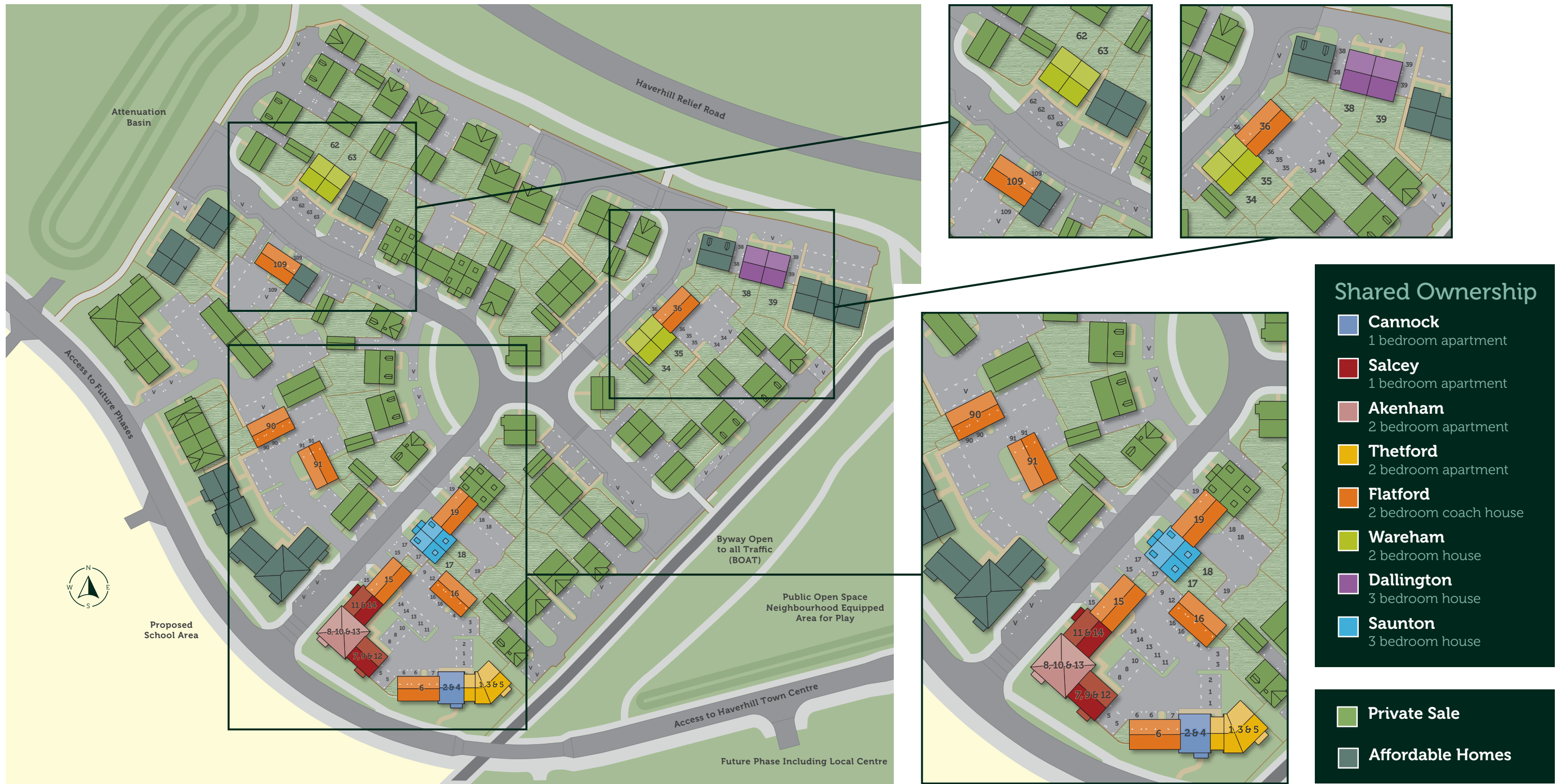


# Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD

# 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 June 2025. OH/OHABP/SP/0625.

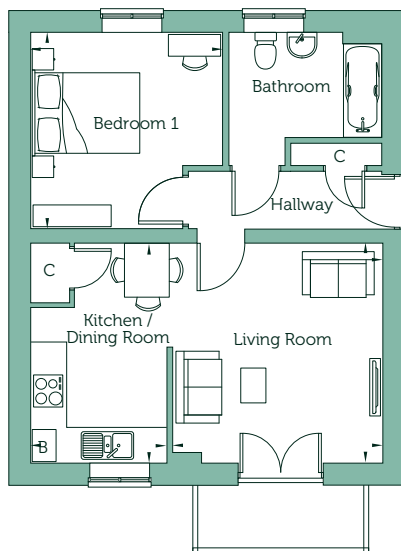
# Orbit Homes at Boyton Place

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## Cannock - One Bedroom Apartment

## Plots 2 and 4

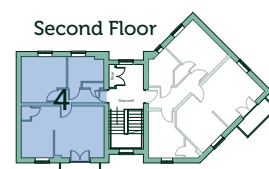
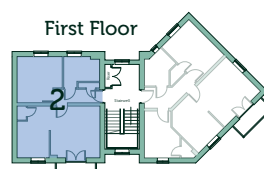
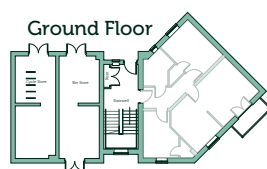


Living Room	13'3" x 12'6"	4.03m x 3.82m
Kitchen / Dining Room	13'3" x 8'4"	4.03m x 2.53m
