

vivly living



The Birch

Plots *22, 24 & 25*

3 bedroom, open plan living space

The Willows
DENBY DALE



KEY FEATURES

- Circa 1,254 sq ft of internal living space
- 3 double bedrooms plus study
- Open-plan living
- Spacious lounge
- 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. BEDROOM 3 AND A WC / CLOAKS ALSO OCCUPIES THIS FLOOR – USEFUL FOR A TEENAGER OR GUEST SUITE. THE STAIRS LEAD DOWN TO AN OPEN PLAN KITCHEN / DINING / 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 AFTERWORK RELAXATION. A USEFUL DOWNSTAIRS UTILITY ROOM AND WC IS A CONVENIENT ADDITION TO THIS FLOOR. The first floor consists of a principal double bedroom with ensuite bathroom, a spacious house bathroom and a further second double bedroom and 3rd bedroom/study.

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

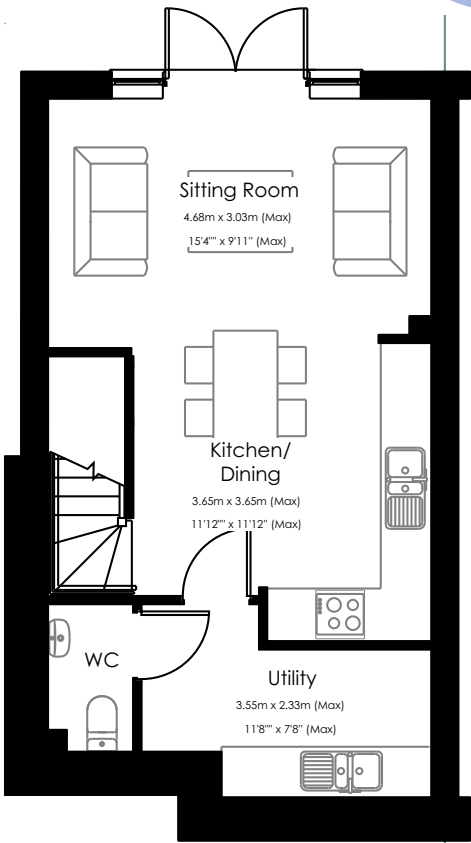




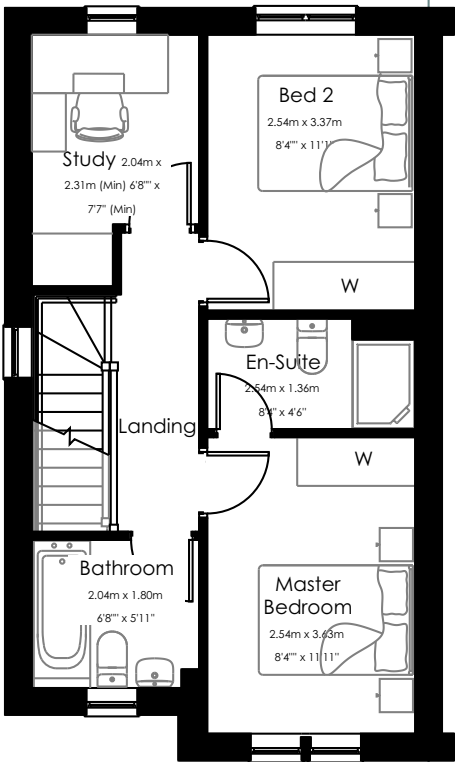
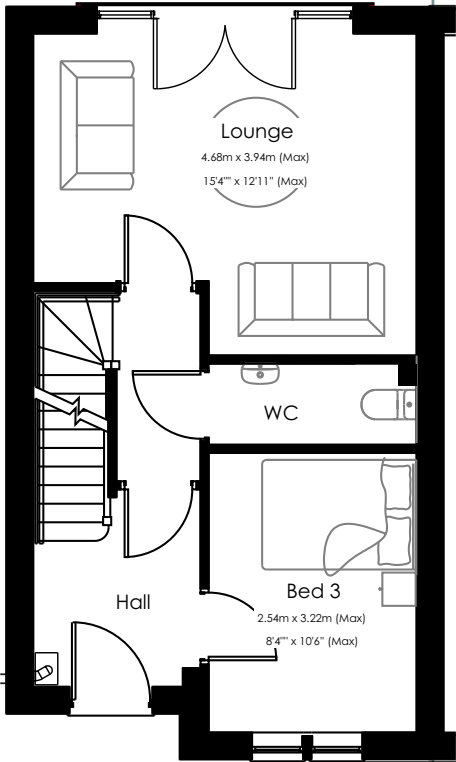
Plots 22, 24 & 25 - Floor plans & dimensions

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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



FIRST FLOOR
PLAN
Option 1



FIRST FLOOR
PLAN
Option 2



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

- Plot 22 - Shaker kitchen
- Plot 24/25 - modern handleless kitchen
- Integrated fridge/freezer, dishwasher, oven with hob, cooker extractor (Bosch appliances)
- plot 25 - position for washer/dryer
- Plot 22/24 - washer/dryer included
- 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

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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.

