OAKWOOD HOMES

THE BROOKLAND 1

4 Bedroom Detached

The Brookland 1 is an impressive 4-bedroom detached residence; set over 3 stories, the layout offers a great use of space fit for modern family life. To the ground floor is an inviting entrance hallway and WC. Off the hallway is an amazing open plan kitchen/living/dining area, perfect for entertaining. To the front is the large and well-appointed kitchen complete with breakfast bar. Next is the airy dining area and to the rear is a stunning open plan lounge with ample space for enjoying with family and friends. Open the bi-folding doors to enter the garden and patio area, great for summer get-togethers.

To the first floor there are 3 bedrooms and a beautifully designed family bathroom; bedroom three also boasts a Juliet balcony with views over the rear garden. The luxury primary bedroom suite spans the entire second floor and features sky lights letting in plenty of natural light, a large dressing area, en-suite bathroom and a storage cupboard.

Home Features

- 4 Bedrooms
- Expansive Open Plan kitchen / Living / Dining area
- Premium kitchen with breakfast bar
- Juliet Balcony to Bedroom 3
- Downstairs WC
- Large Bi-folding Doors to lounge
- Primary Suite to 3rd floor with dressing area and en-suite bathroom
- External Garage ~~to selected Plots~~

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Ground Floor

First Floor

Second Floor

Ground Floor

Lounge	5.0 x 6.5m
Kitchen	2.8 x 2.9m

First Floor

Bed 1	2.9 x 4.6m
Bed 2	2.8 x 4.1m
Bed 3	2.1 x 2.8m
Bath	1.7 x 2.1m

Second Floor

Bed 4	3.9 x 6.0m
En-suite	1.8 x 2.0m

116 sqm
1250 sqft

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Specification

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

Average Home

Energy Rating

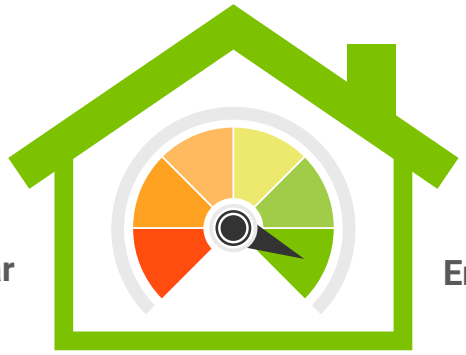
EPC D

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

Energy Saving Features

- High Specification AAA Rated Double Glazed Windows
- EV ~~Ready~~ Charger
- Highly insulated Floors, Walls and Roof
- Triple Zone 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

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Disclaimer:
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*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.

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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.

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