

FERNWOOD VILLAGE

PHOENIX LANE, FERNWOOD, NEWARK, NOTTINGHAMSHIRE NG24 3UA



2, 3 AND 4 BEDROOM HOMES



STUNNING HOMES IN A GREAT LOCATION

**NEW 2, 3 AND 4 BEDROOM HOMES IN NEWARK
FROM BRITAIN'S LEADING HOUSEBUILDER**

Fernwood Village will be a development of 2, 3 and 4 bedroom homes situated in a sought-after area on the outskirts of Newark. With plenty of green open space to enjoy, this development will be ideal for first-time buyers and families alike.

Fernwood Village benefits from excellent road links to the A1 in both directions. The development will offer a thriving community with a number of schools nearby, plus cafés and restaurants, and the market town of Newark-on-Trent on your doorstep.





LOCAL AREA

DISCOVER NEWARK-ON-TRENT

Picturesque and steeped in history, Newark is a quaint market town in east Nottinghamshire, famed for the role it played in the English Civil War. If you want to see the heritage for yourself, then Newark Castle is just a short drive away from your new home.

Offering the best of both worlds, Fernwood Village is situated in a semi-rural location, with nearby Sherwood Forest ideal for exploring, but also within easy reach of Nottingham.

OUT AND ABOUT

THERE'S PLENTY TO SEE AND DO

ON YOUR DOORSTEP

No matter what kind of shopper you are, Newark can offer you the perfect place for some retail therapy. As well as the popular markets, shoppers can also enjoy high street brands and indoor shopping at The Buttermarket. If you prefer small and local, there's plenty of interesting vintage and antique shops around the town to keep you busy.

OUT WITH THE FAMILY

Whether you're discovering the vast history or planning an exciting day of adventure, you and your family can enjoy plenty of great days out. For a both fun and educational trip, visit the famous Castle and any of the numerous museums that Newark has to offer. If the sun is out, why not grab your walking boots, take a picnic and explore your local countryside, including Sherwood Riverside walks and Sherwood Pines. For a thrilling treetop experience, take a trip to Go Ape, or let your children's imagination run wild at nearby Sundown Adventure Park.

FUN WITH FRIENDS

Enjoy socialising with friends in the many cafés and restaurants that are just a stone's throw away from your new home. At the end of a long week, there's no better way to unwind than in the wine bars that Newark town centre has to offer. If you fancy going further afield you can get a direct a train to Nottingham where you can sample the city's nightlife.



FERNWOOD VILLAGE

DEVELOPMENT LAYOUT




-  Kenley 2 bedroom home
-  Denby 3 bedroom home
-  Brentford 3 bedroom home
-  Maidstone 3 bedroom home
-  Lutterworth 3 bedroom home
-  Moresby 3 bedroom home
-  Kingsville 3/4 bedroom home
-  Haversham 3/4 bedroom home
-  Chester 4 bedroom home
-  Hesketh 4 bedroom home
-  Kingsley 4 bedroom home
-  Woodcote 4 bedroom home
-  Windermere 4 bedroom home
-  Alderney 4 bedroom home
-  Radleigh 4 bedroom home
-  Visitor Parking Space
-  BCP Bin Collection Point
-  S/S Substation  Bird Box
-  Swift Brick  Bat Box



FERNWOOD VILLAGE

DEVELOPMENT LAYOUT

	Lilibet	1 bedroom home
	Somersby	1 bedroom home
	Kenley	2 bedroom home
	Brentford	3 bedroom home
	Moresby	3 bedroom home
	Maidstone	3 bedroom home
	Lutterworth	3 bedroom home
	Haversham	3/4 bedroom home
	Kingsville	3/4 bedroom home
	Hesketh	4 bedroom home
	Windermere	4 bedroom home
	Chester	4 bedroom home
	Woodcote	4 bedroom home
	Radleigh	4 bedroom home
	Alderney	4 bedroom home
	Affordable Housing	

	Swift Brick		Bat Box
	Bird Box	S/S	Substation
v	Visitor Parking Space		
BCP	Bin Collection Point		
⋮⋮⋮	Mown Grass Path		



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.

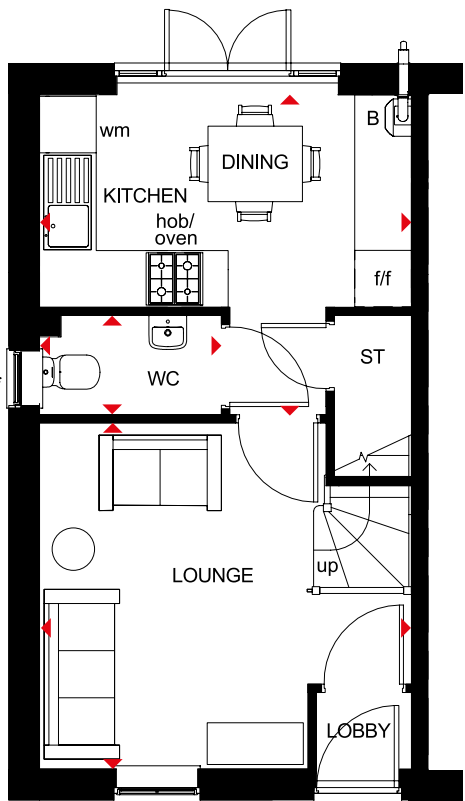


KENLEY

2 BEDROOM SEMI-DETACHED HOME



- Natural light floods through oversized windows in this two bedroom semi-detached home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

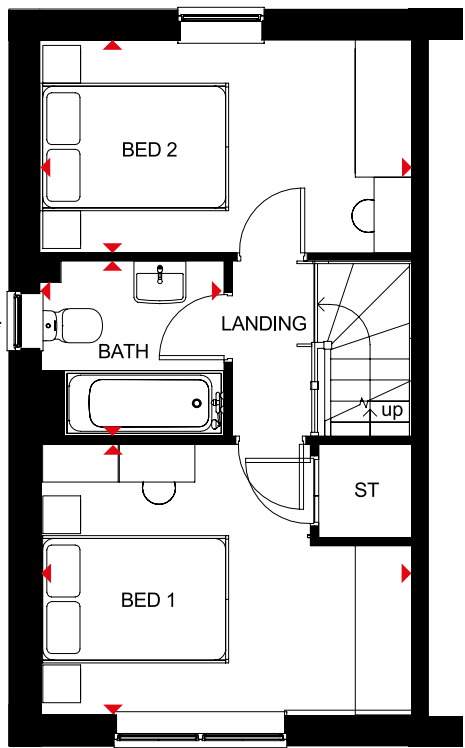


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" 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	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

