

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.

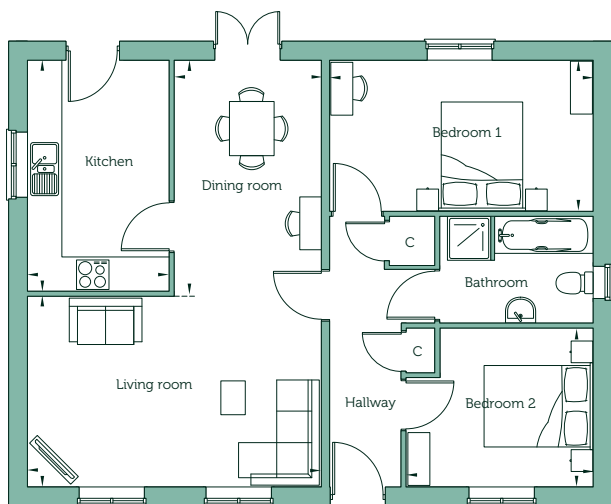
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Ripley - Two Bedroom Bungalow

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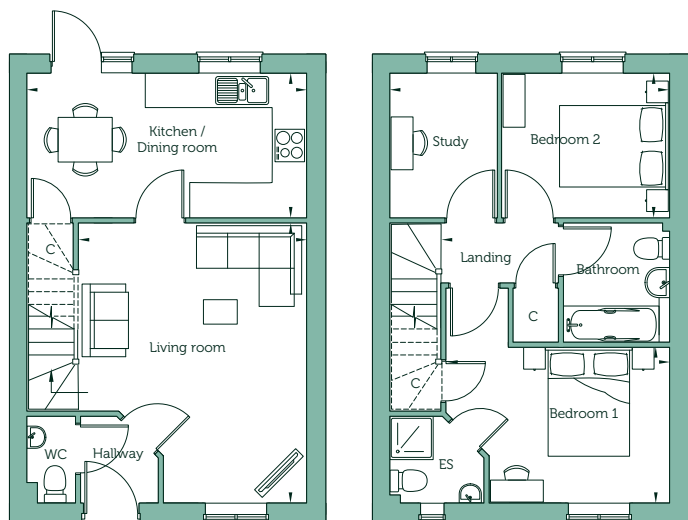
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CGI of house type from another plot. elevational treatments will vary

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
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Handed Plot 61

Key

C Cupboard ES En Suite

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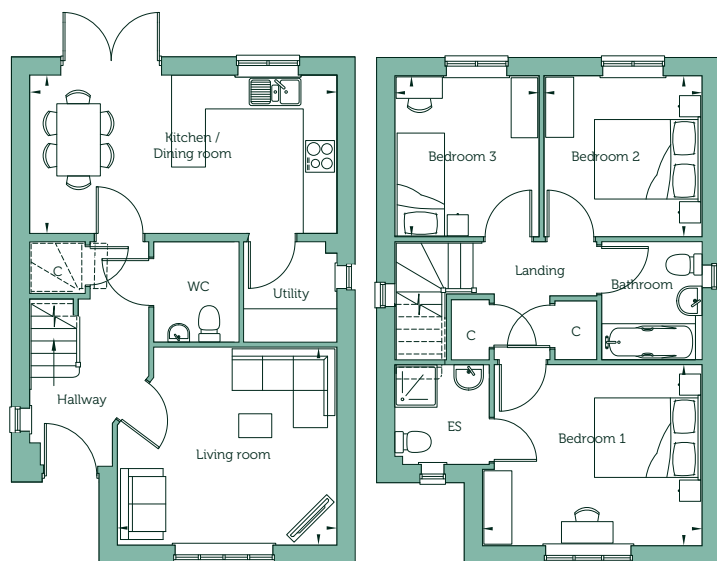
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CGI of house type from another plot, elevational treatments will vary

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
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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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