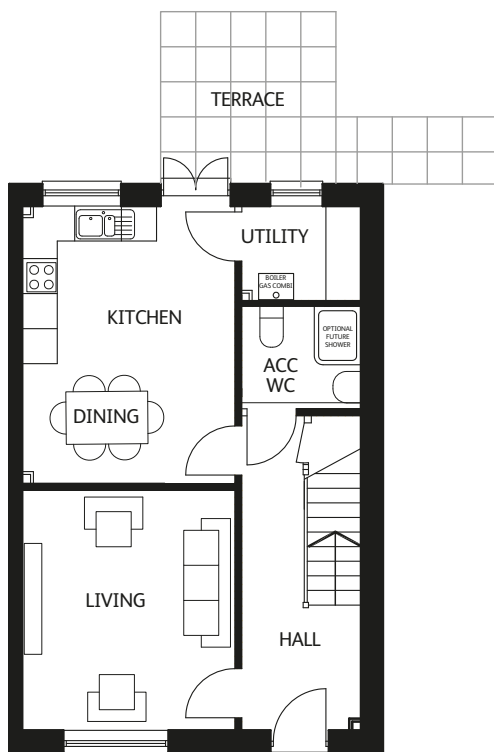
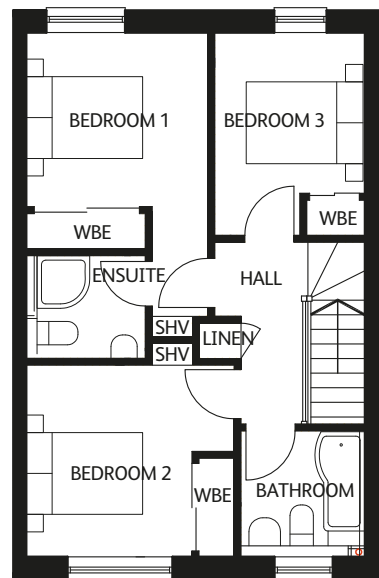




# THE TÍREE ORCHARD



GROUND FLOOR



FIRST FLOOR

## Ground Floor Dimensions:

|                  |              |                 |
|------------------|--------------|-----------------|
| Living           | 3.6m x 4.1m  | 11.9ft x 13.5ft |
| Kitchen & Dining | 3.6m x 4.7m  | 11.9ft x 15.6ft |
| ACC WC           | 2.00m x 1.7m | 6.7ft x 5.8ft   |
| Utility          | 2.0m x 1.6m  | 6.7ft x 5.3ft   |

## First Floor Dimensions:

|                    |             |                 |
|--------------------|-------------|-----------------|
| Bedroom 1          | 3.1m x 3.7m | 10.2ft x 12.1ft |
| Bedroom 1 En-Suite | 2.0m x 1.8m | 6.7ft x 5.7ft   |
| Bedroom 2          | 3.6m x 3.3m | 11.6ft x 10.7ft |
| Bedroom 3          | 2.6m x 3.5m | 8.4ft x 11.4ft  |
| Bathroom           | 2.1m x 2.1m | 6.9ft x 7.1ft   |
| Linen              | 0.6m x 1.6m | 2.0ft x 5.1ft   |

Total Area 100.8 sqm 1085.0 sqf

# SPECIFICATION

## ORCHARD

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 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.
- 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 contemporary sanitary ware complemented by chrome fittings.
- 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.

### INTERNAL FINISH & DECORATION

- Contemporary design skirtings and facings to all rooms, finished in white.
- Contemporary design pre-finished 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 Timeless white paint finish with ceilings finished in white; all matt finish.

### 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 externally, white internally, double glazed and thermally efficient.
- Composite high-performance front and rear doors, finished in grey externally, white internally, fitted with secure multi-point locking system.

### EXTERNALS

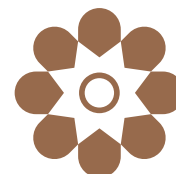
- Front garden turfed, back garden rotavated and seeded with beech hedging/post & wire fencing as boundary enclosure; rotary dryer installed and patio area to suit plot and house layout.
- Grey riven slabs as link paths.
- Driveway will be part paved & part gravel

### 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 C02 Rating).



**SUNNYSIDE**  
ESTATE

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