

# WADDOW HEIGHTS

WADDINGTON ROAD, CLITHEROE BB7 2JD



A RANGE OF THREE AND FOUR BEDROOM HOMES

# 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

Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty† as standard.

### 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.

\*\*Figure produced by the Zero Carbon Hub, a non profit company with responsibility for developing homes to zero carbon standards by 2016.

Images may include optional upgrades.

Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

^^[http://www.hbf.co.uk/fileadmin/documents/members/Factsheets/HBFfact\\_sheets\\_web.pdf](http://www.hbf.co.uk/fileadmin/documents/members/Factsheets/HBFfact_sheets_web.pdf)



### 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

Every home we build is sustainable and energy-efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being up to 65%^^ more energy-efficient than a Victorian house of the same style. As a result, you could save a staggering £1,410\*\* per year on your energy bill.

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

# WADDOW HEIGHTS, CLITHEROE

WADDINGTON ROAD, CLITHEROE BB7 2JD

## KEY

- BUCHANAN 3 bedroom home
- MAIDSTONE 3 bedroom home
- MORESBY 3 bedroom home
- WOODBURY 3 bedroom home
- ALDERNEY 4 bedroom home
- KINGSLEY 4 bedroom home
- RIPON 4 bedroom home

- Ⓢ - Stone exterior finish
- Ⓡ - Render exterior finish
- SS - Sub Station

- AFFORDABLE RENTED UNITS
- AFFORDABLE SHARED OWNERSHIP
- ★ SALES CENTRE & SHOW HOMES



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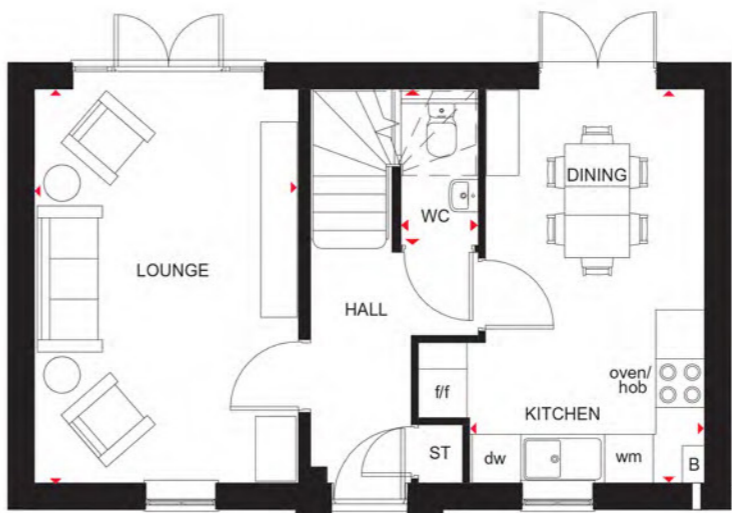


Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Waddow Heights is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. SP425264

## 3 BEDROOM DETACHED HOME



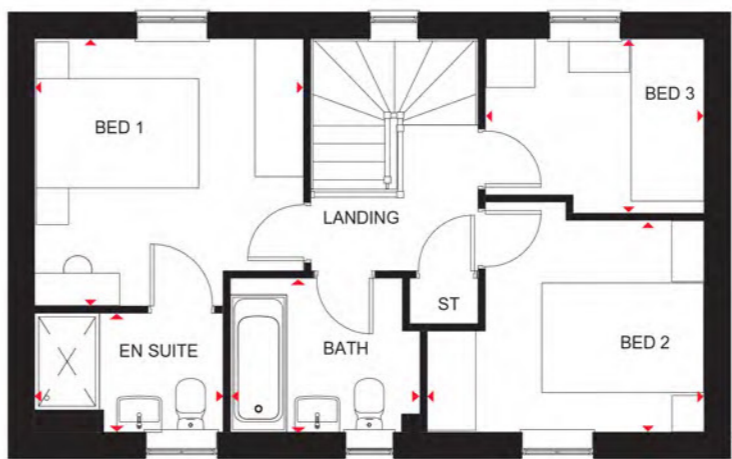
- Oversized windows maximise natural light in this attractive three bedroom detached home
- Spacious, dual-aspect lounge and open-plan kitchen with dining area, both opening onto the rear garden, provide a great home for the family with plenty of space to entertain
- Two double bedrooms, the master with en suite, a single bedroom and family bathroom are on the first floor



### Ground Floor

|                |               |                |
|----------------|---------------|----------------|
| Lounge         | 4848 x 3253mm | 15'11" x 10'8" |
| Kitchen/Dining | 4858 x 3251mm | 15'11" x 10'8" |
| WC             | 1746 x 950mm  | 5'9" x 3'1"    |

