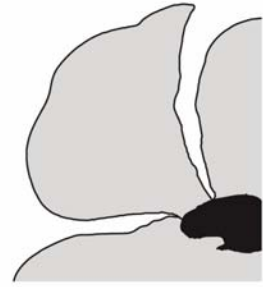


Norfolk Homes



Features in your new home MOORGATE PARK, DEREHAM

Applicable only to the following home types in phase I (plots 19, 60 and 71 - 108):
Addington, Aston, Bingham, Cartwright 'A', Fielding, Landseer, Landseer 'A', Lowry 'A',
Lowry 'D', Lowry 'E', Milne, Vaughan, Vaughan 'B', Vaughan 'C' and Wellington.

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 certain home types are painted gloss white.

Traditional concrete pantile roof covering.

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

Pre-finished white composite fibreglass, half glazed rear entrance door 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).

White PVCU open-out French casement patio doors 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 other floors.

Condensing gas boiler with pressurised domestic hot water.

Electrical features

Cluster spot light fitting to kitchen and down lights in protruding cornice to kitchen wall units.

Shaver socket to 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.

Mains transformer door bell.

Light bulbs included for all light fittings.

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 with an isolating switch on the landing. 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 every bedroom. A BT point will also be fitted to either the entrance hall or dining room or study (if applicable).

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 a gas hob unit, fan assisted electric double oven and chimney style extractor hood.

The double oven is high level built in to Addington. Landseer, Landseer 'A' and Wellington homes. All other double ovens are built under the hob unit.

Plumbing is provided for a dishwasher and a washing machine.

Venting is provided for a tumble dryer (where 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 handset shower mixer tap. Basins are fitted with modern chrome finish single lever taps. A shower rail and curtain are fitted above the bath.

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

Most 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.

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

Decorative & finishing features

Home types Addington, Bingham, Fielding, Landseer, Landseer 'A' and Wellington in phase 1 (plots 19, 60 and 71 to 108) now get a luxury fireplace with hearth, surround and inset electric fire. All other home types get a stylish, modern wall hung electric fire.

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

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

Built in wardrobes to every bedroom of every home style with either sliding or bi-folding mirror fronted doors, dependant on home type.

Composite, solid core wood effect flush internal doors. Some rooms are fitted with glazed doors – refer to home layout plans for full details.

Decorative polished chrome finish door furniture.

White painted smooth ceilings throughout.

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

A range of flooring finishes are available at extra cost, including carpeting, ceramic floor tiles and vinyl finishes. For a tailored quotation, please ask 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 and concrete gravel boards (where applicable).

Ornamental low energy outside light fitted to the front elevation.

An outside tap, in most cases, is fitted to the rear elevation – please refer to detailed home plans or to our Sales Negotiator.

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

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

Private garage drives and parking spaces will be finished with brindle colour concrete block paviours. Shared access way to drives will be finished with red colour concrete block paviours.

All garages will have a light and double socket.

PIR sensor lights are fitted to the garages of plots 19, 72, 81, 86, 91, 101, 104 and 108

Low energy dusk to dawn sensor lights are fitted to the drive-unders for plots 65 and 67.

PIR sensor lights are fitted to the shared covered pedestrian access for plots 77 and 79

Decorative metal gate is fitted to the walk under for plot 79

Boundary treatments (walls, gates, fences and hedges) vary from plot to plot. Please refer to our Sales Negotiator.

**** Customers may choose from ranges currently available at 'Moorgate Park', Dereham so long as the construction of a home has not passed the required stage for selection.***

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

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