



THE OAKS

NORWICH

A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



ALLISON
HOMES

ALL ABOUT A FRESH START

LIFE BEGINS AT THE OAKS

ALL ABOUT REDISCOVERING QUALITY OF LIFE

A county of endless exploration and charm.

With layouts tailored to modern living and a tranquil location that's also extremely well-located for city life, countryside and coastline, this can be the start of a wonderful new lifestyle.

The Oaks nestles in a semi-rural setting of fields and farmland just minutes from the sleepy village of Postwick, yet within easy reach of Norwich city centre and the celebrated Norfolk coastline. The two, three, four and five bedroom homes are beautifully nuanced in architectural design, from the traditional brickwork of the cottage style, to the reconstituted stone and render of the classic design – and the brick that defines the contemporary style. Whichever house style you choose, you'll find a home that reflects our commitment to craftsmanship and detail, from the window cills and welcoming front door canopies to the high-standard specification, so whether you're a first-time buyer, have a growing family or are looking to downsize, The Oaks is the perfect choice.

The development itself is a stone's throw from the irresistible tranquillity of the Norfolk Broads and the popular Whitlingham Country Park. Whether walking through woodland, cycling along scenic footpaths, rowing or sailing across Whitlingham Great Broad, or simply chugging lazily along the River Yare, it's impossible not to unwind.

Further afield, there is plenty of opportunity to make the most of the wonderful Norfolk landscape. Explore Mid Yare National Nature Reserve, wander RSPB Strumpshaw Fen's wildflower and orchid meadows, or take in the delights of the Norfolk Coast Area of Outstanding Natural Beauty.

Complementing the abundant natural surroundings are the excellent local amenities. The nearest supermarket is across the road in Broadland Gate and there is a great choice of nearby farm shops for seasonal fruit and vegetables, Norfolk cheeses, hams and more.

Those who like to keep fit will love the close proximity to Bannatyne Health Club and Spa in Thorpe, while families have an excellent choice of local education ranging from nursery through to sixth form, all within six minutes by road.

For everything else and more, it's a short drive into Norwich City Centre.



County town and cathedral city, where a place of historic character meets the dynamic contemporary energy of a university city, Norwich is fascinating, unique, and just 6 miles away.

Diverse and captivating, the city features distinct quarters ranging from the Cathedral Quarter and Gentleman's Walk to Castle Quarter and the Norwich Lanes. Stroll – or travel on a e-bike or e-scooter – to discover everything from John Lewis and Norwich's own department store Jarrold to mall shopping at Chantry Place and Castle Quarter and a wealth of absorbing independent stores.

Norwich is also home to one of the oldest and largest outdoor markets, while the dining scene is thriving too from global cuisines to great vegan and vegetarian eateries, artisan coffee-houses and scandi bakeries, destination cocktail bars and Good Pub Guide hostelrys. As the night falls, stay for a film at one of the city's many cinemas. Alternatively, enjoy comedy or a performance at Norwich's renowned Theatre Royal and the Riverside Playhouse—a standout fridge venue in the country.



OUR HOMES

- 

The Plum
2 bedroom



The Cyprus
4 bedroom



The Blackthorn
3 bedroom



The Ash
4 bedroom



The Holly
3 bedroom



The Walnut Special
4 bedroom



The Hemlock
3 bedroom



The Aspen VI
4 bedroom



The Dogwood
3 bedroom



The Mulberry
4 bedroom



The Apple
3 bedroom



The Elm
4 bedroom



The Eucalyptus VI
3 bedroom



The Wellingtonia
5 bedroom

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

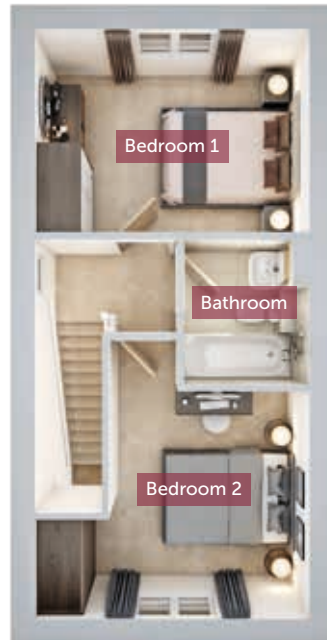


THE PLUM

Two bedroom home



THE OAKS



FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 3762mm x 2788mm | 12'3" x 9'1" |
| Bedroom 2 | 3762mm x 3100mm | 12'3" x 10'1" |
| Bathroom | 2000mm x 1726mm | 6'6" x 5'7" |



