



BARRATT
— HOMES —



BERTONE GARDENS



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barratthomes.co.uk



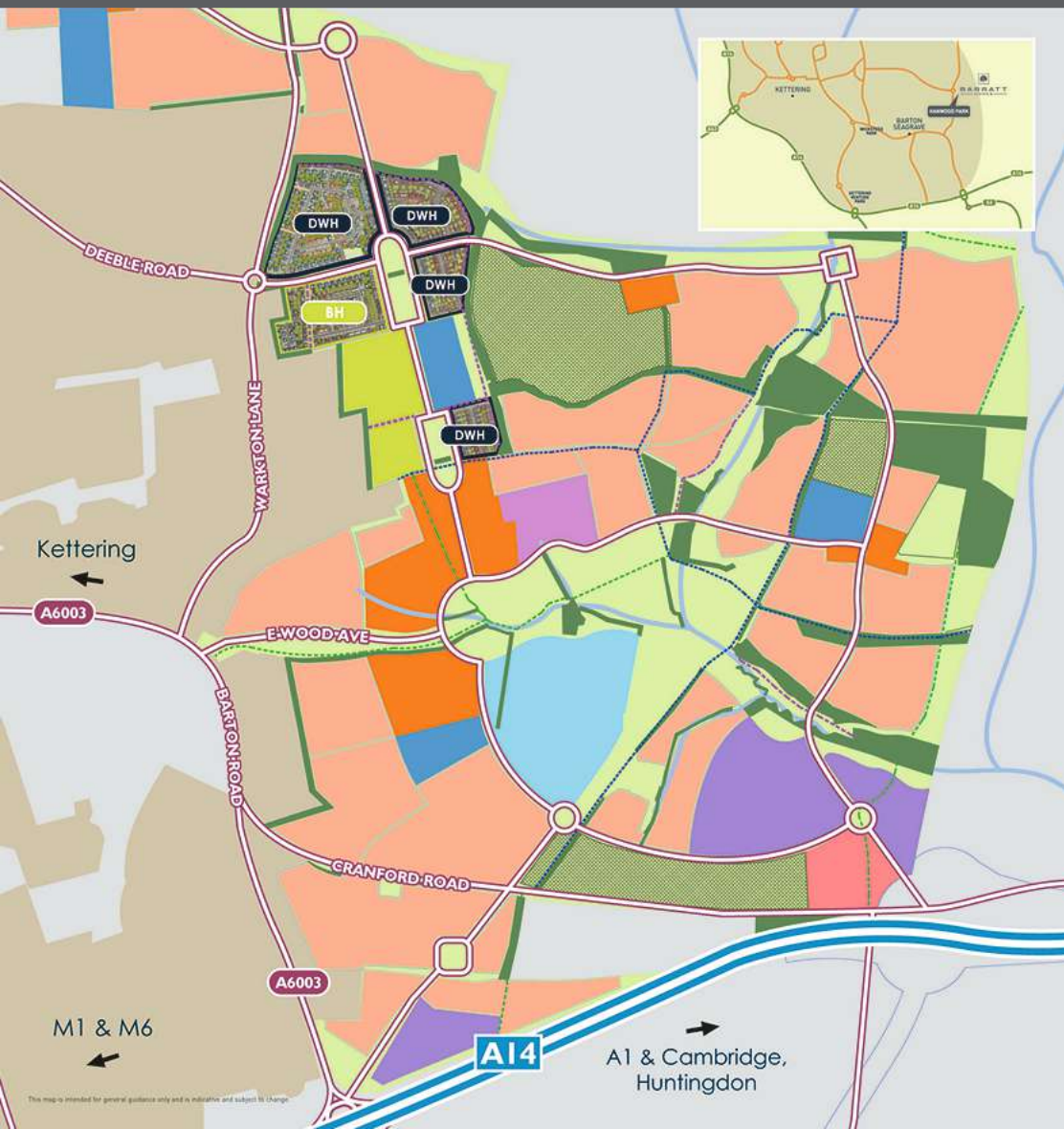
DEVELOPMENT OVERVIEW



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Roman's Edge is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.














 HANWOOD PARK



Bertone gardens is located in Hanwood Park, a flourishing new neighbourhood to the east of Kettering.

Once complete, Hanwood Park will provide up to 5,500 new homes, four primary schools, a secondary school, shops, community buildings, employment spaces, leisure facilities, parks and woodlands.

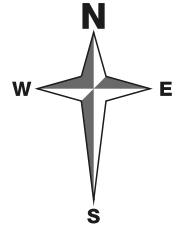
-  Barratt Homes
-  David Wilson Homes
-  Future Housing
-  Primary School
-  Secondary School
-  Public Open Spaces
-  Mixed Use Area
-  Health Clinic
-  Employment Area
-  Woodland / Parks
-  Existing Housing

This map is intended for general guidance only and is indicative and subject to change.

PHASE ONE



- Bird Box
- Bat Box
- Hedgehog Highway



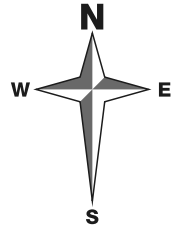
- | | | | | | | | | | |
|--|----------|----------------|--|------------|----------------|--|-------------------------------------|----------------|-----------------------|
| | Mill | 3 bedroom home | | Chedington | 4 bedroom home | | Rutherford | 4 bedroom home | |
| | Delamere | 3 bedroom home | | Almond | 4 bedroom home | | Melton | 5 bedroom home | |
| | Epping | 3 bedroom home | | Toller | 4 bedroom home | | Linnet | 5 bedroom home | |
| | Newton | 3 bedroom home | | Adlington | 4 bedroom home | | Affordable Housing Shared Ownership | | Visitor Parking Space |
| | Weir | 3 bedroom home | | Botham | 4 bedroom home | | Affordable Housing Rented | | Bin Collection Point |
| | Acorn | 4 bedroom home | | Radcliffe | 4 bedroom home | | | | Substation |



PHASE TWO



- Bird Box
- Bat Box
- Hedgehog Highway



- | | | | | | | | | |
|--|------------|----------------|--|------------|----------------|--|-----------------------|----------------|
| | Alcott | 3 bedroom home | | Toller | 4 bedroom home | | Acorn | 4 bedroom home |
| | Newton | 3 bedroom home | | Adlington | 4 bedroom home | | Melton | 5 bedroom home |
| | Roxton | 4 bedroom home | | Botham | 4 bedroom home | | Linnet | 5 bedroom home |
| | Chedington | 4 bedroom home | | Radcliffe | 4 bedroom home | | Visitor Parking Space | |
| | Almond | 4 bedroom home | | Rutherford | 4 bedroom home | | Bin Collection Point | |



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



60+

new trees
planted



67

bat and bird
boxes installed



Timber frame
homes

Features on selected plots only. *We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



BARRATT
HOMES



BERTONE GARDENS



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Argon-filled double-glazing as standard, to let heat in and keep cold out



Clever design cuts water use by up to **26%** per day per person



Up to **64%** more energy-efficient



Up to **£2,200** cheaper per year to run



Highly-efficient insulation, so it could cost less to heat



Advanced systems and smart technologies in all our homes

*Indicative figures, based on HBF "Watt a Save" report published July 2023. Source: Water UK.

