

# SILK WATERS GREEN

MOSS LANE, MACCLESFIELD, CHESHIRE SK11 7XE



A RANGE OF THREE AND FOUR BEDROOM HOMES



**BARRATT**  
HOMES

## 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.



# 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.

Some of the features shown may not be available with every Barratt home or on every Barratt Homes development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

\*Source: GOV.UK. This figure represents the level of energy-efficiency of existing housing stock only (homes built up to 2007 when EPCs were introduced).

\*\*Source: Water UK

^Indicative figures, based on research from Briary Energy, April 2022



### 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

No matter how cold it is outside, you'll feel warm in a brand-new Barratt home. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. This means you could enjoy lower energy bills, whatever the weather. In fact, a brand-new home could save you thousands per year on your energy bills^.

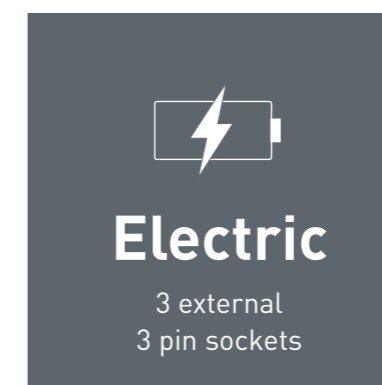
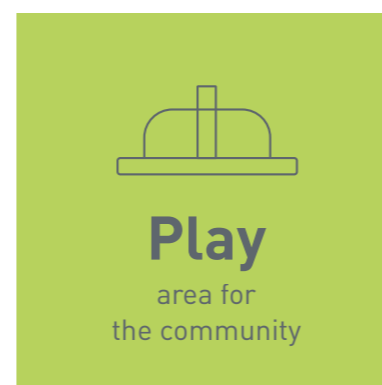
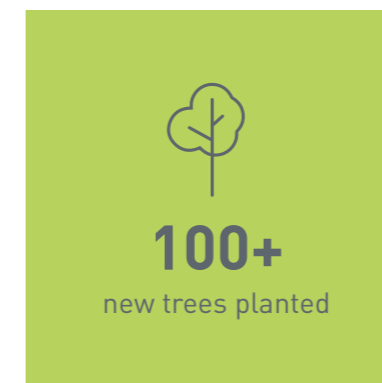
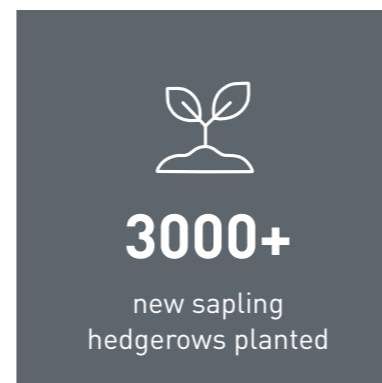
**Find out more, talk to one of our Sales Advisers today.**

# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

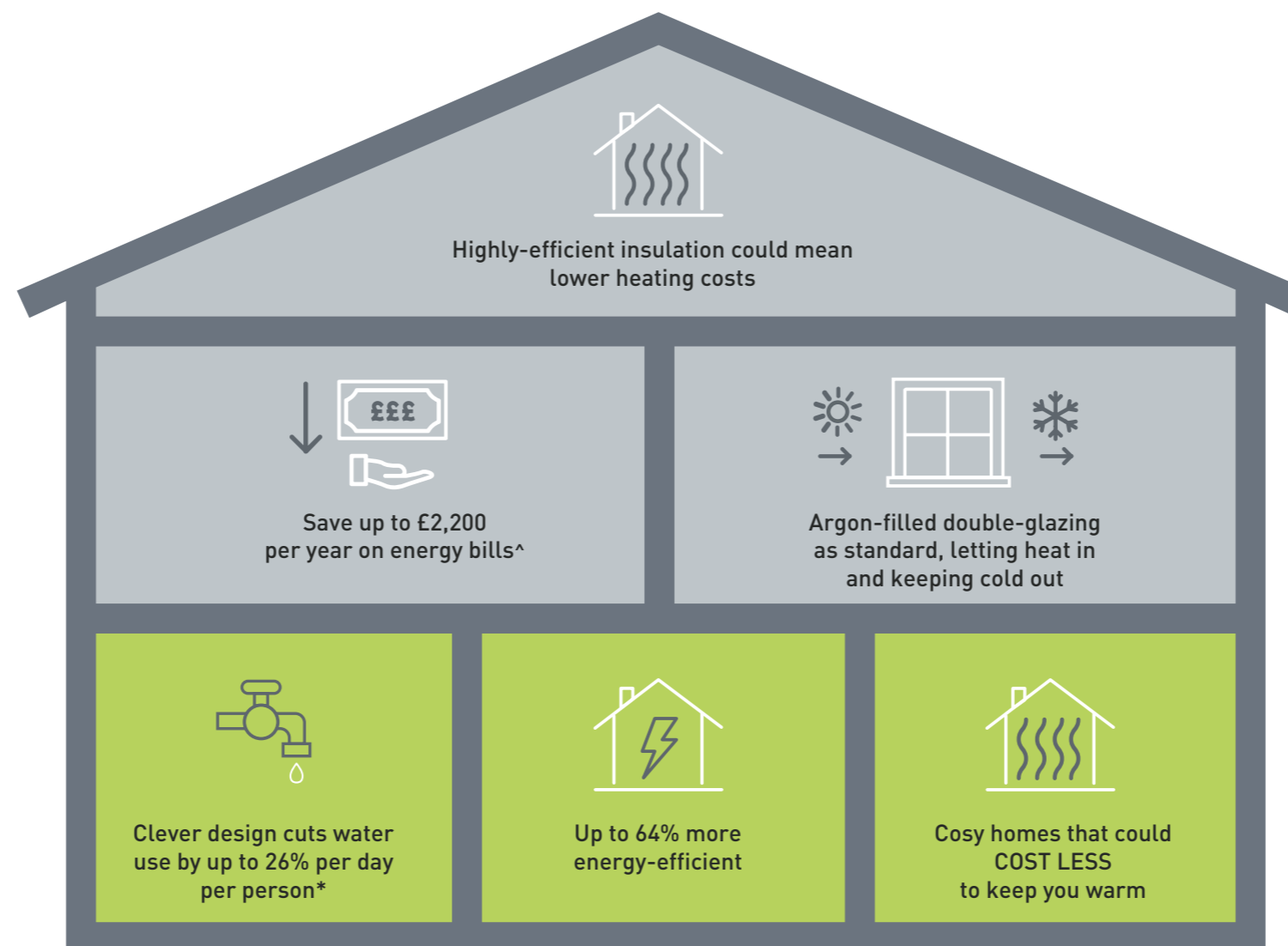
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



# 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.



<sup>^</sup>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.

# SILK WATERS GREEN, MACCLESFIELD

## DEVELOPMENT LAYOUT

Moss Lane, Macclesfield, Cheshire SK11 7XE

### KEY

	Oakham	4 bedroom home
	Kennington	4 bedroom home
	Somerton	4 bedroom home
	Kington	4 bedroom home
	Thornton	4 bedroom home
	Lincoln	4 bedroom home
	Harborough	4 bedroom home
	Kennford	4 bedroom home
	Ripon	4 bedroom home
	Alderney	4 bedroom home
	Harwich	4 bedroom home
	Haversham	4 bedroom home
	Hawley	4 bedroom home
	Kingsville	3/4 bedroom home
	Finchley	3 bedroom home
	Barwick	3 bedroom home
	Morpeth II	3 bedroom home
	Helmsley	3 bedroom home
	Hexham	3 bedroom home
	York	3 bedroom home
	Faringdon I	3 bedroom home
	Maidstone	3 bedroom home
	Folkestone	3 bedroom home
	Ennerdale	3 bedroom home
	Queensville	3 bedroom home
	Norbury	3 bedroom home

	Stambourne	3 bedroom home
	Brentford	3 bedroom home
	Buchanan	3 bedroom home
	Eskdale	3 bedroom home
	Affordable Homes	
	LEAP	Play Park



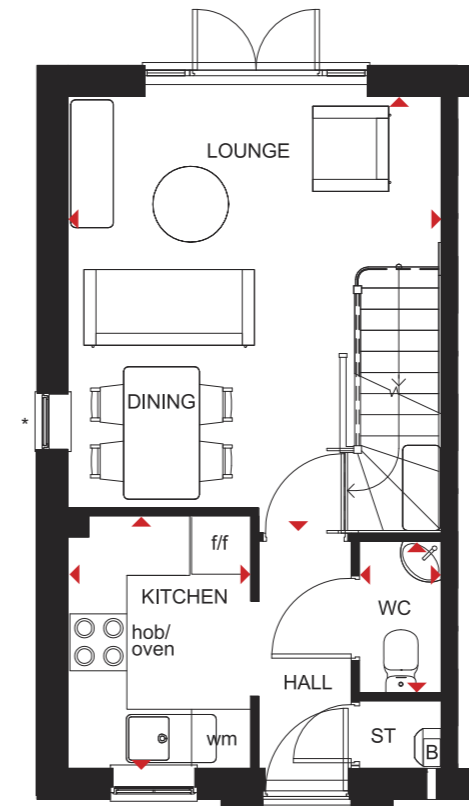
# WASHINGTON

THE CLASSIC  
COLLECTION

## 2 BEDROOM TERRACED HOME



- Oversized windows maximise natural light, creating a bright two bedroom terraced home
- An open-plan lounge and dining area opens onto the rear garden
- A modern fitted kitchen at the front opens up from the hall
- Upstairs are two double bedrooms and family bathroom

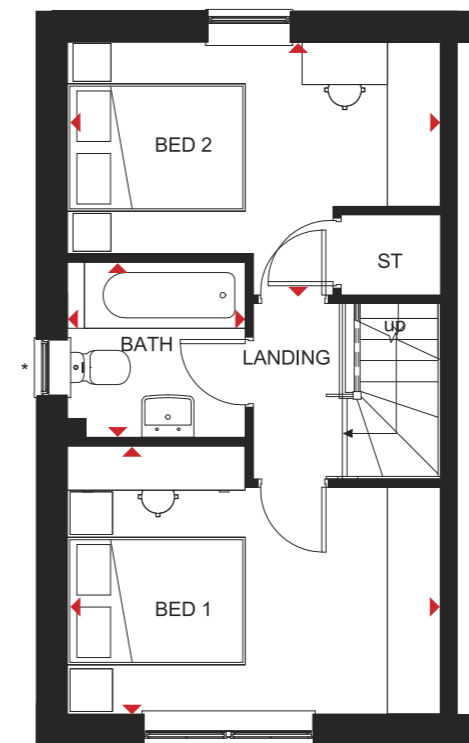


### Ground Floor

Lounge/Dining	4612 x 3943mm	15'2" x 12'11"
Kitchen	2663 x 1929mm	8'9" x 6'4"
WC	1599 x 863mm	5'3" x 2'10"

[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 2836mm	12'11" x 9'4"
Bedroom 2	3943 x 2670mm	12'11" x 8'9"
Bathroom	1852 x 1878mm	6'1" x 6'2"

[Approximate dimensions]

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

### KEY

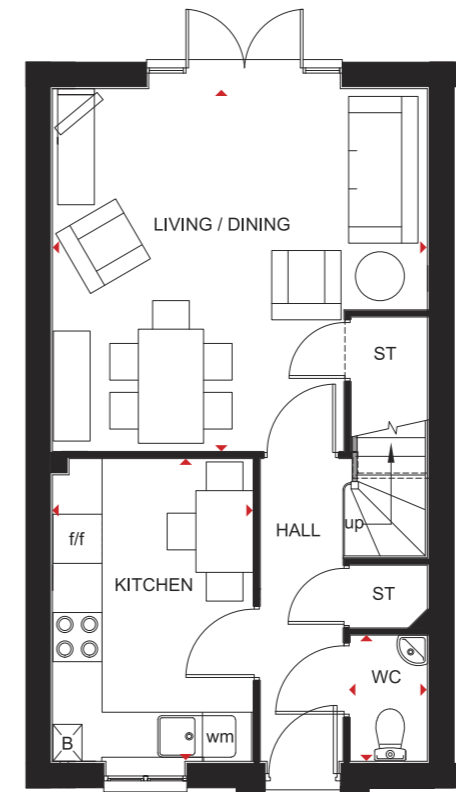
B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
◀▶ Dimension location

