

vivly living



The Sessile

Plot 26 & 27

4 bedroom, open plan living

The Willows
DENBY DALE

Computer generated images are for illustrative purposes only and individual features often vary and may be subject to change.



KEY FEATURES

- 1570 sq ft of internal living space
- Open-plan living
- 4 double bedrooms
- Generous specification with premium UK manufactured kitchen
- Gardens to the front, side and rear
- PV roof panels
- 'A' rated predicted EPC for energy efficiency
- 10 year Premier Guarantee
- External EV charging point

Built from natural tumbled Yorkshire stone, The Sessile is a four bedroom, light and airy contemporary home which provides approx. 1,570 sq. ft of living space, and is designed for today's modern way of life.

The spacious entrance hall leads through to the rear of the house featuring an open plan premium quality kitchen and family diner, a large roof lantern adds an extra dimension to the open plan living space. With a separate seating area and large double glazed sliding doors opening to a rear terrace and garden this really is an exceptional space, perfect to extend your living area outside – and a great spot for some after work relaxation .

A large living room with bay window, downstairs cloaks/WC and handy utility room, with external access door, completes this floor. The first floor consists of a principal bedroom, with separate dressing room and ensuite shower room, with Porcelanosa tiling. There are a further three double bedrooms, and a large family bathroom. An integral single garage completes this amazing family home.

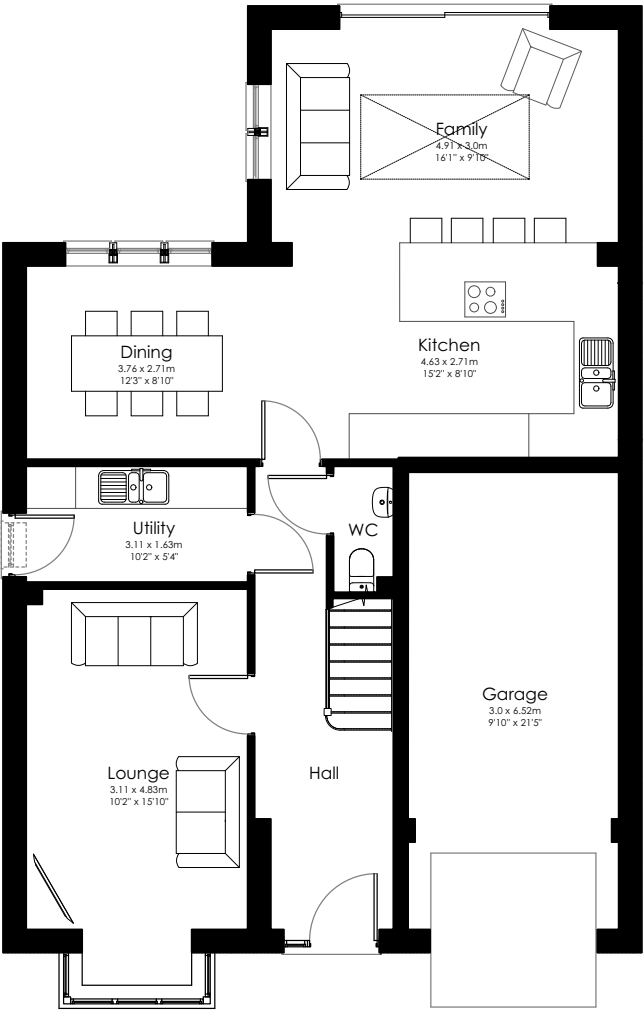
Outside there is a front, side and rear garden and separate private parking for two cars. This home benefits from PV roof panels for a low carbon footprint and is and is 'A' rated for energy efficiency.



