



Generous proportions, thoughtful design and space for modern family life

The Cedarwood is an impressive four-bedroom home offering beautifully balanced accommodation, with generous living spaces, practical features and a considered layout designed around the needs of modern family life. To the rear of the home, the spacious kitchen and dining area provides a wonderful social heart to the house. With plenty of room for cooking, dining and spending time together, this bright and welcoming space opens directly onto the garden, making it ideal for family life, summer dining and entertaining friends.

A separate utility room keeps everyday household tasks conveniently tucked away, while a downstairs cloakroom adds further practicality to the ground floor.

At the front of The Cedarwood, the large family lounge offers a generous yet comfortable space in which to relax and unwind. Whether it's quiet evenings, family film nights or entertaining guests, this inviting room provides the perfect retreat from the bustle of the kitchen and dining area. An integrated single garage completes the ground floor, providing secure parking together with valuable additional storage.

Upstairs, you'll find four generously proportioned bedrooms, offering plenty of flexibility for family, guests or home working. The impressive primary bedroom benefits from a spacious en-suite, creating a comfortable and private sanctuary.

Bedroom two features its own useful storage cupboard, while the remaining bedrooms are equally well considered. A fully appointed family bathroom serves the bedrooms and completes the first floor.

Combining spacious rooms with practical touches and a layout that works effortlessly from day to day, The Cedarwood is a home with the space to grow, entertain and enjoy family life for years to come.



Floor 1

Lounge	4.1 x 4.8
Kitchen/Diner	5.1 x 3.0
Utility	1.8 x 2.3
WC	0.9 x 2.3
Garage	2.7 x 5.5

109.7 sqm
1180.7 sqft



Floor 2

Ensuite	2.0 x 2.4
Master Bedroom	4.1 x 4.2
Bedroom 2	2.9 x 3.6
Bathroom	2.0 x 2.3
Bedroom 3	2.3 x 3.9
Bedroom 4	2.8 x 4.2



Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms and Cloakroom
- Satin Chrome Ironmongery
- High Grade Sanitaryware
- Bespoke staircase with oak bannister and metal balustrades
- 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 Charger
- Highly insulated Floors, Walls and Roof
- Dual Zone Smart Heating System
- Premium Specification Energy Saving Combi Boiler
- Solar Panel System built into Roof Tiles
- Built to the latest Part L Regulations

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



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