

# Orbit Homes at Trelawny Place

Candlet Road, Felixstowe, Suffolk IP11 9GZ

# Development Layout



Development layout is not shown to scale and is given as a guide only. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print November 2024 OH/OHATP/SP/1124.

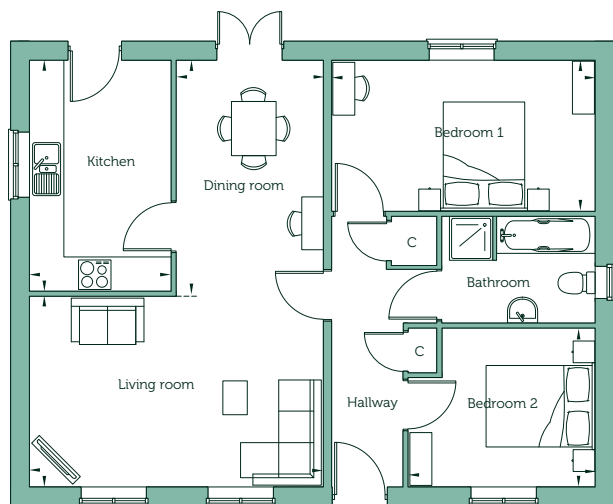
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## Ripley - Two Bedroom Bungalow

Plot 50, 51, 53, 71, and 72



### Ground Floor

|             |                  |               |
|-------------|------------------|---------------|
| Living Room | 10'11" x 16'11"  | 3.33m x 5.15m |
| Dining Room | 13'6" x 8'5"     | 4.11m x 2.56m |
| Kitchen     | 13'3" x 8'2"     | 4.05m x 2.48m |
| Bedroom 1   | 8'8" x 15'2"     | 2.65m x 4.63m |
| Bedroom 2   | 9'1" x 10'9" max | 2.77m x 3.27m |

|                     |           |            |
|---------------------|-----------|------------|
| Gross Internal Area | 810 sq ft | 72.25 sq m |
|---------------------|-----------|------------|

Handed Plots 50 and 72

### Key

C Cupboard

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print November 2024 OH/OHATP/FP/1124.



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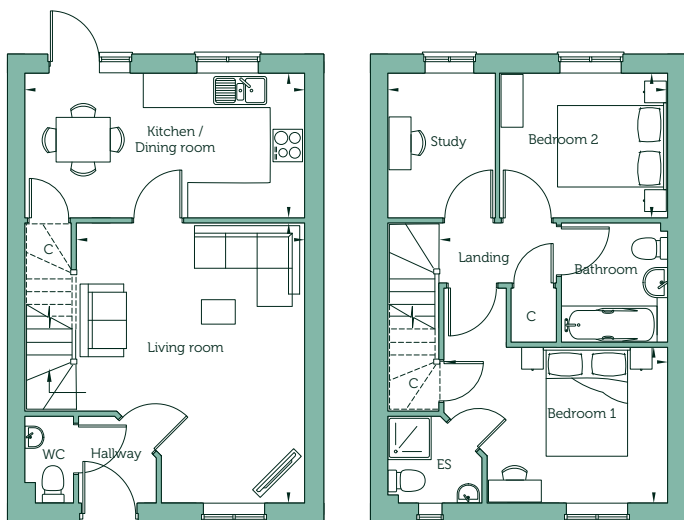
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## Danbury - Two Bedroom House

Plots 60 and 61



### Ground Floor

|                       |                     |               |
|-----------------------|---------------------|---------------|
| Living Room           | 16'1"max x 13'1"max | 4.91m x 4.00m |
| Kitchen / Dining Room | 8'4" x 16'2"        | 2.53m x 4.92m |

### First Floor

|           |                      |               |
|-----------|----------------------|---------------|
| Bedroom 1 | 8'11"max x 12'10"max | 2.72m x 3.91m |
| Bedroom 2 | 8'4" x 9'8"          | 2.53m x 2.94m |
| Study     | 8'4" x 6'1"          | 2.53m x 1.86m |

|                     |           |            |
|---------------------|-----------|------------|
| Gross Internal Area | 811 sq ft | 75.34 sq m |
|---------------------|-----------|------------|

