

vivly living



The Poplar

Plot 28

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
- Single 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, Poplar is a 4 bedroom family home with 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 kitchen/diner which features a contemporary stylish kitchen and dining area which has 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.

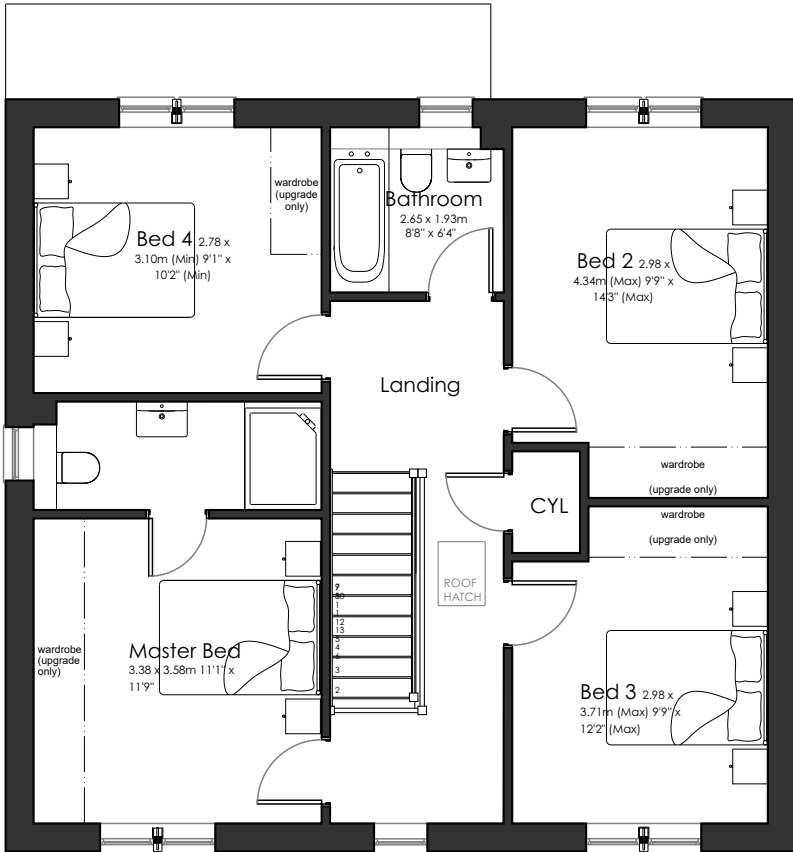
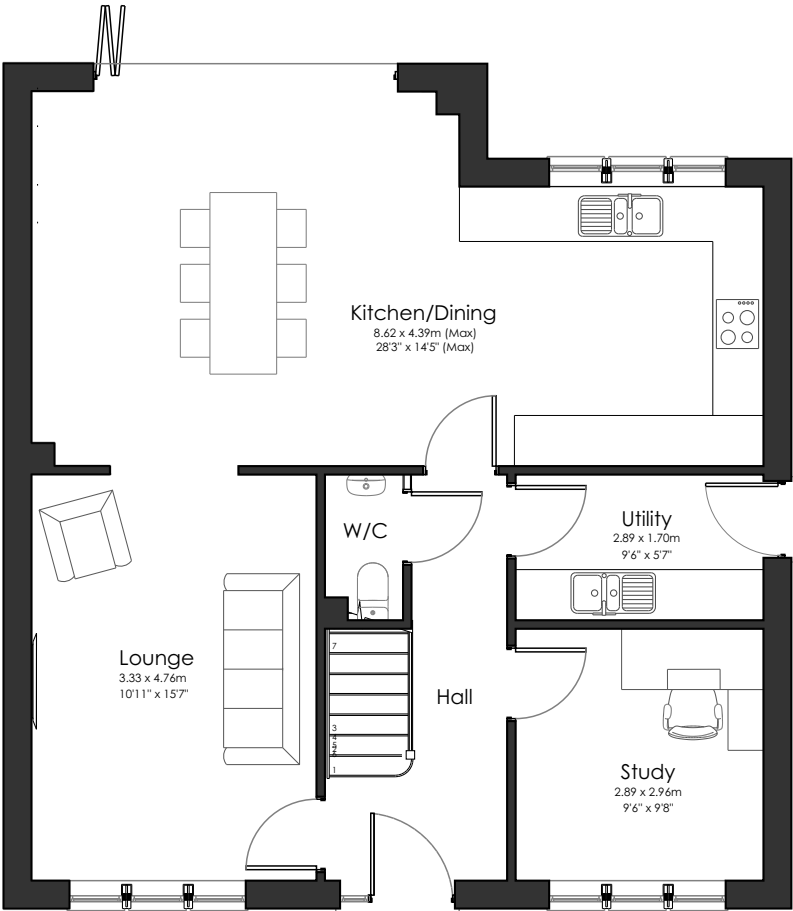
The first floor consists of three double bedrooms and a principal bedroom with an ensuite. The house bathroom has a separate shower and bath.

Outside there is a front and private rear garden, a single 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 and is 'A' rated for energy efficiency.







