



Orbit Homes at Hakewill Mews

Thurston



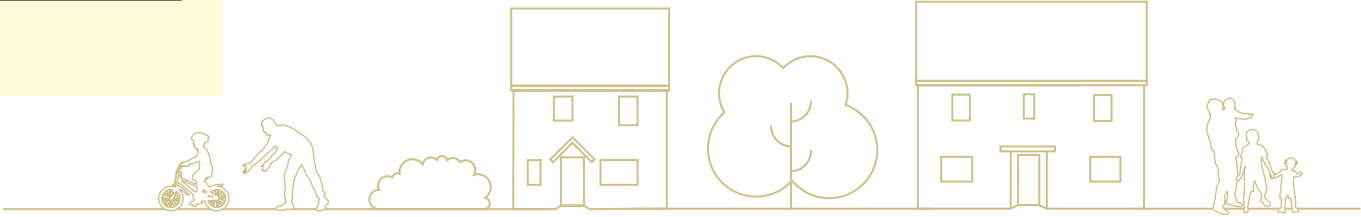
Development Layout



Shared Ownership

- Wareham**
2 bedroom house
- Birkdale**
3 bedroom house
- Dallington**
3 bedroom house
- Charndale**
3 bedroom house
- Private Sale**
- Affordable Rent**

Development layout is not shown to scale and is given as a guide only. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print.



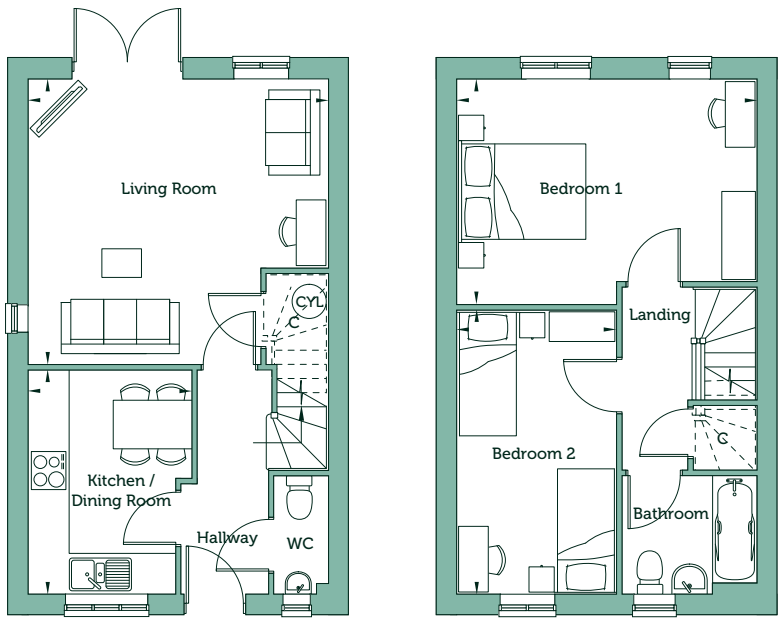
Wareham

Two Bedroom House

Plots 14, 17 and 36



CGI depicts the elevational treatments for plots 14 and 17. Actual plot positions are end-terrace or semi-detached.



Ground Floor

Living Room	14'10"max x 15'8"max	4.53m x 4.78m
Kitchen / Dining Room	11'9"max x 8'6"max	3.57m x 2.58m

Key

C Cupboard **CYL** Hot Water Cylinder

First Floor

Bedroom 1	11'9"max x 15'8"max	3.59m x 4.78m
Bedroom 2	14'10" x 8'4"	4.52m x 2.54m

Gross Internal Area	856 sq ft	79.5 sq m
----------------------------	-----------	-----------

Handed Plots 14 and 36

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.

