

vivly living



The Poplar Plot 12

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

- Approx 1576 sq ft of internal living space
- Open-plan living
- 4 double bedrooms
- Generous specification with premium UK manufactured kitchen
- Gardens to the front and rear
- Double detached garage
- 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 Poplar is a 4 bedroom family home with double garage, provides approx. 1,576 sq. ft of living space, designed for today's modern way of life.

The entrance hall leads through to a study, utility room and separate WC. At the end of the hall you will find a spacious, contemporary stylish kitchen/diner which features bi-fold doors opening onto the rear terrace/garden. The kitchen/diner leads into the lounge in an open plan format, creating a sense of space to the ground floor.

The first floor consists of three double bedrooms and a principal bedroom with an ensuite. The house bathroom has a separate shower and bath.

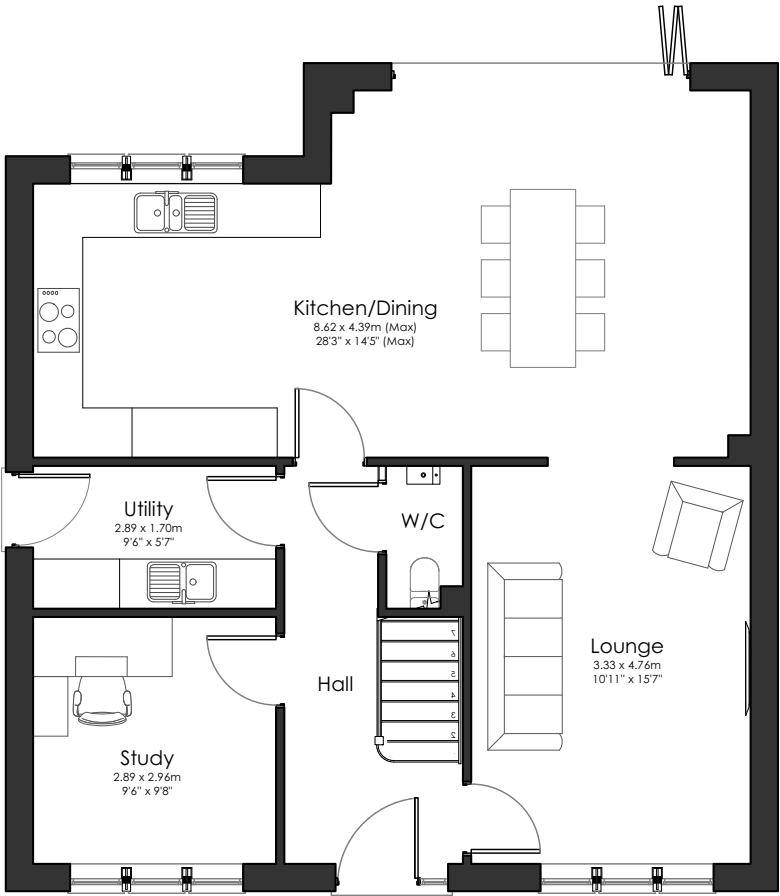
Outside there is a front and private rear garden, a double detached garage built out of our signature Yorkshire stone plus private parking for an additional two vehicles.

This home benefits from PV roof panels for a low carbon footprint and is 'A' rated for energy efficiency.

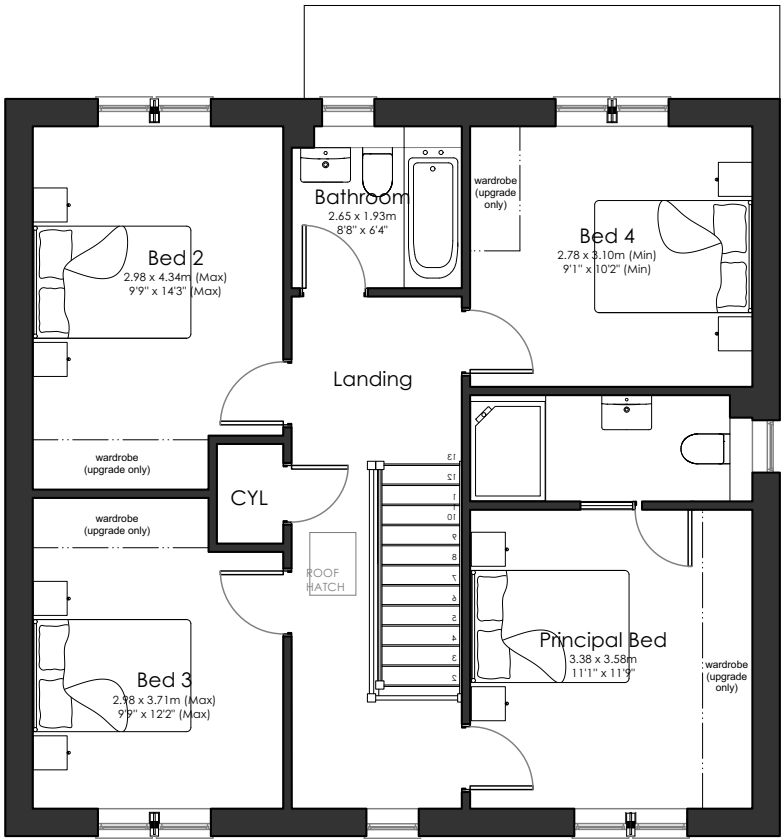




PLOT
12



GROUND FLOOR
PLAN
76 sq. m / 818 sq. ft.*



FIRST FLOOR
PLAN
70 sq. m / 758 sq. ft.*

*All dimensions shown are approximate



INTERIOR SPECIFICATION

- Internal doors - Oak doors with Vivly handle
- Heritage white painted softwood staircase with oak handrail and newel post, and glass balustrade
- Profile MDF Heritage white painted skirting and architraves
- Chrome electrical switches and sockets with two USB sockets to kitchen worktops and to bedside of principal bedroom
- Lighting - spots throughout, excluding secondary bedrooms
- Wiring only for standard front door bell

