



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 bi-folding patio 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
- 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
- Satin Chrome Ironmongery
- High grade Sanitaryware
- 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
- Smart Heating System
- Premium Specification Energy Saving Combi Boiler
- Solar Panel System built into Roof Tiles
- Built to the latest Part L Regulations



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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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