



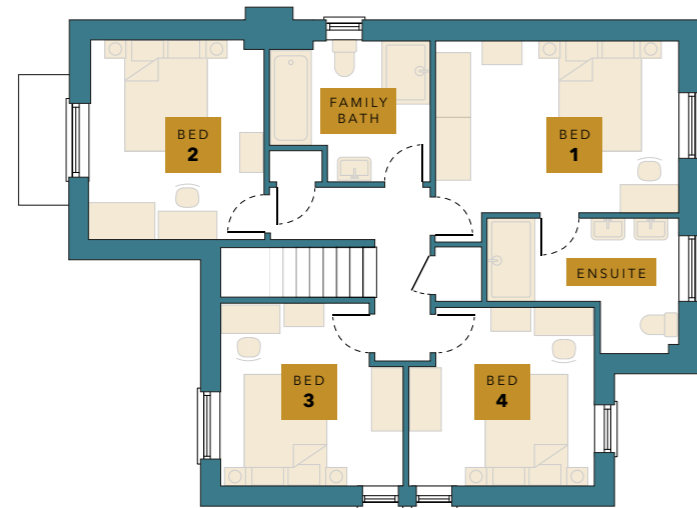
HARBY

ORCHARD HOUSE

4 BEDROOM DETACHED HOME



FLOORPLANS



DIMENSIONS

GROUND FLOOR

Kitchen Dining	5923 x 4243mm	19' 4" x 13' 9"
Living Room	7565 x 3790mm	24' 8" x 12' 4"
Utility	2667 x 2255mm	8' 8" x 7' 4"
Study	2970 x 1800mm	9' 7" x 5' 9"
WC	1800 x 1210mm	5' 9" x 4' 0"
Hall	4275 x 2613mm	14' 0" x 8' 6"

FIRST FLOOR

Bedroom 1	4590 x 3274mm	15' 0" x 10' 7"
Ensuite	3592 x 2574mm	11' 8" x 8' 4"
Bedroom 2	3809 x 3328mm	12' 5" x 10' 9"
Bedroom 3	3462 x 3455mm	11' 4" x 11' 3"
Bedroom 4	3517 x 3462mm	11' 5" x 11' 3"
Bathroom	3034 x 2700mm	9' 9" x 8' 8"



SPECIFICATION

Kitchen

- Choice of Luxurious fitted kitchens, crafted to become the heart of your home
- Choice of Granite worktop fitted to kitchen
- Neff Stainless steel electric double oven
- Neff Stainless steel 5 x burner gas hob
- Neff Stainless steel canopy hood
- Neff Fitted dishwasher
- Neff Fitted fridge/freezer
- Brushed chrome spotlight fittings
- Choice of Design led Porcelanosa ceramic wall and Floor Tiling

Plumbing

- A rated gas fired Ideal Logic boiler and central heating
- Underfloor heating to ground floor
- Contemporary sanitary ware - White finish
- Chrome taps & fittings
- Plumbing & space for washing machine in Utility
- Chrome heated Towel rails to Bathroom and Ensuites
- Mira Flight Low level shower trays
- Chrome thermostatic mixer shower
- Iconic Express Glass shower screens
- Outside Tap

Electrical

- Smoke detectors
- Doorbell
- Contemporary style outside light
- TV points living area
- Shaver points in Bathroom and Ensuites
- Wired Intruder alarm System
- BT Fibre connection
- Automatic garage door
- Electric car charging point

Internal Specification

- Choice of Design led Porcelanosa ceramic wall and floor tiles for Bathroom, Ensuites and Cloakroom
- Oak panel doors with chrome handles
- 5" Ogee Skirting Boards
- 3" Ogee Architraves
- Plastered ceiling through out
- Decoration - White ceilings, Cornforth White walls and White satin woodwork

General Specification

- Turfed rear gardens with Key lock Gates
- Landscape Planting to Fronts
- Elegance cast iron effect UPVC guttering
- Located off an exclusive landscaped drive
- Garage with electric sectional garage door
- Timber double glazed windows Rear Sliding doors opening up your living space and leading into your garden
- NHBC 10 year Warranty

PLOT 1 ORCHARD HOUSE



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