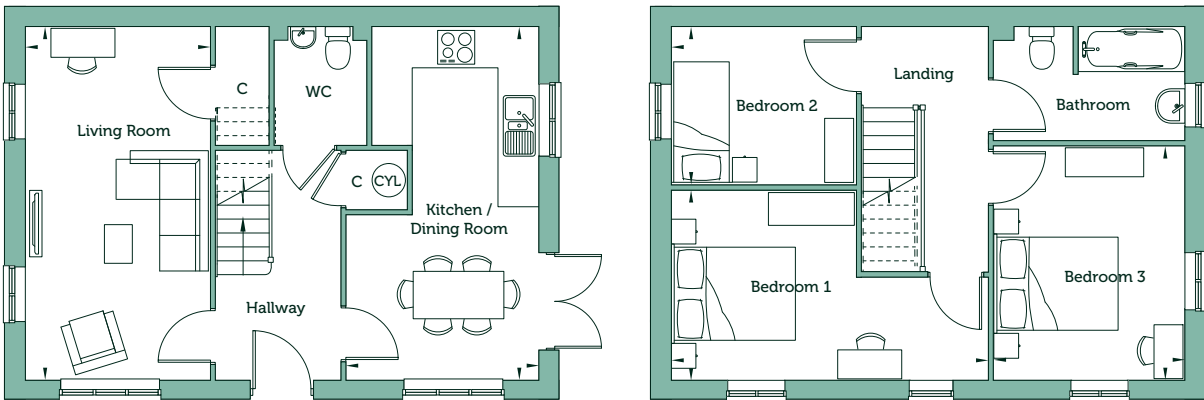
Birkdale

Three Bedroom House

Plot 35



CGI depicts plot 35.



Ground Floor

Living Room	18'6" x 9'8"	5.64m x 2.95m
Kitchen / Dining Room	18'6" x 10'1"max	5.64m x 3.07m

Key

C Cupboard **CYL** Hot Water Cylinder

First Floor

Bedroom 1	9'11"max x 16'7"max	3.01m x 5.05m
Bedroom 2	12'4" x 10'0"	3.75m x 3.04m
Bedroom 3	8'3" x 9'7"	2.51m x 2.93m

Gross Internal Area	1002 sq ft	93.1 sq m
----------------------------	------------	-----------

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.

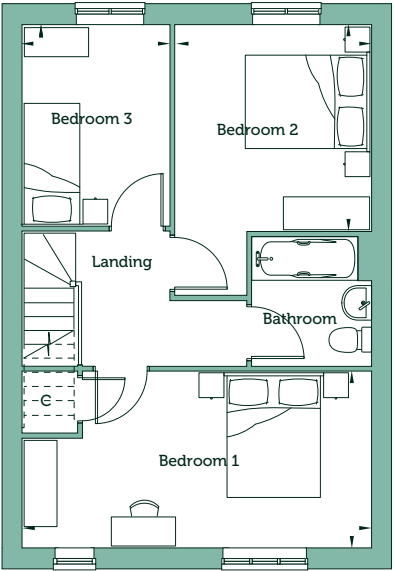
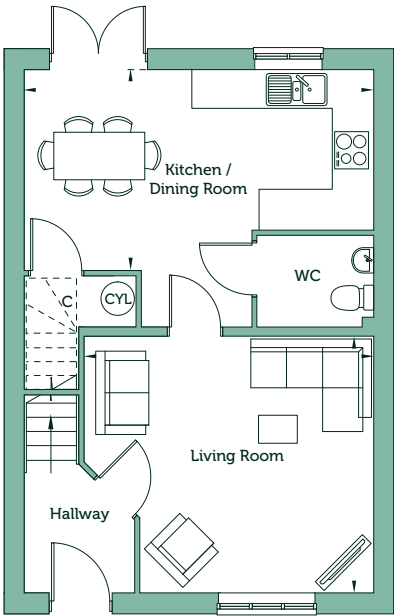
Dallington

Three Bedroom House

Plots 15 and 16



CGI depicts the elevational treatments for plots 15 and 16. Actual plot positions are mid-terrace.



Ground Floor

Living Room	13'5"max x 15'1"max	4.08m x 4.61m
Kitchen / Dining Room	10'2"max x 18'3"max	3.11m x 5.57m

Key

C Cupboard **CYL** Hot Water Cylinder

First Floor

Bedroom 1	9'1"max x 18'3"max	2.77m x 5.57m
Bedroom 2	10'10"max x 10'3"max	3.30m x 3.12m
Bedroom 3	10'6"max x 7'8"max	3.20m x 2.34m

Gross Internal Area	1003 sq ft	93.2 sq m
---------------------	------------	-----------

Handed Plot 16

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.