Bedroom 1	11'10" x 11'7"	3.60m x 3.54m
Gross Internal Area	543 sq ft	50.46 sq m

### Key

C Cupboard B Boiler

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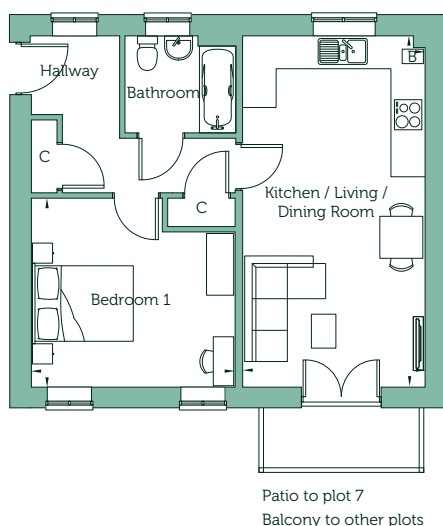
# Orbit Homes at Boyton Place

Haverhill Road, Little Wrating, Haverhill, Suffolk CB9 7UD



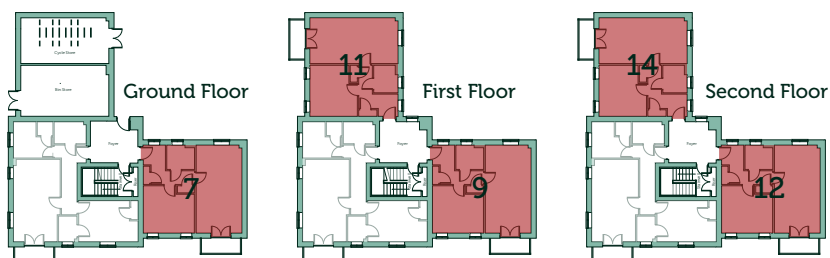
## Salcey - One Bedroom Apartment

Plots 7, 9, 11, 12 and 14



Kitchen / Living / Dining Room	22'7" x 11'9"	6.89m x 3.57m
Bedroom 1	12'2" x 13'0"	3.71m x 3.95m
Gross Internal Area	560 sq ft	52.0 sq m

