



THE SEASONS

An evolutionary home for changing times



Contemporary living in the heart of Cambridgeshire



THE SEASONS



re



This striking contemporary home offers spacious living and year-round energy efficiency for modern family life.

The distinctive architecture is elegantly created by a bold weatherboard finish and oversized picture windows. Located on a small cul-de-sac of just ten skilfully crafted self-build properties, The Seasons is a stunning four-bedroom detached home not to be missed.

Step inside the front door to immediately enjoy the light-filled double height entrance hall. Luxurious finishing touches throughout the property provide the aesthetic you want with the durability your active family needs.

At the sociable heart of this home, a large, open plan living space includes the bespoke contemporary kitchen creating a beautiful space for cooking shared meals and enjoying time together. Expansive sliding doors open onto a broad rear terrace connecting the outside and in, while an additional separated space is the perfect work-from-home study or intimate evening snug.

Sustainability, efficiency and low maintenance are at the heart of The Seasons' design. An air source heat pump, triple glazed patio doors and other sustainable build features will future-proof your energy bills.

Upstairs, four double bedrooms offer further space for family members to relax and unwind in their own company, with the fourth bedroom creating additional versatility for a home office or gaming room. Appreciate the high-quality bathroom design within the private principal suite, family bathroom and ground floor cloakroom, keeping all the family well cared for.

Start fresh with open fields and community spirit



Little Thetford is a highly sought-after village three miles south of the historic city of Ely in Cambridgeshire. This pretty village has no through-road, ensuring minimal traffic and a peaceful atmosphere. The thriving Little Thetford community enjoys a nursery, well-rated primary school, pretty church, active village hall and wide network of fenland footpaths, including some of the finest riverside walks in the county.

Nearby Ely, popular with tourists for its magnificent cathedral and charming waterfront, also offers a full range of shopping facilities, schools, and sport and leisure activities, including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, cinema and restaurants.

Commuting and travel from Little Thetford are made easy by close proximity to major road connections and reliable mainline train links from Ely Station. Cambridge lies only 14 miles away with easy access to the major science and business parks.









Meet your new home's developer



Orange Dot Properties are a local development company that places people first, delivering high-quality, energy efficient homes that enhance their surroundings.

MAN Construction Ltd are the trusted local builder selected by Orange Dot Properties for their reputation to deliver high specification and quality standards.

The Seasons has been designed by award-winning PiP Architects, a chartered CIAT and RIBA practice delivering designed, sustainable architecture, with a reputation for creating intuitive, functional spaces.

