

# The Ridge



*4 bedroom,  
Open Plan  
Living Space*

The Willows  
DENBY DALE



## KEY FEATURES

- Circa 1131 sq ft of internal living space
- 4 bedrooms
- Open-plan living
- French doors to rear patio
- External EV charging point
- 10 year Premier Guarantee

Built from natural tumbled Yorkshire stone, this 4 bedroom family home provides approx 1131 sq ft of living space, designed for today's modern way of life.

The entrance hall leads through to the bright and airy living room and from there you enter into the kitchen/diner. The kitchen features a contemporary and stylish kitchen, with French doors opening onto the rear terrace/garden. There is also a cloaks/WC on this floor.

The second floor consists of two double bedrooms, a smaller single bedroom, which could be used as a spacious home office/study room, a house bathroom and a master bedroom with en-suite.

Outside there is a front and rear garden with private parking and a garage.



# The Willows - Site plan

Version 1 - May 2023



**PLOT NUMBER**  
21

**HOUSE NAME**  
The Ridge

REPLAN TO BE  
CONFIRMED

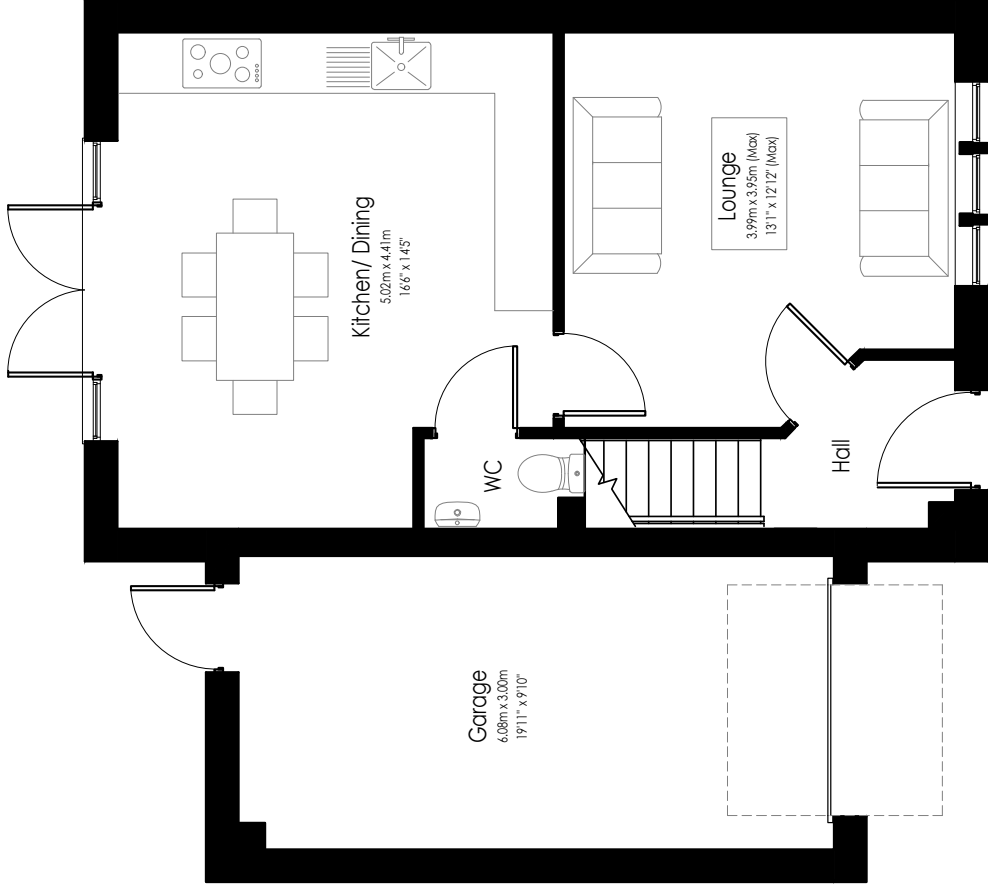
REPLAN TO BE  
CONFIRMED

BARNESLEY ROAD

A635

# The Ridge - Floor plans & dimensions

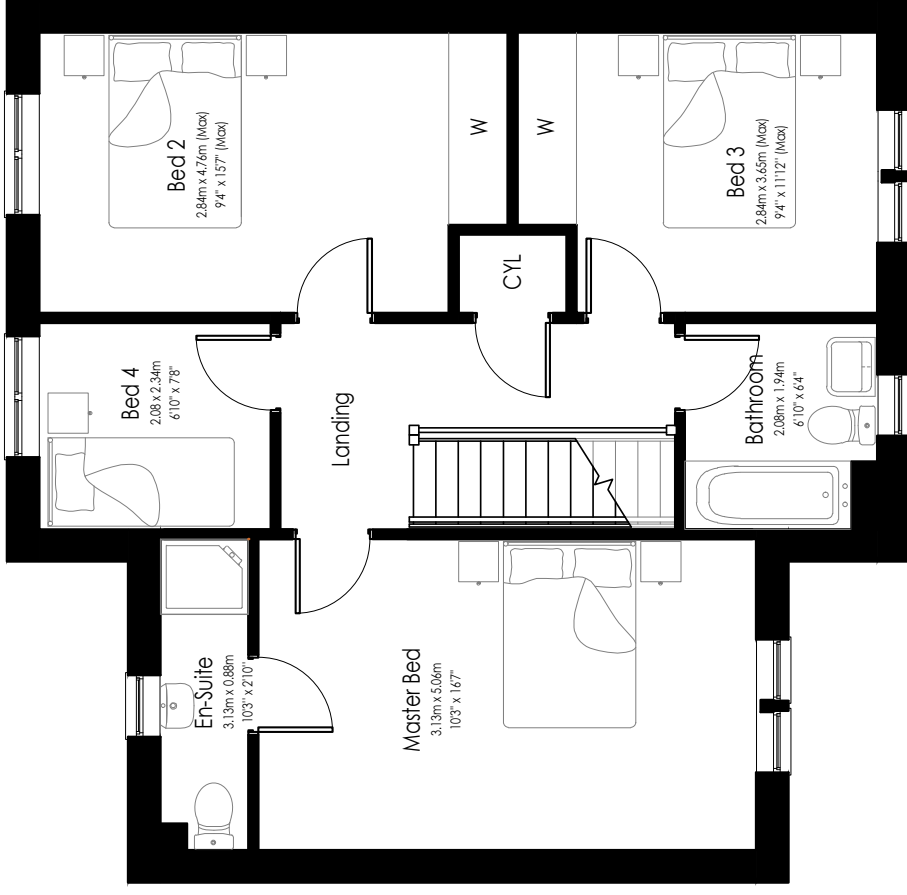
Version 1 - May 2023



## GROUND FLOOR PLAN

43 sq. m / 459 sq. ft.

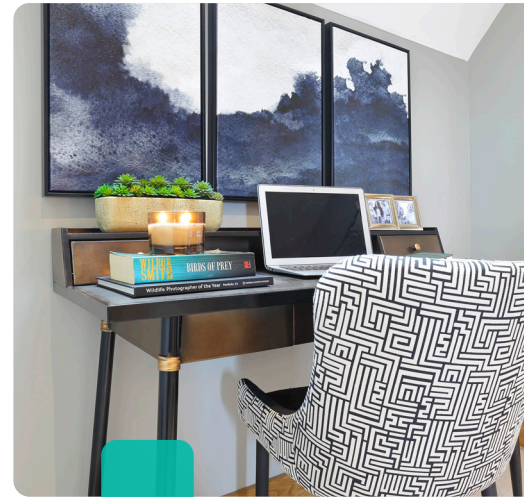
All dimensions shown are approximate



## FIRST FLOOR PLAN

62 sq. m / 672 sq. ft.

All dimensions shown are approximate



## INTERIOR SPECIFICATION

- Internal doors - white solid door with standard handle.
- Painted walls & woodwork.
