



Your place
to grow at
Poppy Fields, Ramsgate



Royal Harbour Marina, Ramsgate

Find your place to thrive at Poppy Fields

Poppy Fields is a small collection of 3 and 4 bedroom homes located in Ramsgate on Kent's beautiful Thanet coast.

Each home at this attractive development provides both convenience and comfort, with en suite bathrooms, private gardens and allocated parking to all plots. When combined with a location close to local amenities and transport links, you have the ideal base.

For everyday essentials and much more, Westwood Cross is a five-minute drive away. Here, you can find supermarkets, home and tech outlets and a shopping centre that can cater for most retail needs. Additionally, there is a health centre, multi-screen cinema and a number of restaurants.

Alternatively Ramsgate town centre is less than 2 miles away, with its great mix of high-street names, independent businesses and a number of clubs to keep people of all ages entertained.

You can also enjoy a coffee on the town's unique Royal Harbour, which is lined with cafés that are as characterful as they are delicious. By night, the waterfront becomes a vibrant hub, with a number of bars and restaurants to enjoy.

However, arguably the biggest draw is the award-winning sandy beaches that can be found nearby including Ramsgate Main Sands, a beautiful and well-appointed stretch of golden sand just minutes from your door.

Excellent travel connections make it easy to visit the rest of the Thanet Coast and beyond. The A28 and A299 provide great local links and put Canterbury within 40 minutes. Both also join up with the M2 and A2 into London. Alternatively, heading south on the A256 will take you to Dover in around half an hour. Rail links are also very good, with Ramsgate Station under a 20 minute walk from your door, providing direct services into a choice of central-London stations in under 2 hours.

Specification

Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units
- 22mm square edge laminate worktops
- Black and stainless steel single oven
- Induction hob
- Extractor hood
- Microwave (to all four bedroom homes)
- Stainless sink with chrome mixer tap
- Integrated fridge/freezer
- Integrated dishwasher
- Plumbing for washing machine

Bathroom, Cloakroom and En Suite

- Contemporary Roca white sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full-height tiling to bath
- Thermostatically controlled shower to en suite and glass shower cubicle with full-height tiling
- Chrome ladder radiator to bathroom and en suite
- Lockable mirror-fronted vanity cabinet with shaver socket
- Diesse wall tiles

Electrical

- Media plate TV and telephone point to living room
- Data point to living room and up to three bedrooms
- One double socket with USB charging port to each bedroom, kitchen and living room
- Downlighters to kitchen, utility, bathroom, en suite, cloakroom, hall and landing
- LED under-cupboard lighting to kitchen
- Mains-wired smoke detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front and light to rear
- Electric Vehicle charging point infrastructure within curtilage of property
- Solar PV panels

Plumbing

- Gas-fired central heating with combination boiler
- Gas-fired central heating with system boiler and hot water cylinder (to all four bedroom homes)
- Thermostatically controlled radiators

Windows and Doors

- PVCu double-glazed lockable windows and patio doors
- Front door with multi-point locking and chrome ironmongery

Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Built-in wardrobe to bedroom one (bedroom two to The Chestnut)
- Oak newel cap to staircase
- Amtico flooring to bathroom, en suite, cloakroom, kitchen, utility (4 bedroom only), hall and living room
- Carpets to stairs, landing and all bedrooms

General

- Landscaping to front garden
- Turf and patio to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- Shed to rear garden
- 12-year NHBC warranty



