

PHASE 2

# HIGHFIELDS PRIOR

LITTLEPORT • CAMBRIDGESHIRE

3, 4 & 5 BEDROOM LUXURY HOMES

BUILDING A  
SENSE OF PLACE

SPECIFICATION & SITE PLAN

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PHASE 2

# HIGHFIELDS PRIOR

LITTLEPORT • CAMBRIDGESHIRE

3, 4 & 5 BEDROOM LUXURY HOMES

## KEY

3 bedroom homes

 THE BRAMLEY

 THE PIPPIN

4 bedroom homes

 THE MERRYWEATHER

 THE PEARMAIN

 THE RUSSET

5 bedroom homes

 THE TYDERMAN



## SITE PLAN



# HIGHFIELDS PRIOR PHASE 2 SPECIFICATION

	THE BRAMLEY	THE PIPPIN	THE MERRYWEATHER	THE PEARMAN	THE RUSSET	THE TYDERMAN
<b>STRUCTURE</b>						
Traditional cavity external walls consisting facing brick outer leaf, fully insulated cavity and block work inner leaf <a href="#">Please consult sales adviser for individual plot finishes</a>	■	■	■	■	■	■
Some plots are rendered <a href="#">Please consult sales adviser</a>	■	■	■	■	■	■
Traditional tiled roof <a href="#">Please consult sales adviser for individual plot finishes</a>	■	■	■	■	■	■
Insulated ground floors	■	■	■	■	■	■
Insulated roof space with fibreglass quilt	■	■	■	■	■	■
White PVC double glazed windows with security locks (to the ground floor)	■	■	■	■	■	■
White PVC double glazed French doors	■	■	■	■	■	■
Black PVC guttering and downpipes	■	■	■	■	■	■
Front entrance canopies <a href="#">Please consult sales adviser for individual plot finishes</a>	■	■	■	■	■	■
Front door with multi point locking <a href="#">Please consult sales adviser for individual plot door style</a>	■	■	■	■	■	■
White rear door with multi point locking <a href="#">Please consult sales adviser for individual plot finishes</a>	■	■	■	■	■	■
Steel up and over garage doors where applicable <a href="#">Please consult sales adviser for individual plot availability</a>	■	■	■	■	■	■
Personnel door to garages where applicable <a href="#">Please consult sales adviser for individual plot specification</a>	■	■	■	■	■	■
Solar panels <a href="#">Please consult the sales adviser for more information</a>	■	■	■	■	■	■
<b>INTERNAL FINISHES</b>						
Skimmed ceilings	■	■	■	■	■	■
Walls and ceilings emulsioned with white paint	■	■	■	■	■	■
Internal woodwork painted with white gloss	■	■	■	■	■	■
White vertical panel doors with polished chrome handles	■	■	■	■	■	■
Hardwood hand rails to painted staircase with chamfered spindles	■	■	■	■	■	■
Wardrobes as house layouts	■	■	■	■	■	■
Square edged skirting and architrave	■	■	■	■	■	■
<b>HEATING</b>						
Gas fired central heating	■	■	■	■	■	■
Thermostatic radiator valves (except hall and landing)	■	■	■	■	■	■
Combi-boiler	■	■	■	■	■	■
Boiler and hot water cylinder	■	■	■	■	■	■
<b>ELECTRICAL</b>						
External light and front door bell	■	■	■	■	■	■
Smoke detector in lounge, hallway and landing	■	■	■	■	■	■
Power and light to garages <a href="#">Where possible. Please consult sales adviser for individual plot specification</a>	■	■	■	■	■	■
BT points in Lounge and Bedroom 1	■	■	■	■	■	■
TV points in Lounge and Bedroom 1	■	■	■	■	■	■
External light to rear door and/or French doors	■	■	■	■	■	■



	THE BRAMLEY	THE PIPPIN	THE MERRYWEATHER	THE PEARMAIN	THE RUSSET	THE TYDERMAN
<b>KITCHEN</b>						
Specially selected high quality fitted kitchen units	■	■	■	■	■	■
Laminate worktops with matching upstand	■	■	■	■	■	■
Under unit worktop lighting	■	■	■	■	■	■
Stainless steel splashback behind hob	■	■	■	■	■	■
Under worktop double oven, gas hob and chimney extractor hood in brushed stainless steel	■	■	■	■	■	■
Double oven, gas hob and chimney extractor hood in brushed stainless steel			■		■	■
Plumbing for dishwasher	■	■	■	■	■	■
Integrated dishwasher	■	■	■	■	■	■
Integrated fridge/freezer			■		■	■
Stainless steel one and a half bowl sink	■	■	■	■	■	■
Plumbing for washing machine in kitchen	■	■	■	■	■	■
Plumbing for washing machine in utility/utility area	■	■	■	■	■	■
Stainless steel sink in utility/utility area	■	■	■	■	■	■
<b>BATHROOM</b>						
White sanitary ware	■	■	■	■	■	■
Heated towel rail	■	■	■	■	■	■
Full height tiling to bath, plus half height tiling to rest of room	■	■	■	■	■	■
Shaver socket	■	■	■	■	■	■
<b>EN-SUITE(S)</b>						
White sanitary ware	■	■	■	■	■	■
Heated towel rail	■	■	■	■	■	■
Thermostatic shower	■	■	■	■	■	■
Full tiling to shower cubicle, plus half height tiling to rest of room	■	■	■	■	■	■
Shaver socket	■	■	■	■	■	■
<b>EXTERNAL</b>						
Landscaped front gardens, turf and/or planting <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■
Paved rear patio	■	■	■	■	■	■
Rear garden boundary fence with timber side gate <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■
Paved path to front entrance and to side of house <i>Please consult sales adviser for individual plot specification</i>	■	■	■	■	■	■
Rear gardens left clear	■	■	■	■	■	■
Bike Stores	■	■	■	■	■	■
<b>WARRANTY</b>						
NHBC 10 year "Buildmark" new homes warranty	■	■	■	■	■	■



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You should please note that all specifications in this brochure were correct at the time of printing. All of the details listed should be discussed with the sales adviser to clarify exactly what items are to be included within the property of your choice. Specifications are for guidance purposes only and do not form part of any contractual obligation. The illustrations and photographs contained in this brochure are examples of Cannon Kirk house types and do not exactly reflect the houses at Highfields Prior.