(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

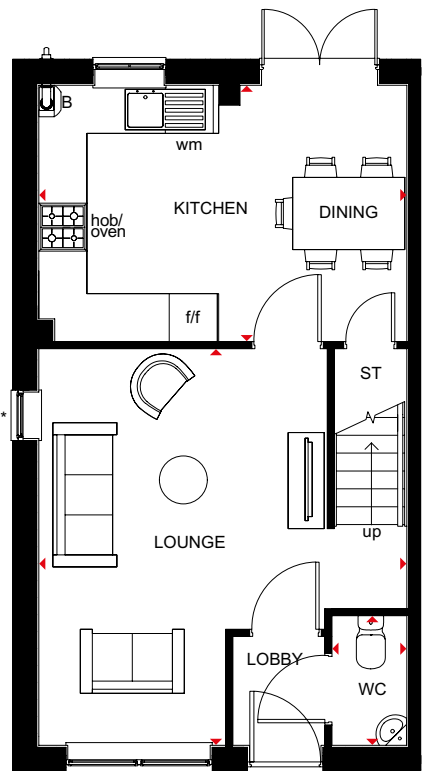
f/f Fridge/freezer space
◀▶ Dimension location

MAIDSTONE

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

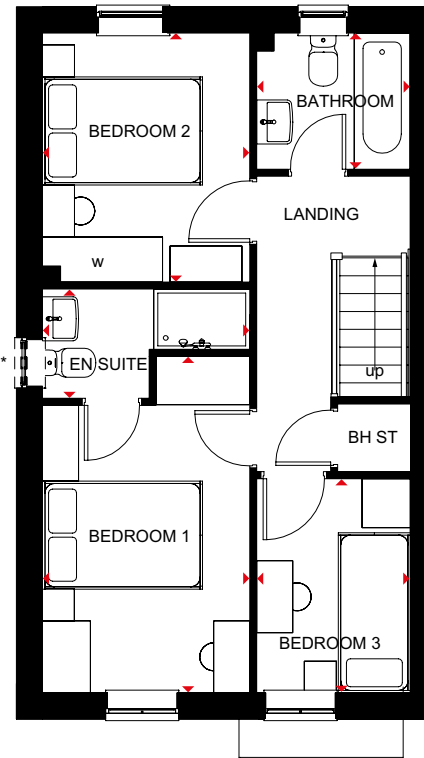


Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	935 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 plans.



First Floor

Bedroom 1	2592 x 4204mm	8'6" x 13'10"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3112mm	8'6" x 10'3"
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 plans.

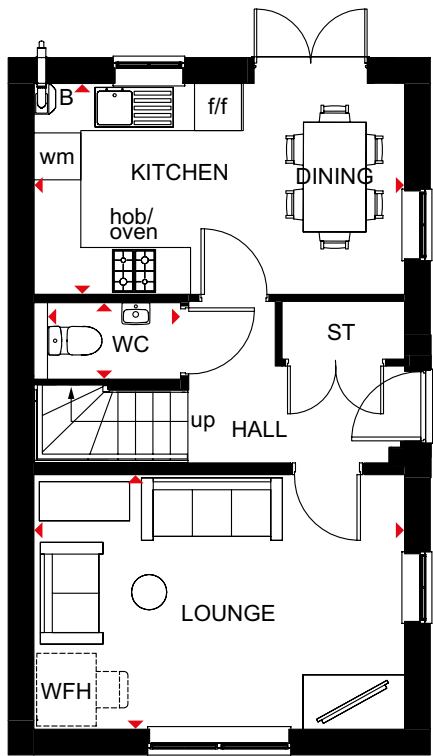
KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	BH ST	Bulkhead store	f/f	Fridge/freezer space		
	ST	Store	w	Wardrobe space		

MORESBY

3 BEDROOM DETACHED HOME



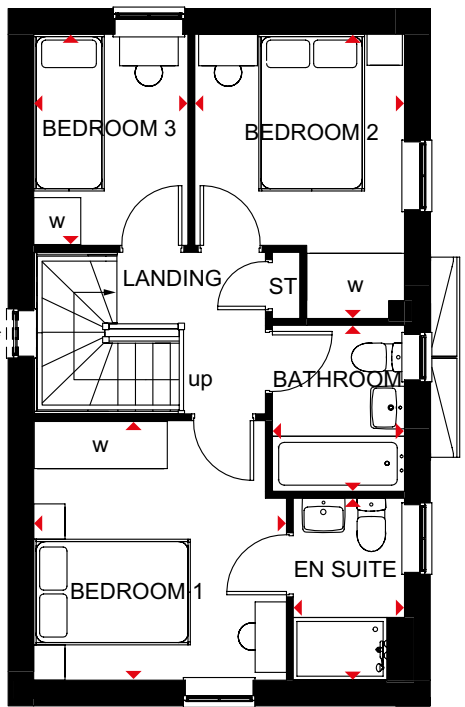
- A bright family home full of light and plenty of space
- The ground floor is comprised of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom



Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696mm	15'6" x 8'10"
WC	1682 x 976mm	5'6" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	1421 x 2322mm	4'8" x 7'7"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	1968 x 2696mm	6'5" x 8'10"
Bathroom	1688 x 2120mm	5'6" x 6'11"

(Approximate dimensions)

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

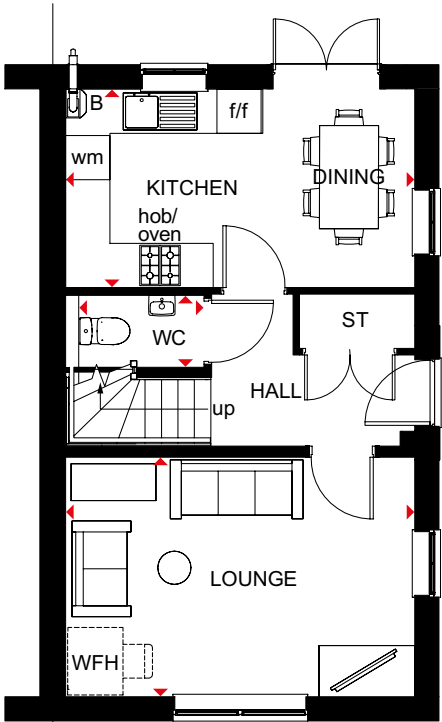
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	WFH	Working from home space		
	wm	Washing machine space	w	Wardrobe space		

