

Plots 1 & 2 - Four Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BLO 0JX









Key Features

Open Plan Living / Featuring Kitchen, Dining & Family area all flooded with natural light Seperate Living Room // 4 Double Bedrooms // En-suite to Master Bedroom // Integral Garage



Plots 1 & 2 - Four Bedroom Detached

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Ground Floor

Kitchen area 3610 x 3400 (11'10 x 11'2) o/all Family / Dining 6660 x 3560 (21'10 x 11'8) o/all Lounge 3270 x 4890 (10'9 x 16'1) o/all Utility 2250 x 1525 (7'5 x 5'0) WC 1000 x 2050 (3'3 x 6'9) Garage 3050 x 6000 (10'0 x 19'8)



First Floor

 Master Bedroom
 4610 x 4250 (15'1 x 13'11) o/all

 En-suite
 2090 x 1900 (6'10 x 6'3) o/all

 Bedroom 2
 3300 x 5250 (10'10 x 17'3) o/all

 Bedroom 3
 3125 x 3645 (10'3 x 12'0)

 Bedroom 4
 3575 x 2645 (11'9 x 8'8)

 Bathroom
 2100 x 2645 (6'11 x 8'8)



Plot 3 - Five Bedroom Detached

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Key Features

Central Staircase to Entrance Hall // Spacious Living Room // Study // Detached Double Garage 5 Double Bedrooms // Large Family, Kitchen & Dining area to the rear with bi-folding doors



Plot 3 - Five Bedroom Detached

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Ground Floor



First Floor

Bedroom 2 3875 x 4145 (12'7 x 13'6) En-suite 1245 x 3065 (4'1 x 10'1) Bedroom 3 3835 x 3960 (12'6 x 12'10) o/all Bedroom 4 3835 x 3065 (12'6 x 10'1) Bedroom 5 3875 x 2875 (12'7 x 9'4) o/all Bathroom 1920 x 3065 (6'3 x 10'1)



Second Floor

 $\begin{array}{ll} \text{Master Bedroom} & 4735 \times 4250 \, (15'5 \times 13'9) \\ \text{En-suite} & 2120 \times 3555 \, (6'10 \times 11'7) \, \text{o/all} \\ \text{Dressing} & 2695 \times 4250 \, (8'8 \times 13'9) \end{array}$



Plots 4 & 5 - Five Bedroom Detached

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Key Features

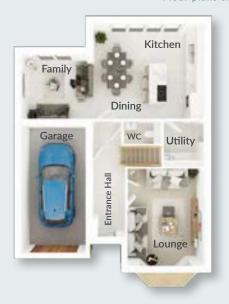
Large Family, Kitchen & Dining area to the rear with bi-folding doors // Spacious Living Room Juliet Balcony to Master Suite // 5 Double Bedrooms // 2.5 Storey // Integral Garage



Plots 4 & 5 - Five Bedroom Detached

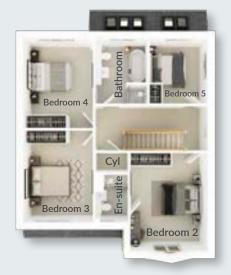
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Floor plans show plot 4 - plot 5 is handed.



Ground Floor

Family / Kitchen / Dining 8670 x 4535 (28'4 x 14'9) o/all Lounge 3610 x 5150 (11'8 x 16'9) o/all Utility 1940 x 2150 (6'4 x 7'1) WC 1825 x 1115 (5'10 x 3'7) Garage 3050 x 6055 (10'0 x 19'9)



First Floor

Bedroom 2 3610 x 4640 (11'8 x 15'2) En-suite 1640 x 2260 (5'4 x 7'4) Bedroom 3 3290 x 4350 (10'8 x 14'3) Bedroom 4 3290 x 4235 (10'8 x 13'9) Bedroom 5 2735 x 3085 (8'10 x 10'1) Bathroom 2500 x 3085 (8'2 x 10'1)



Second Floor

Master Bedroom 4735 x 5915 (15'5 x 19'4) En-suite 3865 x 2905 (12'7 x 9'5) Landing 3865 x 2935 (12'7 x 9'6)



Plot 6 - Five Bedroom Detached

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Key Features

Large Family, Kitchen & Dining area with bi-folding doors // Spacious Living Room
2.5 Storey // 5 Double Bedrooms // En-suite to Master & Bedroom 2 // Utility Room // Detached Double Garage



Plot 6 - Five Bedroom Detached

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Floor plans show plots 5 &~7 - plot 6 &~8 are handed.



Ground Floor

 $\begin{array}{lll} \mbox{Family / Kitchen / Dining} & 5300 \times 7100 \ (17'5 \times 23'4) \ o/all \\ \mbox{Lounge} & 3835 \times 7100 \ (12'7 \times 23'4) \\ \mbox{Study} & 2000 \times 3040 \ (6'7 \times 10'0) \ o/all \\ \mbox{Utility} & 1850 \times 2015 \ (6'1 \times 6'7) \\ \mbox{WC} & 1955 \times 925 \ (6'5 \times 3'0) \\ \mbox{Detached Double Garage} & 6000 \times 6000 \ (19'8 \times 19'8) \end{array}$



First Floor

Bedroom 2 3860 x 4135 (12'8 x 13'7) En-suite 1220 x 3050 (4'0 x 10'0) Bedroom 3 3835 x 3050 (12'7 x 10'0) Bedroom 4 3835 x 3950 (12'7 x 13'0) o/all Bedroom 5 3860 x 2865 (12'8 x 9'5) o/all Bathroom 1910 x 3050 (6'3 x 10'0)



