

Orbit Homes at Prince's Park

Salhouse Road, Rackheath, Norwich, Norfolk NR13 6PG

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 October 2024 OH/OHAPP/SP/1024.

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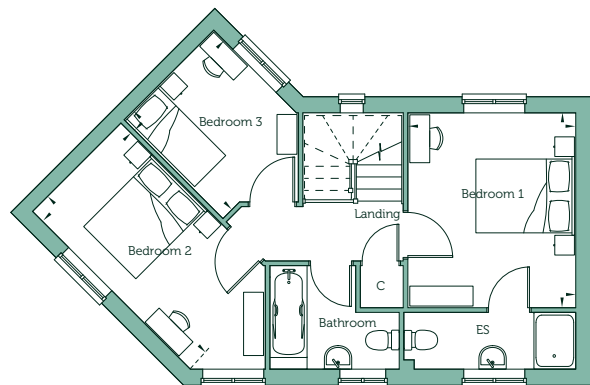
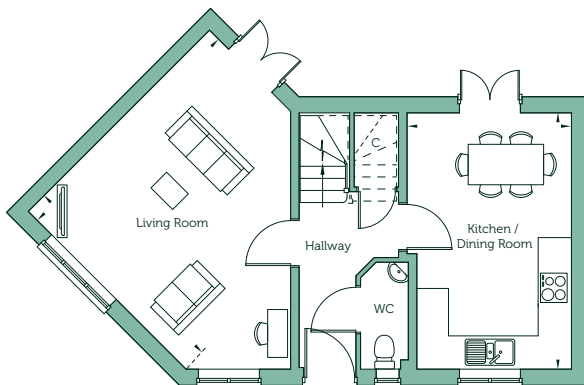
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CGI of house type from another plot, elevational treatments will vary

Redcar - Three Bedroom House

Plots 26, 27, 32 and 33



Ground Floor

Living Room	15'7"max x 13'7"max	4.75m x 4.13m
Kitchen / Dining Room	15'7" x 10'0"max	4.75m x 3.06m

First Floor

Bedroom 1	11'10" x 10'2"	3.61m x 3.10m
Bedroom 2	7'7" x 13'7"max	2.30m x 4.13m
Bedroom 3	7'8" x 8'6"	2.33m x 2.58m

Gross Internal Area	969 sq ft	90 sq m
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Key

C Cupboard ES En Suite

Handed Plots 26 and 32

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 October 2024 OH/OHAPP/FP/1024.



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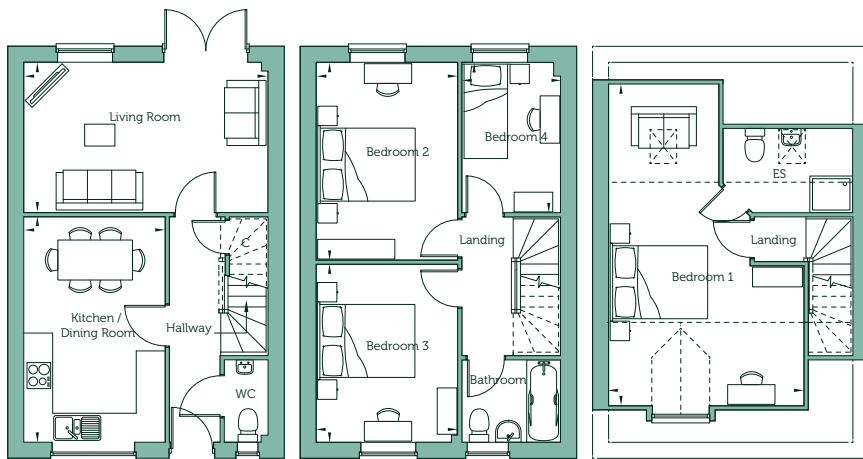
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Leicester - Four Bedroom House

Plots 11, 12, 13 and 14



Ground Floor

Living Room	10'2" x 16'8"	3.11m x 5.07m
Kitchen / Dining Room	15'3" x 9'7"	4.66m x 2.92m

First Floor

Bedroom 2	13'5" x 9'7"	4.09m x 2.93m
Bedroom 3	12'1" x 9'7"	3.68m x 2.93m
Bedroom 4	10'2" x 6'8"	3.11m x 2.04m

Second Floor

Bedroom 1	21'9" x 13'3"	6.64m x 4.04m
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Gross Internal Area 1187 sq ft 110 sq m

Key

C Cupboard ES En Suite

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Handed Plots 12 and 14



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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
- Half height tiling to sanitaryware walls

Plumbing

- Gas-fired combination boiler
- Radiators in all main rooms
- Thermostatically controlled radiators to main rooms

Electrical

- Media plate TV and telecommunications point to living room
- TV point to bedroom one
- Downlighters to kitchen, WC, bathroom and ensuite
- 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
- Two parking spaces to three bedroom homes
- Single garage and two parking spaces to four bedroom homes
- 1.8m fence to rear gardens with gate
- Landscaping to front garden
- Turf to rear garden
- Patio to rear garden
- External tap
- 10-year NHBC Buildmark Choice warranty



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