



ORCHARD BROOK

LONG MELFORD - SUFFOLK



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APARTMENTS 32 - 46

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# GROUND FLOOR

## APARTMENT 32

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6650 x 3370	21'9" x 11'
Bedroom 1	4250 x 2975	13'9" x 9'7"
Bedroom 2	2830 x 2780	9'2" x 9'1"

## APARTMENT 34

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6650 x 3795	21'9" x 12'4"
Bedroom	3000 x 3000	9'8" x 9'8"

## APARTMENT 36

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6185 x 5180	20'3" x 16'11"
Bedroom 1	4085 x 3350	13'4" x 10'9"
Bedroom 2	2885 x 2430	9' 5" x 7' 9"

## APARTMENT 38

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6650 x 3795	21'9" x 12'4"
Bedroom	3000 x 3000	9'8" x 9'8"

## APARTMENT 40

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6650 x 3795	21'9" x 12'4"
Bedroom	3000 x 3000	9'8" x 9'8"

## APARTMENT 33

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	7435 x 3795	24'3" x 12'4"
Bedroom	3000 x 3000	9'8" x 9'8"

## APARTMENT 35

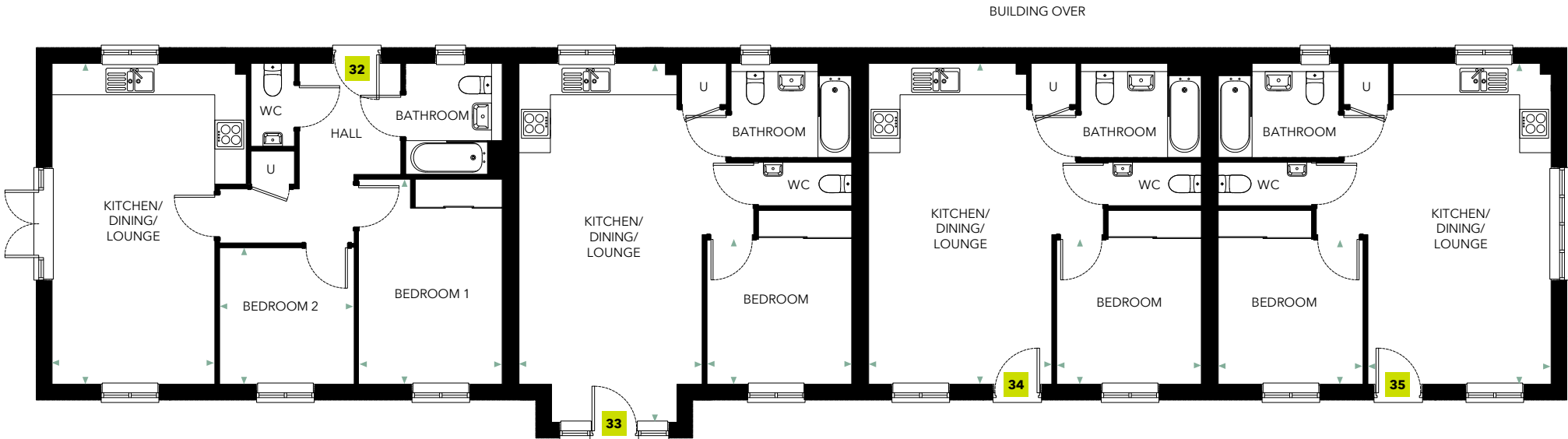
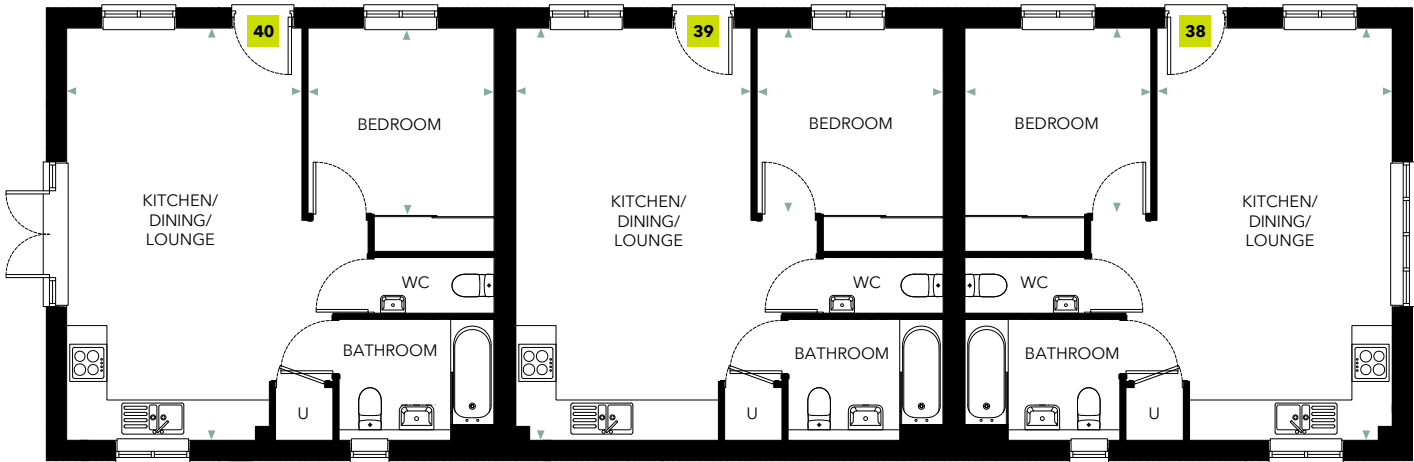
	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6650 x 3795	21'9" x 12'4"
Bedroom	3000 x 3000	9'8" x 9'8"