## 3 BEDROOM HOME



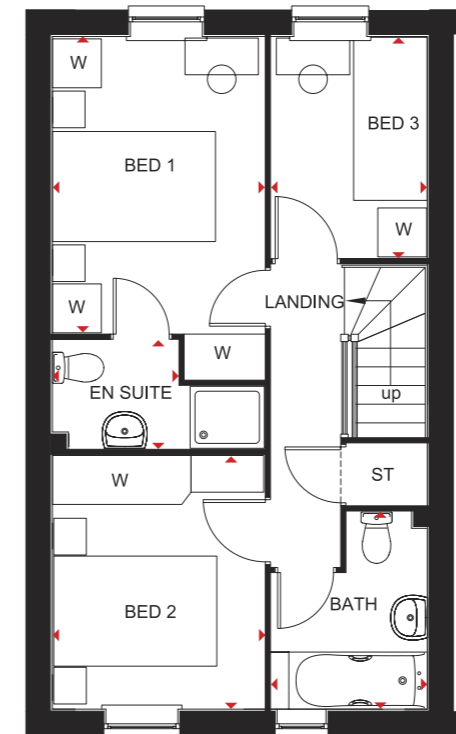
- A delightful three bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Stylish fitted kitchen in a choice of finishes
- First floor has master bedroom with en suite shower room, one further double bedroom, a single bedroom and family bathroom



### Ground Floor

Lounge/ Dining Room	4600 x 4450mm	15'1" x 14'7"
Kitchen	3712 x 2462mm	12'2" x 8'1"
WC	1549 x 948mm	5'1" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	4203 x 2599mm	13'9" x 8'6"
En Suite	2599 x 1325mm	8'6" x 4'4"
Bedroom 2	3112 x 2599mm	10'2" x 8'6"
Bedroom 3	2713 x 1913mm	8'11" x 6'3"
Bathroom	2418 x 1913mm	7'11" x 6'3"

(Approximate dimensions)

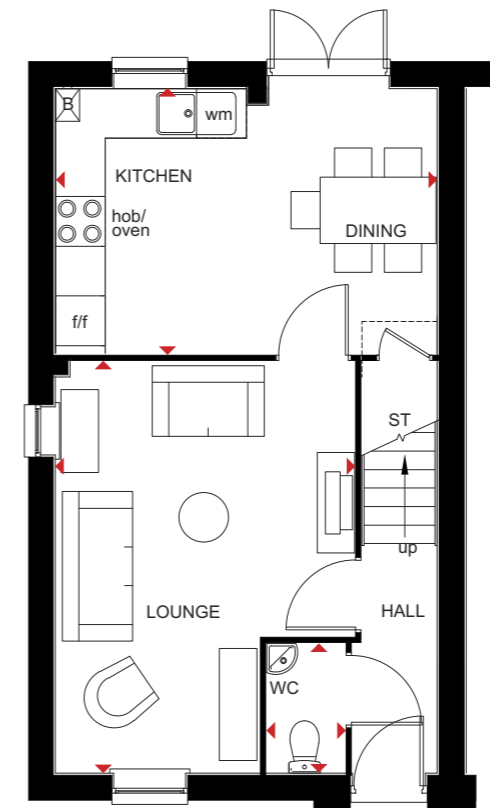
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		



## 3 BEDROOM HOME



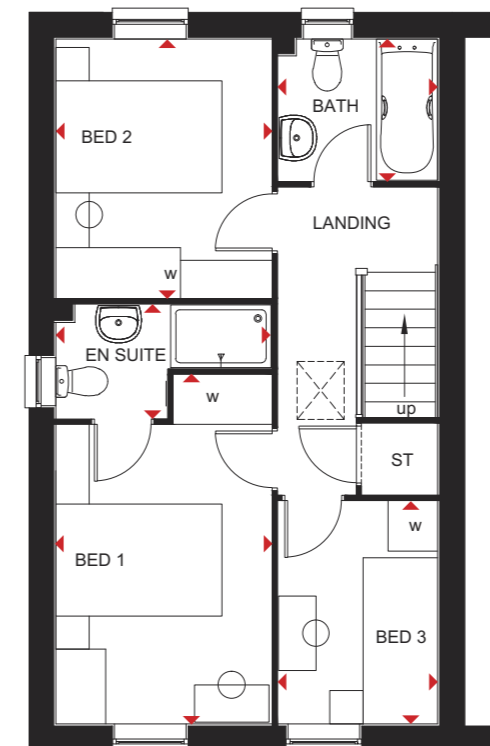
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Ground floor also has comfortable lounge
- First floor features two double bedrooms with en suite to master bedroom
- Single bedroom and family bathroom also located on the first floor



### 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)

**KEY**

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

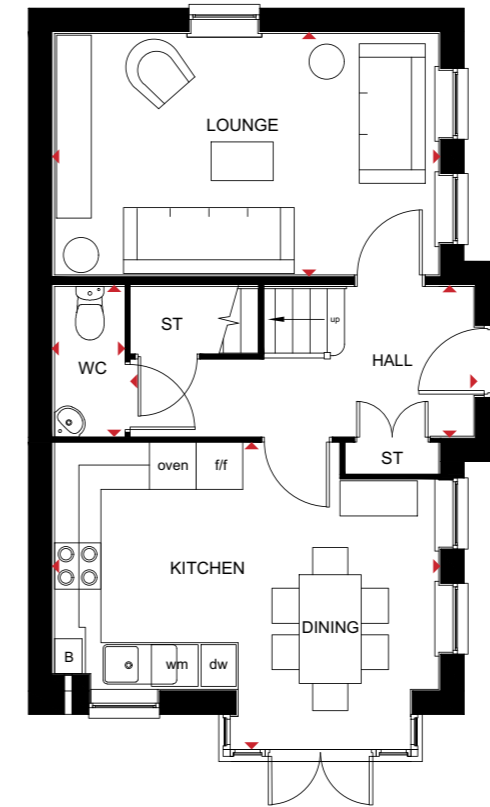
# MORPETH II

THE CLASSIC  
COLLECTION

## 3 BEDROOM HOME



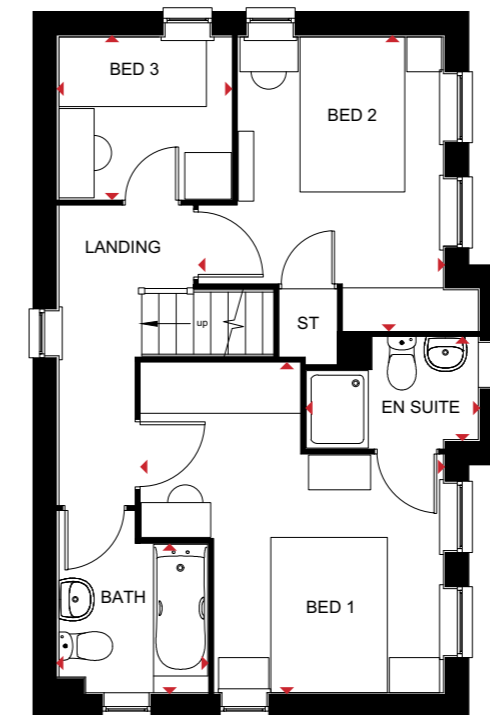
- A delightful three bedroom family home featuring a free-flowing kitchen and dining area with glazed bay opening onto the garden
- The ground floor also features dual-aspect lounge
- First floor offers master bedroom with en suite shower room, a further double bedroom, a single bedroom and family bathroom



### Ground Floor

Lounge	4955 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4955 x 3950mm	16'3" x 13'0"
WC	910 x 1928mm	3'0" x 6'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3901 x 4243mm	12'10" x 13'11"
En Suite	2218 x 1427mm	7'3" x 4'8"
Bedroom 2	3148 x 3787mm	10'4" x 12'5"
Bedroom 3	2230 x 2092mm	7'4" x 6'10"
Bathroom	1927 x 2335mm	6'4" x 7'8"

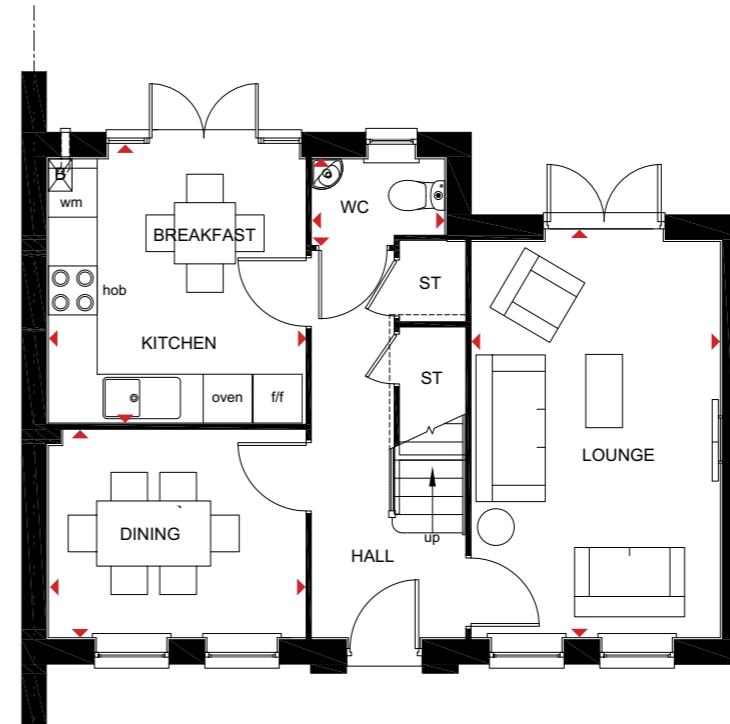
[Approximate dimensions]

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

## 3 BEDROOM HOME



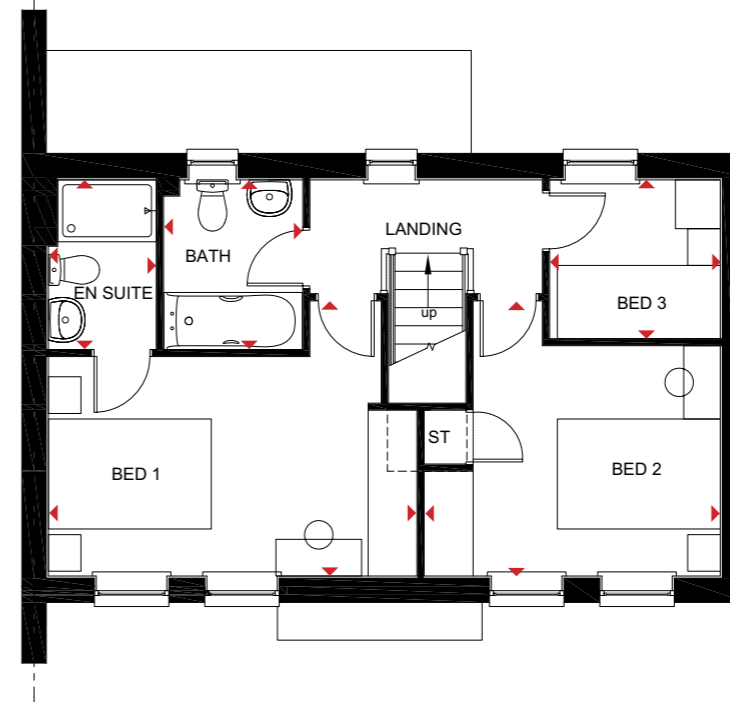
- A bright and airy home with French doors opening onto the garden from both the open-plan kitchen with breakfast area, and the spacious dual-aspect lounge
- A separate dining room is perfect for entertaining
- Upstairs are two double bedrooms, the large master with en suite, a single bedroom and the family bathroom



### Ground Floor

Lounge	4863 x 3050mm	15'11" x 10'0"
Kitchen/ Breakfast	3243 x 3153mm	10'8" x 10'4"
Dining Room	3153 x 2544mm	10'4" x 8'4"
WC	1627 x 1050mm	5'4" x 3'5"

(Approximate dimensions)



### First Floor

Bedroom 1	4526 x 3377mm	14'10" x 11'1"
En Suite	2083 x 1326mm	6'10" x 4'4"
Bedroom 2	3636 x 3377mm	11'11" x 11'1"
Bedroom 3	2096 x 1950mm	6'11" x 6'5"
Bathroom	2083 x 1710mm	6'10" x 5'7"

(Approximate dimensions)

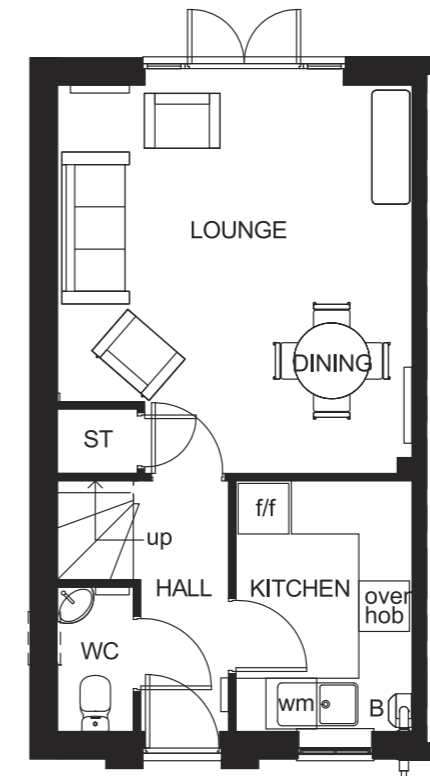
**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
◀▶ Dimension location

