



Orbit Homes at Porters Grove Specification

Kitchen

- Kitchen units with brushed chrome handles and 40mm laminate worktops
- Lockable wall unit to high level kitchen cupboard
- Single integrated oven and induction hob
- Integrated extractor hood and stainless steel splashback
- Stainless steel sink, waste and tap
- Integrated fridge/freezer
- Integrated dishwasher
- Space for washing machine/dryer

Cloakroom

- Roca close coupled toilet
- Hand basin with mixer tap
- Tiled splashback to hand basin

Bathroom

- Roca close coupled toilet
- Hand basin with mixer tap
- Roca bath with pop-up waste and mixer taps
- Chrome thermostatic shower over bath
- Hinged glass shower screen
- Full height tiling to bath and splashback to hand basin
- Chrome towel radiator
- Shaver socket
- Lockable mirrored cabinet to bathroom

Plumbing

- Ideal Logic Combination boiler
- Dual zoned 3 way heating programmer
- Thermostatically controlled radiators

Electrical

- TV point to living/family room and bedroom 1
- Telephone point to living/family room
- Network point to living room and data points to all bedrooms
- Fibre to property (FTP)
- Mains powered heat detectors with battery back-up
- Battery powered carbon monoxide detector
- 6 white recessed spotlights to kitchen
- 4 white recessed spotlights to bathroom
- Pendant lighting to living/dining room, hallways, landing and bedrooms
- PIR wall light to front and rear entrance
- EV charging point to side of property (plots 22, 23, 36 & 89 only)

Windows and Doors

- Multipoint locking front and rear door
- PVCu double glazed windows

Internal

- Vinyl flooring to wet rooms
- Carpet to non-wet rooms
- Walls and ceilings in Crown White Matt Emulsion
- Woodwork in white satin
- Fitted wardrobe to bedroom 1

General

- Landscaping to front gardens
- Turf and paved patio to rear gardens
- Cycle store to rear gardens
- 1.8m closeboard fence to rear garden
- 10-year NHBC Buildmark Choice warranty (plus additional 2 years)

