

# THE SPIRES

OFF INKERSALL ROAD, CHESTERFIELD, DERBYSHIRE, S43 3YJ



2, 3, 4 & 5 BEDROOM HOMES



**BARRATT**  
HOMES



## OUTSTANDING DESIGN

### **BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



# AWARD-WINNING CUSTOMER SERVICE AND QUALITY

## WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars^ by the Home Builders Federation, year after year. And that's not all. Our homes come with 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.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 65 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



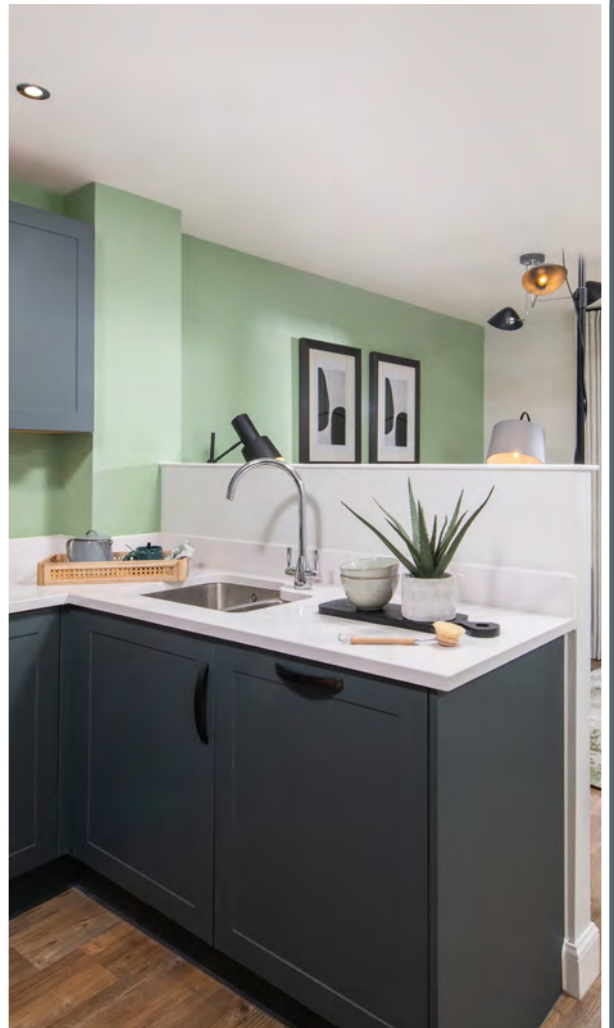
# STUNNING HOMES IN A GREAT LOCATION

**WELCOME TO THE SPIRES,  
A DELIGHTFUL DEVELOPMENT OF 2, 3, 4 & 5  
BEDROOM HOMES**

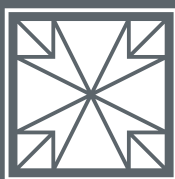
The Spires is a brand-new collection of 2, 3, 4 & 5 bedroom homes located near Inkersall Road, in the beautiful county of Derbyshire.

This fantastic new community offers a semi-rural location, with lots of countryside on your doorstep.

Living here you can enjoy a range of excellent local amenities including shops, cafes and restaurants. Families will also benefit from OFSTED-rated 'Good' schools nearby. The Spires offers excellent motorway links to major towns and cities, with the M1 motorway nearby.





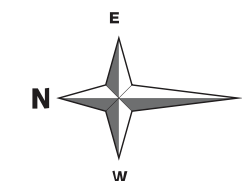


# THE SPIRES

INKERSALL ROAD, CHESTERFIELD, SHEFFIELD

- Denford**  
2 bedroom home
- Kenley**  
2 bedroom home
- Brentford**  
3 bedroom home
- Maidstone**  
3 bedroom home
- Ellerton**  
3 bedroom home
- Moresby**  
3 bedroom home
- Denby**  
3 bedroom home
- Lutterworth**  
3 bedroom home
- Kingsville**  
3 bedroom home
- Haversham**  
3 bedroom home
- Kennford**  
4 bedroom home
- Alfreton**  
4 bedroom home
- Hemsworth**  
4 bedroom home
- Kingsley**  
4 bedroom home
- Hale**  
4 bedroom home
- Radleigh**  
4 bedroom home
- Lamberton**  
5 bedroom home
- Affordable housing**

- SH** Show Home
- MS** Marketing Suite
- V** Visitors Parking Space
- BCP** Bin Collection Point
- S/S** Sub Station
- .....** Sales Centre and Show Homes Area
- Cycle Path



- Existing Trees**
- New Tree Line**
- 7 acres of Green Open Space**
- Path**  
New path throughout development. See Sales Adviser for more details.
- Trans Pennine Trail**
- Attenuation Basin Wet Habitat for Wildlife**

Giving nature a home on this development:

**Bat Box Enclosed Bat Box**  
Selected plots

**Swift Nesting Brick Sparrow Terrace**  
Selected plots

**Starling Box Bird Box**  
Selected plots

**Hedgehog Highway**  
Applies to all gardens

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

barratthomes.co.uk

**BARRATT**  
HOMES

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. The Spires is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. H8751/SM01 Rev.A



# DENFORD

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



A/B EPC Rating



Decentralised mechanical extract ventilation (d-MEV)