## 3 BEDROOM END-TERRACED HOME



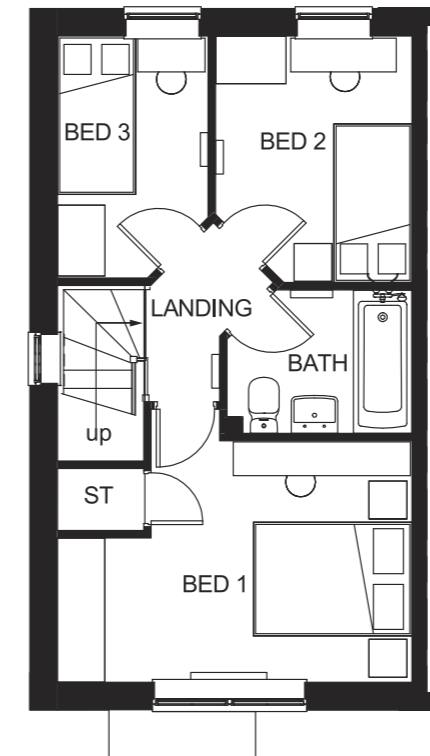
- Light flows into this three bedroom family home through oversized windows, giving it a bright and airy feeling
- A spacious lounge with dining area and French doors leading to the garden, and a fitted kitchen are perfect for modern living
- Upstairs are a double and two single bedrooms, and a family bathroom



### Ground Floor

Lounge/Dining	4602 x 4201mm	15'1" x 13'9"
Kitchen	2971 x 2086mm	9'9" x 6'10"
WC	1711 x 898mm	5'7" x 2'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3238 x 4204mm	10'7" x 13'10"
Bedroom 2	2922 x 2328mm	9'7" x 7'8"
Bedroom 3	2871 x 1785mm	9'5" x 5'10"
Bathroom	2193 x 1700mm	7'2" x 5'7"

[Approximate dimensions]

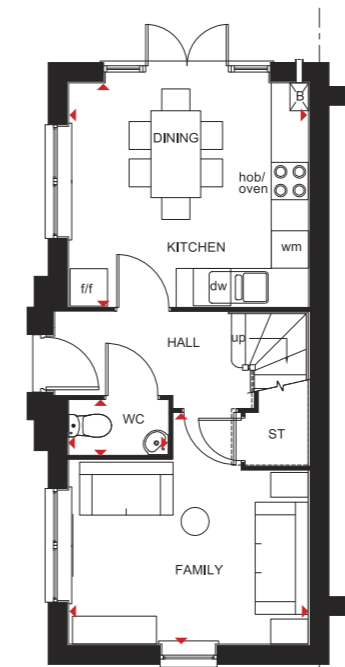
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store		
	wm	Washing machine space		

# BRENTFORD

## 3 BEDROOM END-TERRACED HOME



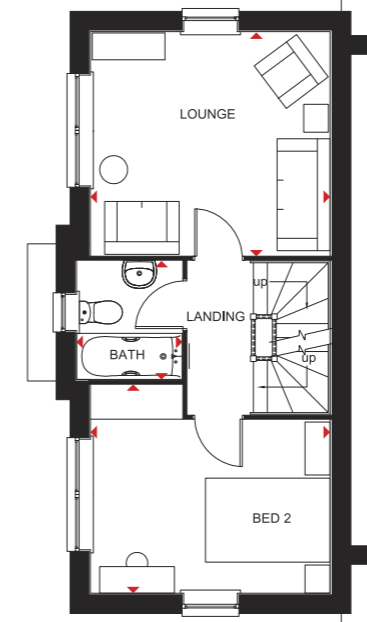
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the master with dual-access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



### Ground Floor

Kitchen/Dining	3860 x 3597mm	12'8" x 11'10"
Family Room	3860 x 3702mm	12'8" x 12'2"
WC	1601 x 874mm	5'3" x 2'10"

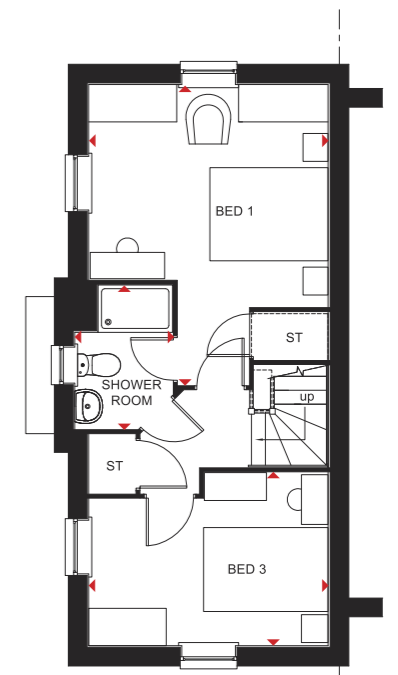
[Approximate dimensions]



### First Floor

Lounge	3860 x 3597mm	12'8" x 11'10"
Bedroom 2	3860 x 3311mm	12'8" x 10'10"
Bathroom	1867 x 1701mm	6'2" x 5'7"

[Approximate dimensions]



### Second Floor

Bedroom 1	4832 x 3860mm	15'10" x 12'8"
Bedroom 3	3860 x 2800mm	12'8" x 9'2"
Shower Room	2315 x 1576mm	7'7" x 5'2"

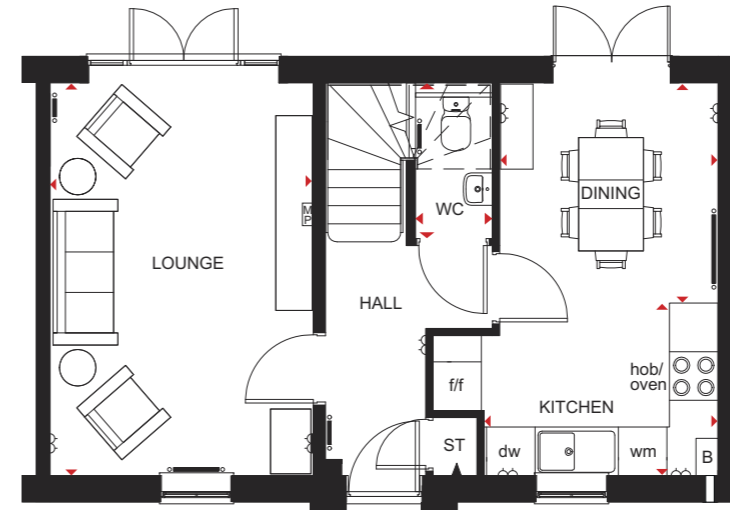
[Approximate dimensions]

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

## 3 BEDROOM TERRACED HOME



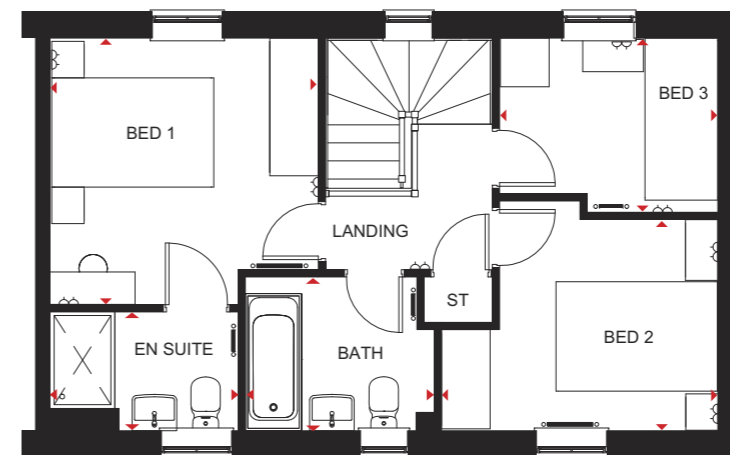
- A three bedroom home with open-plan kitchen and dining area and French doors opening onto the rear garden
- Well-proportioned lounge with French doors leading to the garden
- First floor includes a master bedroom with an en suite shower room, double bedroom, single bedroom and a family bathroom



### Ground Floor

Lounge	4848 x 3253mm	15'11" x 10'8"
Kitchen/Dining	4848 x 3521mm	15'11" x 11'7"
WC	1746 x 950mm	5'9" x 3'1"

(Approximate dimensions)



### First Floor

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

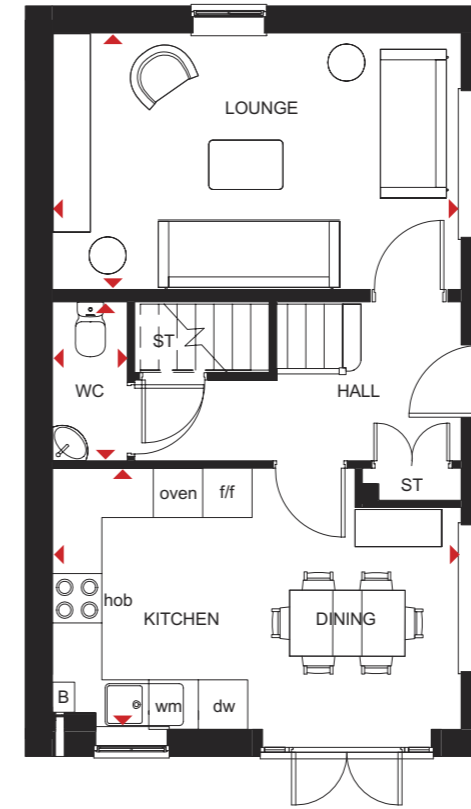
(Approximate dimensions)

<b>KEY</b>	Electric socket	Radiator	Washing machine space	Dimension location
	Telephone outlet point	Boiler	Fridge/freezer space	
	Media plate	Store	Dishwasher space	

## 3 BEDROOM HOME



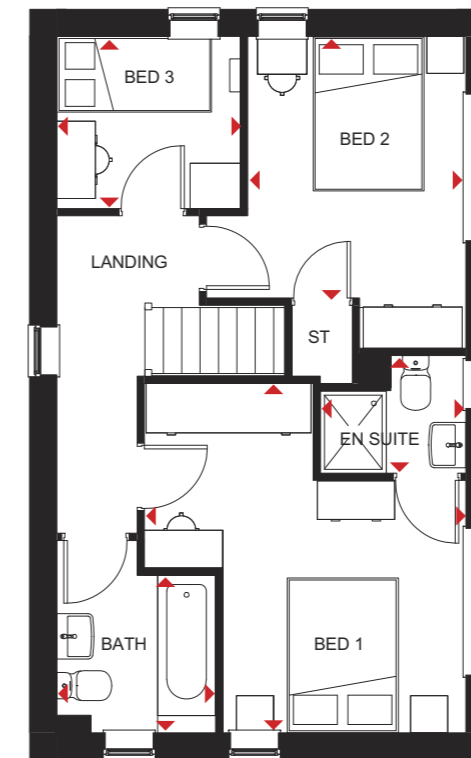
- A delightful three bedroom family home featuring free-flowing kitchen and dining area with French doors opening out to the garden
- The ground floor features a dual aspect lounge
- First floor offers master bedroom with en suite shower room, a further double bedroom, single bedroom and family bathroom



### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



### First Floor

Bedroom 1	4231 x 3898mm	13'11" x 12'9"
En Suite	1765 x 1427mm	5'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

[Approximate dimensions]

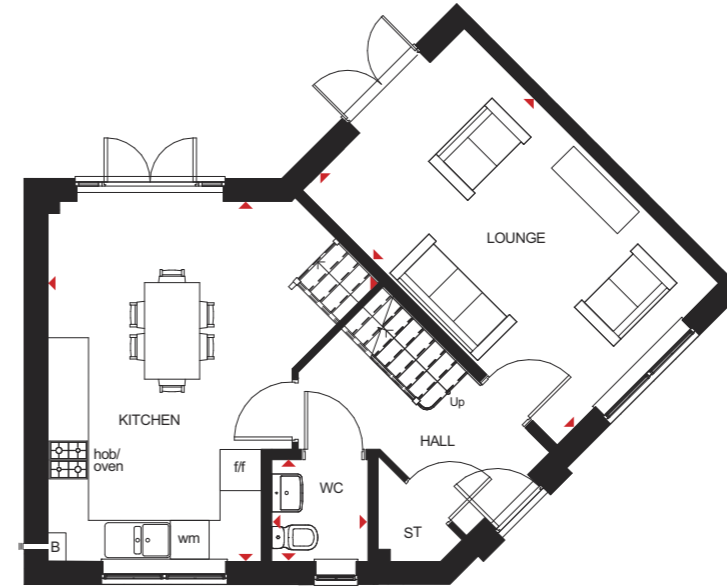
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# ESKDALE

