

CENTURION VILLAGE

ASTON WAY, LEYLAND, LANCASHIRE PR26 6TD



A RANGE OF THREE AND FOUR 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^.

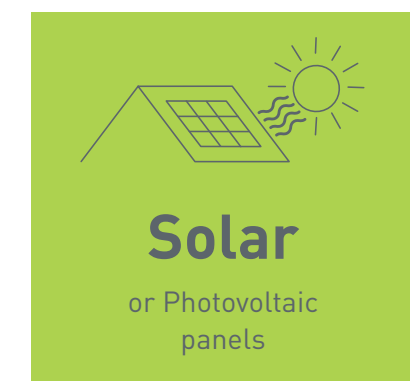
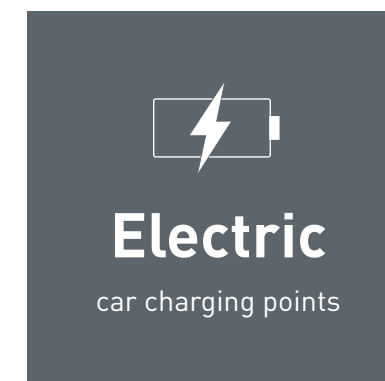
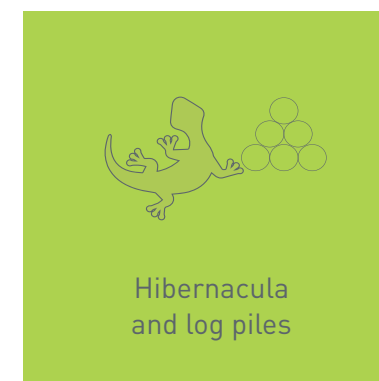
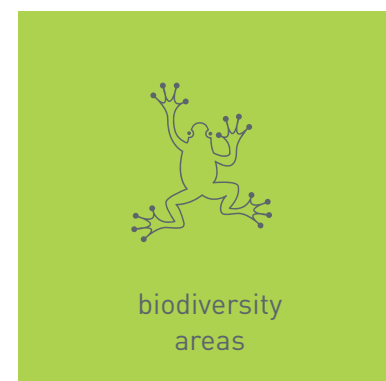
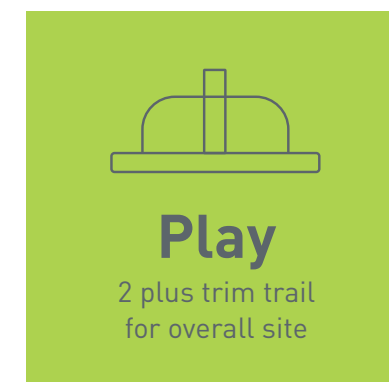
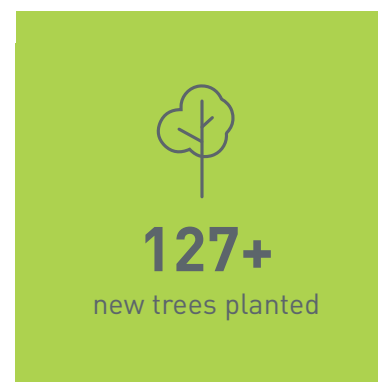
Find out more, talk to one of our Sales Advisers today.

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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

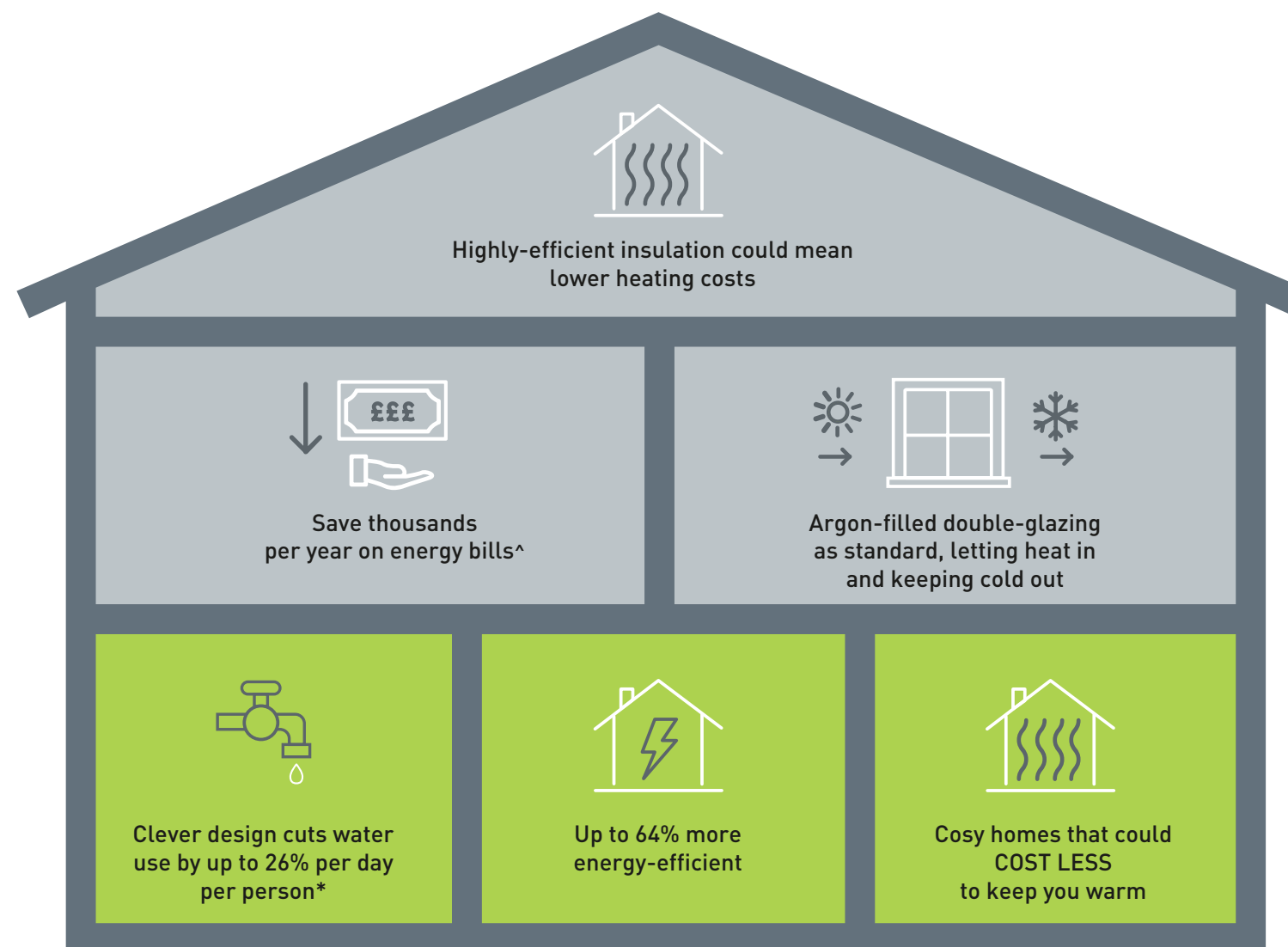
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.

