



Granny Annexe KAYA 3 (Insulated, 44 mm + Cladding), 70 m²

Product #AV2567

- 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

£43,351.00

~~£44,409.00~~ / You save £1,058.00

The price includes:

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

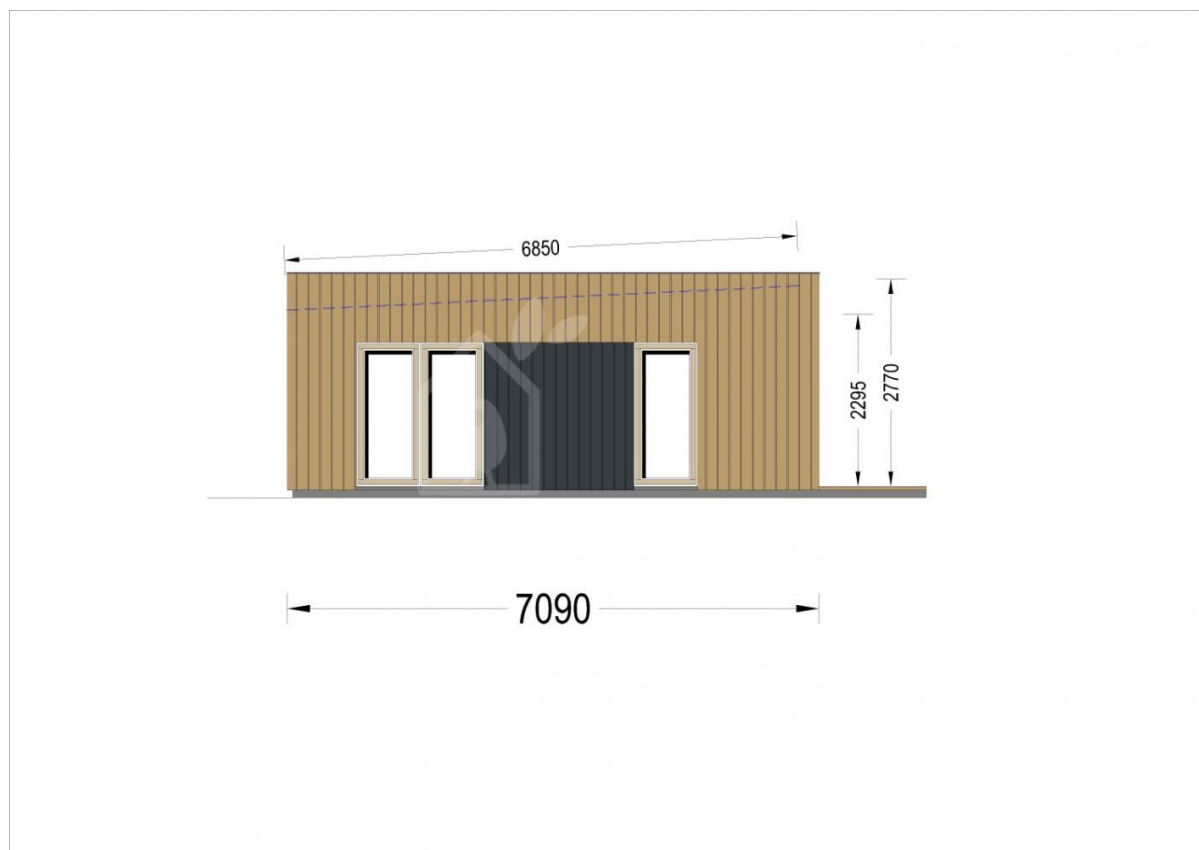
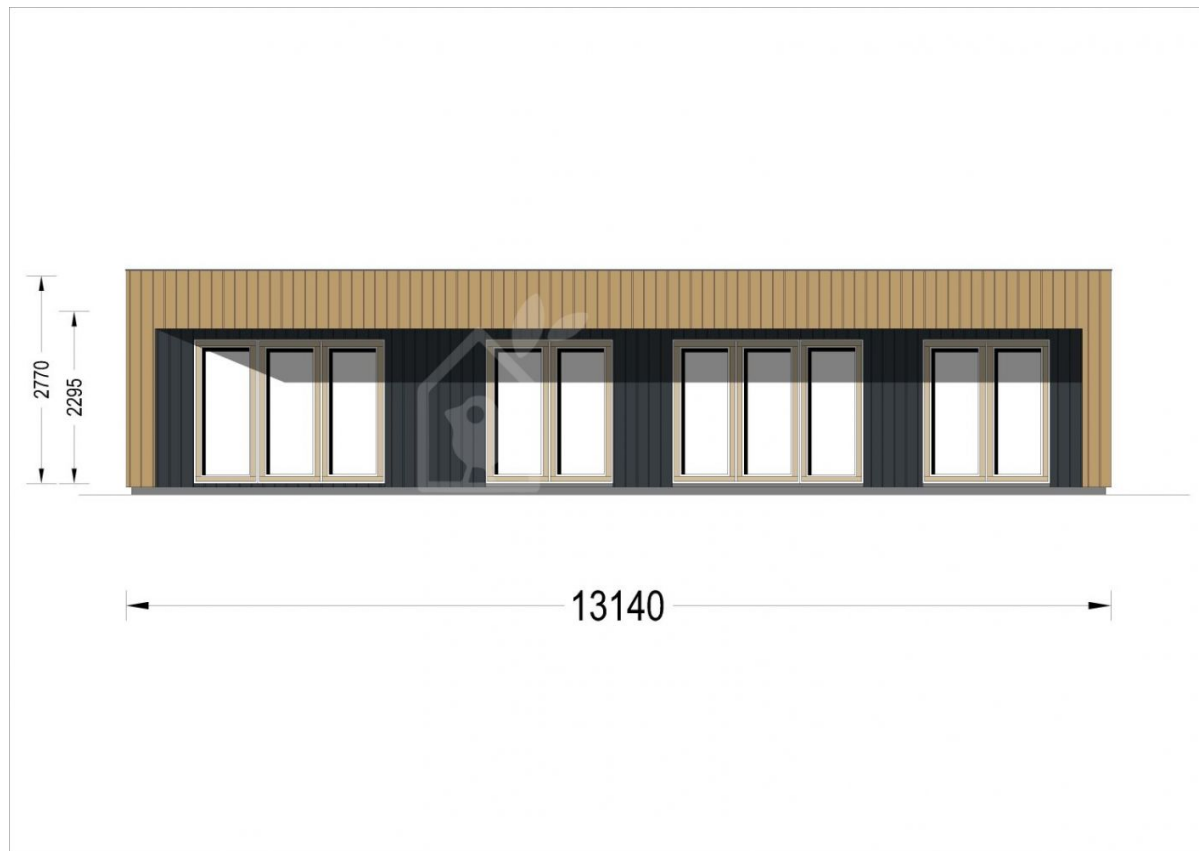
Visit our website to make sure this is the current price:

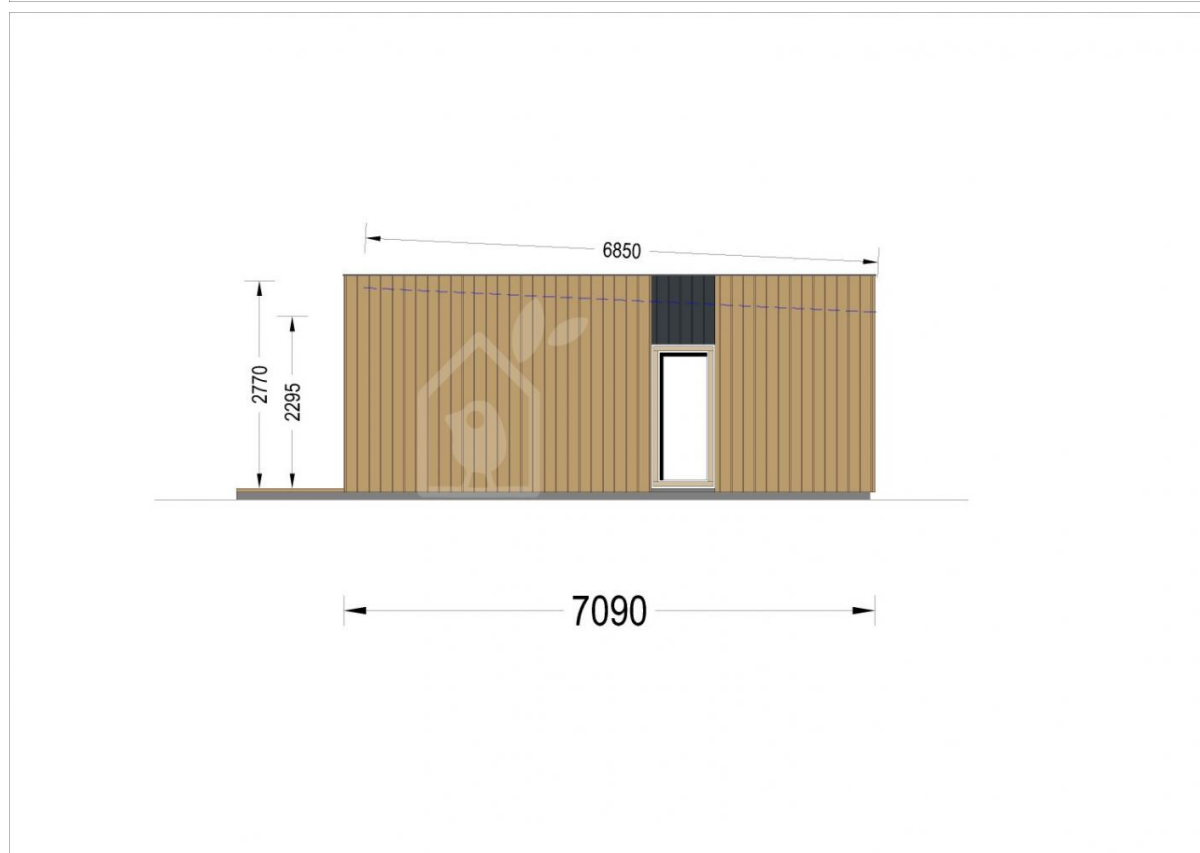
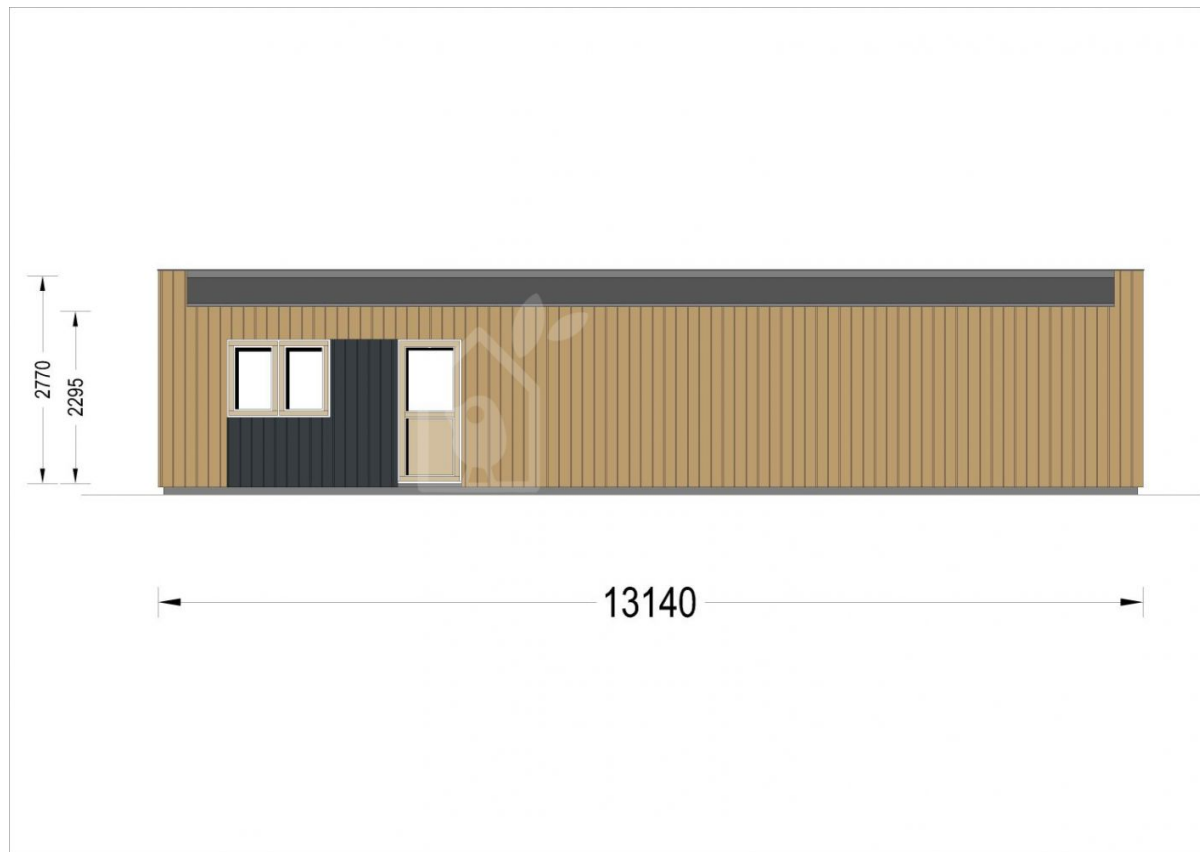
<https://www.quick-garden.co.uk/granny-annexe-kaya-3-insulated-44mm-cladding-70m2.html>