Handed Plot 11 and 14



### Key

C Cupboard B Boiler

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# Orbit Homes at Boyton Place

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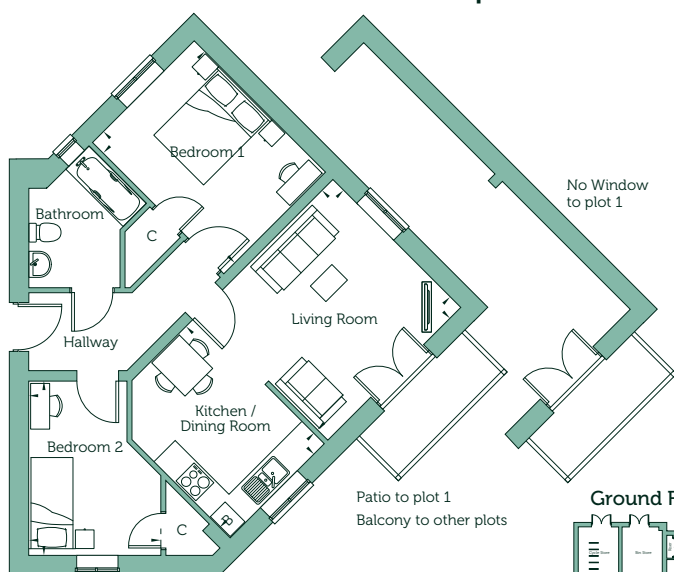


CGI of house type from another plot, elevational treatments will vary.

## Thetford - Two Bedroom Apartment

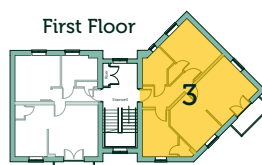
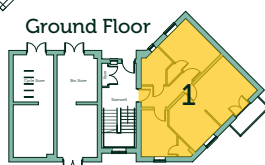
## Plots 1, 3 and 5

Living Room	12'4" x 12'10"	3.77m x 3.92m
Kitchen / Dining Room	12'4" x 9'1"	3.77m x 2.78m
Bedroom 1	12'8" x 9'9"	3.86m x 2.98m
Bedroom 2	12'0" x 9'1"	3.65m x 2.77m
Gross Internal Area	671 sq ft	62.40 sq m



### Key

C Cupboard B Boiler



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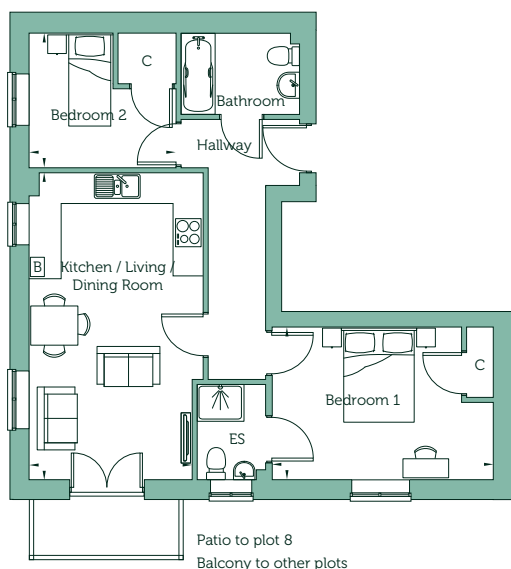
# Orbit Homes at Boyton Place