CENTURION VILLAGE

MASTERPLAN

KEY

- David Wilson Homes Phase 3
- Barratt Developments Centurion Point
- David Wilson Homes Phase 4
- Barratt Developments Centurion Centre
- Barratt Developments Centurion Woodland View

Footpath/Cycle/Bridleway

- ⋮ Proposed bus stops
- ⋮ Play area locations
- Primary spine road



CENTURION PARK, LEYLAND

Longmeanygate, Midge Hall, Leyland, Lancashire PR26 6TD

KEY

- Alderney

4 bedroom home
- Thornton

4 bedroom home
- Hale

4 bedroom home
- Chester

4 bedroom home
- Woodcote

4 bedroom home
- Kingsville

3/4 bedroom home
- Ellerton

3 bedroom home
- Moresby

3 bedroom home
- Maidstone

3 bedroom home
- Lutterworth

3 bedroom home
- Affordable homes



House Sparrow
Nesting Terrace



Nest Brick



Bat Tube



Swift Nesting Brick



Electric Vehicle
Charging Points



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

CENTURION CENTRE, LEYLAND

Longmeanygate, Midge Hall, Leyland, Lancashire PR26 6TD

KEY

- Woodcote 4 bedroom home
- Thornton 4 bedroom home
- Kingsley 4 bedroom home
- Kennford 4 bedroom home
- Kingsville 3/4 bedroom home
- Alderney 4 bedroom home
- Lutterworth 3 bedroom home
- Moresby 3 bedroom home
- Maidstone 3 bedroom home
- Ellerton 3 bedroom home
- Affordable homes
- Stone Feature



LOCAL CENTRE

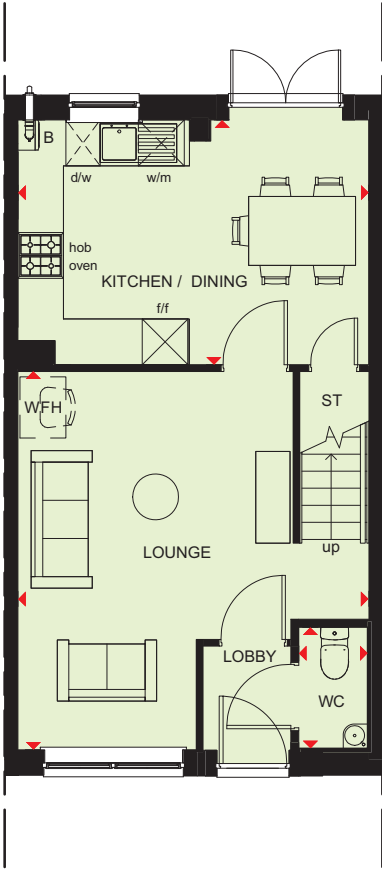
Positioning of our sustainability features are subject to change.
Speak to a Sales Adviser for more information.

