

# THE BROOKS

WHALLEY ROAD, BARROW, CLITHEROE, LANCASHIRE BB7 9BN



A RANGE OF TWO, THREE AND FOUR BEDROOM HOMES

# BUYING A **NEW** HOME IS AN EXCITING JOURNEY

## HERE ARE 5 REASONS WHY YOU SHOULD MOVE WITH BARRATT

### 1. Award winners, time and time again

Barratt customers are delighted with their new homes. In fact, more than 90% of them would recommend us to a friend. Their high praise has ensured that we've\* been accredited with a 5 Star rating from the Home Builders Federation more times than any other national major housebuilder.

Our Site Managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for quality workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 2. 10 years peace of mind

Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty<sup>†</sup> as standard.

### 3. More choice, more style

When you've chosen the right home, you can get creative with additional finishes from our Choices<sup>^</sup> 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.

<sup>†</sup>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<sup>^</sup> range is subject to build stage and additional cost.

\*\*Figure produced by the Zero Carbon Hub, a non profit company with responsibility for developing homes to zero carbon standards by 2016.

Images may include optional upgrades.

Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

<sup>^^</sup>[http://www.hbf.co.uk/fileadmin/documents/members/Factsheets/HBFfact\\_sheets\\_web.pdf](http://www.hbf.co.uk/fileadmin/documents/members/Factsheets/HBFfact_sheets_web.pdf)



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

Our light, open-plan homes are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility. Our leading designers also factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build. Creating a beautiful and sustainable environment to live in.

### 5. Our energy-efficient homes could save you money

Every home we build is sustainable and energy-efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being up to 65%<sup>^^</sup> more energy-efficient than a Victorian house of the same style. As a result, you could save a staggering £1,410<sup>\*\*</sup> per year on your energy bill.

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

# THE BROOKS, BARROW

## DEVELOPMENT LAYOUT

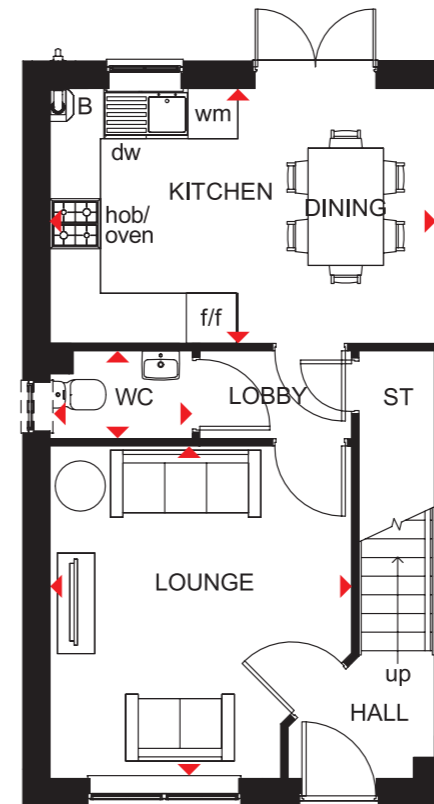


# ELLERTON

## 3 BEDROOM TERRACED HOME



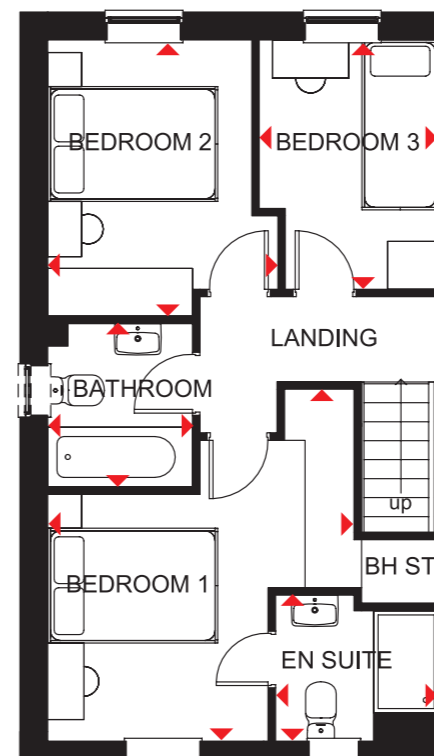
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs the master bedroom has an en suite shower room, and there is a further double bedroom,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



### Ground Floor

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

(Approximate dimensions)



### First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" 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

[barrathomes.co.uk](http://barrathomes.co.uk)



