

# J ONE SEVEN

OLD MILL ROAD, SANDBACH, CHESHIRE CW11 4SP



A RANGE OF THREE & 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.**

# J ONE SEVEN, SANDBACH

## DEVELOPMENT LAYOUT

Old Mill Road, Sandbach, Cheshire CW11 4SP

### KEY

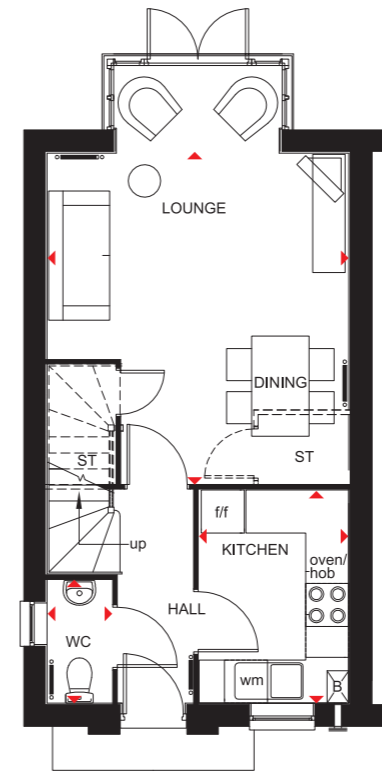
	Lincoln	4 bedroom home		Morpeth II	3 bedroom home
	Thornbury	4 bedroom home		Barwick	3 bedroom home
	Woodbridge	4 bedroom home		Brentwood	3 bedroom home
	Somerton	4 bedroom home		Stamford	3 bedroom home
	Kennington	4 bedroom home		Padstow	3 bedroom home
	Oakham	4 bedroom home		Faringdon II	3 bedroom home
	Harborough	4 bedroom home		Finchley	3 bedroom home
	Helmsley	4 bedroom home		Bampton	3 bedroom home
	Fawley	4 bedroom home		Affordable homes	



## 3 BEDROOM TERRACED HOME



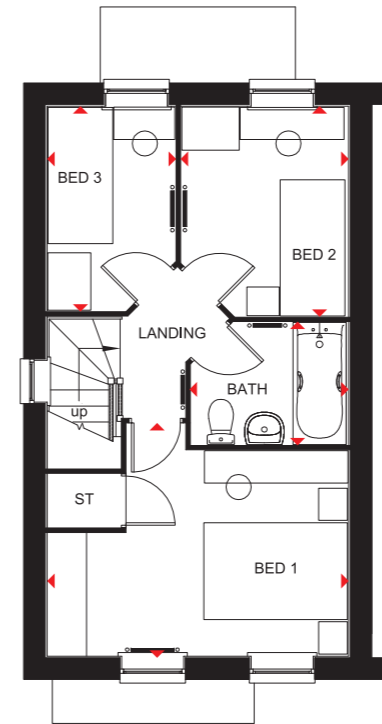
- A delightful three bedroom home featuring an airy lounge and dining area with full-height glazed bay leading to the rear garden
- The kitchen comes with a choice of units
- First floor has a double bedroom, two single bedrooms and family bathroom



### Ground Floor

Lounge/Dining	5832 x 4204mm	19'2" x 13'10"
Kitchen	2971 x 2087mm	9'9" x 6'10"
WC	1700 x 901mm	5'7" x 2'11"

(Approximate dimensions)



### First Floor

Bedroom 1	4204 x 3238mm	13'10" x 10'7"
Bedroom 2	2926 x 2328mm	9'7" x 7'8"
Bedroom 3	2850 x 1797mm	9'4" x 5'11"
Bathroom	2192 x 1700mm	7'2" x 5'7"

(Approximate dimensions)

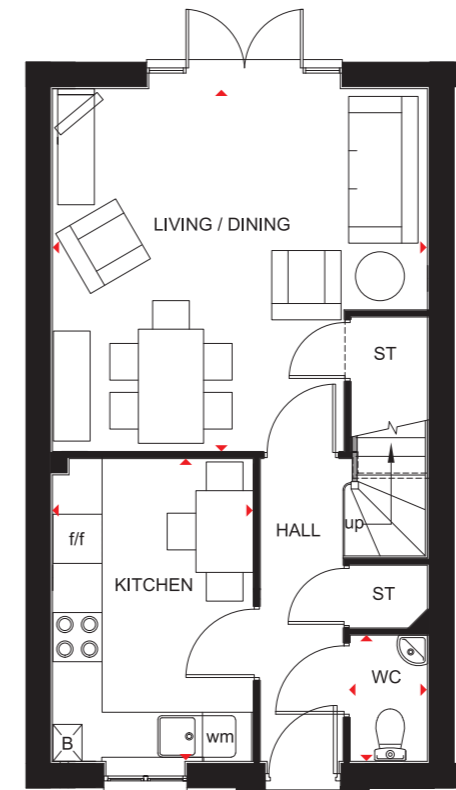
**KEY**

	Radiator	wm	Washing machine space
B	Boiler	f/f	Fridge/freezer space
ST	Store		Dimension location

## 3 BEDROOM TERRACED HOME



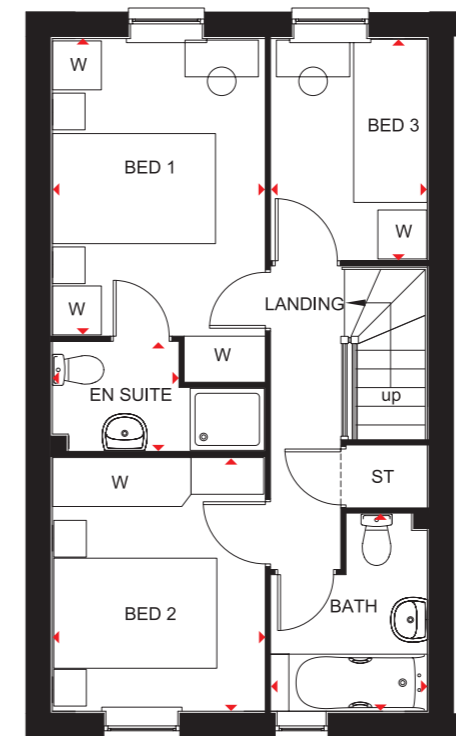
- A delightful three bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Stylish fitted kitchen in a choice of finishes
- First floor has master bedroom with en suite shower room, one further double bedroom, a single bedroom and family bathroom



### Ground Floor

Living/Dining	4600 x 4450mm	15'1" x 14'7"
Kitchen	3713 x 2462mm	12'2" x 8'1"
WC	1547 x 948mm	5'1" x 3'1"

(Approximate dimensions)



### First Floor

Bed 1	3638 x 2599mm	11'11" x 8'6"
En suite	1325 x 2599mm	4'5" x 8'6"
Bed 2	3111 x 2599mm	10'2" x 8'6"
Bed 3	2713 x 1913mm	8'11" x 6'3"
Bath	2418 x 1913mm	7'11" x 6'3"

(Approximate dimensions)

