

THE HAWTHORNS

BECK LANE, SUTTON-IN-ASHFIELD, NOTTINGHAM, NOTTINGHAMSHIRE, NG17 3AH



2, 3 AND 4 BEDROOM HOMES



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 an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

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 50 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.



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.





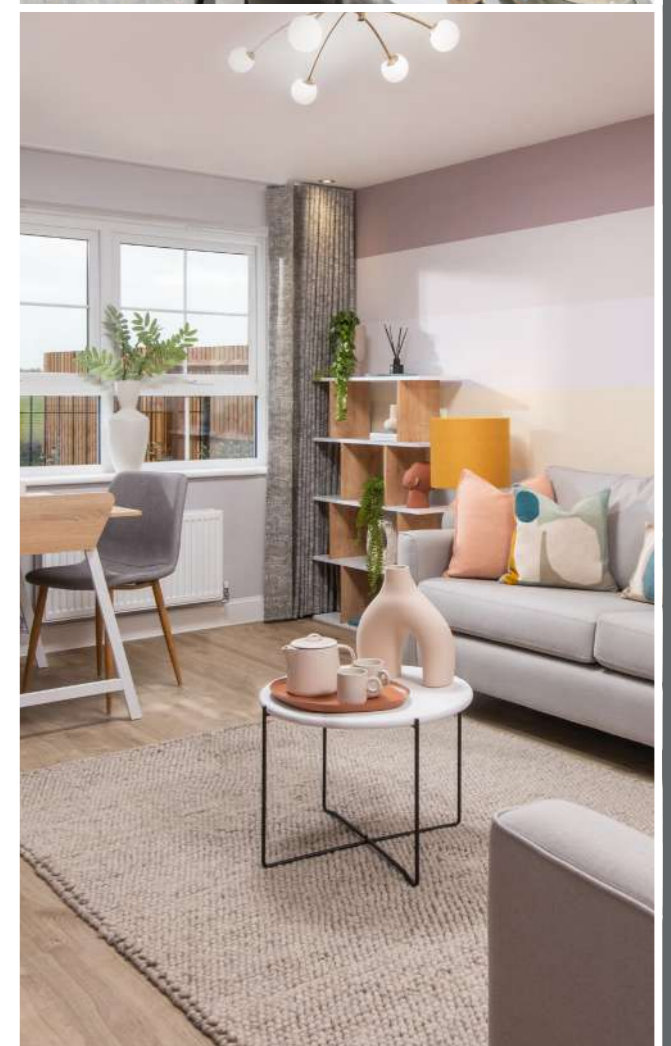
STUNNING HOMES IN A GREAT LOCATION

NEW 2, 3 & 4 BEDROOM HOMES FROM BRITAIN'S LEADING HOUSE BUILDER

Set in a prime location for all homebuyers, discover the start of a brand new community on the outskirts of the bustling market town of Sutton-in-Ashfield.

Designed for modern living and boasting excellent energy efficiency, a range of 2, 3 & 4 bedroom homes will shape this new development.

Whether you're searching for good schools, an easy commute, great amenities, or parks to enjoy, you can have it all with a new home at The Hawthorns.





LOCAL AREA

DISCOVER THE HAWTHORNS

The Hawthorns is a stunning new development, sitting on the outskirts of Mansfield; a lively and popular market town. Ideal for first time buyers, professionals and families alike, you'll find everything you need on your doorstep. Sutton-in-Ashfield high street and Mansfield town centre is just a short distance away with essential amenities, including doctors, dentists, shops, bars, cafes, restaurants and more!

Living in this prime location, you will also benefit from a great choice of OFSTED rated 'Outstanding' and 'Good' schools nearby. You'll enjoy an easy commute with accessible transport links, including road access to the A38, A617 and M1, buses to Mansfield and Sutton-in-Ashfield, as well as Mansfield train station just 8 minutes away with direct trains to Nottingham.

OUT AND ABOUT

THERE'S PLENTY TO SEE AND DO

On your doorstep

The Hawthorns is ideally located within 3 miles of Mansfield town centre and 2 miles from Sutton-in-Ashfield. In Sutton-in-Ashfield, you can find your daily essentials, including High Street shops and Idlewells Shopping Centre. Mansfield town centre offers a fantastic range of bars and restaurants for you to enjoy. You will also benefit from the local high street with everything you need, such as a café, post office, dentist, pharmacy, GP, library, barbershop & hairdressers, vets, local butchers and more!

There is also a great selection of supermarkets, just a 5 minute drive away, including a Co-op, Aldi, Iceland, Tesco and Morrisons.

If you're looking to get fit or exercise there is a number of Gym and fitness centres nearby, including Lamma Leisure Centre and Water Meadows Leisure Complex just a 10 minute drive.

Living at The Hawthorns will leave you with plenty to do and explore

If you're looking to shop-til-you-drop, you can find a large selection of shops and facilities, including high-street brands, the Four Seasons Shopping Centre, Idlewells Shopping Centre, a market, cinema, bowling and more. What's more, East Midlands Designer Outlet is also only a 15 minute drive away. For city centre shopping, Nottingham city centre is easily accessible.










If you enjoy the great outdoors, there is a number of parks and reservoirs nearby including King's Mill Reservoir, Lawn Pleasure Ground and Brierley Forest Park. For golf enthusiasts, you can visit nearby Riverbank and Brierley Forest Golf Club, or you can venture to Coxmoor Golf Club.

Or, are you looking for a fun family day out? There's plenty of places to explore with your family; look no further at Robin Hoods Wheelgate Park, White Post Farm and Sherwood Pines, which is a 20 minute drive away. There's also a trampoline park and amusement centre near Mansfield town centre.










THE HAWTHORNS

DEVELOPMENT LAYOUT

-  **Bedale Bungalow**
2 bedroom home
-  **Kenley**
2 bedroom home
-  **Ellerton**
3 bedroom home
-  **Maidstone**
3 bedroom home
-  **Moresby**
3 bedroom home
-  **Collaton**
3 bedroom home
-  **Denby**
3 bedroom home
-  **Lutterworth**
3 bedroom home
-  **Kingsville**
3 bedroom home
-  **Haversham**
3 bedroom home
-  **Kingsley**
4 bedroom home
-  **Kennford**
4 bedroom home
-  **Hemsworth**
4 bedroom home
-  **Alderney**
4 bedroom home
-  **Radleigh**
4 bedroom home
-  **Affordable Housing**
-  **Sales Centre**
-  **Show Homes**
-  **Visitor Parking Space**
-  **Bin Collection Point**
-  **Substation**



- Bat Box** 
- Play area** 
- Swift Brick** 
- Bird Box** 
- New tree line** 
- Attenuation basin** 
- Existing tree** 