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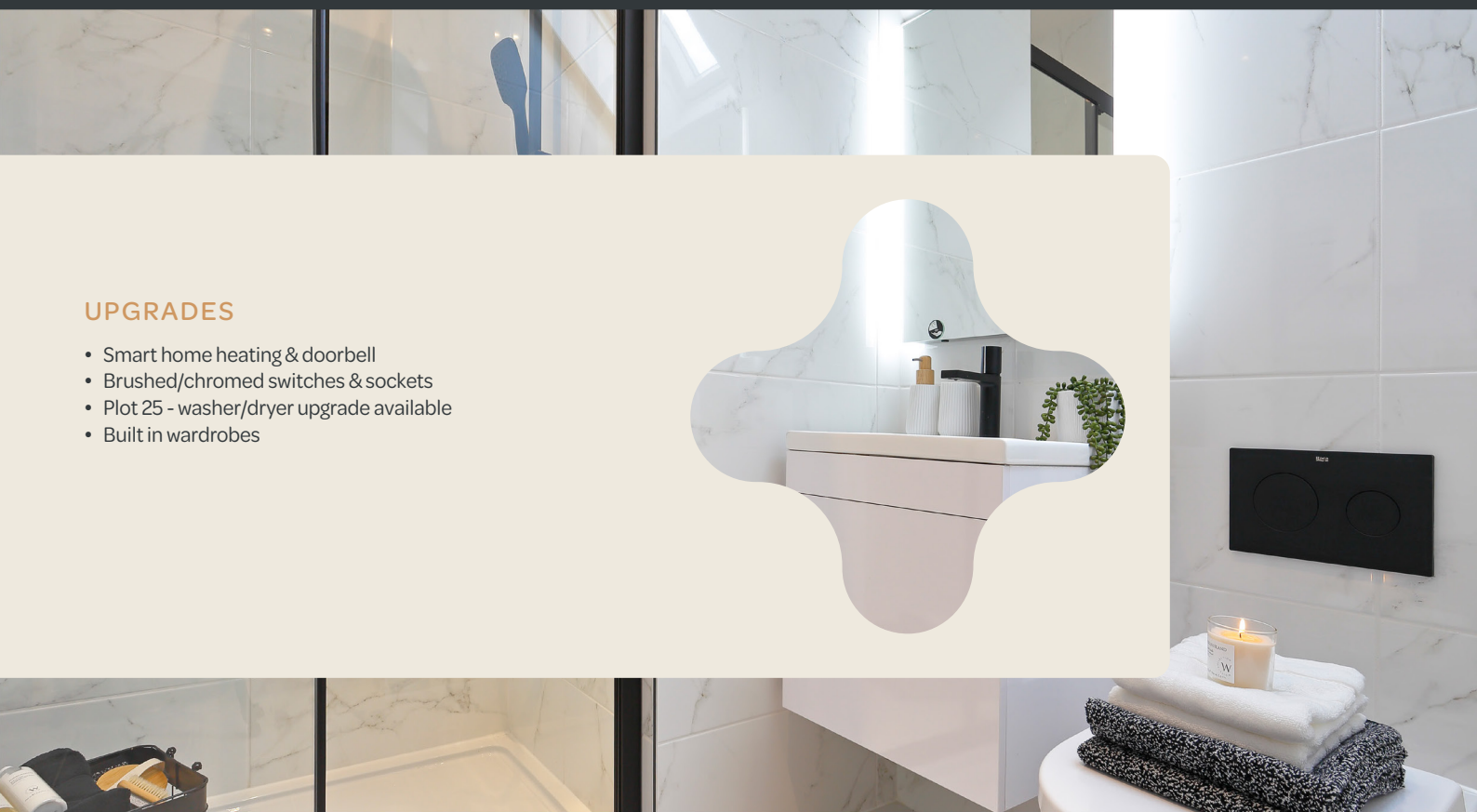
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UPGRADES

- Smart home heating & doorbell
- Brushed/chromed switches & sockets
- Plot 25 - washer/dryer upgrade available
- Built in wardrobes



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Call or visit one of our
Customer Hubs

01484 599454

The Willows, Denby Dale, HD8 8TS

*Open by appointment only
10am-4pm*

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