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

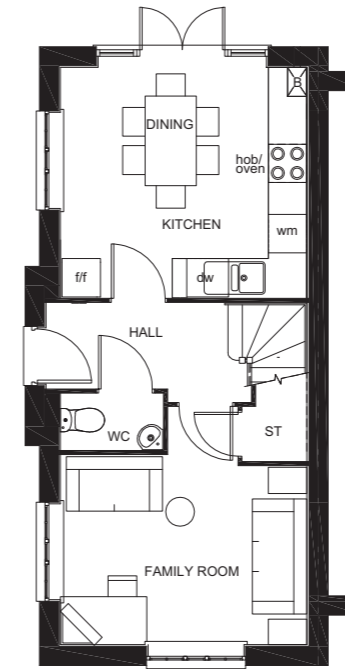
# BRENTWOOD

THE COUNTY  
COLLECTION

## 3 BEDROOM HOME



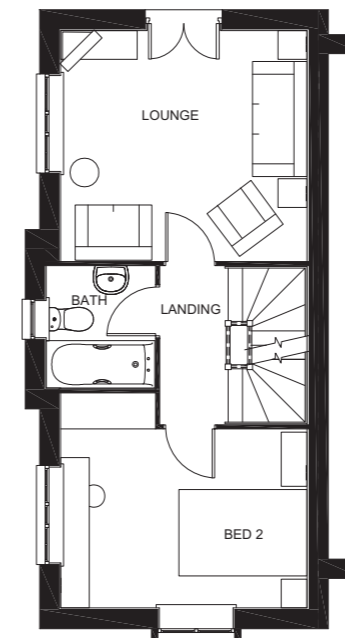
- An inspired 2½ storey, 3 bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- A family room is also situated on the ground floor
- First floor features lounge, a double bedroom and family bathroom
- Second floor boasts two further double bedrooms and dual-access shower room



### Ground Floor

Kitchen/Dining	3850 x 3610mm	12'8" x 11'10"
Family Room	3850 x 2959mm	12'8" x 9'8"
WC	1601 x 875mm	5'3" x 2'10"

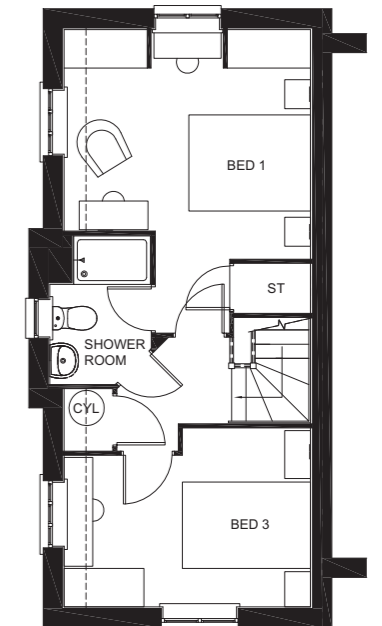
[Approximate dimensions]



### First Floor

Lounge	3850 x 2784mm	12'8" x 9'2"
Bedroom 2	3850 x 2784mm	12'8" x 9'2"
Bathroom	1904 x 1713mm	6'3" x 5'7"

[Approximate dimensions]



### Second Floor

Bedroom 1	3850 x 3575mm	12'8" x 11'9"
Shower Room	2315 x 1576mm	7'7" x 5'2"
Bedroom 3	3850 x 2784mm	12'8" x 9'2"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	CYL	Cylinder	dw	Dishwasher space

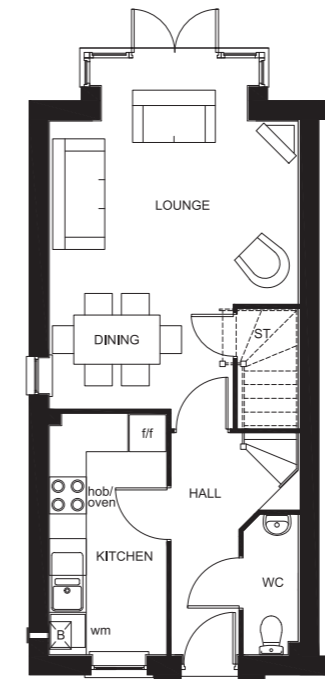
# STAMFORD

THE CLASSIC  
COLLECTION

## 3 BEDROOM TERRACED OR SEMI-DETACHED HOME



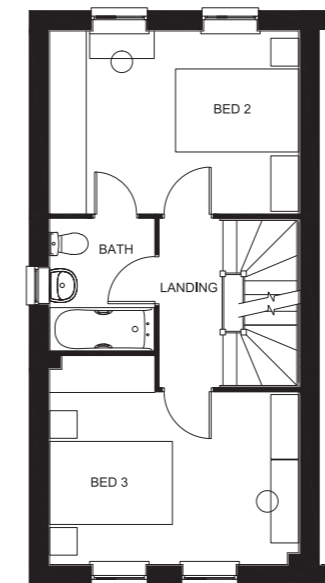
- A three bedroom, three-storey home offering open-plan lounge and dining room with glazed bay leading to the rear garden
- Attractive kitchen with units in a choice of finishes
- On the first floor are two double bedrooms and family bathroom
- Second floor has master bedroom with en suite and dressing area



### Ground Floor

Lounge/Dining	4678 x 4048mm	15'4" x 13'3"
Kitchen	3913 x 1901mm	12'10" x 6'3"
WC	2272 x 886mm	7'5" x 2'11"

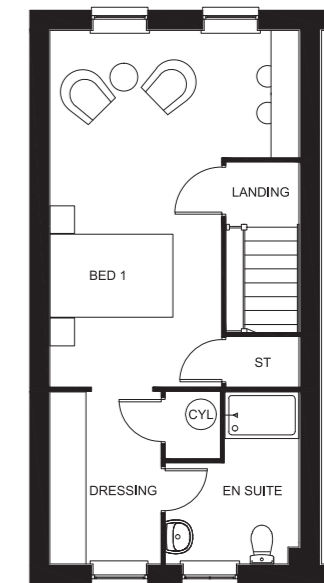
[Approximate dimensions]



### First Floor

Bedroom 2	4048 x 2970mm	13'3" x 9'9"
Bedroom 3	4048 x 3387mm	13'3" x 11'1"
Bathroom	2159 x 1701mm	7'1" x 5'7"

[Approximate dimensions]



### Second Floor

Bedroom 1	4048 x 5792mm	13'3" x 19'0"
Dressing	2799 x 1797mm	9'2" x 5'11"
En suite	2799 x 2164mm	9'2" x 7'1"

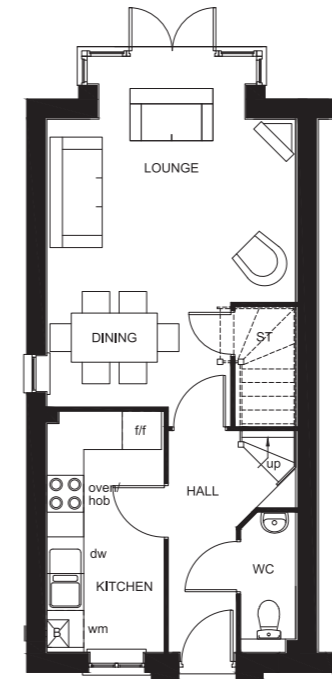
[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	CYL	Cylinder		

## 3 BEDROOM SEMI-DETACHED HOME



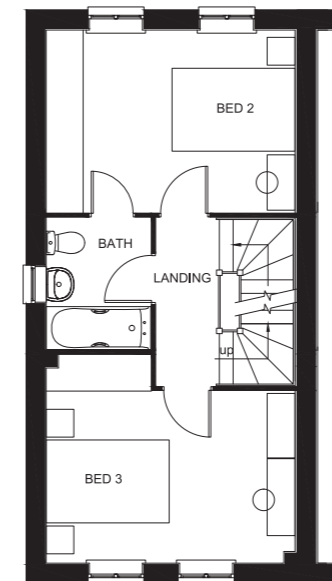
- A beautiful three bedroom home boasting open-plan lounge and dining room with full-height glazed bay opening onto the rear garden
- Stylish kitchen with quality units and appliances in a range of finishes
- First floor has two double bedrooms and dual-access family bathroom
- The charming master bedroom with dressing area and en suite shower room is neatly located on the top floor



### Ground Floor

Lounge/Dining	4673 x 4048mm	15'4" x 13'3"
Kitchen	3913 x 1901mm	12'10" x 6'3"
WC	2272 x 886mm	7'5" x 2'11"