GROUND FLOOR

| | | |
|------------------|-----------------|--------------|
| Lounge | 4070mm x 2720mm | 13'4" x 8'9" |
| Kitchen / Dining | 3710mm x 2460mm | 12'2" x 8'1" |
| WC | 1575mm x 1275mm | 5'1" x 4'2" |

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THE BLACKTHORN

Three bedroom home



THE OAKS



FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 3570mm x 3100mm | 11'7" x 10'2" |
| En suite | 2350mm x 1430mm | 7'7" x 4'7" |
| Bedroom 2 | 3600mm x 3100mm | 11'8" x 10'1" |
| Bedroom 3 | 2500mm x 2430mm | 8'2" x 7'7" |
| Bathroom | 1990mm x 1960mm | 6'5" x 6'4" |



GROUND FLOOR

| | | |
|------------------|-----------------|---------------|
| Lounge | 5640mm x 3040mm | 18'5" x 10'0" |
| Kitchen / Dining | 5640mm x 3530mm | 18'5" x 11'6" |
| WC | 1812mm x 1003mm | 5'9" x 3'3" |



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THE HOLLY

Three bedroom home



THE OAKS



FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 3580mm x 3150mm | 11'7" x 10'3" |
| En suite | 2370mm x 1430mm | 7'8" x 4'7" |
| Bedroom 2 | 3600mm x 3100mm | 11'8" x 10'2" |
| Bedroom 3 | 2500mm x 2450mm | 8'2" x 8'0" |
| Bathroom | 2500mm x 1430mm | 8'2" x 4'7" |



GROUND FLOOR

| | | |
|------------------|-----------------|---------------|
| Lounge | 5640mm x 3145mm | 18'5" x 10'3" |
| Kitchen / Dining | 5640mm x 3580mm | 18'5" x 11'7" |
| WC | 1010mm x 1960mm | 3'3" x 6'4" |



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THE HEMLOCK

Three bedroom home



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FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 3850mm x 3150mm | 12'6" x 10'3" |
| En suite | 2000mm x 1670mm | 6'6" x 5'5" |
| Bedroom 2 | 2620mm x 2610mm | 8'6" x 8'6" |
| Bedroom 3 | 2730mm x 2100mm | 9'0" x 6'9" |
| Bathroom | 2760mm x 1780mm | 9'0" x 5'8" |



GROUND FLOOR

| | | |
|---------|-----------------|---------------|
| Lounge | 4330mm x 3700mm | 14'2" x 12'1" |
| Kitchen | 2850mm x 2780mm | 9'3" x 9'1" |
| Dining | 2620mm x 2610mm | 8'6" x 8'6" |
| WC | 1060mm x 1900mm | 3'5" x 6'2" |

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THE DOGWOOD

Three bedroom home



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FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 3190mm x 3060mm | 10'5" x 10'0" |
| En suite | 2690mm x 1670mm | 8'8" x 5'5" |
| Bedroom 2 | 2670mm x 2660mm | 8'8" x 8'7" |
| Bedroom 3 | 3010mm x 2200mm | 9'9" x 7'2" |
| Bathroom | 2030mm x 1920mm | 6'7" x 6'3" |



GROUND FLOOR

| | | |
|------------------|-----------------|--------------|
| Lounge | 4960mm x 2960mm | 16'3" x 9'7" |
| Kitchen / Dining | 4960mm x 2600mm | 16'3" x 8'5" |
| WC | 1685mm x 850mm | 5'5" x 2'8" |