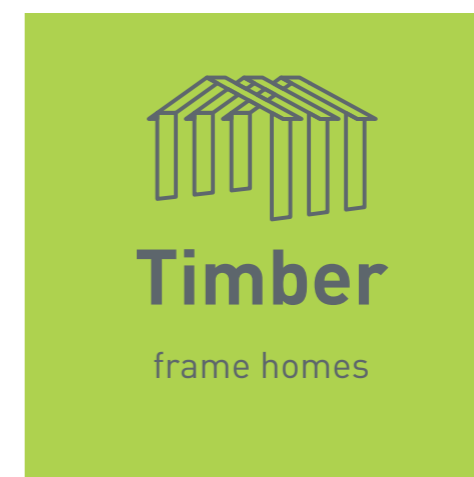
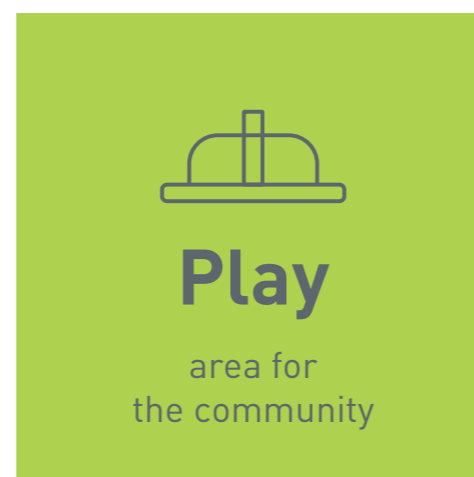
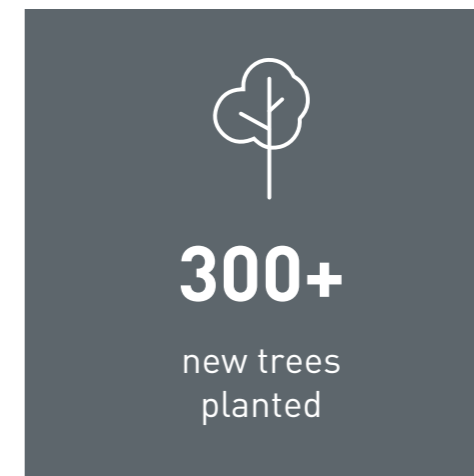
Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

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.

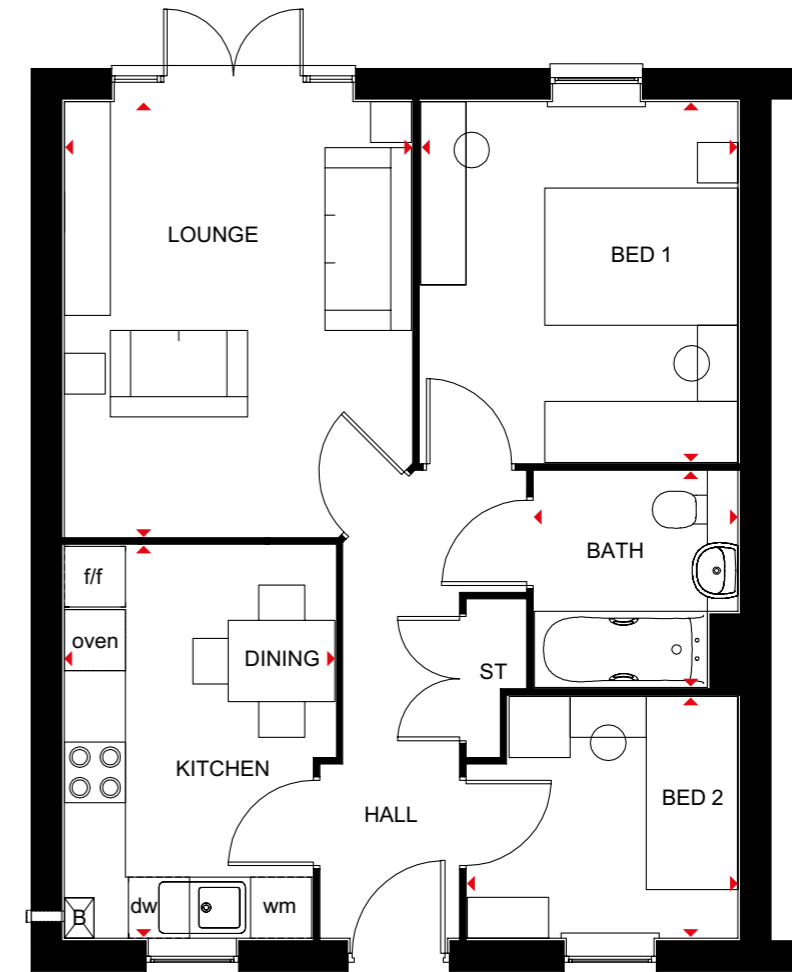


BEDALE

TWO BEDROOM TERRACED HOME



- Compact, terraced bungalow for convenient one-level living
- Front-aspect fitted kitchen with dining area
- Good-sized lounge with French doors leading to the garden
- Two bedrooms - one rear-aspect double and one front-aspect single - and a fitted bathroom



Dimensions

Lounge	3412 x 4278mm	11'2" x 14'0"
Kitchen/ Dining Room	2662 x 3863mm	8'9" x 12'8"
Bedroom 1	3124 x 3550mm	10'3" x 11'8"
Bedroom 2	2663 x 2376mm	8'9" x 7'10"
Bathroom	2001 x 2124mm	6'7" x 7'0"

[Approximate dimensions]

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

barratthomes.co.uk


BARRATT
HOMES

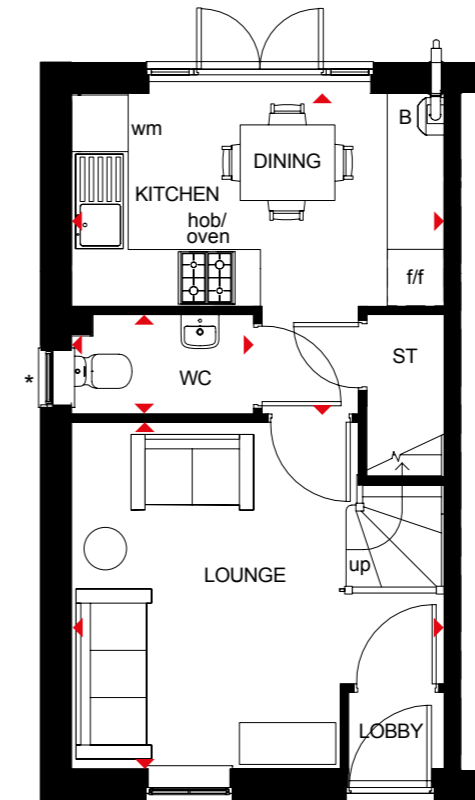

NEW
HOMES
QUALITY
CODE

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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Housetype may include Solar PV Panels, please speak to Sales Adviser for further details.

2 BEDROOM SEMI-DETACHED HOME



- Natural light floods through oversized windows in this two bedroom 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

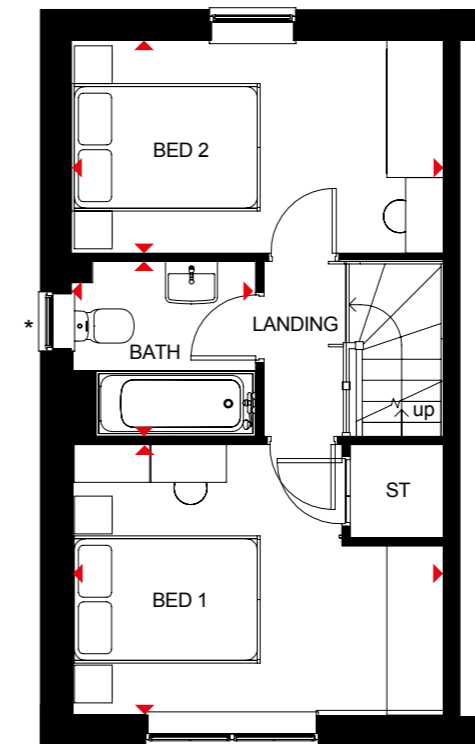


Ground Floor

Lounge	3943 x 3668 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1888 x 1050 mm	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 2865 mm	12'11" x 9'5"
Bedroom 2	3943 x 2316 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 a Sales Adviser for details on individual plots