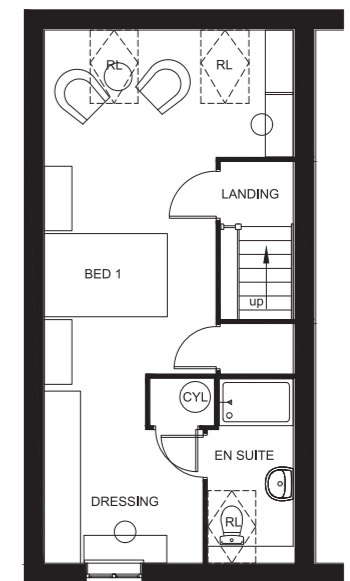
[Approximate dimensions]



### First Floor

Bed 2	4048 x 2970mm	13'3" x 9'9"
Bed 3	4048 x 3387mm	13'3" x 11'1"
Bathroom	2146 x 1701mm	7'0" x 5'7"

[Approximate dimensions]



### Second Floor

Bed 1	4048 x 5592mm	13'3" x 18'4"
Dressing	3074 x 2573mm	10'1" x 8'5"
En suite	2999 x 1387mm	9'10" x 4'7"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

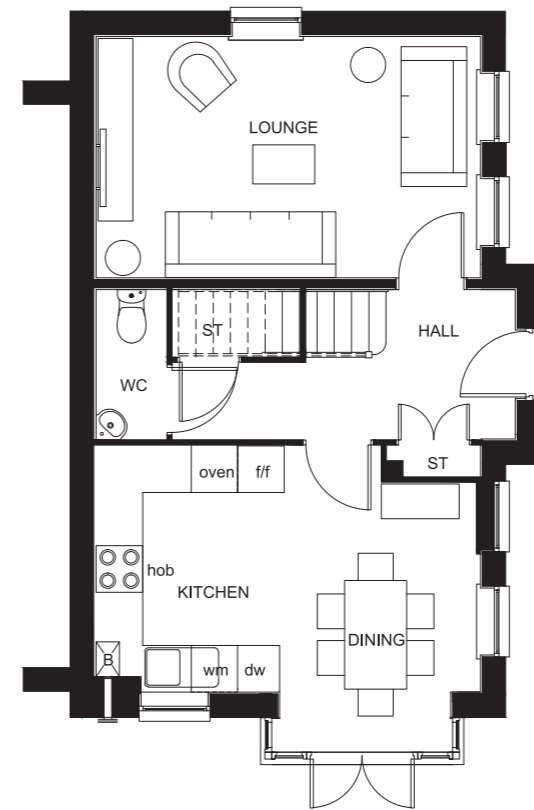
# MORPETH II

THE CLASSIC  
COLLECTION

## 3 BEDROOM HOME



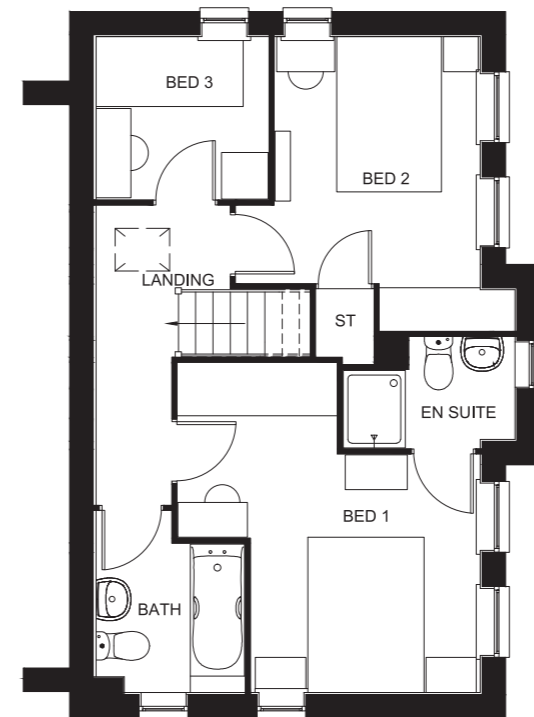
- A delightful three bedroom family home with a free-flowing kitchen and dining area with glazed bay opening onto the garden
- The ground floor also features dual-aspect lounge
- First floor offers master bedroom with en suite shower room, a further double bedroom, a single bedroom and family bathroom



### Ground Floor

Kitchen/Dining	4965 x 3175mm	16'3" x 10'5"
Lounge	4965 x 3113mm	16'3" x 10'3"
WC	1928 x 910mm	6'4" x 3'0"

[Approximate dimensions]



### First Floor

Bed 1	3063 x 2951mm	10'1" x 9'8"
En Suite	2218 x 1316mm	7'3" x 4'4"
Bed 2	3174 x 2648mm	10'5" x 8'8"
Bed 3	2230 x 2092mm	7'4" x 6'10"
Bathroom	1927 x 1912mm	6'4" x 6'3"

[Approximate dimensions]

**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space

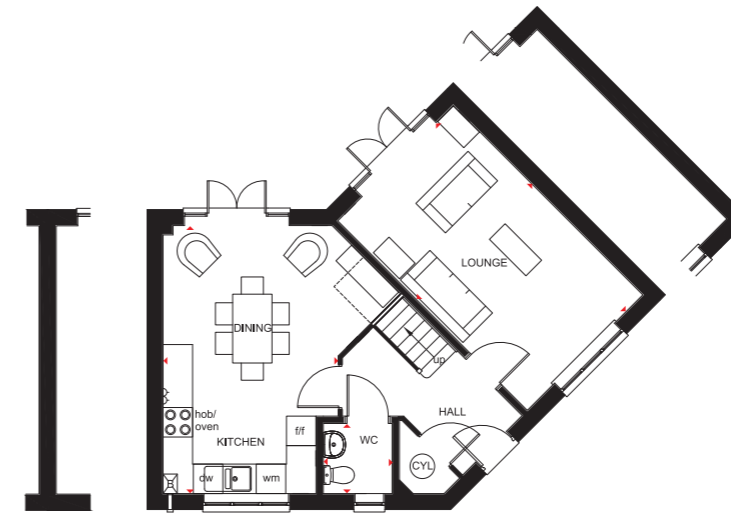
# FARINGDON II

THE COUNTY  
COLLECTION

## 3 BEDROOM HOME



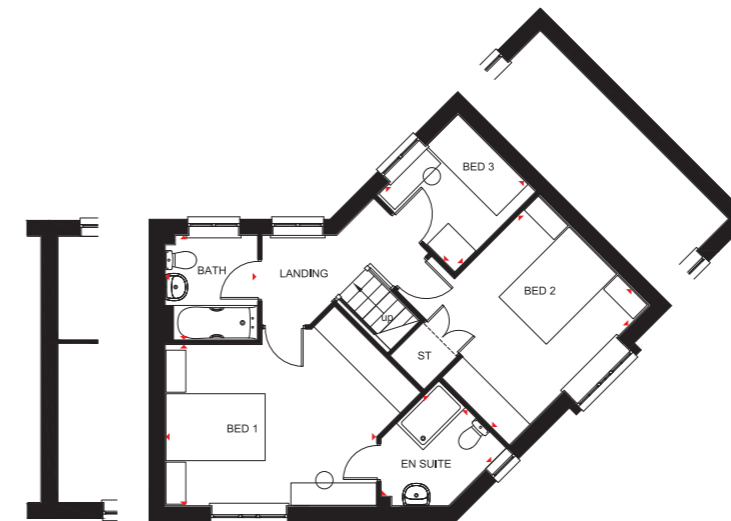
- A delightful three bedroom home offering dual-aspect lounge with French doors leading onto rear garden
- Ground floor also features separate dining room and attractive kitchen with the latest appliances and units in a choice of finishes
- First floor has two double bedrooms with an en suite shower room to master bedroom, a single bedroom and family bathroom



### Ground Floor

Lounge	5450 x 3322mm	17'11" x 10'11"
Kitchen/Dining	5450 x 3560mm	17'11" x 11'8"
WC	1480 x 1397mm	4'10" x 4'7"