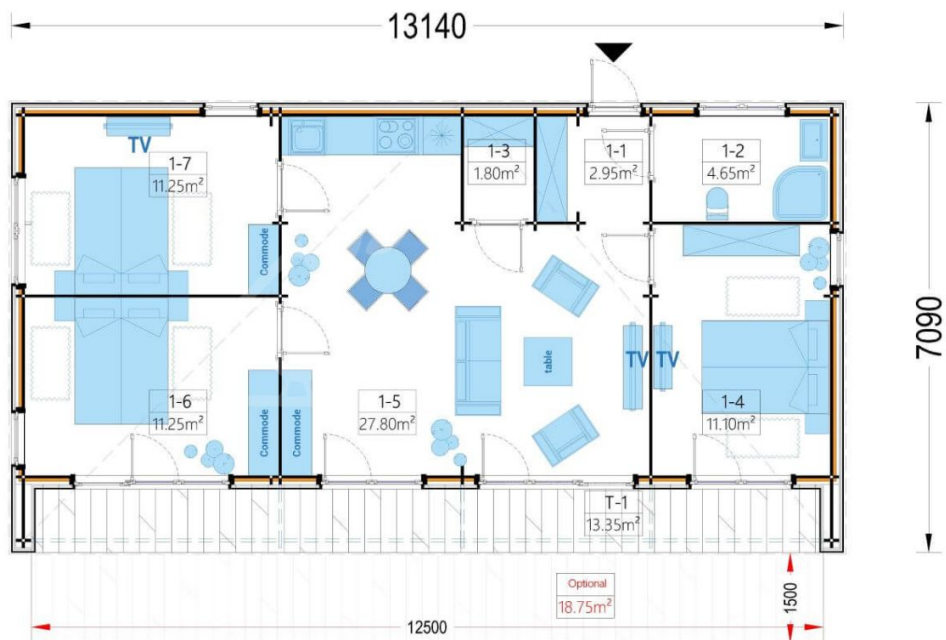
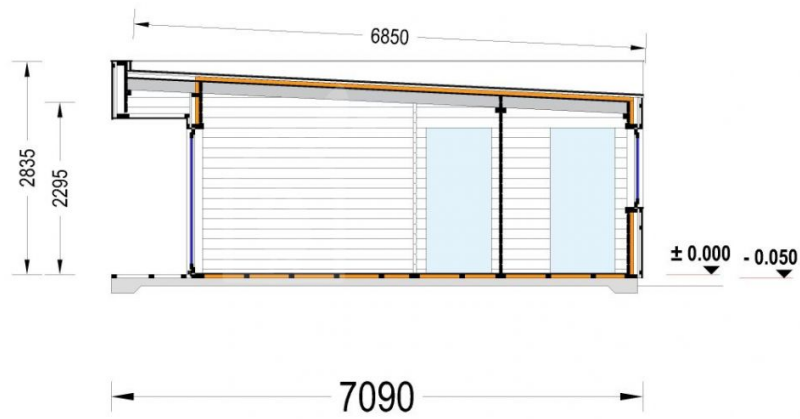