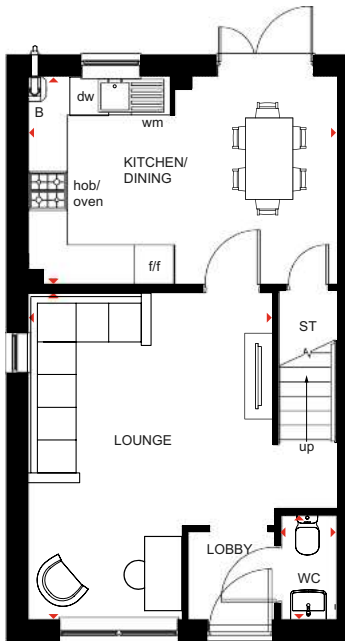


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MILL

3 BEDROOM HOME

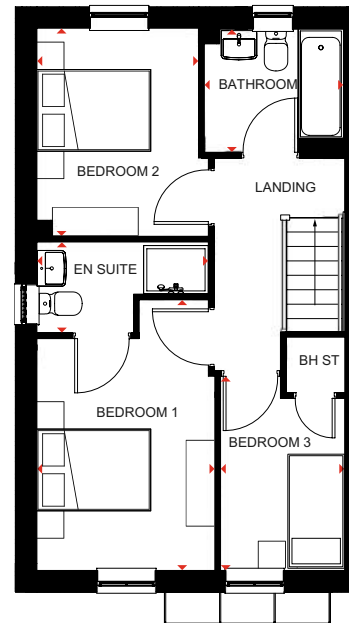
- Bright, practical engineered timber frame home, ideal for modern living
- The ground floor comprises a good-sized lounge for all the family to relax in and a large, open-plan kitchen with ample dining space leading to the garden via French doors
- The first floor accommodates two double bedrooms - the main with en suite - a single bedroom and a family bathroom



Ground Floor

Kitchen/Dining	4753 x 3205mm	15'7" x 10'6"
Lounge	3762 x 5045mm	12'4" x 16'7"
WC	850 x 1610mm	2'9" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	2748 x 4179mm	9'0" x 13'9"
En Suite	2649 x 1405mm	8'8" x 4'7"
Bedroom 2	2498 x 3212mm	8'2" x 10'6"
Bedroom 3	1919 x 2998mm	6'4" x 9'10"
Bathroom	2150 x 1900mm	7'1" x 6'3"

[Approximate dimensions]

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

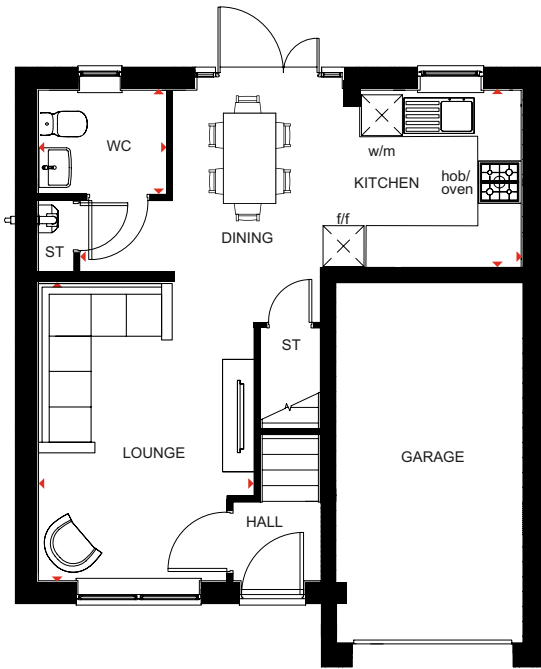
◀▶ Dimension location

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ALCOTT

DETACHED 3 BEDROOM HOME

- Detached family home with integral garage
- Modern open plan ground floor layout with french doors opening out onto your rear garden
- Two spacious bedrooms – main bedroom with en suite shower room
- Third bedroom or the ideal space to work from home



Ground Floor

Kitchen/Dining	6863 x 2583 mm	22' 6" x 8' 6"
Lounge	3107 x 4246 mm	10' 2" x 13' 11"
WC	1807 x 1450 mm	5' 11" x 4' 9"

(Approximate dimensions)



First Floor

Bedroom 1	2724 x 4562 mm	8' 11" x 15' 0"
En suite	2089 x 1200 mm	6' 10" x 3' 11"
Bedroom 2	3108 x 3578 mm	10' 2" x 11' 9"
Bedroom 3	2077 x 3308 mm	6' 10" x 10' 10"
Bathroom	2150 x 1899 mm	7' 1" x 6' 3"

(Approximate dimensions)

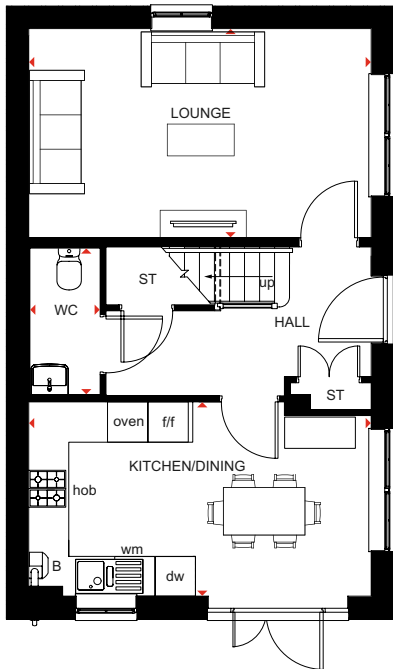
KEY	ST	Store	◀▶	Dimension location
	wm	Washing machine space		
	f/f	Fridge/freezer space		

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EPPING

3 BEDROOM HOME

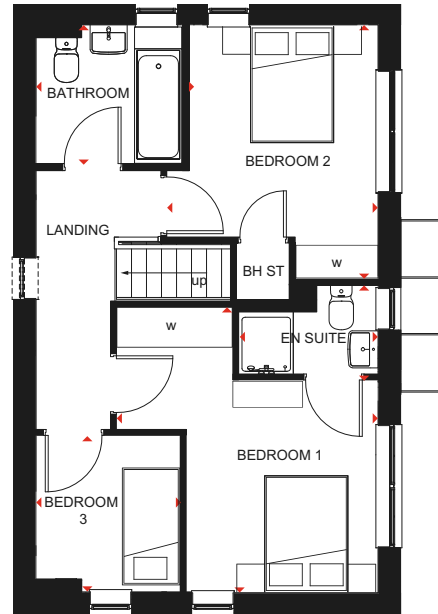
- Light fills this attractive engineered timber frame home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area and French doors opening onto the garden provide space that's ideal for modern living
- Upstairs are two dual-aspect double bedrooms, the main with en suite shower, a single bedroom or the ideal home office and a family bathroom



Ground Floor

Kitchen/Dining	5084 x 2885mm	16'8" x 9'6"
Lounge	5084 x 3106mm	16'8" x 10'2"
WC	1044 x 2175mm	3'5" x 7'2"

[Approximate dimensions]



First Floor

Bedroom 1	3888 x 4247mm	12'9" x 13'11"
En Suite	2072 x 1427mm	6'10" x 4'8"
Bedroom 2	2640 x 3778mm	8'8" x 12'5"
Bedroom 3	2356 x 2084mm	7'9" x 6'10"
Bathroom	2166 x 2316mm	7'1" x 7'7"

[Approximate dimensions]

