



5 Bedroom Detached

The Beechwood is a stunning 5-bedroom contemporary style home which ticks all the boxes for modern family living. This home features eye catching floor to ceiling windows and French patio doors to the large dual aspect lounge. Double doors take you through to the stunning lounge-kitchen-diner, the perfect area for gathering with family and friends, and featuring large french patio doors which lead out to a patio and garden. This luxurious home also benefits from a downstairs WC, useful Utility Room with fitted units and sink, plus a double garage with power door.

Upstairs there are 5 large bedrooms and a generous family bathroom with luxury free standing bath. The spacious primary suite features a high-end fitted dressing room and en-suite bathroom.

The Beechwood is an outstanding, elegant, residence of excellent design and exacting quality.

Home Features

- Dressing Room and En-suite to Primary Bedroom
- Family Bathroom with free standing bath
- Large Lounge
- Spacious Lounge/Kitchen/Dining Area
- French Patio Doors
- Integrated double garage
- Utility Room with Sink
- Downstairs WC

Ground Floor



Ground Floor

Lounge	7.0 x 3.4m
Dining/Kitchen	7.0 x 6.0m
Garage	4.90 x 5.12m
Utility	2.0 x 3.0m

190 sqm
2045 sqft

First Floor



First Floor

Bed 1	4.3 x 4.8m
En-Suite	4.3 x 4.8m
Bath	3.3 x 2.8m
Bedroom Two	3.3 x 2.8m
Bedroom Three	4.0 x 3.0m
Bedroom Four	3.1 x 3.5m
Bedroom Five	3.49 x 3.11m



Average Home

Energy Rating

EPC D

Annual energy use

11760 kWh

Energy costs per year

£3763.20



Average Oakwood Home

Energy Rating

EPC A

Annual energy use

5200 kWh

Energy costs per year

£1644

Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms and Cloakroom
- Satin Chrome Ironmongery
- High Grade Sanitaryware
- Oak Banister and Newell Caps
- Access to Superfast Broadband
- Personalise your new home with options (dependent on build stage)

Energy Saving Features

- High Specification AAA Rated Double Glazed Windows
- EV Ready
- Highly insulated Floors, Walls and Roof
- Smart Heating System
- Premium Specification Energy Saving Combi Boiler
- Solar Panel System built into Roof Tiles
- Built to the latest Part L Regulations



OAKWOOD HOMES

Tel: 0845 262 6161

Registered Office:
Oakwood Homes
116 Duke Street,
Liverpool
L1 5JW

Company Registration: 13276397

VAT Registration: 448 306 487

Disclaimer:

Every effort is made to provide an accurate description of the properties under construction and that plans, dimensions and details of the specification are accurate at the time of going to press. Please view the content and images within this brochure as guidance only and appreciate that as a development progresses some changes may be necessary. This brochure does not constitute a contract or warranty, and Oakwood Homes reserves the right to make changes as it sees fit without prior notice.

*Energy usage calculations have been taken from published literature and are a guide only. The calculation is based on a home with 98m² of gross internal floor area and an energy tariff of 0.32p P/KWH. Please note prices can fluctuate and the calculation does not include standing or other tariff charges. Our homes are built to the latest Part L regulations and achieve an SAP A rating (92+) this is the highest rating in the SAP hierarchy.

Important Notice:

Oakwood Homes adheres to a strict Health and Safety policy. Building sites are dangerous places and therefore visitors are not allowed on site without a safety briefing, full Personal Protective Equipment and accompanied by a representative from Oakwood Homes. No admittance will be given to unauthorised visitors.

sales@oakwood-group.com

ALL RIGHTS RESERVED OAKWOOD HOMES
Computer generated images and brochure design by aspect3D.co.uk

HR2024