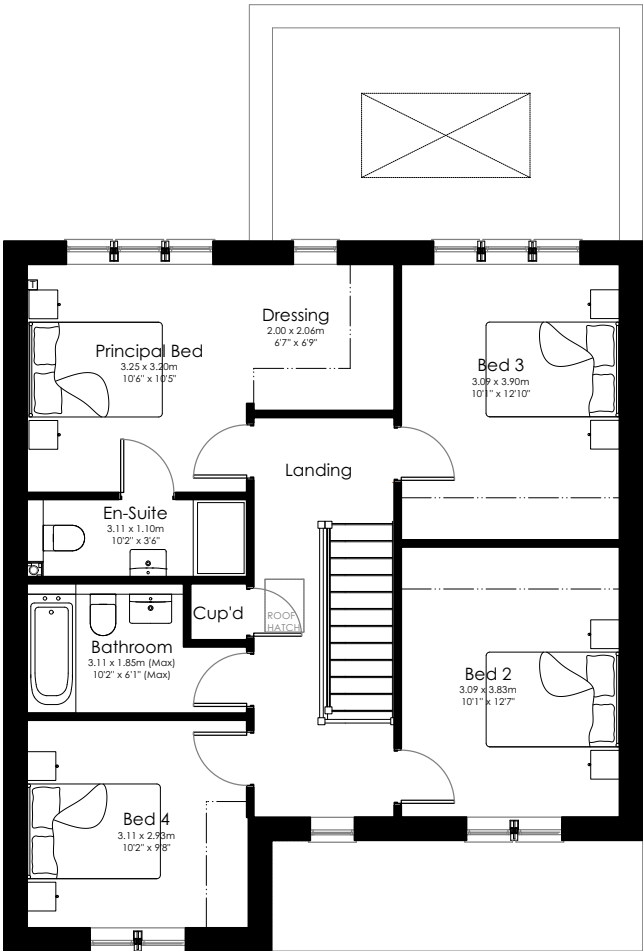
**With over £10K
of upgrades
included!**