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

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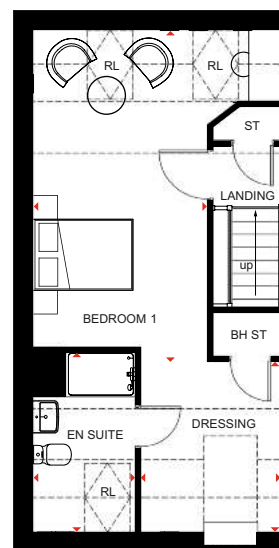
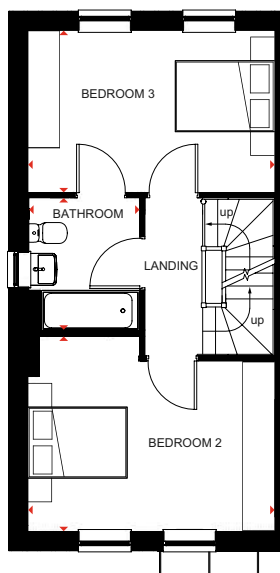
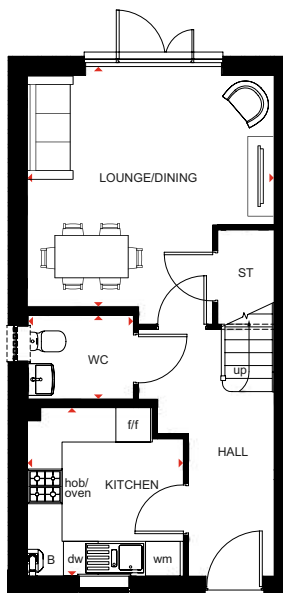


BERTONE GARDENS

NEWTON

3 BEDROOM HOME

- Bright, practical engineered timber frame home, ideal for modern living
- The ground floor comprises a good-sized kitchen, a lounge with ample dining space leading to the garden via French doors, and a WC
- The first floor accommodates two double bedrooms and a bathroom
- The main bedroom occupies the second floor and benefits from a dressing area and an en suite



Ground Floor

Kitchen	2700 x 2917 mm	8'10" x 9'7"
Lounge/Dining	4271 x 4004 mm	14'0" x 13'2"
WC	1820 x 1451 mm	6'0" x 4'9"

[Approximate dimensions]

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

First Floor

Bedroom 2	4271 x 4004 mm	14'0" x 13'1"
Bedroom 3	4271 x 3376 mm	14'0" x 11'0"
Bathroom	1920 x 2286 mm	6'4" x 7'6"

[Approximate dimensions]

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

Second Floor

Bedroom 1	3016 x 5717 mm	9'10" x 18'9"***
Dressing	2422 x 2946 mm	7'11" x 9'8"***
En Suite	1761 x 3115 mm	5'9" x 10'3"***

[Approximate dimensions]

**Overall floor dimensions include lower ceiling areas.

KEY
 B Boiler
 ST Store
 BH ST Bulkhead store

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

RL Roof light
 ◀▶ Dimension location

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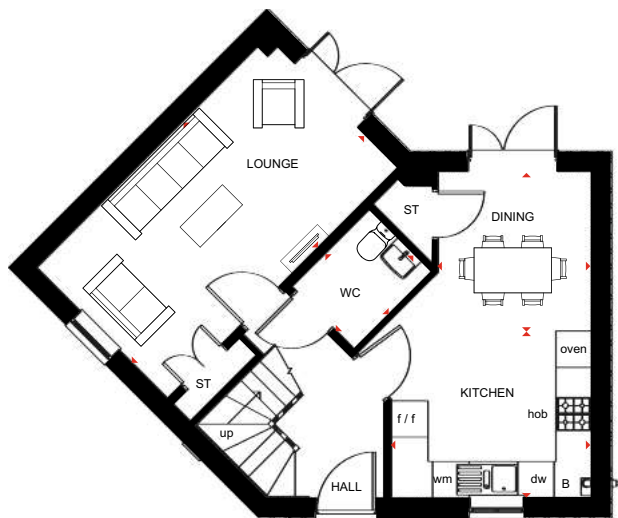


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WEIR

3 BEDROOM HOME

- Great use of a corner plot to create a spacious engineered timber frame family 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
- On the first floor are two double bedrooms – the main with en suite – a third bedroom or study, and a family bathroom



Ground Floor

Kitchen	3306 x 2743mm	10'10" x 9'0"
Dining	2536 x 2632mm	8'4" x 8'8"
Lounge	3040 x 5375mm	10'0" x 17'8"
WC	1450 x 1800mm	4'9" x 5'11"

[Approximate dimensions]

First Floor

Bedroom 1	3575 x 3358mm	11'9" x 11'0"
En Suite	1211 x 2228mm	4'0" x 7'4"
Bedroom 2	4231 x 2659mm	13'11" x 8'9"
Bedroom 3	2870 x 2628mm	9'5" x 8'7"
Bathroom	2212 x 1911mm	7'3" x 6'3"

[Approximate dimensions]

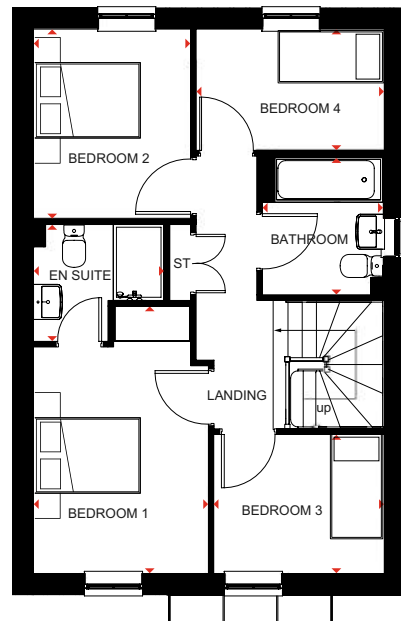
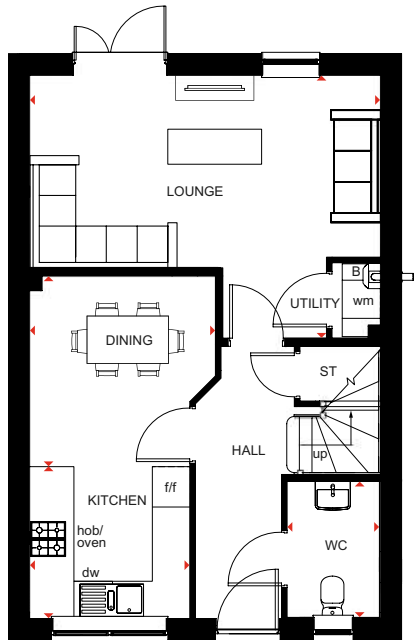
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	

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CHEDINGTON

4 BEDROOM HOME

- An engineered timber frame home filled with natural light through oversized windows
- The ground floor comprises a kitchen which has an ample dining area and the spacious lounge with French doors onto the rear garden, creating a hub for both family and entertaining
- Upstairs are two double bedrooms - the main benefits from an en suite - two single bedrooms and a family bathroom



Ground Floor

Kitchen	2515 x 2386mm	8'3" x 7'10"
Dining	2918 x 2994mm	9'7" x 9'10"
Lounge	5510 x 4127mm	18'1" x 13'6"
WC	1450 x 2139mm	4'9" x 7'0"

