

ASHFIELD RD, NORTON (3 HOUSES)



This development of just 3 houses is in the delightful village of Norton, 10 miles east of Bury St Edmunds. Norton includes the hamlet of Norton Little Green, which is about a mile east from the main village. Norton boasts three churches, a pub, shop, garage and service station. Norton also has a pre-school next to the village hall and a Church of England voluntary primary school.

## KITCHENS

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- Individually designed by Hartog Hutton
- Neff oven, hob and extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Laminate or composite worktops
- Utility rooms with Shaker style units and laminate worktops
- Fully fitted water softener
- LED feature lighting

## BATHROOMS, EN-SUITES & CLOAKROOMS

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- Contemporary white sanitary ware with chrome fittings from the Hartog Hutton range
- Tiling to all floors and shower enclosures, with half tiled walls
- Chrome heated ladder towel rails

## INTERNAL FINISHES

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- White painted ceilings and neutral, emulsions to walls, on smooth plaster
- White satin oil paint to all woodwork
- Heavy 'safe n sound' doors, painted white with brushed chrome ironmongery
- White painted staircase with hardwood hand rails
- Torus skirting with ogee architraves
- Cornices in principle rooms
- All floor finishes included – tiles in kitchens, utilities and bathrooms and carpet in all other rooms
- Clipsham stone surrounds and hearths in fireplaces (where applicable)

## HEATING

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- Air Source heat pump
- Underfloor heating on the ground floor, with individual digital room thermostats
- Radiator heating in first floor rooms
- Insulation and reduced heat loss standards to exceed the latest building regulation targets
- Fireplaces and flues left ready to fit a fireplace, to be supplied by homebuyer (where applicable)

## ELECTRICAL

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- White switches and sockets
- Recessed LED white down lights in kitchens, bathrooms, en-suites and principle rooms
- TV points in all principle rooms, wired for Freeview and Sky options
- BT points with CAT5 cabling in all principle rooms
- 5 amp lighting sockets in living room and main bedroom
- Outside lighting to the front and rear of the house
- Lighting and power points in garages

## SECURITY

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- Fitted burglar alarm
- Fire alarms, with heat alarm in kitchens
- Up-and-over garage doors, ready for electric automation if required

## EXTERNAL

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- Timber frame construction with brick, render and/or weatherboard walls
- Tiled or slate roofs
- High quality uPVC double glazed 'A' rated windows, fascias and soffits
- Composite or hardwood multi-locking front and rear doors with chrome furniture
- Front gardens turfed and landscaped as per plans
- Rear gardens top soiled, rotivated and raked level
- Patios and paths as per plans, finished with riven slabs
- Block paving to parking areas in front of garages
- Communal tarmac drive, with tar and shingle topping
- 1.8m close boarded fence to rear boundaries

## SERVICES

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- Mains electricity and water
- Mains drainage

## GUARANTEE

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- Full NHBC Buildmark cover for 10 years