

Norfolk Homes



Features in your new home **BLUE SKY GARDENS, BRADWELL** (only applicable to home styles Fleming and Elliot)

Construction features**

Traditional brick and thermal block, insulated cavity wall construction.

A variety of brick wall finishes.

Loft insulation and thermal insulation beneath concrete ground floors.

Black Ash coloured PVCU to fascia, barge, soffit and cladding.

The Elliot canopy porch is vacuum treated timber and finished in ebony coloured stain.

Traditional pantile roof covering.

Front entrance door to houses will be pre-finished coloured composite fibreglass, 3-point locking, with decorative matching glass panels in a white PVCU frame. A letter plate will also be fitted.

Rear entrance door to houses will be pre-finished white composite fibreglass, 3-point locking with glass panel in a white PVCU frame.

All homes will have high quality, low maintenance, white PVCU windows in several complementary styles fitted with double glazed low 'E' glass, sealed units and locking catches (where applicable).

Homes have full gas fired central heating with self-finished thermostatic valve radiators. Condensing, gas combination boiler.

Electrical features

Smoke detectors to all floors, a mains transformer door bell and a shaver socket/light to bathroom.

BT, TV and satellite points fitted to lounge.

Low energy light fittings and bulbs supplied to the entrance hall, landing and all bedrooms. Fluorescent tube light with diffuser to kitchen. Light bulbs included for all light fittings.

Electrical socket for use with electric fire (a fire is not included), to living room of The Fleming.

Kitchen features

Fitted kitchen with a choice of base cupboards* and a choice of complementary worktops*.



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Stainless steel finish appliance pack consists of gas hob unit, fan assisted electric double oven and chimney style hood.

Space for fridge/freezer and space/plumbing is provided for a washing machine.

Stainless steel, single bowl, single drainer, inset sink with mixer tap.

Extensive choice* of ceramic wall tiling to kitchen.

Bathrooms & cloakroom features

White coloured, high quality sanitary ware comprising: - Acrylic bath, china pedestal wash basin, china close coupled w.c. Baths and basins will be fitted with chrome finish taps.

Extensive choice of ceramic wall tiling* to sanitary areas. Tiling will be full height around baths and half height to walls where sanitary ware is fitted except for cloakrooms which have a splash back to the washbasin.

Decorative & finishing features

Moulded skirting boards, architraves and window sill boards will be painted with off-white satin paint.

Staircase with balusters and newel posts finished in an off-white satin paint.

Oak effect flush foiled internal doors.

Smooth ceilings throughout, painted with white emulsion.

One emulsion wall colour* throughout, from a large selection.

Exterior features

Turfed or shrub planted front gardens** with rotovated and graded rear gardens.

Slabbed footpaths and patio areas.

Concrete posts with close board panel fences (where applicable) and concrete gravel boards.

Low energy outside light fitted to the front elevation.

Private parking drives will be finished with brindle coloured concrete block paviours. Shared access way to drives will be finished with red coloured concrete block paviours.

** Customers may choose from ranges currently available at 'Blue Sky Gardens', Bradwell so long as the construction of a home has not passed the required stage for selection. Styles may be different from those shown in our showhouse as the result of our continuous improvement.*

*** For full details of exterior and construction finishes to specific plots at 'Blue Sky Gardens', Bradwell, please ask our Sales Negotiator. The finishes form part of our planning permission and unfortunately may not be changed.*

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