[Approximate dimensions]

First Floor

Bedroom 1	2748 x 4200mm	9'0" x 13'9"
En Suite	2053 x 1835mm	6'9" x 6'0"
Bedroom 2	2467 x 2981mm	8'1" x 9'9"
Bedroom 3	2674 x 2184mm	8'9" x 7'2"
Bedroom 4	2955 x 1905mm	9'8" x 6'3"
Bathroom	2162 x 1900mm	7'1" x 6'3"

[Approximate dimensions]

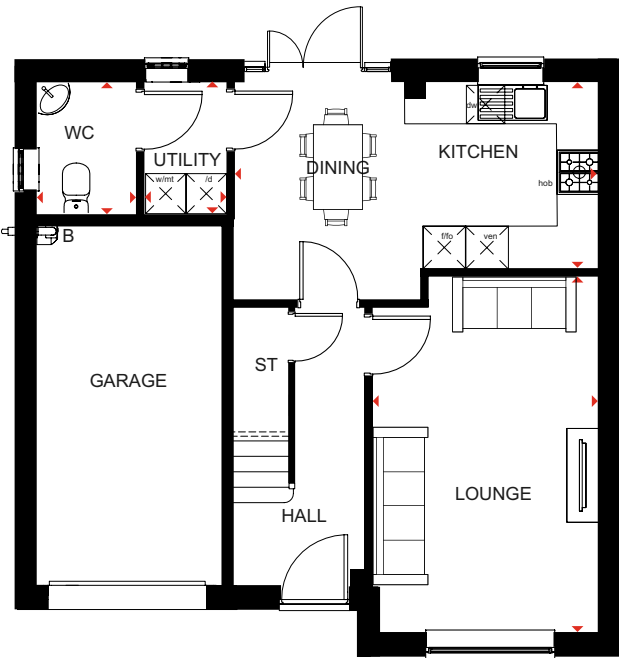
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

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ROXTON

DETACHED 4 BEDROOM HOME

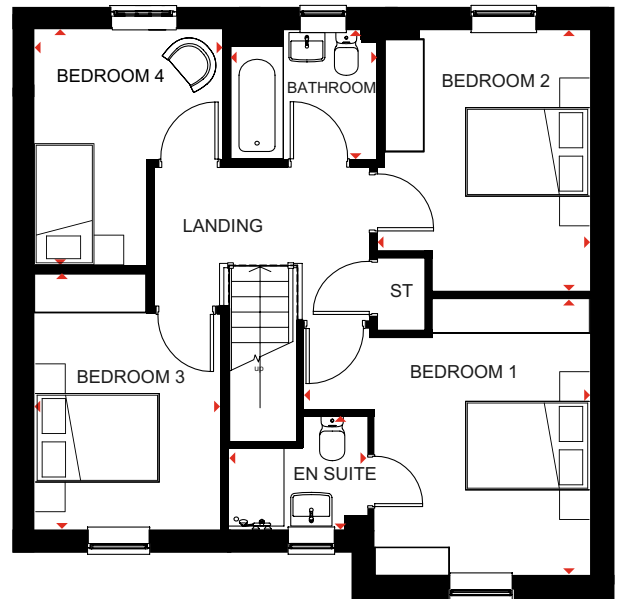
- Family home with integral garage
- Modern open plan ground floor layout with adjoining utility space and french doors that open out onto your rear garden
- Four bedrooms - a main bedroom with en suite shower room
- Use the fourth bedrooms as the ideal home office



Ground Floor

Lounge	3150 x 5121 mm	10' 4" x 16' 10"
Kitchen/Dining	5253 x 3129 mm	17' 3" x 10' 3"
Utility	1202 x 1906 mm	3' 11" x 6' 3"
WC	1450 x 1870 mm	4' 9" x 6' 2"

[Approximate dimensions]



First Floor

Bedroom 1	4192 x 4063 mm	13' 9" x 13' 4"
En suite	2015 x 1448 mm	6' 7" x 4' 9"
Bedroom 2	3799 x 2995 mm	12' 6" x 9' 10"
Bedroom 3	2757 x 3768 mm	9' 1" x 12' 4"
Bedroom 4	2740 x 3418 mm	9' 0" x 11' 3"
Bathroom	2150 x 1900 mm	7' 1" x 6' 3"

[Approximate dimensions]

KEY	ST	Store	dw	Dishwasher space
	w/m	Washing machine space	t/d	Tumble dryer space
	f/f	Fridge/freezer space	◀▶	Dimension location

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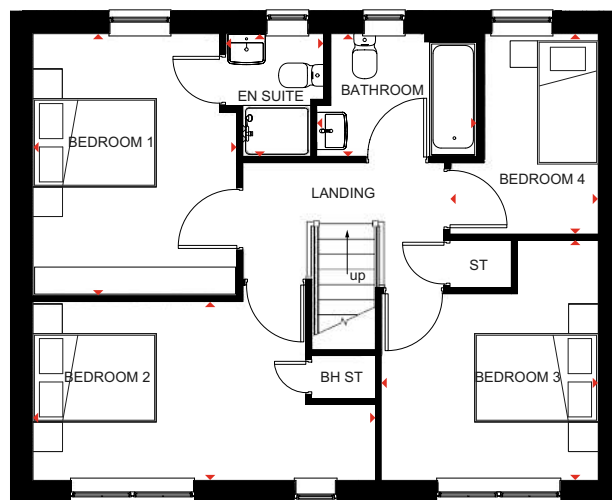
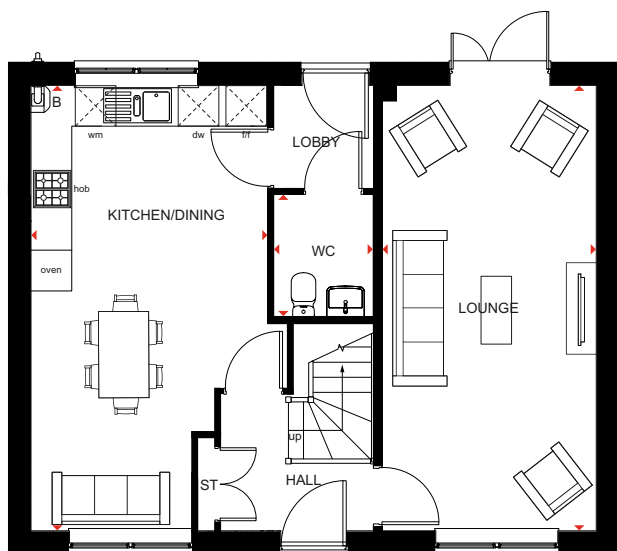


BERTONE GARDENS

TOLLER

4 BEDROOM HOME

- Spacious, engineered timber framed family home designed for modern living
- Flexible, open-plan kitchen with ample space for dining area
- Spacious lounge with French doors onto the garden
- The first floor features a main bedroom with en suite shower room



Ground Floor

Kitchen/Dining	3492 x 6567 mm	11'5" x 21'7"
Lounge	3160 x 6567 mm	10'4" x 21'7"
WC	1450 x 1800 mm	4'9" x 5'11"

[Approximate dimensions]