MORESBY

3 BEDROOM END-TERRACED HOME



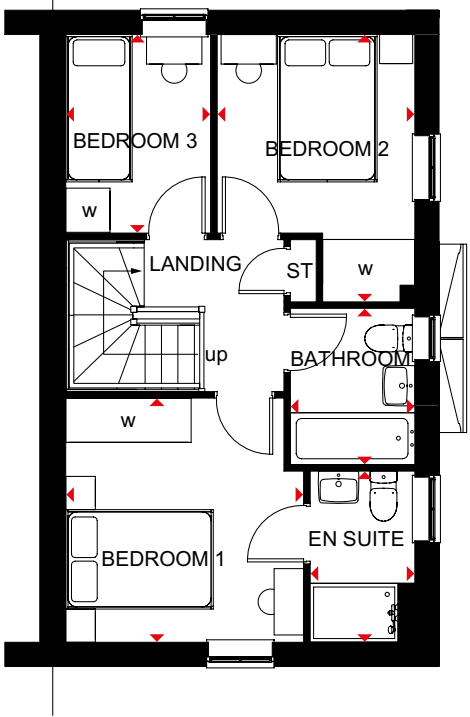
- A bright family home full of light and plenty of space
- The ground floor comprises of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1682 x 976mm	5'6" x 3'2"

(Approximate dimensions)



First Floor

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

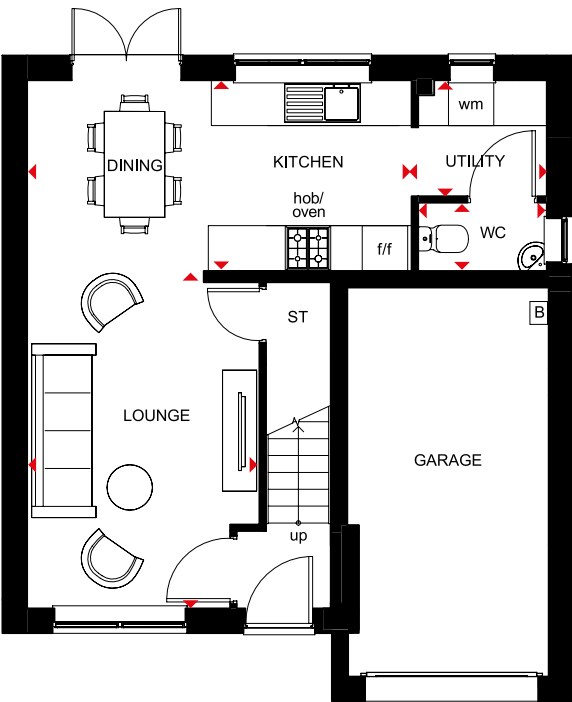
(Approximate dimensions)

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

3 BEDROOM DETACHED HOME



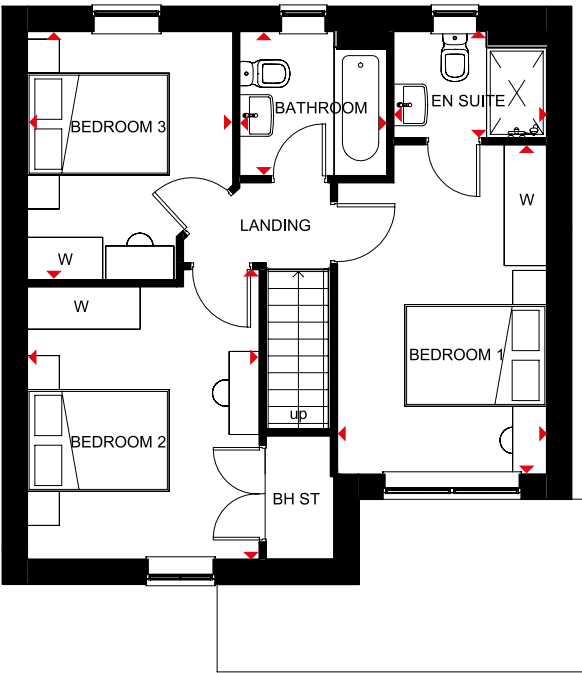
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



Ground Floor

Lounge	3072 x 4462mm	10'1" x 14'8"
Kitchen/Dining	5085 x 2523mm	16'8" x 8'3"
Utility	1789 x 1533mm	5'10" x 5'0"
WC	1701 x 903mm	5'7" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En Suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3834mm	10'1" x 12'7"
Bedroom 3	2722 x 3289mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

KEY

B

ST

wm

f/f

w

Boiler

Store

Washing machine space

Fridge/freezer space

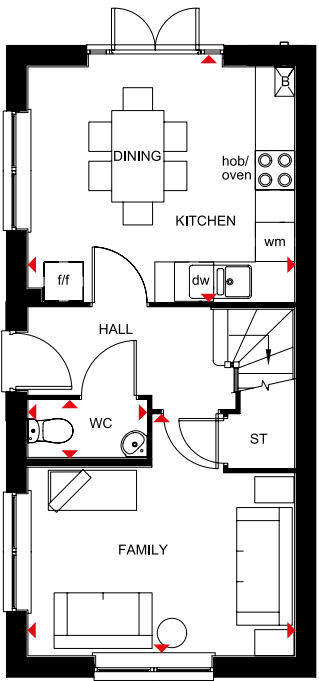
Wardrobe

BRENTFORD

3 BEDROOM HOME



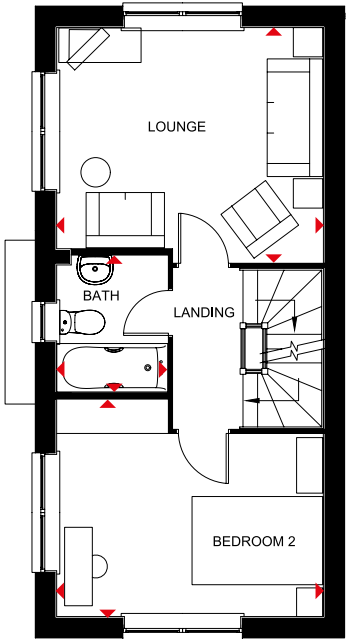
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the main bedroom with dual-access en suite, are on the top floor



Ground Floor

Kitchen/Dining	3860 x 3597mm	12'7" x 11'9"
Family	3860 x 3702mm	12'7" x 12'1"
WC	1601 x 874mm	5'3" x 2'10"

