

vivly living



The Poplar Plot 12

4 bedroom, open plan living

The Willows
DENBY DALE

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KEY FEATURES

- Approx 1576 sq ft of internal living space
- Open-plan living
- 4 double bedrooms
- Cashmere shaker style kitchen
- Quartz worktop
- 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
- Study to ground floor
- Bi-fold doors from kitchen

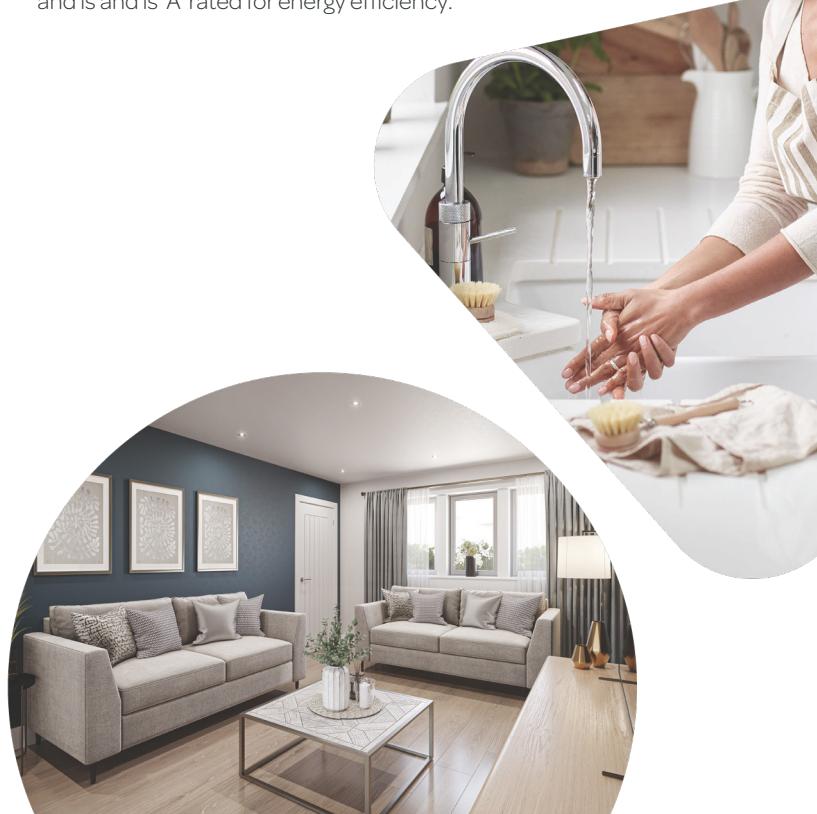
Built from natural tumbled Yorkshire stone, Poplar is a 4 bedroom family home with garage, provides approx. 1,576 sq. ft of living space, designed for today's modern way of life.

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 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.



