

# SPECIFICATION

## OUTSIDE YOUR NEW HOME

- Front doors painted in shades by Farrow & Ball with satin chrome ironmongery
- Double glazed lockable white painted traditional timber windows and French doors
- Porch light to front
- Light to rear garden patio
- Rear gardens laid to lawn
- Water tap
- Communal external lighting
- 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
- Gloss painted turned staircase spindles with oak stained handrail
- 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
- Stainless steel single oven, gas hob and extractor hood
- Integrated fridge/freezer
- Stainless steel sink with mixer tap
- Plumbing for dishwasher
- Plumbing for washing machine in utility cupboard
- LED downlights

## CLOAKROOM AND BATHROOM

- 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, cloakroom, bathroom and entrance hall
- Pendant fixtures to lounge, dining and all bedrooms
- Sockets and switches in white
- Ample double sockets
- TV points 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.



**ORCHARD BROOK**  
LONG MELFORD - SUFFOLK



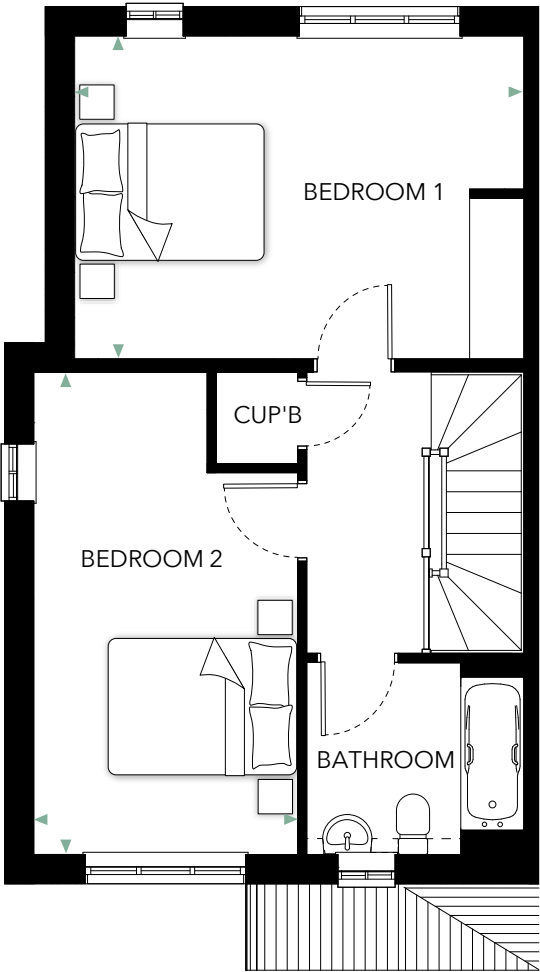
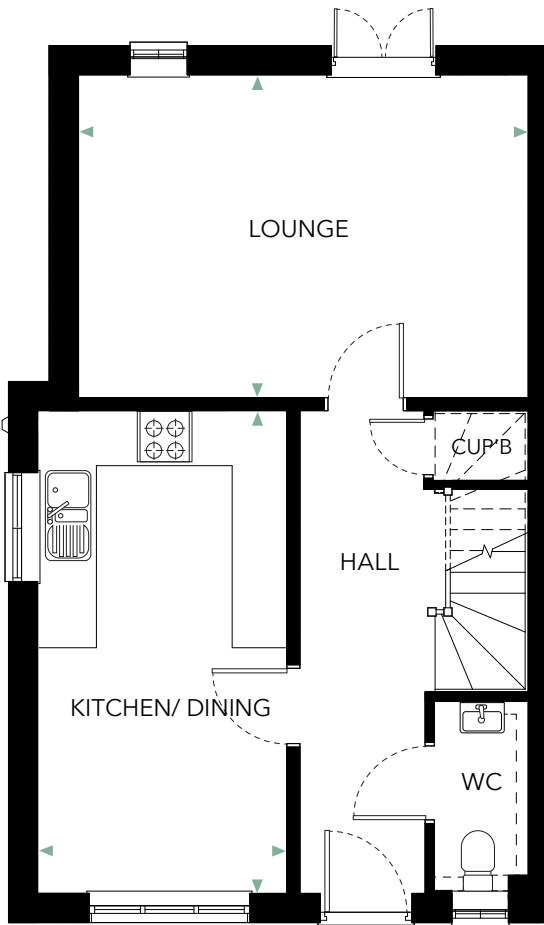
# HOUSES 47 & 48

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HOUSE 48 MIRROR IMAGE

## GROUND FLOOR

	Metric (mm)	Imperial
Lounge	4955 x 3555	16'3" x 11'7"
Kitchen/Dining	5315 x 2745	17'4" x 9'0"



## FIRST FLOOR

	Metric (mm)	Imperial
Bedroom 1	4950 x 3353	16'2" x 11'0"
Bedroom 2	5310 x 2905	17'4" x 9'5"

