



2 Bedroom Semi-Detached

Perfectly designed for modern living, The Larchwood is a beautifully proportioned two-bedroom semi-detached home that blends style, comfort, and practicality.

At the heart of the home is a bright and spacious open-plan kitchen, living, and dining area—ideal for both everyday living and entertaining. With patio doors opening directly onto the rear garden, the space is filled with natural light and offers a seamless connection between indoors and out. A convenient downstairs WC completes the ground floor layout.

Upstairs, you'll find two generous double bedrooms. The principal bedroom benefits from its own private ensuite, creating a calm and comfortable retreat, while the second bedroom is equally well-sized—perfect for guests, family, or a home office. A contemporary family bathroom serves the rest of the home.

Thoughtfully laid out and finished to a high standard throughout, The Larchwood offers the perfect balance of space, style, and flexibility for modern lifestyles.

Ground Floor



Ground Floor

Kitchen/Diner	3.2 X 4.4
Lounge	4.0 X 4.4
WC	1 x 1.9

First Floor



First Floor

Bedroom 1	4.0 X 4.4
Bedroom 2	2.8 x 3.4
Family Bathroom	1.9 x 2.2
En-Suite	1.2 x 2.4

77.6 sqm
835 sqft



Specification

- High specification contemporary kitchen design
- Premium integrated appliances
- Choice of finishes and worktops (subject to build stage)
- Porcelanosa tiling to bathrooms and WC
- Roca sanitaryware throughout
- Chrome fittings and heated towel rails
- High quality fixtures and fittings throughout
- Satin chrome ironmongery
- Oak handrails with feature newell caps
- Patio doors opening onto rear garden

Average Home

Energy Rating

EPC D

Annual energy use

11760 kWh

Energy costs per year

£3763.20

Average Oakwood Home

Energy Rating

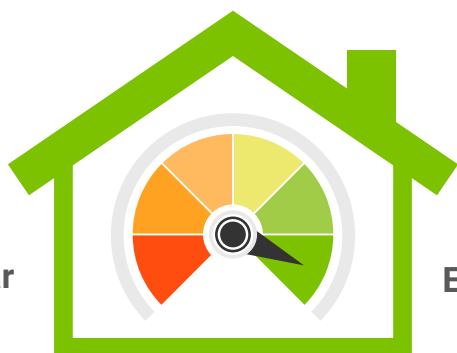
EPC A

Annual energy use

5200 kWh

Energy costs per year

£1644



Energy Saving Features

- Solar panel system integrated into roof tiles
- Premium specification energy-saving combi boiler
- Highly insulated floors, walls, and roof
- Built to the latest Part L Building Regulations
- High specification AAA-rated double-glazed windows
- EV Charger
- Access to superfast broadband



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