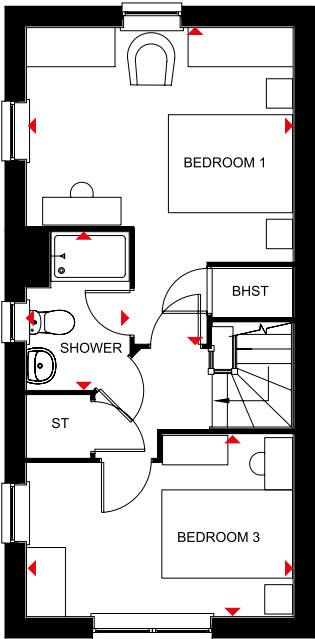
(Approximate dimensions)



First Floor

Lounge	3860 x 3597mm	12'7" x 11'9"
Bedroom 2	3860 x 3311mm	12'7" x 10'10"
Bathroom	1867 x 1701mm	6'1" x 5'6"

(Approximate dimensions)



Second Floor

Bedroom 1	4832 x 3860mm	15'10" x 12'7"
Bedroom 3	3860 x 2800mm	12'7" x 9'2"
Shower room	2315 x 1576mm	7'7" x 5'2"

(Approximate dimensions)

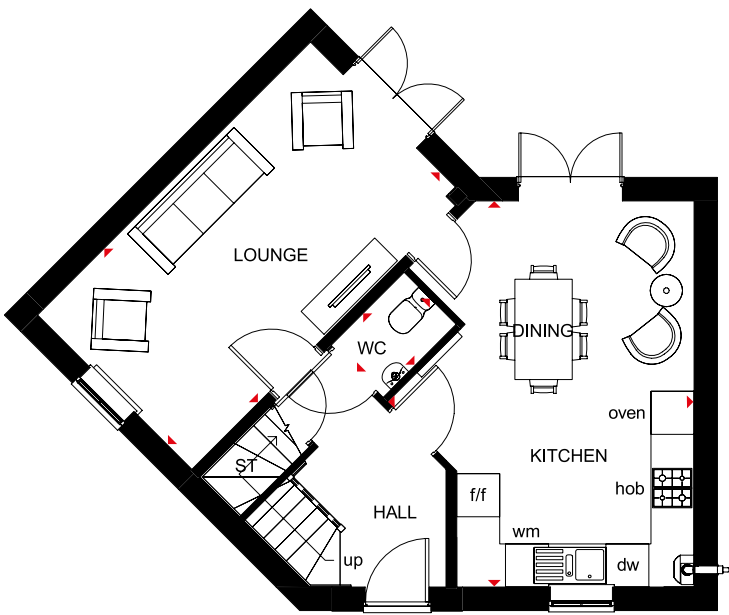
KEY			
B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
BHST	Bulkhead store	dw	Dishwasher space

LUTTERWORTH

3 BEDROOM DETACHED HOME



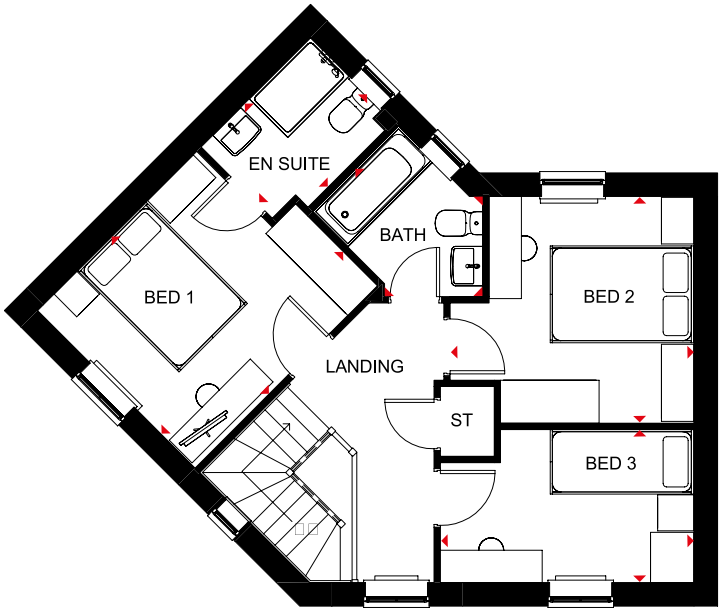
- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms – the main bedroom with en 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)

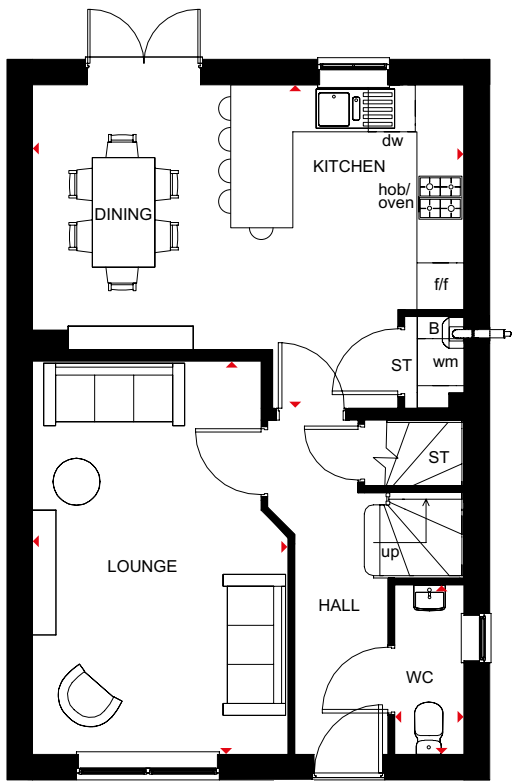
KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

CHESTER DETACHED

4 BEDROOM DETACHED HOME



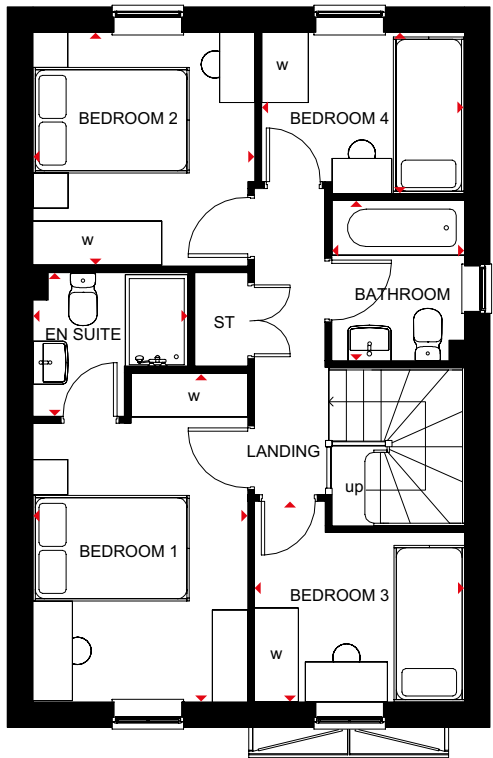
- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3269 x 5026mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	894 x 2164mm	2'11" x 7'1"