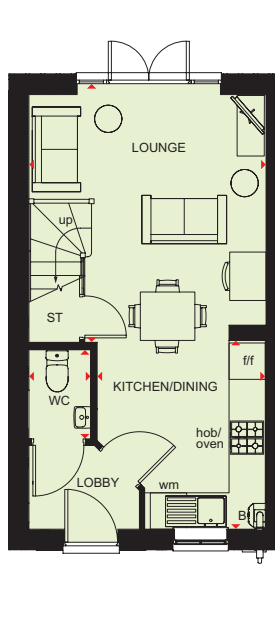
Photovoltaic panels



Highly-efficient insulation



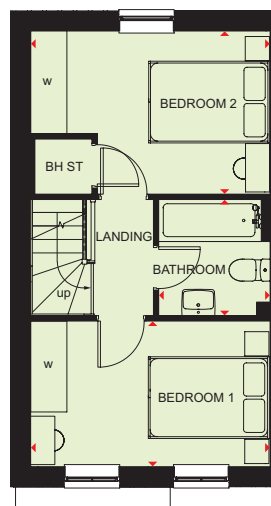
Electric car charging point



### Ground Floor

Kitchen/Dining/Lounge	3944 x 7144 mm	12'9" x 23'4"
WC	1139 x 1639 mm	3'7" x 5'3"

[Approximate dimensions]



### First Floor

Bedroom 1	3944 x 2451 mm	12'9" x 8'0"
Bedroom 2	3944 x 2741 mm	12'9" x 8'9"
Bathroom	1854 x 2045 mm	6'0" x 6'7"

[Approximate dimensions]

### KEY

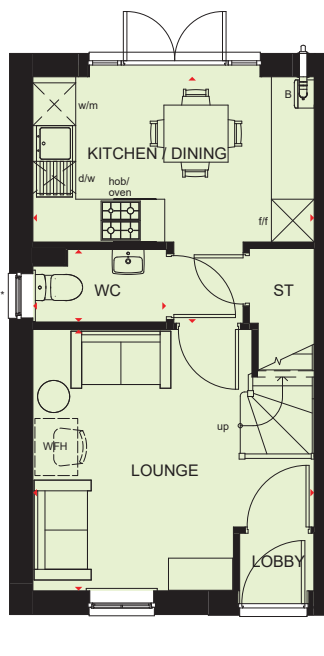
B	Boiler
BH ST	Bulkhead store
wm	Washing machine space

f/f	Fridge/freezer space
w	Wardrobe space
◀▶	Dimension location



# KENLEY (END)

## 2 BEDROOM HOME

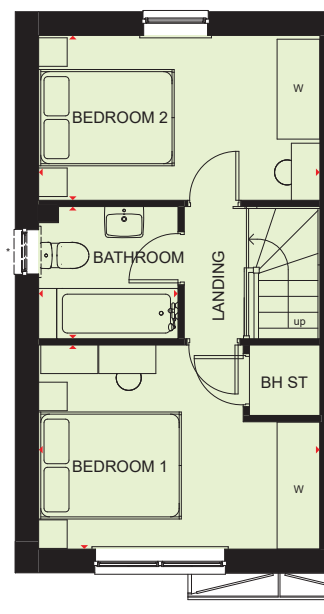


### Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

(Approximate dimensions)

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



### First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

(Approximate dimensions)

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

**KEY**

B Boiler

ST Store

BH ST Bulkhead Store

w/m Washing machine space

d/w Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

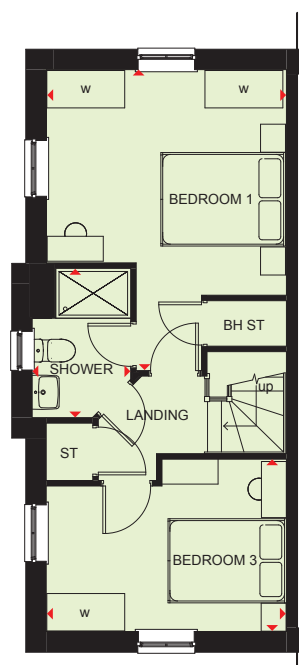
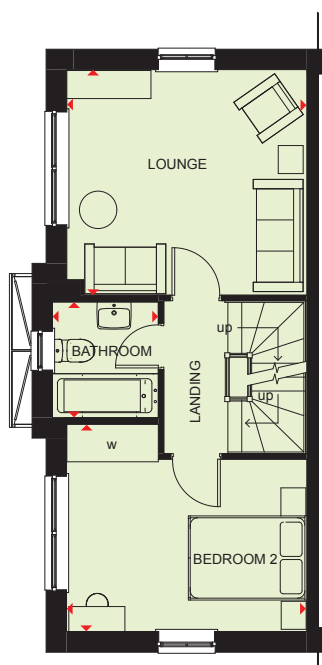
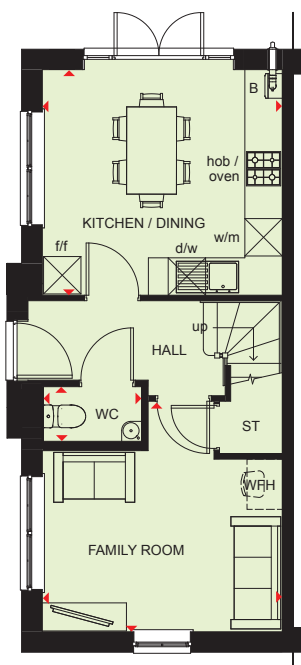
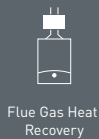
W Wardrobe space

◀▶ Dimension location



# BRENTFORD

## 3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	3850 x 3620 mm	12'8" x 11'11"
Family Room	3850 x 3700 mm	12'8" x 12'2"
WC	1577 x 877 mm	5'2" x 2'11"

### First Floor

Lounge	3850 x 3620 mm	12'8" x 11'11"
Bedroom 2	3855 x 3323 mm	12'8" x 10'11"
Bathroom	1698 x 1857 mm	5'7" x 6'1"