barratthomes.co.uk



MAIDSTONE

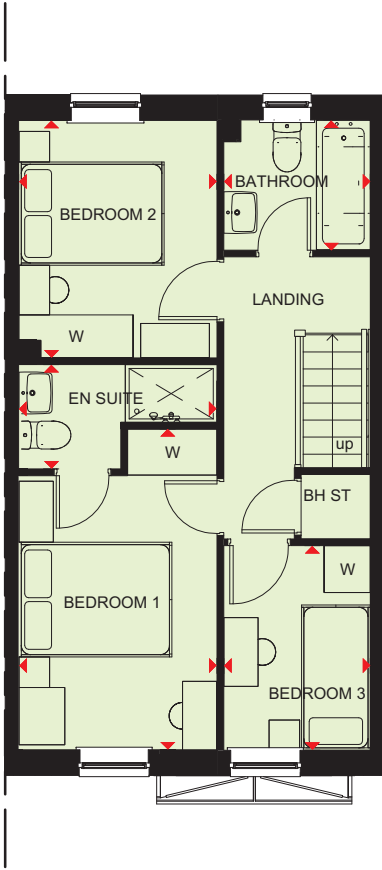
3 BEDROOM TERRACED HOME



Ground Floor

Lounge	4600 x 4950mm	15'1" x 16'3"
Kitchen/Dining	4595 x 3202mm	15'1" x 10'6"
WC	901 x 1586mm	2'11" x 5'2"

[Approximate dimensions]



First Floor

Bedroom 1	2595 x 4199mm	8'6" x 13'9"
En suite	2595 x 1365mm	8'6" x 4'6"
Bedroom 2	2595 x 3107mm	8'6" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

[Approximate dimensions]



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

KEY
B Boiler
ST Store
BH/ST Bulkhead Store

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

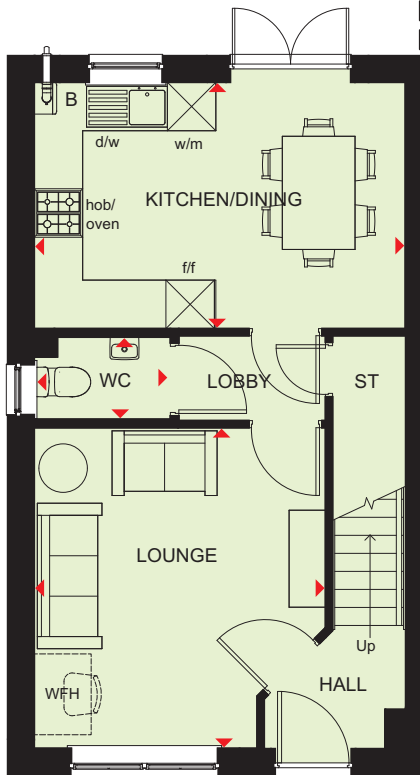
WFH Working from home space
W Wardrobe space
◀▶ Dimension location



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ELLERTON

3 BEDROOM HOME

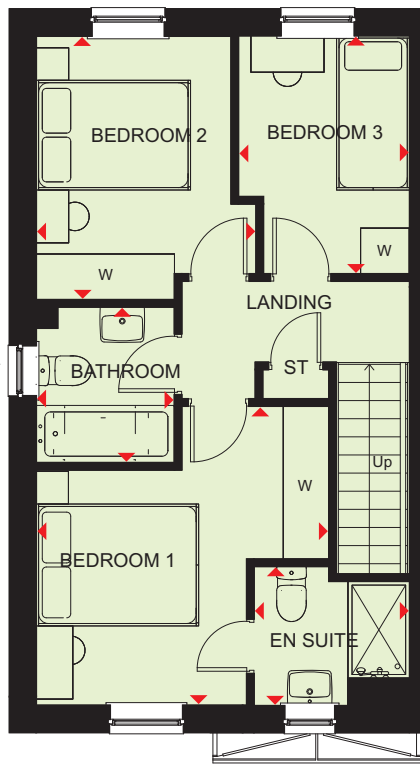


Ground Floor

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

(Approximate dimensions)

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



First Floor

Bedroom 1	3605 x 3683mm	11'10" x 12'1"
En suite	1918 x 1716mm	6'3" x 5'8"
Bedroom 2	2708 x 3245mm	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)

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



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location



LUTTERWORTH

3 BEDROOM DETACHED HOME



Ground Floor		
Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen/Dining	4278 x 5385 mm	14'0" x 17'8"
WC	994 x 1504 mm	3'3" x 4'11"

[Approximate dimensions]



First Floor		
Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En Suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3406 x 3158 mm	11'2" x 10'4"
Bedroom 3	3542 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

[Approximate dimensions]