KEY B Boiler
ST Store
wm Washing machine space

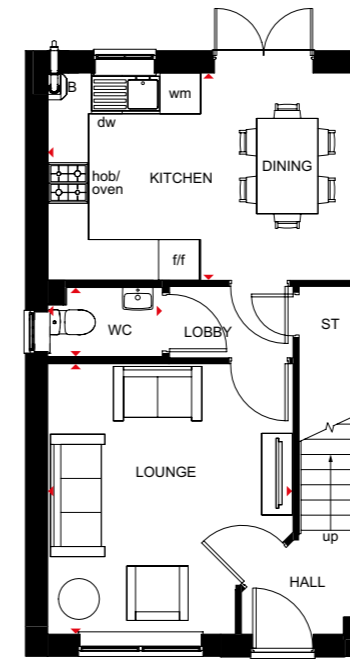
f/f Fridge/freezer space
◀▶ Dimension location

ELLERTON

3 BEDROOM SEMI-DETACHED HOME



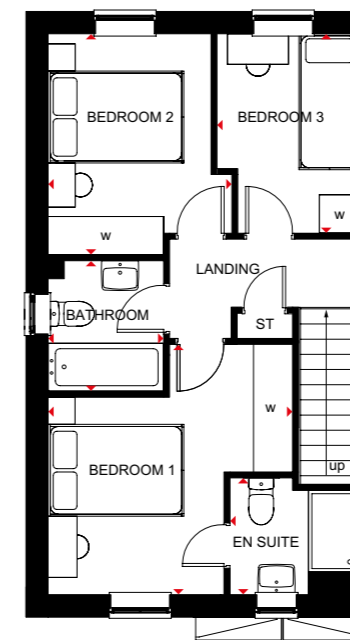
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	3605 x 3972 mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048 mm	15'1" x 10'0"
WC	1703 x 1050 mm	5'7" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3605 x 3688 mm	11'10" x 12'1"
En Suite	1918 x 1716 mm	6'4" x 5'8"
Bedroom 2	2708 x 3250 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)

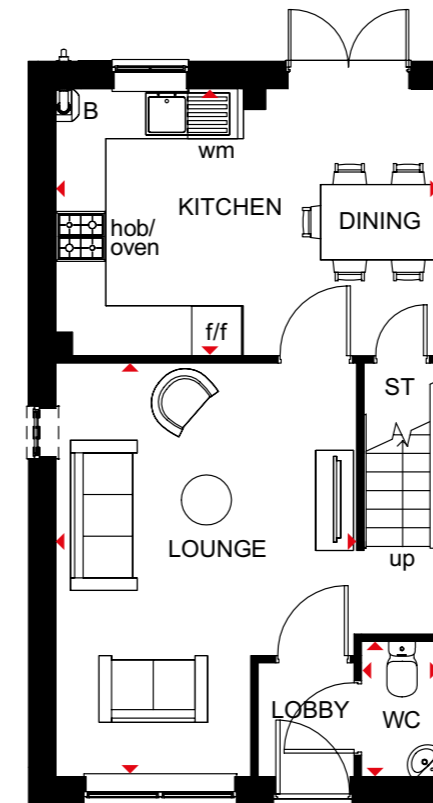
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

MAIDSTONE

3 BEDROOM SEMI-DETACHED HOME



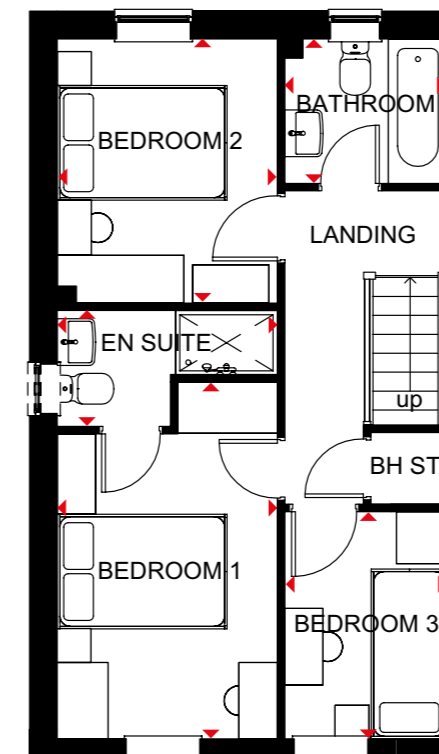
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



Ground Floor

Lounge	4598 x 4955 mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202 mm	15'1" x 10'6"
WC	935 x 1620 mm	3'1" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	2592 x 4204 mm	8'6" x 13'10"
En Suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3250 mm	8'6" x 10'3"
Bedroom 3	1918 x 2676 mm	6'4" x 8'9"
Bathroom	1918 x 1702 mm	6'4" x 5'7"

(Approximate dimensions)

KEY B Boiler
ST Store
BH ST Bulhead store

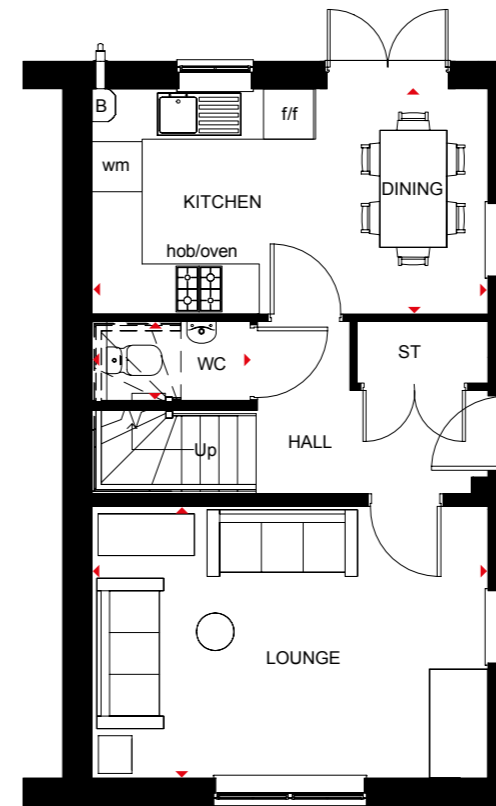
wm Washing machine space
f/f Fridge/freezer space
◀▶ Dimension location

MORESBY

3 BEDROOM SEMI-DETACHED HOME



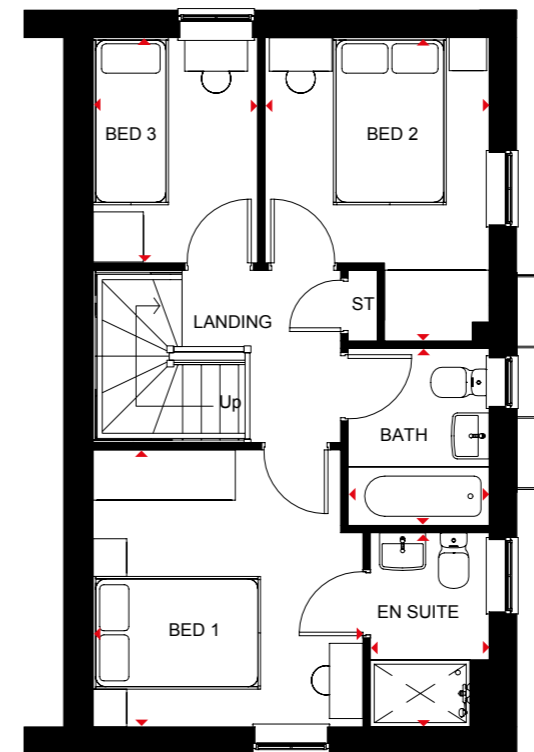
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250 mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696 mm	15'6" x 8'10"
WC	1891 x 945 mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

