

# Orbit Homes at Kett's Meadow

Coachmaker Way, Hethersett, Norwich, Norfolk NR9 3GP

# Development Layout



**Shared Ownership**

|  |                         |
|--|-------------------------|
| <b>Attleborough</b><br>1 bedroom house | <b>Private Sale</b>     |
| <b>Chedgrave</b><br>2 bedroom house    | <b>Affordable Homes</b> |
| <b>Coltishall</b><br>3 bedroom house   |                         |

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 March 2025. OH/OHAKM/SP/0325.



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# Orbit Homes at Kett's Meadow

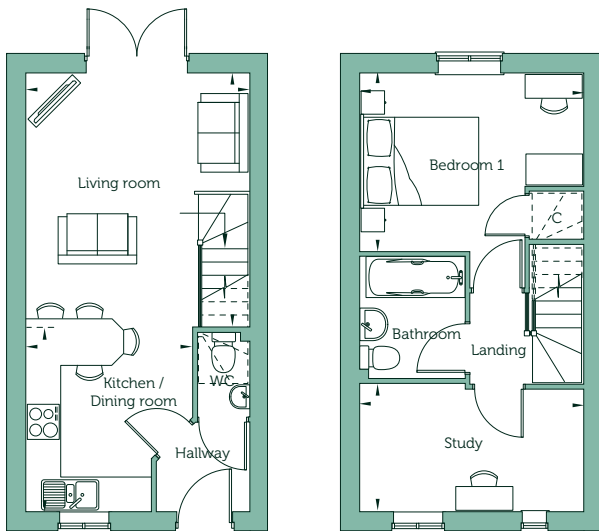
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CGI depicts plots 100 (Chedgrave), 101 (Attleborough) and 102 (Chedgrave)

## Attleborough - One Bedroom House

Plot 101



### Ground Floor

|                            |                     |                   |
|----------------------------|---------------------|-------------------|
| Living / Dining Room       | 14'6" x 12'9"       | 4.41m x 3.89m     |
| Kitchen                    | 10'2" x 9'5"        | 3.09m x 2.88m     |
| Bedroom 1                  | 10'1"max x 12'9"max | 3.06m x 3.89m     |
| Study                      | 7'2"max x 12'9"     | 2.19m x 3.89m     |
| <b>Gross Internal Area</b> | <b>635 sq ft</b>    | <b>59.00 sq m</b> |

### 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 March 2025. OH/OHAKM/FP/0325.



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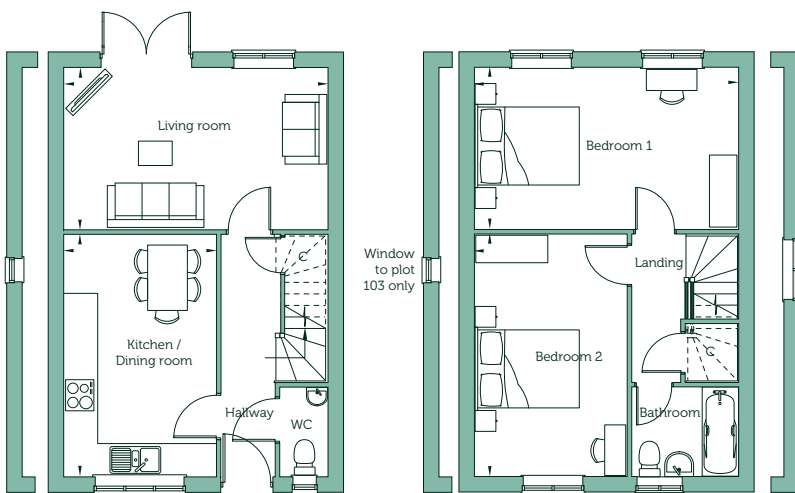
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## Chedgrave - Two Bedroom House

Plots 55, 58, 100, 102, 103 and 105



### 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 1 | 10'2" x 16'8" | 3.11m x 5.07m |
| Bedroom 2 | 15'3" x 9'7"  | 4.66m x 2.92m |