[Approximate dimensions]



### First Floor

|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 1 | 3312 x 3292mm | 10'11" x 10'10" |
| En Suite  | 2322 x 1468mm | 7'7" x 4'10"    |
| Bedroom 2 | 3413 x 2836mm | 11'2" x 9'4"    |
| Bedroom 3 | 2696 x 2150mm | 8'10" x 7'1"    |
| Bathroom  | 2335 x 1900mm | 7'8" x 6'3"     |

[Approximate dimensions]

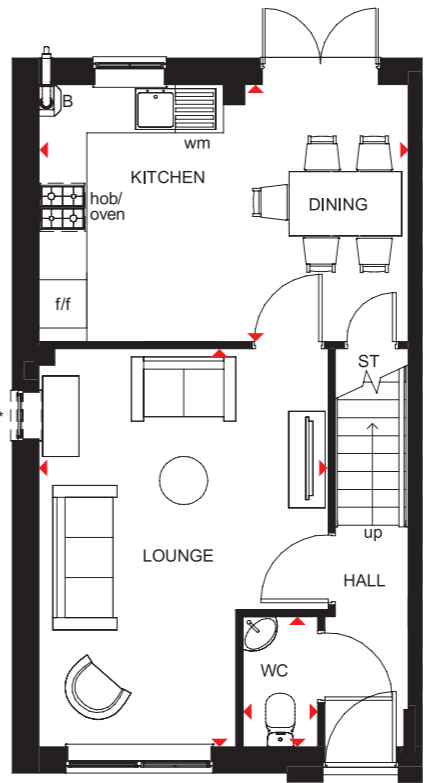
|            |    |                       |     |                      |
|------------|----|-----------------------|-----|----------------------|
| <b>KEY</b> | B  | Boiler                | f/f | Fridge/freezer space |
|            | ST | Store                 | dw  | Dishwasher space     |
|       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

# MAIDSTONE

## 3 BEDROOM SEMI-DETACHED 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

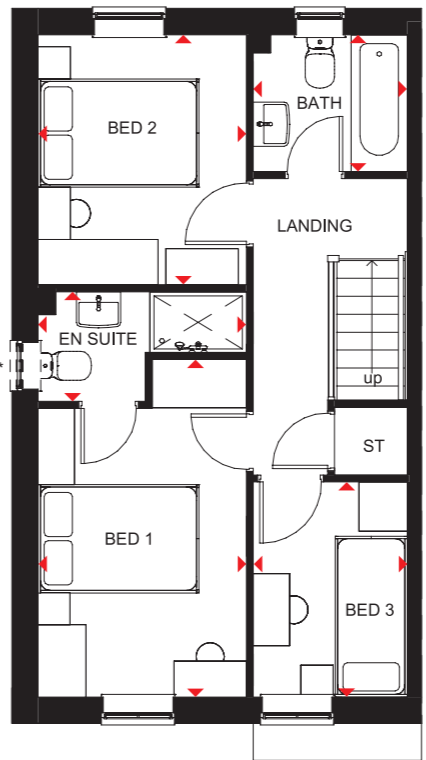


### Ground Floor

|                |               |                |
|----------------|---------------|----------------|
| Lounge         | 4955 x 3604mm | 16'3" x 11'10" |
| Kitchen/Dining | 3202 x 4598mm | 10'6" x 15'1"  |
| WC             | 932 x 1620mm  | 3'1" x 5'4"    |

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

[Approximate dimensions]

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

**KEY**

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

f/f Fridge/freezer space  
◀▶ Dimension location

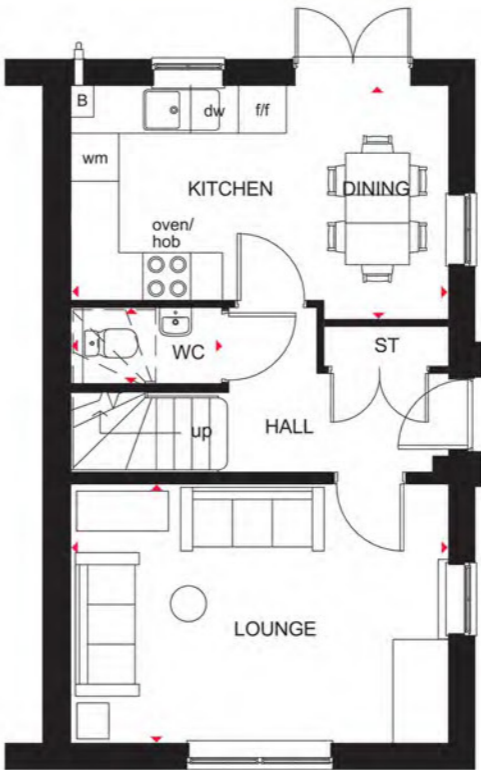
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3 BEDROOM END-TERRACED HOME



