



**Granny Annexe DIANA Modern FM (34 mm + Cladding), 7.5x4.2 m (25'x14'), 26 m<sup>2</sup>**

Product #AV2530

- Interchange the opposite walls!
- Tongue & Groove floorboards included
- Hardware kit included
- Window and door seals included
- Storm braces included
- Pure glass – no cheap plastic
- Reliable floor bearers
- Polite & Convenient delivery
- Made while protecting the forests
- Better resistance to rot & mould
- Moisture resistant door and windows
- Reinforced roof construction
- Secure locks & hinges
- Direct from the factory
- Fast & Easy installation
- Natural trim only
- Allergy free materials only

**£13,528.00**

£13,858.00 / You save £330.00

**The price includes:**

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

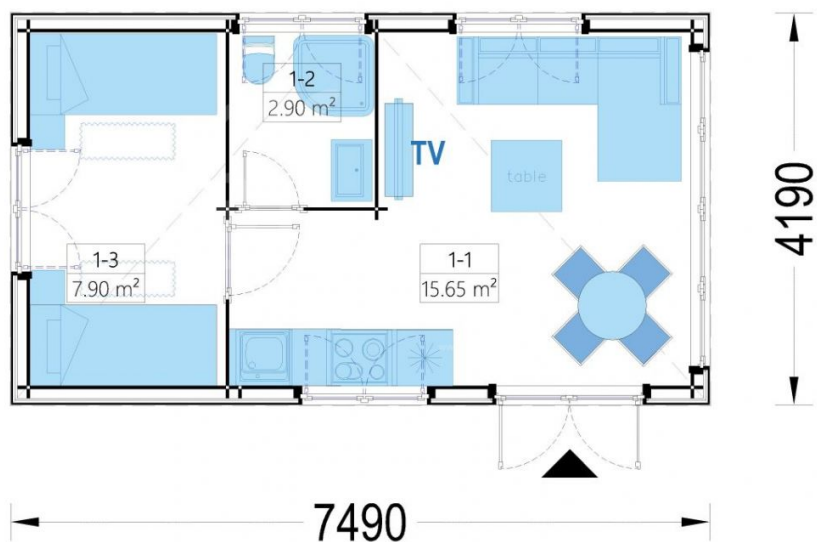
Visit our website to make sure this is the current price:

<https://www.quick-garden.co.uk/granny-annexe-diana-modern-fm-34mm-cladding-7-5x4-2m-25x14-26m2.html>

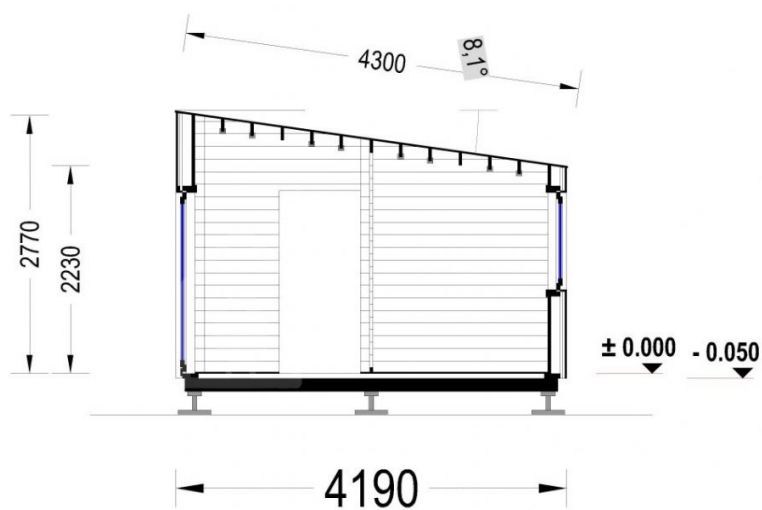


**Finance available. Contact us!**

## Specifications & detailed sketches







## Product specifications

Material	Slow grown spruce
Doors	1 * 161 x 192 cm (entrance door) , 1 * 85 x 192 cm, 1 * 70x192 cm (internal doors)
Roof Area	35 m <sup>2</sup>
Floor area	26.45 m <sup>2</sup>
Windows	2 * 138 x 50 cm, 2 * 138 x 105 cm, 4 * 85 x 192 cm (vitrine)
Eaves height	223.0 cm
Ridge Height	277.0 cm
Roof	34x135 mm wooden rafters; 19 - 20 mm thick tongue & groove boards
Floor	40-50 mm wooden foundation beams ; 19 - 20 mm thick tongue & groove boards
Wall	34 mm wooden log; 100 mm timber frame; 25 mm timber batten (vertical); 25 mm timber batten (horizontal); 18 - 20 mm timber cladding
Wood Treatment	Optional
Roof Slope Ratio	8°
Anti Rot Warranty	10 Year
Total Number of Rooms	3
Roof Covering Material	Optional
External dimensions (WxD), Metric	750 x 420cm

## Select product features according to your needs

Steel gutter system Ruukki	Anthracite Grey	+£572.00
PVC windows & doors (White)		+£5,348.00
Clear water-based primer for interior		+£175.00

TIKKURILA Ultra Classic paints	TIKKURILA Ultra Classic paints- Clear	+£194.00 +£338.00
	TIKKURILA Ultra Classic paints- Brown	+£322.00 +£446.00
	TIKKURILA Ultra Classic paints- White	
	TIKKURILA Ultra Classic paints- Yellow	
Terrace kit (7.5x2m)		+£1,248.00
PVC windows & doors (Anthracite)		+£6,980.00
Metal roofing	Red	+£2,065.00
	Black	+£2,065.00
	Green	+£2,065.00
Gazebo		+£3,102.00
Terrano metal roofing		+£2,482.00
EPDM Roof Covering Material		+£1,478.00
Woodshed 2.2m x 1.44m		From +£599.00
Vinyl flooring	Grey	+£1,528.00
	Oak	+£1,528.00

## 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.

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### 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.

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### 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.

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### 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.