

ROMANS'  EDGE
GODMANCHESTER



BARRATT
HOMES



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PHASE ONE



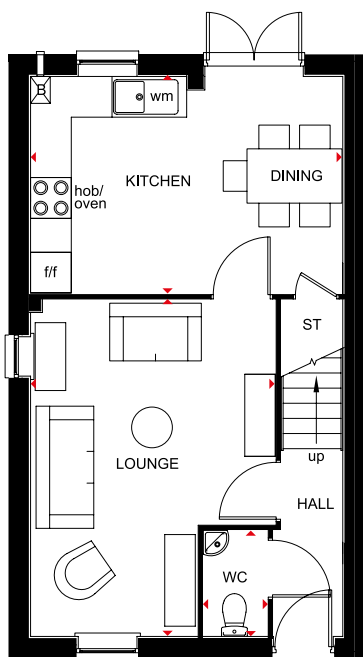
| | | | | | | | | |
|--|-----------|----------------|--|----------|----------------|--|-------------------------------------|----------------|
| | Madeley | 2 bedroom flat | | Morpeth | 3 bedroom home | | Hexham | 4 bedroom home |
| | Faringdon | 3 bedroom home | | Alnwick | 4 bedroom home | | Hexham Special | 5 bedroom home |
| | Finchley | 3 bedroom home | | Fawley | 4 bedroom home | | Affordable Housing Shared Ownership | |
| | Dartmouth | 3 bedroom home | | Helmsley | 4 bedroom home | | Affordable Housing Rented | |



FINCHLEY

3 BEDROOM SEMI-DETACHED HOME

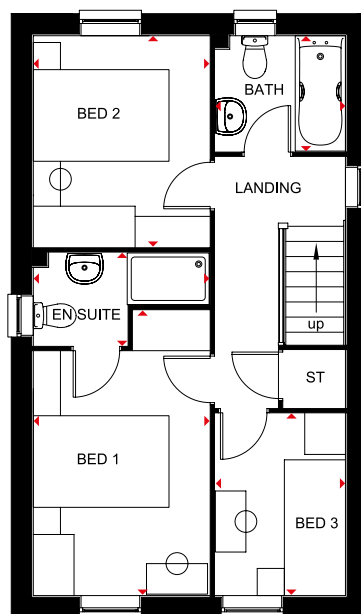
- A lovely three bed home featuring a free-flowing kitchen with dining area, and French doors opening onto the garden
- A comfortable lounge is also located on the ground floor
- First floor provides two double bedrooms with en suite to master bedroom, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 3606 x 4960mm | 11'10" x 16'3" |
| Kitchen/Dining | 4600 x 3202mm | 15'1" x 10'6" |
| WC | 1563 x 957mm | 5'2" x 3'2" |

[Approximate dimensions]



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3596 x 2595mm | 11'10" x 8'6" |
| En suite | 2595 x 1365mm | 8'6" x 4'6" |
| Bedroom 2 | 3113 x 2595mm | 10'3" x 8'6" |
| Bedroom 3 | 1918 x 2681mm | 6'3" x 8'10" |
| Bathroom | 1918 x 1703mm | 6'3" x 5'7" |

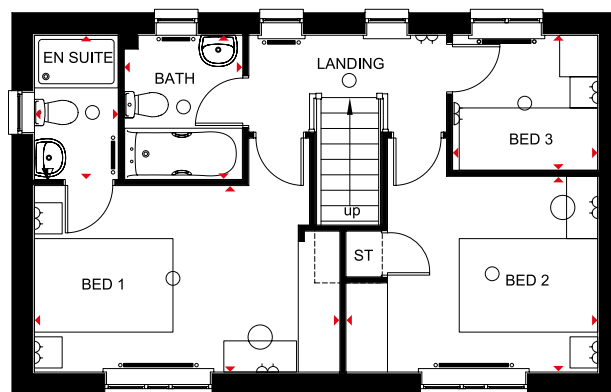
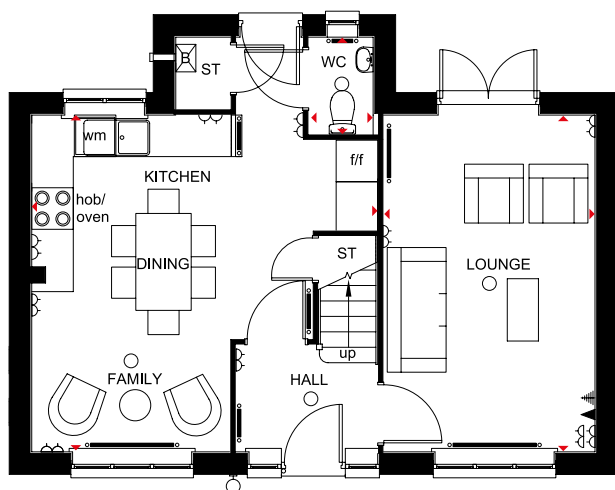
[Approximate dimensions]

