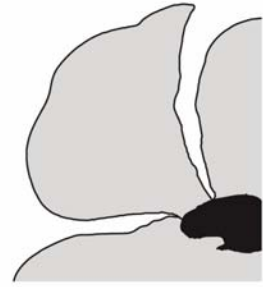


Norfolk Homes



Features in your new home STABLE FIELD, HEMSBY VILLAGE

Construction features**

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

Cavity fill wall insulation, loft insulation and thermal insulation beneath concrete ground floors.

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

Rafter feet (where applicable) and timber porch elements to home types Addington, Bingham, Hazlitt, Mountbatten and Wellington are vacuum treated and finished in ebony coloured stain.

Traditional pantile roof covering.

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

Pre-finished white composite, 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 come with double glazed low 'E' glass, argon filled, sealed units and locking catches (where applicable).

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

Full oil-fired central heating with underfloor heating to the ground floor and self-finished thermostatic valve radiators to the first floor.

Where a garage is attached, the oil boiler will usually be sited in the garage and not as shown on floorplans. Vaughan 'D' homes have an external boiler.

Mains pressure, stainless steel hot water cylinder with back up immersion heater and timer to all homes.

Electrical features

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

Smoke detector to ground and first floors.

Wall light points to living room.



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

BT, TV and satellite points fitted to lounge. TV points also fitted to every bedroom. A BT point will also be fitted to either the entrance hall or study (if applicable) – this will be the main service point.

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

Low energy light fittings and bulbs supplied for 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 electric ceramic hob unit, built-in fan assisted electric double oven and chimney style extractor hood.

Plumbing is provided for a dishwasher and 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 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. Basins are not always circular in shape - please refer to 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, surround including an inset electric fire to home styles Addington (and variations), Mountbatten, Wilberforce, Nightingale and Frobisher.

A modern wall mounted feature electric fire with no fireplace 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 colour stain.

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

Quality 4 panel oak faced internal doors. Some rooms are fitted with glass panel 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 – further colours will incur extra charge.

A range of flooring finishes is 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 outside lights fitted to the front elevation of all homes.

A two-way switched waterproof passageway light will be provided to plots 64 and 107.

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

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

All garages will have a light and double socket.

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

**** Customers may choose from ranges currently available at 'Stable Field' Hemsby Village so long as the construction of a home has not passed a certain stage.***

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

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(Last updated 23rd February 2010)