

Norfolk Homes



Features in your new home MANOR REACH, SPROWSTON

Applicable only to the following home types:

Baird, Fleming, Huxley, Huxley A, Babbage, Babbage A, Brunel, Ruskin, Ruskin A and Johnson 'A'

For other home types please see our separate specification insert sheet.

Construction features**

Traditional brick and thermal block, insulated cavity wall construction with a variety of brick, render and/or maintenance free composite cladding wall finishes.

Loft insulation and thermal insulation beneath concrete ground floors.

Black Ash coloured PVCU to fascia, barge, soffit and cladding. Canopy porches are constructed from vacuum treated timber and finished in ebony coloured stain.

Traditional clay pantile and composite slate roof covering.

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

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

All homes will have full gas fired central heating with self-finished thermostatic valve radiators. Condensing, gas combination boiler servicing all domestic hot water and heating systems.

Electrical features

Smoke detectors to all floors, mains transformer door bell.

Shaver socket to bathroom, cluster spot light fitting to kitchen, light bulbs included for all light fittings, low energy light fittings and bulbs supplied to the entrance hall, landing and all bedrooms.

TV point to living room and main bedroom, BT point to living room and either hall or kitchen/dining room, satellite point fitted to lounge.



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Every room has a minimum of two double sockets (one to hall and landing) – refer to home layout plans for full details.

Electrical socket for use with electric fire (a fire is not included), to living room.

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

Space for fridge/freezer. Space and plumbing is provided for a washing machine. Space and plumbing is provided for a dishwasher to the Fleming, Huxley, Huxley 'A', Babbage, Babbage 'A' and Johnson 'A'.

Stainless steel, single bowl, single drainer, inset sink with mixer tap.

Extensive choice* of ceramic wall tiling to kitchen.

Bathrooms & cloakroom features

White coloured, high quality sanitary ware comprising: - Acrylic bath, china pedestal wash basin and w.c. Baths and basins will be fitted with chrome finish taps. Ruskin and Ruskin 'A' apartments have concealed cistern units, vanity units with semi countertop basins.

Extensive choice of ceramic wall tiling* to sanitary areas. Tiling will be full height around baths/shower cubicles, half height to walls where sanitary ware is fitted and splashback to fitted vanity units (Ruskin and Ruskin 'A'). In cloakrooms there is a splash back to the washbasin.

Decorative & finishing features

MDF skirting boards, architraves and window sill boards will be painted with off-white satin paint. One emulsion wall colour* throughout, from a large selection. Smooth ceilings throughout, painted with white emulsion.

Oak effect flush foiled internal doors with decorative polished chrome finish door furniture.

Ground floor of common areas (apartments) will be ceramic floor tiled with a mat well. Flooring to other common stairs and landings will be fitted with a heavy duty carpet.

All apartments (except Baird, Brunel, Huxley and Huxley 'A') will be fitted with a telephone entry security system. Baird, Brunel, Huxley and Huxley 'A') will have individual door bells.

A lockable letter box is fitted to the exterior of apartment buildings – except Baird, Brunel, Huxley and Huxley 'A' which will have individual letter plates to their front entrance doors.

Exterior features

Turfed or shrub planted front gardens. Gardens and common areas will be landscaped in accordance with our detailed landscaping plan.

Private 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.

PIR sensor or dusk to dawn bollard lighting. Please see our Sales Negotiator for details.

Slabbed footpaths and patio areas.

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

Low energy outside light

** Customers may choose from ranges currently available at Manor Reach', Sprowston provided the construction of a home has not passed the stage required for selection.*

*** For full details of exterior and construction finishes to specific plots at 'Manor Reach', Sprowston, please ask our Sales Negotiator. Many of the finishes form part of our planning permission and unfortunately may not be changed.*

Every care has been taken to ensure the accuracy of this information, but the particulars, plans and prices do not form part of any contract and cannot be guaranteed. All homes are offered subject to contract. Norfolk Homes Limited reserves the right to alter plans and specifications without notice but endeavour to let customers know of material changes as soon as possible.

Our commitment to update and improve our homes continuously and improve the designs of our homes may mean that some amendments may not yet be incorporated in these particulars.

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