*All dimensions shown are approximate



INTERIOR SPECIFICATION

- Internal doors - solid oak
- Painted white walls & woodwork
- Profile MDF white painted skirting and architraves
- White painted softwood stair with oak handrail (newels, spindles, handrail)
- White electrical switches and sockets
- Lighting - white spot lights to kitchen & bathrooms
- Single rose light points in remaining rooms
- 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
- Separate shower
- Vanity unit
- Ensuite - wall mounted shower and screen
- Underfloor heating in house bathroom and ensuite



KITCHEN

- Modern/shaker style kitchen
- Integrated Bosch fridge/freezer, integrated Bosch dishwasher, Bosch integrated double oven, electric hob, and cooker 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

EXTERNAL SPECIFICATION

- Built from natural stone
- Contemporary upvc windows finished externally in a colour (the colour may differ from house to house)
- 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



FLOOR COVERINGS

- FLOOR TILING TO BATHROOM AND ENSUITES INCLUDED
- ALL REMAINING ROOMS TO RECEIVE CUSTOMERS OWN FLOORING



The Vivly Living way

Version 2 - 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.

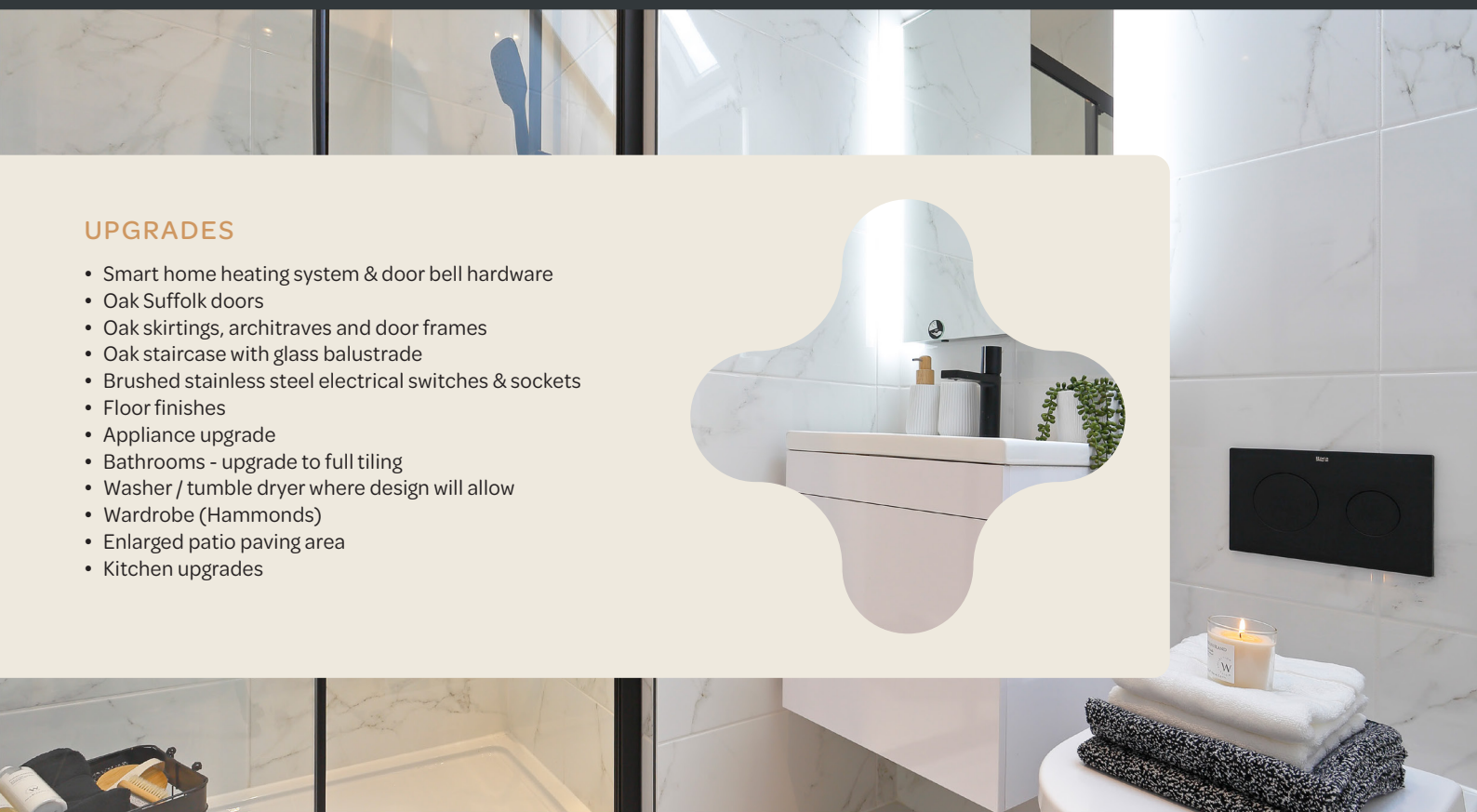
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UPGRADES

- Smart home heating system & door bell hardware
- Oak Suffolk doors
- Oak skirtings, architraves and door frames
- Oak staircase with glass balustrade
- Brushed stainless steel electrical switches & sockets
- Floor finishes
- Appliance upgrade
- Bathrooms - upgrade to full tiling
- Washer / tumble dryer where design will allow
- Wardrobe (Hammonds)
- Enlarged patio paving area
- Kitchen upgrades



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Call or visit our Customer Hub

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Tuesday – Friday 10am-4pm

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