### Second Floor

Bedroom 1	3850 x 4829 mm	12'8" x 15'10"
Bedroom 3	3855 x 2765 mm	12'8" x 9'1"
Shower	1581 x 2396 mm	5'2" x 7'10"

**KEY**

B Boiler

ST Store

BH ST Bulkhead Store

w/m Washing machine space

d/w Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

w Wardrobe space

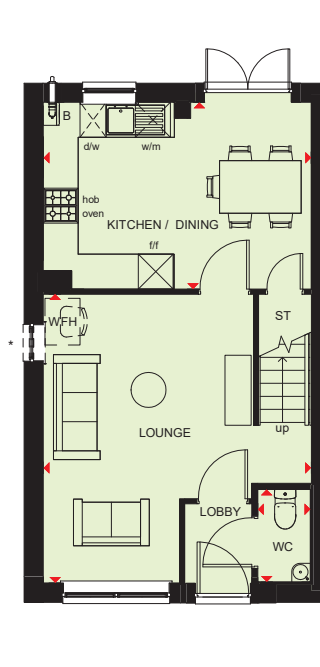
◀▶ Dimension location





# MAIDSTONE

## 3 BEDROOM HOME

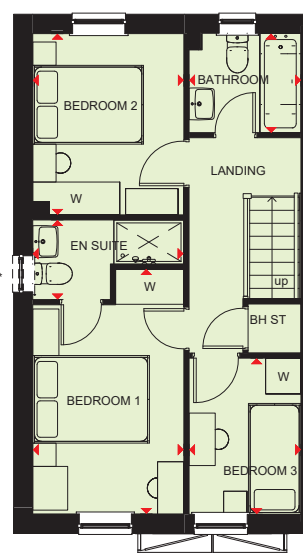


### Ground Floor

Lounge	4598 x 4950 mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

(Approximate dimensions)

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



### First Floor

Bedroom 1	2592 x 4199 mm	8'6" x 13'9"
En suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

(Approximate dimensions)

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

**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



# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



A/B EPC Rating



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



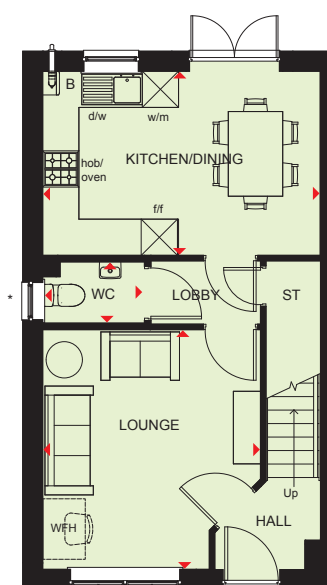
Highly-efficient insulation



Electric car charging point



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.

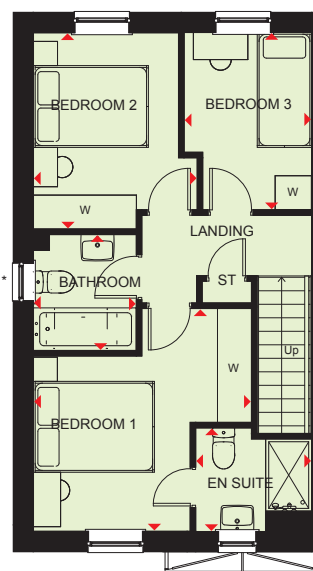


### Ground Floor

Lounge	3605 x 3967 mm	11'10" x 13'0"
Kitchen/Dining	4593 x 3048 mm	15'1" x 10'0"
WC	1668 x 1016 mm	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 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)

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

#### 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





# MORESBY

## 3 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

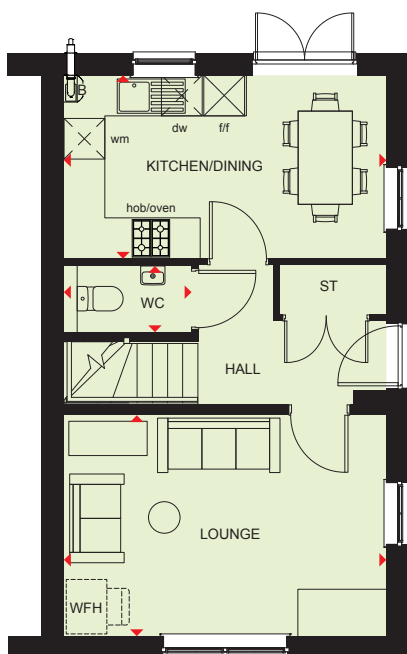
Flue Gas Heat Recovery

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

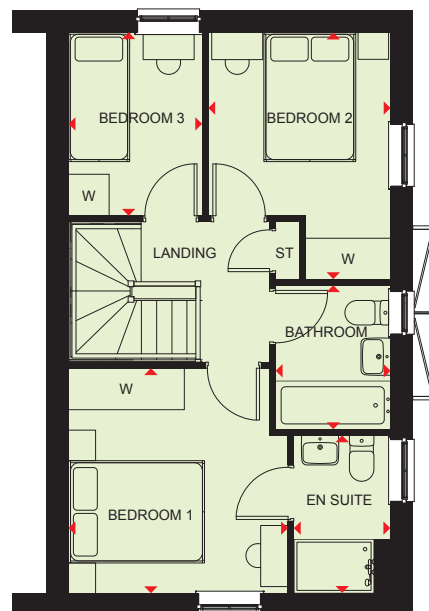
Photovoltaic panels

Highly-efficient insulation



### Ground Floor

Lounge	4737 x 3245 mm	15'7" x 10'8"
Kitchen/Dining	4737 x 2696 mm	15'7" x 8'10"
WC	1877 x 976 mm	6'2" x 3'2"