(Approximate dimensions)



First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	2058 x 1835mm	6'9" x 6'0"
Bedroom 2	2826 x 2986mm	9'3" x 9'10"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	1698 x 2048mm	5'7" x 6'9"

(Approximate dimensions)

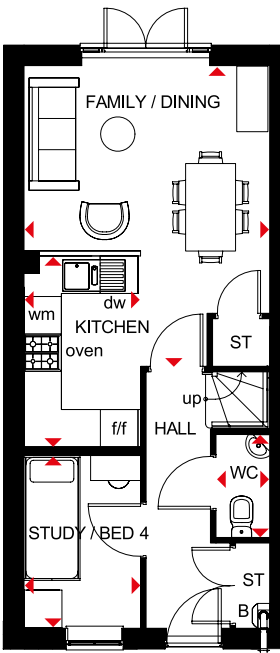
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

KINGSVILLE

3/4 BEDROOM SEMI-DETACHED HOME



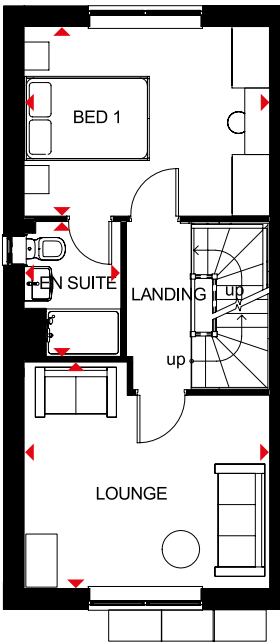
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom 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 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

(Approximate dimensions)

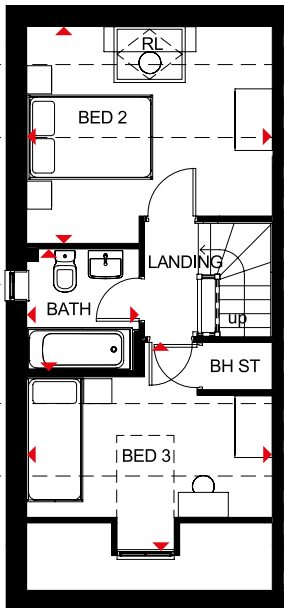


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	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 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1761 x 1963mm	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.

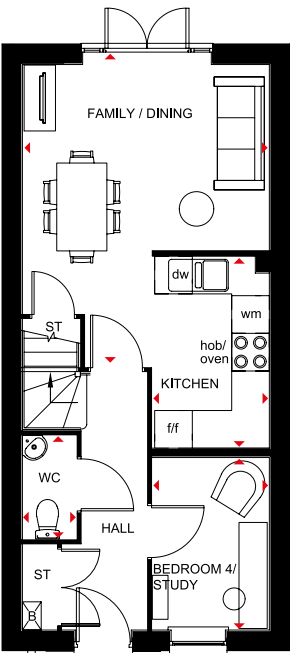
KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

HAVERSHAM

3/4 BEDROOM SEMI-DETACHED HOME



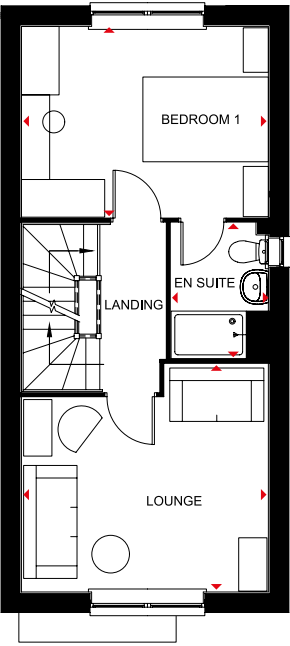
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



Ground Floor

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'10" x 15'9"
Bedroom 4/Study	1865 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'9" x 5'4"

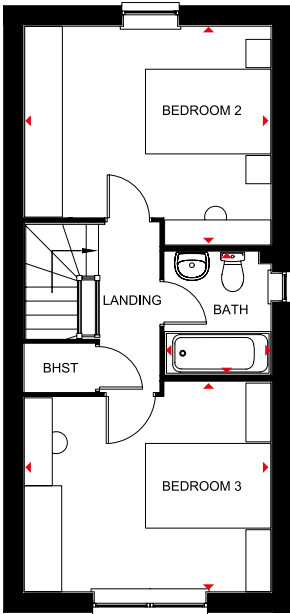
(Approximate dimensions)



First Floor

Lounge	3630 x 3936mm	11'10" x 12'10"
Bedroom 1	3042 x 3936mm	9'11" x 12'10"
En suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)



Second Floor

Bedroom 2	3936 x 3488mm	12'10" x 11'5"
Bedroom 3	3936 x 3947mm	12'10" x 12'11"
Bathroom	1801 x 1963mm	5'10" x 6'5"

(Approximate dimensions)

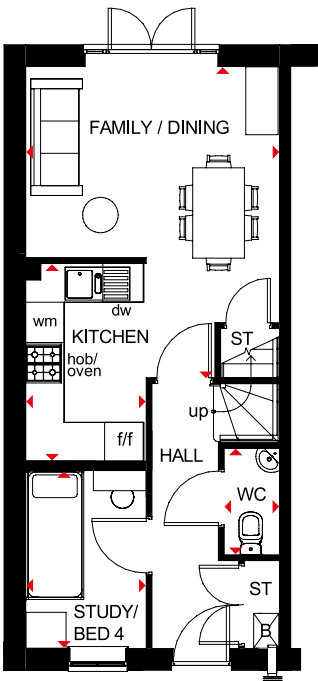
KEY			
B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
BHST	Bulkhead store	dw	Dishwasher space

