

vivly living



# The Sessile

## Plot 27

4 bedroom, open plan living

The Willows  
DENBY DALE

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### KEY FEATURES

- 1570 sq ft of internal living space
- Open-plan living
- 4 double bedrooms
- Oak doors
- Glass and oak balustrade
- Premium kitchen appliances
- Large glass lantern to kitchen/living area
- Electric garage door
- Ground floor flooring included
- PV roof panels
- A rated for energy efficiency

Built from natural tumbled Yorkshire stone, The Sessile is a four bedroom, light and airy contemporary home which provides approx. 1,570 sq. ft of living space, and is designed for today's modern way of life.

The spacious entrance hall leads through to the rear of the house featuring an open plan premium quality kitchen and family diner, a large roof lantern adds an extra dimension to the open plan living space. With a separate seating area and large double glazed sliding doors opening to a rear terrace and garden this really is an exceptional space, perfect to extend your living area outside – and a great spot for some after work relaxation .

A large living room with bay window, downstairs cloaks/WC and handy utility room, with external access door, completes this floor. The first floor consists of a principal bedroom, with separate dressing room and ensuite shower room, with Porcelanosa tiling. There are a further three double bedrooms, and a large family bathroom. An integral single garage completes this amazing family home.

Outside there is a front, side and rear garden and separate private parking for two cars. This home benefits from PV roof panels for a low carbon footprint and is and is 'A' rated for energy efficiency.