(Approximate dimensions)



### First Floor

Bed 1	4262 x 3250mm	14'0" x 10'8"
En suite	2471 x 1922mm	8'1" x 6'4"
Bed 2	3985 x 3149mm	13'1" x 10'4"
Bed 3	2313 x 2213mm	7'7" x 7'3"
Bath	2112 x 1863mm	6'11" x 6'1"

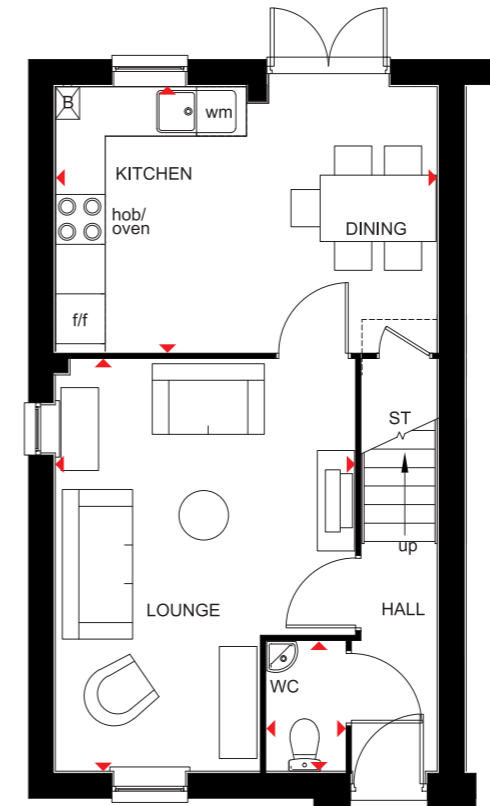
(Approximate dimensions)

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

## 3 BEDROOM HOME



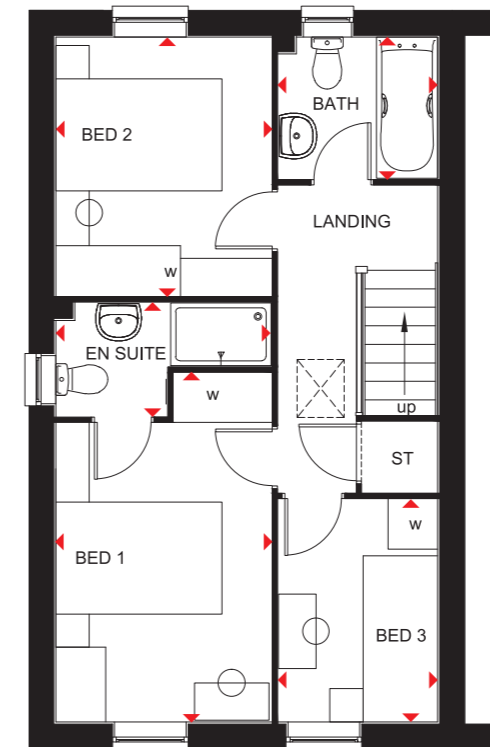
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Ground floor also has comfortable lounge
- First floor features two double bedrooms with en suite to master bedroom
- Single bedroom and family bathroom also located on the first floor



### Ground Floor

Lounge	4960 x 3606mm	16'3" x 11'10"
Kitchen/Dining	4600 x 3203mm	15'1" x 10'6"
WC	1563 x 944mm	5'2" x 3'1"

[Approximate dimensions]



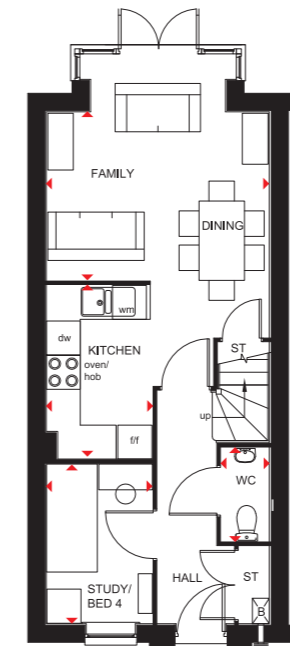
### First Floor

Bed 1	3597 x 2595mm	11'10" x 8'6"
En suite	2595 x 1365mm	8'6" x 4'6"
Bed 2	3113 x 2595mm	10'3" x 8'6"
Bed 3	2681 x 1918mm	8'10" x 6'3"
Bath	1918 x 1703mm	6'3" x 5'7"

[Approximate dimensions]

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

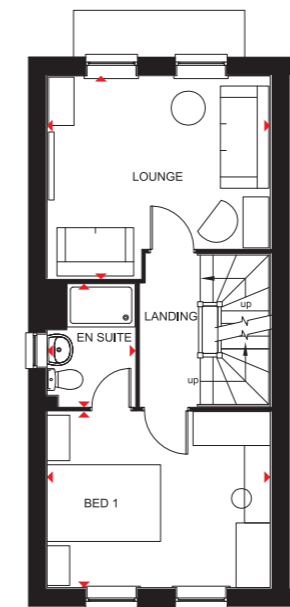
## 4 BEDROOM HOME



### Ground Floor

Family/Dining	3973 x 3928mm	13'0" x 12'11"
Kitchen	3073 x 1869mm	10'1" x 6'2"
Bed 4/Study	2813 x 1869mm	9'3" x 6'2"
WC	1649 x 851mm	5'5" x 2'9"

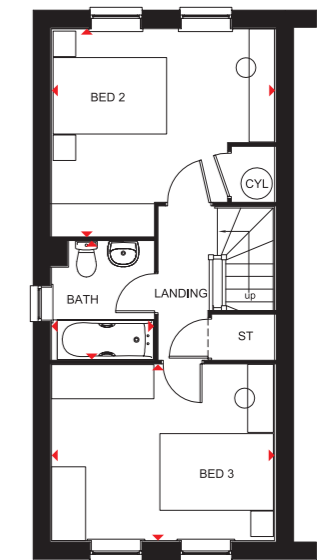
[Approximate dimensions]



### First Floor

Lounge	3928 x 3588mm	12'11" x 11'9"
Bed 1	3928 x 3089mm	12'11" x 10'2"
En suite	2163 x 1551mm	7'1" x 5'1"

[Approximate dimensions]



### Second Floor

Bed 2	3928 x 3633mm	12'11" x 11'11"
Bed 3	3928 x 3101mm	12'11" x 10'2"
Bath	2083 x 1800mm	6'10" x 5'11"

[Approximate dimensions]

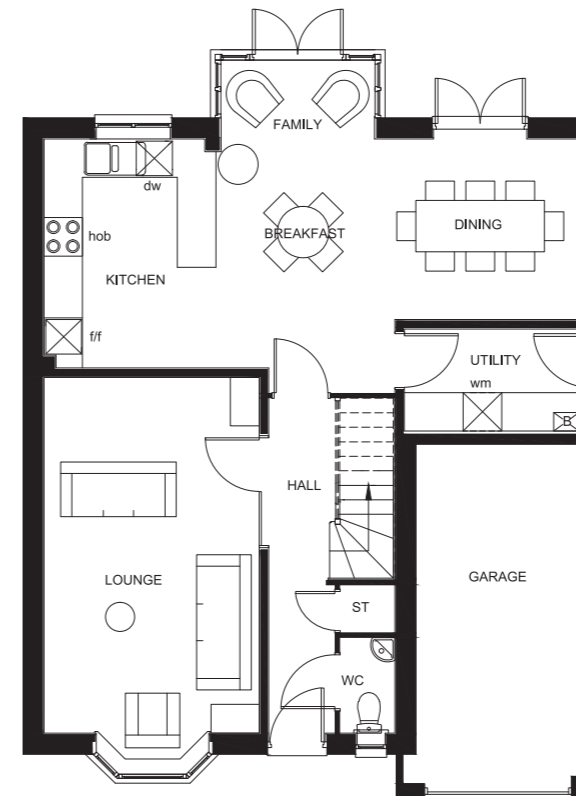
- A spacious four bedroom home with open-plan kitchen/family/dining area with French doors to the rear garden
- Study/bedroom 4 to the ground floor
- To the first floor there is a cosy lounge and master double bedroom with en suite shower room
- The second floor has two further double bedrooms and family bathroom

