



# Orbit Homes at Rosewood Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall & base units
- 22mm square edge laminate worktops
- Stainless steel single oven
- Induction hob
- Concealed extractor hood
- Microwave (4 bed houses only)
- Single sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher
- Space for a washer/dryer

## Bathroom, Cloakroom & En Suite

- Contemporary Roca white sanitaryware with chrome brassware
- Shower over bath with glass screen & full-height tiling around bath
- Separate glass shower cubicle with full-height tiling (The Hawthorn & The Chestnut)
- 1.2m height tiling to all other walls with sanitaryware
- Heated ladder radiator to bathrooms
- Lockable mirror-fronted vanity cupboard with shaver socket

## Electrical & Plumbing

- Media plate to living area (TV/telephone point, data outlet & USB sockets)
- Data point to living area & all bedrooms
- Additional TV point to bedroom 1
- Fibre to property
- PIR light to front door & switch to external rear light (houses)
- PIR light to balcony (The Wisteria & The Camellia)
- Electric car charging points\*
- Pendant & downlights throughout
- LED under-cupboard lighting to kitchen
- Solar PV panels (houses)
- Gas fired central heating with combination boiler (2-3 bed houses)
- Gas fired central heating system with boiler & hot water cylinder (The Chestnut)
- Electric with aroSTOR hot water pump & cylinder (apartments)

## Windows & Doors

- PVCu double glazed windows
- Multipoint locking front door & rear doors
- Intratone door entry system (apartments)

## Internal

- Amtico to hall, receptions, kitchen, WC, bathroom & en suite (where applicable)
- Carpet to stairs, landing & all bedrooms
- Fitted wardrobe to bedroom 1
- Woodwork in white satinwood finish
- Ceilings & walls in matt white emulsion

## External

- Landscaping to front gardens
- Turf to rear with access path & patio
- External tap (houses)
- Shed to rear garden (houses)
- Cycle shed & bin store (apartments)
- 1.8m timber fence to rear garden boundary
- 12-year NHBC warranty

Please speak to our Sales Consultants for plot specific details.  
 \*Location of EVCP varies and may be attached to the house or remote from the house dependent upon parking space location.  
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Orbit 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 show homes.