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# Orbit Homes at Cromwell Wharf Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units with soft close doors
- Laminate worktops with upstands to match
- Stainless-steel splashback
- Stainless-steel sink with chrome mixer tap
- Integrated stainless-steel single oven
- Ceramic hob
- Extractor hood
- Integrated fridge/freezer
- Integrated dishwasher

## Bathroom and En suite

- Wall tiles
- Thermostatic shower over bath with glass screen
- Contemporary white sanitaryware
- Heated towel radiator
- Mirror with shaver point

## Plumbing and Electrical

- Air Source Heat Pump
- Data point to living room and bedroom 1
- TV point to living room and bedroom 1
- Telephone point to living room and hallway
- PIR outside light to front and rear of property
- Electric Vehicle charging point
- Downlights to kitchen, hall, landing, and cloakroom
- Smoke detectors and alarms
- Carbon monoxide detector and alarm (battery operated)
- Double socket with integrated USB

## Windows, Doors and Internal

- PVCu double glazed windows
- Front door with multipoint locking, spyhole, letterbox and chain
- Woodwork in Dulux pure white satinwood
- Walls and ceilings in Dulux pure brilliant white
- Vinyl flooring to hall, living room, kitchen, cloakroom and bathroom
- Carpets to stairs, landing and bedrooms

## General

- 1.8m close board fencing to rear garden
- Turf and patio to rear garden
- Landscaping to front garden
- External tap
- Photovoltaic panels

Please speak to our Sales Consultants for plot specific details.



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