HAVERSHAM

3/4 BEDROOM SEMI-DETACHED HOME



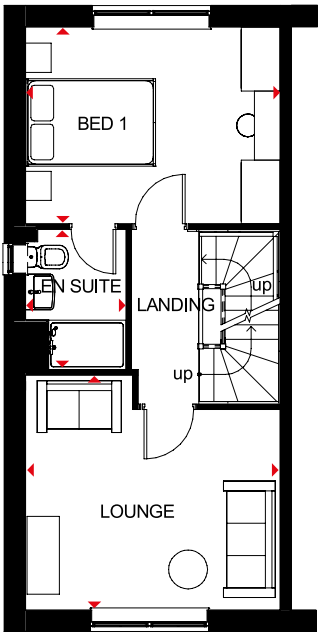
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



Ground Floor

Family/Dining	4818 x 3935mm	15'10" x 12'11"
Kitchen	1865 x 3060mm	6'1" x 10'0"
WC	861 x 1649mm	2'10" x 5'5"
Study/ Bedroom 4	1865 x 2751mm	6'1" x 9'0"

(Approximate dimensions)

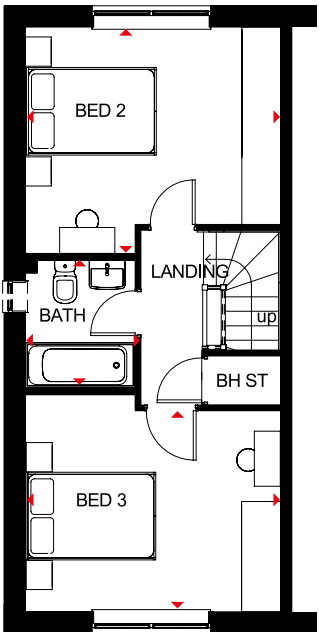


First Floor

Lounge	3935 x 3630mm	12'11" x 11'11"
Bedroom 1	3935 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

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



Second Floor

Bedroom 2	3935 x 3488mm	12'11" x 11'5"
Bedroom 3	3935 x 3345mm	12'11" x 11'0"
Bathroom	1695 x 1963mm	5'7" x 6'5"

(Approximate dimensions)

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

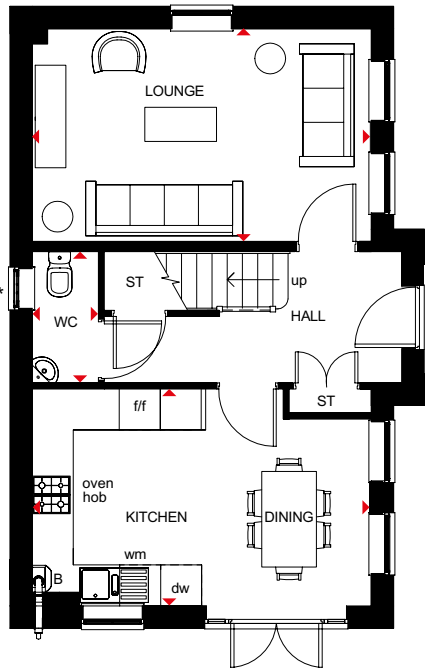
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store				
	BH ST	Bulkhead store				
			f/f	Fridge/freezer space		
			dw	Dishwasher space		

HESKETH

4 BEDROOM DETACHED HOME



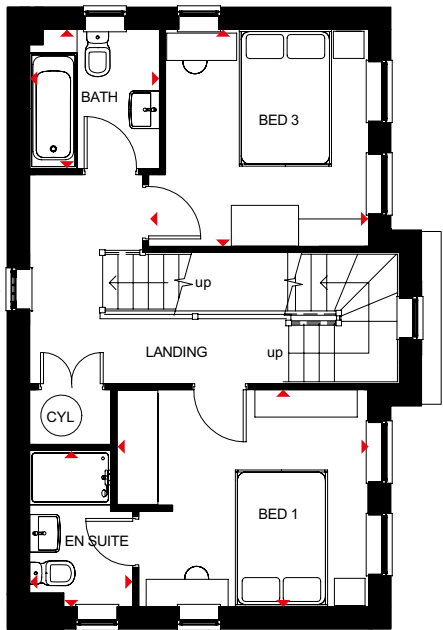
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main bedroom with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	1923 x 925mm	6'4" x 3'0"

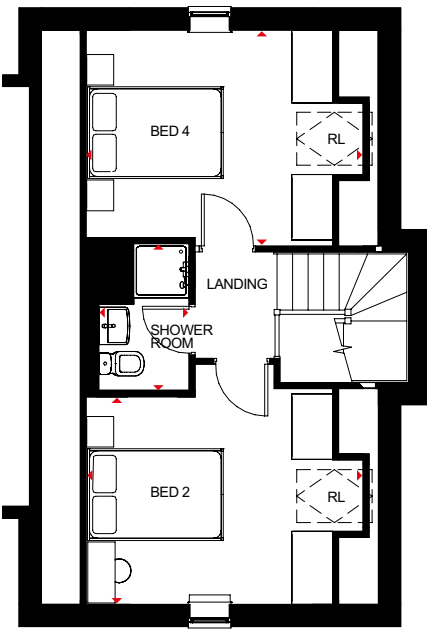
[Approximate dimensions]
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En suite	2287 x 1511mm	7'6" x 4'11"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	2038 x 1903mm	6'8" x 6'3"

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



Second Floor

Bedroom 2	4076 x 3532mm*	13'4" x 11'7"*
Bedroom 4	4076 x 3175mm*	13'4" x 10'5"*
Shower Room	2168 x 1323mm	7'1" x 4'4"

[Approximate dimensions]
* Overall floor dimension includes lower ceiling areas.

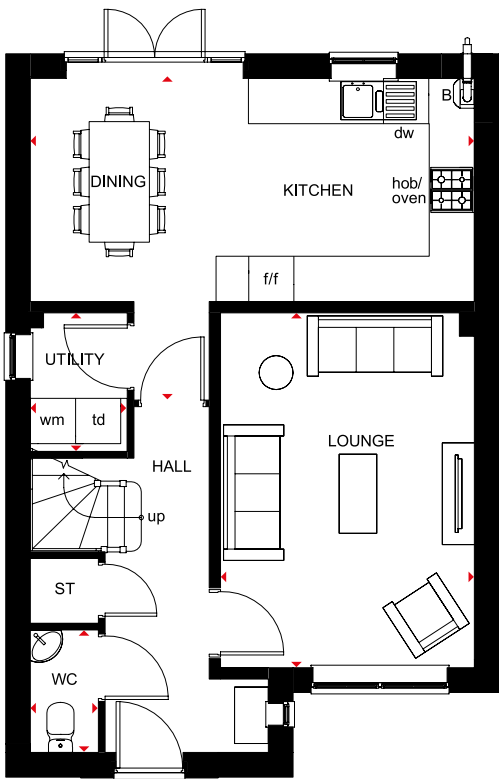
KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