First Floor

Bedroom 1	3006 x 3862 mm	9'10" x 12'8"
En Suite	1449 x 1817 mm	4'9" x 6'0"
Bedroom 2	4713 x 2636 mm	15'6" x 8'8"
Bedroom 3	3534 x 2751 mm	11'7" x 9'0"
Bedroom 4	2187 x 1816 mm	7'2" x 5'11"
Bathroom	2361 x 1816 mm	7'9" x 5'11"

[Approximate dimensions]

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

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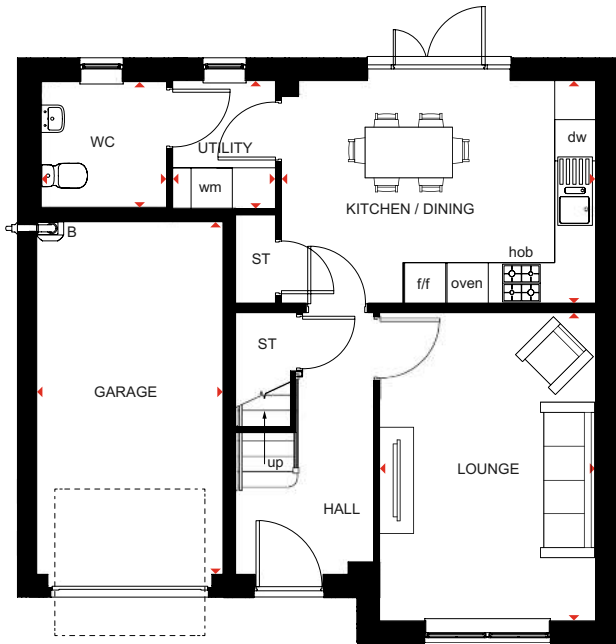


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RUTHERFORD

DETACHED 4 BEDROOM HOME

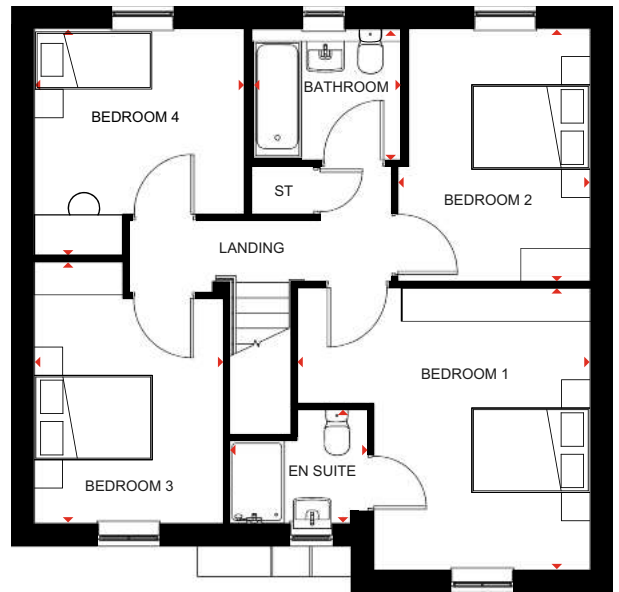
- Bright and spacious, engineered timber frame home with an integral garage
- As well as a generous lounge, the open-plan kitchen with dining area provides room for all the family to enjoy. There is also a separate utility and a WC on the ground floor
- Upstairs are four bedrooms, the main with an en suite shower room. Plus, family bathroom



Ground Floor

Kitchen/Dining	4580 x 3254mm	15'0" x 10'8"
Lounge	3150 x 4497mm	10'4" x 14'9"
Utility	1500 x 1871mm	4'11" x 6'2"
WC	1828 x 1840mm	6'0" x 6'0"
Garage	2719 x 5140mm	8'11" x 16'10"

[Approximate dimensions]



First Floor

Bedroom 1	4273 x 4108mm	14'0" x 13'6"
En Suite	2015 x 1655mm	6'7" x 5'5"
Bedroom 2	2801 x 3684mm	9'2" x 12'1"
Bedroom 3	2759 x 3806mm	9'1" x 12'6"
Bedroom 4	3061 x 3305mm	10'1" x 10'10"
Bathroom	2180 x 1900mm	7'2" x 6'3"

[Approximate dimensions]

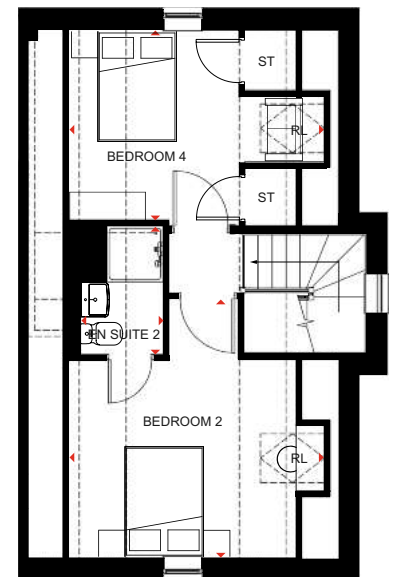
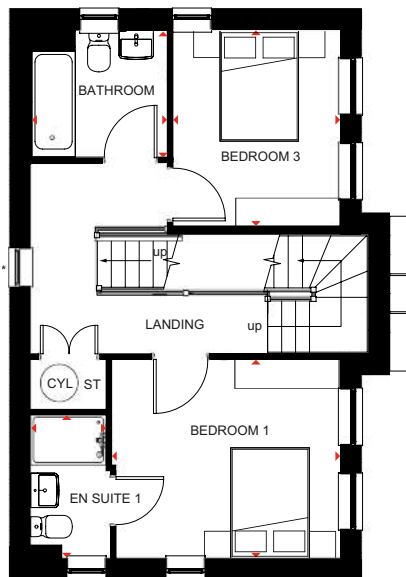
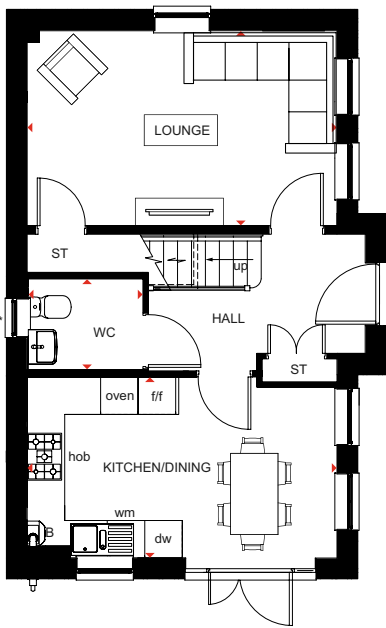
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	ST	Store	dw	Dishwasher space		
	wm	Washing machine space				

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BOTHAM

4 BEDROOM HOME

- A bright and airy, engineered timber frame home featuring free-flowing kitchen with ample space for a dining area
- Ground floor also has a spacious lounge
- The first floor has two double bedrooms – the main with en suite – and the family bathroom
- On the second floor, Bedroom 2 benefits from an en suite and there is a further double bedroom



Ground Floor

Kitchen/Dining	4953 x 2985mm	16'3" x 9'10"
Lounge	4953 x 3117mm	16'3" x 10'3"
WC	1832 x 1451mm	6'0" x 4'9"

[Approximate dimensions]

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

First Floor

Bedroom 1	3659 x 3174mm	12'0" x 10'5"
En Suite 1	1206 x 2287mm	3'11" x 7'6"
Bedroom 3	2680 x 3135mm	8'10" x 10'3"
Bathroom	2165 x 2024mm	7'1" x 6'8"

[Approximate dimensions]

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

Second Floor

Bedroom 2	4076 x 4137mm*	13'4" x 13'7"*
En Suite 2	1323 x 2056mm*	4'4" x 6'9"*
Bedroom 4	4076 x 3135mm*	13'4" x 10'3"*

[Approximate dimensions]

*Overall floor dimensions include lower ceiling areas.