# THE BROOKVALE

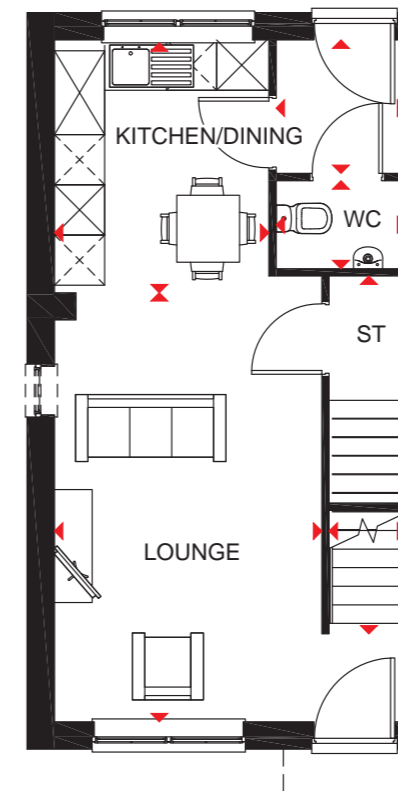
## TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

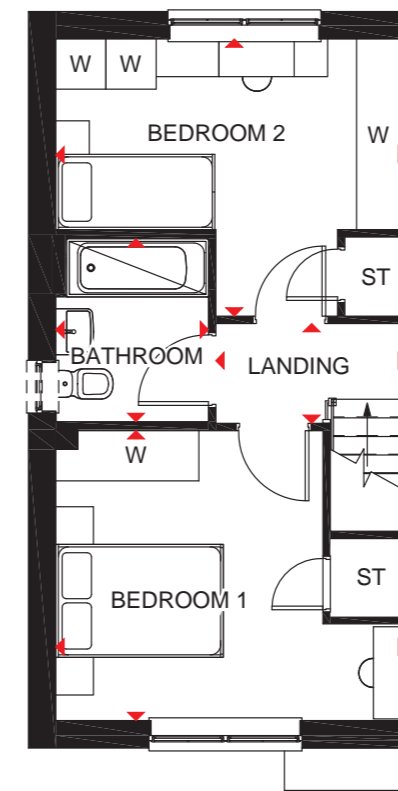


- Natural light floods through oversized windows in this two bedroom home.
- Designed with functionality in-mind, a spacious two bedroom home that features an open-planned lounge and kitchen/dining area.
- Upstairs, the master bedroom with a lavish layout, plus a generously sized second bedroom and family bathroom offer commodious living space.



### Ground Floor

Lounge	3195 x 5126 mm	10'5" x 16'9"
Kitchen/Dining	2562 x 2986 mm	8'4" x 9'9"
WC	1548 x 1050 mm	5'0" x 3'5"
Lobby	1548 x 1594 mm	5'0" x 5'2"
Stairwell	914 x 4214 mm	2'11" x 13'9"



### First Floor

Bedroom 1	4198 x 3464 mm	13'9" x 11'4"
Bedroom 2	4198 x 3312 mm	13'9" x 10'10"
Bathroom	1826 x 2184 mm	5'11" x 7'1"
Landing	2284 x 1193 mm	7'5" x 3'10"

(Approximate dimensions)

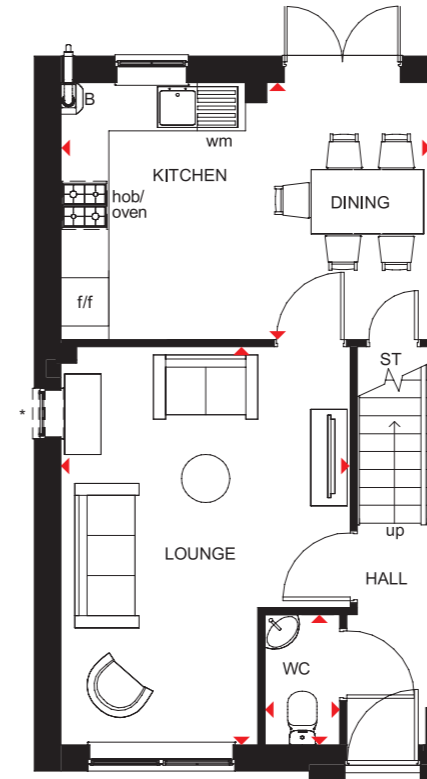
- KEY**
- B Boiler
  - ST Store
  - wm Washing machine space
  - f/f Fridge/freezer space
  - ◀▶ Dimension location