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery

Smart Thermostat

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation

KEY

B Boiler

ST Store

f/f Fridge/freezer space

wm Washing machine space

dw Dishwasher space

WFH Working from home space

W Wardrobe space

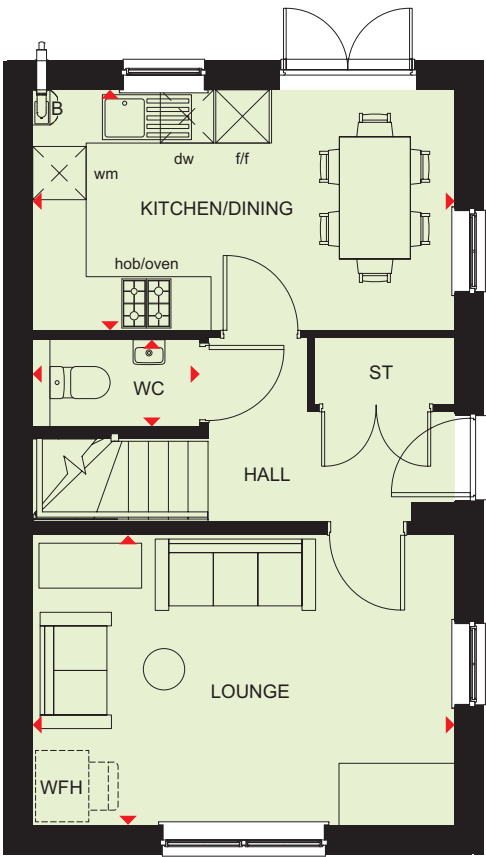
◀ ▶ Dimension location



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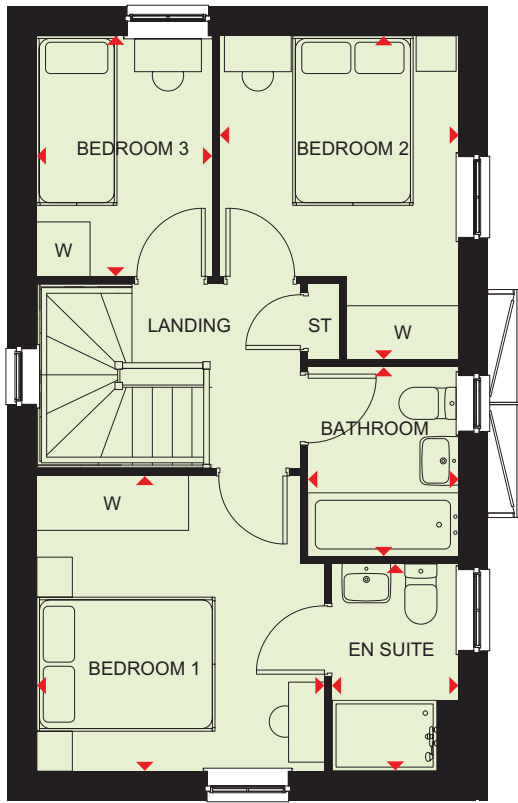
MORESBY

3 BEDROOM HOME



Ground Floor

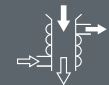
Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



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



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

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		



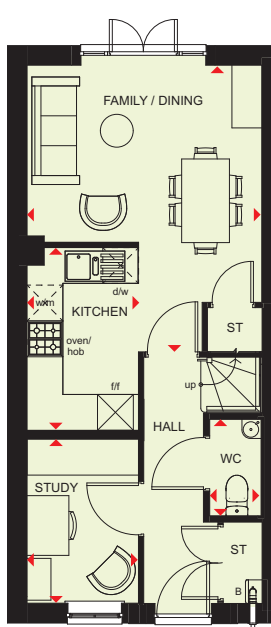
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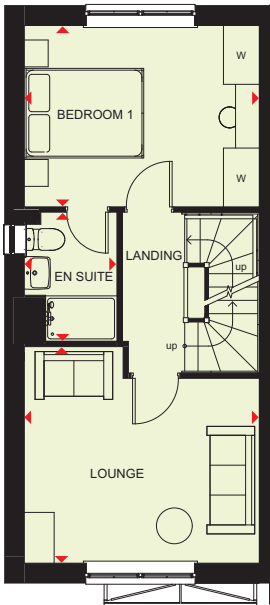
KINGSVILLE

3/4 BEDROOM HOME



Ground Floor

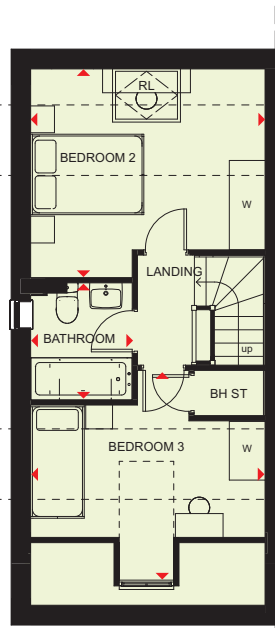
Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"



First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

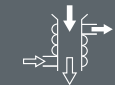
* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

KEY

B	Boiler	d/w	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
w/m	Washing machine space	BH/ST	Bulkhead Store		



BARRATT
HOMES

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ALDERNEY

4 BEDROOM DETACHED HOME



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"

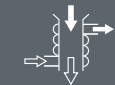
(Approximate dimensions)



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)



