OAKWOOD HOMES

THE LYMEWOOD 1

3 Bedroom Semi-Detached

The Lymewood is a large 3-bedroom, semi-detached residence designed to cater for the demands of the modern family. Featuring a light filled kitchen-diner fully fitted with the latest appliances, a large bay window and floor to ceiling windows finish off this stunning space. Off the hallway, there is under stair storage, a downstairs WC and large open plan living/family room with glazed wall complete with French doors which open out onto the expansive rear garden.

To the first floor there are 2 bedrooms and a family bathroom in addition to the beautifully designed primary bedroom featuring a fully appointed en-suite bathroom.

The Lymewood has been designed to the highest standards and built to exacting quality.

Home Features

- Open plan Kitchen/Dining Area
- Large Lounge with feature glazed wall
- French Doors
- Feature window to kitchen/diner
- 3 Bedrooms
- En-suite to Primary Bedroom
- Family Bathroom
- Downstairs WC
- Feature window to Primary Bedroom
- Off Road Parking

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THE LYMEWOOD 1

Ground Floor

Ground Floor

Lounge	5.2 x 3.7m
Dining/Kitchen	3.2 x 4.6m

First Floor

Master Bed	3.0 x 3.7m
Bed 2	2.7 x 4.0m
Bed 3	2.5 x 2.9m
En-suite	2.2 x 1.9m
Bathroom	2.5 x 2.0m

98 sqm
1054 sqft

First Floor

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Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms and WC
- 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 (Subject to stage of Construction)

Average Home

Energy Rating

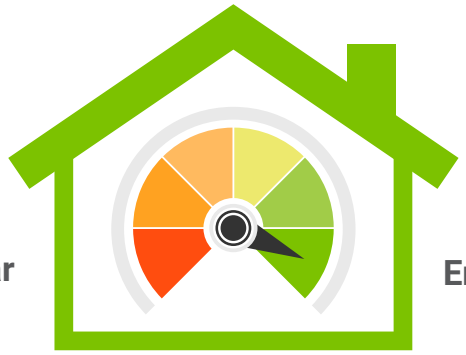
EPC D

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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Company Registration: 8981796
VAT Registration: 213 8349 16

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.

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