Design Standards

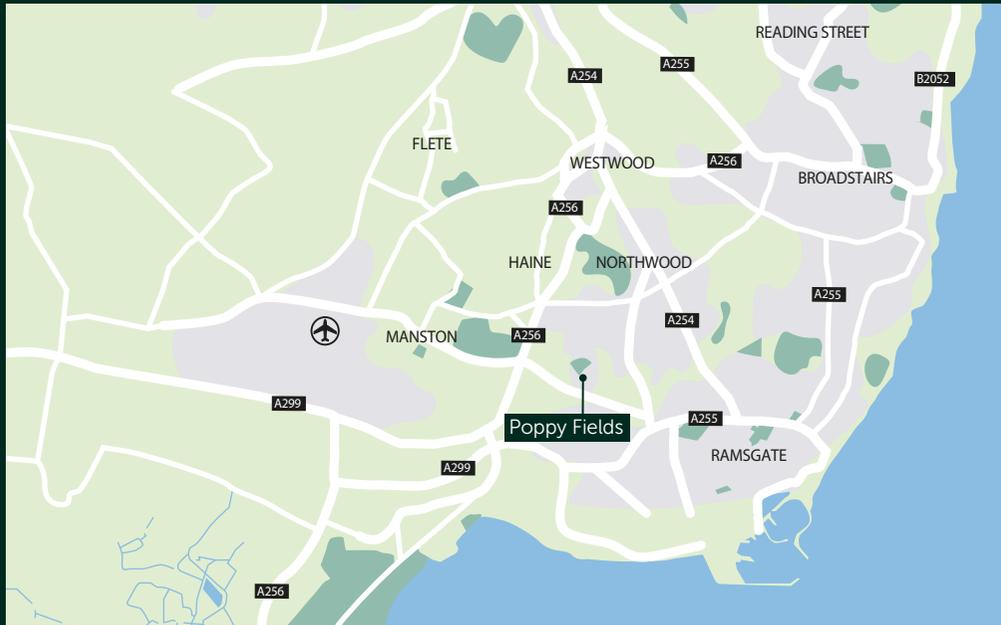
At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken to the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives. From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

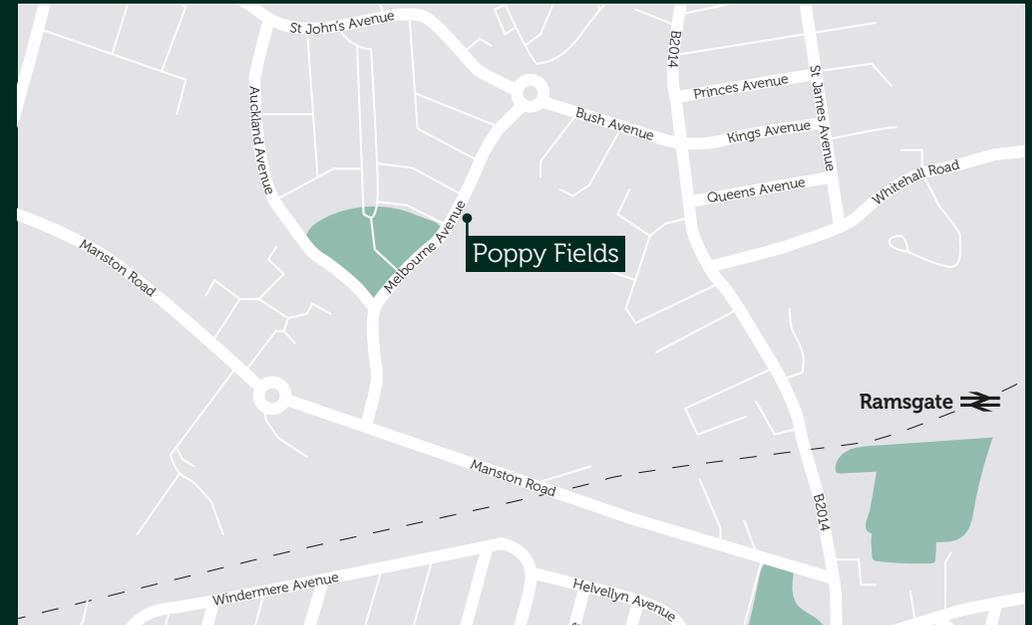
At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.



Poppy Fields Melbourne Avenue, Ramsgate, Kent CT12 6JS



Wider Area



Local Area

Head Office: Orbit, 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 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 in March 2023. 04054-02.



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