# 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 master with en suite – a single bedroom and family bathroom

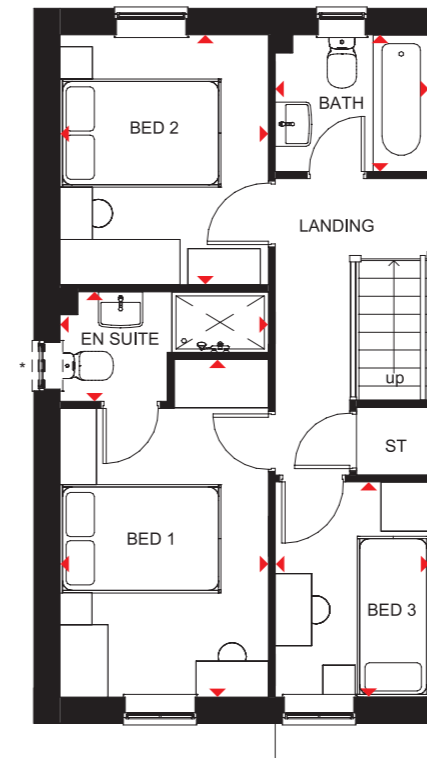


### Ground Floor

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

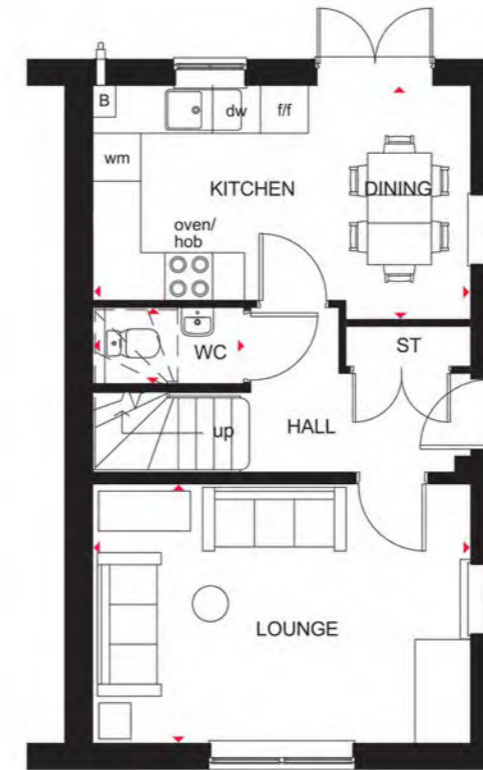
**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
◀▶ Dimension location

## 3 BEDROOM END-TERRACED HOME



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



### Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2933mm	15'6" x 9'7"
WC	1894 x 945mm	6'3" x 3'1"

[Approximate dimensions]



### First Floor

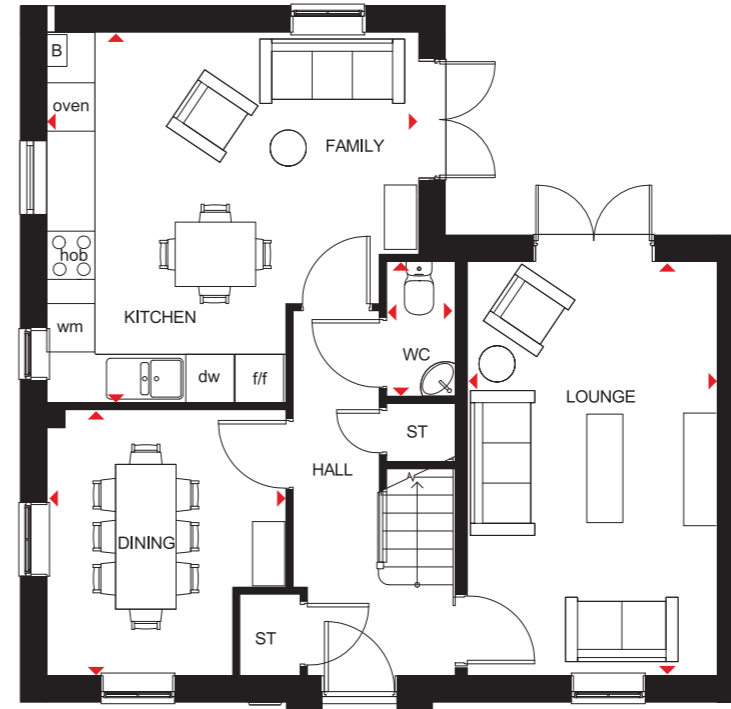
Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