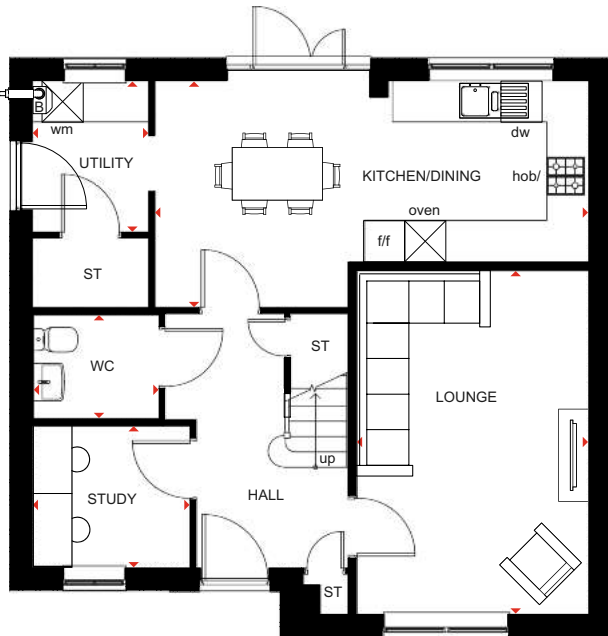
KEY	B Boiler	wm Washing machine space	RL Roof light
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	CYL Cylinder	dw Dishwasher space	

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings. For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our Sales Adviser and/or your solicitor/conveyancer for further information and assistance.

RADCLIFFE

DETACHED 4 BEDROOM HOME

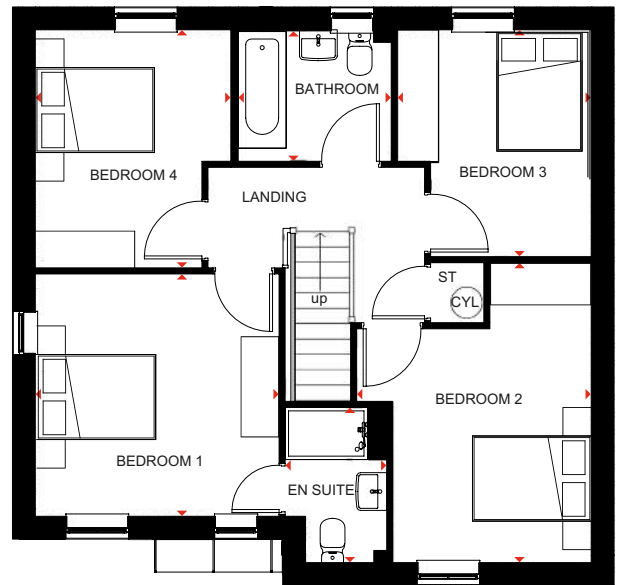
- A bright, engineered timber frame family home
- The large, open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- A spacious lounge, separate study and WC are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom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



Ground Floor

Kitchen/Dining	6318 x 3298 mm	20'9" x 10'10"
Lounge	3378 x 5002 mm	11'1" x 16'5"
Study	2296 x 2067 mm	7'6" x 6'9"
Utility	1694 x 2200 mm	5'7" x 7'3"
WC	1828 x 1511 mm	6'0" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	3552 x 3531 mm	11'8" x 11'7"
En Suite	1480 x 2261 mm	4'10" x 7'5"
Bedroom 2	3418 x 4370 mm	11'3" x 14'4"
Bedroom 3	2827 x 3305 mm	9'3" x 10'10"
Bedroom 4	2849 x 3469 mm	9'4" x 11'5"
Bathroom	2230 x 1900 mm	7'4" x 6'3"

(Approximate dimensions)

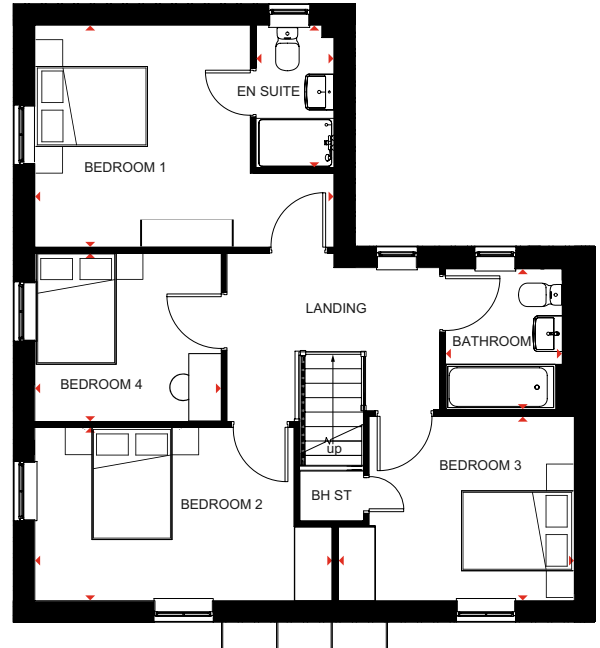
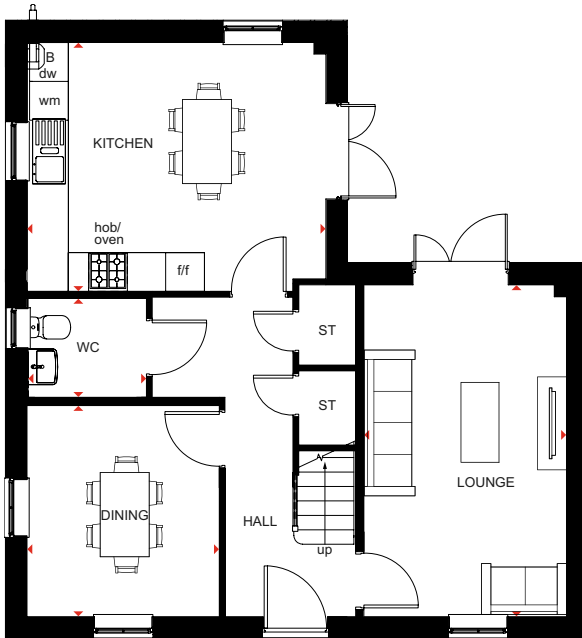
KEY	B Boiler	wm Washing machine space	◀ ▶ Dimension location
	ST Store	f/f Fridge/freezer space	
	CYL Cylinder	dw Dishwasher space	

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ADLINGTON

DETACHED 4 BEDROOM HOME

- A large fitted kitchen with breakfast area provides this spacious, engineered timber frame 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 there are four bedrooms, the main featuring an en suite shower room



Ground Floor

Kitchen	4613 x 3842mm	15'2" x 12'7"
Lounge	3126 x 5120mm	10'3" x 16'10"
Dining	2967 x 3256mm	9'9" x 10'8"
WC	1826 x 1526mm	6'0" x 5'0"

(Approximate dimensions)