KITCHEN

- Modern or shaker style 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
- Washer/ dryer
- Quartz worktop to kitchen
- Luxury laminate worktop to utility

FLOOR COVERINGS

- Floor tiling to Bathroom and Ensuities 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
- Ensuite - wall mounted shower and screen

EXTERNAL SPECIFICATION

- Built from natural stone
- Contemporary upvc windows finished externally in a colour (the colour may differ from house to house)
- Double detached garage
- Flagged terrace and paths in natural Indian stone flag
- Standard composite front door
- 16 Amp electric vehicle charging point
- Turf to gardens
- PV roof panels for low carbon footprint and energy efficiency



The Vivly Living way

Version 2 - August 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.

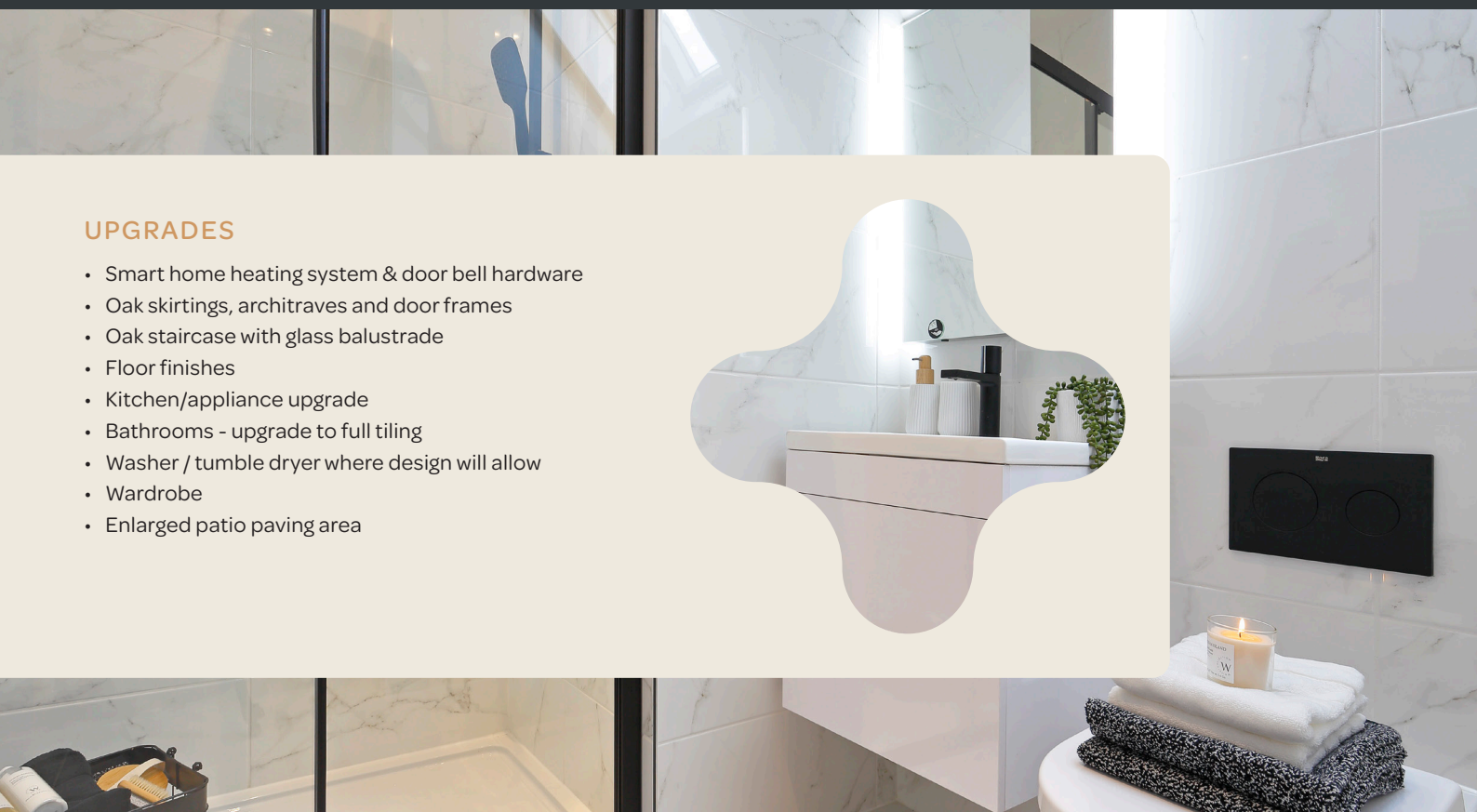
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UPGRADES

- Smart home heating system & door bell hardware
- Oak skirtings, architraves and door frames
- Oak staircase with glass balustrade
- Floor finishes
- Kitchen/appliance upgrade
- Bathrooms - upgrade to full tiling
- Washer / tumble dryer where design will allow
- Wardrobe
- Enlarged patio paving area





Call or visit one of our
Customer Hubs

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Open Wednesday & Thursday
10am - 4pm

**The Willows, Denby Dale,
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