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THE APPLE

Three bedroom home



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FIRST FLOOR

| | | |
|-----------|-----------------|--------------|
| Bedroom 1 | 4580mm x 2570mm | 15'0" x 8'4" |
| Bedroom 2 | 2870mm x 2620mm | 9'4" x 8'6" |
| Bedroom 3 | 3340mm x 1860mm | 11'0" x 6'1" |
| Bathroom | 2470mm x 1380mm | 8'1" x 4'5" |



GROUND FLOOR

| | | |
|-----------------|-----------------|---------------|
| Lounge / Dining | 4580mm x 3580mm | 15'0" x 11'7" |
| Kitchen | 3160mm x 2440mm | 10'4" x 8'0" |
| WC | 2437mm x 1075mm | 8'0" x 3'5" |

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THE EUCALYPTUS VI

Three bedroom home



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GROUND FLOOR

Living / Dining

4575mm x 3580mm 15'0" x 11'7"

Kitchen

3160mm x 2440mm 10'4" x 8'0"

WC

2450mm x 1080mm 8'0" x 3'5"

FIRST FLOOR

Bedroom 2

4574mm x 2920mm 15'0" x 9'6"

Bedroom 3

2438mm x 2977mm 8'0" x 9'8"

Bathroom

2438mm x 1925mm 8'0" x 6'3"

SECOND FLOOR

Bedroom 1

3641mm x 5359mm 11'9" x 17'6"

En suite

2228mm x 2534mm 7'3" x 8'3"



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THE ELM

Four bedroom home



THE OAKS



FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 4070mm x 3470mm | 13'4" x 11'4" |
| En suite | 2550mm x 1900mm | 8'4" x 6'2" |
| Bedroom 2 | 4060mm x 3090mm | 13'3" x 10'1" |
| Bedroom 3 | 3470mm x 2720mm | 11'4" x 8'9" |
| Bedroom 4 | 2710mm x 2650mm | 8'9" x 8'7" |
| Bathroom | 2370mm x 1700mm | 7'8" x 5'6" |



GROUND FLOOR

| | | |
|------------------|-----------------|---------------|
| Lounge | 6870mm x 3450mm | 22'5" x 11'3" |
| Kitchen / Dining | 6870mm x 3050mm | 22'5" x 10'0" |
| Utility | 2700mm x 1890mm | 8'9" x 6'2" |
| WC | 1650mm x 1000mm | 5'4" x 3'3" |



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THE CYPRUS

Four bedroom home



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GROUND FLOOR

Living / Dining

4081mm x 4595mm 13'4" x 15'1"

Kitchen

3311mm x 3056mm 10'9" x 10'0"

Utility

2034mm x 1255mm 6'7" x 4'1"

WC

2034mm x 1015mm 6'8" x 3'3"



FIRST FLOOR

Bedroom 1

4089mm x 4595mm 13'4" x 15'1"

En suite

2302mm x 1716mm 7'6" x 5'6"

Bedroom 2

3166mm x 2603mm 10'4" x 8'5"

Bathroom

3156mm x 1907mm 10'4" x 6'3"



SECOND FLOOR

Bedroom 3

2880mm x 4595mm 9'4" x 15'1"

En suite

1705mm x 970mm 5'6" x 3'2"

Bedroom 4

2820mm x 4595mm 9'3" x 15'1"



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THE ASH

Four bedroom home



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FIRST FLOOR

| | | |
|------------|-----------------|---------------|
| Bedroom 1 | 4770mm x 3820mm | 15'6" x 12'5" |
| En suite 1 | 2490mm x 1880mm | 8'2" x 6'2" |
| Bedroom 2 | 4510mm x 3230mm | 14'8" x 10'6" |
| En suite 2 | 2140mm x 1860mm | 7'0" x 6'1" |
| Bedroom 3 | 3670mm x 3360mm | 12'0" x 11'0" |
| Bedroom 4 | 3650mm x 2570mm | 12'0" x 8'4" |
| Bathroom | 2400mm x 2210mm | 7'9" x 7'3" |



GROUND FLOOR

| | | |
|-----------------|-----------------|---------------|
| Lounge | 8220mm x 3640mm | 27'0" x 11'9" |
| Dining / Family | 3650mm x 3270mm | 12'0" x 10'7" |
| Kitchen | 5460mm x 4230mm | 17'9" x 13'9" |
| Utility | 2680mm x 1670mm | 8'8" x 5'5" |
| Study | 3650mm x 2000mm | 12'0" x 6'6" |
| WC | 1800mm x 1040mm | 5'9" x 3'4" |