**With over £10K  
of upgrades  
included!**

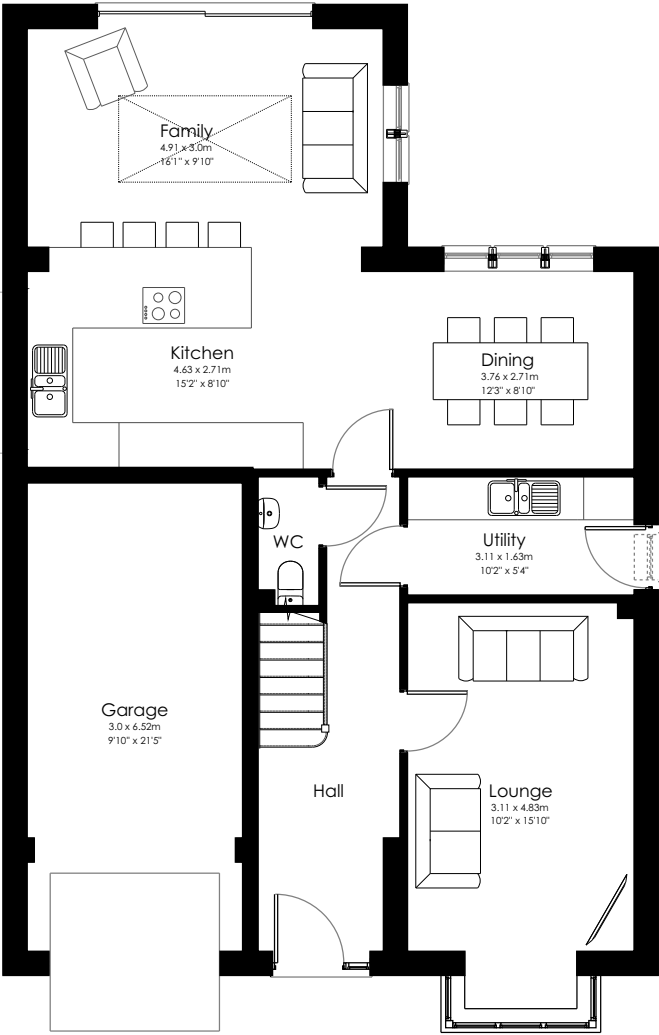




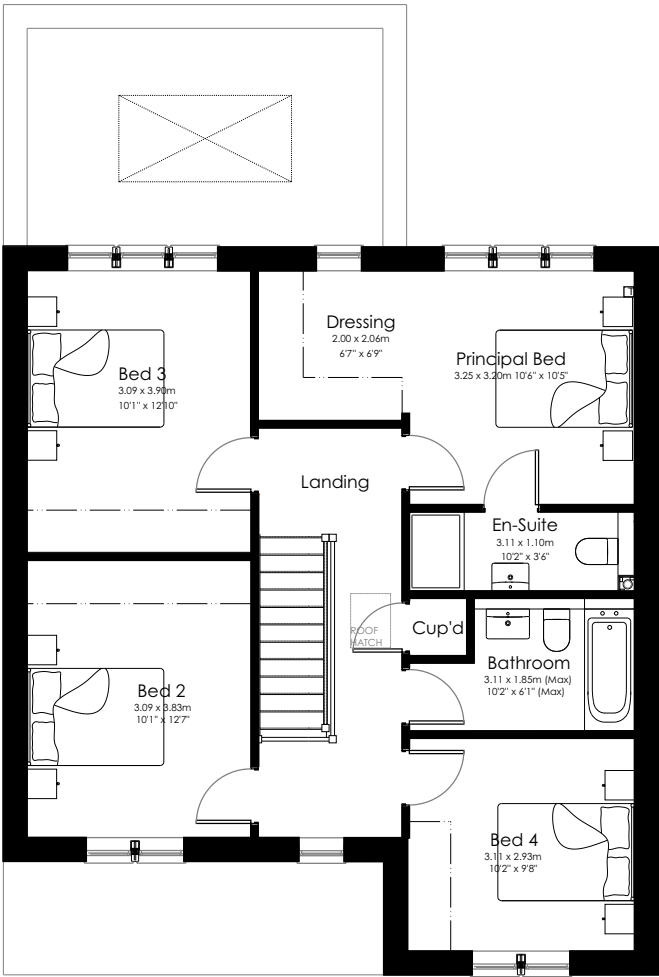
PLOT  
26 & 27

# Plot 27 - Floor plans & dimensions

Version 4 - April 2025



GROUND FLOOR  
PLAN  
75 sq. m / 811 sq. ft.\*



FIRST FLOOR  
PLAN  
71 sq. m / 759 sq. ft.\*

\*All dimensions shown are approximate



## INTERIOR SPECIFICATION

- Internal doors - Oak doors with Vivly handle
- Painted Heritage white walls & woodwork
- Profile MDF white painted skirting and architraves
- Heritage white painted softwood staircase with oak handrail and newel post, and glass balustrade
- Chrome electrical switches and sockets
- Lighting - Spotlights throughout ground floor, and principal bedroom
- TV sockets to all bedrooms
- 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
- Vanity unit
- Underfloor heating in both bathrooms
- Mirror power and shaver sockets to both bathrooms
- Ensuite - wall mounted shower and screen
- Full height tiling to en-suite



## KITCHEN

- Modern moss green kitchen with Japandi timber cladding to peninsular island
- Integrated Bosch appliances - fridge/freezer, integrated dishwasher, integrated single oven, integrated combi microwave oven, warming drawer, electric hob and extractor
- Large lantern light to kitchen/living area
- Composite 1.5 sink / glass splashback to hob / under cabinet lighting
- Bosch washer/dryer to utility room
- Marble effect worktop to kitchen and utility

## EXTERNAL SPECIFICATION

- Built from natural stone
- Contemporary upvc windows finished externally in a colour
- Flagged terrace and paths in natural Indian stone flag
- Standard composite front door
- 32 Amp electric vehicle charging point
- Turf to garden
- PV roof panels for low carbon footprint and energy efficiency
- Electric garage door



## FLOOR COVERINGS

- Floor tiling to Bathroom and Ensuites included
- Ground floor flooring included, all remaining rooms to receive customers own flooring





