

vivly living



# The Birch

## Plot 23

3 bedroom, open plan living space

The Willows  
DENBY DALE





## KEY FEATURES

- Circa 1,254 sq ft of internal living space
- 3 bedrooms
- Open-plan living
- French doors to rear patio
- External EV charging point
- 10 year Premier Guarantee

Built from natural tumbled stone, this 3 bedroom, light and airy contemporary home provides approx. 1254 sqft of living space, and is designed for today's modern way of life.

THE ENTRANCE LEADS THROUGH TO A SPACIOUS LOUNGE WITH JULIET BALCONY OVERLOOKING THE REAR GARDEN. A STUDY / SNUG AND WC / CLOAKS ALSO OCCUPIES THIS FLOOR. THE HALL LEADS DOWN TO AN OPEN PLAN KITCHEN/ DINING AND FAMILY ROOM WITH DOUBLE GLAZED FRENCH DOORS WHICH OPEN OUT TO A REAR TERRACE / GARDEN SO YOU CAN EXTEND YOUR LIVING SPACE OUTSIDE - A PERFECT SPOT FOR SOME AFTER WORK RELAXATION. A USEFUL DOWNSTAIRS UTILITY ROOM AND CLOAKS IS A CONVENIENT ADDITION TO THIS FLOOR.

The first floor consists of a double master bedroom with ensuite bathroom, a spacious house bathroom, with choice of tiling. A further double second bedroom and third single bedroom.

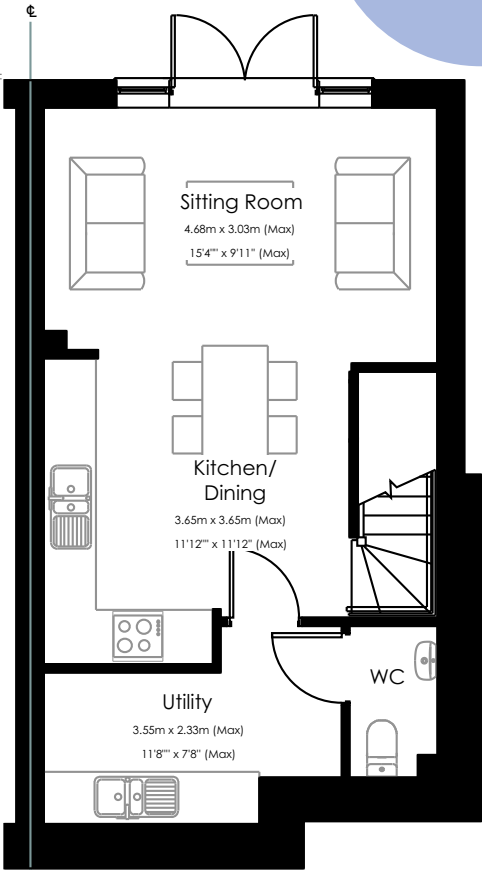
Outside there is a rear private garden, with access from the front of the house, and private parking for two cars.





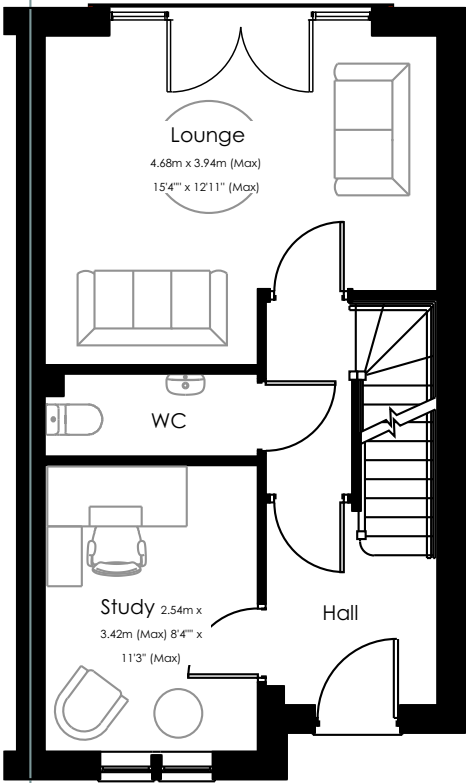
GARDEN FLOOR  
PLAN

39 sq. m / 418 sq. ft.



