



# Swan's Nest

Swaffham

**Two, three and four bedroom homes in Swaffham**  
Contemporary, elegant and extremely energy efficient



## Specification

# Key features at Swan's Nest



## FIBRE TO YOUR HOME

### Fibre to the Premises

Fibre to the Premises is a high-speed broadband service which provides an end-to-end fibre optic connection the full distance from the exchange to your new home.

### Benefits for you

Speed – up to 40 times faster than copper broadband. That means faster uploads and downloads, as well as the ability to run next generation applications, such as IP Voice Services and video streaming (includes CAT 6 networking point to the living room)

Having a CAT 6 based network in your home will allow greater flexibility for a home office, gaming consoles, internet access and file sharing.



## EXTREMELY ENERGY EFFICIENT

### Energy Performance Certificate - A-Rating

Our new homes at Swan's Nest have 'SAP' 'A' rating, the most energy efficient band, so you have peace of mind that your new home will help you to achieve low energy bills

Our new homes are, on average, up to 14.5% more efficient than our competitors.\*

An Energy Performance Certificate (EPC) shows the current and potential energy rating of a property, known as a 'SAP' rating. 'SAP' stands for Standard Assessment Procedure and is the Government's recommended system for producing a home energy rating.

\*Source: EPC comparisons based on standard occupancy



## KITCHENS

- ✓ Choice of kitchen units, worktops and handles from our extensive range\*\* (with 'soft close' doors)
- ✓ Stainless steel A-rated Bosch electric oven (double oven for 4 bedroom homes)
- ✓ Stainless steel Bosch gas hob and extractor hood
- ✓ Fully integrated Bosch A-rated fridge/freezer
- ✓ Fully integrated Bosch A-rated dishwasher
- ✓ Choice of either vinyl or ceramic floor tiles from our selected range of Johnson Tiles\*\*
- ✓ Choice of wall tiles from our selected range of Johnson Tiles\*\* or upstand to match the worktop
- ✓ Space and plumbing provided for washing machine
- ✓ Low energy lighting fitted under wall units and down lighters
- ✓ Waste recycling bins
- ✓ Carbon monoxide detector located by the boiler



## BATHROOMS & ENSUITES

- ✓ White 'Roca' sanitaryware throughout
- ✓ 'Roca' chrome finish taps and shower fittings
- ✓ 'Lakes' shower enclosure
- ✓ Choice of ceramic wall tiles for specified areas to bathrooms and en-suites from our selected range of Johnson Tiles\*\*
- ✓ Hand held shower attachments to the baths
- ✓ Thermostatically controlled showers
- ✓ Chrome heated towel rails to bathroom and en-suites
- ✓ Choice of vinyl flooring



## INTERNAL DECORATION & FINISHES

- ✓ Floor coverings throughout; choice of either carpet or vinyl flooring
  - ✓ Contemporary staircase
  - ✓ All rooms decorated to a stylish white colour
  - ✓ Square cut skirting and architraves painted to match interior walls
  - ✓ Painted flush fire grade doors
  - ✓ Brushed chrome ironmongery including hinges
- 



## ELECTRICAL

- ✓ High electrical specification, generous number of sockets with flexibility on design\*\*
  - ✓ Audio visual faceplate in the lounge (including CAT 6 connection point)
  - ✓ Low energy LED light fittings to kitchen, bathrooms and ensuites
  - ✓ Intruder alarm security system
  - ✓ Mains smoke detectors with battery backup
  - ✓ Engraved kitchen appliance switches
  - ✓ TV aerial within the loft space with booster
  - ✓ Wiring to take advantage of Sky+ (if signal available, equipment not included) in the Lounge
- 



## SOLAR PV

- ✓ A bespoke solar PV system installed by our sister company, Abel Energy Ltd. The system consists of monocrystalline black panels and highly efficient inverters. Buyers will own their PV system whilst enjoying the free electricity it will generate.

\*\*Please remember that choices on flooring and other finishes are only available up to certain points in construction. The earlier you reserve, the more choice you will have. Also, our plots are unique, so sizes will vary.

\*\*Dependant on the stage of construction



## HEATING SYSTEM

- ✓ Highly efficient Band A gas fired central heating with Potterton boiler
  - ✓ Central heating via thermostatically controlled radiators
  - ✓ Immersion heater on 3 and 4 bedroom homes
  - ✓ Myson select compact double radiators
  - ✓ Myson Touch screen programmable room thermostats
- 



## CONSTRUCTION

- ✓ Triple glazed windows as standard
  - ✓ High performance 100mm cavity wall construction
  - ✓ Highly insulated ground floors with 200mm insulation and lofts with 400mm of insulation providing comfort and excellent efficiency
  - ✓ Sustainably sourced cedar cladding and through coloured sterling white render ensuring aesthetic value with minimal maintenance (on certain plots)
  - ✓ Zinc coated guttering and downpipes to all plots
- 



## EXTERNAL

- ✓ Composite front doors that combine high thermal insulation with minimal maintenance, fitted with multi-locking points
- ✓ Landscaping of front gardens including shrubs and planting
- ✓ Willow hurdle panelling to 'roadside' boundaries
- ✓ External Passive Infrared Sensor (PIR) lighting to the front and rear
- ✓ Electrical supply and internal light to garage
- ✓ Automatic electric garage doors with remote control
- ✓ Outside tap
- ✓ Rain water butt
- ✓ Numbered post box
- ✓ Front door bell



Swan's Nest  
 Showhouse & Marketing Suite  
 2 Otter Road  
 Swaffham  
 PE37 8JE  
 (For Sat Nav please use PE37 8BS)

T: 01760 722 908  
 M: 07580 610 619  
 E: swans@abelhomes.co.uk  
 www.abelhomes.co.uk

Sales office open Thurs-Mon, 10am-4pm



**Abel**  
 Homes

Abel Homes, Neaton Business Park,  
 Norwich Road, Watton, Norfolk IP25 6JB

Tel: 01953 884486

  
 Swan's Nest  
 Swaffham