



# SUNNYSIDE

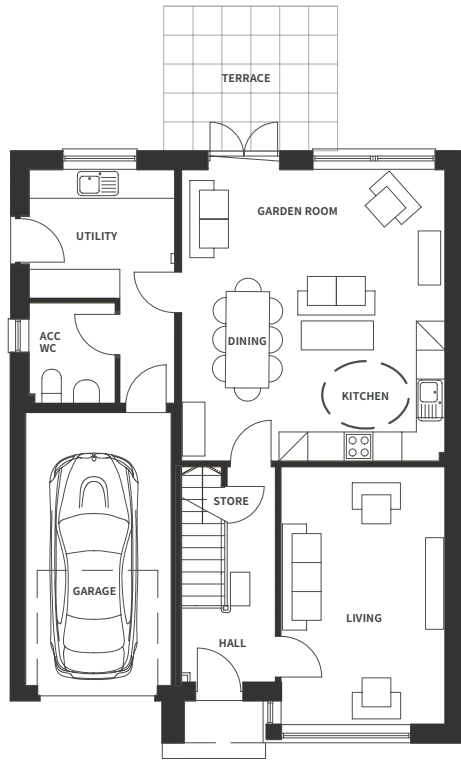
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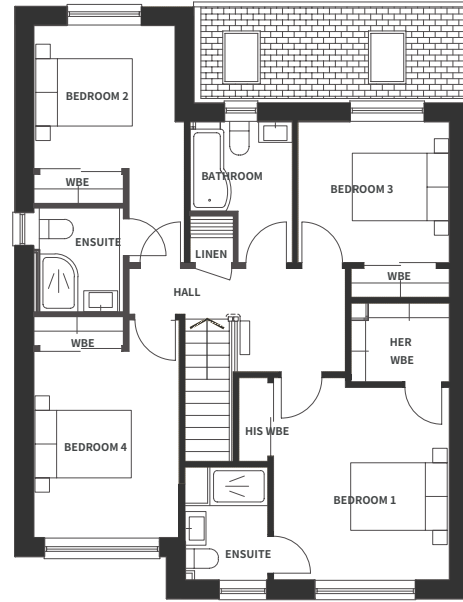
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THE WOODS

# Floor Plans



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR DIMENSIONS

Living	3.4m x 5.4m	11.2ft x 17.6ft
ACC WC	1.8m x 2.1m	5.9ft x 6.8ft
Kitchen/Dining & Garden Room	5.5m x 6.1m	18.0ft x 19.8ft
Utility	3.0m x 2.7m	9.8ft x 8.8ft
Garage	3.0m x 5.7m	9.9ft x 18.6ft

## FIRST FLOOR DIMENSIONS

Bedroom 1 ensuite	3.7m x 4.2m	12.0ft x 13.8ft
Bedroom 2 ensuite	3.0m x 3.7m	9.7ft x 12.1ft
Bedroom 3	3.1m x 2.9m	10.3ft x 9.6ft
Bedroom 4	3.0m x 4.5m	9.9ft x 14.8ft
Bathroom	2.1m x 2.9m	
Linen	0.9m x 1.0m	

Total Area 178.1 sqm 1917.0 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.



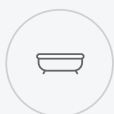
## LIGHTING & ELECTRICAL

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

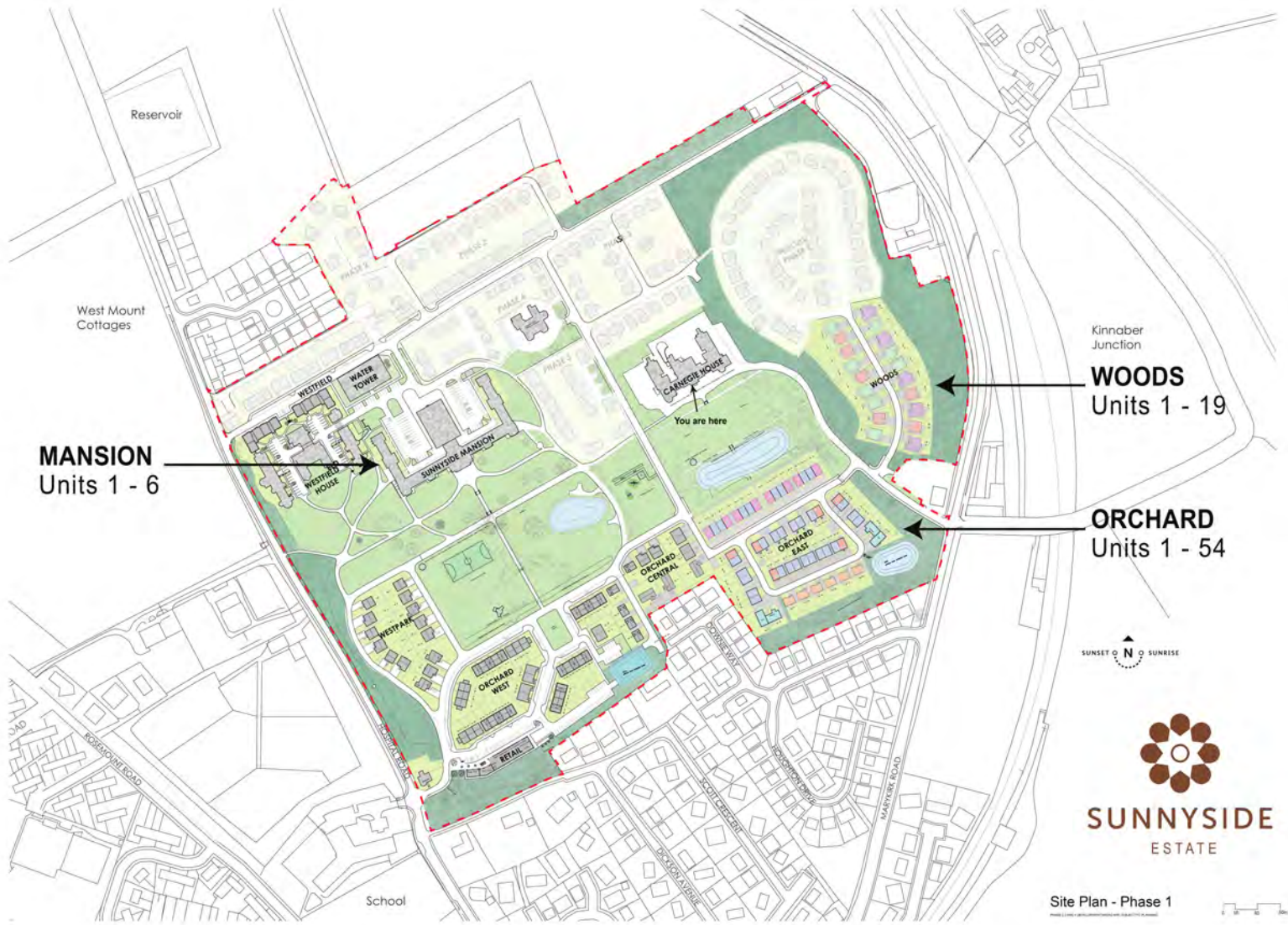
Contemporary designed Skirtings and facings to all rooms, finished in white.

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



Site Plan - Phase 1



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