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Smart Thermostat



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Highly-efficient
insulation

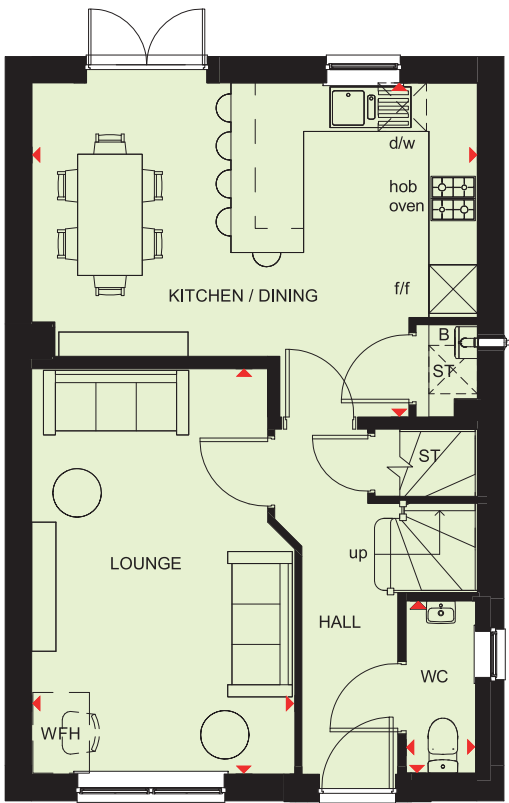
KEY

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		



CHESTER

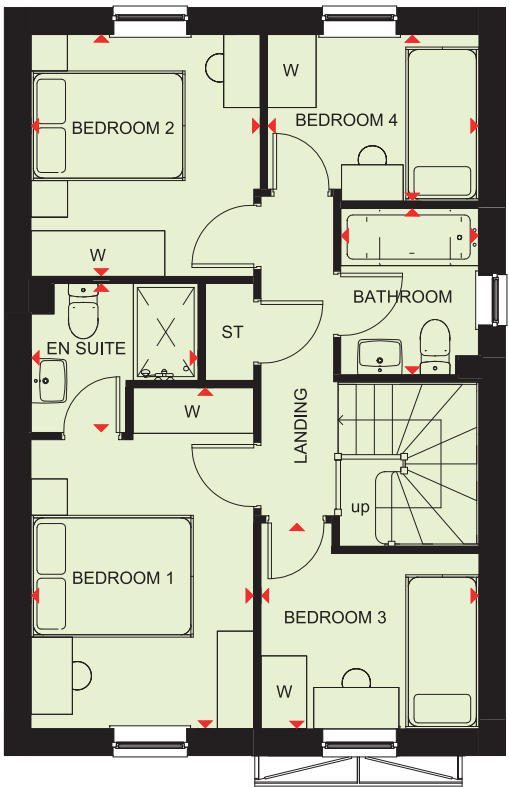
4 BEDROOM DETACHED HOME



Ground Floor

Lounge	3259 x 5016 mm	10'8" x 16'5"
Kitchen/Dining	5515 x 4135 mm	18'1" x 13'7"
WC	860 x 2130 mm	2'10" x 7'0"

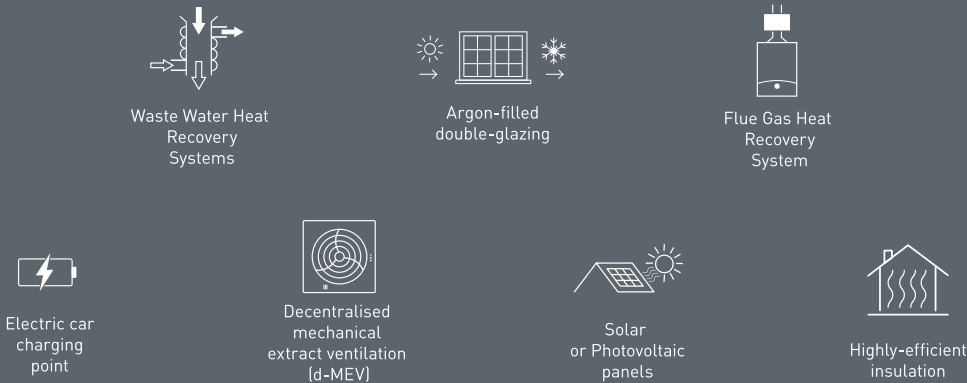
(Approximate dimensions)



First Floor

Bedroom 1	2746 x 4200 mm	9'0" x 13'9"
En Suite	2053 x 1835 mm	6'9" x 6'0"
Bedroom 2	2826 x 2981 mm	9'3" x 9'9"
Bedroom 3	2686 x 2537 mm	8'10" x 8'4"
Bedroom 4	2606 x 2055 mm	8'7" x 6'9"
Bathroom	1698 x 2048 mm	5'7" x 6'9"

(Approximate dimensions)