Haverhill Road, Little Wrating, Haverhill, Suffolk CB9 7UD



## Akenham - Two Bedroom Apartment

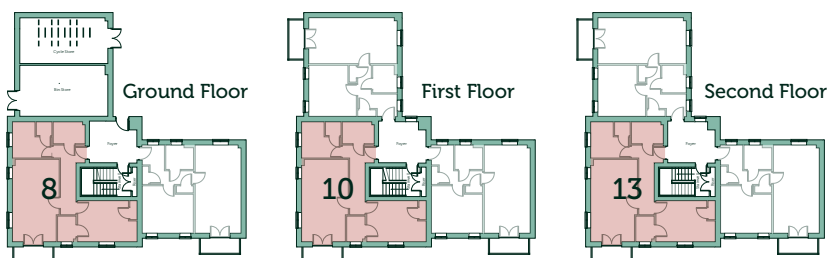
Plots 8, 10 and 13



Kitchen / Living / Dining Room	21'1" x 11'1"	6.42m x 3.39m
Bedroom 1	10'2" x 14'9"	3.10m x 4.50m
Bedroom 2	9'3"max x 10'1"max	2.82m x 3.08m
Gross Internal Area	667 sq ft	62 sq m

### Key

C Cupboard B Boiler ES En Suite



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# Orbit Homes at Boyton Place

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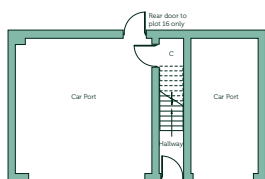
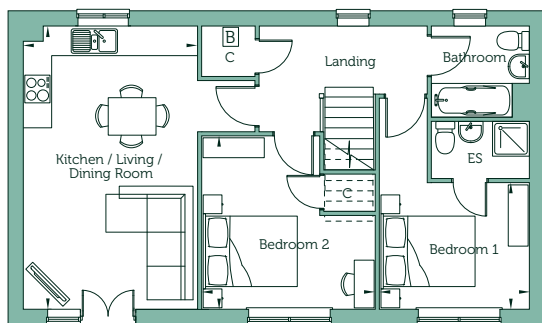
## Flatford - Two Bedroom Coach House

Plots 6, 15, 16 and 19

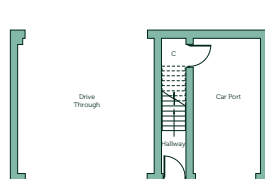
### First Floor

Kitchen / Living / Dining Room	19'7" x 12'0"	5.97m x 3.67m
Bedroom 1	8'8" x 10'4"	2.64m x 3.16m
Bedroom 2	12'0" x 11'11"	3.66m x 3.64m
Gross Internal Area	689 sq ft	64.0 sq m

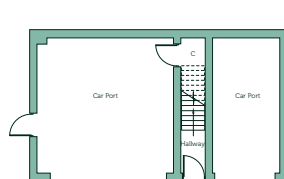
Handed Plots 6 and 19



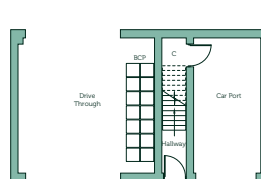
Plots 16 and 12



Plot 15



Plot 6



Plot 19

### Key

C Cupboard B Boiler ES En Suite BCP Bin Collection Point

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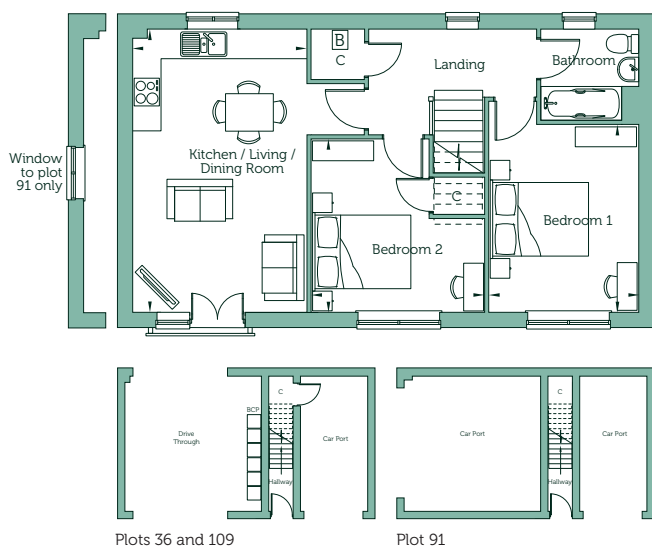
# Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



