



**Granny Annexe BELLA 3 (Insulated, 44 mm
+ Cladding), 75 m²**

Product #AV2835

£42,084.00

£43,111.00 / You save £1,027.00

The price includes:

Wooden building kit (walls, external cladding, roof, floor), insulation, double glazed wooden doors & windows, hardware kit, delivery, offloading, VAT.

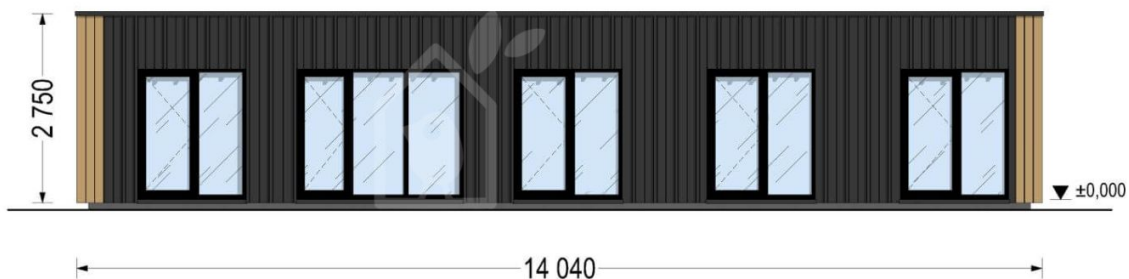
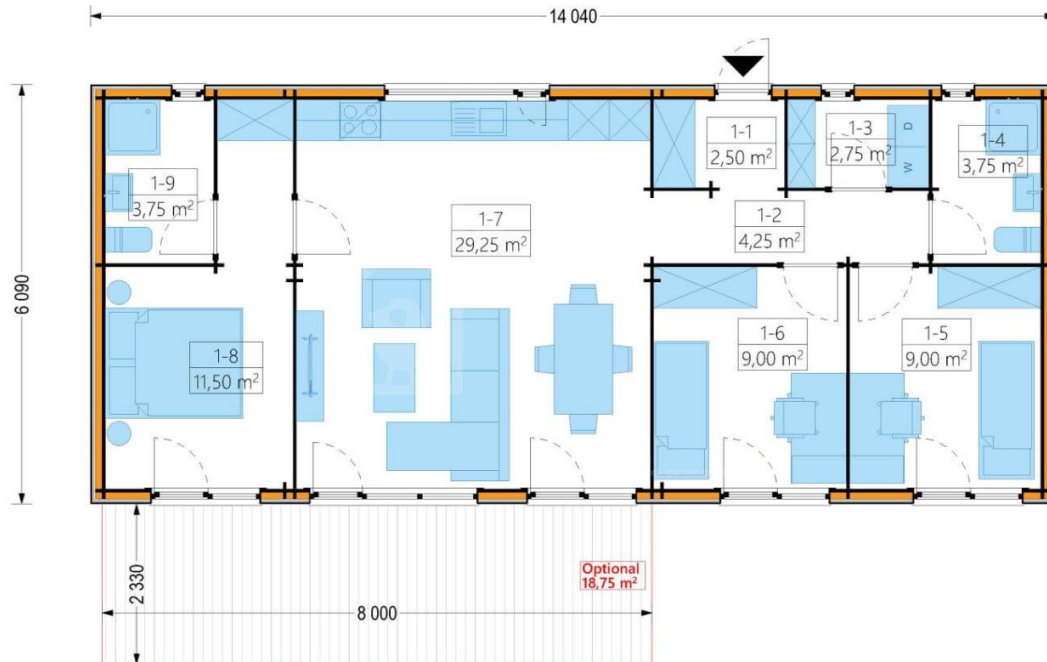
Visit our website to make sure this is the current price:

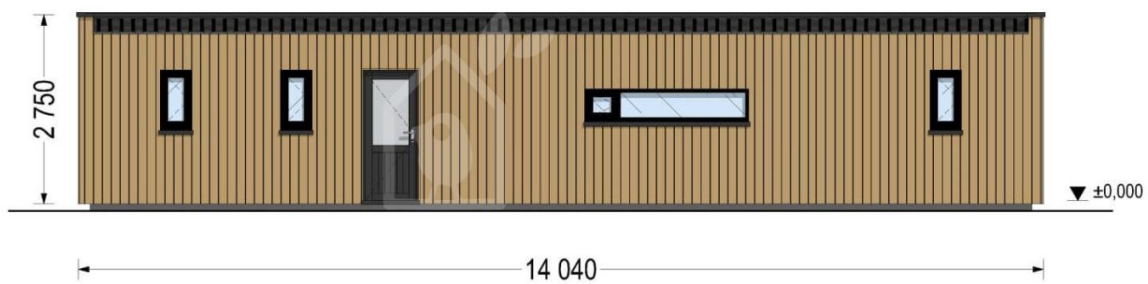
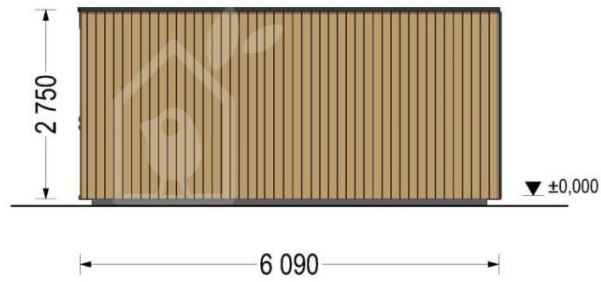
<https://www.quick-garden.co.uk/granny-annexe-bella-3-insulated-44mm-cladding-75m2.html>