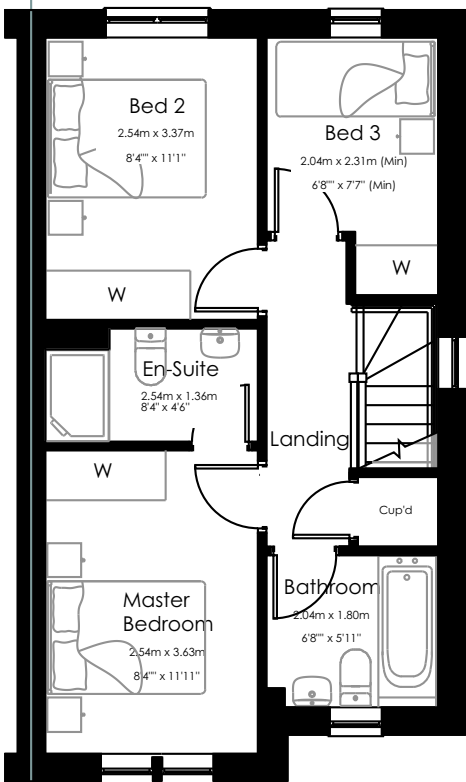
GROUND FLOOR  
PLAN

39 sq. m / 418 sq. ft.



FIRST FLOOR  
PLAN

39 sq. m / 418 sq. ft.



\*All dimensions shown are approximate





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## INTERIOR SPECIFICATION

- Internal doors - Oak with standard handle.
- Painted white walls & woodwork.
- MDF skirting and architraves
- Painted softwood stair (newels, spindles, handrail)
- White electrical switches
- Lighting - spotlights throughout (excl. secondary & tertiary bedrooms)
- Single rose light points in remaining rooms
- Wiring only for standard front door bell

## BATHROOMS

- Bathroom - choice of Porcelanosa floor & wall tiles
- Full height wall tiling to shower walls, half tiling to sink / WC, remaining walls painted
- Luxury white sanitaryware - chrome brassware and chrome towel rail
- House bathroom - shower over bath and screen
- Ensuite - wall mounted shower and screen
- Electric underfloor heating matting to bathroom & en-suite



## KITCHEN

- Shaker style kitchen
- Integrated fridge/freezer, dishwasher, oven with hob, cooker extractor (Bosch appliances)
- Position for washer dryer
- Laminate worktop

## FLOOR COVERINGS

- Floor tiling to Bathroom and Ensuites included
- Laminate to lower ground floor, entrance hall & study / carpet to lounge, stairs & upper floor

## EXTERNAL SPECIFICATION

- Built from natural stone
- PVCU windows finished externally in Agate Grey
- Flagged terrace and paths in natural Indian stone flag
- Composite front door door in Agate Grey
- UPVC French doors
- 32 Amp electric vehicle charging point
- Turf to gardens





# The Vivly Living way

Version 4 - Dec 2024

At the start of your journey, our friendly and experienced team warmly welcome you to our Sales Centre based at our Knowle Grange Development in Shepley. You will be able to browse all we have to offer to make your dream home a reality. We are with you every step of the way.

Our Customer Experience Team would be happy to discuss any additional ideas that you may have, to make your home truly tailored.

Information contained in this brochure is for guidance only and does not constitute a contract, part of a contract or a warranty.

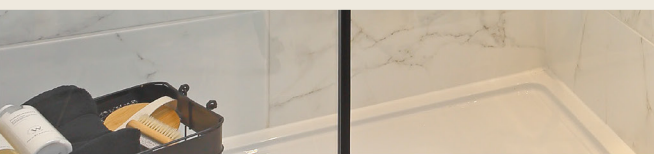
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Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.



## UPGRADES

- Smart home heating & doorbell
- Brushed/chromed switches & sockets
- Washer/tumble dryer where design will allow
- Built in wardrobes



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Call or visit our Customer Hub

**01484 599454**

**The Willows, Denby Dale, HD8 8TS**

*Open by appointment only  
10am-4pm*

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