PLOT
26 & 27

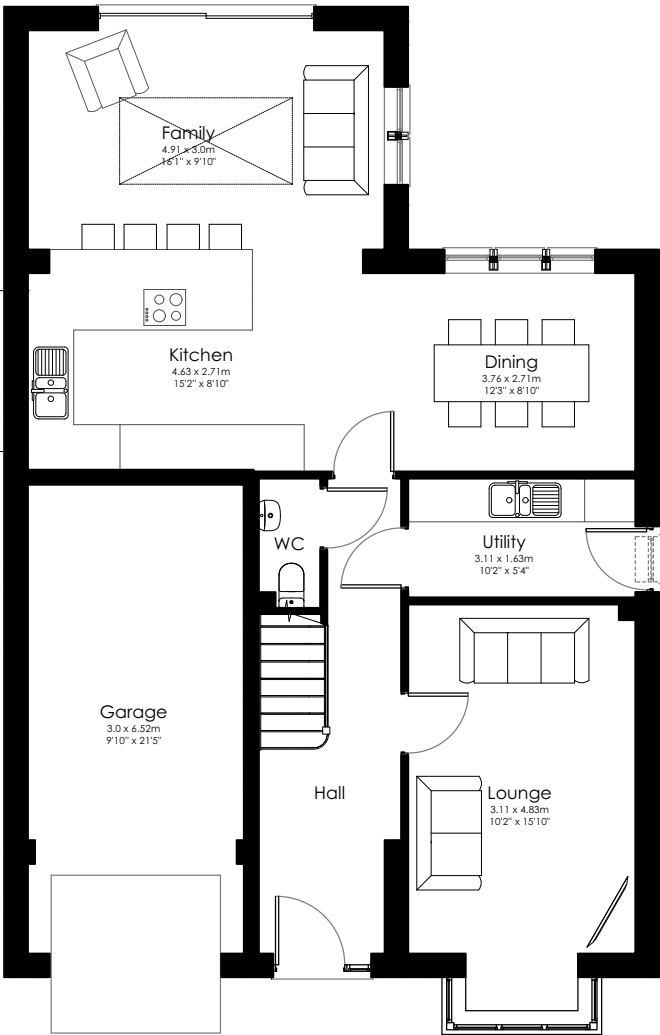


GROUND FLOOR
PLAN
75 sq. m / 811 sq. ft.*

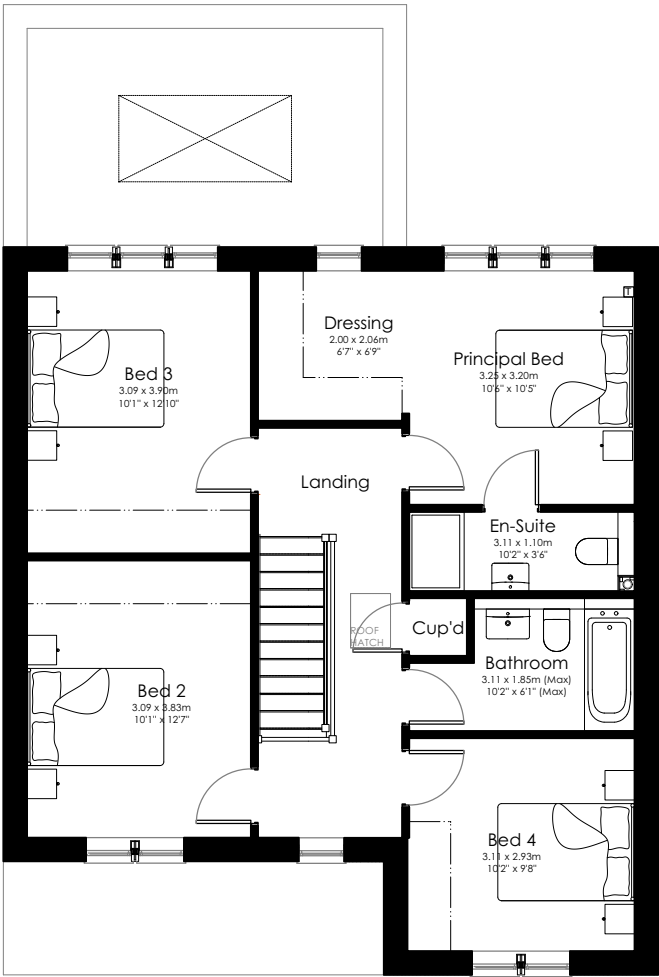


FIRST FLOOR
PLAN
71 sq. m / 759 sq. ft.*

*All dimensions shown are approximate



GROUND FLOOR
PLAN
75 sq. m / 811 sq. ft.*



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71 sq. m / 759 sq. ft.*

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INTERIOR SPECIFICATION

- Solid oak doors
- Painted white walls & woodwork
- Profile MDF white painted skirting and architraves
- Softwood staircase, including strings, with oak newels and oak/glass balustrade
- Chrome electrical switches and sockets
- Lighting - spot lights throughout
- TV sockets to all bedrooms
- Wiring only for standard front door bell

KITCHEN

- Modern/shaker style kitchen
- Integrated Bosch appliances - fridge/freezer, integrated dishwasher, integrated single oven, integrated combi microwave oven, warming drawer, electric hob and extractor.
- Composite 1.5 sink / glass splashback to hob / under cabinet lighting
- Position for washer/ dryer
- Infiniti stone worktop to main kitchen
- Laminate worktop to utility

FLOOR COVERINGS

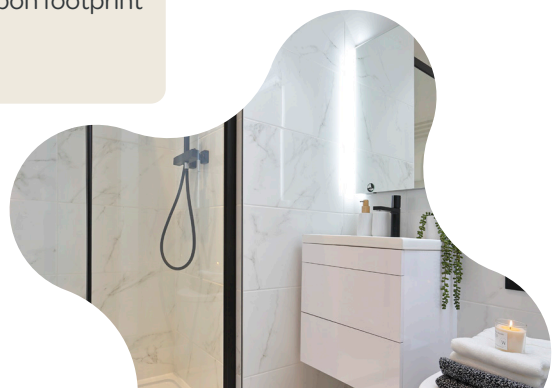
- Floor tiling to Bathroom and Ensuites included
- All remaining rooms to receive customers own flooring

BATHROOMS

- Bathroom - floor & wall tiling from Porcelenosa
- Full height wall tiling to shower, half tiling to bath & remaining walls
- Luxury white sanitaryware - chrome brassware and chrome towel rail
- House bathroom - Follow me shower, bath and screen
- Vanity unit
- Underfloor heating in both bathrooms
- Mirror power and shaver sockets to both bathrooms
- Ensuite - wall mounted shower and screen
- Full height tiling to en-suite

EXTERNAL SPECIFICATION

- Built from natural stone
- Contemporary upvc windows finished externally in a colour
- Flagged terrace and paths in natural Indian stone flag
- Standard composite front door
- 16 Amp electric vehicle charging point
- Turf to garden
- PV roof panels for low carbon footprint and energy efficiency
- Electric garage door



The Vivly Living way

Version 4 - April 2025

At the start of your journey, our friendly and experienced team warmly welcome you to our Customer Hub based at our Knowle Grange Development in Shepley. You'll 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.