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

DARTMOUTH

3 BEDROOM DETACHED HOME

- An attractive three bedroom detached home with modern kitchen with dining and family areas
- Dual-aspect lounge features French doors that open onto the rear garden
- First floor has two double bedrooms with en suite shower room to master bedroom, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------------------|---------------|----------------|
| Lounge | 4863 x 3052mm | 15'11" x 10'0" |
| Kitchen/Dining/Family Area | 4863 x 4980mm | 15'11" x 16'3" |
| WC | 1400 x 901mm | 4'7" x 2'9" |




(Approximate dimensions)





First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 4423 x 2705mm | 14'5" x 8'8" |
| En Suite | 2084 x 1211mm | 6'10" x 4'0" |
| Bedroom 2 | 3649 x 2838mm | 11'9" x 9'3" |
| Bedroom 3 | 1951 x 2097mm | 6'5" x 6'11" |
| Bathroom | 2084 x 1713mm | 6'10" x 5'7" |

(Approximate dimensions)

KEY

-  Radiator
-  ST Store
-  wm Washing machine space

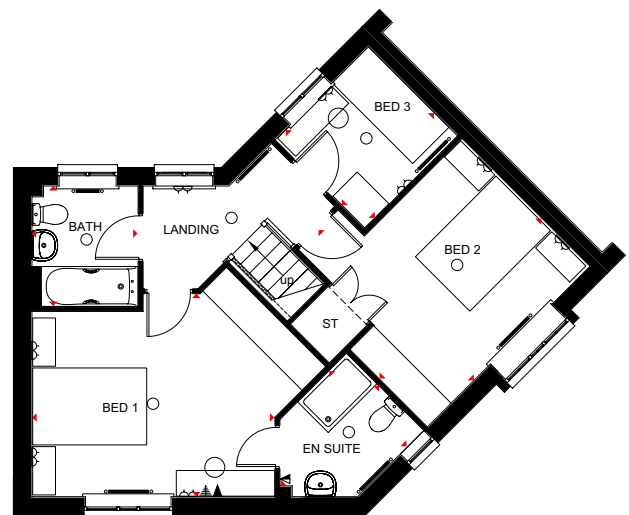
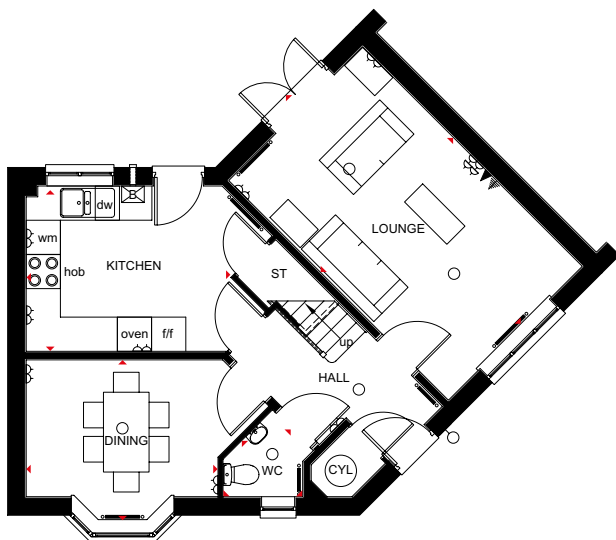
-  f/f Fridge/freezer space
-  dw Dishwasher space
-   Dimension location

Please see working drawings for plot-specific details and elevation treatments

FARINGDON

3 BEDROOM SEMI-DETACHED HOME

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



Ground Floor

| | | |
|-------------|---------------|-----------------|
| Lounge | 5450 x 3322mm | 17'11" x 10'11" |
| Kitchen | 3590 x 2900mm | 11'9" x 9'6" |
| Dining Room | 3364 x 2400mm | 11'0" x 7'10" |
| WC | 1692 x 1452mm | 5'7" x 4'9" |

[Approximate dimensions]

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4262 x 3250mm | 14'0" x 10'8" |
| En Suite | 2471 x 1922mm | 8'1" x 6'4" |
| Bedroom 2 | 3985 x 3149mm | 13'1" x 10'4" |
| Bedroom 3 | 2313 x 2213mm | 7'7" x 7'3" |
| Bathroom | 2112 x 1863mm | 6'11" x 6'1" |

[Approximate dimensions]

| | | | | |
|--------------------------|-----------------|----------------------|--------------------------|--------------------------|
| KEY | ○ Light fitting | ▲ T.V. aerial socket | B Boiler | wm Washing machine space |
| ◊ Electric socket | ▲ Shaver socket | ST Store | f/f Fridge/freezer space | |
| ◄ Telephone outlet point | — Radiator | CYL Cylinder | ◄◄ Dimension location | |



BARRATT
— HOMES —