- YCP profile MDF skirting and architraves
- Painted softwood stair (newels, spindles, handrail)
- White electrical switches
- Lighting - spot lights finished white to kitchen & bathrooms
- Single rose light points in remaining rooms
- Wiring only for standard front door bell

## KITCHEN

- Choice of modern or shaker style kitchen
- Integrated fridge/freezer, dishwasher, oven with hob, cooker extractor (Zanussi appliances)
- Position for washer dryer
- Laminate worktop

## BATHROOMS

- Bathroom - choice of floor & wall tiling from YCP range
- Full height wall tiling to shower walls, half tiling to remaining
- Luxury sanitary ware
- House bathroom - shower over bath and screen
- Ensuite - wall mounted shower and screen

## FLOOR COVERINGS

- All remaining rooms to receive customers own flooring

## EXTERNAL SPECIFICATION

- Contemporary UPVC windows finished externally in a colour & white interior
- Standard composite front door
- UPVC French doors & fixed lights
- Flagged terrace & paths
- 16 Amp electric vehicle charging point
- Turf to gardens
- Manual garage door (where available)





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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 bespoke.

## UPGRADES

- Smart home heating system & door bell hardware
- Oak suffolk doors
- Brushed s/steel electrical switches & sockets
- Floor finishes
- Upgrade to solid surface worktops
- Appliance upgrade
- Washer / tumble dryer where design will allow
- Bathrooms - upgrade to full tiling
- Internal standard spec fitted wardrobes (Hammonds)

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