



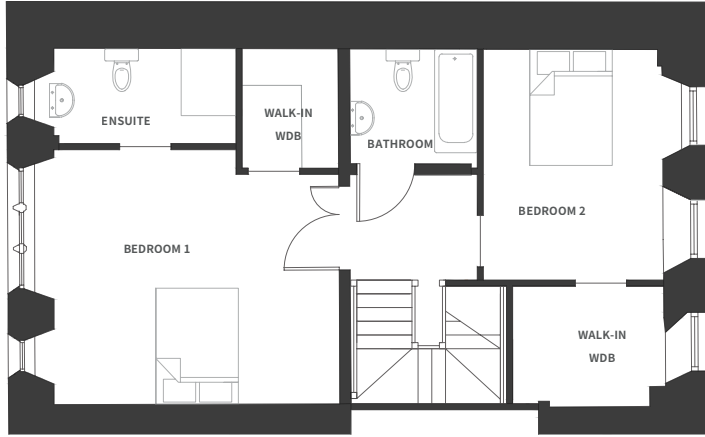
SUNNYSIDE
ESTATE



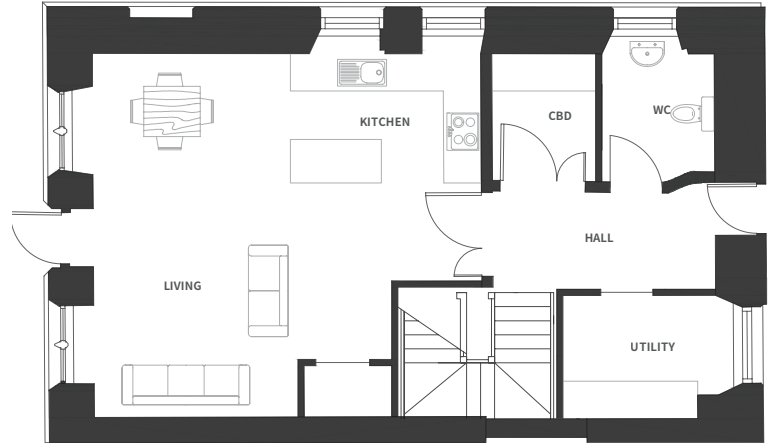
Townhouse One

MANSION

Floor Plans



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR DIMENSIONS

Living/kitchen	33 sqm	355.2 sqf
ACC WC	3.6 sqm	38.5 sqf
Hall	11 sqm	118.4 sqf
Cupboard	3.4 sqm	36.6 sqf
Utility	5 sqm	53.8 sqf
Total Area	56.0 sqm	602.77 sqf

FIRST FLOOR DIMENSIONS

Bedroom 1	18.7 sqm	201.2 sqf
Ensuite	4.6 sqm	49.5 sqf
Bedroom 2	11.1 sqm	119.5 sqf
Bathroom	3.9 sqm	41.9 sqf
Hall	7.8 sqm	83.9 sqf
Total Area	53.6 sqm	566.7 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/UTILITY

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 colours to choose from.

Washer dryer provided in utility areas.



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 TV, Sky and Sky Q with communal dish system for all TVs to operate with Magic eyes.

Option to upgrade to Smart Home Technology.



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 Porcelenosa 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.



WINDOWS & DOORS

Windows to be finished in grey Alu-clad timber windows, double glazed and thermally efficient.

Composite high-security entrance doors, fitted with secure multi-point locking system.

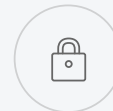


EXTERNALS

Expansive open landscaped gardens and mature woodland areas.

Link paths and cycle ways throughout the landscaped spaces.

Courtyard parking with tar finish to rear of building, with allocated parking spaces.



SAFETY AND SECURITY

Zone alarm fitted.

High performance multi-point locks fitted to entrance doors.

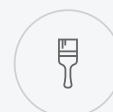
Video entry system fitted to communal access doors for apartments.



CONVENIENCE

Secure, allocated storage area at Basement level for each apartment.

Landscaped gardens, cleaning of communal areas maintained by a Factor.

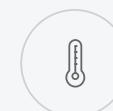


INTERNAL FINISH & DECORATION

Contemporary design skirtings and facings to all rooms, finished in white.

Contemporary design grooved panel doors throughout, in a grey lacquered finish, with chrome ironmongery.

