

STYLISH AND LUXURIOUS  
INTERIORS



Photography indicative only.

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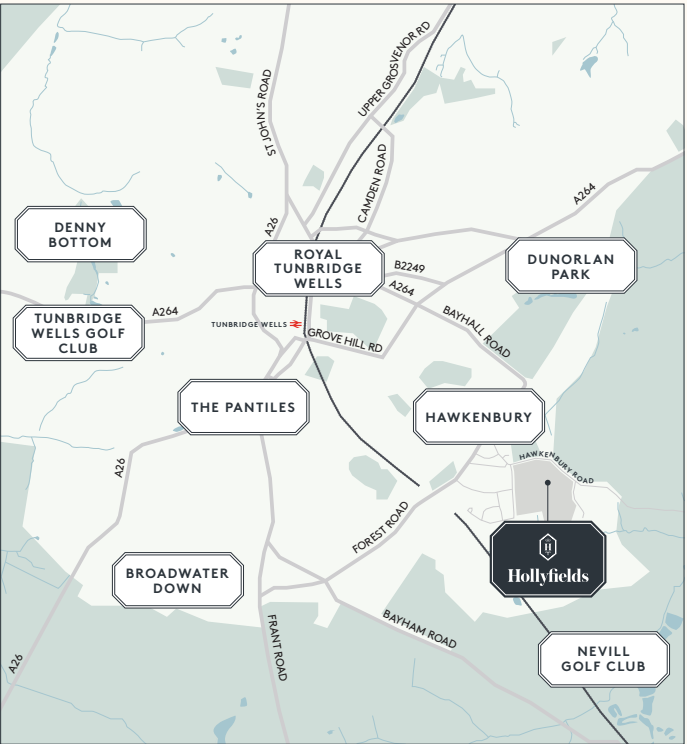
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Maps not to scale and show approximate positions only.



THE ORCHID  
FOUR BEDROOM HOUSE



Computer generated image. Indicative only.





# THE ORCHID

FOUR BEDROOM HOUSE

HOUSE NUMBER 198

TOTAL AREA: 1,750.2 SQ FT / 162.6 SQ M



## GROUND FLOOR

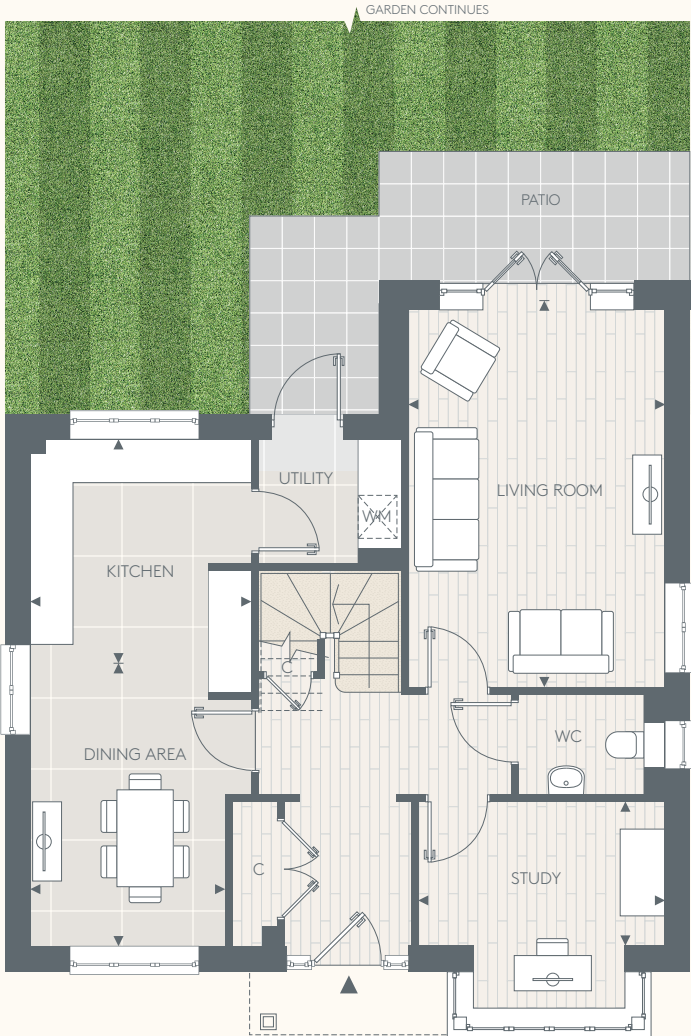
Living Room	3575mm x 5250mm	11' 7" x 17' 2"
Kitchen	3088mm x 3099mm	10' 1" x 10' 1"
Dining Area	2723mm x 3953mm	8' 9" x 12' 9"
Study	3442mm x 2002mm	11' 2" x 6' 5"

