

vivly living



The Birch Plot 23

3 bedroom, open plan living space

The Willows
DENBY DALE



KEY FEATURES

- Circa 1,254 sq ft of internal living space
- 3 bedrooms
- Open-plan living
- French doors to rear patio
- External EV charging point
- 10 year Premier Guarantee

Built from natural tumbled stone, this 3 bedroom, light and airy contemporary home provides approx. 1254 sqft of living space, and is designed for today's modern way of life.

The entrance leads through to a spacious Lounge with Juliet balcony overlooking the rear garden. A Study / Snug and WC / Cloaks also occupies this floor. The Hall leads down to an open plan kitchen/dining and family room with double glazed French doors which open out to a rear terrace / garden so you can extend your living space outside – a perfect spot for some after work relaxation. A useful downstairs Utility room and Cloaks is a convenient addition to this floor.

The first floor consists of a double master bedroom with ensuite bathroom, a spacious house bathroom, with choice of tiling. A further double second bedroom and third single bedroom.

Outside there is a rear private garden, with access from the front of the house, and private parking for two cars.

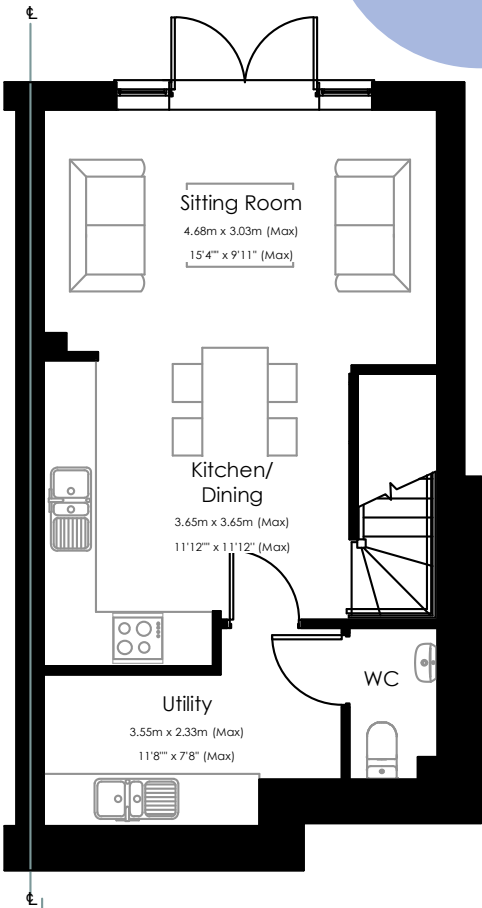




PLOT
23

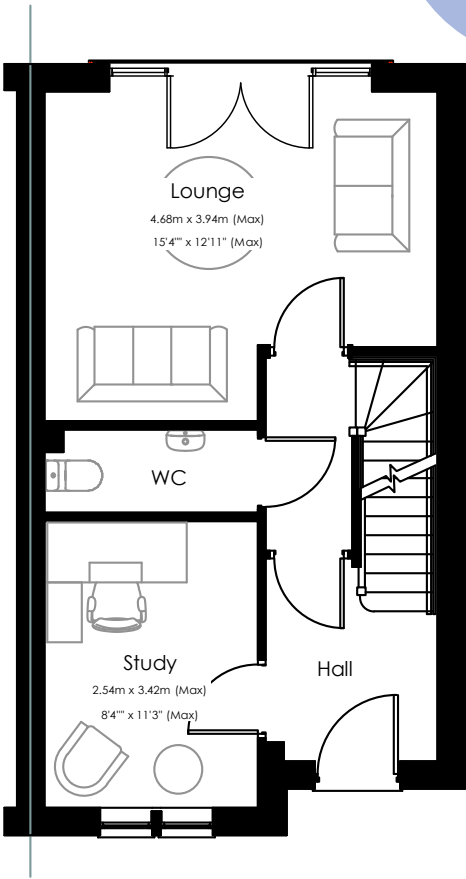
GARDEN FLOOR
PLAN

39 sq. m / 418 sq. ft.



