

Norfolk Homes



Features in your new home BLUE SKY GARDENS, BRADWELL (all home styles except Fleming and Elliot)

Construction features**

Traditional brick and thermal block, insulated cavity wall construction.

A variety of brick, render and/or PVCU shiplap cladding wall finishes.

Loft insulation and thermal insulation beneath concrete ground floors.

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

Timber porch elements are vacuum treated and finished in ebony coloured stain.

Georgian style feature timber door surrounds to Landseer, Landseer A, Addington C and Addington G are painted gloss white.

Traditional pantile or composite slate roof covering.

Pre-finished coloured composite fibreglass, 3-point locking, front entrance door with obscure glass panels in a white PVCU frame. A letter plate is also fitted.

Pre-finished white composite fibreglass, 3-point locking, rear entrance door with glass panel in a white PVCU frame.

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

High quality, low maintenance, white PVCU open out French casement doors fitted with double glazed low 'E' glass, sealed units.

Full gas-fired central heating with underfloor heating to the ground floor and self-finished thermostatic valve radiators to the first floor. The boiler is sited in the garage of home styles Vaughan, Vaughan B and Coleridge B.

Condensing gas boiler with hot water cylinder with back up immersion heater and timer to all homes. Hot water is pressurised to increase flow rate.

Electrical features

Halogen inset spotlights to kitchen, cloakroom, bathroom and en-suite.

Smoke detector to ground and first floors. Carbon monoxide detector to ground or first floor.



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Wall light points to living room.

The house will be wired to take advantage of Sky + (equipment not included)

To take advantage of wireless broadband technology, a BT point and double socket will be fitted in the loft of houses. Equipment (not included) can then be fitted to enable broadband throughout the house.

BT, TV and satellite points fitted to lounge. TV points are fitted to every bedroom. A BT point will also be fitted to either the entrance hall or study (if applicable) and will be the main service point. An additional TV point will be fitted to some kitchens – please ask for details.

Mains transformer doorbell.

Every habitable room has a minimum of two double sockets – refer to home layout plans for full details.

Low energy light fittings and bulbs supplied to the entrance hall, landing and all bedrooms.

Luxury kitchen & utility features

Extensively fitted kitchen and utility (where applicable). A choice of base and wall cupboards* with a choice of complementary worktops*.

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

A double oven is built in to home styles Addington (and variations), Balfour, Bronte, Faraday (and variations), Frobisher, Mountbatten, Nightingale, and Wellington. All other double ovens are built under the hob unit.

Plumbing is provided for a dishwasher and washing machine. Venting is provided for a tumble dryer (if applicable).

Composite granite effect or stainless steel, 1 or 1^{1/2} bowl and single drainer, inset sink* with ceramic disc mixer tap.

Extensive choice* of ceramic wall tiling to kitchen and utility (where applicable).

Superior bathrooms, en-suites, & cloakroom features

High quality sanitary ware*. Baths have a chrome finish thermostatic bath/shower mixer with shower curtain and rail over. Basins are fitted with modern chrome finish single lever taps.

Many bathrooms and en-suites are fitted with semi countertop vanity units and will have a concealed w.c. cistern – please refer to individual home plans or ask our Sales Negotiator.

Extensive choice of ceramic wall tiling* to sanitary areas. Tiling will be full height around baths/showers and half height to walls where sanitary ware is fitted and above vanity unit work surfaces. In cloakrooms, there is a single splashback tile course above the hand basin.

Elongated shower cubicles to en-suite fitted with a pressurised shower with adjustable head and a sliding or pivot cubicle door.

A polished chrome heated towel rail is fitted to most bathrooms and en-suites.

Decorative & finishing features

Luxury fireplace with hearth and surround to home styles Addington (and variations), Mountbatten, Faraday, (and variations), Wilberforce, Nightingale, Frobisher, Balfour and Bronte, including an inset electric fire.

A stylish modern wall hung electric fire will be fitted to all other home styles.

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

Staircase with turned balusters and newel posts finished in an off-white satin paint. The hardwood handrail will be finished with a light oak coloured stain.

Built in wardrobes to every bedroom of every home style with sliding or bi-folding mirror fronted glass doors.

Composite solid core wood effect flush doors. Some rooms are fitted with glass doors.

Decorative polished chrome finish door furniture.

White painted smooth ceilings throughout.

One emulsion wall colour* throughout, from a large selection – further colours will incur extra charge.

A range of flooring finishes are available at extra cost, including carpeting, ceramic floor tiles and vinyl finishes. For a tailored quotation, please see our Sales Negotiator.

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.

Ornamental low energy outside lights fitted to the front elevation of all homes.

Two-way switched waterproof passageway light to plots 2, 9, 22, 23, 27, 58, 59, 70, 107, 116, 125, 137, 144 & 145.

An outside tap, in most cases, is fitted to the rear elevation.

All garages are fitted with a high quality oak coloured up-and-over door.

Vertically boarded solid core garage personnel door painted white in a white gloss frame.

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

All garages will have a light and double socket.

Low energy dusk to dawn sensor lights are fitted to the garages of plots 24, 25, 60, 63, 69, 70, 71, 73, 75, 98, 102, 108, 110a, 112, 114, 115, 120a, 140a and 142.

Low energy dusk to dawn sensor lights are fitted to the drive-under for plots 26, 61a, 68, 75, 100, 109a, 121a and 141a.

Low energy dusk to dawn sensor lights are fitted to the shared covered pedestrian access for plots 30 and 118.

Boundary treatments (walls, gates, fences and hedges) vary from plot to plot. Please ask for details.

** 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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