# THE VIVLY LIVING WAY

VERSION 4 - APRIL  
2025

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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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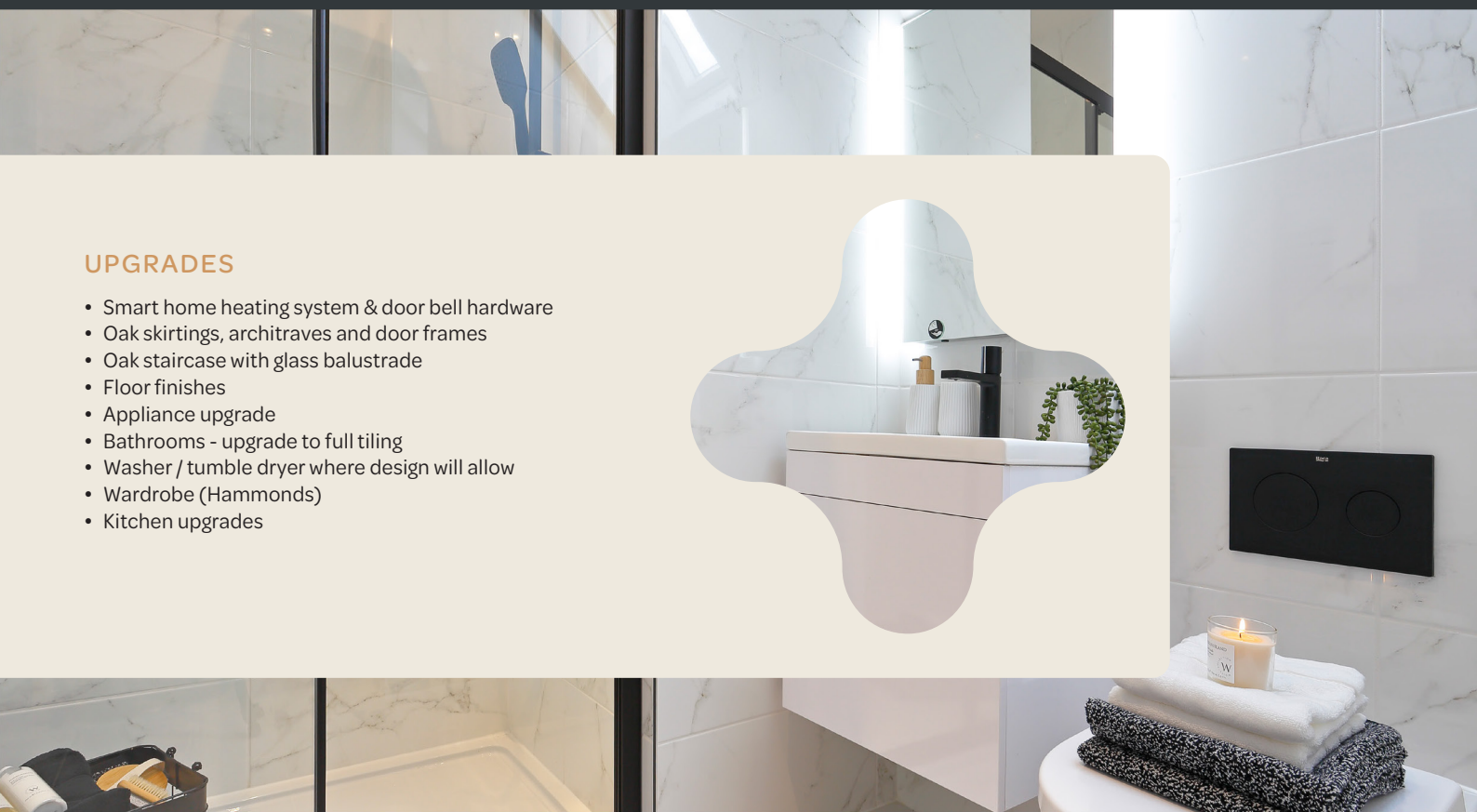
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## UPGRADES

- Smart home heating system & door bell hardware
- Oak skirtings, architraves and door frames
- Oak staircase with glass balustrade
- Floor finishes
- Appliance upgrade
- Bathrooms - upgrade to full tiling
- Washer / tumble dryer where design will allow
- Wardrobe (Hammonds)
- Kitchen upgrades



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Call or visit one of our  
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*Open by appointment  
10am-4pm*

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