



SUNNYSIDE

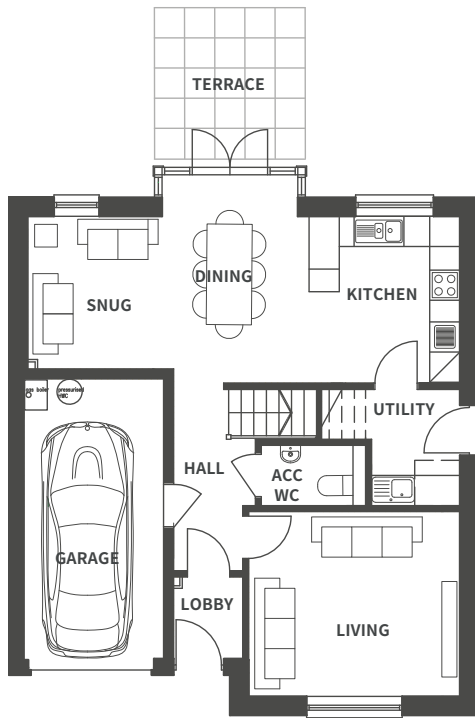
ESTATE



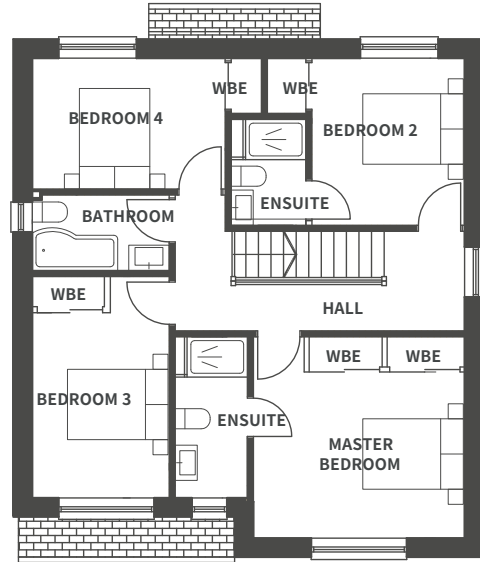
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THE WOODS

Floor Plans



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR DIMENSIONS

Living	4.2m x 3.7m	13.8ft x 12.0ft
ACC WC	1.2m x 2.1m	3.9ft x 6.8ft
Kitchen & Dining	3.3m x 5.9m	10.9ft x 19.4ft
Utility	1.8m x 2.3m	5.7ft x 7.6ft
Snug	2.7m x 3.0m	8.8ft x 9.9ft
Garage	5.6m x 2.8m	18.2ft x 9.1ft

FIRST FLOOR DIMENSIONS

Bedroom 1	4.2m x 3.3m	13.8ft x 10.8ft
Bedroom 1 En-suite	1.4m x 3.2m	4.7ft x 10.5ft
Bedroom 2	3.3m x 3.0m	10.9ft x 9.8ft
Bedroom 2 En-suite	1.5m x 2.1m	4.6ft x 6.9ft
Bedroom 3	2.7m x 4.4m	8.9ft x 14.4ft
Bedroom 4	2.6m x 3.8m	8.5ft x 12.5ft
Bathroom	2.7m x 1.5m	8.9ft x 4.9ft

Total Area 156.2 sqm 1681.3 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 Siemens 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.



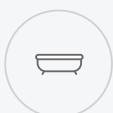
LIGHTING & ELECTRICAL

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.



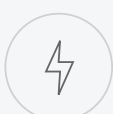
BATHROOMS AND EN-SUITES

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



ENERGY PERFORMANCE

Estimated energy performance rating is in Category B in both sections (Energy Efficiency Rating and Environmental Impact C02 Rating).



WINDOWS & DOORS

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

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

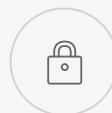


EXTERNALS

Generous gardens, front garden turfed, back garden rotavated and seeded 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 securitylighting.

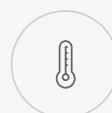


SAFETY AND SECURITY

Zone alarm fitted.

External lights provided to front & rear access doors.

High performance multi-point locks fitted to external doors.



HEATING

Direct mains pressure cold water.

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

Pressurised hot water cylinder fitted as standard for high performance shower & hot water distribution.