Gross Internal Area 874 sq ft 81.00 sq m

Handed Plot 100 and 105

### Key

C Cupboard

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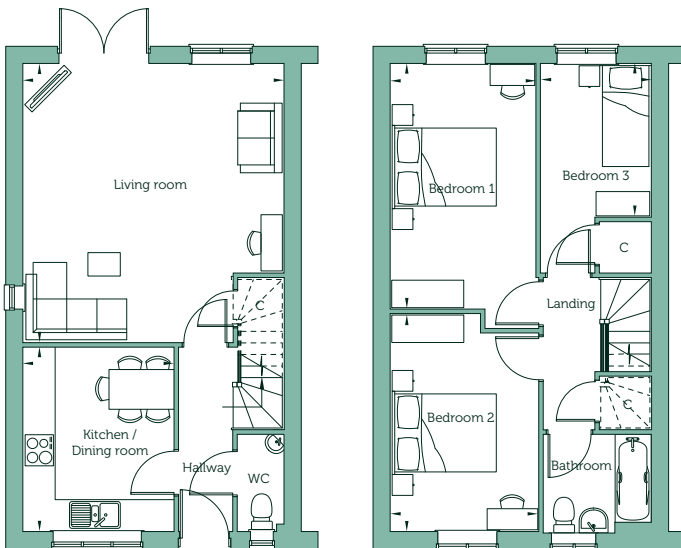
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CGI depicts plots 40 (Coltishall), 41 (Chedgrave), 42 (Chedgrave) and 43 (Coltishall)

## Coltishall - Three Bedroom House

Plots 40 and 43



### Ground Floor

|                      |                       |               |
|----------------------|-----------------------|---------------|
| Living / Dining Room | 17'9" max x 16'8" max | 5.41m x 5.07m |
| Kitchen /            | 11'9" x 9'6"          | 3.57m x 2.89m |

### First Floor

|           |                 |               |
|-----------|-----------------|---------------|
| Bedroom 1 | 15'7" x 9'3"    | 4.76m x 2.82m |
| Bedroom 2 | 13'10" x 9'5"   | 4.22m x 2.87m |
| Bedroom 3 | 9'5" min x 7'0" | 2.97m x 2.14m |

|                     |            |            |
|---------------------|------------|------------|
| Gross Internal Area | 1007 sq ft | 94.00 sq m |
|---------------------|------------|------------|

Handed Plot 43

### Key

C Cupboard

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# Orbit Homes at Kett's Meadow

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# Specification



## Kitchen

- Fully-fitted kitchen with a range of wall and base units
- Laminate worktops with matching upstands
- Stainless steel sink with mixer tap
- Stainless steel electric oven, ceramic 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
- Extractor fan to bathroom
- Splashbacks to basin in WC
- Splashback to sanitaryware walls in bathroom
- Full height wall tiling to bath sides and separate shower enclosures
- Heated towel rail
- Lockable mirrored cabinet
- Shaver point to bathroom

## 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
- Lighting bar with 4 spotlights to kitchen
- Bulkhead low energy light fittings to all other rooms
- Mains operated smoke detector and carbon monoxide alarm
- USB sockets to kitchen, lounge & bedroom one
- Double electrical sockets to all main rooms
- External light to front and rear of property
- Doorbell
- Fused spur for alarm

## Windows and doors

- PVCu double-glazed E-glass lockable windows (excluding escape windows)
- 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
- Karndean flooring to kitchen, bathroom and cloakroom
- Carpets to all remaining areas

## General

- Photovoltaic panels to all homes
- EV charger to all homes
- Fence to rear gardens with gate
- Landscaping to front garden
- Turf to rear garden
- External tap
- 10-year NHBC Buildmark Choice warranty



Orbit Homes reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Images shown are from similar show homes. Information correct at time of going to print March 2025 OH/OHAKM/SS/0325.