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

## 4 BEDROOM DETACHED HOME



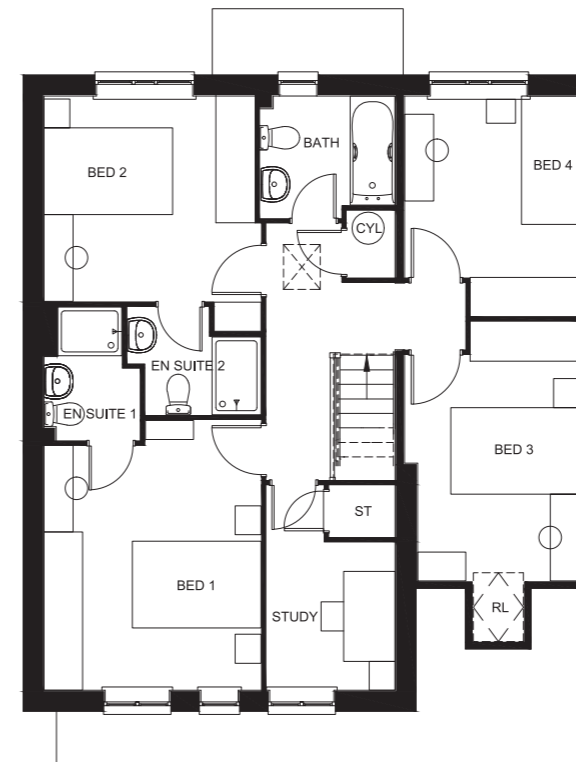
- A spacious four bedroom detached family home
- Stylish open-plan kitchen with dining and family areas
- Three double bedrooms and one single bedroom
- Two en suite shower rooms providing extra privacy
- Single integral garage for added space and security



### Ground Floor

Kitchen	3565 x 2675mm	11'8" x 8'9"
Dining/Family/Breakfast	5655 x 2843mm	18'7" x 9'4"
Lounge	5535 x 3350mm	18'2" x 11'2"
WC	1485 x 850mm	4'10" x 2'9"
Utility	1556 x 2718mm	5'1" x 8'11"
Garage	5174 x 2568mm	17'0" x 8'5"

[Approximate dimensions]



### First Floor

Bed 1	4202 x 3375mm	13'9" x 11'1"
En Suite 1	2075 x 1488mm	6'10" x 4'11"
Bed 2	3197 x 3275mm	10'6" x 10'9"
En Suite 2	1799 x 1675mm	5'11" x 5'7"
Bed 3	4037 x 2718mm	13'3" x 8'11"
Bed 4	3425 x 2718mm	11'3" x 8'11"
Bathroom	2100 x 1900mm	6'11" x 6'3"
Study	2000 x 2300mm	6'7" x 7'7"

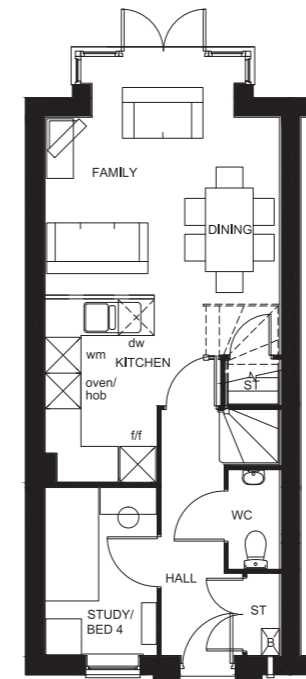
[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

## 4 BEDROOM HOME



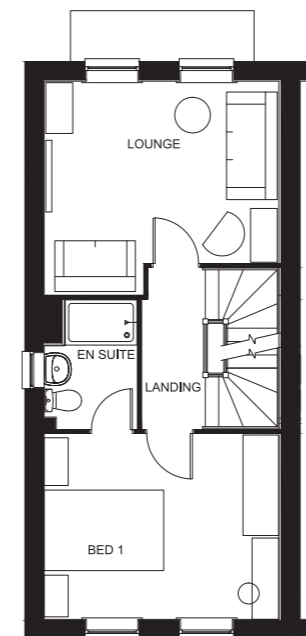
- A spacious four bedroom home with open-plan kitchen/family/dining area with French doors to the rear garden
- Study/bedroom 4 to the ground floor
- To the first floor there is a lounge and double bedroom with en suite shower room
- The second floor has a double bedroom, one single bedroom and the family bathroom



### Ground Floor

Kitchen	3074 x 1868mm	10'1" x 6'2"
Family/Dining	3973 x 3928mm	13'0" x 12'11"
Bed 4/Study	2813 x 1868mm	9'3" x 6'2"
WC	1649 x 851mm	5'5" x 2'9"

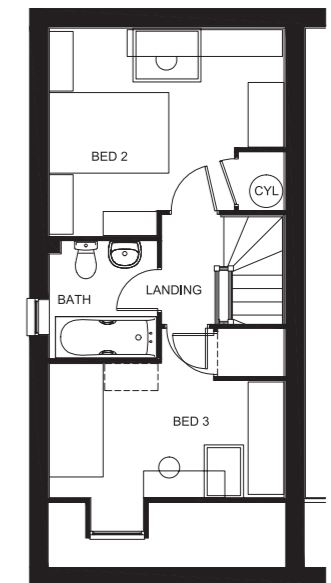
[Approximate dimensions]



### First Floor

Lounge	3928 x 3576mm	12'11" x 11'9"
Bed 1	3928 x 3102mm	12'11" x 10'2"
En Suite	2163 x 1551mm	7'1" x 5'1"

[Approximate dimensions]



### Second Floor

Bed 2	3928 x 3483mm	12'11" x 11'5"
Bed 3	3928 x 2248mm	12'11" x 7'4"
Bathroom	1962 x 1801mm	6'5" x 5'11"

[Approximate dimensions]

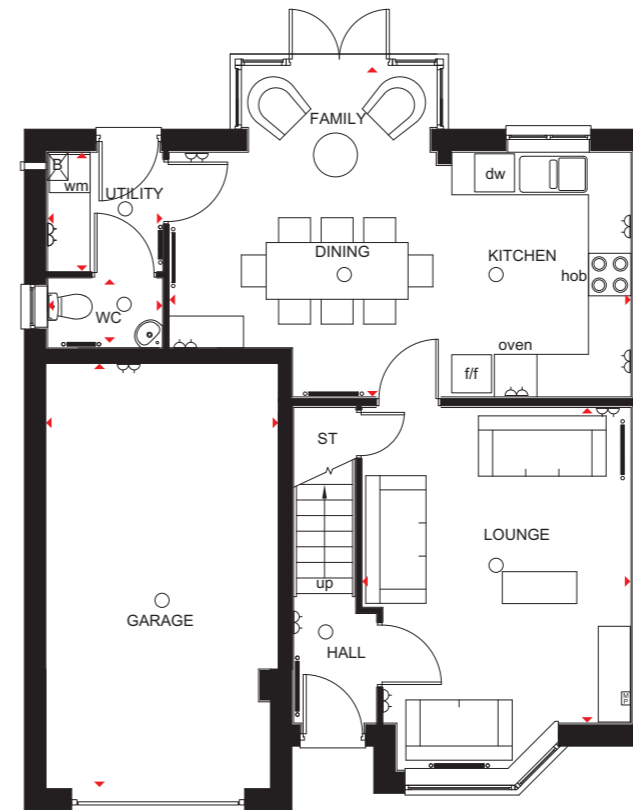
**KEY**

B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
CYL	Cylinder	dw	Dishwasher space

