

New Build Specification

Project : Starling Road New Builds

Date : 04/03/24

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Project Description : Residential consisting of 8 houses & 1 bungalow.

SPECIFICATION.

Our Starling Road development is in the city centre of Norwich, in the sought after and popular NR3 area, within walking distance to many bars and restaurants and a 10 minute walk to main shopping areas. Our new development offers 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
- Zoned heating controls
- Energy efficient Joule water cylinder
- Electric vehicle charger (plots 1,2 and 3 only)
- Solar panels

Kitchen.

- Individually designed stylish kitchens
- 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, Bathrooms 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.

- Black composite front door c/w chrome ironmongery
- UPVC Flush casement windows in cream c/w chrome ironmongery
- Porch canopies in light wood effect composite cladding
- White UPVC fascia's and soffits
- Black UPVC guttering and downpipes
- Turf laid lawns*
- Block paving driveways
- Allocated parking
- Bin and Bike store allocated areas
- Perimeter walls and fencing

Illustration below shows external layouts....



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