

SITE LAYOUT

- THE MULBERRY
- THE HAWTHORN



Selling Agents



NEW HOMES

Arnolds Chartered Surveyors
34/36 Prince of Wales Road
Norwich NR1 1LH

Tel: 01603 216808
Fax: 01603 216810
Email: property@arnolds.uk.com
Web: www.arnolds.uk.com

Developer



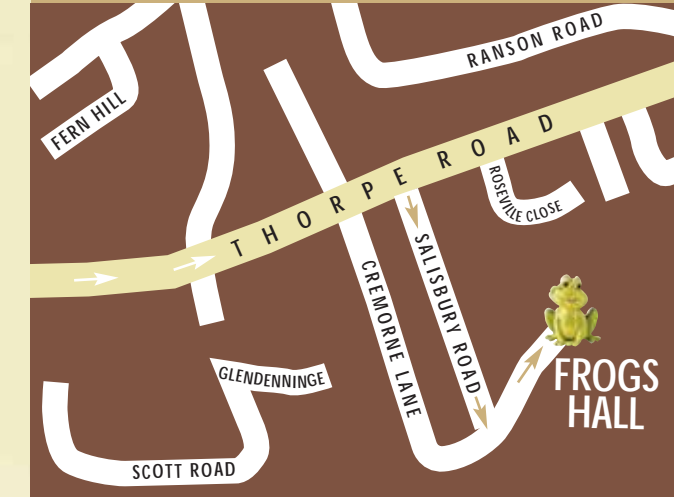
Derek Ingram Homes
38 Barnham Broom Road
Wymondham
Norfolk NR18 0DF

Tel: 01953 601112
Fax: 01953 601127
Email: sales@dihomes.co.uk
Web: www.dihomes.co.uk



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Proceed out of Norwich on the Thorpe Road, away from the railway station. Salisbury Road is less than 1 mile away on the right. To locate Frogs Hall turn left at the bottom end of Salisbury Road and proceed for approx 100m.



frogs hall

thorpe road norwich



A fine development of 3 bedroom houses in a convenient location

THE SITE

Frogs Hall is a development of 19 terraced 3 bedroom houses. It is well placed in a convenient location only 15 minutes walk from Norwich railway station and Riverside complex. Designed by local architect Chaplin Farrant and built by Derek Ingram Homes, the development offers purchasers good quality housing at affordable prices. All properties will be covered by the National House Builders Council (NHBC) 10 year Guarantee. As well as retaining some mature trees, additional land has been retained for landscaping and replanting.

GENERAL SPECIFICATION

Construction

- Traditional brickwork cavity wall construction.
- NHBC 10 year guarantee.
- Low maintenance white uPVC double glazed windows.
- Low maintenance white uPVC fascias and soffits.
- Beam and block ground floor with insulation.

Decorative Finishes

- Walls are skimmed and painted in magnolia.
- Ceilings are smooth finished and painted in white.
- Coving is fitted throughout.
- Profiled architraves and skirtings fitted throughout.
- Woodwork is painted in white gloss.
- 6 Panel Regency doors are fitted with classic brass furniture.

Plumbing

- Gas fired central heating.
- Thermostatic valves on radiators throughout.

Lighting and Electrics

- Double sockets and switches in white throughout.
- Low voltage down lighters in the bathroom and en-suite.
- Each home has external light points to front and rear.
- Smoke and carbon monoxide detectors fitted as standard.

THE PROPERTIES

There is a choice of two property types, the Hawthorn and the Mulberry. All properties have 3 bedrooms, hall entrance, lounge, kitchen/diner, downstairs cloakroom, bathroom and en-suite (master bedroom). In addition to that, the Mulberry has a downstairs utility room and larger upstairs accommodation.

Kitchens

- Choice of kitchen units and worktops*.
- Neff oven and gas hob in stainless steel.
- Plumbing for washing machine.
- Choice of wall tiling between worktops and wall cupboards*.

Bathrooms and En-suites

- Modern white sanitaryware throughout.
- Modern top flush WCs throughout.
- Modern chrome taps complete with chrome pop-up waste.
- Choice of ceramic wall tiles available from a selected range*.
- Beech style bath panel and toilet seat in main bathroom.
- Extractor units fitted as standard.
- Thermostatically controlled chrome shower block in en-suite.

Externals

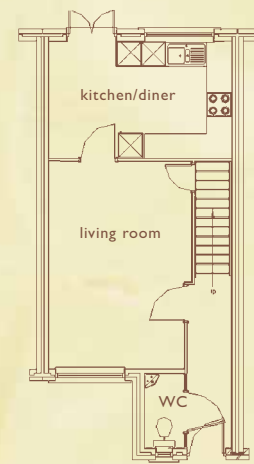
- Panelled fencing where applicable.
- Front gardens to be turfed.
- Rear gardens will be rotivated with topsoil.
- Appropriate areas will be paved with slabs to the front and rear.

* Choices can only be given up to a certain stage of construction.

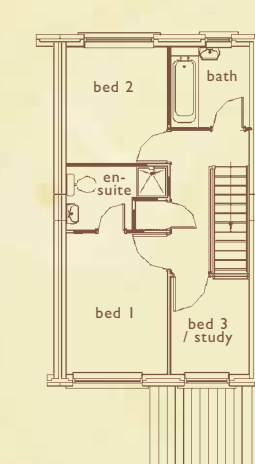


THE HAWTHORN

Ground Floor Accommodation



First Floor Accommodation



Front Elevation



Rear Elevation



THE HAWTHORN

Ground Floor

Hall	
Cloakroom/WC	
Kitchen/Diner	4.40 x 2.83m 14' 5" x 9' 3"
Living Room	4.40 x 5.00m 14' 5" x 16' 4"

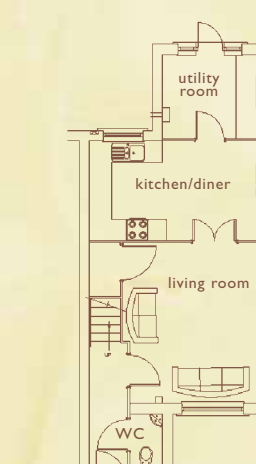
First Floor

Landing	
Bedroom 1	2.45 x 3.41m 8' 1" x 11' 2"
En-Suite	
Bedroom 2	2.45 x 2.83m 8' 1" x 9' 3"
Bedroom 3/Study	1.90 x 2.37m 6' 3" x 7' 9"
Bathroom	

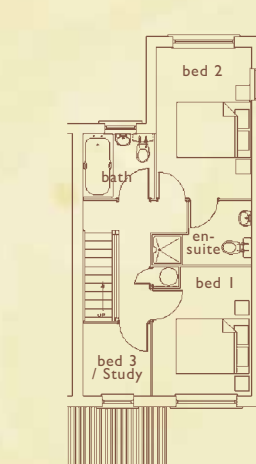


THE MULBERRY

Ground Floor Accommodation



First Floor Accommodation



Front Elevation



Rear Elevation



THE MULBERRY

Ground Floor

Hall	
Cloakroom/WC	
Utility Room	2.65 x 1.95m 8' 8" x 6' 5"
Kitchen/Diner	4.40 x 2.83m 14' 5" x 9' 3"
Living Room	4.40 x 5.00m 14' 5" x 16' 4"

First Floor

Landing	
Bedroom 1	2.45 x 3.41m 8' 1" x 11' 2"
Bedroom 2	2.65 x 4.83m
En-Suite	8' 8" x 15' 10"
Bedroom 3/Study	1.90 x 2.37m 6' 3" x 7' 9"
Bathroom	

