

Norfolk Homes



Features in your new home MANOR REACH, SPROWSTON

Applicable to plots 1 to 64 only and to the following home types only:

Milne, Lowry A, Lowry D, Aston, Vaughan, Vaughan C, Vaughan D, Vaughan E, Vaughan F, Vaughan G, Cartwright A, Bingham, Byron, Auden, Addington, Addington A, Addington C, Mountbatten, Hazlitt A, Landseer A, Faraday, Wilberforce, Cavendish.

For home types Baird, Fleming, Huxley, Babbage, Babbage A, Brunel, Ruskin, Ruskin A and Johnson 'A', please see our separate specification insert sheet.

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.

Rafter feet and fascia will be finished in ebony coloured stain.

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 pantile or 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.

Pre-finished white composite fibreglass rear entrance door with glass panel 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.



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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.

Smoke detector to ground and first floors. Carbon monoxide detector to ground or first floor.

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. 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 to kitchen and 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 home styles Wellington, Addington, Mountbatten, Hazlitt, Landseer A, Faraday, Wilberforce, Cavendish and Nightingale. 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 thermostatic bath/shower mixer tap with shower curtain and rail over. Basins are fitted with modern chrome finish single lever taps.

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

Many 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

To all homes, a stylish modern, wall hung electric fire will be fitted.

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 coloured stain.

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

Composite, wood solid core flush internal doors. Some rooms are fitted with glazed doors – please ask 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 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 low energy outside lights fitted to the front elevation of all homes.

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.

Garage personnel doors are framed, ledged and braced. They are painted white and have 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.

PIR sensor lights are fitted to the garages of plots 7, 18, 37, 40, 41, 54, 55, 81, 92, 93, 110 and 111.

PIR sensor lights are fitted to the drive-under car ports for plots 4, 6, 8, 13-17, 19, 21-23, 44-47, 50-53.

PIR sensor lights are also fitted to the shared covered pedestrian access for plots 16, 18, 21, 40, 45-47, 50-52, 55.

Dusk to dawn bollard lights to parking areas of plots 44-47, 50-55, 65-80 and 102-107.

PIR light to covered walkway and decorative metal gate with combination code lock to the shared pedestrian access paths for plots 16, 18, 21, 40, 45-47, 50-52, 55.

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 'Manor Reach', Sprowston 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 'Manor Reach', Sprowston, please ask our Sales Negotiator. 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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