- KEY**
- B Boiler
 - ST Store
 - d/w Dishwasher space

- f/f Fridge/freezer space
- WFH Working from home space
- ◀▶ Dimension location

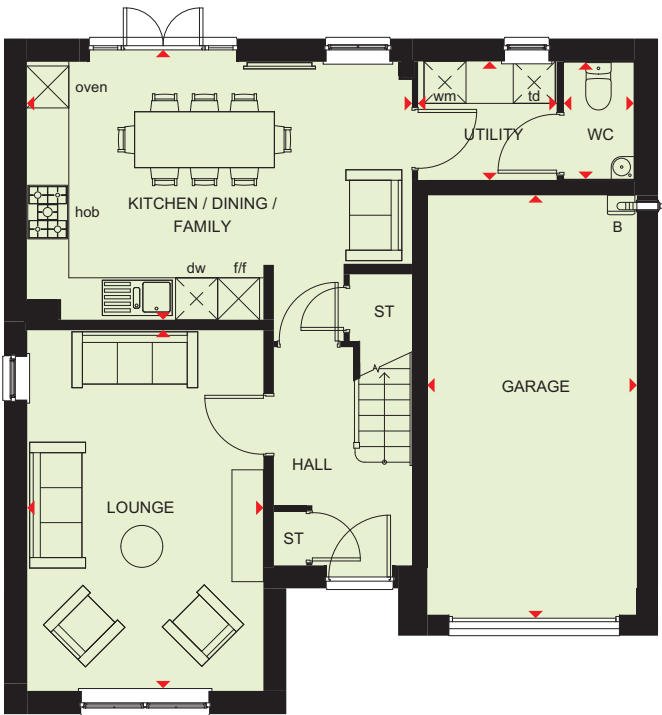


BARRATT
HOMES

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HALE

4 BEDROOM DETACHED HOME

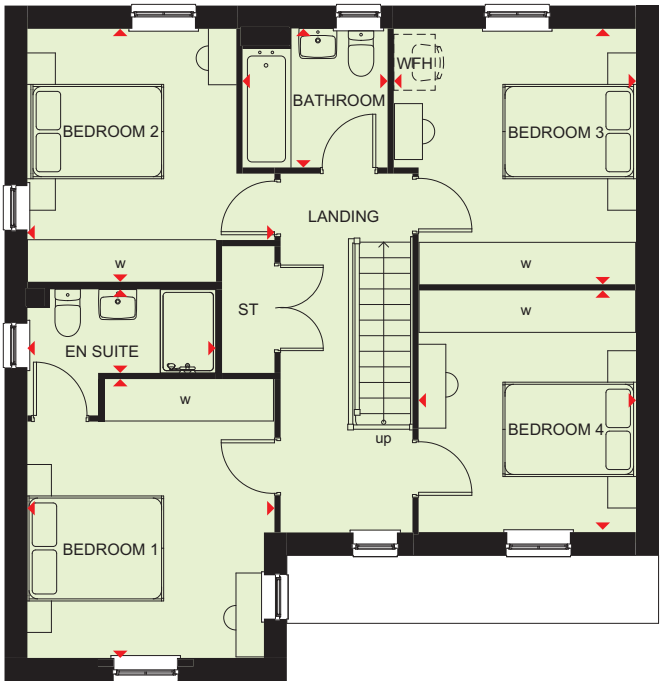


Ground Floor

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)

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

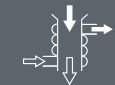


First Floor

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"

(Approximate dimensions)

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



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

KEY

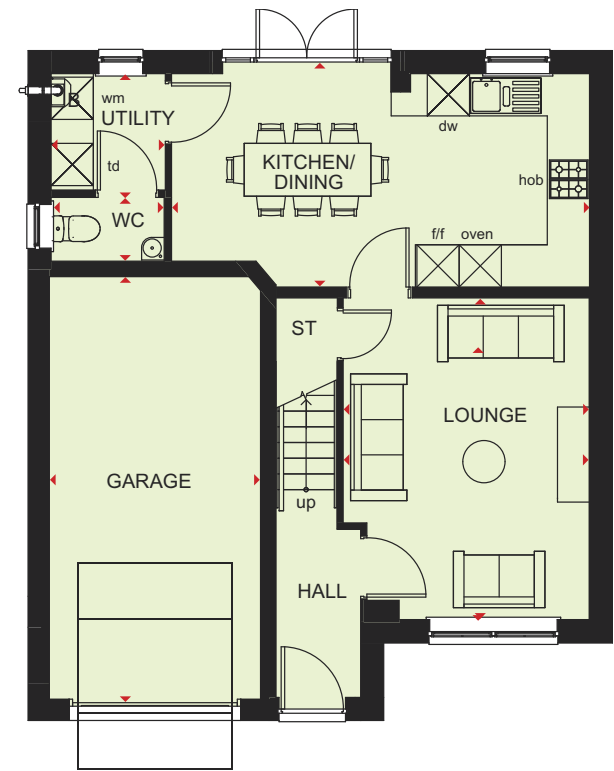
B	Boiler	BH/ST	Bulkhead Store	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	wm	Washing machine space	td	Tumble dryer space	◀ ▶	Dimension location
BH	Bulkhead	dw	Dishwasher space	WFH	Working from home space		



BARRATT
HOMES

KENNFORD

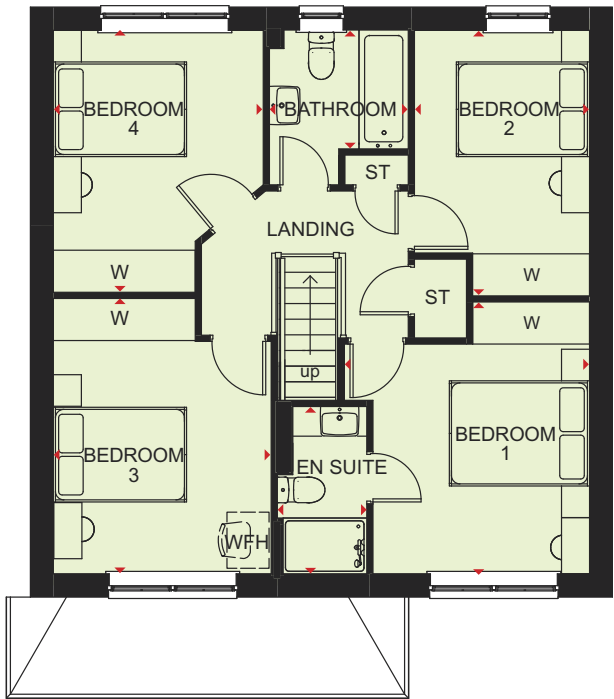
4 BEDROOM HOME



Ground Floor

Lounge	3495 x 4568mm	11'6" x 15'0"
Kitchen/Dining	5938 x 3030mm	19'6" x 9'11"
WC	1589 x 889mm	5'3" x 2'11"
Utility	1623 x 1652mm	5'4" x 5'5"
Garage	3000 x 6000mm	9'10" x 19'8"