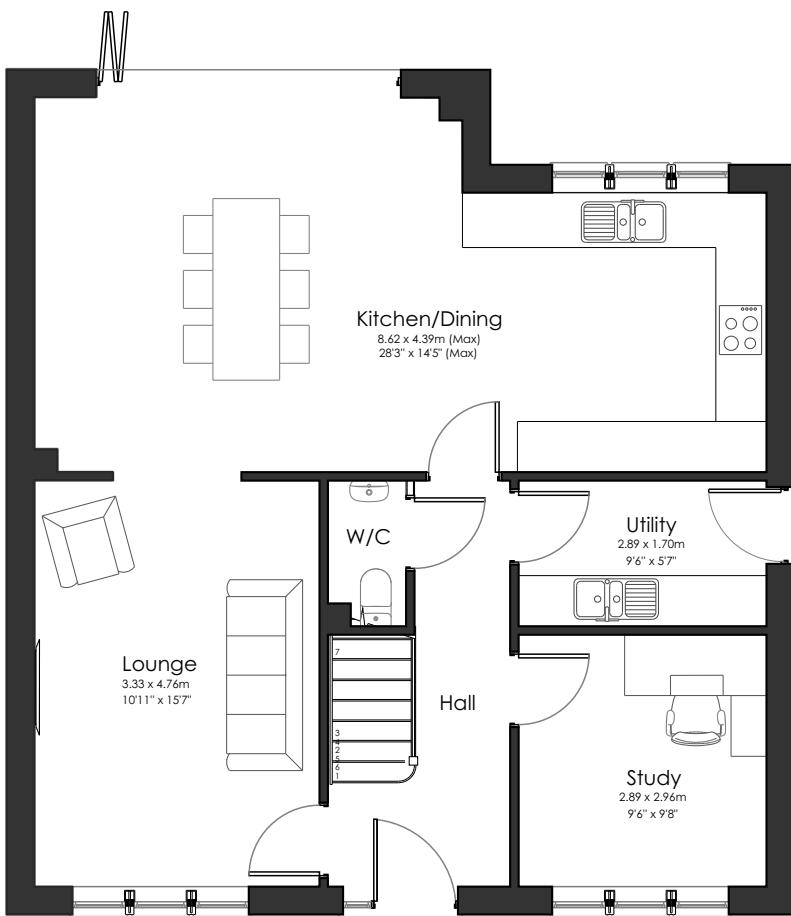
The Willows - Site plan

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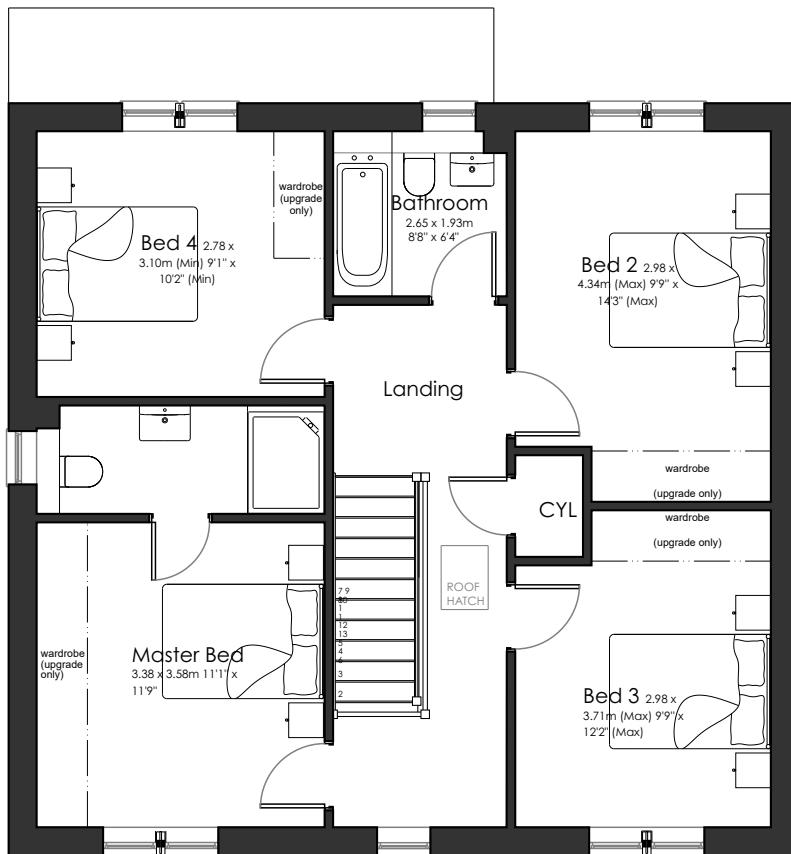
Plot 12 - Floor plans & dimensions

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**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 oak doors with satin chrome ironmongery
- Painted white walls & woodwork
- Profile MDF white painted skirting and architraves
- White painted softwood stair with oak handrail (newels, spindles, handrail)
- Glass balustrade
- White electrical switches and sockets
- Lighting - white spot lights throughout, except single rose light points to bedrooms 2, 3 and 4
- Wiring only for standard front door bell

