

# Norfolk Homes



## **NOTICE TO CUSTOMERS BLUE SKY GARDENS, BRADWELL**

### **VERY IMPORTANT**

**Our printed sales brochures and display material is intended to give customers a good idea of our home types, specification and site layout. The information was accurate at the time of printing.**

**We aim to update and improve our homes continuously, which means that some amendments have been made since our marketing material was printed.**

**FOR THE VERY LATEST SPECIFICATION, SITE LAYOUT AND FLOOR PLANS FOR A PARTICULAR HOME, PLEASE ASK OUR SALES NEGOTIATOR. ALTERNATIVELY, PLEASE VISIT OUR WEBSITE (<http://www.norfolkhomes.co.uk/>)**

**We do reserve the right to alter plans and specification without notice, but endeavour to let customers know of material changes as soon as possible.**

- **Showhomes:**

Our showhomes are designed to show properties and specification in the best light and to give some ideas for furnishing a home – not all items on show are included in our standard specification. We continuously update our home types and therefore some aspects of design in our showhomes may have changed. The specification is also constantly reviewed - some features may have been superseded since the home was built. Please ask our Sales Negotiator for details.

- **General Brochure:**

- a) Built in wardrobes will now have either bi-fold mirrored doors or sliding mirrored doors. Please ask for details.
- b) The style of sanitary ware has been updated. Please ask for details.
- c) Various home types have baths reversed i.e. taps/shower mixer are at the other end to that shown on our layout plans.
- d) The style of tap to the utility room (where applicable) sink has been updated.
- e) TV points are fitted to some, not all kitchens. Please ask for details. (w.e.f. 17/11/9)
- f) The ash handrail in houses has been replaced by an alternative stained hardwood rail. (w.e.f. 17/11/9)
- g) Garage personnel doors are now painted white and not stained ebony. Please ask for details of the plots the change affects (w.e.f. 17/11/9)
- h) Our map copying licence is now authorised under Ordnance Survey © Crown Copyright 290. All rights reserved. Licence number LIG 1008



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- Home types
  - a) Some houses have trimmed rather than pointed barge boards as shown on the computer generated images.
  - b) The Nightingale, Plot 3 only (our showhouse), has a number of small variations from the sales literature for a Nightingale.
  - c) Windows to be removed from the gable end (generally secondary windows to Sitting Rooms) on the following homes – Frobisher (Plot 65), Mountbatten (Plots 57 & 72), Wilberforce (Plots 66 & 151), Nightingale (46, 48, 56, 71 & 132), and Bronte (Plot 81) (w.e.f. 11/12/9). Some plots retaining side wall windows will be fitted with obscure rather than plain glass – please ask for details. (w.e.f. 1/2/10)
- Our Elliot and Fleming booklet
  - a) The fire shown on the Fleming plans is indicative of where one could be placed and where a socket is provided. A fire is not included.
- Reservation process
  - a) Prior to reservation we will agree a date that an unconditional exchange of contracts must take place by. This will be recorded on our reservation forms. If an unconditional exchange of contracts does not take place by the agreed date, we reserve the right to re-offer the property. For full terms and conditions, please ask our Sales Negotiator. (w.e.f. 27/10/9)
- Site Plan/extract
  - a) The Elliot and Fleming home styles form part of our local needs housing and are sold on a 90% shared ownership basis. For details of the scheme and their location, please ask for details.
  - b) Open space planting has been amended
  - c) Several boundary treatments to plots 60-64 have been made.
  - d) Plot 59 and plot 144 have walkway lights added
  - e) Plots 82 and 127 to 129 are now Milne home types.
  - f) Boundary treatments and landscaping have been amended – please ask for details. (wef 24/8/9)
  - g) Private shared paths are now in a peak riven red coloured slab.
  - h) Various changes have occurred to plots 123 to 130 and plots 151 and 152. Please ask us for full details. (w.e.f. 21/12/09).
  - i) Driveway to plots 86 and 87 has been changed (w.e.f. 29/1/10)

**All photos and computer-generated graphics are only intended to give a guide to our homes and also may not be of the home type they are used to illustrate. Please ask our sales negotiator for precise details of finishes to any home. We apologise for any inconvenience that this may cause.**

***12<sup>th</sup> July 2010***