First Floor

Bedroom 1	4613 x 3424mm	15'2" x 11'3"
En Suite	1200 x 2195mm	3'11" x 7'2"
Bedroom 2	4565 x 2676mm	15'0" x 8'9"
Bedroom 3	3642 x 2845mm	11'11" x 9'4"
Bedroom 4	2876 x 2602mm	9'5" x 8'6"
Bathroom	1961 x 2170mm	6'5" x 7'1"

(Approximate dimensions)

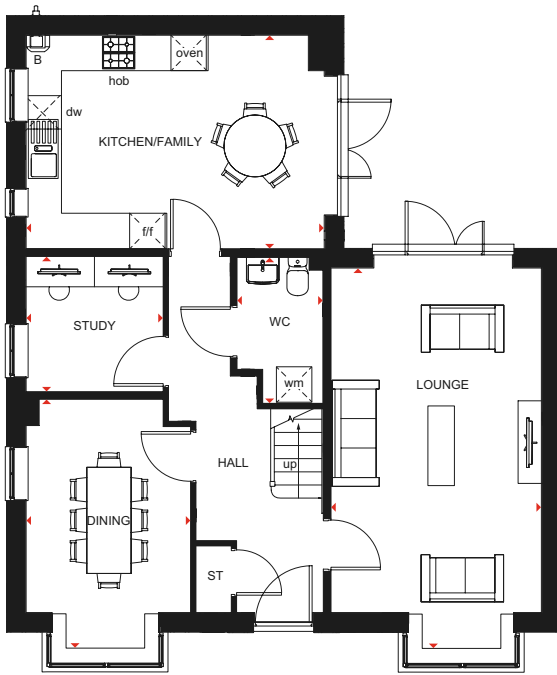
KEY	B Boiler	wm Washing machine space	◀▶ Dimension location
	ST Store	f/f Fridge/freezer space	
	BH ST Bulkhead store	dw Dishwasher space	

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ALMOND

4 BEDROOM HOME

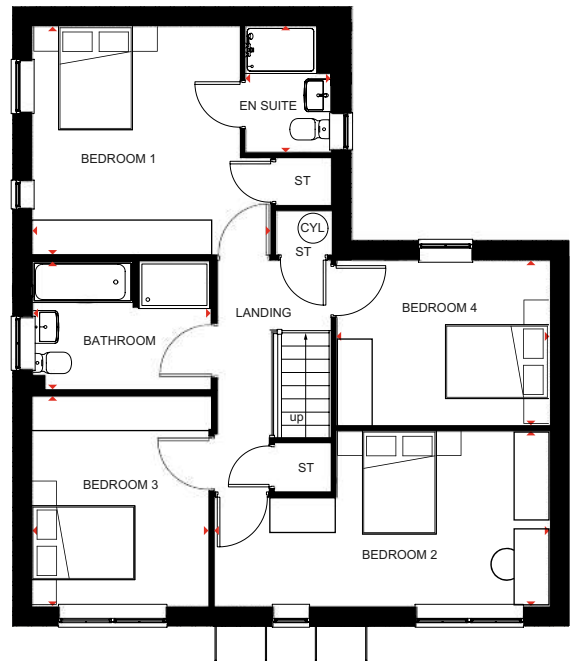
- The lounge of this bright and airy, engineered timber frame home is generously sized with ample room for the family to relax
- The open-plan kitchen, with family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, study and WC are also on the ground floor
- Upstairs is the main bedroom with an en suite shower room, three further double bedrooms and a family bathroom



Ground Floor

Kitchen/Family	5055 x 3621mm	16'7" x 11'11"
Lounge	3569 x 6411mm	11'9" x 21'0"
Dining	2790 x 4187mm	9'2" x 13'9"
Study	2324 x 2294mm	7'7" x 7'6"
WC	2473 x 1459mm	8'1" x 4'9"

[Approximate dimensions]



First Floor

Bedroom 1	4026 x 3857mm	13'3" x 12'8"
En Suite	2133 x 1199mm	7'0" x 3'11"
Bedroom 2	5668 x 2965mm	18'7" x 9'9"
Bedroom 3	3552 x 3036mm	11'8" x 10'0"
Bedroom 4	3607 x 2788mm	11'10" x 9'2"
Bathroom	2999 x 2166mm	9'10" x 7'1"

[Approximate dimensions]

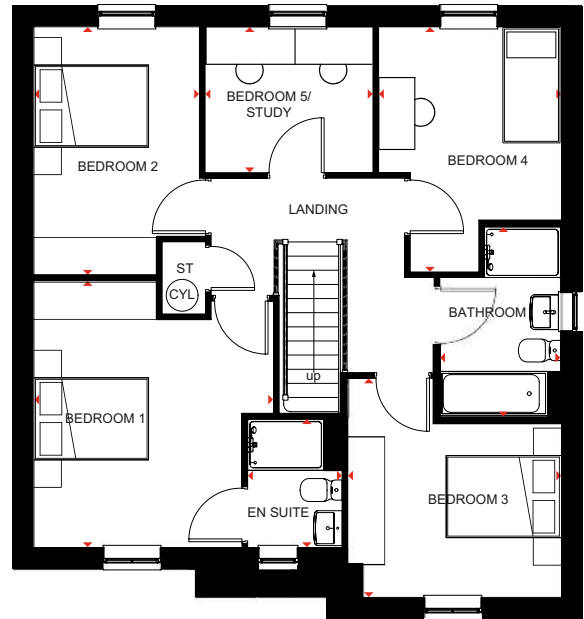
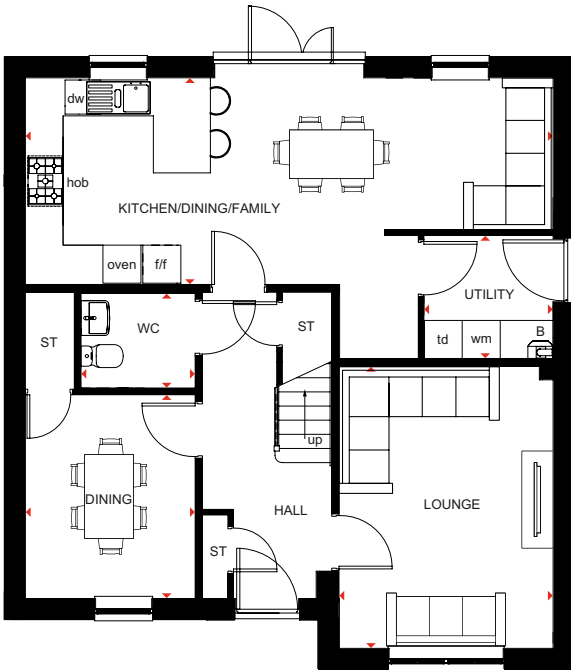
KEY	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	CYL	Cylinder	dw	Dishwasher space	

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LINNET

DETACHED 5 BEDROOM HOME

- Large, open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge with over-sized windows and formal dining room
- Upstairs, you will find the main bedroom with en suite shower room, four further bedrooms and a family bathroom with separate shower



Ground Floor

Kitchen/Dining/Family	8325 x 3260mm	27'4" x 10'8"
Lounge	3375 x 4447mm	11'1" x 14'7"
Dining	2678 x 3214mm	8'9" x 10'7"
Utility	2039 x 1942mm	6'8" x 6'4"
WC	1803 x 1492mm	5'11" x 4'11"

