



Plot 26, The Willows  
Barnsley Road | Denby Dale | West Yorkshire | HD8 8TS

FINE & COUNTRY



## The Willows - *Site plan*



**vivly living**

# STEP INSIDE

## Plot 26, The Willows

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Built from natural tumbled Yorkshire stone, Sessile is a four bedroom, light and airy contemporary home 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 choice of 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, overlooking fields, 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

### KEY FEATURES

- 1570 sq ft of internal living space
- Open plan living
- 4 double bedrooms
- Generous specification with premium UK manufactured kitchen
- Gardens to the front, side and rear
- PV roof panels
- 'A' rated predicted EPC for energy efficiency
- 10 year Premier Guarantee
- External EV charging point

### INTERIOR SPECIFICATION

- Oak Suffolk doors throughout with white skirts, arches and frames
- Painted white walls & woodwork
- Profile MDF white painted skirting and architraves
- Softwood staircase, including strings, with oak newels and oak/glass balustrade
- Chrome electrical switches and sockets
- Lighting - spot lights throughout
- TV sockets to all bedrooms
- Internet hard wired to all tv points
- Wiring only for standard front doorbell

### KITCHEN

- Modern/shaker style kitchen
- Integrated Zanussi fridge/freezer, integrated Zanussi dishwasher, AEG integrated double oven, AEG electric hob, AEG cooker extractor
- Quooker tap
- 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

### FLOOR COVERINGS

- Floor tiling to Bathroom and Ensuites included
- All remaining rooms to receive customers own flooring

### BATHROOMS

- Bathroom - floor & wall tiling from Porcelanosa
- 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
- Heated mats to both bathrooms
- Mirror power and shaver sockets to both bathrooms
- Ensuite - wall mounted shower and screen
- Full height tiling to en-suite

### 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
- 16 Amp electric vehicle charging point
- Turf to garden
- PV roof panels for low carbon footprint and energy efficiency
- Electric garage door

**CGIs** - Computer generated images are for illustrative purposes only and individual features often vary and may be subject to change.  
**Site map** - The representation of our developments may not be accurate in every respect. This site map is for guidance only and does not constitute a contract, part of a contract or warranty.

**PLEASE NOTE** – the specification provided may be subject to change and is correct at time of print.









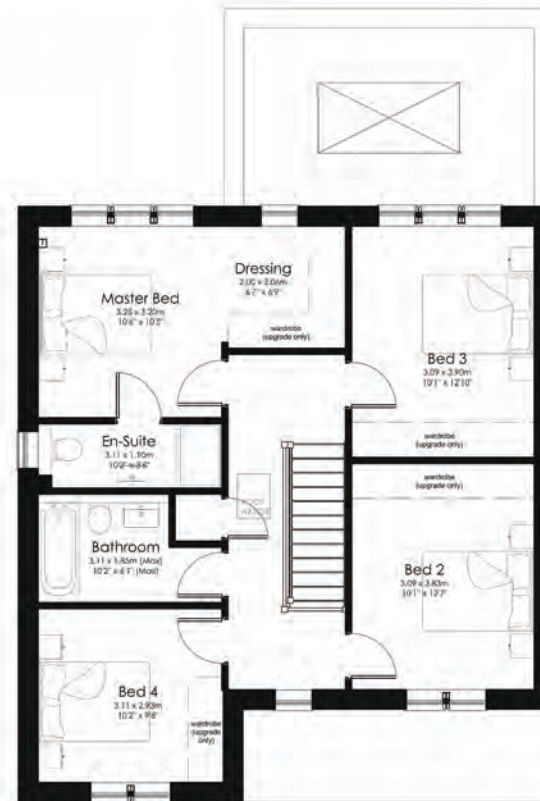
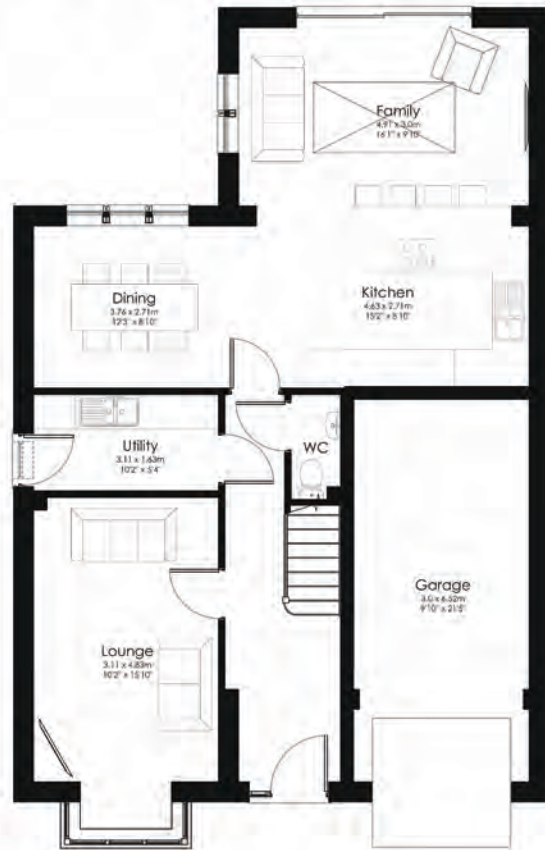






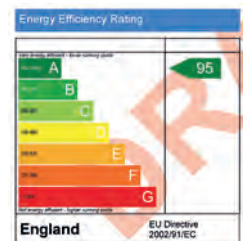
# Plot 26: The Sessile, Denby Dale - *Floor plans & dimensions*

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\*All dimensions shown are approximate

Council Tax Band: D  
Tenure: Freehold



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