



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 French Patio 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
- French Patio 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





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 Banisters 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
- 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

Tel: 0845 262 6161

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

Company Registration: 13276397

VAT Registration: 448 306 487

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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sales@oakwood-group.com

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