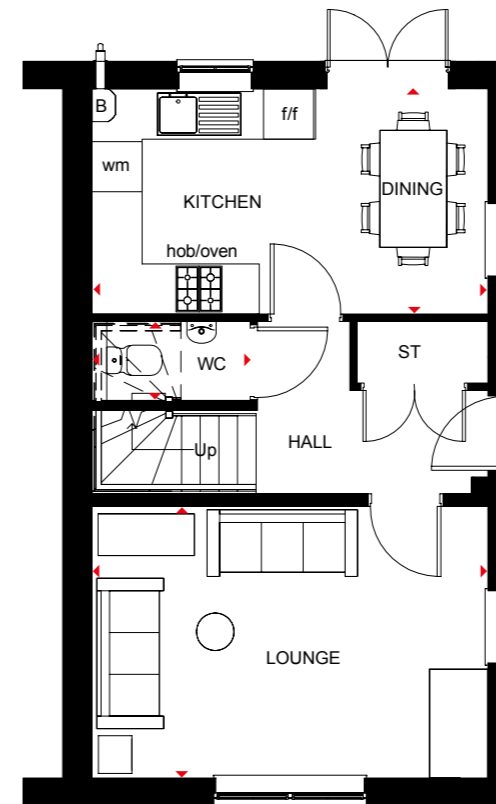
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

MORESBY

3 BEDROOM DETACHED HOME



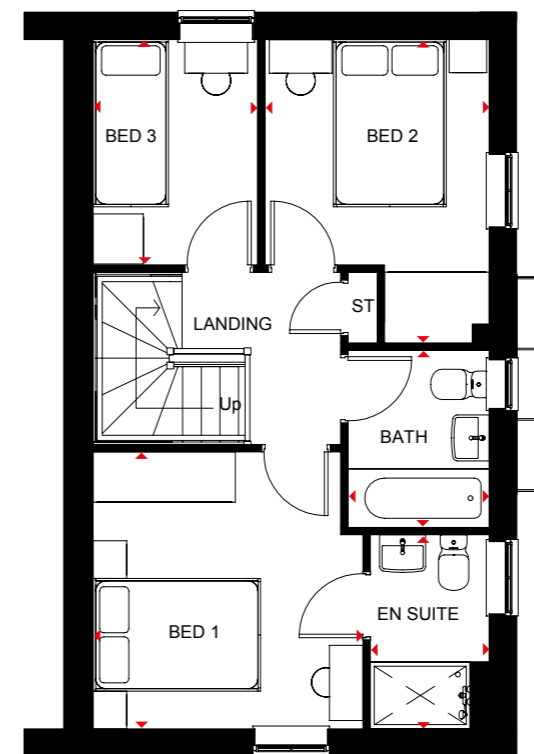
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250 mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2933 mm	15'6" x 9'7"
WC	1891 x 945 mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3229 x 3312 mm	10'7" x 10'10"
En Suite	2322 x 1421 mm	7'7" x 4'8"
Bedroom 2	2679 x 3628 mm	8'9" x 11'11"
Bedroom 3	2696 x 1968 mm	8'10" x 6'5"
Bathroom	2120 x 1688 mm	6'11" x 5'6"

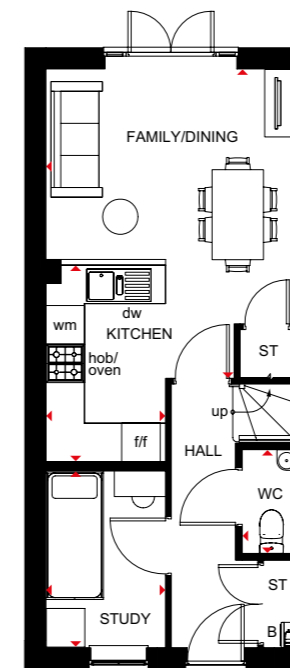
(Approximate dimensions)

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

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

KINGSVILLE

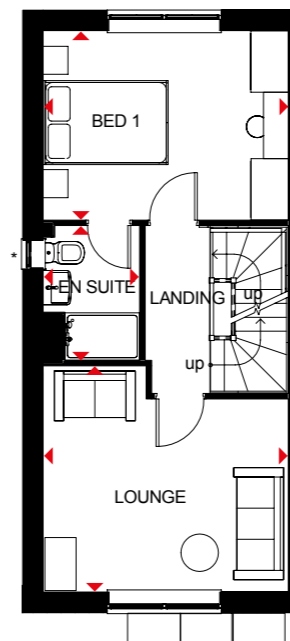
3 BEDROOM SEMI-DETACHED



Ground Floor

Family/Dining	3936 x 4820 mm	12'11" x 15'10"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2749 mm	6'1" x 9'0"
WC	861 x 1649 mm	2'10" x 5'5"

(Approximate dimensions)

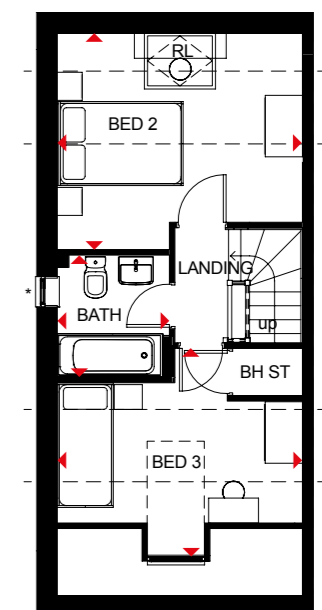


First Floor

Lounge	3936 x 3630 mm	12'11" x 11'11"
Bedroom 1	3936 x 3042 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	3936 x 3508 mm	12'11" x 11'6"†
Bedroom 3	3936 x 3325 mm	12'11" x 10'11"†
Bathroom	1761 x 1963 mm	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 dimensions includes lower ceiling areas.

- 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

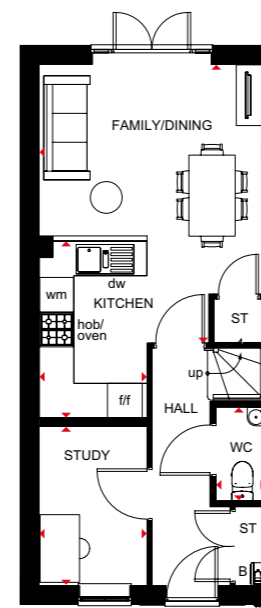
KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

HAVERSHAM

3 BEDROOM HOME



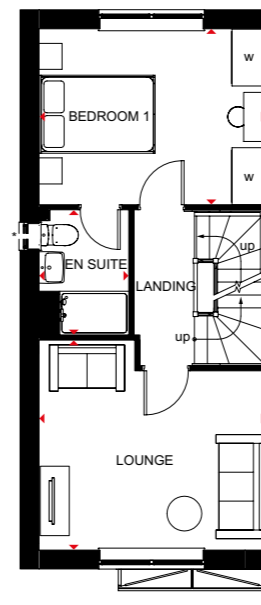
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, 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"
Study	1865 x 2751mm	6'1" x 9'0"
WC	894 x 1649mm	2'11" x 5'5"

[Approximate dimensions]

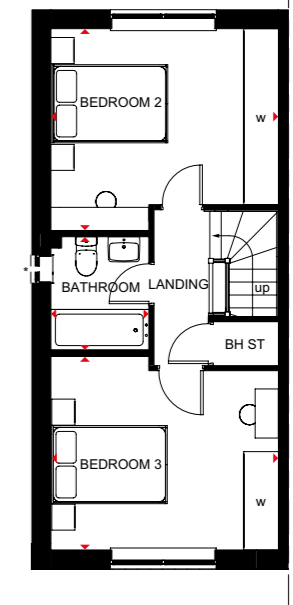


First Floor

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 plots.



