



Plots 1 and 2 The Street, Bramerton, Norwich, NR14 7DW.

Further details and specification.

Price:

Plot 1 please refer to Lambford Homes Ltd
Plot 2 is sold.

Tenure:

Freehold

Private roadway:

The property (and plot 2 to the rear) are approached by a private shared driveway the ownership and rights being apportioned between both properties.

Mains services:

Mains electricity, water, drainage and BT.

Warranty:

10-year structural warranty provided by One Guarantee.

Specification:

Traditional masonry construction under clay pantiled roofs. The specification fully complies (and in some cases exceeds) current 2021 Building Regulations, all aspects of the construction being inspected, approved and certified by Building Control.

External windows and doors:

High specification locking pvcU double-glazed windows and feature full-height window in white, bi-fold doors in anthracite to front and rear of dining area, security locking to front and rear doors.

Mechanical:

Heating and hot water provided by fully automated air-sourced heat pump, supplying under-floor heating with digitally-controlled programmable heat zones to every room, the bathroom and en-suites to have chromium heated towel rails. Variations at purchasers' discretion.

Internal décor

Contemporary internal décor featuring light oak internal doors with chromium window and door furniture, matching light oak window boards, white painted contemporary skirting and architraves throughout, smooth plaster-skimmed ceilings. Internal wall colours to purchasers' choice (paint to be suitable for new plaster).

Internal choices

Purchasers can personalise the interior (subject to the stage of construction) for which the purchase price includes the following allowances. Note – these are at the net trade cost as invoiced to us, reflecting substantial discounts. We suggest purchasers use our recommended suppliers though this is not

- Sanitary ware. Allowance £5,000 (materials only)
- Kitchen / utility fitments. Allowance £12,500 (materials only)
- Multi-fuel stove. Allowance £1,600 (materials, installation and certification)
- Ceramic wall tiling. Allowance £2,500 (materials and labour)

Electrical :

Comprehensive specification to include LED spotlights, ample power/light points throughout, TV aerial points , external power sockets, separate garage electrics, external lighting and provision for automated garage door. Variations at purchasers' discretion.

Other extras:

Many of our purchasers consider more fundamental changes to the specification, or extras that may include hard-landscaping and planting, fitted wardrobes, hot-tubs etc., and these we will be pleased to discuss as necessary.

Please Note:

1. All viewing by prior appointment with Lambford Homes Ltd. We regret that no unaccompanied viewing can be permitted.
2. Considerable care is taken to ensure the accuracy of images in our brochure, though all plants, furniture and furnishings are for illustration only.
3. We reserve the right to alter the specification prior to a sale being arranged.
4. All quoted measurements are taken from plans in good faith and small discrepancies can occur. Where exact dimensions are critical please check on site.