

Orbit Homes at Liberty Gate

Eriswell Road, Lakenheath, Suffolk IP27 9AS

Development Layout



Shared Ownership

- Alnmouth**
1 bedroom house
- Danbury**
2 bedroom house
- Barnwood**
3 bedroom house

- Private Sale**
- Affordable Homes**

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 October 2024 OH/OHALG/SP/1024.

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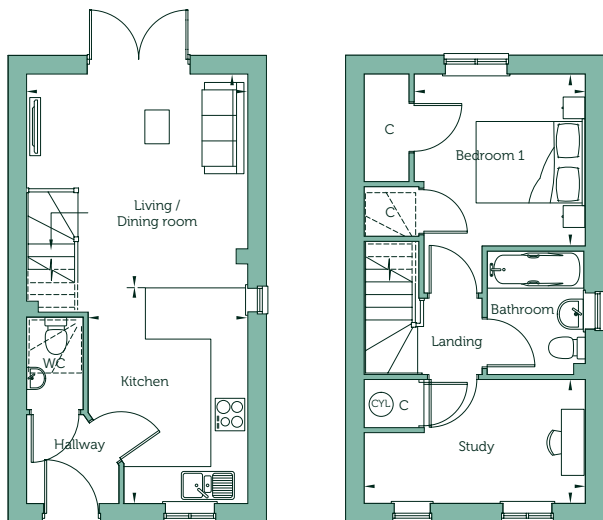
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CGI of house type from another plot, elevational treatments will vary.

Almouth - One Bedroom House

Plots 82, 83 and 85



Ground Floor

Living / Dining Room	12'4"max x 12'1"max	3.88m x 3.68m
Kitchen	12'6"max x 9'1"max	3.81m x 2.79m

First Floor

Bedroom 1	9'10"max x 9'9"max	3.01m x 2.99m
Study	7'1"max x 12'8"max	2.16m x 3.88m

Gross Internal Area	643 sq ft	59.74 sq m
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Handed Plot 83 and 85

Key

C Cupboard CYL Hot Water Cylinder

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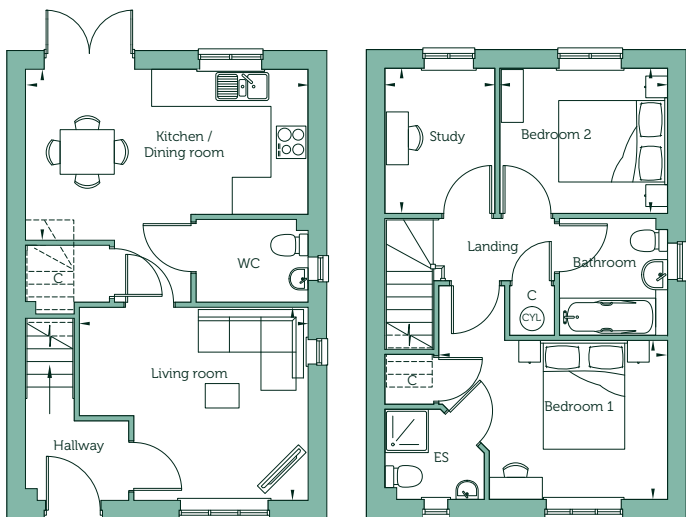
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Danbury - Two Bedroom House

Plots 89 and 90



Ground Floor

Living Room	11'0"max x 13'1"max	3.36m x 3.99m
Kitchen / Dining Room	9'9"max x 16'1"max	2.99m x 4.95m

First Floor

Bedroom 1	9'0"max x 13'1"max	2.74m x 3.99m
Bedroom 2	8'3" x 9'7"	2.53m x 2.92m
Study	8'3" x 6'3"	2.53m x 1.91m

Gross Internal Area	816 sq ft	75.80 sq m
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Handed Plot 89

Key

C Cupboard CYL Hot Water Cylinder ES En Suite

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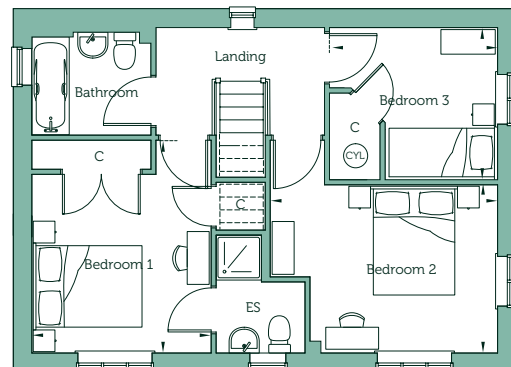
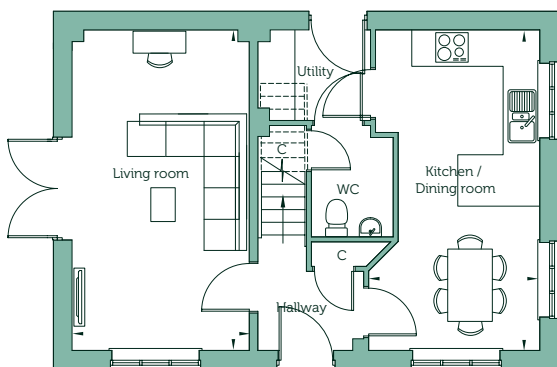
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CGI of house type from another plot, elevational treatments will vary

Barnwood - Three Bedroom House

Plots 81, 86 and 96



Ground Floor

Living Room	18'5" x 10'2"	5.63m x 3.11m
Kitchen / Dining Room	18'5" x 9'9"max	5.63m x 2.99m

First Floor

Bedroom 1	12'0"max x 10'4"	3.67m x 3.15m
Bedroom 2	9'7" x 12'11"max	2.92m x 3.95m
Bedroom 3	8'6"max x 9'6"max	2.59m x 2.90m

Gross Internal Area	1012 sq ft	94 sq m
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Key

C Cupboard CYL Hot Water Cylinder ES En Suite

Handed Plot 81

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Specification



Kitchen

- Fully-fitted kitchen with a range of wall and base units
- Laminate worktops with matching upstands
- Stainless steel electric oven
- Ceramic hob
- Stainless steel extractor hood
- Plumbing for washing machine

Bathroom, cloakroom and en suite

- Contemporary white sanitaryware with chrome-finished fittings
- Mira thermostatically controlled shower over bath (where property has no en suite)
- Mira thermostatically controlled shower to en suite and glass shower cubicle with full-height tiling
- Extractor fan to bathroom and en suite (where applicable)
- Splashbacks to sanitaryware

Plumbing

- Air Source Heat Pump heating system
- Radiators in all main rooms
- Thermostatically controlled radiators to bedrooms

Electrical

- Media plate TV and telephone point to living room
- Pendant or batten lights with low-energy bulbs
- Mains-wired smoke detector and alarm
- Individual circuit breakers to consumer unit
- Double electrical sockets to all main rooms

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
- Amtico flooring to kitchen, utility, bathroom, en suite, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

General

- Traditional cavity walls with block to internal walls
- Insulated loft and hatch to meet current building regulations
- Garages, car ports or parking spaces
- Shed to rear garden (not applicable to Plot 81 & 86)
- EV charger to all homes
- 1.8m fence to rear gardens with gate
- Landscaping to front garden
- Turf to rear garden
- 10-year NHBC Buildmark Choice warranty



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