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 plots.

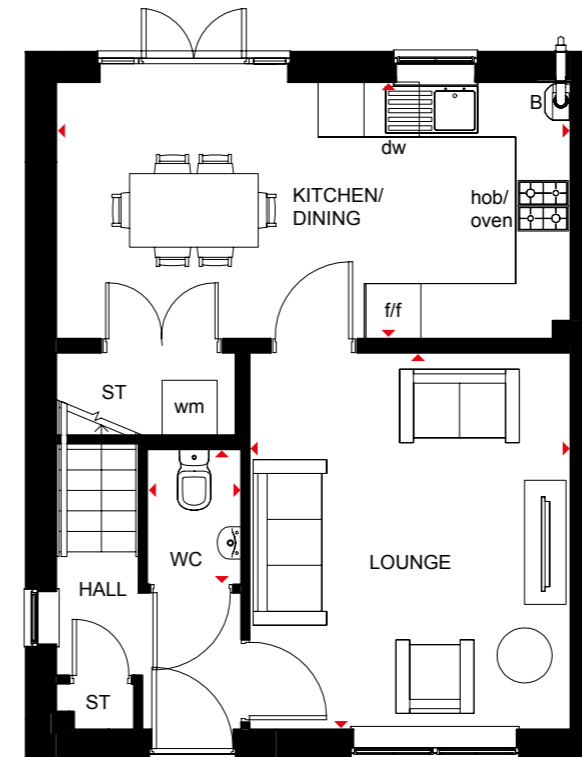
KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead Store	dw Dishwasher space	

COLLATON

3 BEDROOM DETACHED HOME



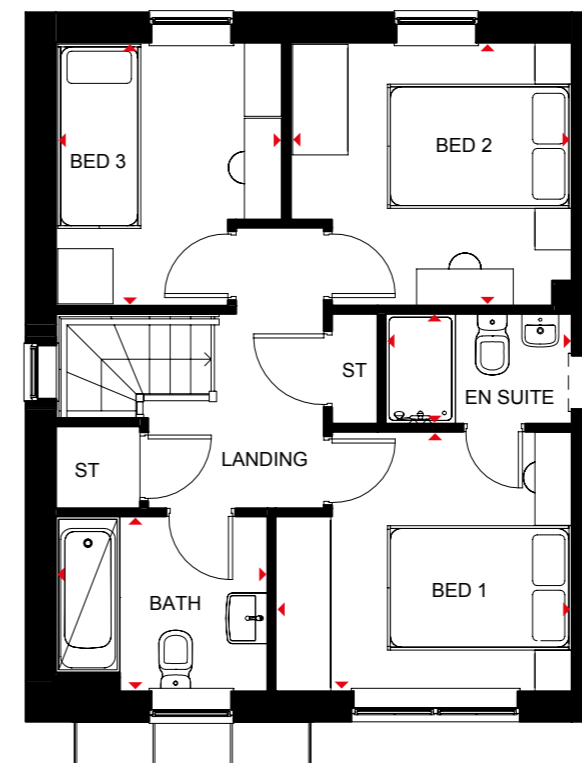
- Spacious detached home designed for modern living
- Large, open-plan kitchen, with discreet utility space, gets plenty of light via French doors in the dining area that open onto the rear garden
- A front-aspect lounge provides comfortable space to relax in
- Upstairs are two double bedrooms, the main with en suite, a single bedroom, family bathroom and plenty of storage space



Ground Floor

Lounge	3496 x 4100 mm	11'6" x 13'5"
Kitchen/Dining	5600 x 2795 mm	18'4" x 9'2"
WC	1028 x 1475 mm	3'4" x 4'10"

(Approximate dimensions)



First Floor

Bedroom 1	3216 x 2820 mm	10'7" x 9'3"
En Suite	2020 x 1193 mm	6'8" x 3'11"
Bedroom 2	3050 x 2857 mm	10'0" x 9'4"
Bedroom 3	2463 x 2857 mm	8'1" x 9'4"
Bathroom	2297 x 1901 mm	7'6" x 6'3"

(Approximate dimensions)

* Optional window

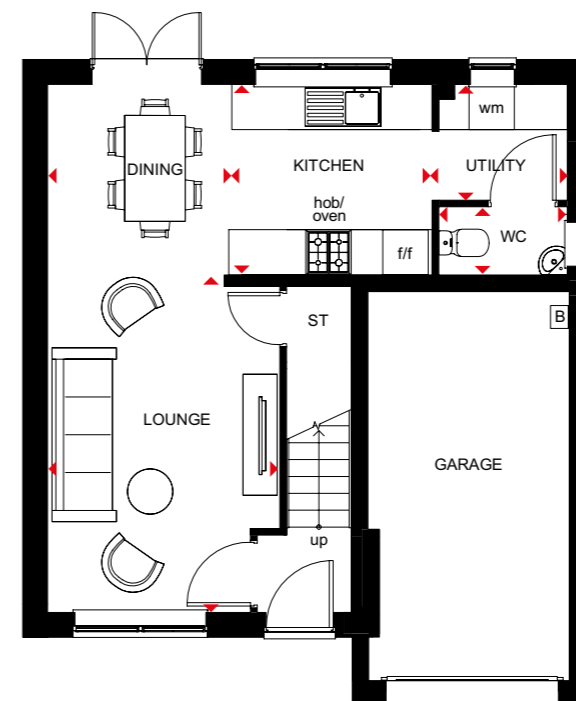
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

DENBY

3 BEDROOM DETACHED HOME



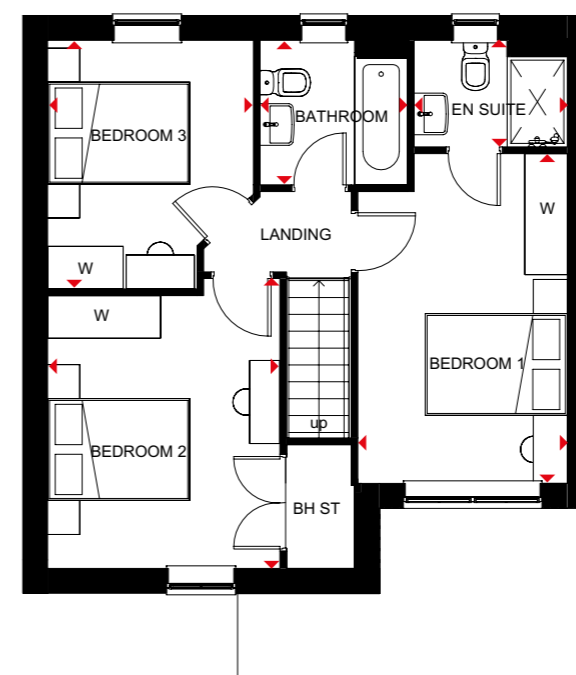
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom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