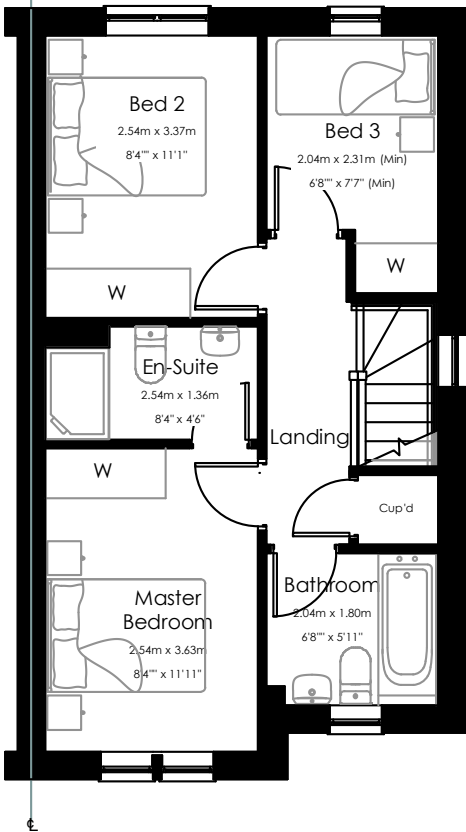
GROUND FLOOR
PLAN

39 sq. m / 418 sq. ft.



FIRST FLOOR
PLAN

39 sq. m / 418 sq. ft.



*All dimensions shown are approximate

Plot 23 - Floor plans & dimensions

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*All dimensions shown are approximate



INTERIOR SPECIFICATION

- Internal doors - Oak with standard handle.
- Painted white walls & woodwork.
- MDF skirting and architraves
- Painted softwood stair (newels, spindles, handrail)
- White electrical switches
- Lighting - spotlights throughout (excl. secondary & tertiary bedrooms)
- Single rose light points in remaining rooms
- Wiring only for standard front door bell

BATHROOMS

- Bathroom - choice of Porcelanosa floor & wall tiles
- Full height wall tiling to shower walls, half tiling to sink / WC, remaining walls painted
- Luxury white sanitaryware - chrome brassware and chrome towel rail
- House bathroom - shower over bath and screen
- Ensuite - wall mounted shower and screen
- Electric underfloor heating matting to bathroom & ensuite



KITCHEN

- Shaker style kitchen
- Integrated fridge/freezer, dishwasher, oven with hob, cooker extractor (Bosch appliances)
- Position for washer dryer
- Laminate worktop

FLOOR COVERINGS

- Floor tiling to Bathroom and Ensuites included
- Laminate to lower ground floor, entrance hall & study / carpet to lounge, stairs & upper floor

EXTERNAL SPECIFICATION

- Built from natural stone
- PVCU windows finished externally in Agate Grey
- Flagged terrace and paths in natural Indian stone flag
- Composite front door door in Agate Grey
- UPVC French doors
- 16 Amp electric vehicle charging point
- Turf to gardens



The Vivly Living way

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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.

Information contained in this brochure is for guidance only and does not constitute a contract, part of a contract or a warranty.

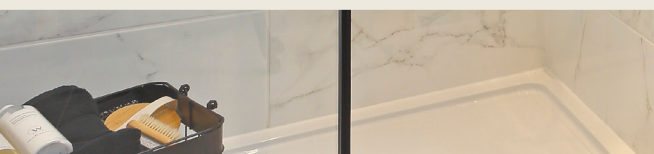
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UPGRADES

- Smart home heating & doorbell
- Brushed/chromed switches & sockets
- Washer / tumble dryer where design will allow
- Built in wardrobes



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Call or visit our Customer Hub

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