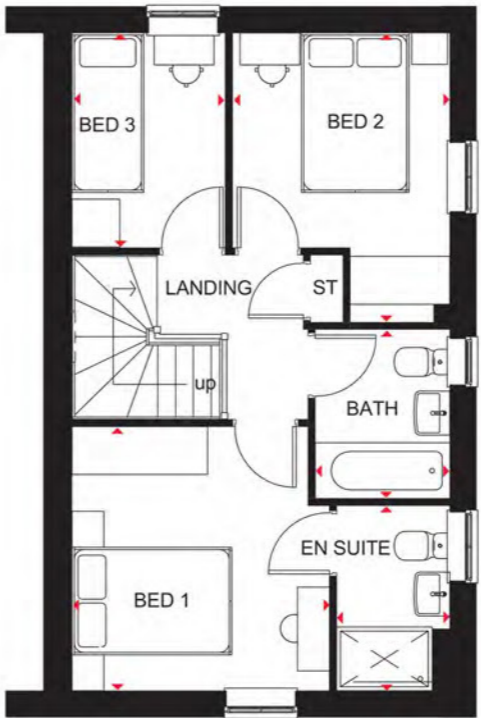
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- First floor features two double bedrooms with en suite to master bedroom
- Single bedroom and family bathroom also located on first floor



Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 4737 x 3250mm | 15'6" x 10'8" |
| Kitchen/Dining | 4737 x 2933mm | 15'6" x 9'7"  |
| WC             | 1894 x 945mm  | 6'3" x 3'1"   |

[Approximate dimensions]



First Floor

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 3229 x 3312mm | 10'7" x 10'10" |
| En Suite  | 2322 x 1421mm | 7'7" x 4'8"    |
| Bedroom 2 | 2682 x 3628mm | 8'10" x 11'11" |
| Bedroom 3 | 2696 x 1968mm | 8'10" x 6'5"   |
| Bathroom  | 2120 x 1688mm | 6'11" x 5'6"   |

[Approximate dimensions]

**KEY**

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

|     |                      |
|-----|----------------------|
| f/f | Fridge/freezer space |
| dw  | Dishwasher space     |
| ↔   | Dimension location   |

# THE WOODBURY

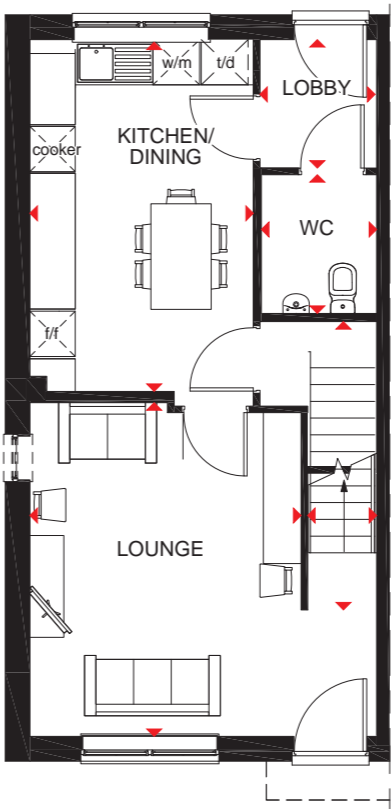
## THREE BEDROOM HOME



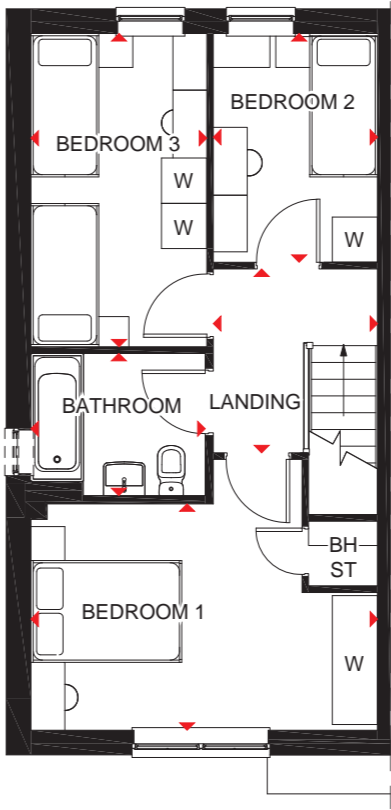
Individual plots may vary, please speak to the Sales Adviser



