



SUNNYSIDE

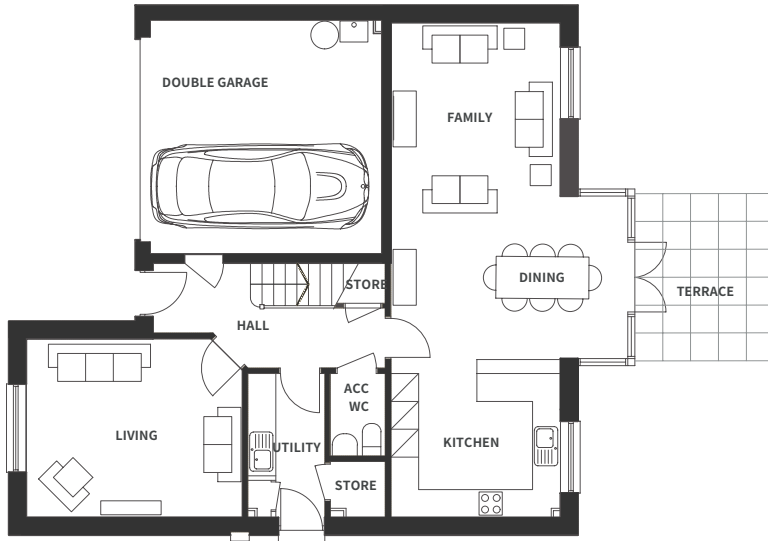
ESTATE



Lewis

THE WOODS

Floor Plans



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR DIMENSIONS

Living	17.7 sqm	190.5 sqf
ACC WC	2.1 sqm	22.6 sqf
Hall (Not incl. stair)	7.2 sqm	77.5 sqf
Kitchen & Dining	30.2 sqm	325.1 sqf
Utility	6.7 sqm	72.1 sqf
Family	13.6 sqm	146.4 sqf
Garage	25.4 sqm	273.4 sqf

FIRST FLOOR DIMENSIONS

Bedroom 1 ensuite	26.7 sqm	287.4 sqf
Bedroom 2 ensuite	17.7 sqm	109.5 sqf
Bedroom 3	13 sqm	139.9 sqf
Bedroom 4	12.2 sqm	131.3 sqf
Bathroom	6.4 sqm	68.9 sqf
Office/study	13 sqm	139.9 sqf
Hall (Not incl. stair)	11.4 sqm	122.7 sqf
Linen	1.5 sqm	16.1 sqf

Total Area 109.4 sqm 1,177.6 sqf

Total Area 106 sqm 1,141.0 sqf

Specifications

Sunnyside Orchard offer the highest quality homes in a truly unique development, set within a mature woodland landscape. Crafted using our usual high standards and quality materials, we pride ourselves on creating a sustainable home with excellent build quality and finish.



KITCHEN

Fully fitted German designer kitchen, with Neff appliances where shown.

Stainless steel 1.5 bowl sink, single oven, micro-combi oven, 60/40 integrated fridge freezer, extractor hood, induction hob and fully integrated dishwasher.

Extensive range of worktops and door front colors to choose from.



LIGHTING & ELECTRICAL

Energy efficient recessed LED downlights to kitchens, bathrooms and en-suites; pendant lighting to all other rooms.

Brushed chrome finish sockets and switches to all reception rooms and hallways; plain white to all other areas.

House pre-wired for Sky and Sky Q with all cabling located in a central cupboard for all TVs to operate with magic eyes.

TV Aerial fitted & tested, digital compliant.



BATHROOMS AND EN-SUITES

High quality sanitary ware with a choice of colour finishes for wall mounted feature vanity basin units, complemented by Hansgrohe fittings.

Hansgrohe thermostatically controlled showers with chrome valves and showerheads.

Extensive choice of Porcelanosa wall & floor tiles for all bathrooms and shower rooms which are finished to dado height with fully tiled shower enclosures.

Heated towel rails all bathrooms, chrome to master en-suite.



HEATING

Direct mains pressure cold water.

High efficiency system boilers fitted, fired by mains gas for heating & hot water system.



WINDOWS & DOORS

Windows & French/patio doors to be finished in grey PVC, double glazed and thermally efficient.

Composite high-performance front and rear doors, finished in grey, fitted with secure multi-point locking system.



EXTERNALS

Generous gardens turfed to frontage with beech hedging/post & wire fencing as boundary enclosure; rotary dryer installed and patio area to suit plot and house layout.

Grey riven slabs as link paths.

Pre-finished automatic opening garage doors with security lighting.



SAFETY AND SECURITY

Zone alarm fitted.

External lights provided to front & rear access doors.

High performance multi-point locks fitted to external doors.



ENERGY PERFORMANCE

Estimated energy performance rating is in Category B in both sections (Energy Efficiency Rating and Environmental Impact CO2 Rating).



INTERNAL FINISH & DECORATION

Contemporary designed Skirtings and facings to all rooms, finished in white.

Contemporary design grooved panel doors throughout, with chrome ironmongery.

Timber stair with square spindles and newel posts, profiled handrail; all finished in white. Treads and risers unfinished to receive floorcoverings.

Walls finished in Almond white paint finish with ceilings finished in white; all matt finish.

Site Map





SUNNYSIDE
ESTATE