## APARTMENT 37

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6185 x 6080	20'3" x 19'11"
Bedroom 1	3350 x 3200	10'9" x 10'6"
Bedroom 2	2865 x 2450	9'3" x 8'

## APARTMENT 39

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6650 x 3790	21'9" x 12'4"
Bedroom	3000 x 3000	9'8" x 9'8"



FIRST FLOOR

APARTMENT 41

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	7435 x 4165	24'3" x 13'6"
Bedroom 1	3365 x 3200	11'0" x 10'4"
Bedroom 2	3200 x 2750	10'4" x 9'

APARTMENT 43

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	5350 x 5290	17'5" x 17'4"
Bedroom	3750 x 3690	12'3" x 12'1"

APARTMENT 45

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6650 x 4165	21'9" x 13'8"
Bedroom 1	4750 x 3365	15'5" x 11'
Bedroom 2	4750 x 2750	15'5" x 9'

APARTMENT 42

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6650 x 4195	21'9" x 13'7"
Bedroom 1	4750 x 3305	15'5" x 10'8"
Bedroom 2	4750 x 2750	15'5" x 9'

APARTMENT 44

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	5140 x 5680	16'8" x 18'7"
Bedroom	4760 x 4080	15'6" x 13'3"

APARTMENT 46

	Metric (mm)	Imperial
Lounge/Kitchen/Dining	6650 x 4195	21'9" x 13'7"
Bedroom 1	3200 x 3365	10'4" x 11'
Bedroom 2	3200 x 2690	10'4" x 8'8"



# SPECIFICATION

## YOUR NEW HOME

- Main entrance with video entry system
- Double glazed lockable white painted traditional timber windows
- Porch light to front
- Communal gardens laid to lawn and landscaping
- Communal corridors will be decorated and carpeted with energy efficient lighting
- Lift
- Landscaping within Orchard Brook will be completed in accordance with plans approved by local authority

## INTERIOR DÉCOR

- Walls finished in matt neutral "cream" with white ceilings and white gloss woodwork
- Four-panel moulded doors in white, with satin chrome ironmongery
- Fitted wardrobes with four-panel moulded doors in the master bedroom

## KITCHENS

- Fitted kitchen featuring contemporary doors in a range of colours\*
- Laminate worktops and upstands to be chosen to complement your cabinet choice\*
- Stainless steel single oven, gas hob and extractor hood
- Integrated fridge/freezer
- Stainless steel sink with mixer tap
- Plumbing for dishwasher
- LED downlights
- Plumbing for washing machine in utility cupboard

## BATHROOMS

- White Twyford sanitaryware with stylish chrome mixer taps
- Shower over bath with glass screen
- Chrome heated towel rail to bathroom
- Shaver socket to bathroom
- Half height tiling chosen from our range, to all walls where sanitaryware is fitted, with full height tiling to showers\*
- Ceramic tiled floors chosen from our range\*