## 4 BEDROOM HOME



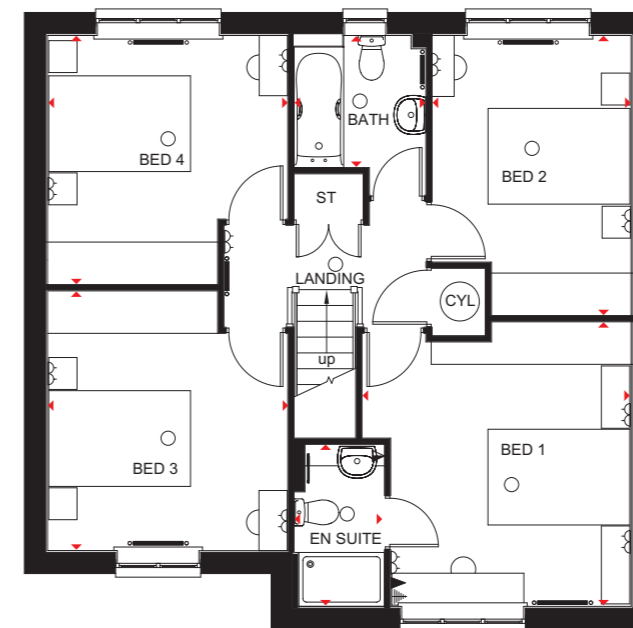
- A superior 4 bedroom home offering stylish kitchen, dining room and family area with full-height glazed bay and French doors leading onto the rear garden
- Bay-fronted lounge and utility room are also located on the ground
- First floor has four double bedrooms with en suite to master bedroom and family bathroom
- This home also comes with an integral garage



### Ground Floor

Lounge	4450 x 3795mm	14'7" x 12'5"
Kitchen/Family/ Dining Room	6513 x 4675mm	21'4" x 15'4"
Utility	1639 x 1697mm	5'4" x 5'7"
WC	1639 x 1000mm	5'4" x 3'3"
Garage	6000 x 3280mm	19'8" x 10'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4013 x 3794mm	13'2" x 12'5"
En Suite	2285 x 1275mm	7'6" x 4'2"
Bedroom 2	3949 x 2758mm	12'11" x 9'1"
Bedroom 3	3664 x 3389mm	12'0" x 11'1"
Bedroom 4	3513 x 3389mm	11'6" x 11'1"
Bathroom	1944 x 1874mm	6'4" x 6'2"

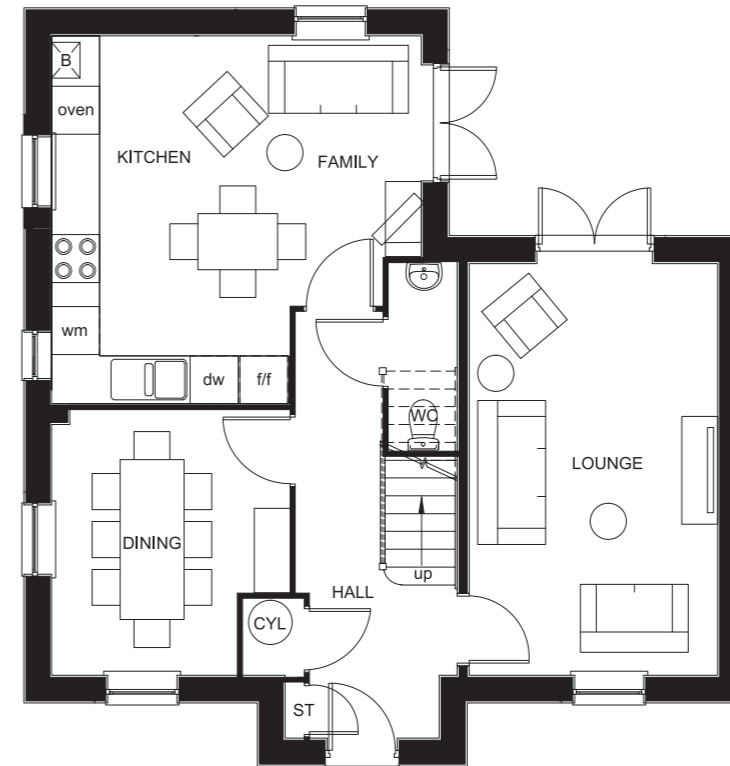
[Approximate dimensions]

KEY									
○	Light fitting	⬆	T.V. aerial socket	—	Radiator	ST	Store	f/f	Fridge/freezer space
⏏	Electric socket	📺	Media plate	—	Towel rail	CYL	Cylinder	dw	Dishwasher space
☎	Telephone outlet point	⚡	Shaver socket	B	Boiler	wm	Washing machine space	◀▶	Dimension location

## 4 BEDROOM HOME



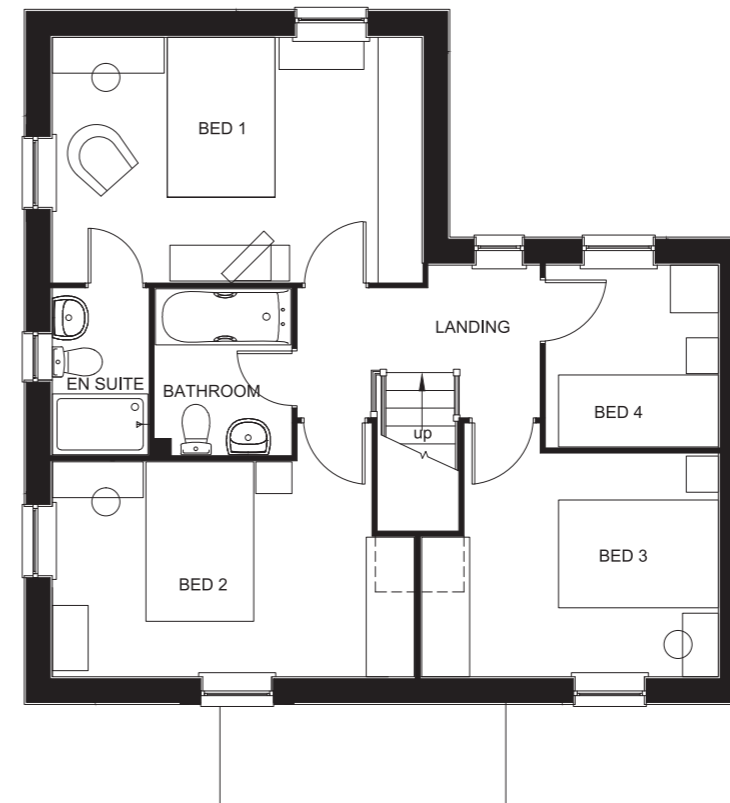
- A beautifully presented four bedroom home featuring open-plan kitchen with breakfast and family areas and French doors leading to the garden
- Separate dual-aspect dining room and lounge with French doors leading to the garden
- The first floor boasts master bedroom with en suite shower room, two further double bedrooms, one single bedroom and family bathroom



### Ground Floor

Kitchen/ Family	4628 x 4606mm	15'2" x 15'1"
Lounge	5153 x 3113mm	16'11" x 10'3"
Dining Room	3310 x 2974mm	10'10" x 9'9"
WC	2338 x 853mm	7'8" x 2'10"

(Approximate dimensions)



### First Floor

Bed 1	4628 x 3062mm	15'2" x 10'1"
En Suite	2075 x 1201mm	6'10" x 3'11"
Bed 2	4534 x 2691mm	14'11" x 8'10"
Bed 3	3718 x 2788mm	12'2" x 9'2"
Bed 4	2278 x 2155mm	7'6" x 7'1"
Bathroom	2075 x 1701mm	6'10" x 5'7"

(Approximate dimensions)

