



2 Bedroom Semi-Detached

The Oakdene is a beautifully crafted 2-bedroom semi-detached home, offering a contemporary design and excellent use of space. To the ground floor is an open plan modern kitchen area with integrated appliances and downstairs WC off the entrance area. To the rear is a spacious living/dining room with glazed French Patio doors which open out onto the rear patio and garden beyond.

Upstairs there are two generous double bedrooms and a well-appointed luxury family bathroom. Bedroom 2 also features a useful storage cupboard.

Home Features

- Expansive open plan kitchen
- Separate Lounge/Dining Room
- Premium Kitchen with Integrated Appliances
- Downstairs WC
- French Patio Doors
- 2 Bedrooms
- Family Bathroom

Ground Floor



Ground Floor

Lounge	4.3 x 4.2m
Kitchen	2.3 x 2.4m
WC	1.5 x 1.8m

First Floor

Master Bedroom	3.0 x 3.4m
Bedroom 2	3.2 x 3.5m
Bathroom	2.1 x 1.9m
Landing	2.4 x 2.0m

70 sqm
753 sqft

First Floor





Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms
- Satin Chrome Ironmongery
- High grade Sanitaryware
- Access to Superfast Broadband
- Personalise your new home with options (Subject to stage of Construction)

Energy Saving Features

- High Specification AAA Rated Double Glazed Windows
- EV Ready
- 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

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



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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.

Important Notice:

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