Second Floor

Master Bedroom 4725 x 4225 (15'6 x 13'10) Dressing 2685 x 4225 (8'10 x 13'10) o/all En-suite 2105 x 3540 (6'11 x 11'7) o/all



Plots 7 & 8 - Four Bedroom Detached

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Key Features

Large Family, Kitchen & Dining area to the rear with bi-folding doors // Spacious Living Room Juliet Balcony to Master Suite // 4 Double Bedrooms // Utility Room // Integral Garage



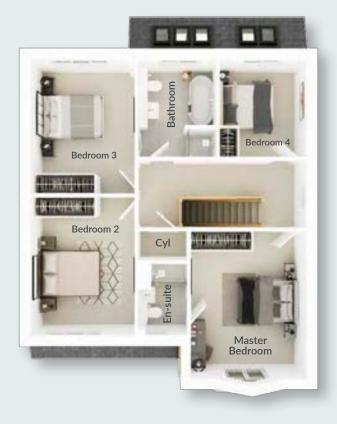
Plots 7 & 8 - Four Bedroom Detached

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Ground Floor

Family / Kitchen / Dining 8670 x 4535 (28'4 x 14'9) o/all Lounge 3610 x 5150 (11'8 x 16'9) o/all Utility 1940 x 2150 (6'4 x 7'1) WC 1825 x 1115 (5'10 x 3'7) Garage 3050 x 6055 (10'0 x 19'9)



First Floor

 Master Bedroom
 3610 x 4640 (11'8 x 15'2)

 En-suite
 1640 x 2260 (5'4 x 7'4)

 Bedroom 2
 3290 x 4350 (10'8 x 14'3)

 Bedroom 3
 3290 x 4235 (10'8 x 13'9)

 Bedroom 4
 2735 x 3085 (8'10 x 10'1)

 Bathroom
 2500 x 3085 (8'2 x 10'1)



Plot 9 - Four Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BLO 0JX









Key Features

Large Family, Kitchen & Dining area with bi-folding doors // Spacious Living Room Study // 4 Double Bedrooms // Utility Room // Integral Garage



Plot 9 - Four Bedroom Detached

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Ground Floor

Family / Kitchen / Dining 5300 x 7100 (17'5 x 23'4) o/all 3835 x 7100 (12'7 x 23'4) 2000 x 3040 (6'7 x 10'0) o/all Study Utility 1850 x 2015 (6'1 x 6'7) WC 1955 x 925 (6'5 x 3'0) Garage 5910 x 3010 (19'5 x 9'11)



First Floor

Master Bedroom 3860 x 4135 (12'8 x 13'7) 1220 x 3050 (4'0 x 10'0) En-suite Bedroom 2 3835 x 3050 (12'7 x 10'0) 3835 x 3950 (12'7 x 13'0) o/all Bedroom 3 Bedroom 4 3860 x 2865 (12'8 x 9'5) o/all Bathroom 1910 x 3050 (6'3 x 10'0)



A Luxurious Specification

THE HAWTHORNS

Heating

Underfloor, boiler fed heating to ground floor excluding cloakroom - heated towel rail. Radiators to upper floors.

Sanitaryware

Duravit Sanitaryware and Vado Brassware to all wet rooms. Chrome shower enclosure with adjustable sliding shower heads to En-suites.

Wall and Floor Tiling

Porcelanosa tiling to all wet rooms.

Main Bathroom: Wall tiling - full height throughout. Floor tiling - fully tiled.

Master Bedroom 1 En-suite: Wall tiling - full height throughout. Floor tiling - fully tiled.

Bedroom 2 - En-suite 2.5 storey house only: Wall tiling - full height wall tilling to shower enclosure. Half height wall tiling to remainder. Floor tiling - fully tiled.

Cloakroom: Wall tiling - single tile splashback to wash hand basin only.

Kitchen: Please note Kitchen floors are not tiled as standard but it is available as an extra.

General

Shaver Socket to all wet rooms.

Chrome switches and sockets to entire ground floor and landing.

Chrome ceiling spotlights to Kitchen area, Utility, Bathroom, En-suite and Cloakroom.

TV and BT points provided. Aerial cable from sockets left in roof space (no aerial).

External wall mounted contemporary lights provided at each external door from a habitable room.

Digital Alarm System.

Neff integrated appliances provided to Kitchens - excluding Wine Cooler (CDA) only available on 5 bed properties.

Neff single oven to all properties.

Gas hob as standard on 3 and 4 bed properties, induction hob as standard on 5 bed properties.

Washer dryer to 3 bedroom-semi only.

Appliance spaces only for 4 and 5 bed properties in utility rooms for own washer and dryer.

Dishwasher to all properties.

Integrated Microwave/Oven to all properties.

Integrated Fridge/Freezer to all properties.

Extractor fans provided as per drawings.

Feature French polished Oak staircase.

Cottage style pre-finished Oak internal doors with chrome hardware.

Aluminium Bi-fold doors to all properties.

Integrated Solar PV panels fitted flush into the roof.

Maintenance free - Black woodgrain uPVC fascias and soffits.

Anthracite Grey uPVC square leaded windows to all developments apart from the bi-folds which are plain glass.

Composite woodgrain entrance doors.

External

Hard and soft landscaping to front garden. Turf to front and rear gardens.

Fully fenced rear boundaries 1.8 metre fencing. Plot divisional fences feathered edge faced on both sides.

Premium permeable block paving to all private driveways.

Outside tap.

Solid cedar wood garage door.

Power and light to all integral and detached garages.

Disclaimer

Oak Tree Developments reserve the right to substitute products that are unavailable with alternatives of equal quality.







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