

Orbit Homes at Highwoods View

Kitchen

- Kitchen wall & base units with laminate worktops
- Under wall unit lighting
- Single bowl sink with chrome waste & tap
- Integrated single oven
- Ceramic hob
- Stainless steel extractor hood & splashback
- Integrated fridge/freezer
- Removable unit for future dishwasher installation
- Washing machine space

Bathroom

- Roca close coupled toilet & hand basin
- Roca bath with chrome mixer taps
- Thermostatic shower over bath
- Hinged glass shower screen
- Full height tiling to bath
- Tiled splashback to hand basin
- Chrome towel radiator
- Shaver socket
- Mirrored cabinet to bathroom

Mechanical

- Combi boiler to all houses & block 1 apartments, providing central heating
- Exhaust Air Heat Pump (EAHP), hot water cylinder & electrical radiators to plot 65 only
- Mechanical Ventilation Heat Recovery (MVHR) unit to plots 4, 5, 32, 33, 65, 85 & 86
- Decentralised Mechanical Extract Ventilation (dMEV) to all other plots

Electrical

- TV point to living area & bedroom 1
- Data points to living area & all bedrooms
- Fibre to property
- PIR wall light to front & rear
- Batten lamp holder to kitchen & bathrooms
- Pendant lighting to all other rooms
- Mains operated smoke/heat detector with battery back-up

Internal

- Multipoint locking front door
- PVCu double glazed windows
- Woodwork & ceilings painted white
- Walls painted Magnolia
- Vinyl flooring to wet rooms
- Carpet to non-wet rooms

General

- Patio & turf to rear gardens (houses only)
- Landscaped front gardens as per soft landscaping drawings (houses only)
- Cycle shed to rear garden (houses only)
- Outside tap (houses only)
- 1.8m timber rear boundary fence
- Photovoltaic roof panels
- Electric vehicle charging point*
- 12-year NHBC warranty

*Please speak to our Sales Consultants for plot specific details.



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

Making it your home, together