



SUNNYSIDE

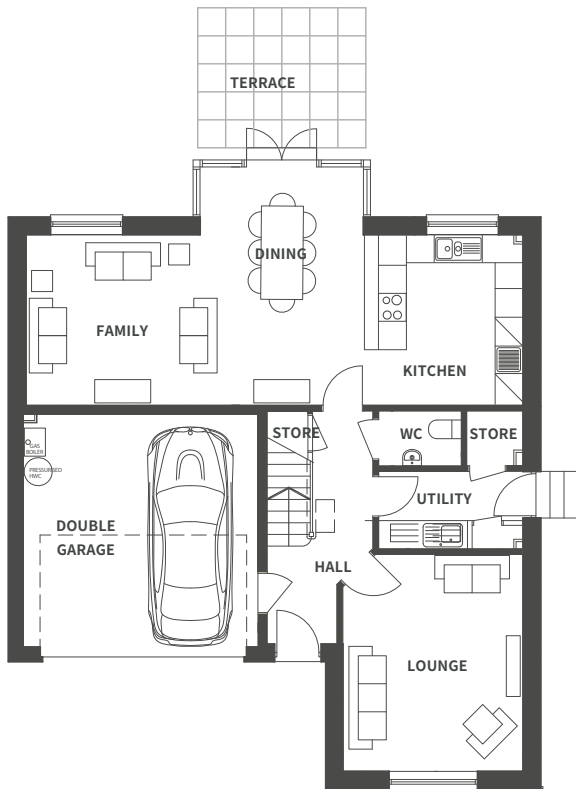
ESTATE



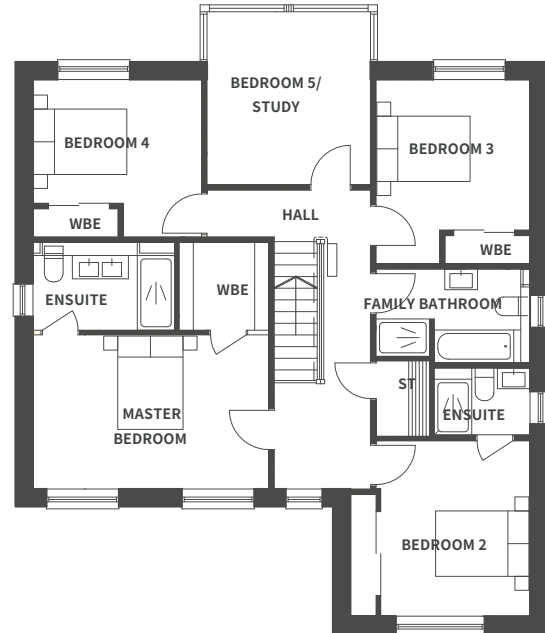
Lewis

THE WOODS

Floor Plans



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR DIMENSIONS

Lounge	3.9m x 4.7m	12.6ft x 15.2ft
Kitchen & Dining	6.9m x 3.7m	22.7ft x 12.0ft
Family	3.7m x 3.7m	12.0ft x 12.0ft
Utility	1.7m x 3.1m	5.4ft x 10.1ft
WC	1.8m x 1.2m	5.8ft x 3.8ft
Garage	5.1m x 5.0m	17.0ft x 16.3ft

FIRST FLOOR DIMENSIONS

Master Bedroom	5.1m x 3.3m	16.6ft x 10.8ft
En-suite	3.0m x 1.9m	9.9ft x 6.2ft
Bedroom 2	3.9m x 3.8m	12.6ft x 12.3ft
Bedroom 2 En-suite	2.1m x 1.4m	6.7ft x 4.7ft
Bedroom 3	3.3m x 4.0m	10.8ft x 13.0ft
Bedroom 4	3.4m x 3.6m	11.0ft x 11.8ft
Bedroom 5/Study	3.5m x 3.7m	11.5ft x 12.1ft
Linen	1.6m x 1.1m	5.3ft x 3.6ft
Bathroom	3.3m x 2.0m	10.8ft x 6.6ft

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.



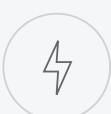
BATHROOMS AND EN-SUITES

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.

