PLAN



HALE	4 bedroom detached house
RADLEIGH	4 bedroom detached house
ALDERNEY	4 bedroom detached house
KENNFORD	4 bedroom detached house
KINGSLEY	4 bedroom detached house
LOCKTON	3 bedroom terraced house
DENBY	3 bedroom detached house
MORESBY	3 bedroom detached / semi-detached house
ELLERTON	3 bedroom semi-detached / terraced house

- SUDs basin
- Grassland
- Scrub / existing trees
- Scrub / parkland
- Species rich grassland
- Path
- Existing trees
- New trees
- Hedge
- Bird box
- Bat box

Discounted Market Value / First Home	
	Discounted Market Value 3 bedroom semi-detached house
	First Homes 3 bedroom semi-detached house

Affordable Housing

Affordable Housing

All plots built to new regulations and include increased energy efficiency as standard. Features including PV panels and other energy efficiency benefits may vary by plot. Please speak to your Sales Adviser for more information.

** Properties built in stone.

ELLERTON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



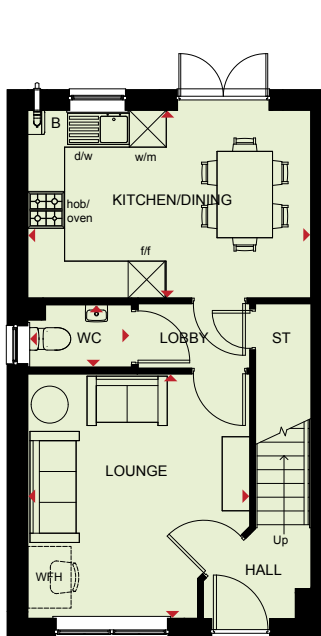
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

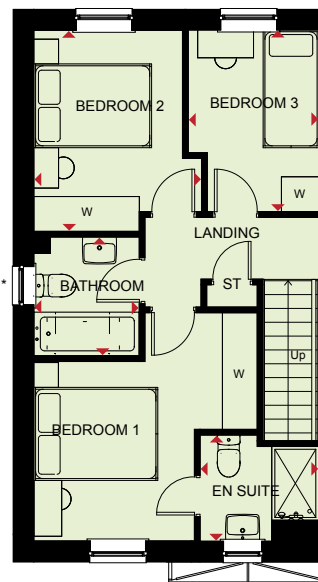


Ground Floor

Lounge	3605 x 3967 mm	11'10" x 13'0"
Kitchen	4593 x 3048 mm	15'1" x 10'0"
WC	1668 x 1016 mm	5'6" x 3'4"

(Approximate dimensions)

for details on individual plans.



First Floor

Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

(Approximate dimensions)

for details on individual plans.

KEY

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



MORESBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



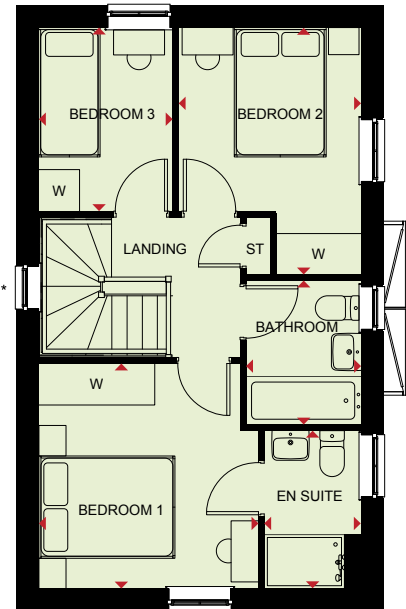
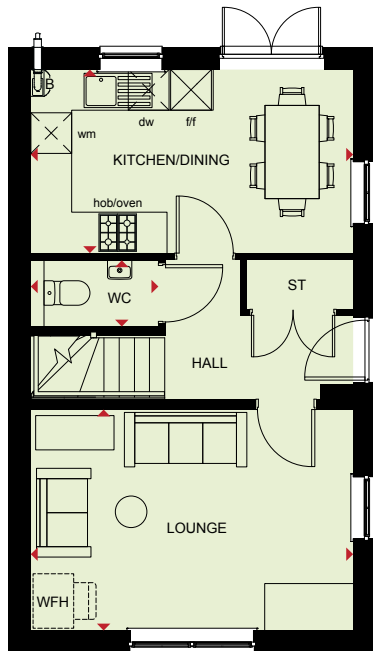
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"