Ground Floor

Lounge	3072 x 4462 mm	10'1" x 14'8"
Kitchen	2688 x 2523 mm	8'10" x 8'3"
Dining	2397 x 2523 mm	7'10" x 8'3"
Utility	1789 x 1533 mm	5'10" x 5'0"
WC	1701 x 903 mm	5'7" x 3'0"

(Approximate dimensions)



First Floor

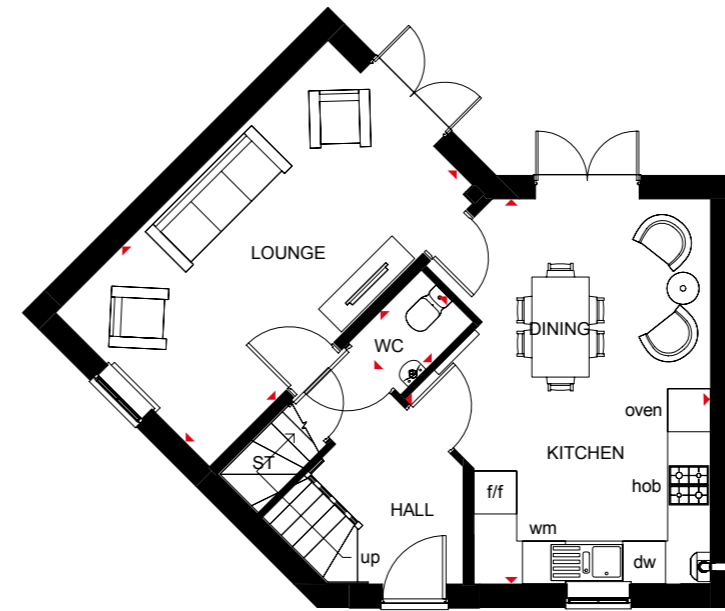
Bedroom 1	2770 x 4361 mm	9'1" x 14'4"
En Suite	2026 x 1412 mm	6'8" x 4'8"
Bedroom 2	3072 x 3834 mm	10'1" x 12'7"
Bedroom 3	2722 x 3289 mm	8'11" x 10'9"
Bathroom	1950 x 1913 mm	6'5" x 6'3"

(Approximate dimensions)

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

LUTTERWORTH

3 BEDROOM DETACHED HOME



Ground Floor

Lounge	5385 x 3045 mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385 mm	14'0" x 17'8"
WC	1028 x 1441 mm	3'4" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3599 mm	10'2" x 11'10"
En Suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3404 x 3163 mm	11'2" x 10'5"
Bedroom 3	3540 x 2134 mm	11'7" x 7'0"
Bathroom	2519 x 1958 mm	8'3" x 6'5"

(Approximate dimensions)

- 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 with en suite – a single bedroom and the family bathroom

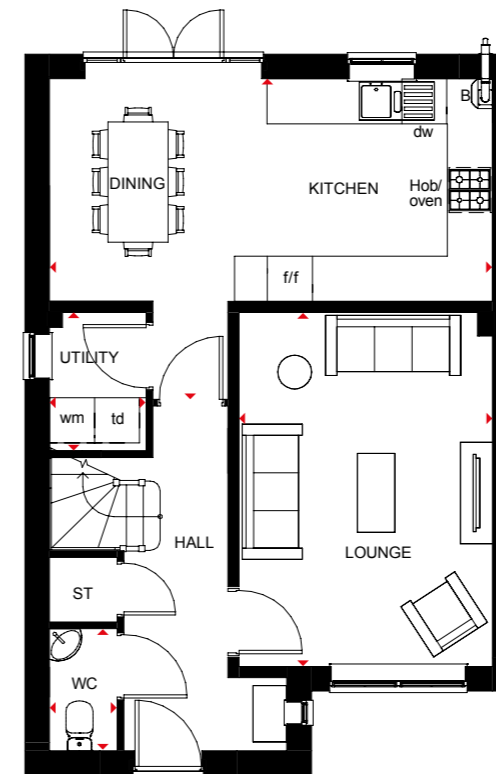
KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

KINGSLEY

4 BEDROOM DETACHED HOME



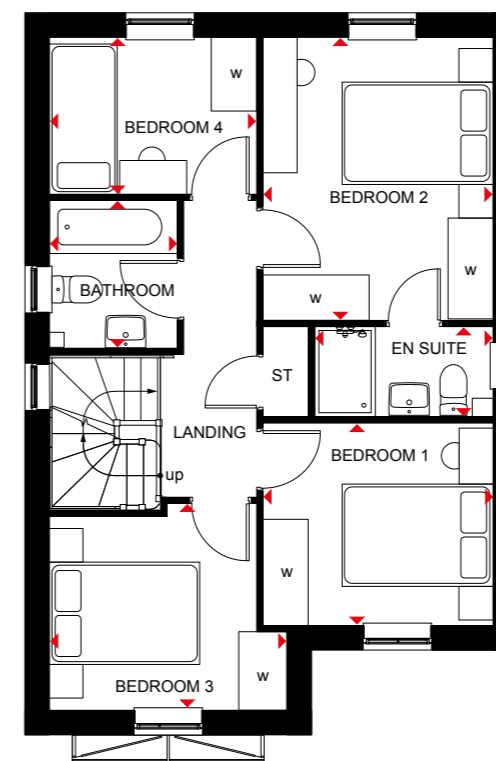
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the main with en suite, one single bedroom and a family bathroom



Ground Floor

Lounge	3370 x 4710 mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268 mm	19'4" x 14'0"
Utility	1287 x 1841 mm	4'2" x 6'0"
WC	887 x 1627 mm	2'9" x 5'3"

(Approximate dimensions)



First Floor

Bedroom 1	3054 x 3746 mm	10'0" x 12'3"
En Suite	2366 x 1193 mm	7'8" x 3'9"
Bedroom 2	3054 x 2705 mm	10'0" x 8'9"
Bedroom 3	3160 x 2747 mm	10'4" x 9'0"
Bedroom 4	2754 x 2065 mm	9'0" x 6'8"
Bathroom	1700 x 1937 mm	5'6" x 6'4"

(Approximate dimensions)

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

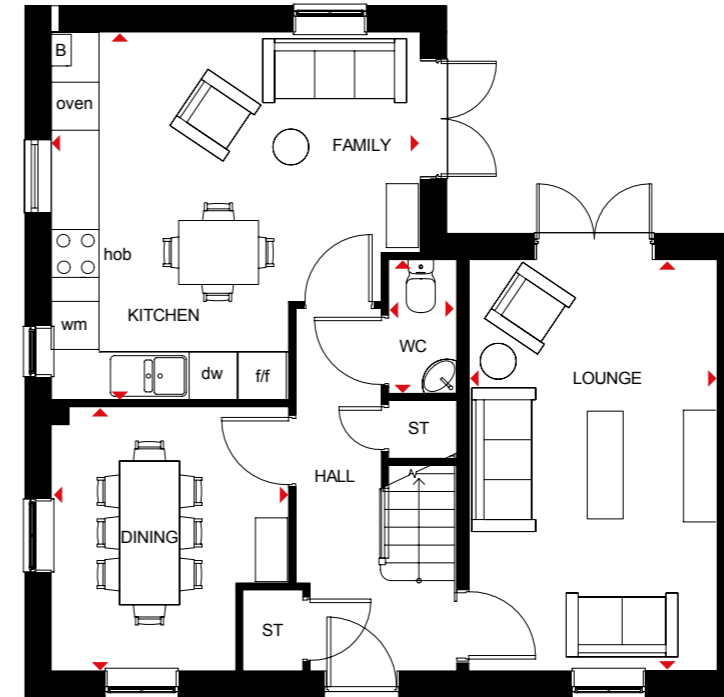
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