### First Floor

Bedroom 1	3229 x 3307 mm	10'7" x 10'10"
En suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2677 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"

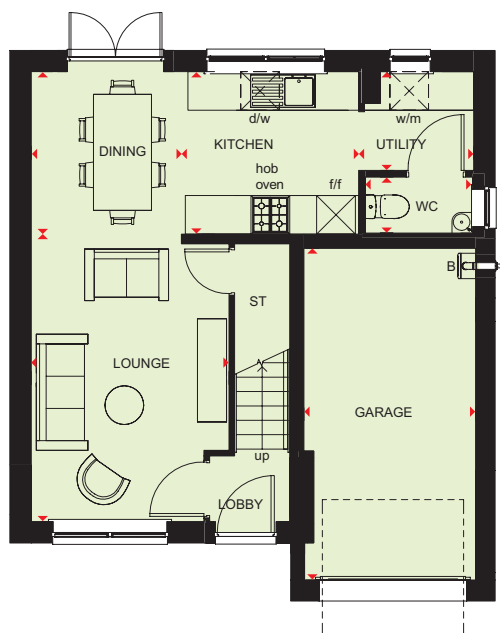
#### KEY

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		



# DENBY

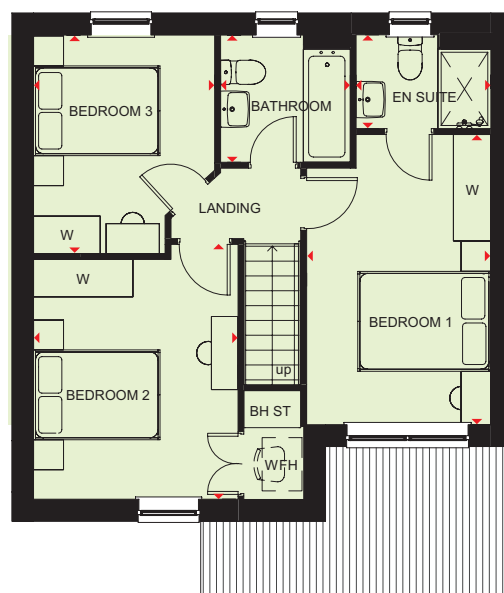
## 3 BEDROOM HOME



### Ground Floor

Lounge	3067 x 4457 mm	10'1" x 14'7"
Kitchen	2750 x 2523 mm	9'0" x 8'3"
Dining	2330 x 2523 mm	7'8" x 8'3"
Utility	1784 x 1533 mm	5'10" x 5'0"
WC	1662 x 869 mm	5'5" x 2'10"
Garage	2663 x 5142 mm	8'9" x 16'10"

(Approximate dimensions)



### First Floor

Bedroom 1	2770 x 4361 mm	9'1" x 14'4"
En suite	2026 x 1412 mm	6'8" x 4'8"
Bedroom 2	3072 x 3829 mm	10'1" x 12'7"
Bedroom 3	2722 x 3284 mm	8'11" x 10'9"
Bathroom	1950 x 1913 mm	6'5" x 6'3"

(Approximate dimensions)

**KEY** B Boiler  
ST Store  
BH ST Bulkhead Store

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

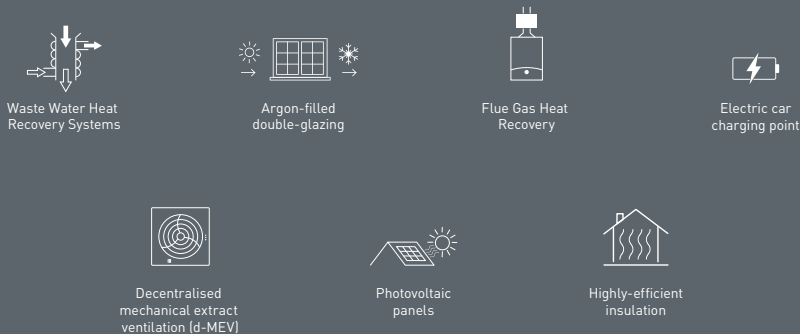
WFH Working from home space  
w Wardrobe space  
◀▶ Dimension location





# LUTTERWORTH

## 3 BEDROOM 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]

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



# KINGSVILLE

## 3 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery

Electric car charging point

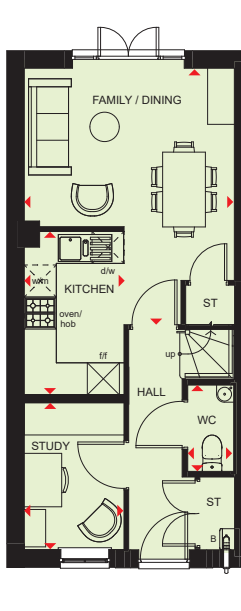
Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation

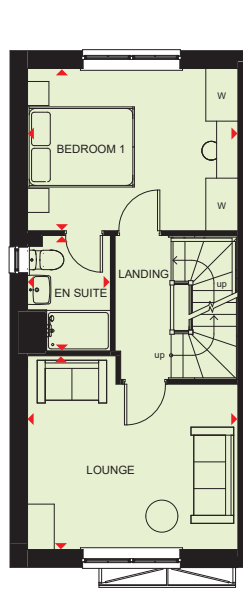


\*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



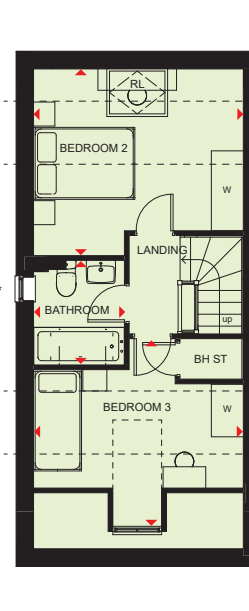
### Ground Floor

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"