## Flatford - Two Bedroom Coach House

Plots 36, 91 and 109



### First Floor

Kitchen / Living / Dining Room	19'7" x 12'0"	5.97m x 3.67m
Bedroom 1	13'0" x 10'4"	3.96m x 3.16m
Bedroom 2	12'0" x 11'11"	3.66m x 3.64m
Gross Internal Area	689 sq ft	64.0 sq m

Handed Plot 109

### Key

C Cupboard B Boiler BCP Bin Collection Point

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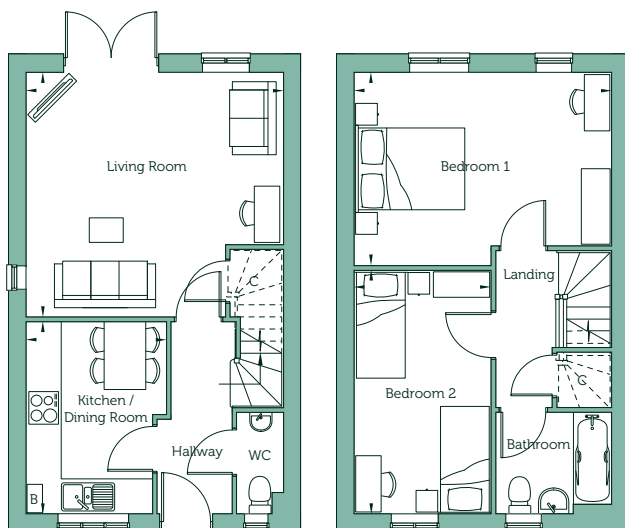
# Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



## Wareham - Two Bedroom House

Plots 34, 35, 62 and 63



### Ground Floor

Living Room 14'11"max x 15'8"max 4.54m x 4.78m

Kitchen / Dining Room 11'9"max x 8'6"max 3.57m x 2.58m

### First Floor

Bedroom 1 11'9"max x 15'8"max 3.59m x 4.78m

Bedroom 2 14'10" x 8'4" 4.52m x 2.54m

Gross Internal Area 859 sq ft 79.8 sq m

Handed Plots 34 and 63

### Key

C Cupboard B Boiler

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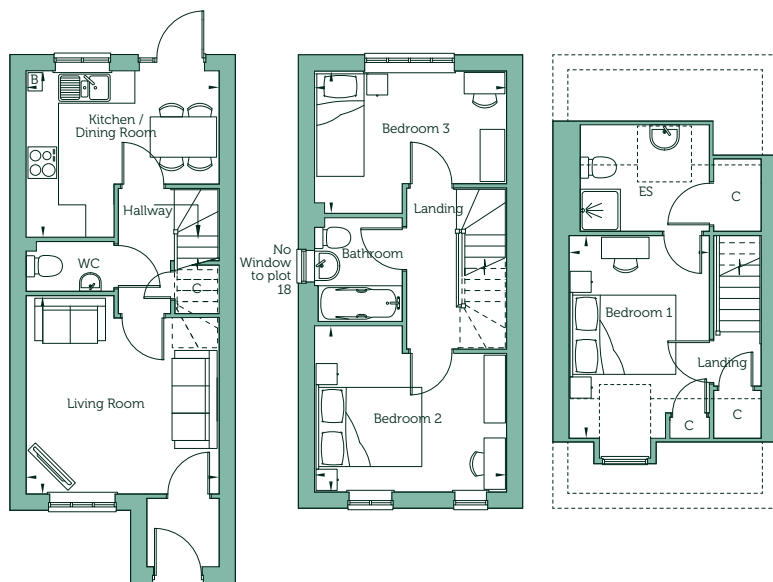
# Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



