

Orion Homes where innovative design, functionality and luxury living await.

Every detail considered.
Every feature included.

We build homes we're proud
to put our name to.

Specification

Orion Homes

Electrical

- Security alarm with PIR sensors
- Low energy light bulbs throughout
- USB sockets to kitchen, lounge, study and all bedrooms*
- Mains operated smoke alarms with battery backup
- White light switches and sockets
- TV point fitted to lounge and master bedroom

Exterior Features

- Insulation to all external walls, ground floors and roof space
- PVCu windows in white with argon-filled low E glass
- PVCu fascias and rainwater goods in black
- 6 panel front door with opaque glazing in anthracite grey with chrome letter box, handle with multi point locking system and house numbers
- Single garage with door in anthracite grey*
- Double garage with electric door in anthracite grey*
- Tarmac to driveway
- PVCu Tri-slide doors in grey*
- PVCu French doors in white*
- Front and rear lights fitted with low energy bulbs and PIR sensor
- External tap
- 1800mm boundary fencing including gate to rear garden
- Turf to front and rear garden
- Electric car charging point - smart app enabled
- Solar panels - able to microgenerate electricity and export unused electricity to the grid

Warranty

- 10 year guarantee on every home

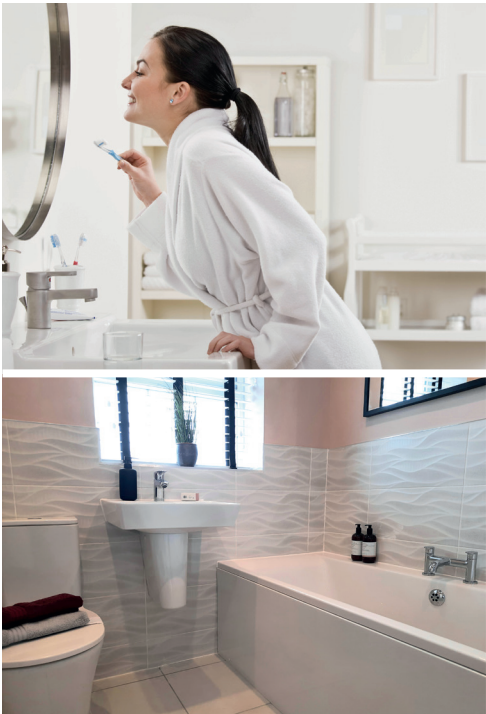


Kitchen

- Base and wall units in a range of traditional and contemporary styled doors with a choice of handles
- A range of worktops with matching upstand*
- Stainless steel 1½ bowl and chrome mixer tap
- Glass splashback in a choice of colours
- LED feature lighting to underside of wall cupboards
- LED white downlights
- Bosch oven, hob and extractor hood
- Bosch integrated fridge freezer and dishwasher*

Utility*

- A range of wall units in a variety of traditional and contemporary styled doors with a choice of handles*
- A range of worktops with matching upstand*
- Space for washing machine and tumble dryer including plumbing for washing machine
- LED white downlights



Bathroom* & En-suites*

- Ideal Standard Concept Air Cube sanitaryware in white
- Hansgrohe basin and bath mixer taps in chrome
- Hansgrohe Crometta Vario thermostatically controlled shower in chrome
- Mira Flight low profile shower tray
- Mira Elevate shower enclosure
- LED white downlights
- Heated towel rail in white
- Shaver socket to master en-suite
- Extractor fan to bathroom and en-suites



Interior Features

- Crown off white matt emulsion to all walls and ceilings
- Vertically boarded Cottage style internal doors, painted white with chrome ironmongery
- Staircase painted white with oak stained handrail and newel post cap
- Skirting board and architrave painted white

Roof Space

- 500mm insulation



Flooring

- Flooring in a choice of ranges to kitchen, dining, utility, WC, family bathroom and en-suites*

Tiling

- Half tiling to most walls and full height tiling to shower cubicles in a choice of ranges to family bathroom and en-suites

Plumbing and Heating

- Ideal Standard Boiler and Cylinder or Combi Boiler Dual Zone Heating to allow different heat and timer settings for living areas and bedrooms
- White enamelled radiators and electric towel rails to bathroom and en-suites