### 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"

### KEY

B Boiler  
ST Store  
w/m Washing machine space

d/w Dishwasher space  
f/f Fridge/freezer space  
BH ST Bulkhead Store

W Wardrobe space  
◀▶ Dimension location



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW005074/AUG24



# HAVERSHAM

## 3 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

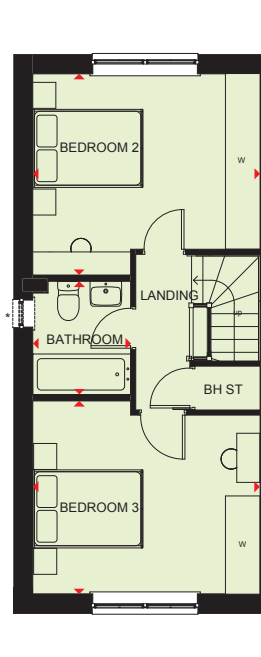
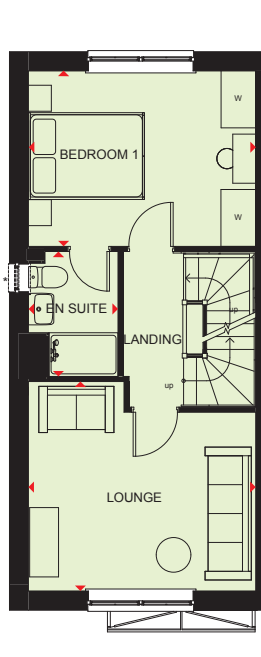
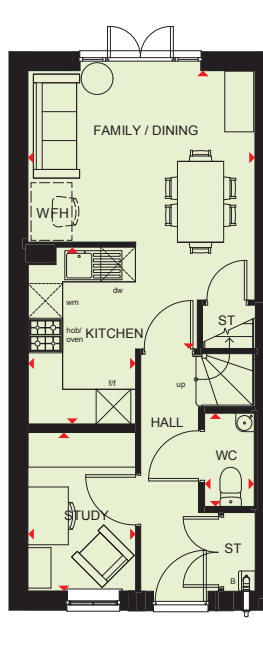
Flue Gas Heat Recovery

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation



### Ground Floor

Family/Dining	3930 x 4818 mm	12'11" x 15'10"
Kitchen	1865 x 3060 mm	6'1" x 10'0"
Study	1865 x 2746 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"

(Approximate dimensions)

### First Floor

Lounge	3935 x 3625 mm	12'11" x 11'11"
Bedroom 1	3935 x 3037 mm	12'11" x 10'0"
En suite	1551 x 2163 mm	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	3935 x 3483 mm	12'11" x 11'5"
Bedroom 3	3935 x 3340 mm	12'11" x 10'11"
Bathroom	1695 x 1963 mm	5'7" x 6'5"

(Approximate dimensions)

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

<b>KEY</b>	<b>B</b> Boiler	<b>wm</b> Washing machine space	<b>td</b> Tumble dryer space
	<b>ST</b> Store	<b>dw</b> Dishwasher space	<b>W</b> Wardrobe space
	<b>BH ST</b> Bulkhead Store	<b>f/f</b> Fridge/freezer space	<b>◀▶</b> Dimension location

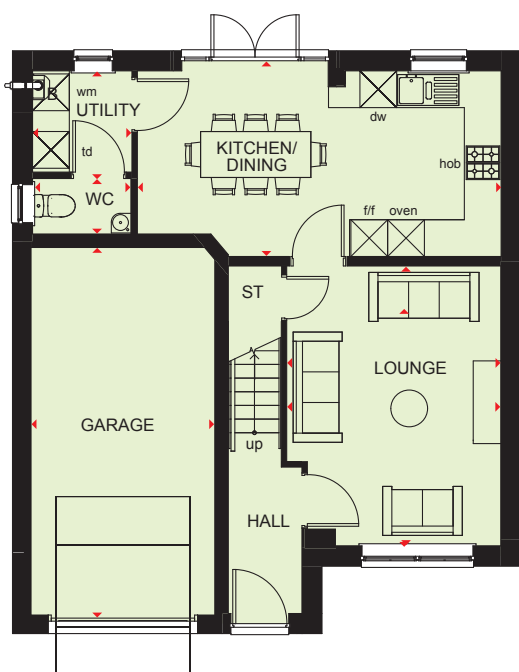


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BDW004978/JUL24

# KENNIFORD

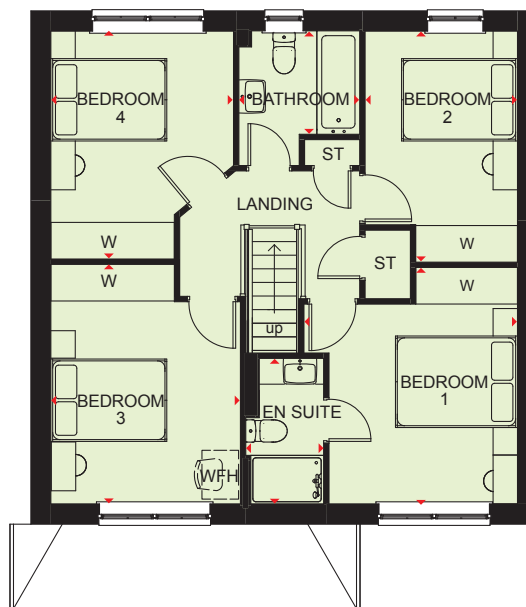
## 4 BEDROOM HOME



### Ground Floor

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

[Approximate dimensions]