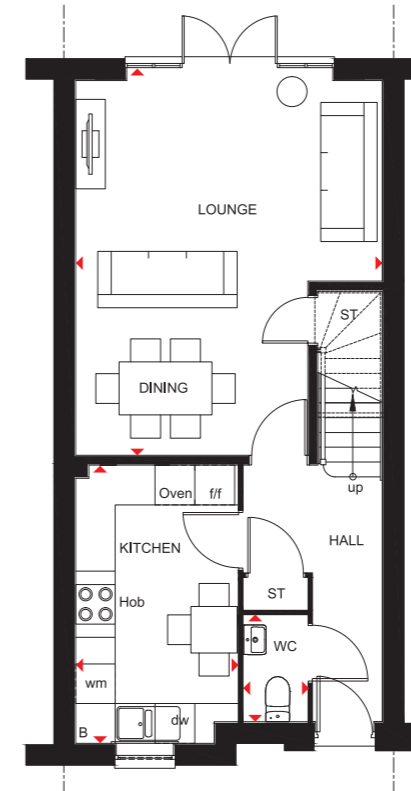
**KEY** B Boiler  
ST Store  
CYL Cylinder

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

## 4 BEDROOM HOME



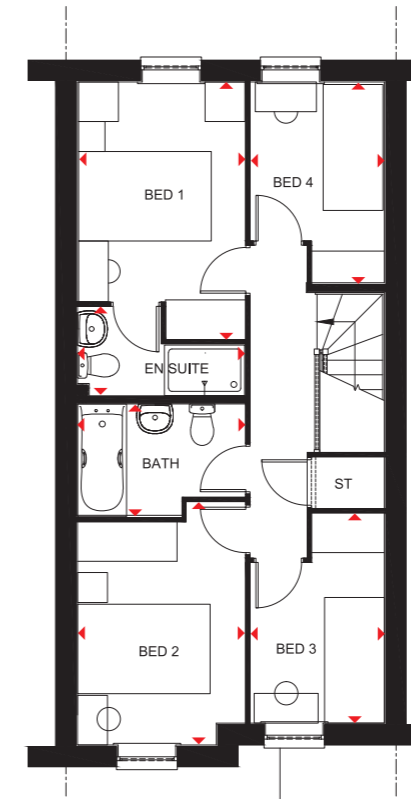
- A delightful four bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Fashionable kitchen features breakfast area
- First floor has master bedroom with en suite shower room, one further double bedroom, two single bedrooms and family bathroom



### Ground Floor

Kitchen	4198 x 2449mm	13'9" x 8'0"
Lounge/Dining	5657 x 4628mm	18'7" x 15'2"
WC	1508 x 963mm	4'11" x 3'2"

[Approximate dimensions]



### First Floor

Bedroom 1	3324 x 2538mm	10'11" x 8'4"
En Suite	1338 x 2520mm	4'5" x 8'3"
Bedroom 2	3390 x 2526mm	11'1" x 8'3"
Bedroom 3	3163 x 2014mm	10'5" x 6'7"
Bedroom 4	3092 x 2014mm	10'2" x 6'7"
Bathroom	1701 x 2526mm	5'7" x 8'3"

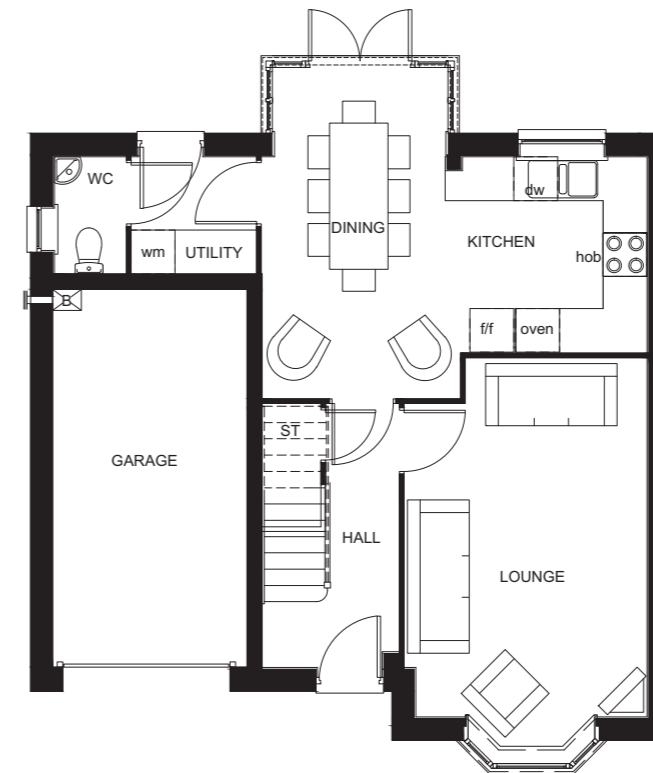
[Approximate dimensions]

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

## 4 BEDROOM HOME



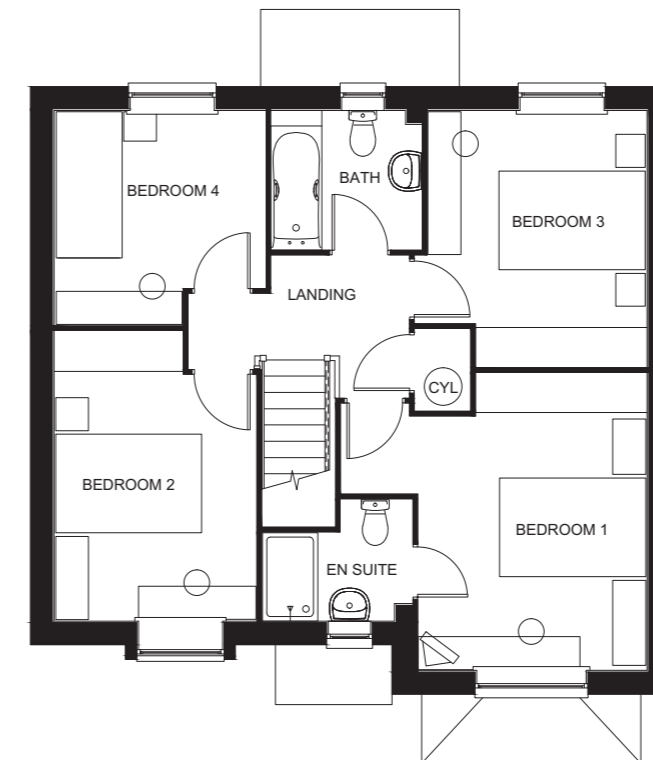
- An exceptional four bedroom detached home with a large kitchen/dining room with full-height glazed bay leading out to the rear garden
- Ground floor also has cosy lounge with bay window, and utility room
- First floor features three double bedrooms with en suite to master bedroom, a single bedroom and family bathroom
- This delightful home also comes with integral garage



### Ground Floor

Kitchen/Dining	5268 x 4547mm	17'3" x 14'11"
Lounge	4902 x 3314mm	16'1" x 10'10"
Utility	1695 x 1603mm	5'7" x 5'3"
WC	1603 x 975mm	5'3" x 3'2"
Garage	5175 x 2662mm	17'0" x 8'9"

[Approximate dimensions]



### First Floor

Bed 1	4070 x 3127mm	13'4" x 10'3"
En Suite	2051 x 1663mm	6'9" x 5'5"
Bed 2	3967 x 2762mm	13'0" x 9'1"
Bed 3	3508 x 3001mm	11'6" x 9'10"
Bed 4	2936 x 2888mm	9'8" x 9'6"
Bathroom	2051 x 1901mm	6'9" x 6'3"

[Approximate dimensions]