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 3110 mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'10" x 9'9"
WC	1675 x 853 mm	5'6" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En Suite	2075 x 1191 mm	6'10" x 3'11"
Bedroom 2	4523 x 3115 mm	14'10" x 10'3"
Bedroom 3	3724 x 3115 mm	12'3" x 10'3"
Bedroom 4	2275 x 2163 mm	7'6" x 7'1"
Bathroom	2075 x 1702 mm	6'10" x 5'7"

(Approximate dimensions)

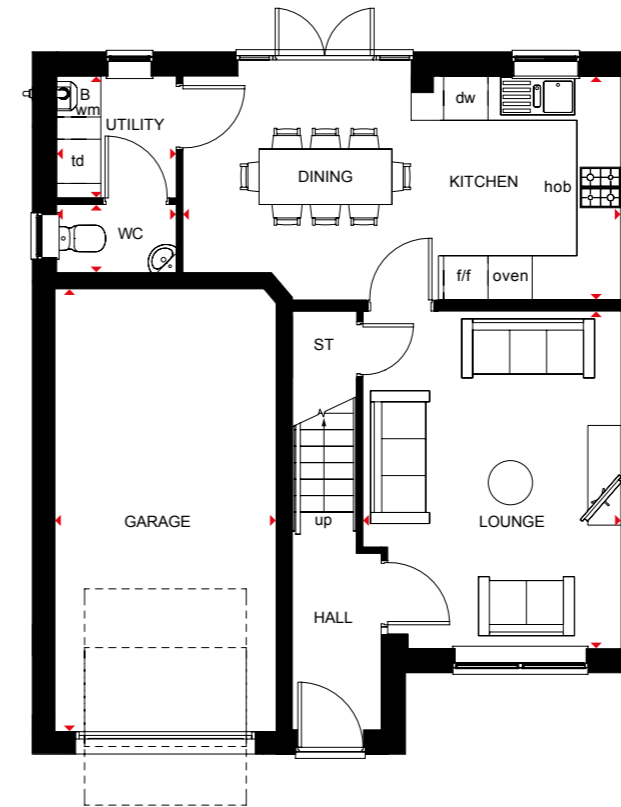
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

KENNFORD

4 BEDROOM DETACHED HOME



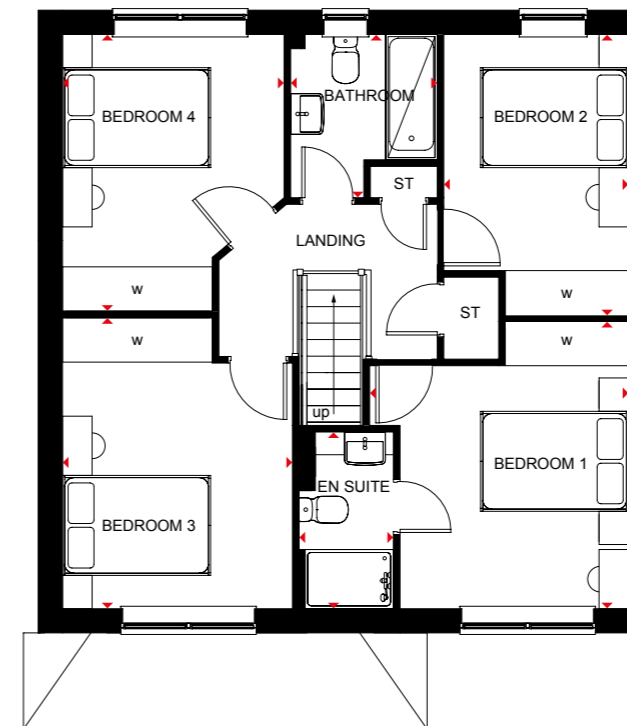
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and french doors to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor has four double bedrooms, the main bedroom with en suite, and the family bathroom



Ground Floor

Lounge	4573 x 3500 mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938 mm	9'11" x 19'6"
Utility	1652 x 1623 mm	5'5" x 5'4"
WC	923 x 1623 mm	3'0" x 5'4"
Garage	6000 x 3000 mm	19'8" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3881 mm	11'6" x 12'9"
En Suite	2387 x 1276 mm	7'10" x 4'2"
Bedroom 2	2498 x 3791 mm	8'2" x 12'5"
Bedroom 3	3931 x 3107 mm	12'11" x 10'2"
Bedroom 4	3739 x 2994 mm	12'3" x 9'10"
Bathroom	1980 x 2208 mm	6'6" x 7'3"

(Approximate dimensions)

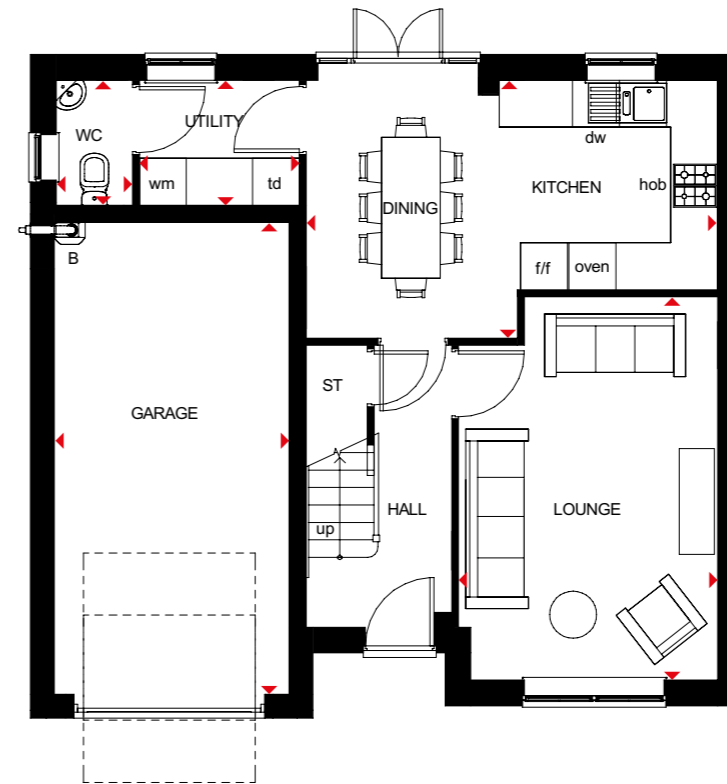
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

HEMSWORTH

4 BEDROOM DETACHED HOME



- An airy open-plan kitchen creates the perfect hub for all the family with its flexible dining area and French doors leading to the garden
- The spacious feeling flows through to the front-aspect lounge
- An integral garage and separate utility make this a practical home
- Upstairs are four double bedrooms, the main with en suite and a family bathroom



Ground Floor

Lounge	4897 x 3310mm	16'1" x 10'10"
Kitchen/Dining	5253 x 3297mm	17'3" x 10'10"
Utility	1598 x 2044mm	5'3" x 6'8"
WC	1598 x 976mm	5'3" x 3'2"
Garage	6025 x 3000mm	19'9" x 9'10"

[Approximate dimensions]



First Floor

Bedroom 1	4219 x 4007mm	13'10" x 13'2"
En Suite	2010 x 1661mm	6'7" x 5'5"
Bedroom 2	3107 x 3775mm	10'2" x 12'5"
Bedroom 3	3566 x 3169mm	11'8" x 10'5"
Bedroom 4	3126 x 3123mm	10'3" x 10'3"
Bathroom	2151 x 1901mm	7'1" x 6'3"