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# ALDERNEY

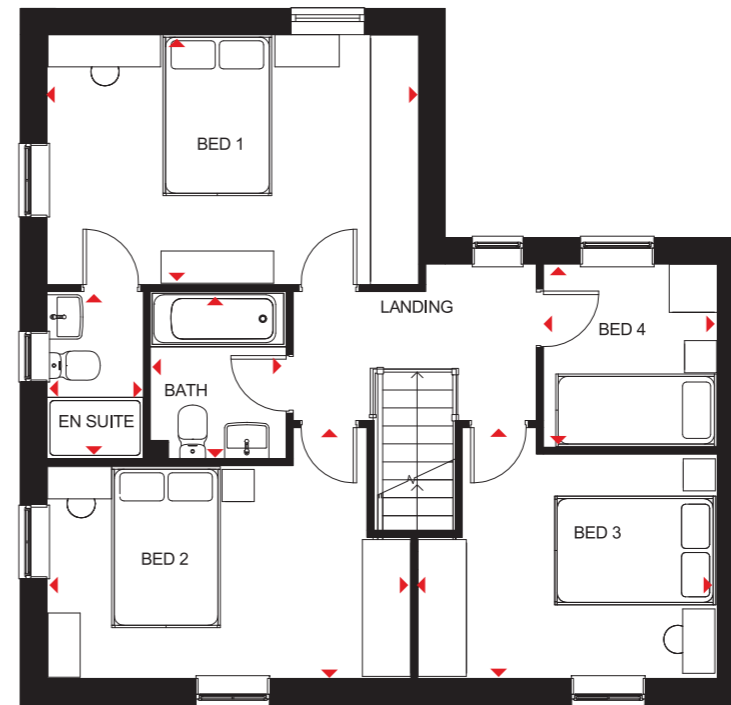
## 4 BEDROOM DETACHED HOME



### 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]

- 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

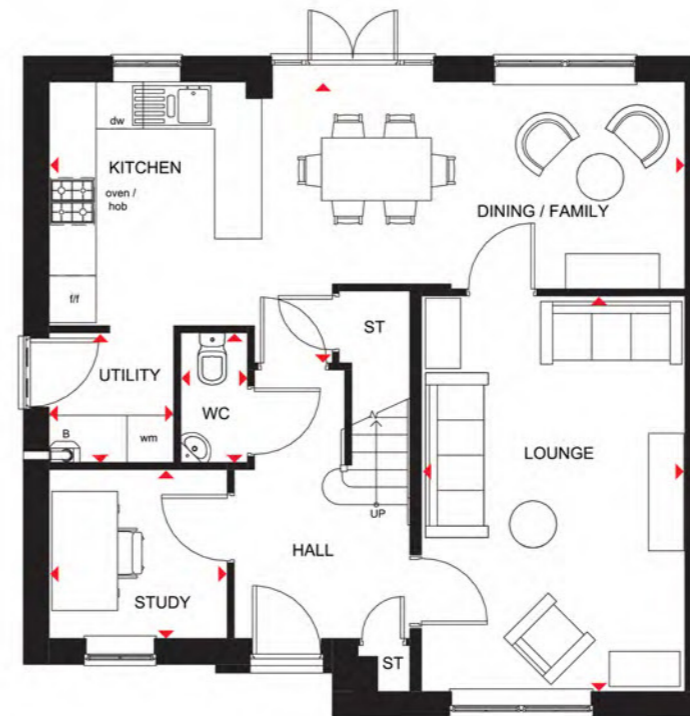
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location



## 4 BEDROOM DETACHED HOME



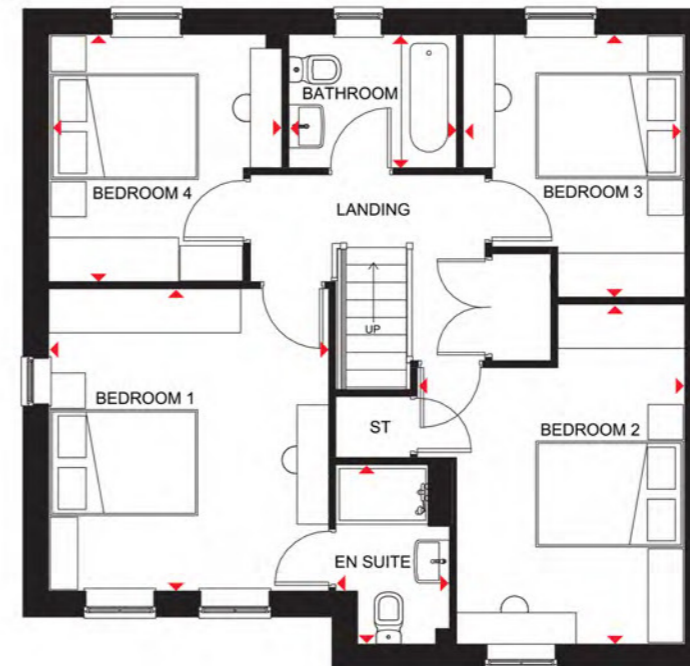
- A bright and airy four bedroom family home
- The large kitchen has dining and family areas with French doors leading to the garden
- There is also a separate utility room, a spacious lounge, separate study and a WC to complete the ground floor
- Upstairs are four double bedrooms, the master with en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



### Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



### First Floor

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

(Approximate dimensions)

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HOMES