## 3 BEDROOM DETACHED HOME



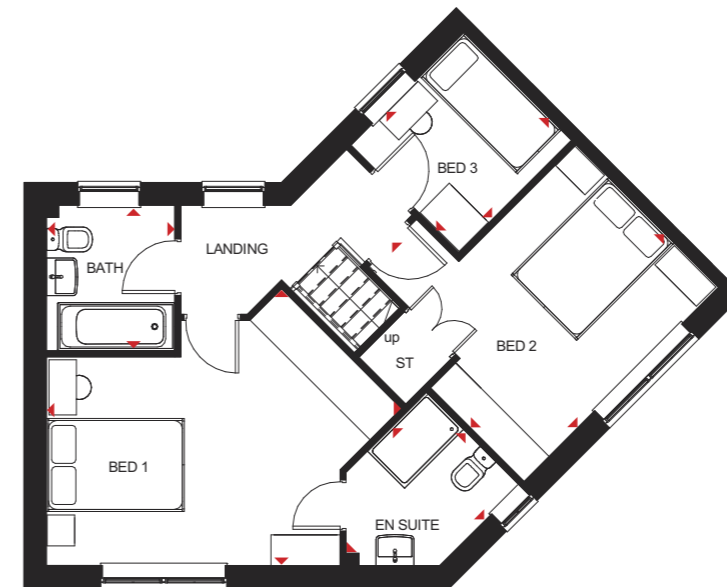
- Natural light floods into this home via oversized windows and two sets of French doors leading to the rear garden
- A large open-plan kitchen and dining area creates a great hub for the family, while the dual-aspect lounge provides room to entertain
- Upstairs are two spacious double bedrooms, the master with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	5230 x 3319mm	17'2" x 10'11"
Kitchen/Dining	5230 x 4822mm	17'2" x 15'10"
WC	1418 x 1480mm	4'8" x 4'10"

(Approximate dimensions)



### First Floor

Bedroom 1	5151 x 4019mm	16'11" x 13'2"
En Suite	2478 x 1920mm	8'2" x 6'4"
Bedroom 2	3952 x 3797mm	13'0" x 12'5"
Bedroom 3	2310 x 2213mm	7'7" x 7'3"
Bathroom	1863 x 2113mm	6'1" x 6'11"

(Approximate dimensions)

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

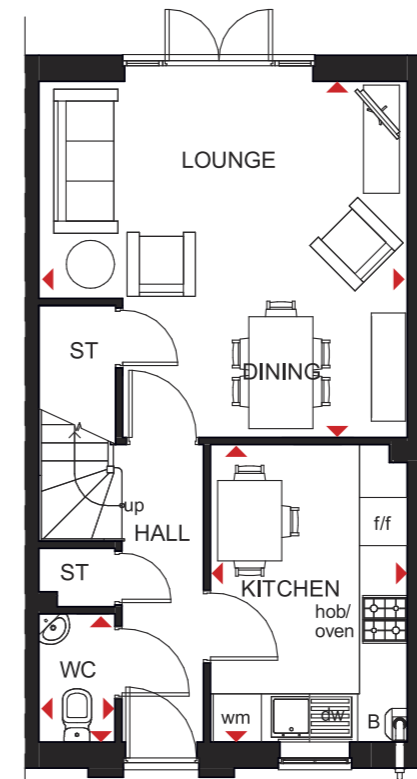


# FOLKESTONE

## 3 BEDROOM TERRACED HOME



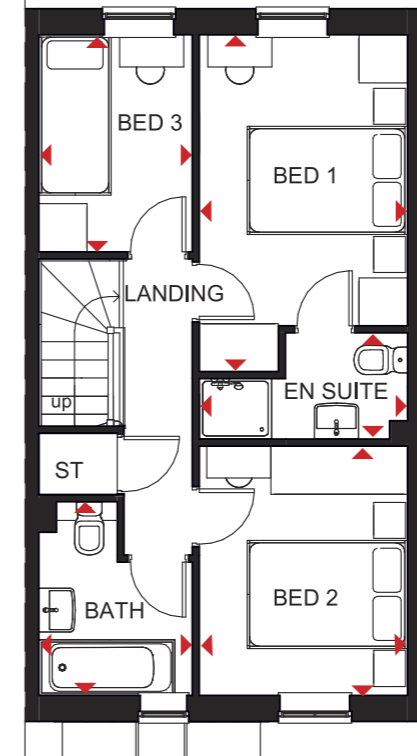
- Bright three bedroomed home with flexible space designed for practical modern living
- Open-plan living and dining area opens onto the rear garden, while a fully fitted kitchen includes room for a breakfast area
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, single bedroom and family bathroom



### Ground Floor

Lounge/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen	2458 x 3713mm	8'1" x 12'2"
WC	949 x 1600mm	3'1" x 5'3"

[Approximate dimensions]



### First Floor

Bedroom 1	4205 x 2597mm	13'10" x 8'6"
En Suite	1325 x 2597mm	4'4" x 8'6"
Bedroom 2	3112 x 2597mm	10'3" x 8'6"
Bedroom 3	2708 x 1913mm	8'11" x 6'3"
Bathroom	1913 x 2418mm	6'3" x 7'11"

[Approximate dimensions]

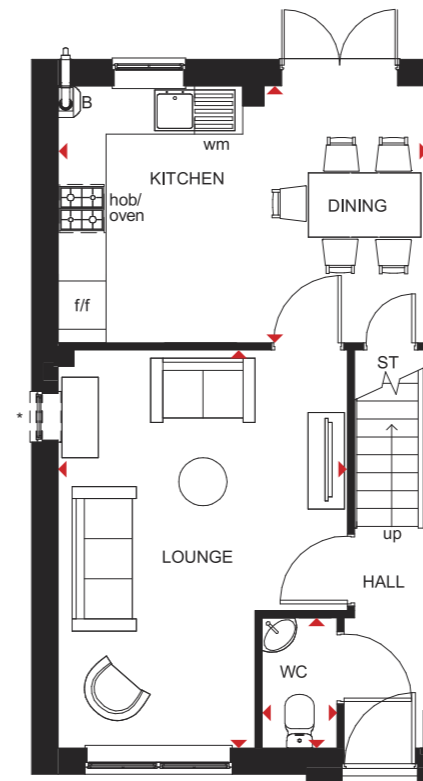
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# MAIDSTONE

## 3 BEDROOM HOME



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

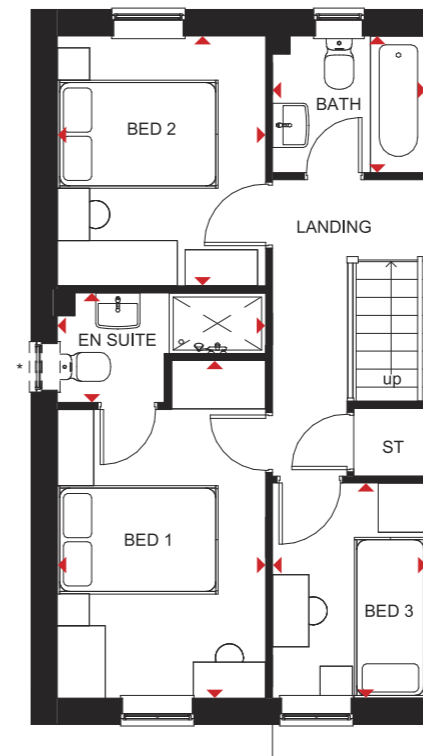


### Ground Floor

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

(Approximate dimensions)

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



### First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)

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

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

f/f Fridge/freezer space  
◀▶ Dimension location

## 3 BEDROOM TERRACED HOME

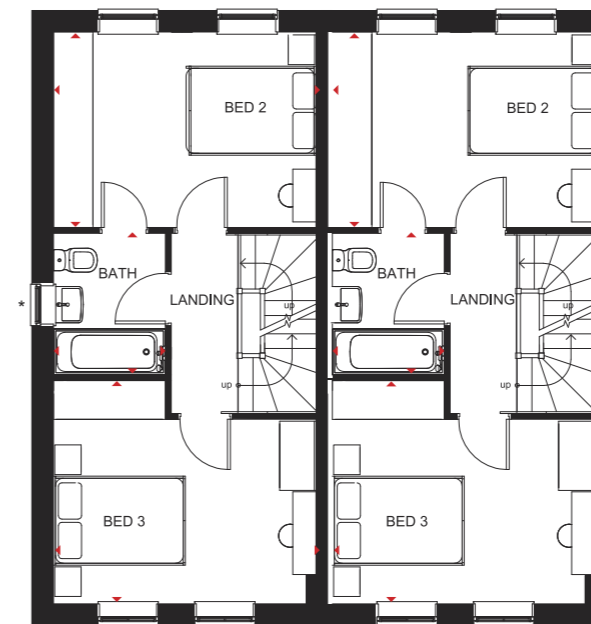


### Ground Floor

Lounge/Dining	4056 x 4991mm	13'4" x 16'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	897 x 2272mm	2'11" x 7'5"

[Approximate dimensions]

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



### First Floor

Bedroom 2	2965 x 4056mm	9'9" x 13'4"
Bedroom 3	3386 x 4056mm	11'1" x 13'4"
Bathroom	2146 x 1698mm	7'0" x 5'7"

[Approximate dimensions]

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



### Second Floor

Bedroom 1/ Dressing Area	4056 x 8673mm	13'4" x 28'5"
En Suite	1858 x 2799mm	6'1" x 9'2"

[Approximate dimensions]

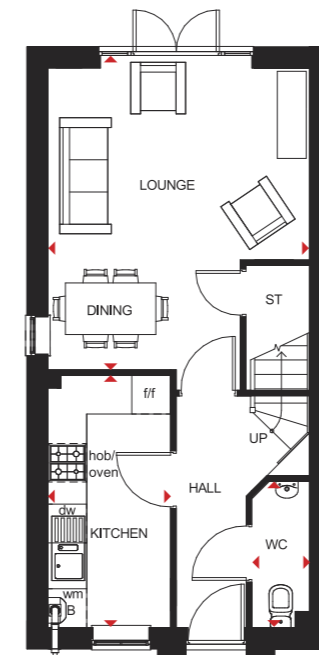
- Spacious 2½ storey, three bedroom home featuring open-plan lounge and dining room with French doors opening onto the rear garden
- Stylish kitchen comes with quality units and appliances in a range of finishes
- First floor has two double bedrooms and dual-access family bathroom
- The impressive master bedroom is located on the second floor and features dressing area and en suite shower room

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

# STAMBOURNE

THE CLASSIC  
COLLECTION

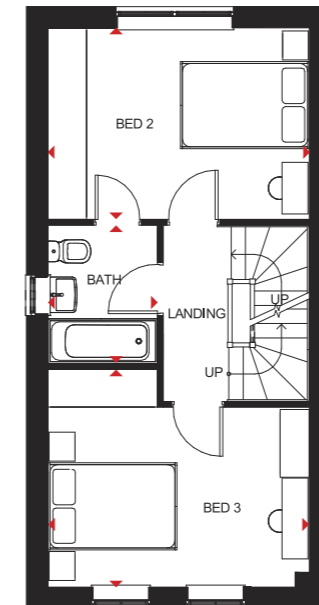
## 3 BEDROOM HOME



### Ground Floor

Lounge/Dining	4056 x 4996mm	13'4" x 16'5"
Kitchen	1901 x 3908mm	6'3" x 12'10"
WC	897 x 2268mm	2'11" x 7'5"

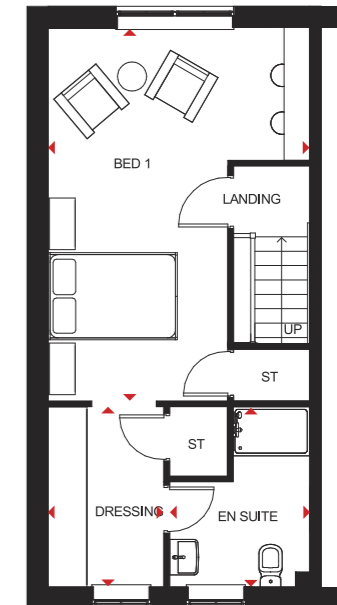
(Approximate dimensions)



### First Floor

Bedroom 2	2970 x 4056mm	9'9" x 13'4"
Bedroom 3	3381 x 4056mm	11'1" x 13'4"
Bathroom	1699 x 2146mm	5'7" x 7'0"

(Approximate dimensions)



### Second Floor

Bedroom 1	4056 x 5792mm	13'4" x 19'0"
En suite	2174 x 2794mm	7'2" x 9'2"
Dressing area	1795 x 2794mm	5'11" x 9'2"

(Approximate dimensions)

- Designed over three floors this attractive home is bright and airy
- The spacious lounge with dining area opens onto the rear garden, while the fitted kitchen is at the front
- Upstairs are two double bedrooms and a family bathroom on the first floor, while a generous master bedroom with dressing area and en suite spreads across the entire second floor

