



3 Bedroom Semi-Detached

The Fernwood is an attractive and well-designed 3 bedroom home; set over 3 stories the layout provides ample space and is fit for the demands of modern family life.

The ground floor features an open plan arrangement which flows perfectly; from the hallway you will enter the well-appointed kitchen area with integrated premium appliances. There is also a dining space with feature window and to the rear of the home a large lounge with feature skylights letting in plenty of natural light. Open the ~~French patio~~ **Bi-folding** doors to walk out into the garden area, a great place for family get togethers.

To the first floor you will find two bedrooms and a well-appointed family bathroom. Continue upstairs and you will be greeted by a stunning primary suite which spans the whole second floor. This amazing space comes complete with dressing area, luxury en-suite bathroom and cupboard, and has feature skylights which fill the room with plenty of natural light.

Home Features

- 3 Bedrooms
- Expansive open plan Kitchen / Dining / Lounge
- Premium Kitchen with Integrated Appliances
- Downstairs WC
- ~~French Patio~~ **Bi-folding** Doors to garden
- Primary Suite with Dressing Area
- Ensuite to Primary Bedroom

Ground Floor



First Floor



Second Floor



Ground Floor

Lounge 4.2 x 3.5m

Kitchen/Diner 3.2 x 6.5m

First Floor

Bed 1 4.2 x 2.6m

Bed 2 4.2 x 2.6m

Bathroom 1.9 x 2.0m

Second Floor

Master Bedroom 3.1 x 7.5m

En-suite 2.0 x 1.9m

102 sqm
1100 sqft



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
- Premium Oak internal Doors
- Satin Chrome Ironmongery
- ~~Premium Flooring to selected Plots~~
- High grade Sanitaryware
- Oak Banister 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~~ **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

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