- Modern living and functional fashion ensures a warm welcome with a brightly lit entrance hall and lounge.
- The kitchen, with its open-plan layout leads out to the rear garden.
- Upstairs you will be greeted by the spacious master bedroom, a further single and double bedroom alongside the family bathroom.



| Ground Floor   |                |               |
|----------------|----------------|---------------|
| Lounge         | 3595 x 4423 mm | 11'9" x 14'6" |
| Kitchen/Dining | 2962 x 4662 mm | 9'8" x 15'3"  |
| WC             | 1526 x 1838 mm | 5'0" x 6'0"   |
| Lobby          | 1548 x 1702 mm | 5'0" x 5'7"   |
| Stairwell      | 914 x 3821 mm  | 2'11" x 12'6" |



| First Floor |                |               |
|-------------|----------------|---------------|
| Bedroom 1   | 4598 x 3001 mm | 15'1" x 9'10" |
| Bedroom 2   | 2178 x 3032 mm | 7'1" x 9'11"  |
| Bedroom 3   | 2332 x 4152 mm | 7'7" x 13'7"  |
| Bathroom    | 2311 x 1885 mm | 7'6" x 6'2"   |
| Landing     | 2178 x 2437 mm | 7'1" x 7'11"  |

(Approximate dimensions)

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

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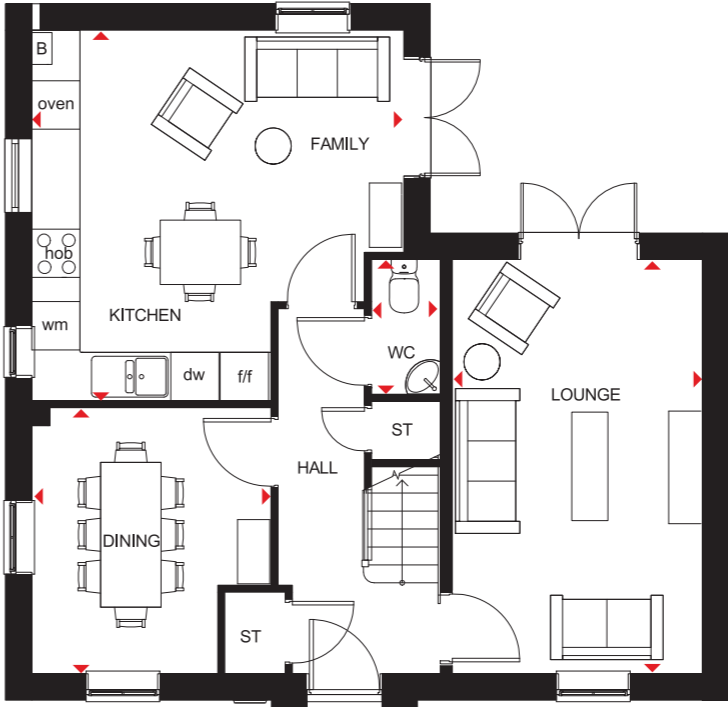


# ALDERNEY

## 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 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**

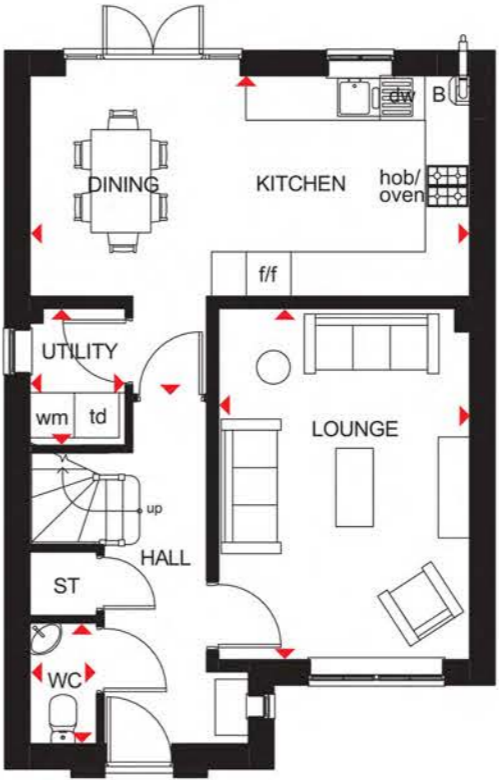
|    |                       |
|----|-----------------------|
| B  | Boiler                |
| ST | Store                 |
| wm | Washing machine space |

|     |                      |
|-----|----------------------|
| f/f | Fridge/freezer space |
| dw  | Dishwasher space     |
| ◄►  | Dimension location   |