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

# ALDERNEY

## 4 BEDROOM DETACHED HOME



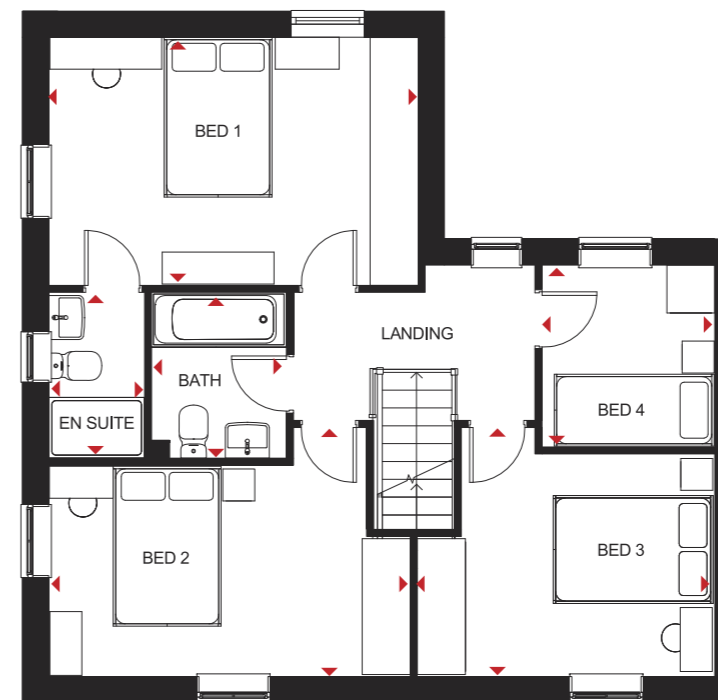
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom



### Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(Approximate dimensions)



### First Floor

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

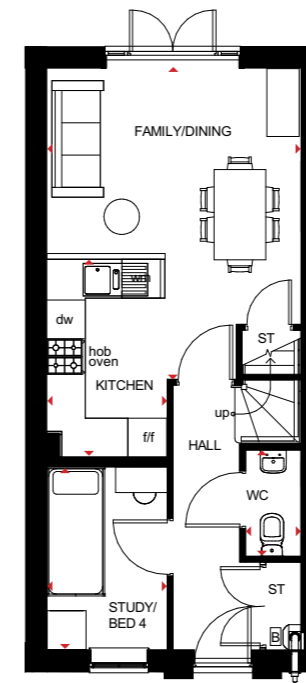
(Approximate dimensions)

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

## FOUR BEDROOM TERRACED HOME



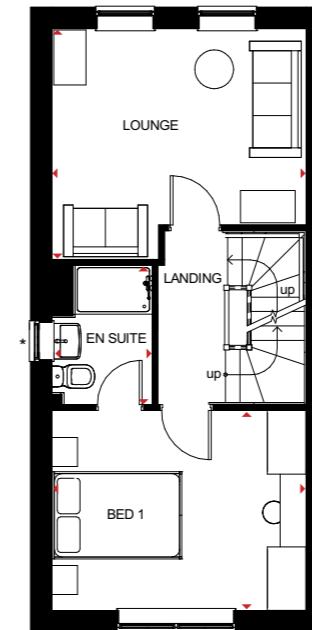
- An ideal family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has an open-plan kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- Upstairs are a spacious lounge and the master bedroom with en suite
- The second floor has a further two double bedrooms and bathroom



### Ground Floor

Family/Dining	4817 x 3936mm	15'10" x 12'11"
Kitchen	1865 x 3060mm	6'1" x 10'0"
WC	861 x 1649mm	2'10" x 5'5"
Study/Bed 4	1865 x 2749mm	6'1" x 9'0"

[Approximate dimensions]

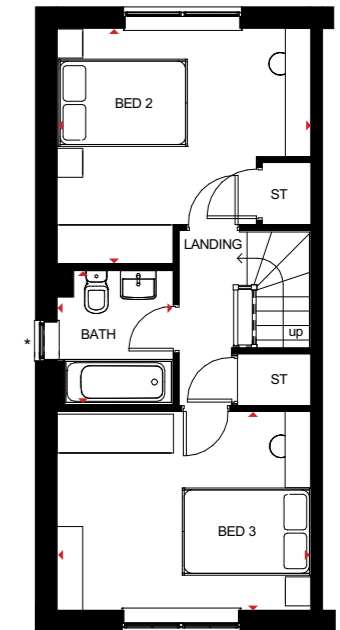


### First Floor

Lounge	3936 x 3573mm	12'11" x 11'9"
Bedroom 1	3936 x 3099mm	12'11" x 10'2"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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



### Second Floor

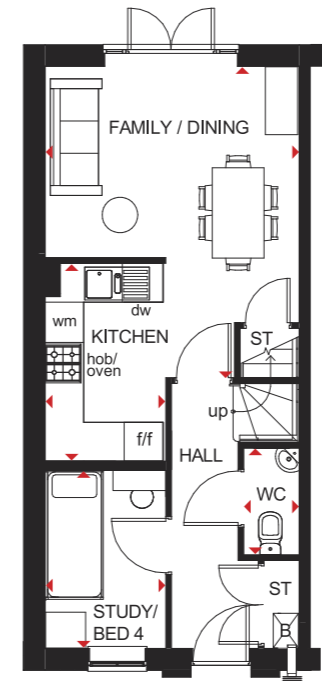
Bedroom 2	3936 x 3646mm	12'11" x 12'0"
Bedroom 3	3936 x 3079mm	12'11" x 10'1"
Bathroom	1799 x 2070mm	5'11" x 6'9"

[Approximate dimensions]

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

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

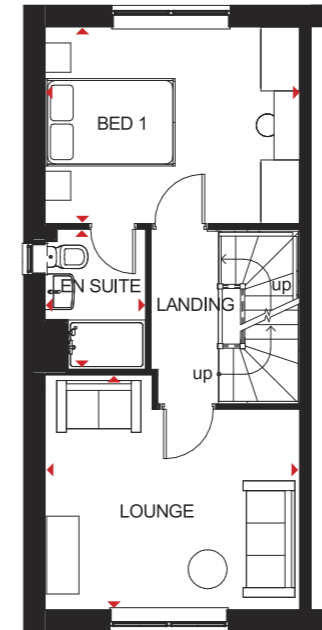
## 4 BEDROOM HOME



### Ground Floor

Family/Dining	4818 x 3936mm	15'10" x 12'11"
Kitchen	1865 x 3063mm	6'1" x 10'1"
WC	861 x 1649mm	2'10" x 5'5"
Study/ Bedroom 4	1865 x 2751mm	6'1" x 9'0"

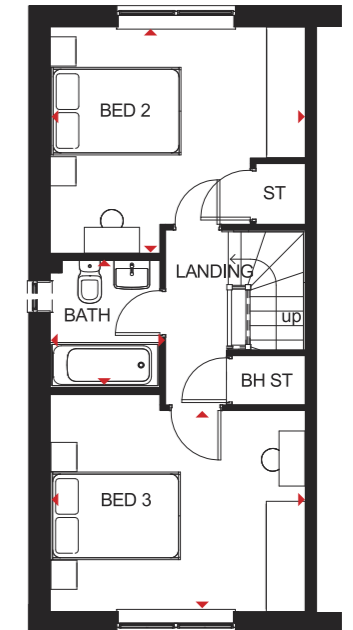
[Approximate dimensions]



### First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]



### Second Floor

Bedroom 2	3936 x 3488mm	12'11" x 11'5"
Bedroom 3	3936 x 3345mm	12'11" x 11'0"
Bathroom	1695 x 1963mm	5'7" x 6'5"

[Approximate dimensions]

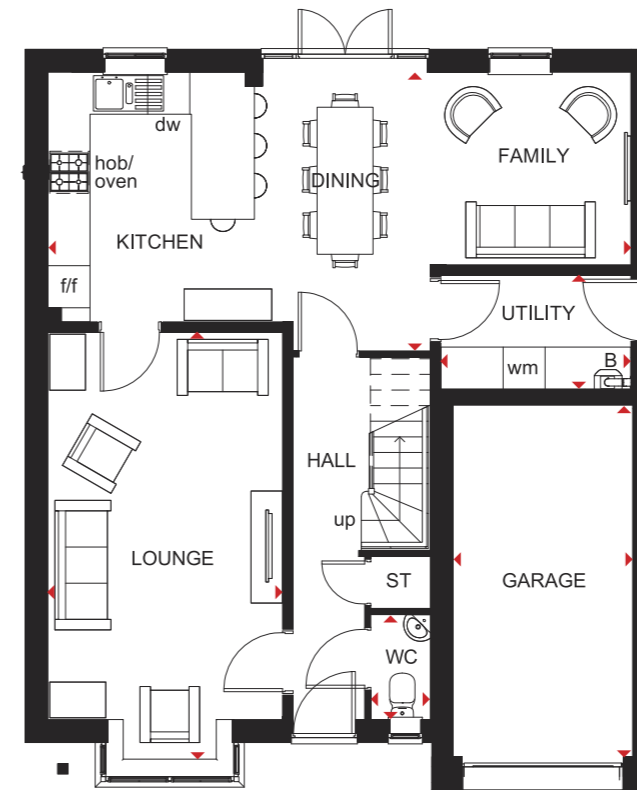
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor,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

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

## 4 BEDROOM DETACHED HOME



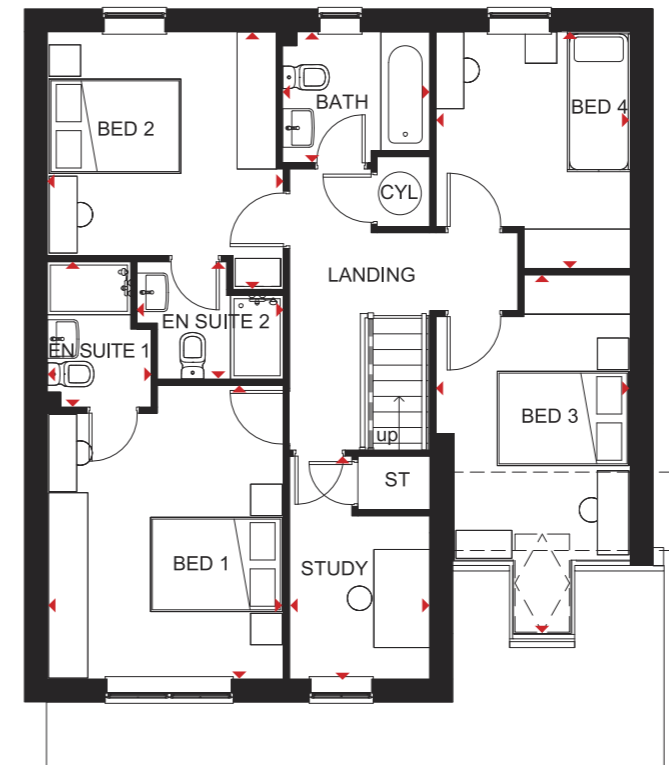
- Open-plan kitchen makes the perfect hub in this impressive home with flexible family and dining areas, and French doors leading to the garden
- Walk-in bay in the lounge adds to the feeling of spaciousness
- Integral garage, separate utility and first floor study
- Three double bedrooms, both the generous master and bedroom 2 with en suite, a single bedroom and family bathroom upstairs



### Ground Floor

Lounge	3350 x 6121mm	11'0" x 20'1"
Kitchen/ Dining/Family	8325 x 3980mm	27'4" x 13'1"
Utility	2715 x 1625mm	8'11" x 5'4"
WC	850 x 1500mm	2'9" x 4'11"
Garage	2565 x 5174mm	8'5" x 17'0"

[Approximate dimensions]



### First Floor

Bedroom 1	3372 x 4197mm	11'1" x 13'9"
En Suite 1	1485 x 2075mm	4'10" x 6'10"
Bedroom 2	3372 x 3679mm	11'1" x 12'1"
En Suite 2	2094 x 1675mm	6'10" x 5'6"
Bedroom 3	2777 x 5125mm	9'1" x 16'10"
Bedroom 4	2777 x 3382mm	9'1" x 11'1"
Study	2000 x 3183mm	6'7" x 10'5"
Bathroom	2100 x 1873mm	6'11" x 6'2"

[Approximate dimensions]