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THE WALNUT SPECIAL

Four bedroom home



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FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 3850mm x 3880mm | 12'6" x 12'7" |
| En suite | 2630mm x 1450mm | 8'6" x 4'8" |
| Bedroom 2 | 3750mm x 2900mm | 12'3" x 9'5" |
| Bedroom 3 | 3270mm x 3150mm | 10'7" x 10'3" |
| Bedroom 4 | 3390mm x 2480mm | 11'1" x 8'1" |
| Bathroom | 2450mm x 2250mm | 8'0" x 7'4" |



GROUND FLOOR

| | | |
|-----------------|-----------------|---------------|
| Lounge | 5170mm x 3835mm | 17'0" x 12'6" |
| Dining / Family | 3835mm x 3180mm | 12'5" x 10'4" |
| Kitchen | 3147mm x 3385mm | 10'3" x 11'1" |
| Utility | 1975mm x 1740mm | 6'5" x 5'7" |
| Study | 1870mm x 2080mm | 6'1" x 6'8" |
| WC | 1740mm x 980mm | 5'7" x 3'2" |

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THE ASPEN VI

Four bedroom home



THE OAKS



FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 3765mm x 3670mm | 12'4" x 12'0" |
| En suite | 1850mm x 2640mm | 6'1" x 8'7" |
| Bedroom 2 | 3920mm x 2570mm | 12'9" x 8'4" |
| Bedroom 3 | 2980mm x 3600mm | 9'8" x 11'8" |
| Bedroom 4 | 2280mm x 3600mm | 7'5" x 11'8" |
| Bathroom | 2238mm x 2605mm | 7'3" x 8'5" |



GROUND FLOOR

| | | |
|------------------|-----------------|---------------|
| Lounge | 3480mm x 4580mm | 11'4" x 15'0" |
| Kitchen / Dining | 6170mm x 3600mm | 20'2" x 11'8" |
| Utility | 1745mm x 2590mm | 5'7" x 8'5" |
| Study | 3315mm x 3600mm | 10'9" x 11'8" |
| WC | 1745mm x 945mm | 5'7" x 3'1" |

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THE WELLINGTONIA

Five bedroom home



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FIRST FLOOR

| | | |
|------------|-----------------|---------------|
| Bedroom 1 | 4965mm x 5970mm | 16'3" x 19'6" |
| En suite 1 | 2850mm x 2565mm | 9'3" x 8'4" |
| Bedroom 2 | 3665mm x 3665mm | 12'0" x 12'0" |
| En suite 2 | 2400mm x 1830mm | 7'9" x 6'0" |
| Bedroom 3 | 3665mm x 3785mm | 12'0" x 12'4" |
| Bedroom 4 | 3665mm x 2580mm | 12'0" x 8'4" |
| Bedroom 5 | 3665mm x 2335mm | 12'0" x 7'7" |
| Bathroom | 2810mm x 2335mm | 9'2" x 7'7" |



GROUND FLOOR

| | | |
|-----------------|-----------------|---------------|
| Lounge | 6080mm x 3650mm | 20'0" x 12'0" |
| Family / Dining | 5250mm x 4030mm | 17'2" x 13'2" |
| Kitchen | 6080mm x 3020mm | 20'0" x 10'0" |
| Utility | 2300mm x 2250mm | 7'5" x 7'4" |
| Study | 2570mm x 2300mm | 8'4" x 7'5" |
| WC | 2175mm x 980mm | 7'1" x 3'2" |