First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 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"

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

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



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



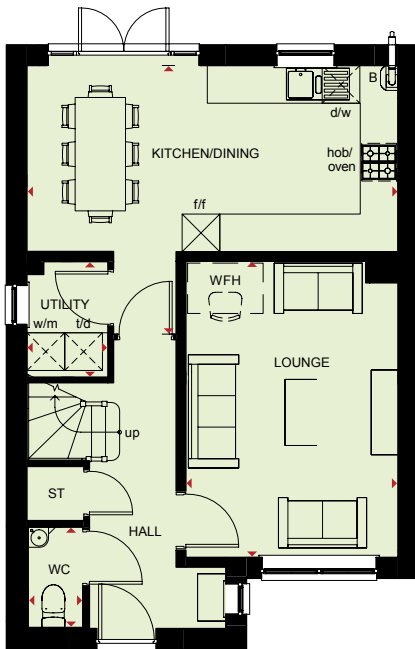
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

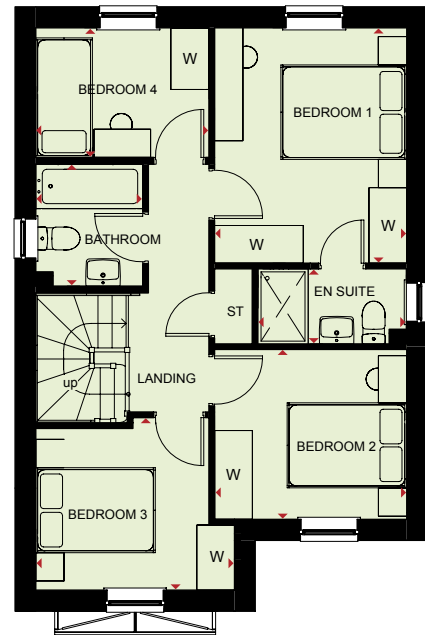


Highly-efficient insulation



Ground Floor

Lounge	3370 x 4705 mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268 mm	19'4" x 14'0"
Utility	1287 x 1836 mm	4'3" x 6'0"
WC	865 x 1593 mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740 mm	10'0" x 12'3"
En suite	2361 x 1194 mm	7'9" x 3'11"
Bedroom 2	3054 x 2700 mm	10'0" x 8'10"
Bedroom 3	3160 x 2742 mm	10'4" x 9'0"
Bedroom 4	2754 x 2060 mm	9'0" x 6'9"
Bathroom	1700 x 1937 mm	5'7" x 6'4"

KEY

B Boiler
ST Store
wm Washing machine space

td Tumble dryer space
dw Dishwasher space
f/f Fridge/freezer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



ALDERNEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



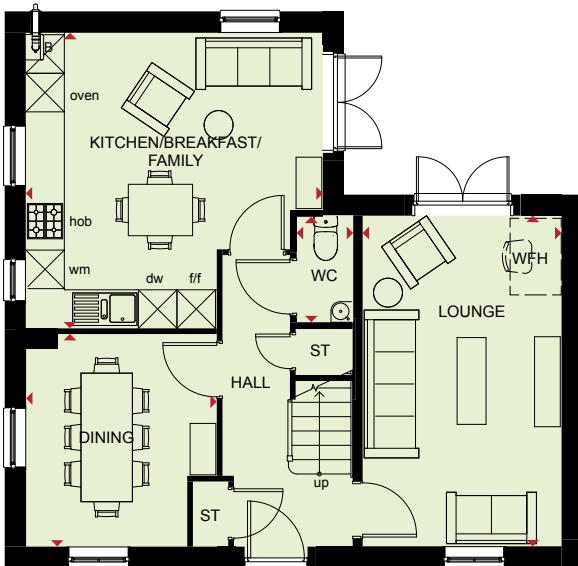
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