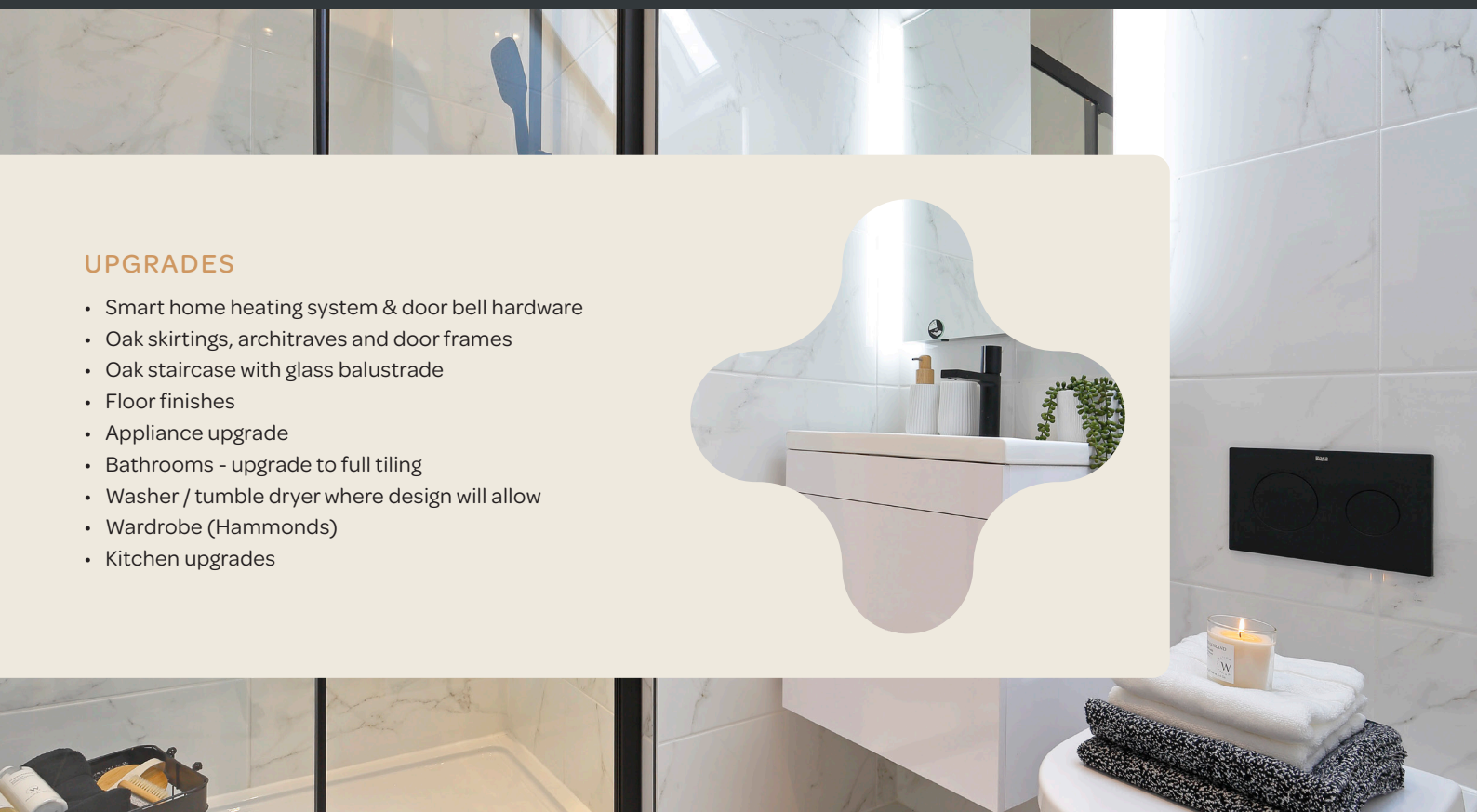
It should be noted that the representation of our developments, may not be accurate in every respect. Photography may not be of actual interiors. All plans shown are not to scale, measurements are for guidance only.

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UPGRADES

- Smart home heating system & door bell hardware
- Oak skirtings, architraves and door frames
- Oak staircase with glass balustrade
- Floor finishes
- Appliance upgrade
- Bathrooms - upgrade to full tiling
- Washer / tumble dryer where design will allow
- Wardrobe (Hammonds)
- Kitchen upgrades



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Call or visit our Customer Hub

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Tuesday – Friday 10am-4pm

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