Handed Plot 61

### Key

C Cupboard ES En Suite

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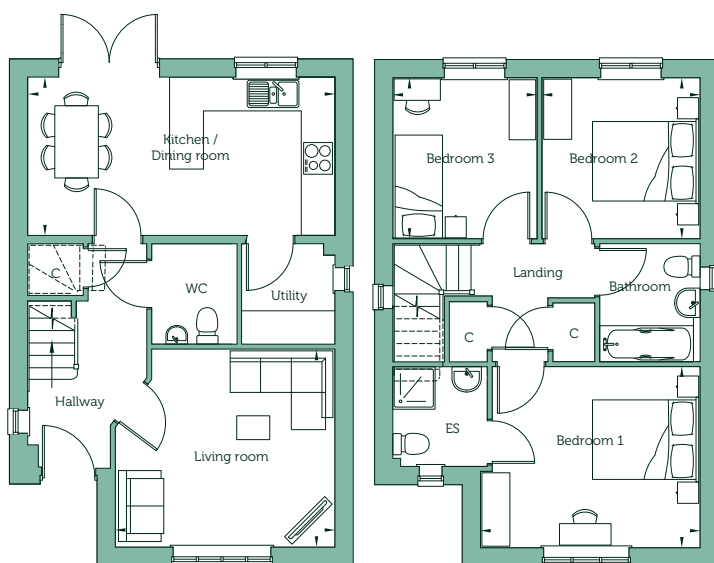
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## Sherwood - Three Bedroom House

Plots 62, 249 and 254



### Ground Floor

|                       |                     |               |
|-----------------------|---------------------|---------------|
| Living Room           | 11'8"max x 13'0"max | 3.55m x 3.95m |
| Kitchen / Dining Room | 9'4" x 18'1"        | 2.85m x 5.52m |

### First Floor

|           |                  |               |
|-----------|------------------|---------------|
| Bedroom 1 | 10'8"max x 13'0" | 3.24m x 3.95m |
| Bedroom 2 | 9'6" x 9'3"      | 2.90m x 2.83m |
| Bedroom 3 | 9'6" x 8'6"      | 2.90m x 2.58m |

|                     |           |            |
|---------------------|-----------|------------|
| Gross Internal Area | 968 sq ft | 89.93 sq m |
|---------------------|-----------|------------|

Handed Plot 254

### Key

C Cupboard ES En Suite

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# Specification



## Kitchen

- Fully-fitted kitchen with a range of soft close wall and base units
- Laminate worktops with matching upstands
- Stainless steel sink with mixer tap
- Stainless steel electric oven, gas hob and stainless steel cooker hood
- Space for fridge/freezer
- Plumbing for washing machine

## Bathroom, cloakroom and en suite

- Contemporary white sanitaryware with chrome-finished fittings
- Thermostatically controlled shower to en suite
- Extractor fan to bathroom and en suite
- Splashbacks to basin in WC
- Splashback to sanitaryware walls in bathroom and en suite
- Splashback to bath and full height tiled shower where separate enclosure only
- Heated towel rail

## Plumbing

- Gas-fired combination boiler
- Thermostatically controlled radiators to main rooms

## Electrical

- Media plate TV and telecommunications point to living room
- TV point to bedroom one
- Downlighters to kitchen
- Pendant or batten lights with low-energy bulbs to remainder of rooms
- Mains-wired smoke detector and alarm
- Double electrical sockets to all main rooms
- External light to front of property
- Doorbell

## Windows and doors

- PVCu double-glazed E-glass lockable windows (excluding escape windows)
- GRP-skinned external doors with three-point locking
- French doors to garden with three-point locking

## Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white
- White internal doors
- Staircase handrails in white
- Amtico flooring to kitchen, utility, bathroom, en suite, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

## General

- All homes rated EPC B
- Photovoltaic panels to selected homes
- EV charger infrastructure
- 1.8m fence to rear gardens with gate
- Landscaping to front garden
- Turf to rear garden
- 10-year NHBC Buildmark Choice warranty



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