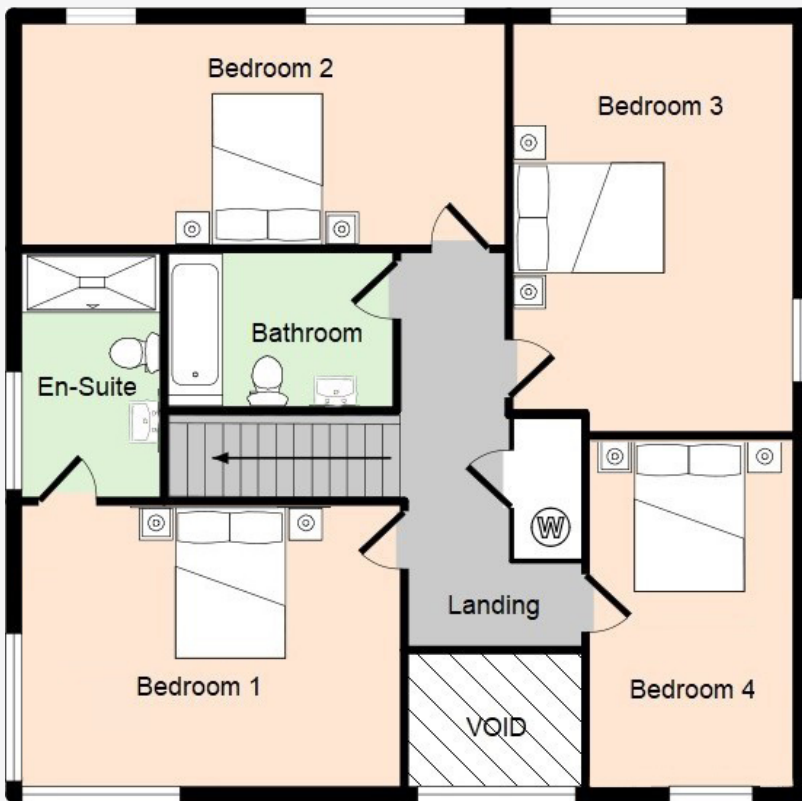


Key Features at The Seasons



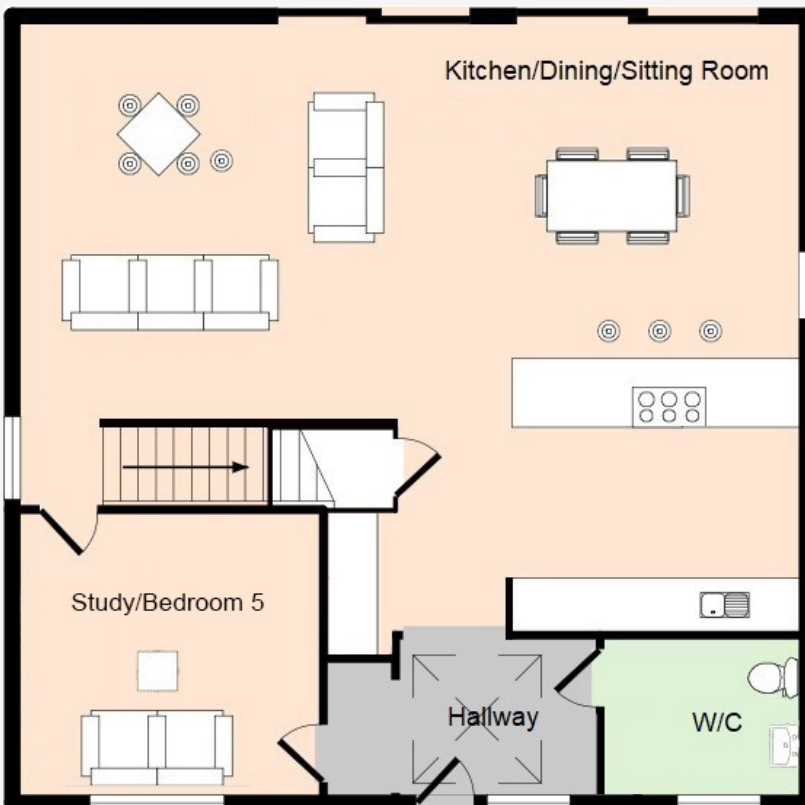
- Breathtaking modern detached family home
- Versatile open-plan living accommodation
- Highly energy efficient design, air source heat pump for heating & hot water
- Electric Vehicle Charging connection
- Four well-proportioned bedrooms on first floor with potential fifth bedroom to ground floor
- Principal bedroom with en-suite
- Premium fixtures and fittings, including Porcelanosa tiles, Bosch appliances
- Large disabled access WC to ground floor
- Cul-de-sac location
- Ample off road parking
- In catchment for popular local schools, great access for King's Ely
- Well connected with public transport and road links
- Three miles to the cathedral city of Ely
- Less than fifteen miles to Cambridge and Newmarket
- Total gross internal floor area of 179 sq m (1927 sq ft)





FIRST FLOOR

Bedroom 1	4.7m x 3.5m
Bedroom 2	6.0m x 2.8m
Bedroom 3	5.1m x 3.5m
Bedroom 4	4.3m x 2.6m



GROUND FLOOR

Kitchen/Dining /Sitting Room	9.6m x 7.4m
Kitchen Area	4.7m x 3.0m
Study/Bedroom 5	3.7m x 3.5m

APPROX GROSS INTERNAL FLOOR AREA: 179 SQ. M

The Seasons Specification

.....