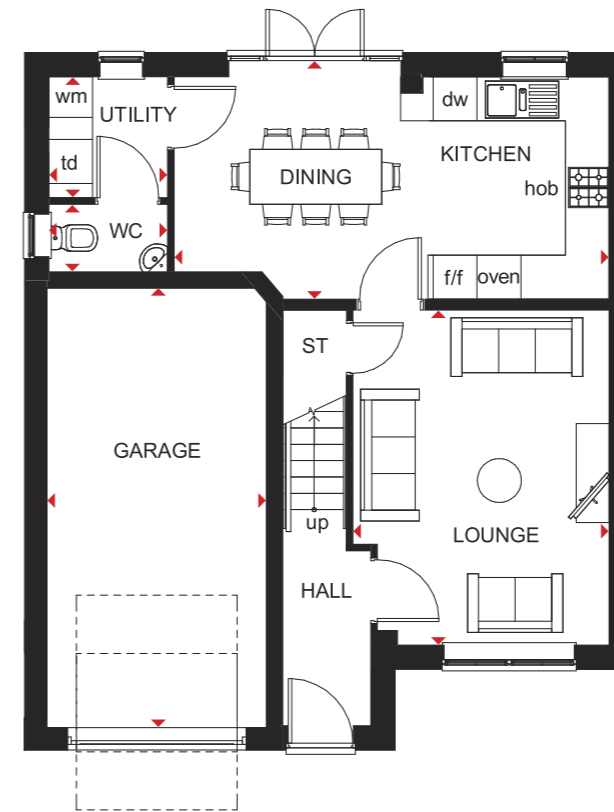
<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		



## 4 BEDROOM DETACHED HOME



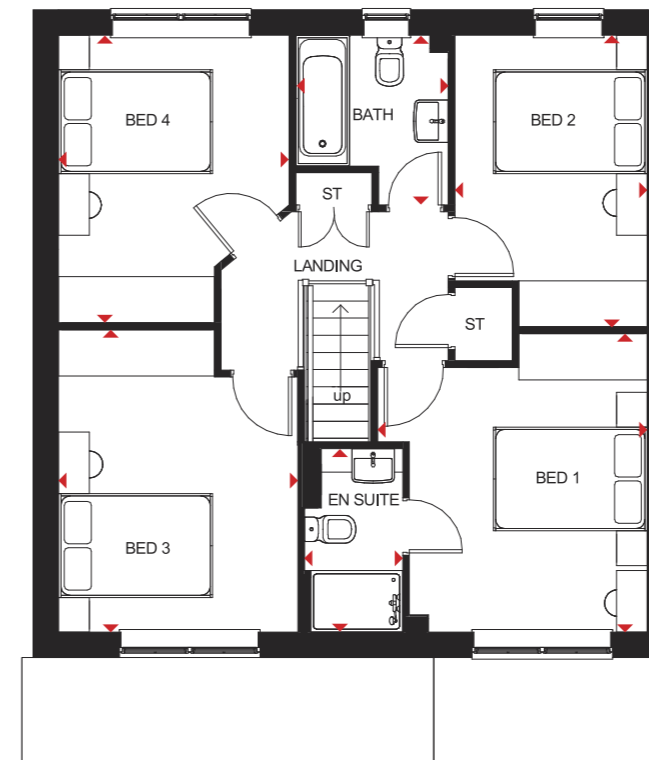
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor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



### Ground Floor

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

[Approximate dimensions]



### First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	1275 x 2387mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3108 x 3931mm	10'2" x 12'11"
Bedroom 4	2994 x 3739mm	9'10" x 12'3"
Bathroom	1980 x 2208mm	6'6" x 7'3"

[Approximate dimensions]

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

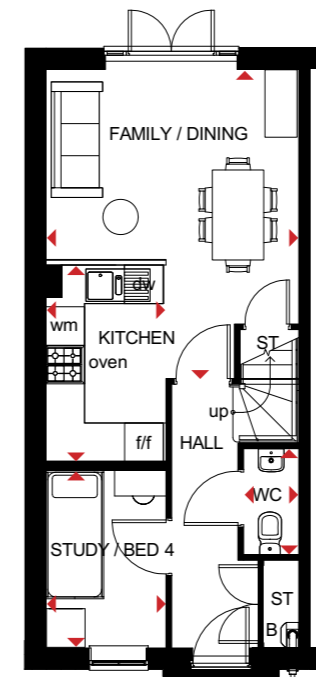
# KINGSVILLE

THE CLASSIC  
COLLECTION

## 4 BEDROOM TERRACED HOME



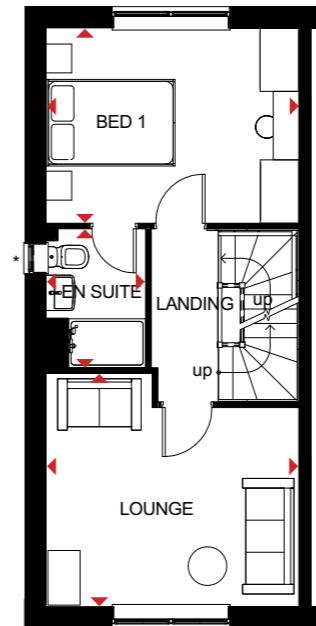
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling
- Upstairs there is a further double bedroom, a single bedroom and a family bathroom



### Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

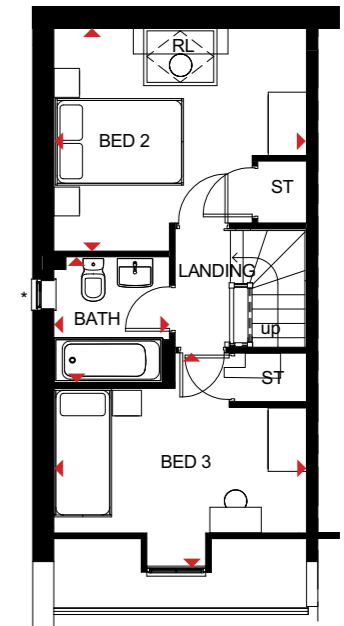


### First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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



### Second Floor

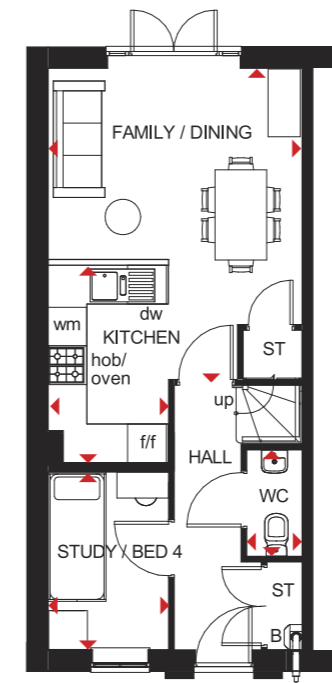
Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1799 x 1963mm	5'11" x 6'5"

[Approximate dimensions]

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

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	RL	Roof light
	ST	Store	dw	Dishwasher space	◄►	Dimension location
	wm	Washing machine space				

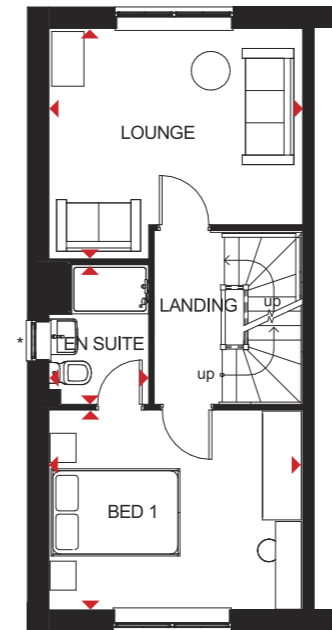
## FOUR BEDROOM TERRACED HOME



### Ground Floor

Family/Dining	3936 x 4817mm	12'11" x 15'10"
Kitchen	3060 x 1865mm	10'0" x 6'1"
Study/Bed 4	2749 x 1865mm	9'0" x 6'1"
WC	1649 x 861mm	5'5" x 2'10"

[Approximate dimensions]

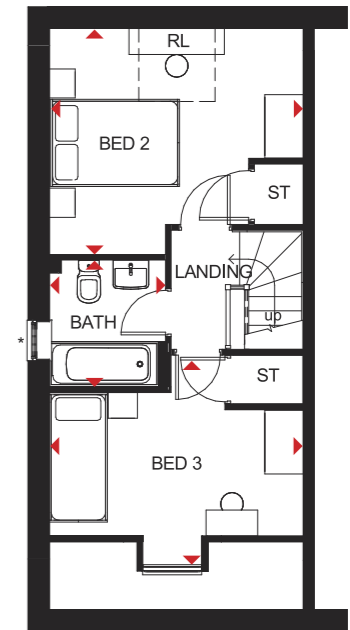


### First Floor

Lounge	3936 x 3573mm	12'11" x 11'9"
Bedroom 1	3936 x 3099mm	12'11" x 10'2"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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



### Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3259mm	12'11" x 10'8"
Bathroom	1798 x 1963mm	5'11" x 6'5"

[Approximate dimensions]

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

- Light floods into this three-storey home through oversized windows, giving it a bright and airy feeling
- An open-plan kitchen with family and dining areas, and a single bedroom/study are on the ground floor
- Upstairs are a spacious lounge and a master bedroom with en suite
- A double bedroom and a single, and a bathroom are on the second floor

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

## 4 BEDROOM DETACHED HOME



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



### Ground Floor

Lounge	4898 x 3287mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3151mm	17'3" x 10'4"
Utility	1700 x 1602mm	5'7" x 5'3"
WC	976 x 1602mm	3'2" x 5'3"
Garage	5189 x 2657mm	17'0" x 8'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4196 x 4068mm	13'9" x 13'4"
En Suite	2011 x 1661mm	6'7" x 5'5"
Bedroom 2	3174 x 3504mm	10'5" x 11'6"
Bedroom 3	2764 x 3774mm	9'1" x 12'5"
Bedroom 4	2888 x 3123mm	9'6" x 10'3"
Bathroom	2046 x 1899mm	6'9" x 6'3"

[Approximate dimensions]

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

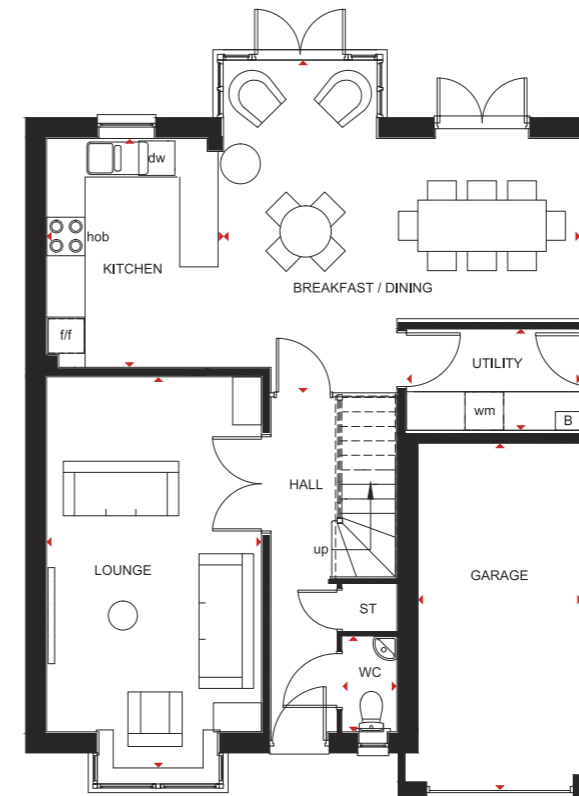
# THE HARBOROUGH

THE CLASSIC  
COLLECTION

## 4 BEDROOM DETACHED HOME



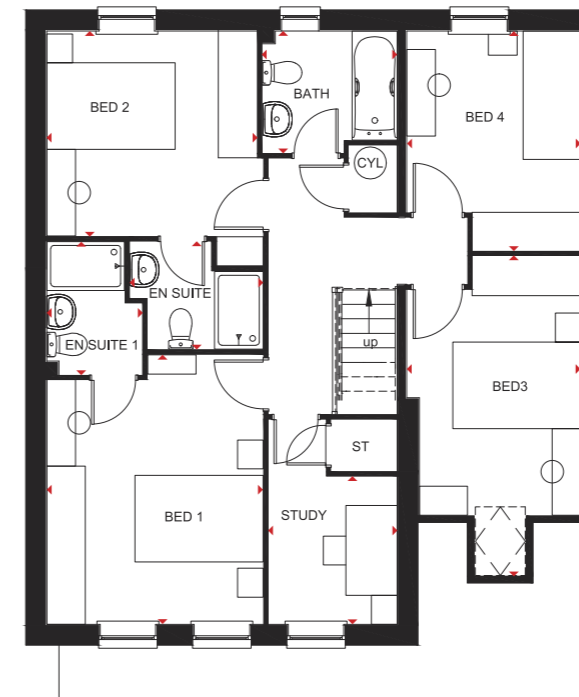
- A spacious four bedroom detached family home
- Stylish open-plan kitchen with utility, dining and family areas
- First floor has three double bedrooms with two en suite bathrooms, a single bedroom, family bathroom and separate study room
- Single integral garage for added space and security



### Ground Floor

Lounge	3350 x 6133mm	11'0" x 20'1"
Kitchen/ Family/Dining	8330 x 5197mm	27'4" x 17'1"
Utility	2717 x 1536mm	8'11" x 5'0"
WC	850 x 1476mm	2'9" x 4'10"

[Approximate dimensions]