## Saunton - Three Bedroom House

Plots 17 and 18



### Ground Floor

Living Room	13'0"max x 12'9"max	3.97m x 3.88m
Kitchen / Dining Room	10'11"max x 12'9"max	3.33m x 3.88m

### First Floor

Bedroom 2	10'11"max x 12'9"max	3.34m x 3.88m
Bedroom 3	9'5"max x 12'9"max	2.86m x 3.88m

### Second Floor

Bedroom 1	13'4" x 9'3"	4.07m x 2.82m
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Gross Internal Area	1007 sq ft	93.6 sq m
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Handed Plot 17

### Key

C Cupboard B Boiler ES En Suite

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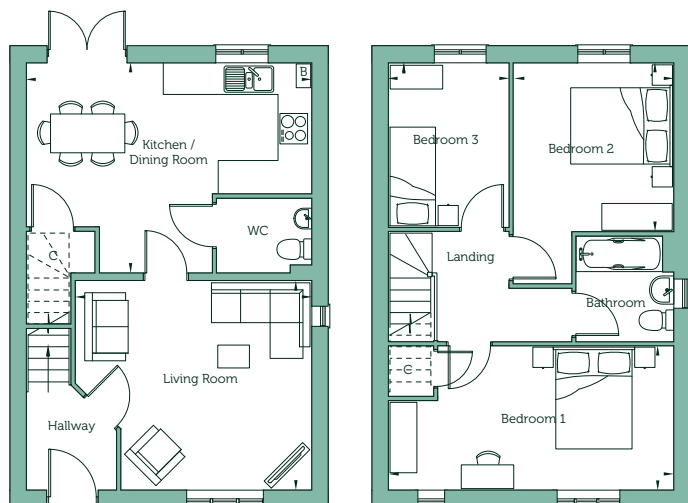
# Orbit Homes at Boyton Place

Haverhill Road, Little Wratting, Haverhill, Suffolk CB9 7UD



## Dallington - Three Bedroom House

Plots 38 and 39



### Ground Floor

Living Room	13'5"max x 15'1"max	4.08m x 4.61m
Kitchen / Dining Room	13'6"max x 18'3"max	4.11m x 5.57m

### First Floor

Bedroom 1	9'1"max x 18'3"max	2.77m x 5.57m
Bedroom 2	10'10"max x 10'3"max	3.30m x 3.12m
Bedroom 3	10'6"max x 7'8"max	3.20m x 2.34m

Gross Internal Area	1014 sq ft	94.2 sq m
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Handed Plot 39

### Key

C Cupboard B Boiler

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# Orbit Homes at Boyton Place

Haverhill Road, Little Wrating, Haverhill, Suffolk CB9 7UD

# Specification



## Kitchen

- Fully-fitted kitchen with a range of soft close wall and base units
- Laminate worktops with tiled splashback
- 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
- Full height wall tiling to bath sides and separate shower enclosures
- Heated towel rail
- Shaver point to main bathroom

## Plumbing

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

## Electrical

- Media plate TV and telecommunications point to living room
- FibreNest fibre-to-the-home infrastructure providing access to ultrafast 500Mb broadband (monthly cost applies on sign-up)
- TV point to bedroom one
- Lighting bar with 4 spotlights and under pelmet lighting to kitchen
- Bulkhead low energy light fittings to all other rooms
- Mains operated smoke detector and carbon monoxide alarm
- Double electrical sockets to all main rooms
- External light to front and rear (houses only)
- Doorbell (houses only)
- Fused spur for alarm (houses only)

## 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
- Vinyl flooring to kitchen, bathroom and cloakroom
- Carpets to all remaining areas

## General

- All homes rated EPC B
- Photovoltaic panels (houses only)
- EV charger to infrastructure (houses only)
- 1.8m fence to rear gardens (houses only)
- Bicycle storage shed to rear (houses only)
- Landscaping to front garden (houses only)
- Turf to rear garden (houses only)
- External tap (houses only)
- 10-year NHBC Buildmark Choice warranty



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