



Orbit Homes at Hawthorn Grove

Kitchen

- Symphony range of wall and base units with soft close hinges
- 40mm laminate worktop
- Stainless steel 1 bowl sink with drainer and mixer tap
- Integrated stainless steel oven
- 4-zone ceramic hob
- Exposed chimney cooker hood
- Stainless steel splashback
- Integrated fridge/freezer
- Space for future washing machine installation

Bathroom, Cloakroom and En Suite

- Close-coupled cistern with dual flush valve
- Washbasin with full pedestal and chrome mixer tap
- Bath with thermostatic shower mixer and glass shower screen
- Chrome towel rail
- Full-height tiling around bath
- 1 course tiled splashback above basin
- Glass shower cubicle with full-height tiling to en suite (where applicable)

Internal

- Multipoint locking external doors with chrome ironmongery
- PVC-U double glazed windows
- Walls and ceilings in white emulsion
- Woodwork in white satinwood
- Comfytex vinyl to kitchen/dining, cloakroom, bathroom and en suite (where applicable)
- Carpet to hall, living area, bedrooms, stairs and landing

Electrical and Plumbing

- TV outlet to living area and bedroom 1
- Low energy lighting throughout
- 4 spot track light to kitchen
- Downlighters to bathroom; bulkhead to cloakroom and en suite (where applicable)
- External PIR wall light to front entrance
- Mains powered heat/smoke detector
- Battery powered carbon monoxide detector (to homes with boilers)
- Intratone doors entry system to apartments
- Fibre network wiring to property
- External Air Source Heat Pump with hot water cylinder (Bramble, Buckthorn, Honeysuckle and Lily)
- Gas fired combination boiler (Barberry, Bluebell, Ivy, Rose and apartments)
- Thermostatically controlled radiators
- Waste Water Heat Recovery (WWHR)

General

- Solar PV panels (excluding the Buckthorn and apartments)
- Electrical vehicle charging points*
- Landscaping to front gardens
- Patio and turf to rear garden (where applicable)
- Timber fencing between plot boundaries (as per hard landscaping plans)
- 12-year NHBC warranty



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

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