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THE MULBERRY

Four bedroom home

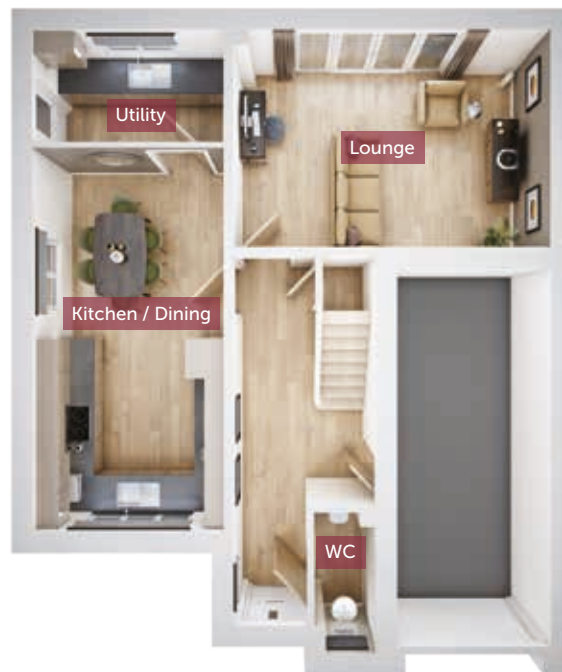


THE OAKS



FIRST FLOOR

| | | |
|-----------|-----------------|---------------|
| Bedroom 1 | 4365mm x 2943mm | 14'3" x 9'7" |
| En suite | 2964mm x 2114mm | 9'7" x 6'9" |
| Bedroom 2 | 4718mm x 2636mm | 15'5" x 8'6" |
| Bedroom 3 | 3432mm x 3313mm | 11'3" x 10'9" |
| Bedroom 4 | 3079mm x 2528mm | 10'1" x 8'3" |
| Bathroom | 2358mm x 2093mm | 7'7" x 6'9" |



GROUND FLOOR

| | | |
|------------------|-----------------|---------------|
| Lounge | 4970mm x 3407mm | 16'3" x 11'2" |
| Kitchen / Dining | 6030mm x 2990mm | 19'8" x 9'8" |
| Utility | 2990mm x 1766mm | 9'8" x 5'8" |
| WC | 2262mm x 1000mm | 7'4" x 3'3" |

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HOMES

ALL ABOUT THE QUALITY



Each home at The Oaks has been designed to maximise light and space.

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at The Oaks benefit from a high standard specification.

This includes contemporary kitchens with integrated appliances (on selected homes), a gas hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca sanitaryware. To help reduce energy bills, all homes feature thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable. Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That's why we ensure every Allison home is something exceptional.

66

We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead.

99



ALL ABOUT
THE SPECIFICATION

2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES
5 BEDROOM HOMES

| INTERNAL FIXTURES AND FITTINGS | | | | |
|--|---|---|---|---|
| GENERAL | | | | |
| Traditional construction | • | • | • | • |
| NHBC 10 year warranty | • | • | • | • |
| Single colour (white) matt emulsion wall and ceiling colour throughout | • | • | • | • |
| Smooth ceilings throughout | • | • | • | • |
| Internal joinery painted white | • | • | • | • |
| Staircase handrails and newel caps in oak | | • | • | • |
| Staircase handrails and newel caps in white | • | | | |
| Ironmongery | • | • | • | • |
| Wardrobes to Bedroom 1 (where applicable) | • | • | • | • |
| Smooth white 5 vertical panel internal doors | • | • | • | • |
| KITCHEN | | | | |
| Choice of Kitchen unit door fronts from selected range* | • | • | • | • |
| Choice of laminate worktops with matching upstands from selected range* | • | • | • | • |
| Soft close hinges to all cupboard doors | • | • | • | • |
| Stainless steel splashback | • | • | • | • |
| Single bowl sink with mixer tap | • | • | | |
| 1.5 bowl sink with mixer tap (detached properties only) | | • | • | • |
| Integrated stainless steel finish single oven | • | • | | |
| Integrated stainless steel finish eye level double oven (detached properties only) | | • | • | • |
| Gas hob | • | • | • | • |
| Stainless steel chimney hood | • | • | | |
| Curved glass chimney hood (detached properties only) | | • | • | • |
| Integrated dishwasher (detached properties only) | | • | • | • |
| Plumbing and removable unit for future installation of dishwasher | • | • | | |
| Space and plumbing for washing machine | • | • | • | • |
| Tumbledryer space (where applicable) | | • | • | • |
| CLOAKROOM | | | | |
| White sanitaryware | • | • | • | • |
| Tiled splashback to basin - choice from standard range | • | • | • | • |
| BATHROOM | | | | |
| White sanitaryware | • | • | • | • |
| Contemporary mixer taps | • | • | • | • |
| Bath filler mixer | • | • | • | • |
| Bath filler and shower mixer (no En Suite) | • | • | | |
| White heated towel rail (where applicable) | • | • | • | • |
| Half height tiling behind bath - choice from standard range | • | • | • | • |
| Half height tiling behind basin & WC - choice from standard range | • | • | • | • |
| EN SUITE | | | | |
| White sanitaryware | • | • | • | • |
| Contemporary mixer taps | • | • | • | • |
| White heated towel rail (where applicable) | • | • | • | • |
| Shower enclosure and screen to en suite (where applicable) | • | • | • | • |
| Half height tiling behind basin & WC - choice from standard range | • | • | • | • |
| Full height tiling to shower area | • | • | • | • |
| HEATING AND HOT WATER | | | | |
| Gas system | • | • | • | • |
| Pre-finished Radiators | • | • | • | • |
| Thermostatic radiator valves to most radiators | • | • | • | • |
| Smart meters as standard | • | • | • | • |
| 500mm mineral wool insulation to roof space | • | • | • | • |