### First Floor

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

[Approximate dimensions]

**KEY**

- B Boiler
- ST Store
- wm Washing machine space

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

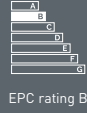
- WFH Working from home space
- W Wardrobe space
- ◀▶ Dimension location



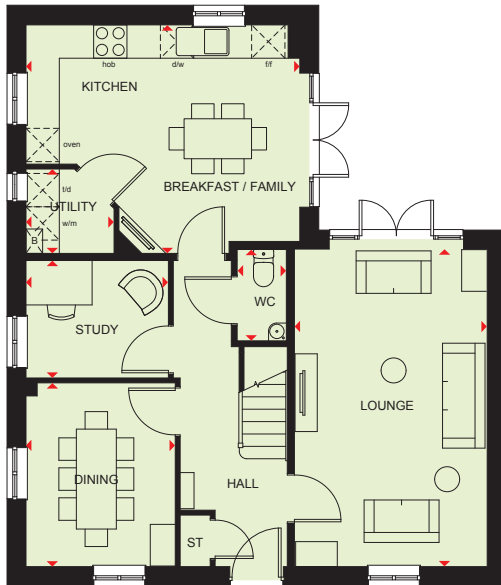


# ALFRETON

## 4 BEDROOM HOME



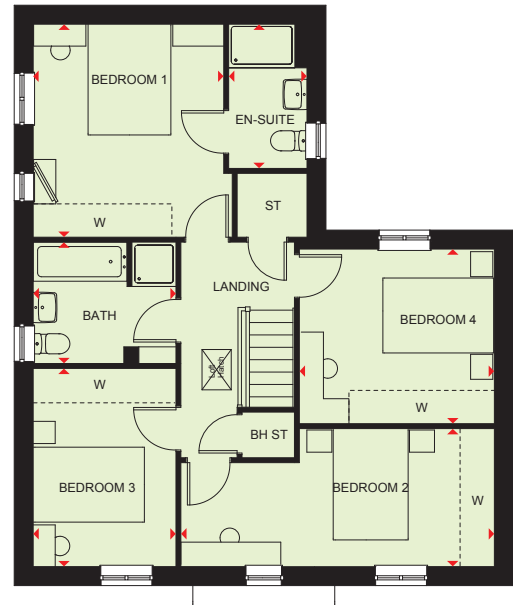
\*Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



### Ground Floor

Lounge	3470 x 5743 mm	11'5" x 18'10"
Kitchen/Breakfast	4960 x 4133 mm	16'3" x 13'7"
Dining	2698 x 3324 mm	8'10" x 10'11"
Study	2548 x 2104 mm	8'4" x 6'11"
Utility	1600 x 1510 mm	5'3" x 4'11"
WC	866 x 1650 mm	2'10" x 5'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3595 x 3851 mm	11'10" x 12'8"
En suite	1487 x 2612 mm	4'11" x 8'7"
Bedroom 2	5666 x 2495 mm	18'7" x 8'2"
Bedroom 3	2581 x 3559 mm	8'6" x 11'8"
Bedroom 4	3537 x 3155 mm	11'7" x 10'4"
Bathroom	2581 x 2176 mm	8'6" x 7'2"

[Approximate dimensions]

**KEY**

B Boiler  
ST Store  
wm Washing machine space

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

W Wardrobe space  
◀ ▶ Dimension location



# HEMSWORTH

## 4 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation



### Ground Floor

Lounge	3280 x 4892 mm	10'9" x 16'1"
Kitchen/Dining	5248 x 3297 mm	17'3" x 10'10"
WC	941 x 1559 mm	3'1" x 5'1"
Utility	2044 x 1593 mm	6'8" x 5'3"
Garage	3000 x 6025 mm	9'10" x 19'9"



### First Floor

Bedroom 1	4219 x 4002 mm	13'10" x 13'2"
En suite	2010 x 1761 mm	6'7" x 5'9"
Bedroom 2	3107 x 3770 mm	10'2" x 12'4"
Bedroom 3	3169 x 3561 mm	10'5" x 11'8"
Bedroom 4	3126 x 3123 mm	10'3" x 10'3"
Bathroom	2151 x 1901 mm	7'1" x 6'3"

#### KEY

B Boiler  
ST Store  
wm Washing machine space

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

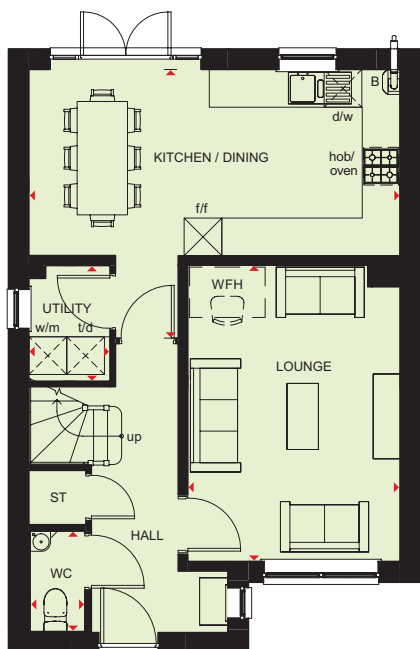
WFH Working from home space  
W Wardrobe space  
◀▶ Dimension location





