



## **New Build Specification**

Project : 32A Renovation Project

Date : 04/01/24

Prepared by : J.Norton

Project Description : Executive 4/5 bed detached property with private drive.

### **SPECIFICATION.**

Flexible living space, high quality fixtures and fittings, all within a perfectly new built home by the Federation Of Master Builders awarded craftsman. In the beautiful Norwich City suburb, Thorpe St Andrew, within walking distance to the popular Rivergreen, train station and Norwich City football ground.

#### **Technical.**

- Gas Central Heating system
- Zoned heating controls
- Energy efficient Joule water cylinder
- Electric vehicle charger

#### **Kitchen and Utility.**

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

#### **WC, Bathroom and Ensuites**

- Contemporary sanitaryware throughout
- Wall and floor tiling
- Recessed downlights to ceiling
- Thermostatically controlled showers
- Chrome towel rails
- Shaving/toothbrush 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.

- Anthracite UPVC front door c/w chrome ironmongery
- Anthracite UPVC Flush casement windows c/w chrome ironmongery
- Hardi plank composite cladding in sky blue
- K-Rend plinth
- White UPVC fascia's and soffits
- Black UPVC guttering and downpipes
- Large newly turfed lawn
- Large outdoor living / patio area
- Private driveway off Boulton Road and parking for approx. 4 cars
- Private walkway to Harvey Lane

Illustration below shows external elevations.....



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