



# SUNNYSIDE

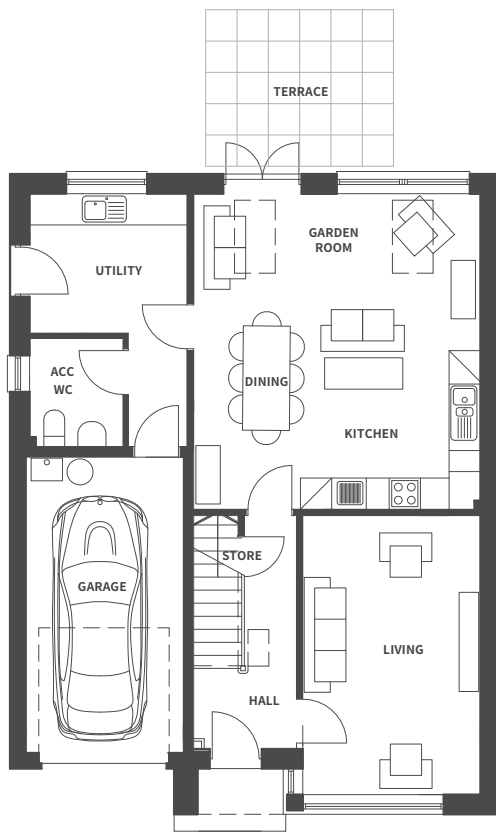
ESTATE



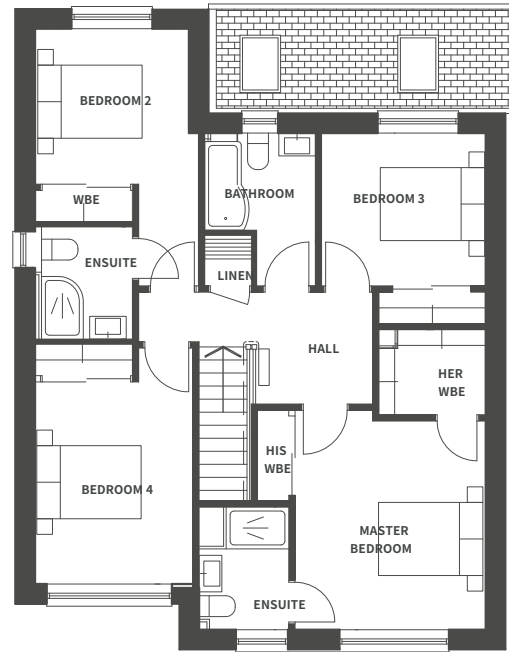
# Stoer

THE WOODS

# Floor Plans



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR DIMENSIONS

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

## FIRST FLOOR DIMENSIONS

|                         |             |                 |
|-------------------------|-------------|-----------------|
| Master Bedroom          | 3.7m x 4.2m | 11.9ft x 13.8ft |
| Master Bedroom En-Suite | 1.7m x 2.4m | 5.6ft x 7.7ft   |
| Bedroom 2               | 3.0m x 3.7m | 9.7ft x 12.1ft  |
| Bedroom 2 En-Suite      | 1.9m x 2.2m | 6.1ft x 7.1ft   |
| Bedroom 3               | 3.1m x 2.9m | 10.3ft x 9.6ft  |
| Bedroom 4               | 3.0m x 4.5m | 9.9ft x 14.8ft  |
| Linen                   | 0.9m x 1.0m | 2.9ft x 2.3ft   |
| Bathroom                | 2.1m x 2.9m | 6.9ft x 9.6ft   |

# 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.



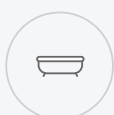
## LIGHTING & ELECTRICAL

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.



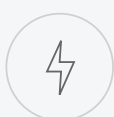
## BATHROOMS AND EN-SUITES

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.

