OAKWOOD HOMES

THE MAPLEWOOD

4 Bedroom Detached

The Maplewood is an imposing 4-bedroom detached residence that ticks all the boxes for modern family living. Enter through the entrance hall complete with downstairs WC, to the well-proportioned bright principal lounge with feature bay and floor to ceiling windows.

The open plan kitchen/dining and entertainment space is a true statement piece. This expansive hub of the home features a premium kitchen with breakfast island and dining area. To the rear there is a further living space and study zone with roof lights allowing an abundance of natural light. Bi-folding doors open out onto the rear garden patio area perfect for family BBQs and parties. In addition, there is a utility area that leads to an integrated garage with powered door.

Venture upstairs to a well-appointed primary bedroom with walk in wardrobe, ensuite bathroom and feature bay with floor to ceiling window. In addition, there is a guest suite with dressing area and en-suite as well as two further double bedrooms and a luxury family bathroom.

Home Features

- Open plan Kitchen/Living/Dining Area
- Feature Breakfast Island
- Separate Living/Family room
- Bi-folding Door
- Utility Room with Sink and downstairs WC
- 4 Bedrooms
- Primary Suite with walk in wardrobe and En-suite
- Guest Bedroom with En-suite and walk in dressing area
- Family Bathroom
- Integrated Garage with Power Door

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Ground Floor

Ground Floor

Lounge	3.6 x 4.4m
Dining/Kitchen	5.7 x 6.4m
Utility	3.0 x 1.7m
Garage	3.0 x 5.1m

First Floor

Bed 1	3.5 x 5.3m
En-suite	2.1 x 2.4m
Bed 2	2.9 x 4.1m
Bed 3	3.1 x 3.4m
Bed 4	2.5 x 3.4m
En-suite	2 1.6 x 2.9m
Dress	1.5 x 2.9 m
Bath	2.0 x 2.3m

163 sqm
1756 sqft

First Floor

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Specification

- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms and Cloakroom
- Premium Oak internal Doors
- Satin Chrome Ironmongery
- High grade Sanitaryware
- Oak Banister and Newell Caps
- Access to Superfast Broadband
- Personalise your new home with options (Subject to stage of construction)

Average Home

Energy Rating

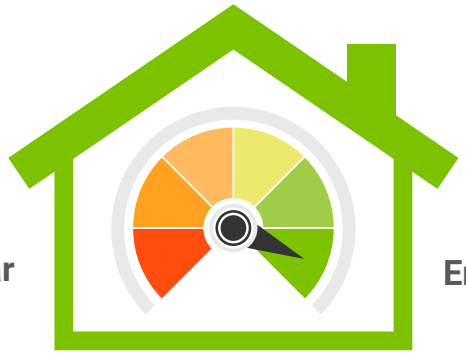
EPC D

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

- EV ~~Ready~~ Charger
- Highly insulated Floors, Walls and Roof
- Dual Zone Smart Heating System
- Solar Panel System built into Roof Tiles
- Built to the latest Part L Regulations

OAKWOOD
HOMES

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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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