## FIRST FLOOR

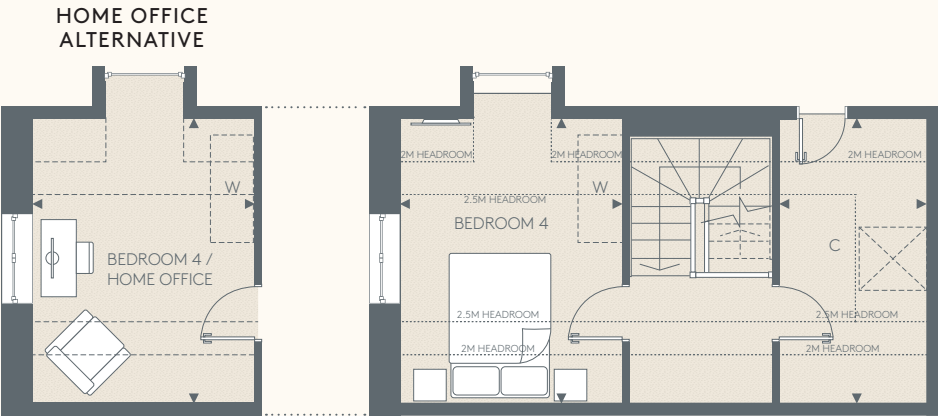
Bedroom 1	3087mm x 3611mm	10' 1" x 11' 8"
Bedroom 2	3575mm x 3580mm	11' 7" x 11' 7"
Bedroom 3	2747mm x 3368mm	9' 0" x 11' 0"

## SECOND FLOOR

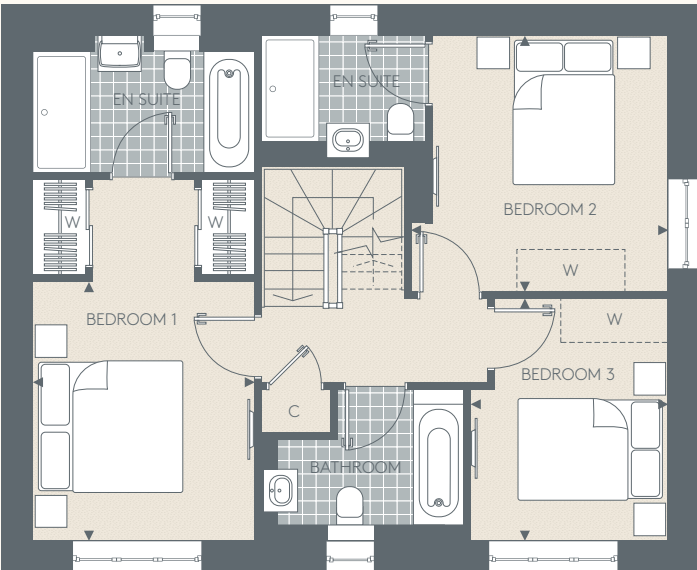
Bedroom 4/Home Office	3088mm x 3970mm	10' 1" x 13' 0"
Store Room	2064mm x 3970mm	6' 7" x 13' 0"



