

vivly living



The Sessile Plot 10 & 11

4 bedroom, open plan living

The Willows
DENBY DALE

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KEY FEATURES

- 1570 sq ft of internal living space
- 4 double bedrooms
- Washer/dryer included
- Quartz worktop upgrade
- Oak internal doors and oak and glass staircase
- Large lantern light to kitchen/living
- Gardens to the front and rear
- PV roof panels
- Integral single garage
- 'A' rated predicted EPC for energy efficiency
- 10 year Premier Guarantee
- External EV charging point

Built from natural tumbled Yorkshire stone, Sessile is a four bedroom, light and airy contemporary home 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 afterwork relaxation.

A large living room with bay window, downstairs cloaks/WC and handy utility room completes this floor. The first floor consists of a principal bedroom, with separate dressing area 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 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.



The Willows - Site plan

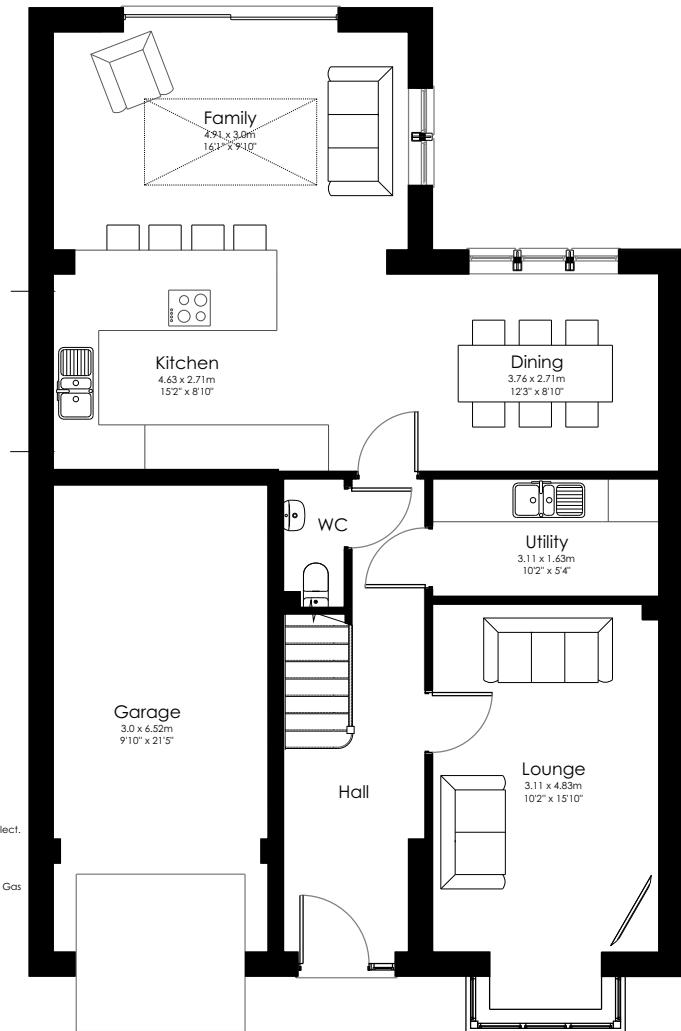
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SITE MAP FOR ILLUSTRATIVE PURPOSES ONLY

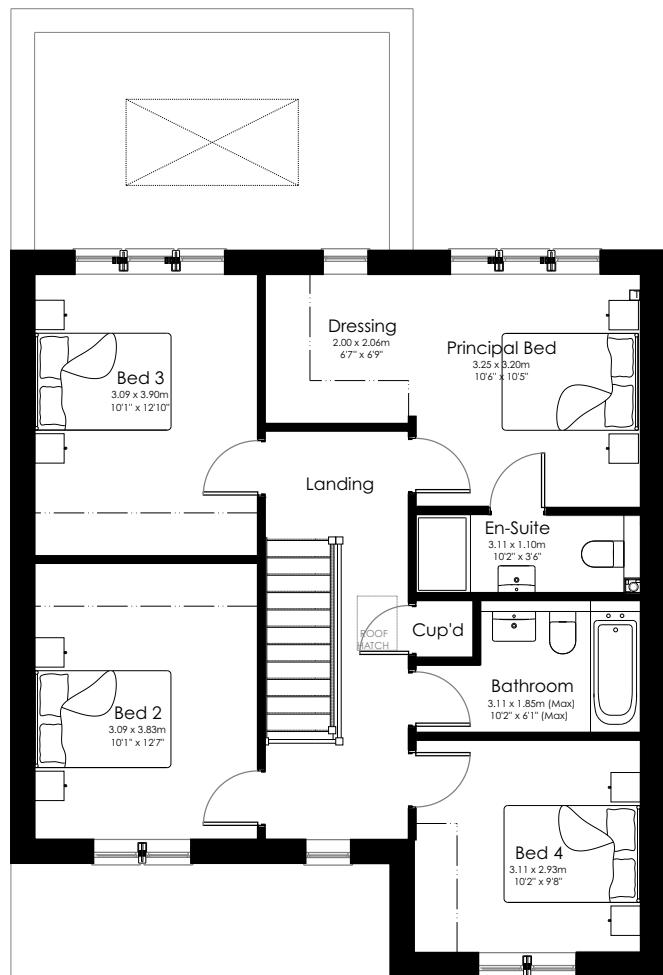
Plot 10 & 11 - Floor plans & dimensions

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**GROUND FLOOR
PLAN**

75 sq. m / 811 sq. ft.*



**FIRST FLOOR
PLAN**

71 sq. m / 759 sq. ft.*

*All dimensions shown are approximate



INTERIOR SPECIFICATION

- Oak Suffolk doors with Vivly handle
- Painted heritage white walls & woodwork
- Profile MDF white painted skirting and architraves
- Oak and glass balustrade with oak newel posts on a softwood staircase
- Chrome electrical switches and sockets
- Large lantern light to kitchen/living area
- Lighting - spots throughout, excluding secondary bedrooms
- TV sockets to all bedrooms
- Wiring only for standard front door bell

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
- Electric underfloor heating to ensuite and bathroom
- Mirror and shaver socket feeds supplied
- Ensuite - wall mounted shower and screen
- Full height tiling to en-suite

KITCHEN

- Modern or shaker style kitchen
- Quartz worktop to kitchen
- Integrated fridge/freezer, integrated dishwasher, integrated double oven, electric hob, cooker extractor (Bosch appliances)
- Composite 1.5 sink / glass splashback to hob / under cabinet lighting
- Bosch washer/dryer in utility

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
- 32 Amp electric vehicle charging point
- Turf to garden
- PV roof panels for low carbon footprint and energy efficiency
- Electric garage door

FLOOR COVERINGS

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



The Vivly Living way

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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
- Floor finishes
- Appliance upgrade
- Quooker tap
- Bathrooms - upgrade to full tiling
- Washer / tumble dryer where design will allow
- Wardrobes
- Kitchen upgrades - quartz worktops





Call or visit one of our
Customer Hubs

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**The Willows, Denby Dale,
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10am-4pm*

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