



## 4 Bedroom Detached

The Rosewood is a beautifully crafted 4-bedroom detached residence featuring the contemporary touches of traditional home design such as floor to ceiling windows, feature stonework cladding and rendering. This thoughtfully designed home has everything you need for modern family living. Enter through an inviting entrance porch area; from there you find the well-proportioned lounge with large windows; perfect for spending time with family. The hub of the home is a large open plan kitchen/diner complete with the latest appliances and breakfast bar. Bi-fold doors then open onto the garden patio area, great for the summer months. There is also a useful utility room and downstairs WC.

Upstairs is a spacious primary bedroom complete with a large en-suite bathroom and storage room. In addition, there are three generous bedrooms and a beautifully finished family bathroom.

## Home Features

- Open plan Kitchen/Dining Room
- Bi-Folding Doors
- Utility Room with Sink
- External Garage
- Downstairs WC
- 4 Bedrooms
- En-suite to Primary Bedroom
- Family Bathroom

## Ground Floor



## Ground Floor

Lounge	3.4 x 6.7m
Kitchen/Diner	3.8 x 6.7m
Utility	1.6 x 2.3m
Office/Playroom	2.8 x 2.4m

## First Floor

Bed 1	3.9 x 3.6m
Bed 2	3.5 x 3.3m
Bed 3	3.0 x 3.4m
Bed 4	3.4 x 2.6m
Bathroom	2.5 x 1.7m
En-suite	2.7 x 1.9m

**125** sqm  
**1350** sqft

## First Floor





## 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 Handrails and Newell Caps
- Access to Superfast Broadband
- Personalise your new home with options (Subject to Stage of Construction)

## Average Home

### Energy Rating

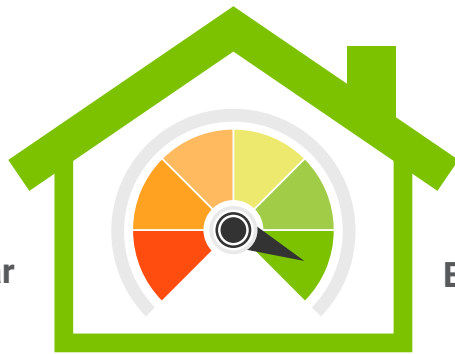
**EPC D**

### 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 **Charger**
- 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



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# OAKWOOD

## HOMES

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Tel: 0845 262 6161

Registered Office:  
Oakwood Homes  
116 Duke Street,  
Liverpool  
L1 5JW

Company Registration: 13276397

VAT Registration: 448 306 487

**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 98m<sup>2</sup> 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](mailto:sales@oakwood-group.com)

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HR2024