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



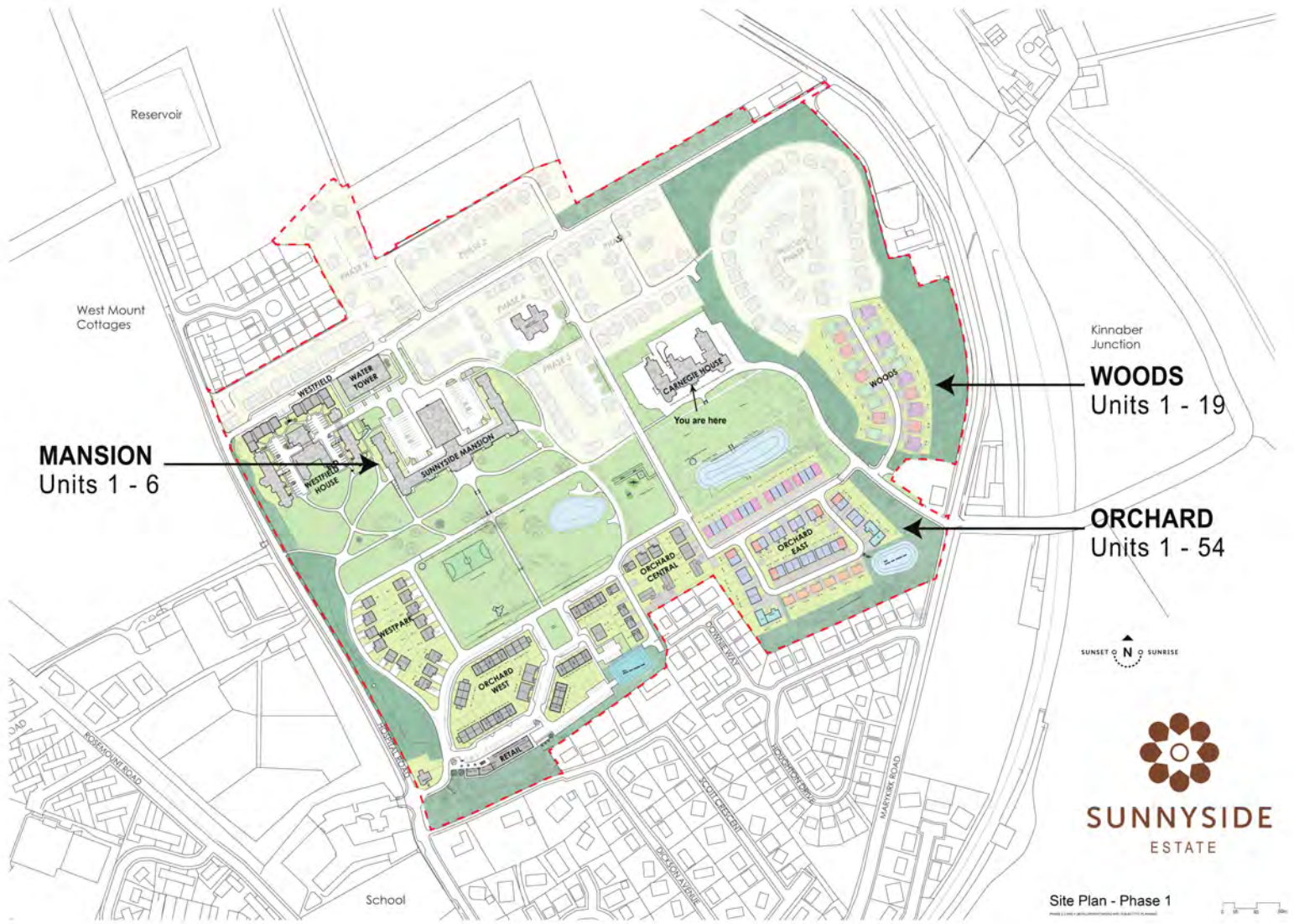
HEATING

Direct mains pressure cold water.

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

Hot water fed by means of pressurised cylinder to provide optimum performance for showers and hot water.

Site Map



WOODS
Units 1 - 19

MANSION
Units 1 - 6

ORCHARD
Units 1 - 54



Site Plan - Phase 1





SUNNYSIDE
ESTATE