(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3874mm	11'6" x 12'9"
En Suite	1276 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3786mm	8'2" x 12'5"
Bedroom 3	3107 x 3926mm	10'2" x 12'11"
Bedroom 4	2994 x 3734mm	9'10" x 12'3"
Bathroom	1980 x 2208mm	6'6" x 7'3"

(Approximate dimensions)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

KEY

B Boiler
ST Store
wm Washing machine space

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

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



KINGSLEY

4 BEDROOM HOME



EPC rating AB



Argon filled double-glazing



Electric car charging point



Flue Gas Heat Recovery System



Highly-efficient insulation



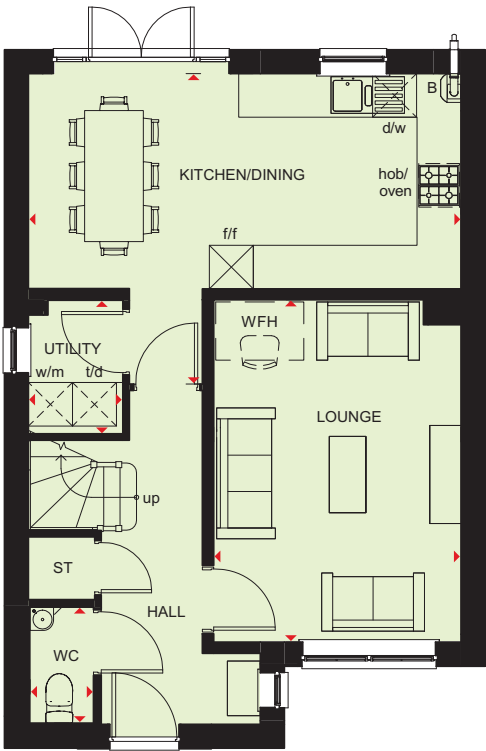
Solar or Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)

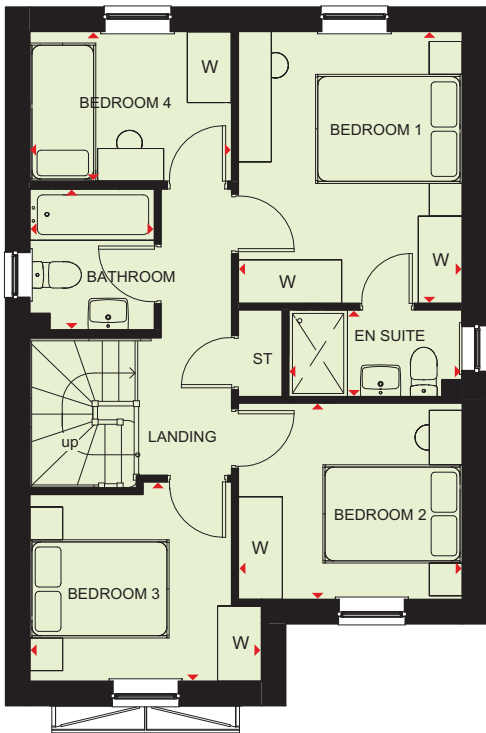


Waste Water Heat Recovery Systems



Ground Floor

Lounge	3362 x 4685 mm	11'0" x 15'4"
Kitchen/Dining	5854 x 4245 mm	19'2" x 13'11"
Utility	1273 x 1839 mm	4'2" x 6'0"
WC	856 x 1580 mm	2'9" x 5'2"



First Floor

Bedroom 1	3040 x 3747 mm	9'11" x 12'3"
En suite	2352 x 1194 mm	7'8" x 3'11"
Bedroom 2	3040 x 2676 mm	9'11" x 8'9"
Bedroom 3	3132 x 2733 mm	10'3" x 8'11"
Bedroom 4	2740 x 2071 mm	8'11" x 6'9"
Bathroom	1686 x 1957 mm	5'6" x 6'5"

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

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



THORNTON

4 BEDROOM DETACHED HOME



EPC rating AB



Argon filled double-glazing



Electric car charging point



Flue Gas Heat Recovery System



Highly-efficient insulation



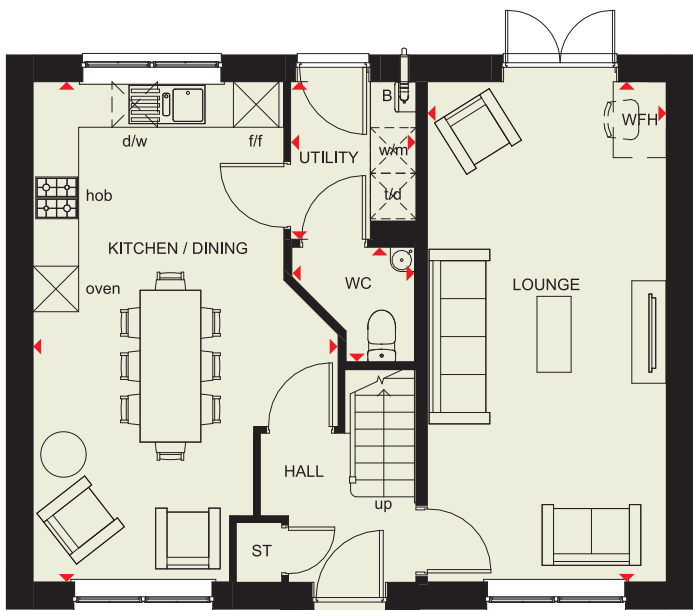
Solar or Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)



