



4 Bedroom Detached

The Chestnut is a large 4 Bedroom residence of striking design that stands out from the crowd, benefitting a contemporary layout with large floor to ceiling windows to allow an abundance of natural light.

The hub of the home is the expansive open plan kitchen/living/dining room; great for entertaining family and friends, with bi-folding doors opening directly out to the garden. The utility room and WC complete the downstairs.

Upstairs, there is an impressive primary bedroom complete with a beautifully appointed en-suite along with three further bedrooms and a generous family bathroom.

Home Features

- Open plan Kitchen/Living/Dining Area
- Kitchen Breakfast Bar
- Large Bi-folding Doors
- 4 Bedrooms
- En-suite to Primary Bedroom
- Family Bathroom
- Downstairs WC
- Utility Room with Sink
- External Garage

Ground Floor



Ground Floor

Lounge	3.7 x 4.9m
Utility	1.7 x 1.8m
Dining/Kitchen	7.6 x 3.4m

First Floor

Bed 1	3.6 x 3.6m
En-suite	2.2 x 2.0m
Bed 2	3.8 x 2.6m
Bed 3	3.8 x 2.6m
Bed 4	3.9 x 2.1m
Bath	1.7 x 2.7m

128 sqm
1378 sqft

First Floor





Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms and Cloakroom
- 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

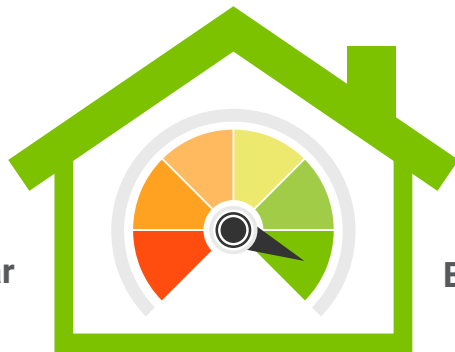
EPC A

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
- 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



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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