

Norfolk Homes



Features in your new home BROOKE-MEADOW WAY, PORINGLAND

**Applicable to Houses: Newton, Newton 'B' and Newton 'C'.
Apartments: Jenner, Jenner 'C', Tyndale, Tyndale 'C', Austen, Austen 'C', Raleigh and Dalton.**

Construction features**

Traditional brick and thermal block, insulated cavity wall construction.

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

Loft insulation and thermal insulation beneath concrete ground floors.

Black Ash coloured PVCU to fascia, barge boards, soffits. Black Ash coloured, PVCU or timber cladding.

Rafter feet (where applicable) are vacuum treated and finished in ebony coloured stain.

Traditional clay pantile and composite slate roof covering.

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 precise details.

All apartments except Raleigh and Dalton have a telephone entry security system.

High quality and low maintenance windows are in several complementary styles. All are fitted with double glazed low 'E' glass, sealed units and locking catches. Please ask our Sales Negotiator for precise details.

French casement patio doors or sliding patio doors are fitted to several home designs and are double glazed with low 'E' glass, sealed units. Please refer to individual home style floorplans for details.

All homes will have full gas fired underfloor heating to all floors.

All houses will have a condensing boiler with hot water cylinder, back up immersion heater and timer. All apartments will have a combination condensing boiler.

Electrical features

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

Smoke detector to all floors.

Carbon monoxide detector.



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Wall light points to living room.

BT, TV and satellite points fitted to lounge. TV points fitted to every bedroom. A BT point will also be fitted to the entrance hall which will be the main service point.

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 for the entrance hall, landing and all bedrooms.

An electric point is provided for a heated towel rail (towel rail is not included) to bathrooms and/or en-suites of home styles Austen, Austen 'C', Jenner, Jenner 'C', Tyndale and Tyndale 'C'.

Luxury kitchen & utility features

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

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

Plumbing is provided for a washing machine and dishwasher.

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.

Superior bathrooms, en-suites, & cloakroom features

High quality sanitary ware*. Baths have a chrome finish bath handset shower mixer tap except home style Raleigh - see below. Basins are fitted with modern chrome finish single lever taps.

Home style Raleigh (plots 291 and 292) will be fitted with a chrome finish bath mixer tap and a wall mounted pressurised shower over. A shower curtain on a rail will also be fitted over the bath.

Many bathrooms and en-suites are fitted with semi countertop vanity units – please ask for details.

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, hot water heated towel rail is fitted in the bathroom and en-suite of the Dalton and Newton 'B' home styles and in the bathroom only of the Newton home style.

Decorative & finishing features

A stylish wall mounted electric fire is fitted to Newton, Newton 'B' and Newton 'C'. A socket is provided for a fire to apartments but a fire is not included.

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. The hardwood handrail will be finished with a light oak colour stain.

Bi-folding or sliding mirror fronted built in wardrobes. Please ask our Sales Negotiator for details.

Composite solid core wood effect internal panel or flush 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 is available at extra cost, including carpeting, ceramic floor tiles and vinyl finishes. For a tailored quotation, please see our Sales Negotiator.

All apartments will have locking letter boxes.

Exterior features

Gardens and communal areas will be landscaped in accordance with our detailed landscaping plan.

Slabbed footpaths and patio areas to houses.

Ornamental outside light fitted to front elevation of houses.

Two-way switched waterproof passageway light.

High quality 'Garage Light' or 'Rutland' style timber up-and-over garage doors stained ebony colour. Please ask our Sales Negotiator for details.

Garage personnel doors are stained ebony colour or painted white (depending on plot) and have a white gloss frame.

A cycle store is provided to many apartments. Please see our insert sheet on Parking and Cycle Stores for details.

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.

Dusk to dawn sensor bollard and ceiling mounted lights are fitted around apartments – see our main site layout plan.

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

**** 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 finish 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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