



Garden City Homes

Orford

3 Bedroom Mews



Specification

Kitchen

- Contemporary high-quality kitchen
- Fridge freezer
- Single electric oven
- Stainless steel electric hob
- Stainless steel splashback
- Cooker hood
- Pre-plumbed for washer/dryer and dishwasher
- Stainless steel sink and chrome mixer tap

Safety

- High security front door
- Mains powered smoke detectors
- NHBC 10-year build warranty

Bathroom

- Contemporary sanitary ware
- Bath shower mixer
- Part tiled walls

Electrical

- Electric Vehicle Charging point
- Burglar Alarm
- External light fittings
- White light switches and sockets throughout
- TV and telephone point to lounge
- Recessed spotlights and feature chrome light fitting to Kitchen area
- Recessed spotlights in Bathroom

General

- Doorbell and chime unit
- Chrome ironmongery
- UPVC double glazed windows
- Turfed rear garden
- Paved patio area to rear
- Outside tap
- Tarmac driveway



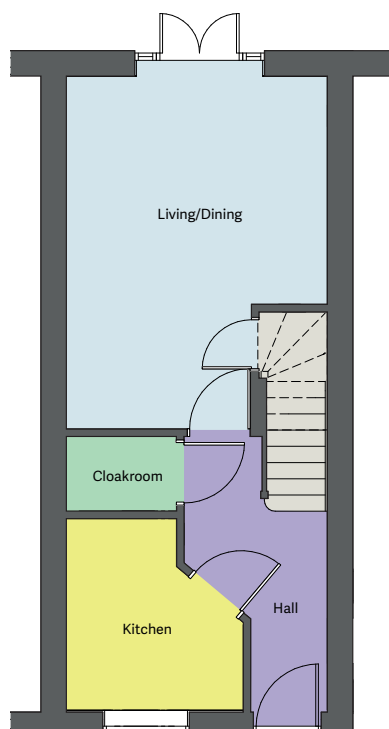


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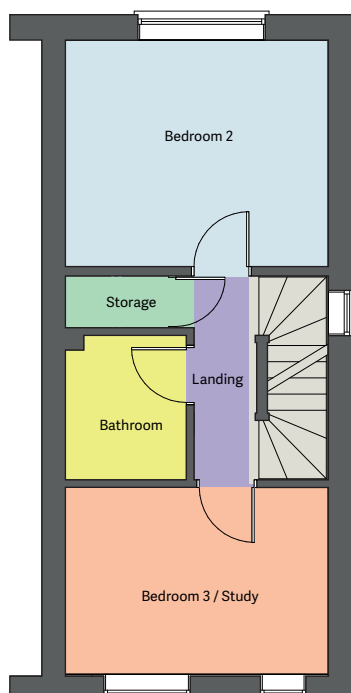
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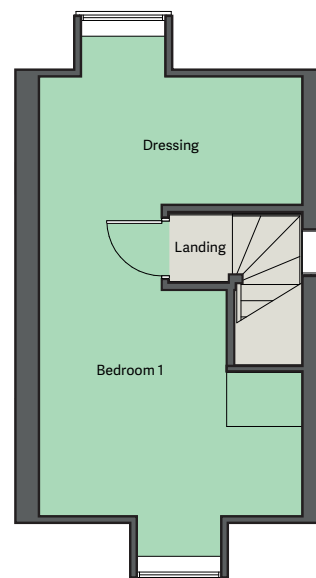
Floor plan



Ground floor



First floor



Second floor

Dimensions

Kitchen	2.70 x 2.52m
Living room/Dining	4.93 x 3.70m
Bedroom 1	6.13 x 3.70m
Bedroom 2	3.19 x 3.70m
Bedroom 3 / Study	2.63 x 3.70m
Bathroom	1.97 x 1.71m
Cloakroom	1.65 x 1.59m
Storage	1.25 x 0.75m

Disclaimer: Please note illustration is an example of the house type only. All dimensions indicated are anticipated measurements provided by the developer and are not confirmed as built dimensions. Furniture layout is for illustrative purposes only. Materials used, branded items, landscaping and parking arrangements may differ from that shown. For detailed plans and specifications please contact our Sales Advisors.