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

## KITCHEN

- Matt finish cabinet doors in a choice of colours and profiles
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Glass splashback behind hob with Silestone upstands elsewhere
- Stainless steel, single bowl undermount sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch compact oven with microwave
- Bosch induction hob
- Siemens telescopic extractor
- Built-in larder fridge
- Built-in tall freezer
- Bosch fully integrated dishwasher
- LED strip lighting to underside of wall cabinets

## UTILITY ROOM

- Matt finish cabinet doors in a choice of colours and profiles
- Soft close cabinet doors (where applicable)
- 40mm laminate worktops with laminate upstands
- Stainless steel, single bowl inset sink with drainer and stylish polished chrome mixer tap (where applicable)
- Space and plumbing for washer / dryer

## WC

- Villeroy & Boch wall hung basin
- Vado single lever polished chrome basin mixer
- WC with soft-close seat cover and concealed cistern with dual flush
- Chrome paper holder
- Heated chrome towel radiator
- Wood veneer flooring with half height feature wall tiling to WC wall

## BATHROOM

- Villeroy & Boch inset basin and basin waste
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door
- Full height mirror behind basin with feature LED downlights
- WC with soft-close seat cover and concealed cistern with dual flush
- Luxury enamelled steel bath with glass screen and bath panel
- Concealed valve with thermostatic bath/shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath. Half height tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

## BEDROOM 1 EN SUITE BATH & SHOWER ROOM

- Mirrored wall cabinet with internal shelving and shaver socket
- Feature cantilever shelf for washbasin with Vado wall mounted basin mixer
- WC with soft-close seat cover and concealed cistern with dual flush
- Luxury enamelled steel bath and bath panel
- Concealed valve with thermostatic bath/shower controls
- Deck mounted hand shower
- Low profile shower tray and glass screen
- Concealed valve with thermostatic shower controls
- Wall mounted shower head on arm
- Wall mounted hand shower
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath/shower and sanitaryware walls. Feature wall tiling to recess behind washbasin. Tiled skirting and painted finish to remaining walls

## BEDROOM 2 EN SUITE SHOWER ROOM

- Villeroy & Boch inset basin and basin waste
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door
- Full height mirror behind basin with feature LED downlights
- WC with soft-close seat cover and concealed cistern with dual flush
- Low profile shower tray and glass screen
- Concealed valve with thermostatic shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls in shower enclosure. Half height tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

## INTERIOR FINISHES

- White painted solid core doors
- Chrome door furniture
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Tiled floor finish to kitchen and utility room with contemporary wood veneer flooring to the remainder of the ground floor
- Luxury carpet fitted to stairs, bedrooms, landings and first and second floor cupboards
- Bespoke fitted wardrobes to bedroom 1 with finger pull handles. Internal fittings include mirror to rear of door, hanging rail and shelf with LED strip lighting

## HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to dining area, living room and bedrooms
- Television point provided to living room, dining area and bedrooms
- Telephone point provided to hall cupboard, living room, dining area and study
- BT speed broadband connectivity\* is available in every property, with convenient USB points around the house

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, cloakroom, utility room, landings, bathroom and en suite
- Pendant lights to living room and bedrooms
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Dimmer switch to living room
- Chrome switch plates and sockets at high level, white sockets at low level
- USB socket to kitchen, living room and bedroom 1
- Shaver socket to bathroom and en suite

## HEATING & HOT WATER

- Gas boiler central heating and hot water system
- Mechanical ventilation system

## EXTERNAL

- Allocated parking space(s)
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley Homes warranty with our dedicated customer service team

Floorplans shown for Hollyfields are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask our Sales Consultants for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. For exact details of garden sizing, patio layouts and reduced ceiling heights, please speak to our Sales Consultants.

◆◆ Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine [W] Space for Wardrobe

For the detailed specification, please contact our Sales Consultants. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. A number of choices and options are available to personalise your home. Choices and colour options are subject to stage of construction and availability. Berkeley reserves the right to make these changes as required. \*Subject to owner connection. Download speeds may vary.