### First Floor

Bedroom 1	3375 x 4202mm	11'1" x 13'9"
En Suite 1	1488 x 2075mm	4'11" x 6'10"
Bedroom 2	3375 x 3197mm	11'1" x 10'6"
En Suite 2	2077 x 1675mm	6'10" x 5'6"
Bedroom 3	2718 x 4037mm	8'11" x 13'3"
Bedroom 4	2718 x 3425mm	8'11" x 11'3"
Study	2000 x 3188mm	6'7" x 10'6"
Bathroom	2100 x 1900mm	6'11" x 6'3"

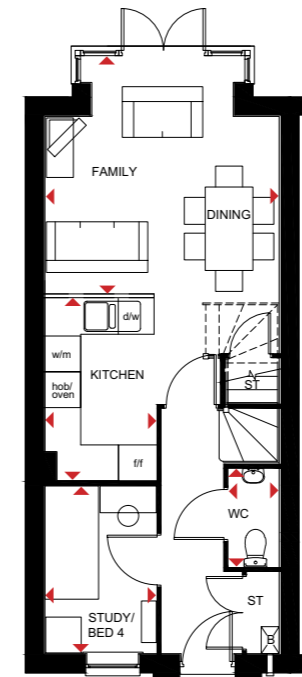
[Approximate dimensions]

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

## 4 BEDROOM HOME



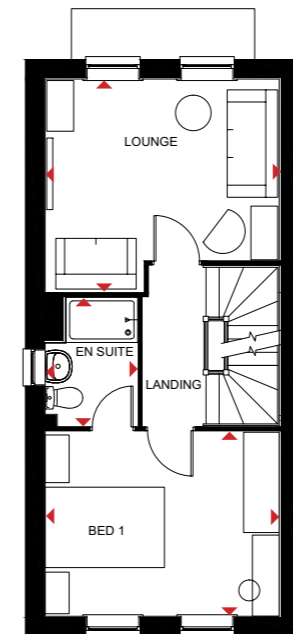
- A spacious four bedroom home with open-plan kitchen/family/dining area with French doors to the rear garden
- Study/bedroom 4 to the ground floor
- To the first floor there is a lounge and double bedroom with en suite shower room
- The second floor has a double bedroom, one single bedroom and the family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



### Ground Floor

Family/Dining	4994 x 3928mm	16'5" x 12'11"
Kitchen	3061 x 1868mm	10'1" x 6'2"
Bed 4/Study	2812 x 1867mm	9'3" x 6'2"
WC	1649 x 861mm	5'5" x 2'10"

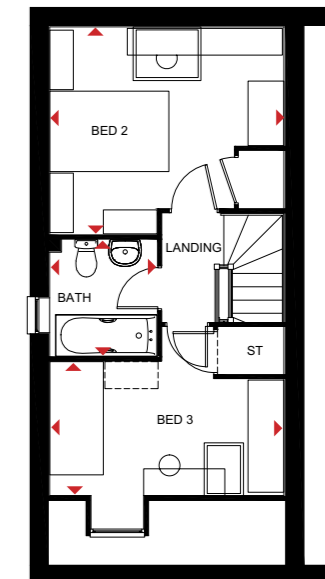
[Approximate dimensions]



### First Floor

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

[Approximate dimensions]



### Second Floor

Bedroom 2	3928 x 3483mm	12'11" x 11'5"
Bedroom 3	3928 x 2831mm	12'11" x 9'3"
Bathroom	1962 x 1800mm	6'5" x 5'11"

[Approximate dimensions]

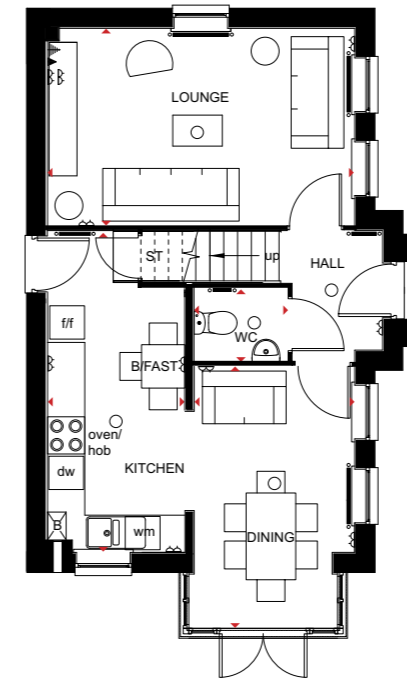
**KEY**

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

## 4 BEDROOM HOME



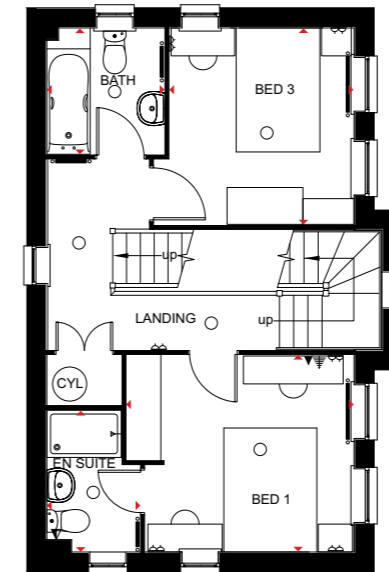
- A charming four bedroom home featuring free-flowing kitchen with breakfast area and dining room with full-height glazed bay leading to the garden. Ground floor also has a dual-aspect lounge
- The first floor has two double bedrooms with en suite to the master bedroom, and family bathroom
- Second floor offers two further double bedrooms and dual-access shower room



### Ground Floor

Lounge	3174 x 4956 mm	10'5" x 16'3"
Kitchen/ Breakfast Area	2226 x 5191 mm	7'4" x 17'0"
Dining Area	2589 x 4214 mm	8'6" x 13'10"
WC	1170 x 1508 mm	3'10" x 4'11"

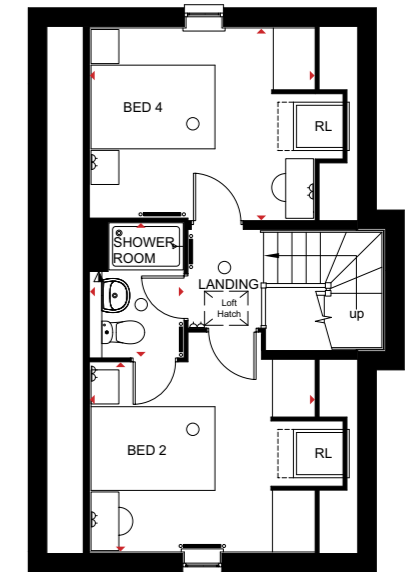
[Approximate dimensions]



### First Floor

Bedroom 1	3174 x 3667 mm	10'5" x 12'0"
En Suite	1510 x 2286 mm	4'11" x 7'6"
Bedroom 3	2975 x 3174 mm	9'9" x 10'5"
Bathroom	1902 x 2038 mm	6'3" x 6'8"

[Approximate dimensions]



### Second Floor

Bedroom 2	3054 x 3604 mm	10'0" x 11'10"
Shower Room	1489 x 2168 mm	4'11" x 7'1"
Bedroom 4	3096 x 3604 mm	10'2" x 11'10"

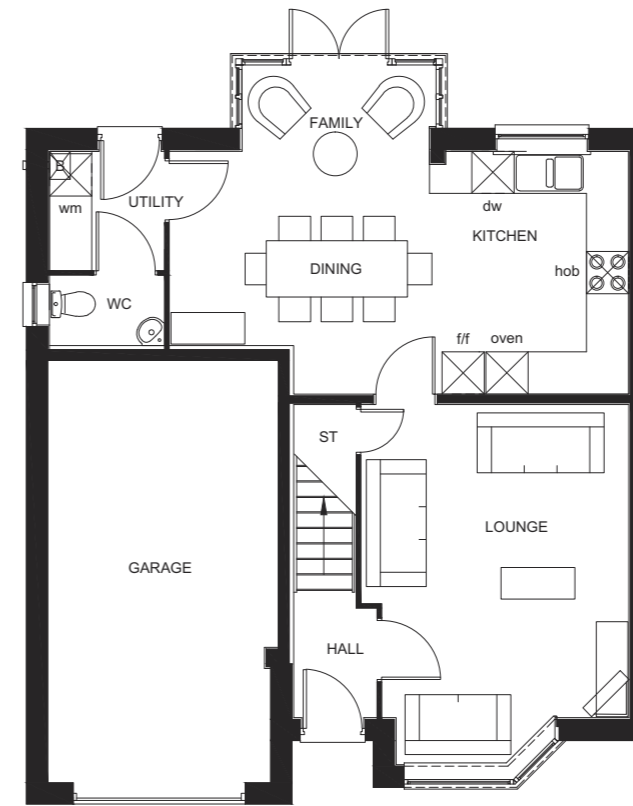
[Approximate dimensions]

<b>KEY</b>	○ Light fitting	◀ T.V. aerial socket	B Boiler	wm Washing machine space	◀ Dimension location
◊ Electric socket	◀ Shaver socket	ST Store	f/f Fridge/freezer space	RL Roof light	
◀ Telephone outlet point	◌ Radiator	CYL Cylinder	dw Dishwasher space		

## 4 BEDROOM HOME



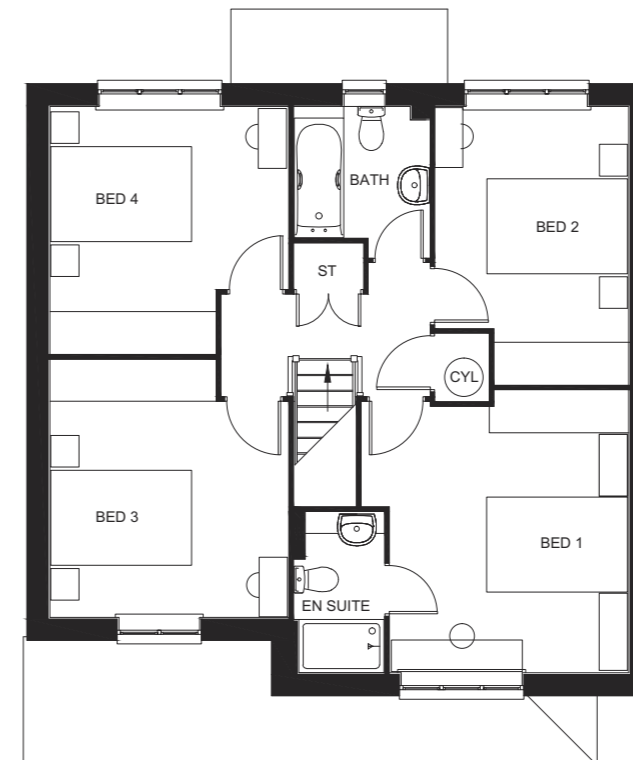
- A superior four bedroom home offering stylish kitchen and dining room with full-height glazed bay and French doors leading onto the rear garden
- Bay-fronted lounge and utility room are also located on the ground floor
- First floor has four double bedrooms with en suite to master bedroom and family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



### Ground Floor

Kitchen/Dining/Family	6514 x 4675mm	21'4" x 15'4"
Lounge	5125 x 3794mm	16'10" x 12'5"
WC	1626 x 988mm	5'4" x 3'3"
Utility	1626 x 1684mm	5'4" x 5'6"
Garage	5998 x 3280mm	19'8" x 10'9"

[Approximate dimensions]



### First Floor

Bed 1	4013 x 3794mm	13'2" x 12'5"
En Suite	2284 x 1275mm	7'6" x 4'2"
Bed 2	3389 x 3512mm	11'1" x 11'6"
Bed 3	3662 x 3389mm	12'0" x 11'1"
Bed 4	3949 x 2745mm	12'11" x 9'0"
Bathroom	1919 x 1862mm	6'4" x 6'1"

[Approximate dimensions]

### KEY

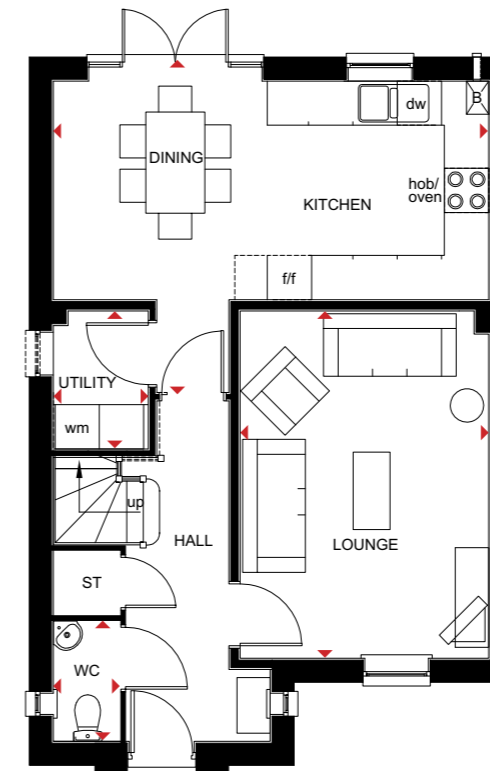
B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
CYL	Cylinder	dw	Dishwasher space