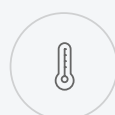


## SAFETY AND SECURITY

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

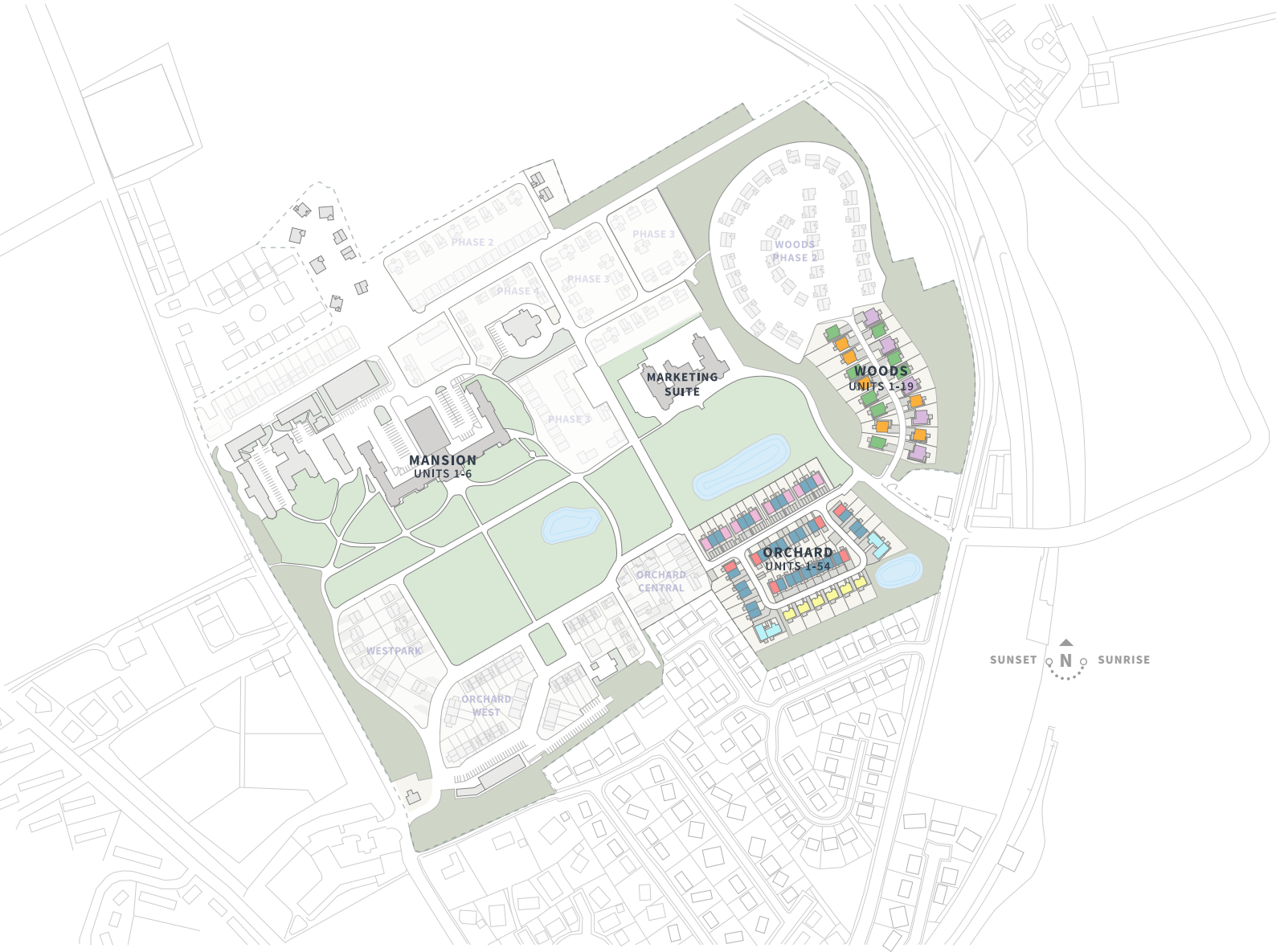
Contemporary designed Skirtings and facings to all rooms, finished in white.

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