KITCHEN FINISHES

- Contemporary soft matt navy colour cabinet doors and drawers to include soft-close mechanism.
- Taller wall storage units to utilise the high ceiling heights of the property.
- Quartz worktop with drainage grooves.
- Stainless steel sink with chrome monobloc tap.
- Kitchen Island with breakfast bar and pan storage under with cutlery and storage drawers.
- Integrated and remote operated ducted island extractor with ventilation to outside.
- Island has electric points underneath breakfast bar.
- Bosch induction hob for 5 plates on island.
- Bosch Combination double oven.
- Built-in fully integrated 70/30 frost free fridge freezer.
- Integrated Dishwasher.
- Copper veneer up-stands with glass splash back over sink.
- Copper electric sockets and switch plates to kitchen area.
- Under cupboard LEDs.

BATHROOM & EN-SUITE FINISHES

- Contemporary white sanitary ware throughout.
- Half height Porcelanosa wall tiling.
- Polyflor monument grey plank vinyl floor tiling.
- Chrome heated towel rails to family bathroom and en-suite.
- Shower cubicles fitted with chrome taps, screens, and tray.
- Vanity storage unit.
- Electric shaver sockets.

INTERNAL FINISHES

- Flat ceilings painted white and light grey emulsion to walls.
- Skirting/door frames – squared edged painted gloss white.
- Stairs with timber spindles and handrail.
- Contemporary flush painted doors with brushed steel door handles.
- Monument grey colour Polyflor plank vinyl flooring throughout the ground floor, family bathroom and en-suite.

- Tempting Taupe Easy clean twist carpet to stairs, landing and all bedrooms.

ELECTRICAL FINISHES

- CAT6 data points.
- Down lighting and LED to the ground floor Lighting.

HOME WORKING AND ENTERTAINMENT

- Fibre optics to premises.
- Digital TV sockets.
- Openreach point.
- TV aerial cable.

HEATING

- Energy efficient Air source heat pump and hot water cylinder.
- Underfloor heating to ground floor.
- White radiators to first floor.
- Chrome heated towel rail to bathrooms/en-suite.

SECURITY AND PEACE OF MIND

- Mains powered smoke alarms.
- Mains powered carbon monoxide detector.
- Velfac security windows and external metal doors.
- 5 lever locking front door and back door.
- External light to front, side and rear.
- External tap and electric points.
- Electric doorbell.

EXTERNAL FINISHES

- Lawned rear garden.
- Large Patio rear area & side access path.
- Porous private driveway block paving with space for two cars.
- Mill Works grey sustainably sourced larch cladding.

WARRANTY & GUARANTEES

- Architects Professional Insurance Certificate (recognised by lenders and UK finance company's).
- 12 Month Build customer service and manufactures warranty to appliances.
- Owners will be responsible for their share of the repair and maintenance costs of common parts as participants of The Orchard (Little Thetford) Management Company Limited with



initial annual charge £250.

- Keeping it Green and environmentally clean
- This modern Orange Dot Properties home has been designed with a focus on efficiency and cost saving. Their modern homes are insulated to a high standard

with air source heat pumps supplying hot water, underfloor heating downstairs and radiators to the first floor, with double glazing throughout. All supporting improved energy efficiency and lower energy bills.



THE SEASONS

An evolutionary home for changing times



ALL ENQUIRIES

SOWERBYS

Land & New Homes Specialists

01553 766741

kingslynn@sowerbys.com

www.sowerbys.com

The perspectives, plans and illustrations used in this literature are intended to be a general guide. Whilst all statements contained in this literature are believed to be correct neither the agents nor their clients guarantee their accuracy. The brochure is not intended to form any part of an offer or a contract. These details are not to scale and should not be relied upon. Internal images are from previous developments.



SOWERBYS

Land & New Homes Specialists