

# Norfolk Homes



## Features in your new home BROOKE-MEADOW WAY, PORINGLAND

Applicable to the Wallis and Fleming only.

### Construction features\*\*

Traditional brick and thermal block, insulated cavity wall construction. Traditional clay pantile or composite slate roof covering.

Loft insulation and thermal insulation beneath concrete ground floors.

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

Entrance doors come in a variety of styles and are made from a range of materials. The security features and ironmongery correspond to the door type. Please ask our Sales Negotiator for details.

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

All Flemings will have high quality, low maintenance, white PVCU open out French casement patio doors with double glazed low 'E' glass, sealed units.

All homes have full gas fired central heating with self-finished thermostatic valve radiators.

Condensing, combination boiler servicing all domestic hot water and heating systems.

### 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 where there is sanitary ware. Cloakrooms have a splash back to the washbasin.

### Electrical features

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

Smoke detectors to all floors. Mains transformer door bell. Shaver socket/light to bathroom.

BT, TV and satellite points fitted to lounge.



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### **Kitchen features**

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

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

Space for fridge/freezer.

Space and 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.

### **Decorative & finishing features**

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

Fleming staircase is with balusters and newel posts finished in an off-white satin paint.

White gloss painted, Colonist style, internal panel 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 to Flemings.

Slabbed footpaths and patio areas to Flemings.

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

Low energy outside lights fitted to the front elevation of Flemings.

Private 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.

**\* Customers may choose from ranges currently available at 'Brooke-Meadow Way', Poringland 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 'Brooke-Meadow Way', Poringland, please ask our Sales Negotiator. Many of the finishes form part of our planning permission and unfortunately may not be changed.**

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**(Last updated 23rd February 2010)**