## 4 BEDROOM DETACHED HOME



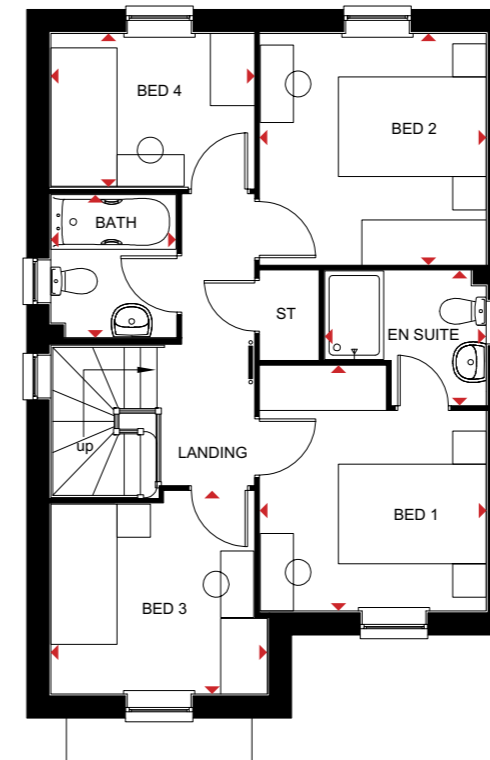
- A four bedroom detached home offering contemporary family kitchen and dining room with French doors opening onto the rear garden
- Ground floor has a spacious lounge and a utility room
- The first floor has two double bedrooms with en suite to master bedroom, two single bedrooms and a family bathroom



### Ground Floor

Lounge	4710 x 3370mm	15'5" x 11'1"
Kitchen/Dining	5900 x 2965mm	19'4" x 9'9"
Utility	1836 x 1250mm	6'0" x 4'1"
WC	1627 x 904mm	5'4" x 3'0"

[Approximate dimensions]



### First Floor

Bedroom 1	3320 x 3059mm	10'11" x 10'0"
En Suite	2187 x 1815mm	7'2" x 5'11"
Bedroom 2	3128 x 3059mm	10'3" x 10'0"
Bedroom 3	2754 x 2749mm	9'0" x 9'0"
Bedroom 4	2753 x 2094mm	9'0" x 6'10"
Bathroom	1941 x 1701mm	6'4" x 5'7"

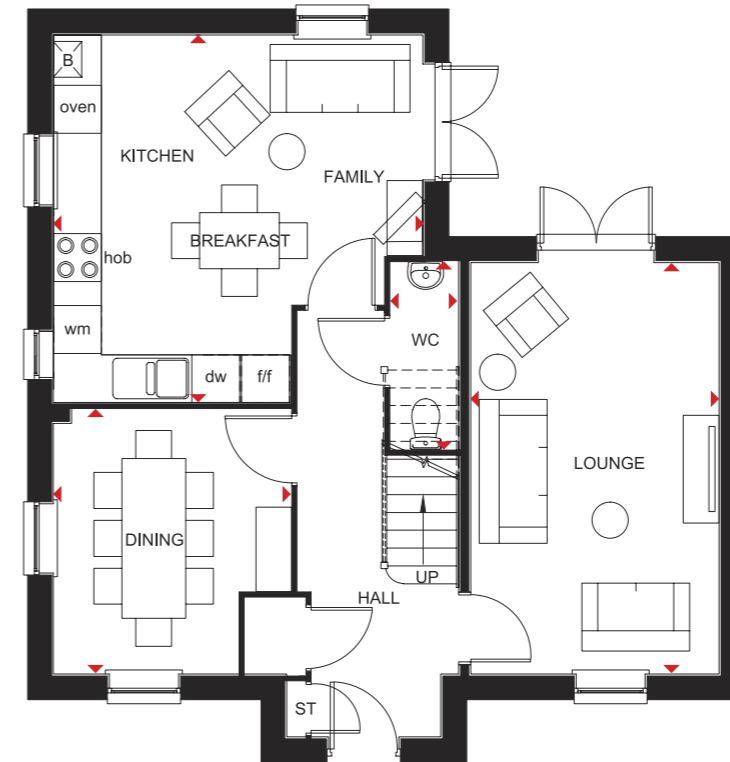
[Approximate dimensions]

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

## 4 BEDROOM HOME



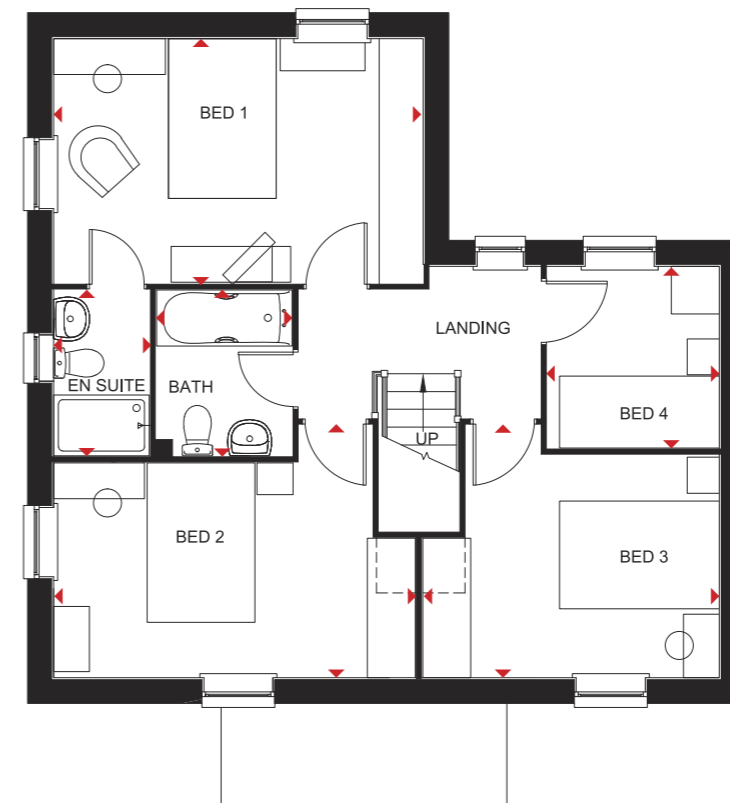
- A beautifully presented 4 bedroom home featuring open-plan kitchen with breakfast and family areas and French doors leading to the garden
- Separate dual-aspect dining room, and lounge with French doors leading to the garden
- The first floor offers master bedroom with en suite shower room, two further double bedrooms, one single bedroom and family bathroom



### Ground Floor

Lounge	5153 x 3113mm	16'11" x 10'3"
Kitchen/Family	4628 x 4605mm	15'2" x 15'1"
Dining	3310 x 2974mm	10'10" x 9'9"
WC	2338 x 853mm	7'8" x 2'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4628 x 3062mm	15'2" x 10'1"
En Suite	2075 x 1201mm	6'10" x 3'11"
Bedroom 2	4532 x 3163mm	14'10" x 10'5"
Bedroom 3	3715 x 3163mm	12'2" x 10'5"
Bedroom 4	2278 x 2155mm	7'4" x 7'1"
Bathroom	2075 x 1701mm	6'10" x 5'7"

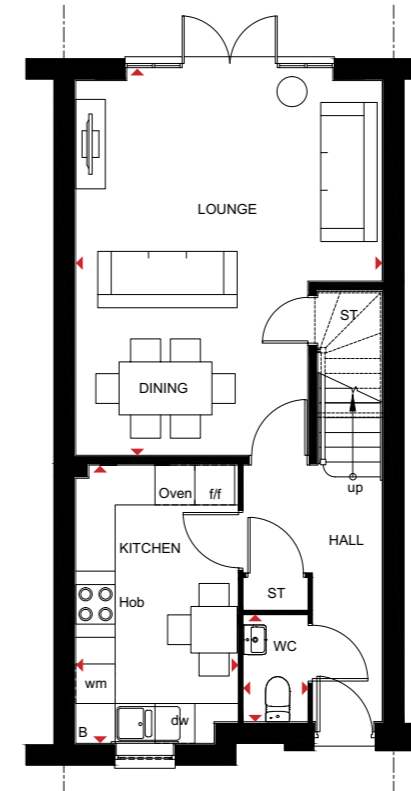
(Approximate dimensions)

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

## 4 BEDROOM HOME



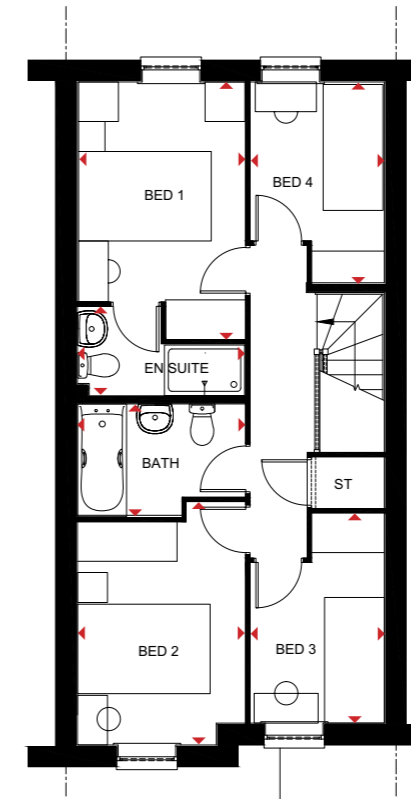
- A delightful four bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Fashionable kitchen features breakfast area and quality appliances
- First floor has master bedroom with en suite shower room, one further double bedroom, two single bedrooms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

Bed 1	3877 x 2526mm	12'9" x 8'3"
En Suite	1338 x 2526mm	4'5" x 8'3"
Bed 2	3357 x 2526mm	11'0" x 8'3"
Bed 3	3163 x 2014mm	10'5" x 6'7"
Bed 4	3030 x 2014mm	9'11" x 6'7"
Bathroom	1713 x 2526mm	5'7" x 8'3"

[Approximate dimensions]

**KEY**

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

## 4 BEDROOM DETACHED HOME



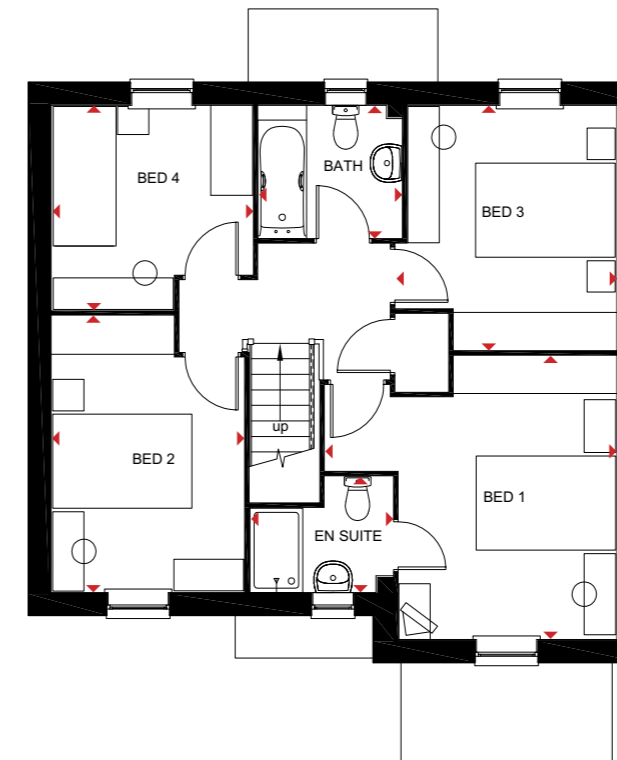
- An exceptional four bedroom detached home offering a family kitchen and dining area with full-height glazed bay leading onto the rear garden
- Ground floor also has a comfortable lounge with bay window, and a utility room
- First floor features three double bedrooms with en suite to master bedroom,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



### Ground Floor

Lounge	3314 x 5930mm	10'10" x 19'5"
Kitchen	2675 x 2564mm	8'9" x 8'5"
Dining Area	4527 x 2695mm	14'10" x 8'10"
Utility	1695 x 1593mm	5'7" x 5'3"
WC	1593 x 975mm	5'3" x 3'2"
Garage	5175 x 2662mm	17'0" x 8'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4187 x 4071mm	13'9" x 13'4"
En Suite	2051 x 1663mm	6'9" x 5'5"
Bedroom 2	3967 x 2762mm	13'0" x 9'1"
Bedroom 3	3508 x 3001mm	11'6" x 9'10"
Bedroom 4	2936 x 2888mm	9'8" x 9'6"
Bathroom	2051 x 1901mm	6'9" x 6'3"

[Approximate dimensions]

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

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

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