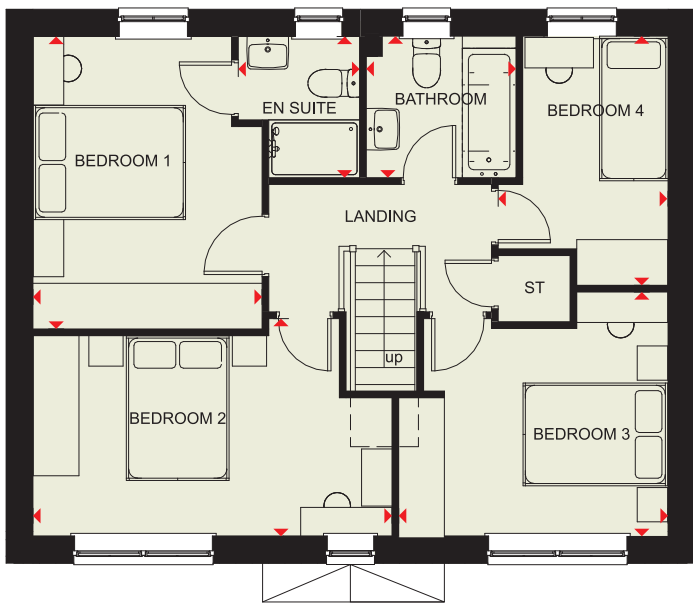
Waste Water Heat Recovery Systems



Ground Floor

Lounge	3158 x 6549 mm	10'4" x 21'5"
Kitchen/Dining	3993 x 6549 mm	13'1" x 21'5"
WC	1618 x 1508 mm	5'3" x 4'11"
Utility	1652 x 2053 mm	5'5" x 6'8"

(Approximate dimensions)



First Floor

Bedroom 1	2997 x 3833 mm	9'9" x 12'6"
En Suite	1594 x 1846 mm	5'2" x 6'0"
Bedroom 2	4732 x 2871 mm	15'6" x 9'5"
Bedroom 3	3525 x 3220 mm	11'6" x 10'6"
Bedroom 4	2218 x 3259 mm	7'3" x 10'8"
Bathroom	1967 x 1846 mm	6'5" x 6'0"

KEY

B Boiler
ST Store
wm Washing machine space

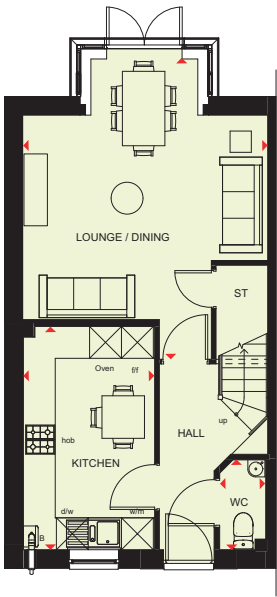
f/f Fridge freezer space
dw Dishwasher space
td Tumble dryer space

◀▶ Dimension location



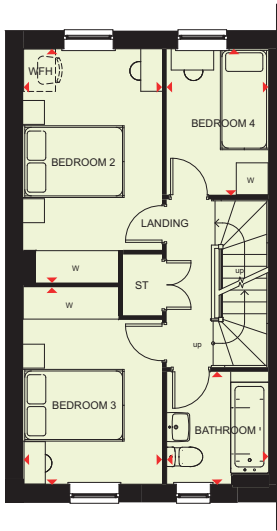
WOODCOTE

4 BEDROOM SEMI-DETACHED HOME



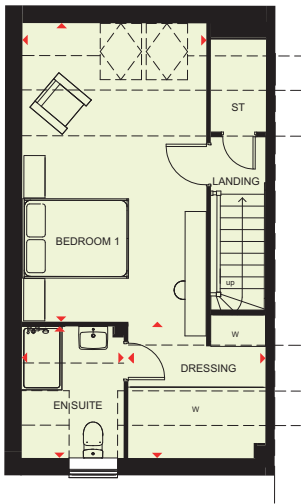
Ground Floor

Lounge / dining	4603 x 5645 mm	15'1" x 18'6"
Kitchen	2481 x 4211 mm	8'2" x 13'10"
WC	860 x 1692 mm	2'10" x 5'7"



First Floor

Bedroom 2	2608 x 4409 mm	8'7" x 14'6"
Bedroom 3	2608 x 3717 mm	8'7" x 12'2"
Bedroom 4	1912 x 2779 mm	6'3" x 9'1"
Bathroom	1912 x 2112 mm	6'3" x 6'11"



Second Floor

Bedroom 1	3482 x 5645 mm	11'5" x 18'6"
Dressing	2594 x 2574 mm	8'6" x 8'5"
En Suite	1926 x 2486 mm	6'4" x 8'2"



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

KEY

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



BARRATT
HOMES

www.barratthomes.co.uk centurionvillage@barratthomes.co.uk

Contact the development direct on **0333 3558 474**