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**

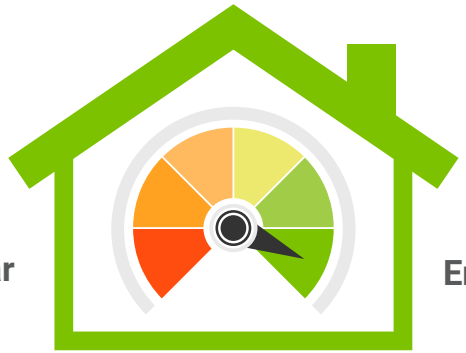
**EPC D**

**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
- 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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*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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