[Approximate dimensions]

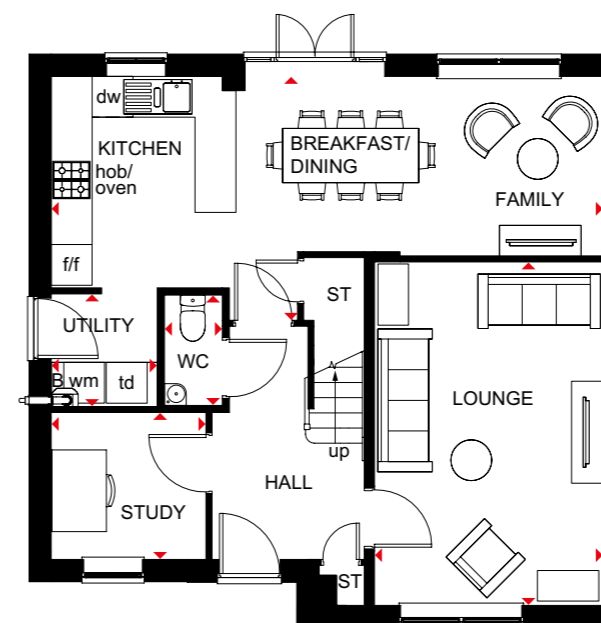
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

RADLEIGH

4 BEDROOM DETACHED HOME



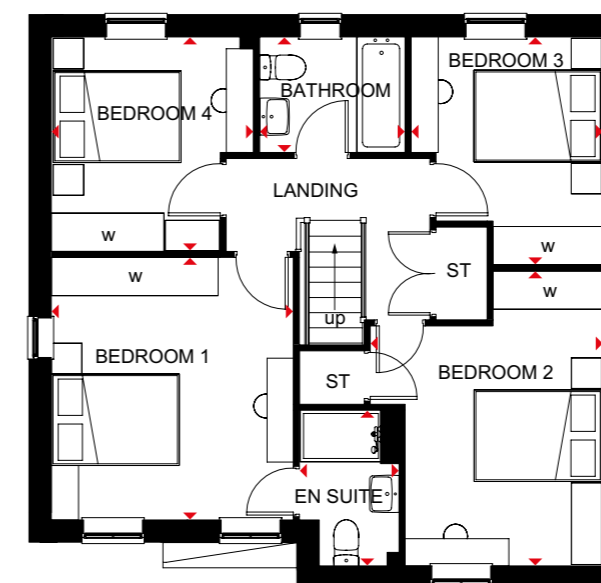
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite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



Ground Floor

Lounge	3361 x 5046 mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583 mm	26'7" x 11'9"
Utility	1558 x 1655 mm	5'1" x 5'5"
Study	2273 x 2158 mm	7'5" x 7'1"
WC	884 x 1655 mm	2'11" x 5'5"

(Approximate dimensions)



First Floor

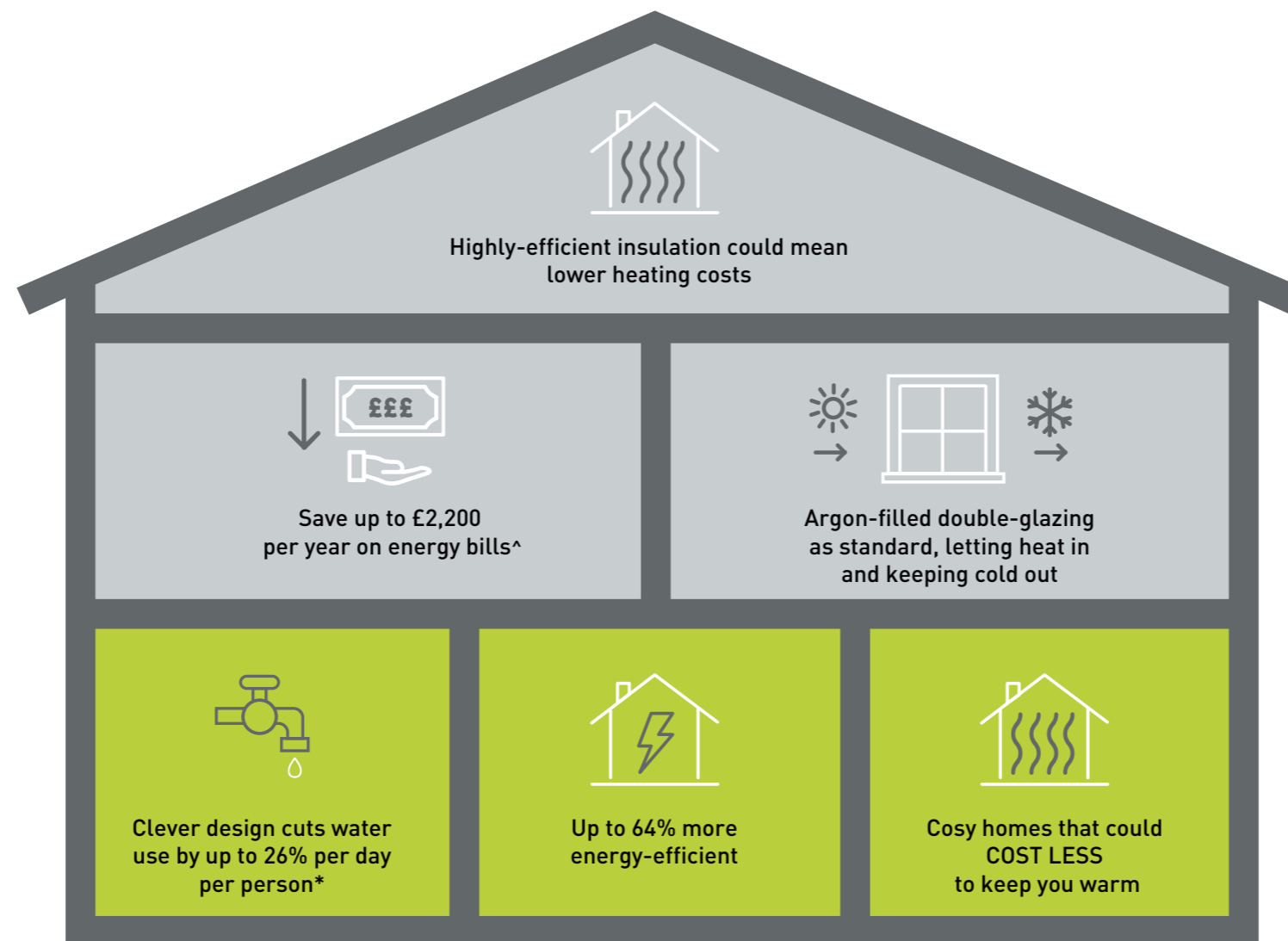
Bedroom 1	3570 x 3858 mm	11'9" x 12'8"
En Suite	1452 x 2289 mm	4'9" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3350 mm	9'3" x 11'0"
Bedroom 4	2973 x 3152 mm	9'9" x 10'4"
Bathroom	2137 x 1699 mm	7'0" x 5'7"

(Approximate dimensions)

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

WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation stars[^]. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder^{**} has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties 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.

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 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312^{***} per year on your energy bill.

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



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Romans' Quarter is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. ^{*}First 2 years covered by Builder Warranty & 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. ^{**}Refers to the Barratt Developments PLC Group brands. ^{***}Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

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

0333 355 8472



Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.