INTERNAL FINISH & DECORATION

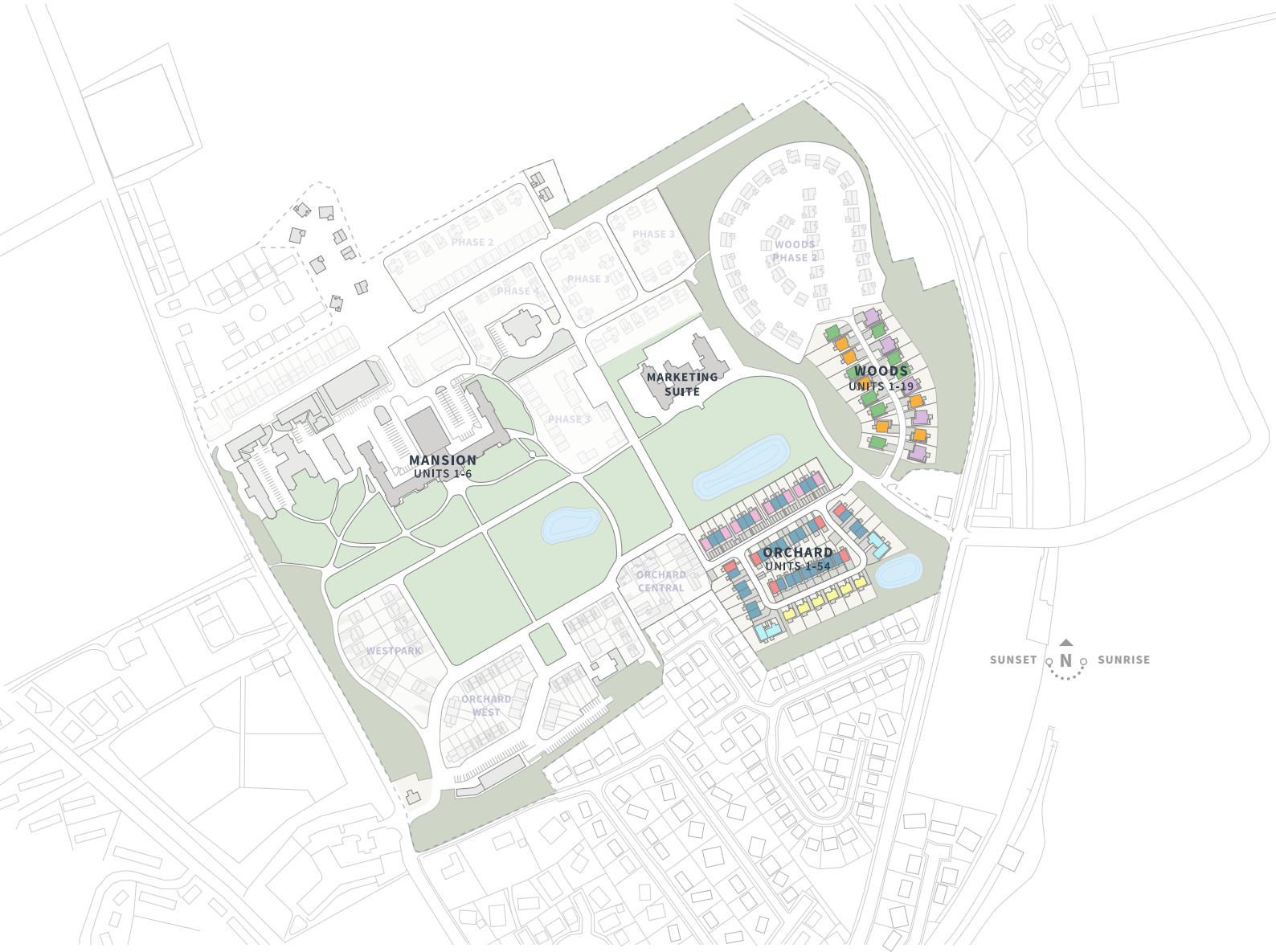
Contemporary designed Skirtings and facings to all rooms, finished in white.

Contemporary design pre-finished 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 Timeless white paint finish with ceilings finished in white; all matt finish.

Site Map





SUNNYSIDE
ESTATE