

Coming shortly

Plot 4, The Street, Bramerton, Norwich. NR14 7DW

Further Details and Specifications

This superb and individual family home is architect-designed, to be built to the highest specification, complying with (and in some cases exceeding) the latest building regulations in terms of eco-friendliness and thermal efficiency, designed to provide the ultimate in comfort with minimal running costs. The property also enjoys a blend of traditional masonry construction, built of red face-brick under clay pantiled roof, with a matching cart-lodge styled double car-port. The propor tions of the property are exceptionally spacious and well-planned, contemporary in design, to maximise natural daylight.

Tenure

Freehold.

Price

£925,000

Completion;

Completion – August 2025

Central heating:

All properties feature central heating.

Main Services:

Mains electricity, water, drainage, and BT.

Drainage:

The property will have an approved sewage treatment plant installed underground. These eco-friendly systems are AWA approved to output clean water to underground drainage.

Warranty:

A 10-year structural warranty will be provided on completion.

Specification:

Traditional masonry construction under clay pantiled roofs. The specification fully complies (and in some cases exceeds) current Building Regulations.

Mechanical:

Heating and domestic hot water provided by fully automated air-sourced heat pump for under-floor heating, with digitally-controlled zones. Bathrooms and en-suites to have chromium heated towel rails.

Internal Decor:

Contemporary internal décor featuring light oak internal doors with chromium window and door furniture, matching light oak window boards, white-painted contemporary skirtings and architraves, low-energy LED spotlighting, and smooth plaster-skimmed ceilings. Internal walls can be painted in the purchasers' choice of any three colors (paint suitable for new plaster).

Internal choices:

Sanitary ware £5,000 (materials only)
Kitchen and utility fitments £15,000 (materials only)
Ceramic wall-tiling £3,000 (materials and labour)
Flooring to kitchen, utility, bathrooms and en-suites £4,500 (materials and labour)

Note: Allowances are at the discounted trade cost as invoiced to us and net of VAT, reflecting substantial discounts, etc.

Electrical:

Comprehensive specification including LED spotlights, ample power/lighting points, TV aerial points, external power sockets, separate garage electrics, and provision for automated garage doors.

Other extras:

Many of our purchasers like to consider other more fundamental changes to the specification, including hard landscaping and planting, fitted wardrobes, hot tubs, etc., and we will be pleased to discuss these as necessary.

Handover and completion:

Purchasers are given appropriate notice prior to completion, for which each property is fully finished in its entirety. All mechanical and electrical services are fully inspected tested and certificated. All supporting certification, warranties, instruction manuals and sundry information is provided in a handover manual on the day of completion. Before this takes place each property is given a thorough and comprehensive clean, both inside and out, leaving the property ready for immediate occupation.

Please Note:

1: All viewings 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 purposes 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.