OAKWOOD HOMES

THE ROSEWOOD

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 and feature stone walling. 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. In addition, there is a home office/playroom. 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
- Feature Stone Walling

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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

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

Average Home

Energy Rating

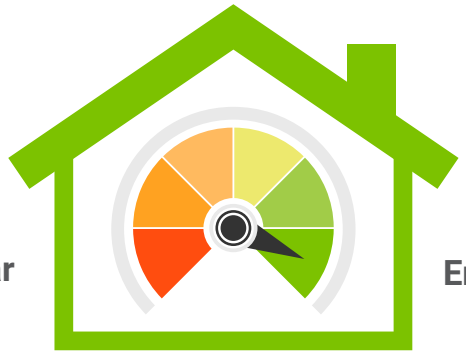
EPC D

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
- 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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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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