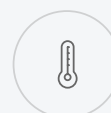


SAFETY AND SECURITY

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

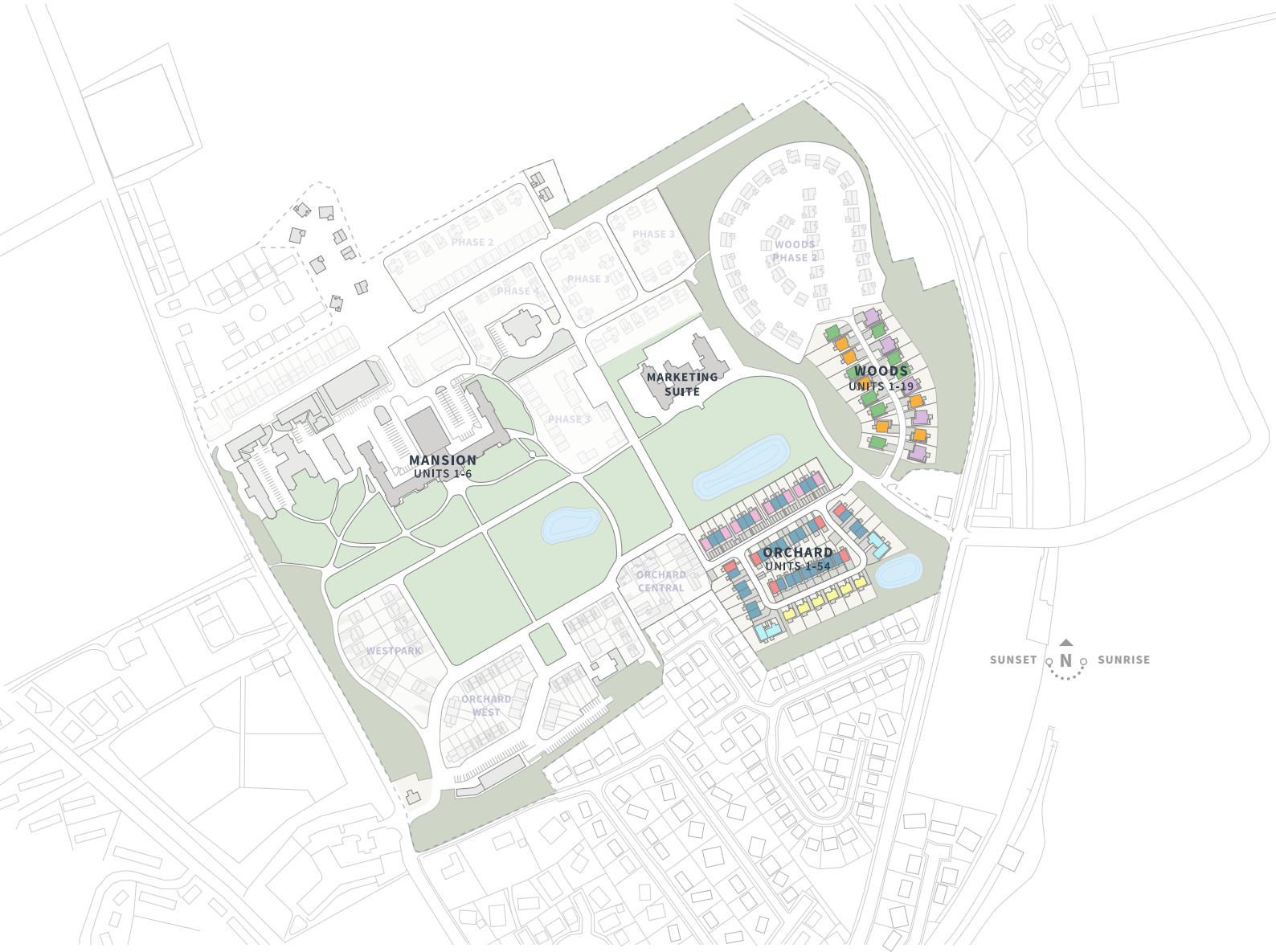
Contemporary designed Skirtings and facings to all rooms, finished in white.

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