

New Build Specification

Project : Elm Grove Lane New Build

Date : 29/01/25

Prepared by : J.Norton

Project Description : Residential 1 unit.

SPECIFICATION.

Our Elm Grove Lane new build house offers flexible living space, high quality fixtures and fittings, all within a perfectly new built home by the Federation Of Master Builders awarded craftsman. Positioned close to Norwich City centre, off St Clements Hill within a 30 minute walk to Norwich City Centre and amongst some fantastic pubs.

Environmental.

- Samsung Air Source Heat Pump
- Zoned heating controls
- Energy efficient Joule water cylinder
- Electric vehicle charger
- Mechanical ventilation system in all rooms (*continuous clean air*)

Kitchen.

- Individually designed stylish kitchen
- Soft close door mechanisms
- Electric Bosch hob
- Electric Bosch oven
- Integrated Bosch dishwasher
- Integrated Bosch fridge freezer
- Integrated Bosch washing machine
- Quartz worktops
- Quartz 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*

Externals.

- Full height glazed front door in anthracite c/w chrome ironmongery
- UPVC windows in anthracite c/w chrome ironmongery
- Larch cladding to all walls
- K-Render to driveway walls and pillars
- Anthracite UPVC fascias and soffits
- Black UPVC guttering and downpipes
- Turf laid lawns
- Block paving to driveway
- Electric remote controlled garage door
- Bin and courtyard area
- Perimeter walls and fencing

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



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