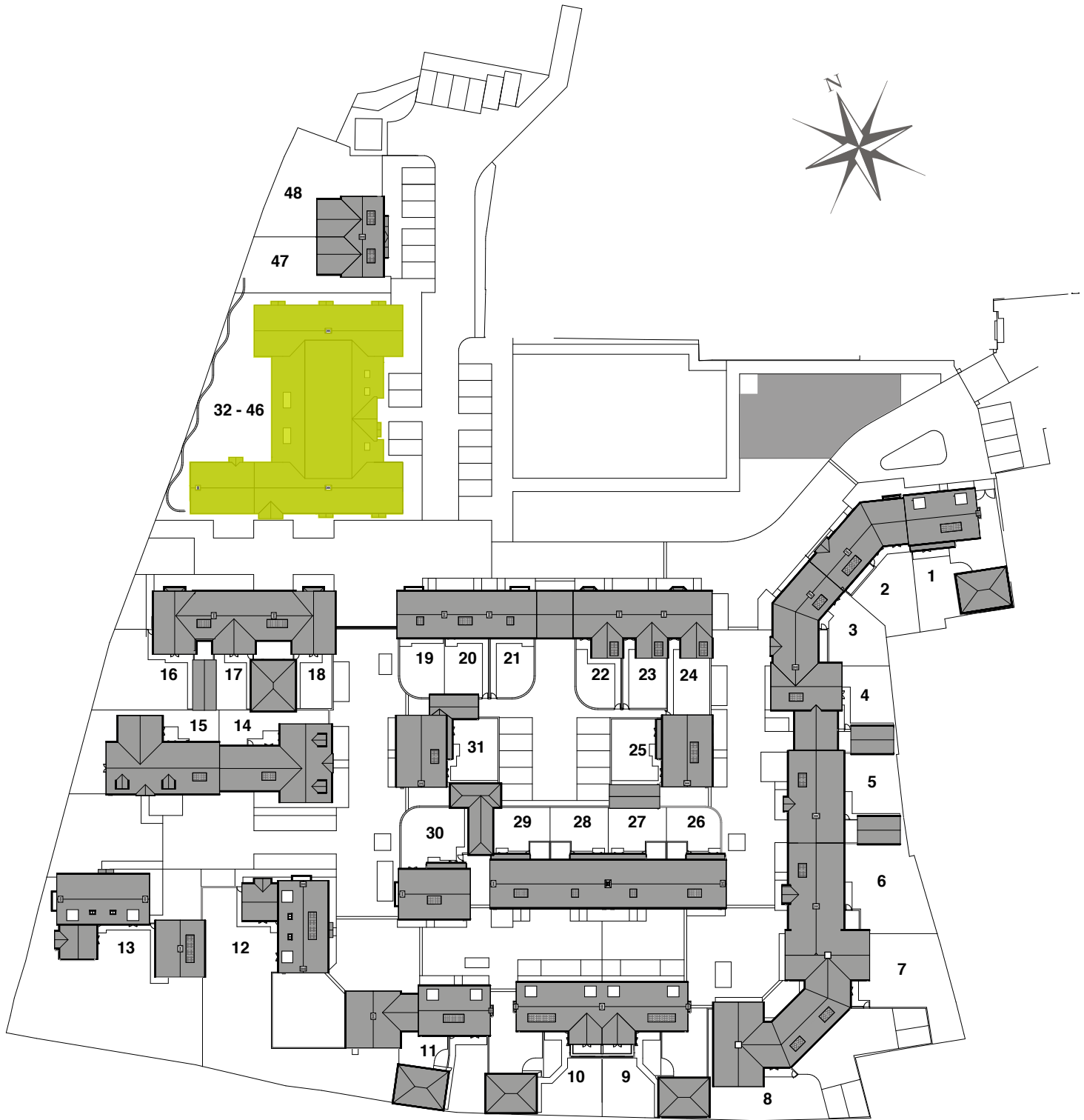
## HEATING, LIGHTING AND ELECTRICS

- Programmable gas central heating with radiators
- LED downlights illuminate kitchens, bathroom and entrance hall
- Pendant fixtures to lounge, dining and all bedrooms
- Sockets and switches in white
- Ample double sockets
- TV point in lounge and all bedrooms (Sky+ wiring to lounge and master bedroom)
- Telephone point
- Door bell
- Smoke alarm
- Heat detector
- CO<sub>2</sub> monitor
- Wiring for emergency call system

## PEACE OF MIND AND SERVICE

- 10 year structural warranty
- 24 hour emergency help line (for two years after completion)
- Handyman half day visit to fit curtain tracks, blinds, shelving and hang artwork after you complete
- Keybox for spare keys

\* Choices are offered subject to the stage of construction at the time of reservation.





Selling agent

DAVID  
BURR

Walnut Tree House, Hall Street,  
Long Melford CO10 9JG  
Telephone: 01787 883 144  
Website: [www.davidburr.co.uk](http://www.davidburr.co.uk)



Nicholas King Homes, 10 Penn Road, Beaconsfield, Buckinghamshire HP9 2LH  
Telephone: 01494 811800 Email: [sales@nkhomes.com](mailto:sales@nkhomes.com) Website: [www.nkhomes.com](http://www.nkhomes.com)

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