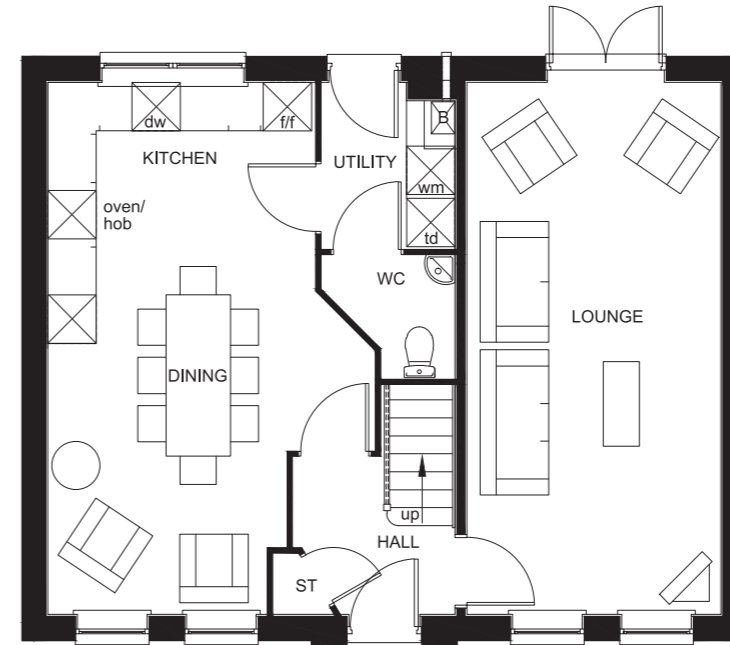
**KEY** B Boiler  
ST Store  
CYL Cylinder

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

## 4 BEDROOM DETACHED HOME



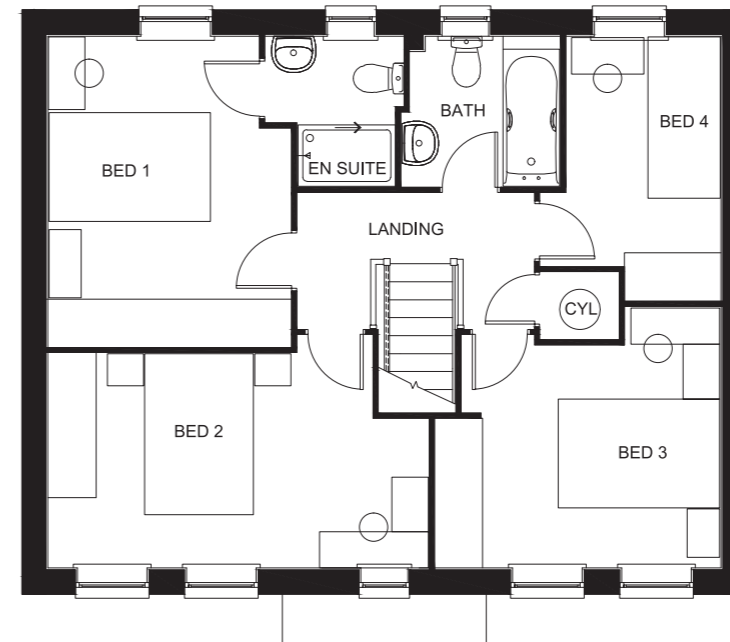
- A beautifully presented 4 bedroom home featuring dual-aspect lounge with French doors opening onto the rear garden
- Ground floor also boasts kitchen with breakfast area and a separate dining room
- First floor offers three double bedrooms with an en suite shower room to the master bedroom, a single bedroom and family bathroom



### Ground Floor

Kitchen/Dining	6600 x 4100mm	21'8" x 13'5"
Lounge	6600 x 3150mm	21'8" x 10'4"
WC	1524 x 1675mm	5'0" x 5'6"
Utility	1650 x 2060mm	5'5" x 6'9"

[Approximate dimensions]



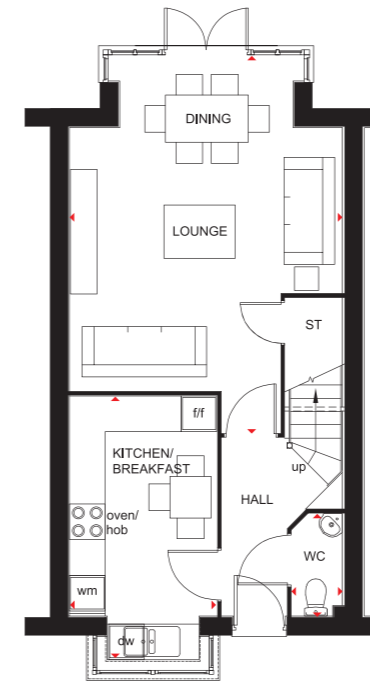
### First Floor

Bedroom 1	3850 x 3013mm	12'8" x 9'11"
En Suite	1863 x 1707mm	6'1" x 5'7"
Bedroom 2	4720 x 2661mm	15'6" x 8'9"
Bedroom 3	3542 x 2758mm	11'7" x 9'1"
Bedroom 4	3275 x 1913mm	10'9" x 6'3"
Bathroom	1863 x 1853mm	6'1" x 6'1"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

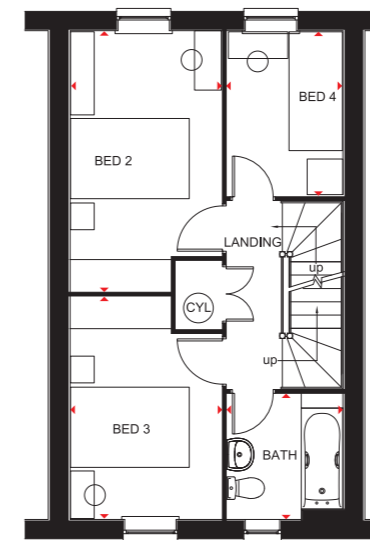
## 4 BEDROOM HOME



### Ground Floor

Lounge/ Dining Room	6364 x 4610mm	20'11" x 15'1"
Kitchen/ Breakfast	4446 x 2481mm	14'7" x 8'2"
WC	1726 x 862mm	5'8" x 2'10"

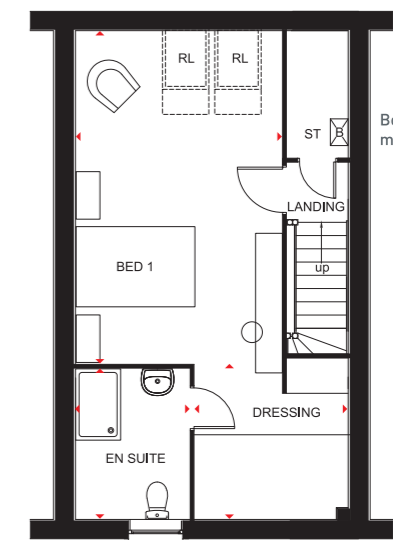
[Approximate dimensions]



### First Floor

Bedroom 2	4406 x 2562mm	14'5" x 8'5"
Bedroom 3	3734 x 2562mm	12'3" x 8'5"
Bedroom 4	2784 x 1961mm	9'2" x 6'5"
Bathroom	2112 x 1961mm	6'11" x 6'5"

[Approximate dimensions]



### Second Floor

Bedroom 1	5602 x 3484mm	18'5" x 11'5"
En Suite	2535 x 1929mm	8'4" x 6'4"
Dressing Area	2624 x 2594mm	8'7" x 8'6"

[Approximate dimensions]

- A stylish 2½ storey, four bedroom home with open-plan lounge and dining room with glazed bay opening onto the rear garden
- Smart up-to-date kitchen equipped with quality appliances
- First floor offers two double bedrooms, a single bedroom and family bathroom
- Master bedroom with en suite shower room and dressing area is neatly located on the top floor

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	RL	Roof light
	CYL	Cylinder	dw	Dishwasher space		

[www.barratthomes.co.uk/joneseven](http://www.barratthomes.co.uk/joneseven)

Contact the development direct on **0844 811 7799**



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