4 BEDROOM DETACHED HOME



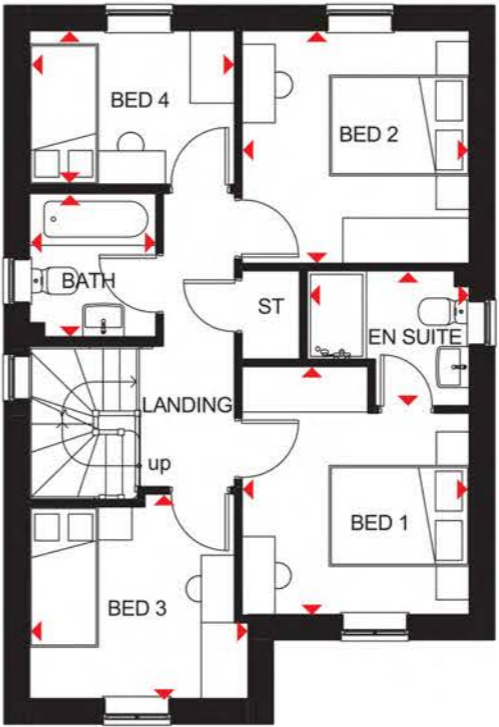
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden; there is also a separate utility room
- The spacious lounge is a great place for the family to relax in
- Upstairs are two double bedrooms, the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



Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 3370 x 4710mm | 11'1" x 15'5" |
| Kitchen/Dining | 5895 x 4268mm | 19'4" x 14'0" |
| WC             | 904 x 1627mm  | 3'0" x 5'4"   |
| Utility        | 1287 x 1841mm | 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 | 2935 x 2747mm | 9'8" 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   |    |                    |

FOUR BEDROOM DETACHED HOME



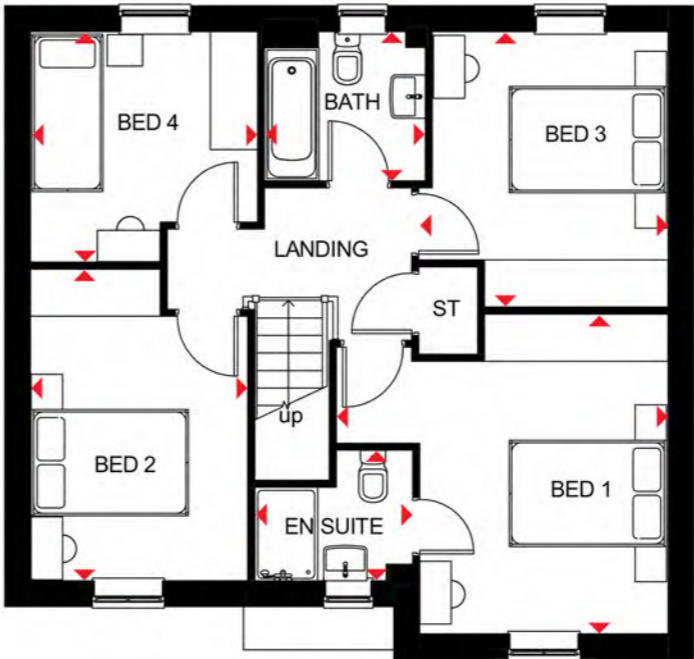
- Bright and spacious four bedroom family home with oversized windows allowing light to flow through
- As well as a generous lounge, the open-plan kitchen with dining area provides room for all the family to enjoy. There is also a separate utility
- Upstairs are three double bedrooms, master with en suite, a single bedroom and family bathroom



Ground Floor

|                |               |                |
|----------------|---------------|----------------|
| Lounge         | 4898 x 3287mm | 16'1" x 10'9"  |
| Kitchen/Dining | 5259 x 3301mm | 17'3" x 10'10" |
| Utility        | 1700 x 1602mm | 5'7" x 5'3"    |
| WC             | 976 x 1602mm  | 3'2" x 5'3"    |
| Garage         | 5189 x 2657mm | 17'0" x 8'9"   |

[Approximate dimensions]



First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4196 x 4068mm | 13'9" x 13'4" |
| En Suite  | 2011 x 1661mm | 6'7" x 5'5"   |
| Bedroom 2 | 2764 x 3965mm | 9'1" x 13'0"  |
| Bedroom 3 | 3174 x 3504mm | 10'5" x 11'6" |
| Bedroom 4 | 2888 x 2932mm | 9'6" x 9'7"   |
| Bathroom  | 2046 x 1899mm | 6'9" 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   |    |                    |

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