2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES
5 BEDROOM HOMES

| INTERNAL FIXTURES AND FITTINGS | | | | |
|--|---|---|---|---|
| ELECTRICAL | | | | |
| White LED downlighters to Kitchen | • | • | • | • |
| White LED downlighters to Bathroom and En Suite (where applicable) | • | • | • | • |
| Low energy lighting | • | • | • | • |
| All sockets to be white fittings | • | • | • | • |
| Telephone points to Living Room, Hallway/Cupboard and Bedroom 1 | • | • | • | • |
| TV points to Living Room (media plate), Family room and Bedroom 1 | • | • | • | • |
| Mains wired smoke detectors fitted to Building Regulation standards | • | • | • | • |
| Mains wired carbon monoxide detector fitted to Building Regulation standards | • | • | • | • |
| Fibre internet for high speed connectivity | • | • | • | • |
| FLOOR FINISHES | | | | |
| Range of carpets and flooring available as upgrade option* | • | • | • | • |

2 BEDROOM HOMES
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| EXTERNAL FIXTURES AND FITTINGS | | | | |
|--|---|---|---|---|
| GENERAL | | | | |
| House type bricks and roof tiles as per external plot schedule/charter plan | • | • | • | • |
| Double glazed uPVC windows throughout, white handles | • | • | • | • |
| Footpaths and driveways as per charter plan | • | • | • | • |
| EXTERNAL DOORS | | | | |
| GRP external doors with chrome lever furniture | • | • | • | • |
| Chrome effect door bell and numerals | • | • | • | • |
| GARDENS | | | | |
| Front garden turfing and planting to approved landscape scheme | • | • | • | • |
| Paths, patios and fencing to approved layout | • | • | • | • |
| External tap | • | • | • | • |
| Turfing to rear garden upgrade option available | • | • | • | • |
| EXTERNAL LIGHTING AND ELECTRICS | | | | |
| Front exterior PIR light fitting provided | • | • | • | • |
| Rear exterior PIR light fitting provided | • | • | • | • |
| Power & lighting to garage where within curtilage (where applicable) | • | • | • | • |
| Solar Panels installed on roof as per plan PV orientation plan (where applicable) | • | • | • | • |
| 2 BEDROOM HOMES | | | | |
| The Plum | | | | |
| 3 BEDROOM HOMES | | | | |
| The Blackthorn, The Holly, The Hemlock, The Dogwood, The Apple & The Eucalyptus VI | | | | |
| 4 BEDROOM HOMES | | | | |
| The Cyprus, The Ash, The Walnut Special, The Aspen VI, The Mulberry & The Elm | | | | |
| 5 BEDROOM HOMES | | | | |
| The Wellingtonia | | | | |

2 BEDROOM HOMES
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*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

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