(Approximate dimensions)

First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

(Approximate dimensions)

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



HALE

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



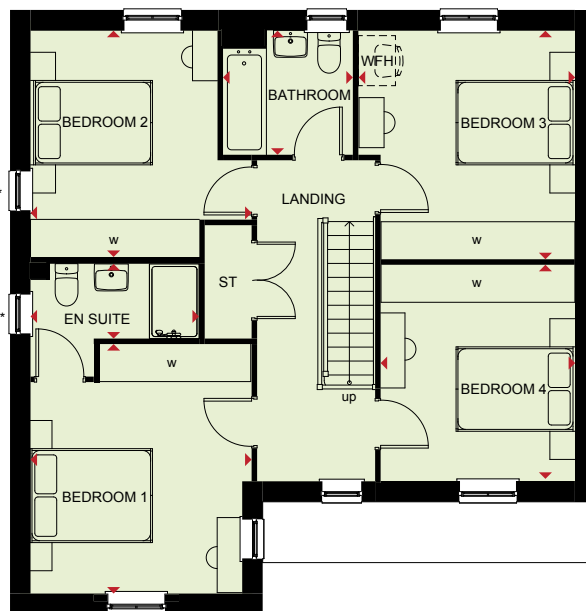
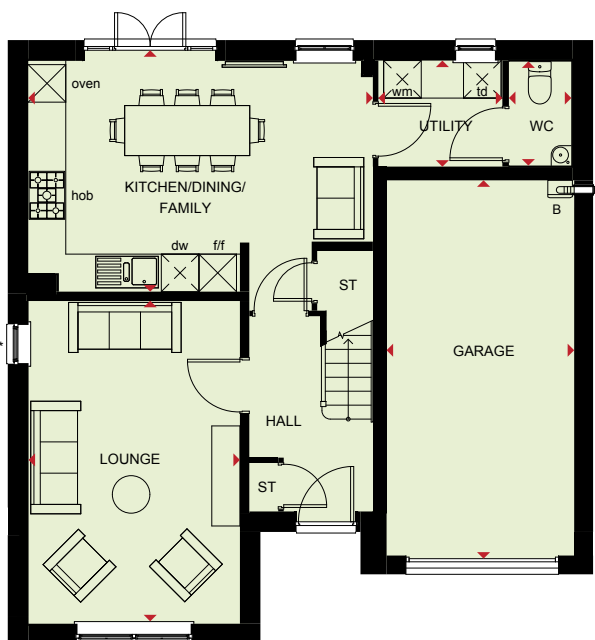
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3380 x 5160 mm	11'1" x 16'11"
Kitchen/Dining/Family	5511 x 3995 mm	18'1" x 13'1"
Utility	1982 x 1696 mm	6'6" x 5'7"
WC	997 x 1662 mm	3'3" x 5'5"
Garage	3000 x 6000 mm	9'10" x 19'8"

(Approximate dimensions)

on individual plots

First Floor

Bedroom 1	3536 x 3990 mm	11'7" x 13'1"
En suite	2698 x 1804 mm	8'10" x 5'11"
Bedroom 2	3536 x 3617 mm	11'7" x 11'10"
Bathroom	2076 x 1989 mm	6'10" x 6'6"
Bedroom 3	3463 x 3655 mm	11'4" x 12'0"
Bedroom 4	3107 x 3458 mm	10'2" x 11'4"

on individual plots

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space	WFH	Working from home space		
	BH	Bulkhead	f/f	Fridge/freezer space	W	Wardrobe space		



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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0333 355 8470

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



BARRATT
HOMES

BD W005440/NOV24