Finance available. Contact us!

Specifications & detailed sketches







Product specifications

Bedrooms	3
Material	Slow grown spruce
Bathrooms	1
Doors	1 * 85 x 192 cm (entrance door) ; 5 * 85 x 192 cm (internal)
Roof Area	92 m²
Floor area	70.80 m²
Windows	1 * 138 x 105 cm, 4 * 161 x 192 cm (balcony door), 7 * 85 x 192 cm (vitrine)
Eaves height	229.5 cm
Ridge Height	283.5 cm
Roof	19 - 20 mm thick tongue & groove boards; 145 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
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
Wood Treatment	Optional
Roof Slope Ratio	3°
Anti Rot Warranty	10 Year
Living space	61.40 m²
Total Number of Rooms	7
Roof Covering Material	Optional
External dimensions (WxD), Metric	1315 x 710 cm

Select product features according to your needs

Steel gutter system Ruukki	Anthracite Grey	+£830.00
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PVC windows & doors (White)		+£9,822.00
PVC windows & doors (Anthracite)		+£13,402.00
Clear water-based primer for interior		+£420.00
Recuperator VL-80U5-E		+£704.00
TIKKURILA Ultra Classic paints	TIKKURILA Ultra Classic paints-	+£485.00
	Clear	+£644.00
	TIKKURILA Ultra Classic paints-	+£676.00
	White	+£892.00
	TIKKURILA Ultra Classic paints-	
	Brown	
	TIKKURILA Ultra Classic paints-	
	Yellow	
Terrace kit (1.5x13.0m)		+£1,607.00
EPDM Roof Covering Material		+£3,299.00
Insulation package		+£0.00
Timber frame base	With metal ground screws (Kaya3)	+£7,354.00
	With PVC pedestals (Kaya3)	+£4,374.00
Woodshed 2.2m x 1.44m		From +£599.00
Roof coverage – self-adhesive bitumen sheet		+£3,564.00
Vinyl flooring	Grey	+£3,728.00
	Oak	+£3,728.00

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.