KINGSLEY

4 BEDROOM DETACHED HOME



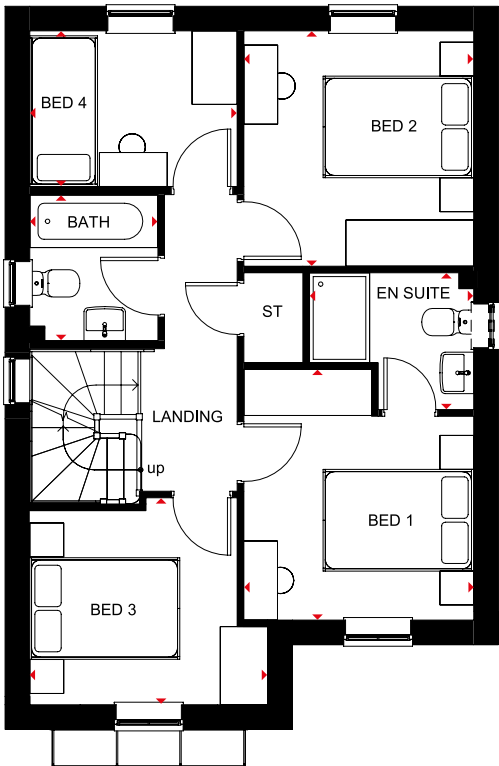
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the main bedroom with en suite, one single bedroom 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	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

(Approximate dimensions)

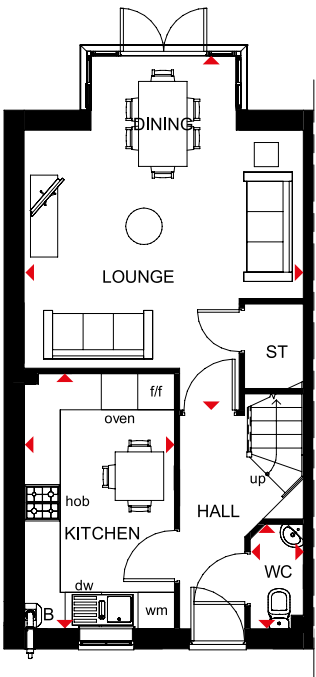
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

WOODCOTE

4 BEDROOM SEMI-DETACHED HOME



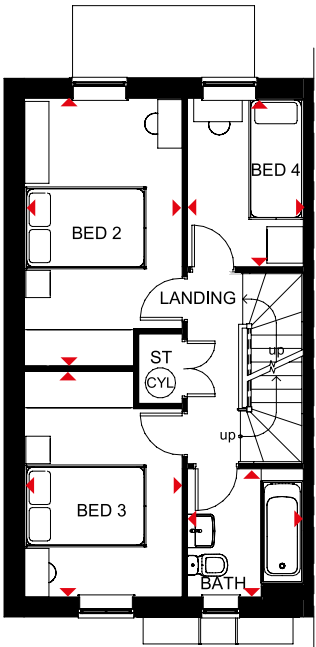
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious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

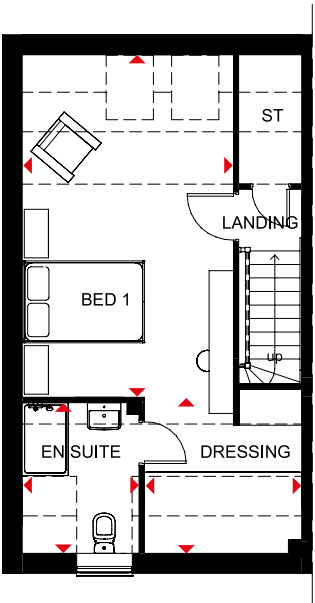
(Approximate dimensions)



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.

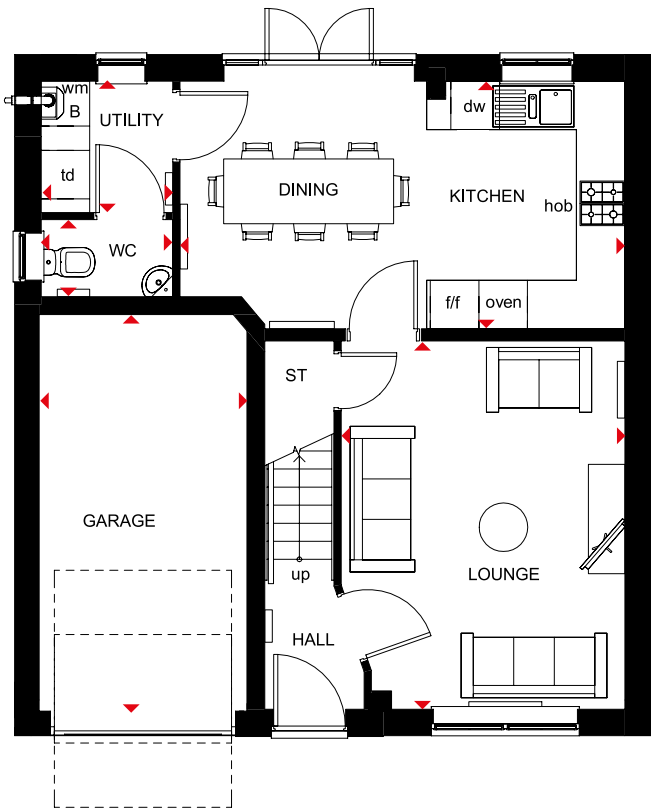
KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

