



New Build Specification

Project : Boulton Road & Harvey Lane New Builds

Date : 11/11/22

Prepared by : J.Norton

Project Description : Residential consisting of 4 Townhouses & 4 apartments.

SPECIFICATION.

Flexible living space, high quality fixtures and fittings, all within a perfectly new built home by the Federation Of Master Builders awarded craftsman.

Environmental.

- Samsung Air Source Heat Pumps
- Underfloor Heating*
- Zoned heating controls
- Energy efficient Joule water cylinder

Kitchen.

- Individually designed stylish kitchens
- Soft close door mechanisms
- Electric hob
- Electric oven
- Integrated dishwasher
- Integrated fridge freezer*
- Choice of contemporary worktops
- Choice of worktop upstands
- Recessed downlights to ceiling

WC, Bathrooms and Ensuites.

- Contemporary sanitaryware throughout
- Wall and floor tiling
- Recessed downlights to ceiling
- Thermostatically controlled showers
- Chrome towel rails and electric heating element for summer use
- Shaving sockets

Finishes.

- Oak wooden doors throughout
- Satin steel ironmongery
- Walls painted white
- Ceiling painted white
- Woodwork painted white satin
- Fitted carpets or LVT throughout*

**Please note some items may be extra depending on purchase price agreed. For further information please speak to the sales agent.*

Externals.

- Black composite front door c/w chrome ironmongery
- UPVC Flush casement windows c/w chrome ironmongery
- White Edwardian surrounds to all front doors
- Sandstone cills to all windows
- White UPVC fascias and soffits
- Black UPVC guttering and downpipes
- Turf laid lawns*
- Block paving driveways to houses
- Bin and Bike store to apartments
- Perimeter wall to Harvey Lane and part of Boulton Road

Illustration below shows external layouts and specification....



<https://nortonsinger.co.uk/>



Norton & Singer Homes Ltd

New Build Kitchen & Fitted Furniture Spec

Project : Boulton Road & Harvey Lane New Builds

Date : 30/11/22

Prepared by : J.Norton

Project Description : Residential consisting of 4 Townhouses & 4 apartments.

KITCHENS AND FITTED FURNITURE.

We have selected a quality bespoke kitchen and living space furniture supplier to coincide with our high quality build properties, after searching the market for a company that ticks all the boxes to match our standards, we have selected leading French kitchen manufacturer, **Schmidt**. Further information can be found at <https://www.home-design.schmidt/en-gb>

Schmidt has showrooms all over the UK and Europe, but also more locally to us in Norwich, as follows..... **Schmidt Norwich, 7 The Lastings, Hall Road, Norwich NR4 6ET**. Please book an appointment with the showroom to visit and make your selections, call **01603 574157** and ask for **Scott Hardy** or email : scott@schmidt-norwich.co.uk to arrange.

3 Bed Town House Kitchen;

- Choice of 'Mele+ or Eolis' door fronts.
- Choice of carcass colour.
- Choice of laminate worktop & upstand colour.
- Electric Hob & Oven.
- Integrated dishwasher and washing machine.
- Integrated fridge-freezer*
- Worktop & upstand upgrade available to quartz, ceramic or wood*
- Appliance upgrade available*

1 Bed Apartment Kitchen.

- Choice of 'Mele or Mele+' door fronts.
- Choice of carcass colour.
- Choice of laminate worktop & upstand colour.
- Electric Hob & Oven.
- Integrated dishwasher and washing machine.
- Integrated fridge-freezer*
- Worktop & upstand upgrade available to quartz, ceramic or wood*
- Appliance upgrade available*

Fitted Furniture.

- Wardrobes*
- Cupboards*
- Drawers*
- Seating areas*
- Storage solutions*

****Please note some items may be extra depending on the purchase price agreed. For further information please speak to the sales agent at Pymm & Co. Upgrade prices will be provided by Norton & Singer Homes Ltd.***

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