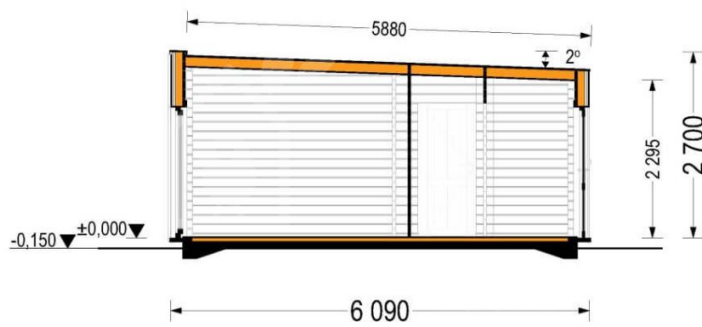
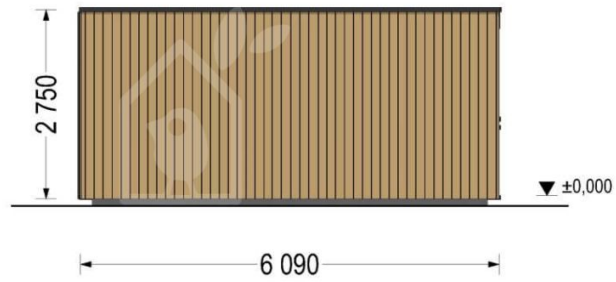


Finance available. Contact us!

Specifications & detailed sketches







Product specifications

| | |
|------------------------|---|
| Material | Slow grown spruce |
| Roof | 19 - 20 mm thick tongue & groove boards; 140 - 150 mm wooden rafters (with 150 mm insulation); 25 mm timber batten; OSB plate. |
| Floor | 50 mm wooden foundation beams (with 50 mm insulation); 19 - 20 mm thick tongue & groove boards. |
| Wood Treatment | Optional |
| Anti Rot Warranty | 10 Year |
| Roof Covering Material | Optional |
| Floor area | 78.80 m ² |
| Roof Area | 87.00 m ² |
| Roof Slope Ratio | 2° |
| Wall | 44 mm wooden log; 100 mm timber frame (with 100 mm insulation); 25 mm timber batten (vertical); 25 mm timber batten (horizontal); 18 - 20 mm timber cladding. |
| Eaves height | 229.5 cm |
| Ridge Height | 270.0 cm |
| Doors | 1x 850 x 1920 mm (Entrance door); 6x 850 x 1920 mm |
| Windows | 1x 500 x 500 mm (Window); 3x 390 x 900 mm (Window); 1x 1920 x 500 mm (Vitrine); 1x 850 x 1920 mm (Vitrine); 5x 1610 x 1920 mm (Balcony door); |
| Total Number of Rooms | 9 |

Select product features according to your needs

| | | |
|---------------------------------------|--------------------------------------|------------|
| Steel gutter system Ruukki | | +£830.00 |
| Clear water-based primer for interior | | +£315.00 |
| Timber frame base | With metal ground screws (Bella III) | +£6,947.00 |
| | With PVC pedestals (Bella III) | +£4,177.00 |
| Terrace kit (8.0 x 2.33 m) | | +£1,584.00 |

| | | |
|---|--------|-----------------|
| Flowerbox | | +£132.00 |
| Canopy 3m | | From +£452.00 |
| Woodshed | | From +£599.00 |
| Storage shed 2.7m x 1.6m | | From +£1,176.00 |
| TIKKURILA Ultra Classic paints | Brown | +£507.00 |
| | White | +£483.00 |
| | Yellow | +£669.00 |
| | Clear | +£388.00 |
| Recuperator VL-80U5-E | | +£704.00 |
| Roof coverage – self-adhesive bitumen sheet | | +£3,168.00 |
| Iso set | | +£0.00 |
| PVC windows & doors | | +£10,276.00 |
| PVC windows & doors | | +£14,052.00 |
| Vinyl flooring | Grey | +£3,904.00 |
| | Oak | +£3,904.00 |

Customer Service

Free delivery *

Mainland England and Wales

4 - 8 working days for products in stock

4 - 8 weeks for products not in stock or custom-made products

Mainland Scotland

8 - 15 working days for products in stock

4 - 8 weeks for products not in stock or custom-made products

* An extra charge for deliveries to mainland Scotland applies only for items which are priced under £3000. In such cases you will find these charges on each product page. For all items whose price is over £3000, delivery to mainland Scotland is free of charge.

Payment

We accept card and bank payments.

To submit your order, you can either choose to pay a deposit of 20% of the total price or to pay the whole price in one go.

Planning permission

Contact us for any advice you may need regarding basic planning permission or building regulation matters. We will always be happy to help you.

10 yrs. warranty

All garden buildings with a wall thickness of at least 34mm come with a 10-year anti-rot guarantee. Structures with 28mm wall thickness come with a corresponding 5-year anti-rot guarantee.