WINDERMERE

4 BEDROOM DETACHED HOME



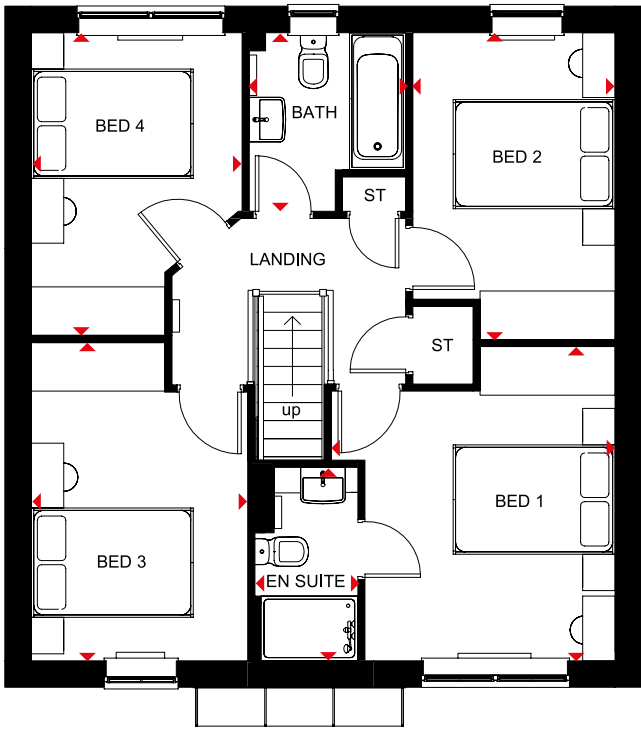
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3506 x 4548mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3060mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1627 x 952mm	5'4" x 3'1"
Garage	2568 x 4900mm	8'5" x 16'1"

(Approximate dimensions)



First Floor

Bedroom 1	3506 x 3881mm	11'6" x 12'9"
En Suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	2675 x 3931mm	8'9" x 12'11"
Bedroom 4	2604 x 3739mm	8'7" x 12'3"
Bathroom	1934 x 2208mm	6'4" x 7'3"

(Approximate dimensions)

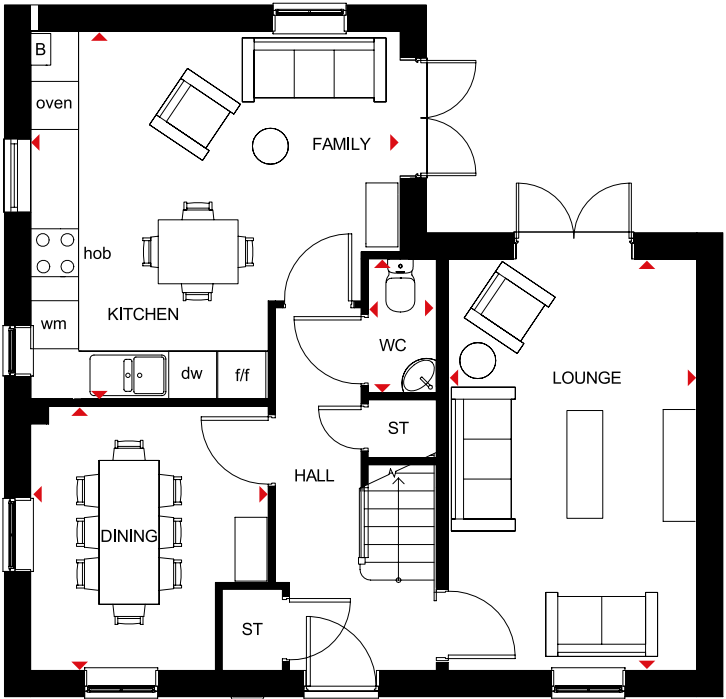
KEY	B	Boiler	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

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 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

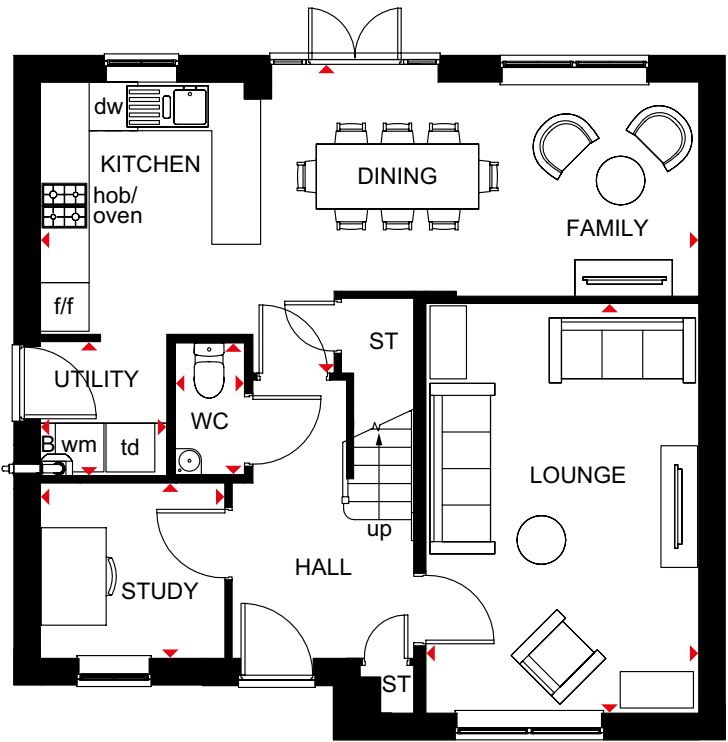
f/f	Fridge/freezer space
dw	Dishwasher space
◀▶	Dimension location

RADLEIGH

4 BEDROOM DETACHED HOME



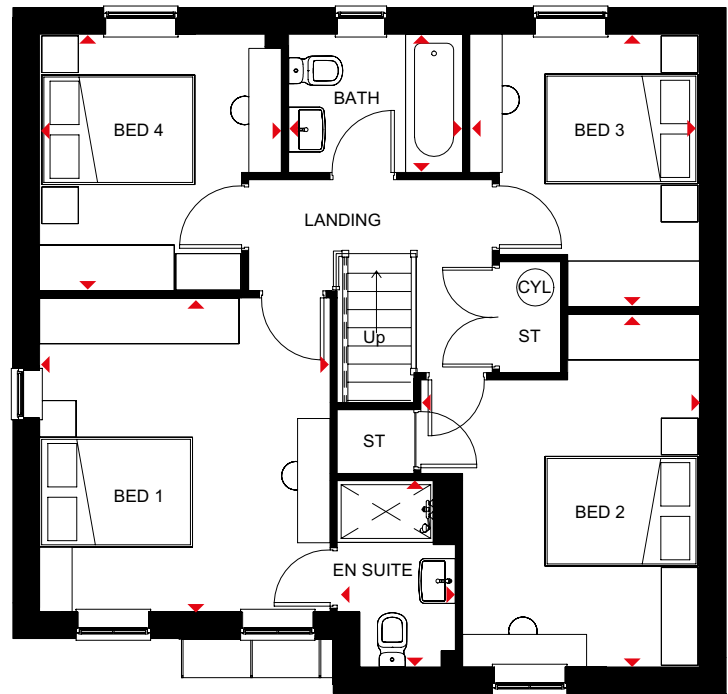
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite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



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher 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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BDW004577/APR24

