



# SUNNYSIDE

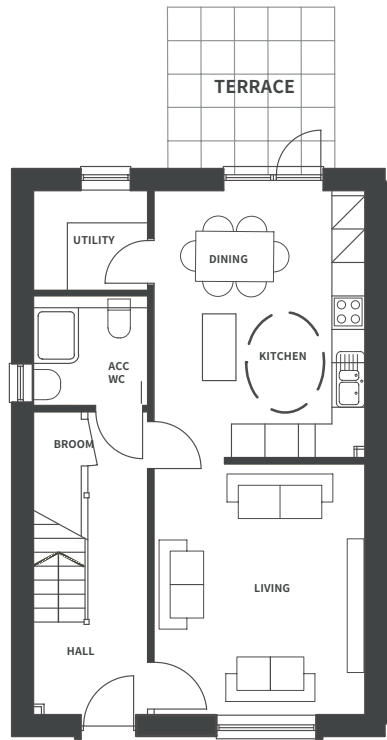
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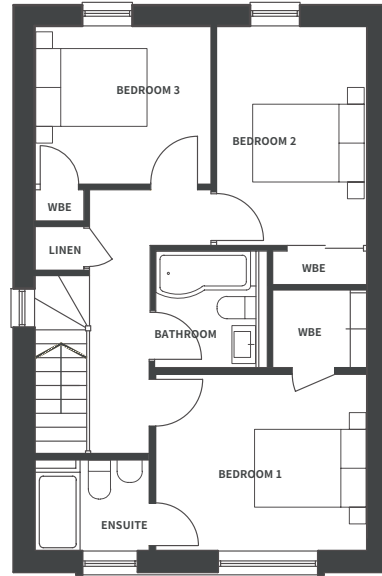
# Harris

## THE ORCHARD

# Floor Plans



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR DIMENSIONS

Living	3.8m x 4.5m	12.4ft x 14.8ft
Shower Room	2.1m x 1.6m	6.7ft x 5.3ft
Kitchen/Dining Room	3.8m x 4.8m	12.4ft x 15.7ft
Utility Room	2.1m x 1.8m	6.7ft x 5.7ft

## FIRST FLOOR DIMENSIONS

Bedroom 1 ensuite	3.8m x 3.2m	12.4ft x 10.4ft
Bedroom 2	2.7m x 3.9m	8.9ft x 12.9ft
Bedroom 3	3.2m x 2.8m	10.4ft x 9.3ft
Bathroom	2.0m x 2.1m	6.6ft x 6.9ft
Linen	0.9m x 0.8m	2.9ft x 2.6ft

Total Area 109.3 sqm 1176.5 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 Designer kitchen, with Hotpoint appliances where shown.

Stainless steel 1.5 bowl sink, single 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.



## LIGHTING & ELECTRICAL

Energy efficient pendant lighting to all rooms.

Generous provision of power points and tv sockets.

Plain white 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 by Ideal Standard, complemented by chrome fittings.

Mira thermostatically controlled showers with chrome valves and showerheads.

Extensive choice of wall & floor tiles for all bathrooms and shower rooms; finished two rows above the bath and single row splash back to the WHB; plain wet wall to shower enclosures.

Heated towel rails all bathrooms, finished in white.



## HEATING

Direct mains pressure cold water.

High efficiency combination 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

Gardens rotovated and seeded 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.



## SAFETY AND SECURITY

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

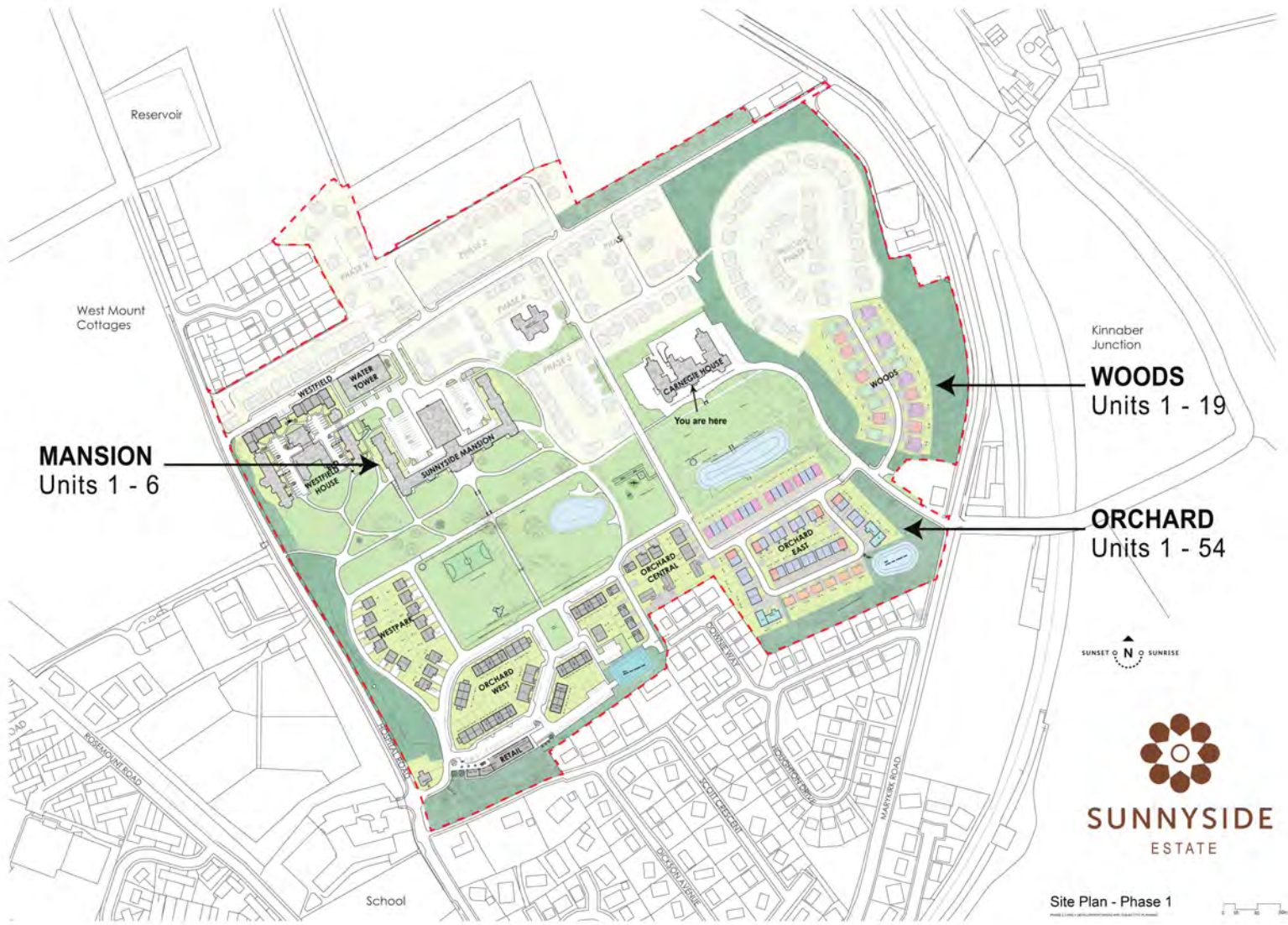
Contemporary design painted grooved panel doors throughout, finished in white, with chrome ironmongery.

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



**WOODS**  
Units 1 - 19

**MANSION**  
Units 1 - 6

**ORCHARD**  
Units 1 - 54



Site Plan - Phase 1



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