



## 4 Bedroom Detached

The Sycamore is an imposing 4 bedroom detached home. The vast lounge, with French patio doors opening out to the rear garden is perfect for entertaining family and friends. The open plan kitchen-dining area is a beautiful space with fully fitted units and breakfast bar adjoining the dining area. Off the kitchen is a fully fitted Utility Room with sink. Bi-fold doors complete the contemporary look of this luxury family home whilst letting in an abundance of light.

Walk upstairs to a spacious gallery landing with large family bathroom. The primary bedroom features a fully fitted luxury dressing area and a modern en-suite bathroom, and there are 3 further bedrooms. The open plan design and large floor to ceiling windows make The Sycamore a perfect home for the growing family. The Sycamore is an outstanding residence of exceptional design and exacting quality.

## Home Features

- 4 Bedrooms
- Gallery landing
- Ensuite to Primary
- Dressing Area to Primary
- Family Bathroom
- Downstairs WC
- Open Plan Kitchen and Dining Area
- Bi-Folding and French Doors to rear Garden
- Utility Room
- Detached Double Garage

## Ground Floor



## Ground Floor

Living	3.6 x 7.1m
Utility	3.0 x 2.0m
Kitchen/Diner	3.6 x 6.6m

## First Floor

Master Bedroom	4.0 x 5.0m
En-suite	2.2 x 2.0m
Bedroom 2	3.7 x 3.6m
Bedroom 3	3.7 x 2.9m
Bedroom 4	2.6 x 3.4m
Family Bathroom	2.7 x 1.7m

**144 sqm**  
**1550 sqft**

## First Floor





## Average Home

Energy Rating

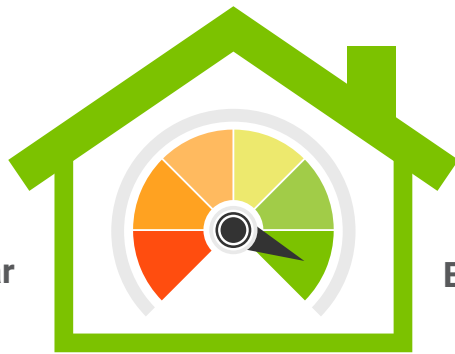
**EPC D**

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**

## 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

## 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

---

Registered Office:  
Oakwood Homes  
Switch House,  
North Perimeter Road,  
Liverpool L30 7PT

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 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)

ALL RIGHTS RESERVED OAKWOOD HOMES  
Computer generated images and brochure design by [aspect3D.co.uk](http://aspect3D.co.uk)