[Approximate dimensions]

First Floor

Bedroom 1	3781 x 4209mm	12'5" x 13'10"
En Suite	1490 x 2030mm	4'11" x 6'8"
Bedroom 2	2613 x 3916mm	8'7" x 12'10"
Bedroom 3	3375 x 3893mm	11'1" x 12'9"
Bedroom 4	2888 x 3916mm	9'6" x 12'10"
Bedroom 5/Study	2648 x 2951mm	8'8" x 9'8"
Bathroom	1905 x 2951mm	6'3" x 9'8"

[Approximate dimensions]

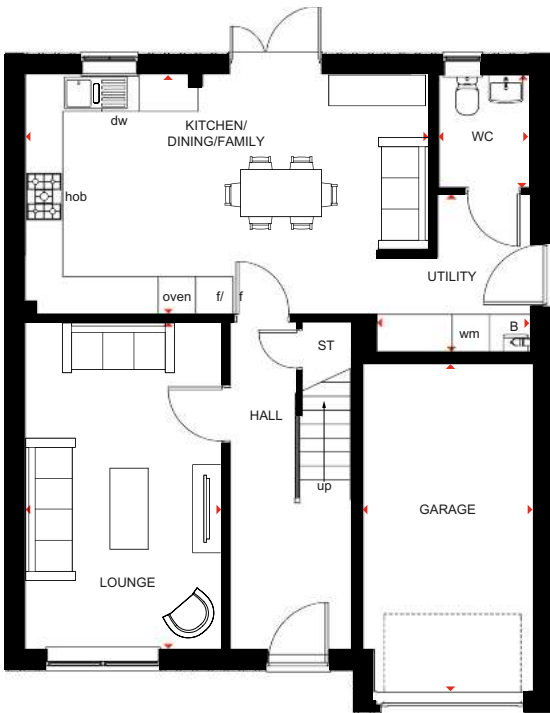
KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	CYL Cylinder	dw Dishwasher space	

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ACORN

DETACHED 4 BEDROOM HOME

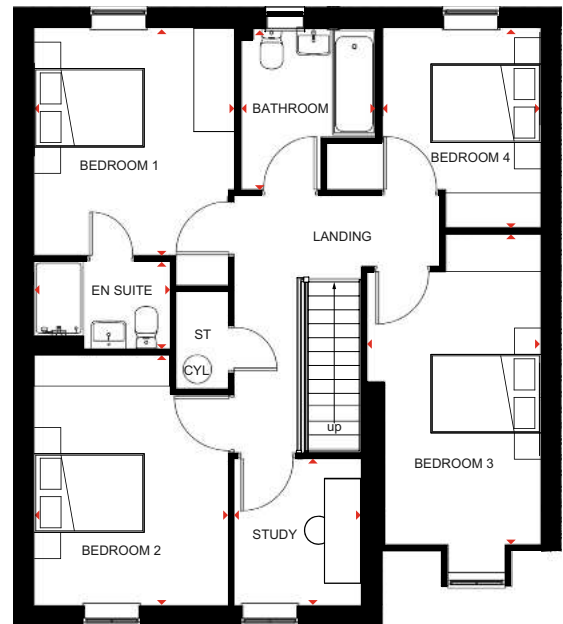
- Spacious, engineered timber frame family home designed for flexible, modern living
- Large, open-plan kitchen with dining and family areas, access to the rear garden and separate utility
- Front-aspect lounge with room for all the family to relax in, and integral garage for added security
- Upstairs, you will find the main bedroom with en suite, three further double bedrooms and a separate study



Ground Floor

Kitchen/ Dining/Family	6477 x 3845mm	21'3" x 12'7"
Lounge	3154 x 5243mm	10'4" x 17'2"
Utility	2462 x 2530mm	8'1" x 8'4"
WC	1450 x 1816mm	4'9" x 5'11"
Garage	2737 x 5248mm	9'0" x 17'3"

[Approximate dimensions]



First Floor

Bedroom 1	3208 x 3635mm	10'6" x 11'11"
En Suite	2180 x 1406mm	7'2" x 4'7"
Bedroom 2	3106 x 4008mm	10'2" x 13'2"
Bedroom 3	2776 x 4974mm	9'1" x 16'4"
Bedroom 4	2530 x 3195mm	8'4" x 10'6"
Study	2041 x 2351mm	6'8" x 7'9"
Bathroom	2150 x 2565mm	7'1" x 8'5"

[Approximate dimensions]

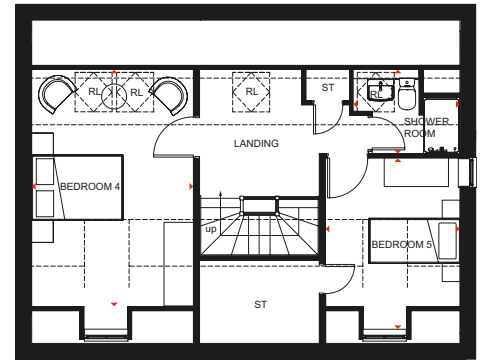
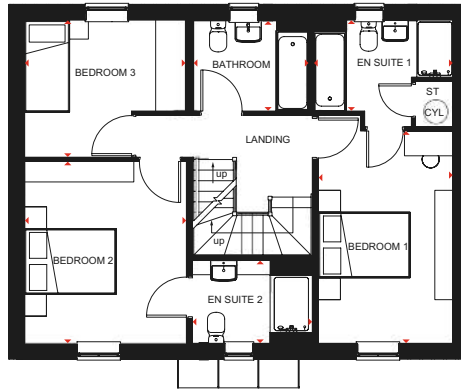
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	wm Washing machine space	
	CYL Cylinder	dw Dishwasher space	

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MELTON

DETACHED 5 BEDROOM HOME

- A versatile, engineered timber frame family home designed over three storeys
- French doors lead to the garden from both the lounge and kitchen, which has an adjoining utility area; the lounge and separate dining room both have walk-in bay windows
- Upstairs are the main bedroom and another double – both with en suite – a single bedroom and bathroom. The top floor has a further double bedroom, a single bedroom and a shower room



Ground Floor

Kitchen	3913 x 3481mm	12'10" x 11'5"
Lounge	3405 x 6809mm	11'2" x 22'4"
Dining	2833 x 3200mm	9'4" x 10'6"
Utility	1464 x 1776mm	4'10" x 5'10"
WC	1448 x 1846mm	4'9" x 6'1"

[Approximate dimensions]

First Floor

Bedroom 1	2833 x 4473mm	9'4" x 14'8"
En Suite 1	2929 x 1916mm	9'7" x 6'3"
Bedroom 2	3405 x 3833mm	11'2" x 12'7"
En suite 2	2524 x 1752mm	8'3" x 5'9"
Bedroom 3	3405 x 2888mm	11'2" x 9'6"
Bathroom	2432 x 1900mm	8'0" x 6'3"

[Approximate dimensions]

Second Floor

Bedroom 4	3405 x 4994 mm*	11'2" x 16'5"
Bedroom 5	2833 x 3128 mm*	9'4" x 10'3"
Shower Room	2236 x 1778 mm*	7'4" x 5'10"

[Approximate dimensions]

* Overall dimensions include lower ceiling areas.

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

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BERTONE GARDENS



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.



BARRATT
HOMES



BARRATT
— HOMES —