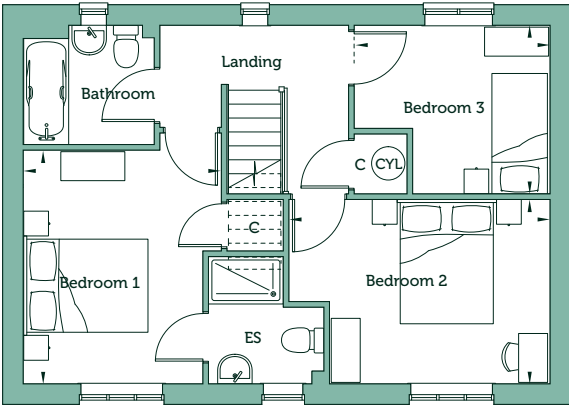
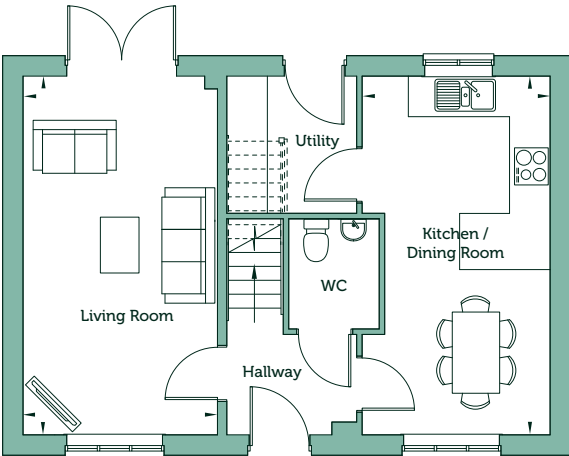
Charndale

Three Bedroom House

Plots 2 and 3



CGI depicts an alternative plot. Plots 2 and 3 are semi-detached and elevational treatments differ from shown.



Ground Floor

Living Room	18'10" x 10'3"	5.75m x 3.12m
Kitchen / Dining Room	18'10" x 9'10"max	5.75m x 3.00m

Key

C Cupboard **CYL** Hot Water Cylinder **ES** En Suite

First Floor

Bedroom 1	12'3"max x 10'4"max	3.74m x 3.15m
Bedroom 2	9'8"max x 13'9"	2.94m x 4.18m
Bedroom 3	8'10"max x 10'3"max	2.69m x 3.13m

Gross Internal Area	1059 sq ft	98.4 sq m
---------------------	------------	-----------

Handed Plot 3

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print.



Orbit Homes reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Images shown are from similar show homes. Information correct at time of going to print. Images shown are from other Orbit Homes show homes.

Specification

Kitchen

- Fully-fitted kitchen with a range of soft close wall and base units
- Laminate worktops with matching upstand
- Stainless steel sink with mixer tap
- Stainless steel electric oven, ceramic hob and stainless steel cooker hood
- Space for fridge/freezer
- Plumbing for washing machine

Bathroom, cloakroom and en suite

- Contemporary white sanitaryware with chrome-finished fittings
- Thermostatic shower to en suite
- Thermostatic shower over bath with glass screen
- Extractor fan to bathroom and en suite
- Splashbacks to basin in WC
- Splashback to sanitaryware walls in bathroom and en suite
- Full height wall tiling to bath sides and separate shower enclosures
- Heated towel rail
- Lockable mirror fronted cabinet to bathroom
- Shaver point to main bathroom

Plumbing

- Air Source Heat Pump heating system
- Thermostatically controlled radiators

Electrical

- Media plate TV and telecommunications point to living room
- FibreNest fibre-to-the-home infrastructure providing access to ultrafast 500Mb broadband (monthly cost applies on sign-up)
- TV point to bedroom one
- Lighting bar with four spotlights and under pelmet lighting to kitchen
- Bulkhead low energy light fittings to all other rooms
- Mains operated smoke detector and alarm
- Double electrical sockets to all main rooms
- USB sockets to living room, kitchen and bedroom one
- External light to front
- Doorbell
- Fused spur for alarm

Windows and doors

- PVCu double-glazed E-glass lockable windows (excluding escape windows)
- GRP-skinned external doors with three-point locking
- French doors to garden with three-point locking

Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white
- White internal doors
- Staircase handrails in white
- Vinyl flooring to kitchen, bathroom, en suite and cloakroom
- Carpets to all remaining areas

General

- All homes rated EPC B
- Electric Vehicle (EV) charger
- 1.8m fence to rear gardens
- Shed to rear
- Landscaping to front garden
- Turf to rear garden
- External tap
- 10-year NHBC Buildmark Choice warranty





**Orbit Homes at Hakewill Mews
Ixworth Road
Thurston
Suffolk IP31 3UJ**

orbithomes.org.uk

 01359 346 509

 Sales.HakewillMews@orbit.org.uk

Head Office: Orbit Homes, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU. Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit Homes has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print November 2025. OH/OHHW/Bro/1125.