KITCHEN

- Cashmere matt Shaker style kitchen
- Integrated fridge/freezer, integrated dishwasher, integrated double Bosch oven, Bosch induction hob, and Bosch extractor
- Composite 1.5 sink / splashback to hob
- Under cabinet lighting
- Solid quartz worktop to kitchen

FLOORING

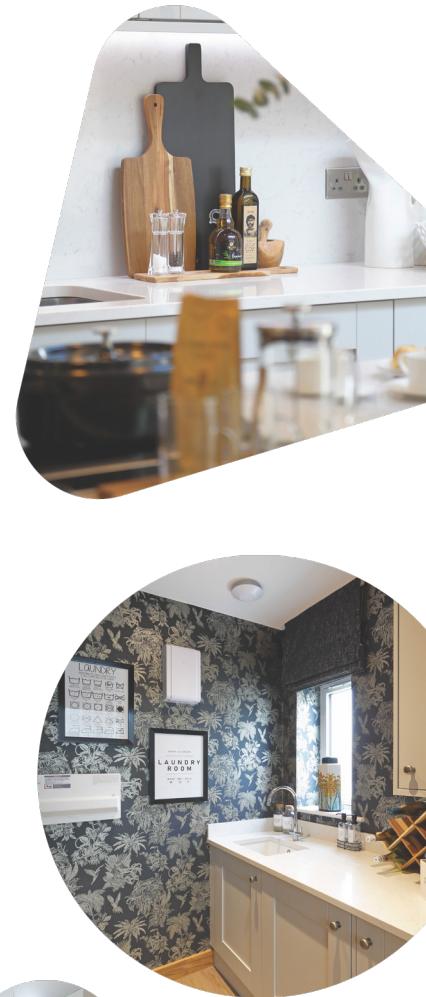
- Carpet to living room, study, stairs and first floor (Shortbread)
- Ceramic wood flooring to ground floor (excluding living room and study)
- Tiling to bathroom and ensuite

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 to both bathrooms
- Ensuite - wall mounted shower and screen
- Electric underfloor heating in house bathroom and ensuite

EXTERNAL SPECIFICATION

- Built from natural stone
- Contemporary upvc windows finished externally in light grey.
- Flagged terrace and paths in natural Indian stone flag
- Standard composite front door
- 32 Amp electric vehicle charging point
- Turf to gardens
- PV roof panels for low carbon footprint and energy efficiency
- Block paved driveway
- Double detached garage
- External lighting
- Outdoor tap



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.

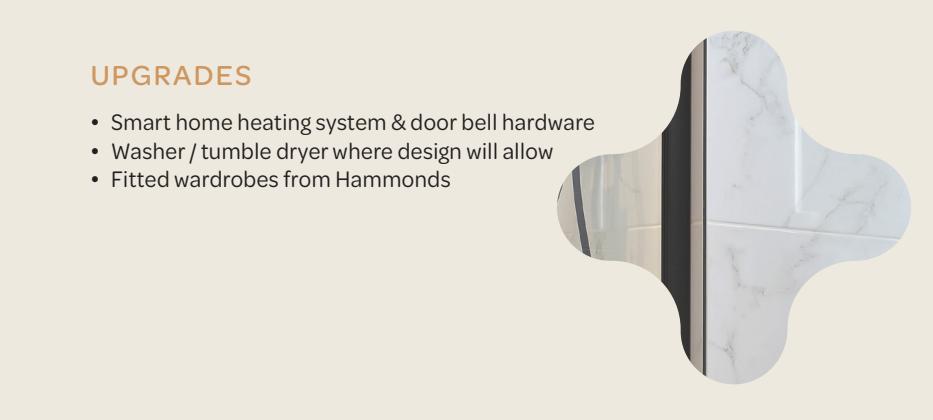
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UPGRADES

- Smart home heating system & door bell hardware
- Washer / tumble dryer where design will allow
- Fitted wardrobes from Hammonds





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