

Orbit at Etling Grove

Field Maple Drive, Norwich Road, Dereham, Norfolk NR20 3GD

Two bedroom bungalow



Your place
to thrive

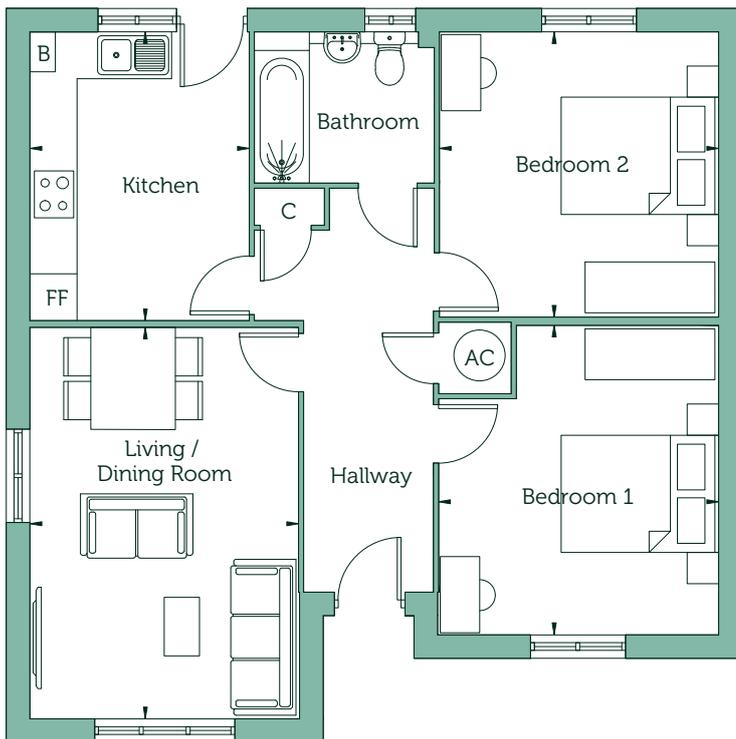
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📞 01362 526 003

✉ Sales.EtlingGrove@orbit.org.uk

The Rowan Two Bedroom Bungalow

Plots 54 and 55



Ground Floor

Living / Dining Room

16'4" x 11'01"

4.97m x 3.38m

Kitchen

12'0" x 9'0"

3.65m x 2.74m

Bedroom 1

12'11" x 11'7"

3.93m x 3.52m

Bedroom 2

12'0" x 11'7"

3.65m x 3.52m

Gross Internal Area

756 sq ft

70.23 sq m

Handed Plot 54

Key

C Cupboard FF Fridge Freezer B Boiler AC Airing Cupboard

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 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.

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.

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Development layout



Shared Ownership

 **The Rowan**
2 bedroom bungalow

 **Private Sale**

 **Affordable Rental Homes**

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Specification

Kitchen

- Contemporary range of fitted wall and base units
- Stainless steel double oven
- Induction hob
- Extractor hood
- Tiled splashback
- Stainless steel sink with chrome mixer tap
- Integrated fridge/freezer
- Free standing washing machine

Bathroom

- Contemporary white sanitaryware
- Thermostatically controlled shower over bath, glass shower screen with full-height tiling to bath
- Towel radiator
- Lockable mirror fronted vanity cabinet with shaver socket

Plumbing

- Gas-fired central heating with hot water cylinder
- Thermostatically controlled radiators

Electrical

- Double socket with USB to living room, kitchen and both bedrooms
- TV point to living room and both bedrooms
- Telephone point to living room and both bedrooms
- Ethernet Cat 6 cabling and datapoints to living room and both bedrooms
- Under pelmet lights to kitchen
- Downlighters to hallway, kitchen and bathroom
- Smoke detector and alarm
- Heat detector and alarm
- Carbon monoxide detector and alarm
- PIR outside light to front
- Photovoltaic solar panels to roof

Windows and doors

- PVCu double glazed lockable windows
- GRP front door with multi-point locking

Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white gloss
- Amtico vinyl flooring to bathroom, kitchen, hallway and living room
- Carpets to bedrooms

General

- Landscaping to front garden
- Turf to rear garden
- 1.8m closeboard fence to rear gardens
- Outside tap
- 10 year NHBC Buildmark Choice warranty

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