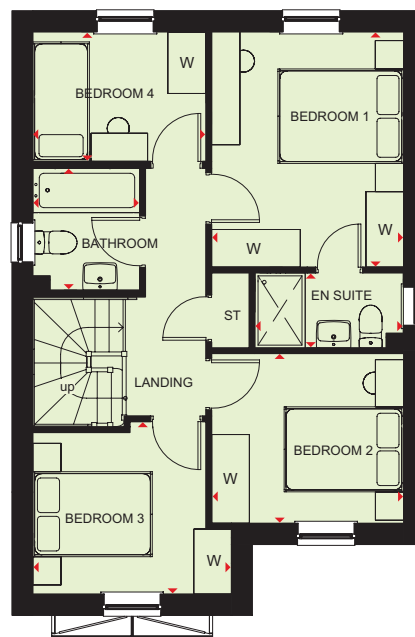
# KINGSLEY

## 4 BEDROOM HOME



### 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

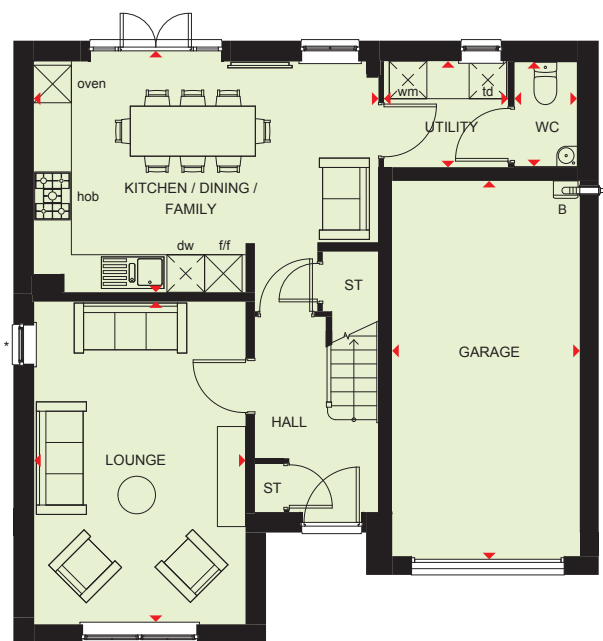
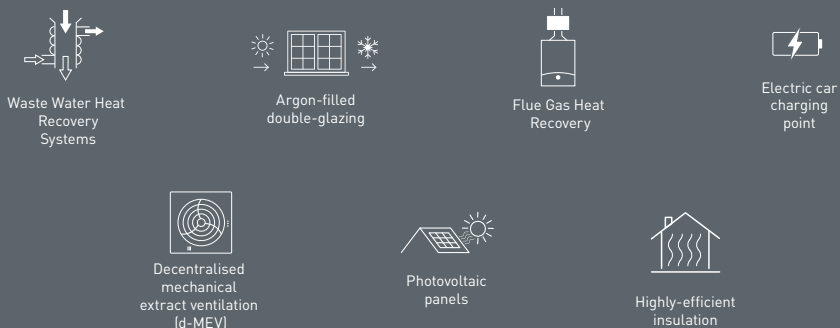
td Tumble dryer space  
dw Dishwasher space  
f/f Fridge/freezer space

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



# HALE

## 4 BEDROOM HOME

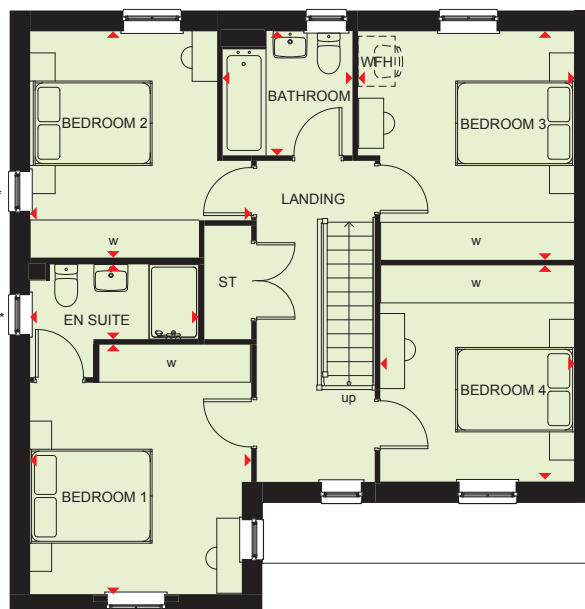


### Ground Floor

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]

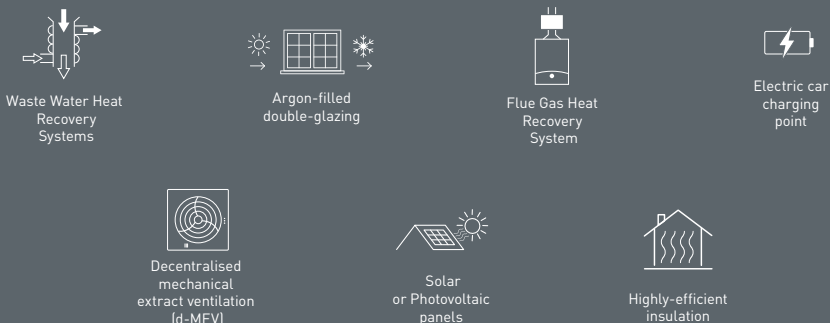
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

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



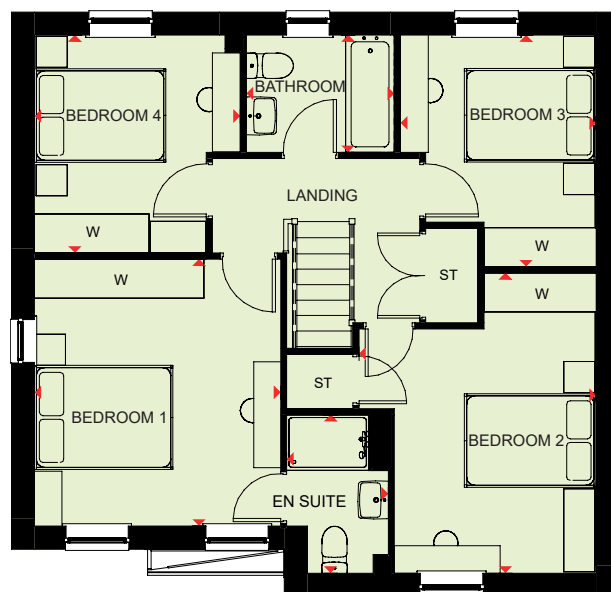
# RADLEIGH

## 4 BEDROOM HOME



### Ground Floor

Lounge	3361 x 5041 mm	11'0" x 16'6"
Kitchen/Dining/Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7'5" x 7'1"
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"



### First Floor

Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
En suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

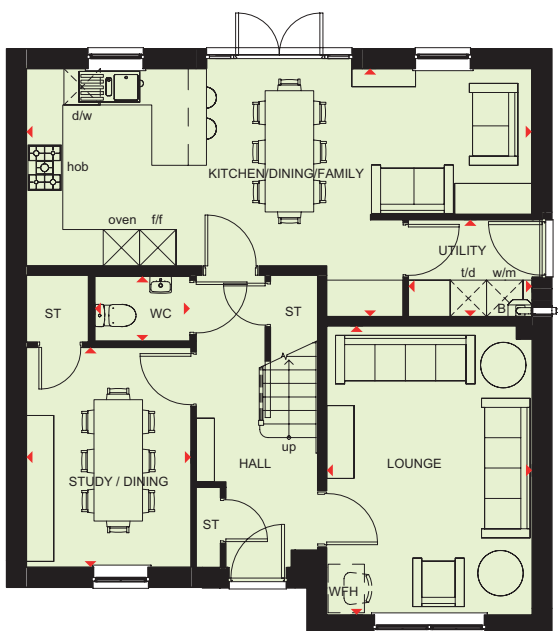
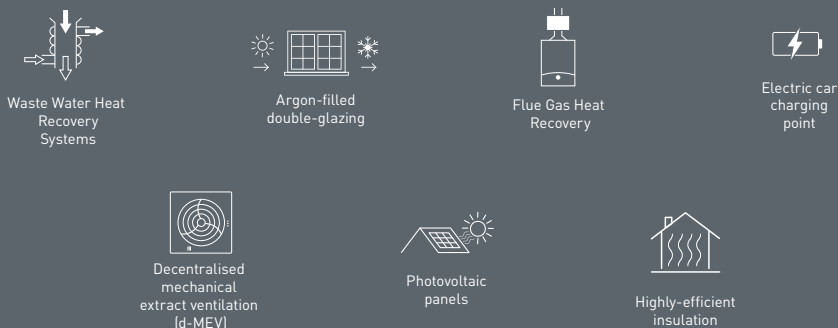
<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		





# LAMBERTON

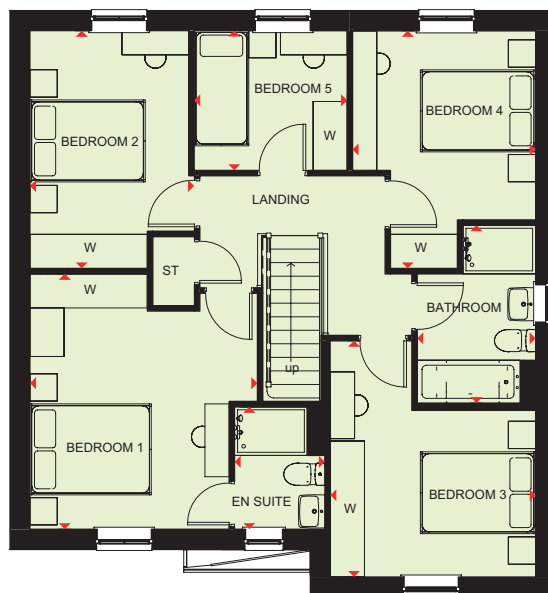
## 5 BEDROOM HOME



### Ground Floor

Lounge	3385 x 4763 mm	11'1" x 15'8"
Kitchen/Dining/Family	8330 x 4088 mm	27'4" x 13'5"
Study / Dining	2712 x 3622 mm	8'11" x 11'11"
Utility	2039 x 1595 mm	6'8" x 5'3"
WC	1567 x 1067 mm	5'2" x 3'6"

(Approximate dimensions)



### First Floor

Bedroom 1	3750 x 4209 mm	12'4" x 13'10"
En suite	1490 x 2018 mm	4'11" x 6'7"
Bedroom 2	2706 x 3916 mm	8'11" x 12'10"
Bedroom 3	3385 x 3893 mm	11'1" x 12'9"
Bedroom 4	3018 x 3916 mm	9'11" x 12'10"
Bedroom 5	2523 x 2305 mm	8'3" x 7'7"
Bathroom	1953 x 2931 mm	6'5" x 9'7"

(Approximate dimensions)

<b>KEY</b>	B Boiler	dw Dishwasher space	WFH Working from home space
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	td Tumble dryer 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.





**barratthomes.co.uk**

**03301 735 001**

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HOMES

BDW005239/OCT24