



THE OAKS

NORWICH

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



ALLISON
HOMES



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 village of Postwick in Norfolk nestles in a semi-rural setting of farmland, fields and stables yet is just six miles from Norwich. The two, three, four, and five bedroomed 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.

ALL ABOUT A FRESH START

LIFE BEGINS AT THE OAKS



ALL ABOUT REDISCOVERING QUALITY OF LIFE

With its cricket club and village hall that's a hub for events, Postwick combines the best of traditional village appeal with 21st Century superfast broadband and easy access to remarkable open spaces now recognised as promoting wellbeing.

Here, families will find schooling from nurseries to Brundall primary, rated Good by Ofsted, and Thorpe St Andrew School and Sixth Form rated Outstanding. There is a Lidl supermarket across the road at Broadland Gate, a Co-operative convenience store in nearby Brundall as well as farm shops for seasonal fruit and vegetables, Norfolk cheeses, hams and more from around the local area. Living at The Oaks means you can make the most of the wonderful Norfolk landscape

like Mid Yare National Nature Reserve and RSPB Strumpshaw Fen's wildflower and orchid meadows, butterflies and bird life. Whitlingham Country Park offers wildlife from otters to cormorants, woodlands, Great and Little Broads waterscapes, and traffic free cycle paths. A half-hour drive means seaside fun and SEALIFE at Great Yarmouth, or sand dune walks and sights of seals at gems like Gorleston and Caister-on-Sea.



MID YARE NATIONAL NATURE RESERVE 4.3 MILES



NORWICH 6 MILES



NORWICH CRICKET CLUB 4.1 MILES

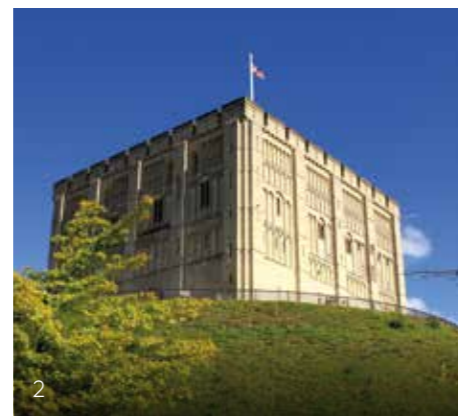


GREAT YARMOUTH 16 MILES

ALL ABOUT A CITY LIFE LIKE NO OTHER

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.

A city of diverse and diverting quarters from the Cathedral Quarter and Gentleman's Walk to Castle Quarter and the Norwich Lanes. Stroll - or travel on a city Beryl bike, 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 hostelries. As night falls, stay for a film at the Vue or Odeon or for comedy or a performance at Norwich's Theatre Royal or the riverside Playhouse, one of the country's best fringe venues.



- 1. Norwich Riverside
- 2. Norwich Castle
- 3. Norwich Cathedral



ALL ABOUT THE DEVELOPMENT

TURN PAGE TO VIEW THE SITE PLAN



County town and cathedral city, where a place of historic character meets the dynamic contemporary energy of university city.



SITE PLAN

THE OAKS

POTENTIAL FUTURE DEVELOPMENT

POTENTIAL FUTURE DEVELOPMENT



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.



OUR HOMES

THE OAKS

The Plum
Homes 139, 140, 146 & 147



The Blackthorn
Homes 274 & 281



The Holly
Homes 131, 184, 275, 293 & 300



The Hemlock
Homes 132, 133, 141, 142, 189 & 190



The Dogwood
Homes 204, 205, 226, 227, 279, 280, 288, 289, 290, 291, 295, 296, 297 & 298



The Apple
Homes 294 & 299



The Eucalyptus VI
Homes 137, 138, 282, 283, 286 & 287



The Elm
Homes 134, 145, 149, 185 & 191



The Cyprus
Homes 135, 136, 187, 188, 196, 197, 284 & 285



The Ash
Home 143



The Walnut Special
Homes 148, 192, 198, 199, 202 & 203



The Aspen VI
Homes 144, 186, 200 & 201



The Wellingtonia
Homes 150, 278 & 292



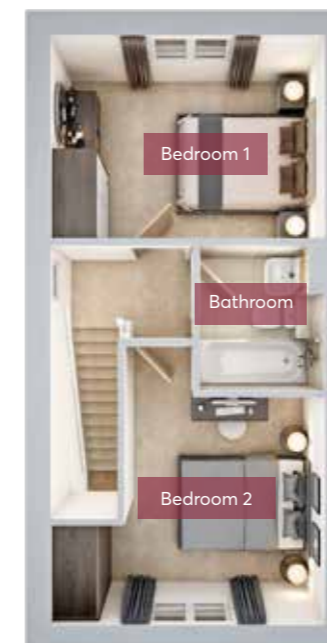


THE PLUM

HOMES 139, 140, 146 & 147

Two bedroom home

The semi-detached Plum combines the charm of cottage style living with contemporary flair, from the welcoming canopied porch to the separate lounge and kitchen / dining room opening out to the rear garden, complemented by a ground floor cloakroom. Upstairs are two double bedrooms and a bathroom.



FIRST FLOOR

Bedroom 1	3330mm x 3250mm	10'9" x 10'7"
Bedroom 2	3990mm x 3000mm	13'1" x 9'8"
Bathroom	2150mm x 1900mm	7'0" x 6'2"



GROUND FLOOR

Lounge	4330mm x 3000mm	14'2" x 9'8"
Kitchen / Dining	3990mm x 3000mm	13'1" x 9'8"
WC	1500mm x 1050mm	4'9" x 3'4"

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THE BLACKTHORN

HOMES 274 & 281

Three bedroom home

The double-fronted detached Blackthorn features an airy and spacious triple-aspect lounge which opens on to the rear garden through French doors, and a separate kitchen / dining space, the ground floor also features a cloakroom. Upstairs are two double bedrooms, one with an en suite, a single bedroom and a family bathroom.



FIRST FLOOR

Bedroom 1	3570mm x 3100mm	11'7" x 10'2"
En suite	2350mm x 1430mm	7'7" x 4'7"
Bedroom 2	3090mm x 2550mm	10'1" x 8'4"
Bedroom 3	2500mm x 2430mm	8'2" x 8'0"
Bathroom	1990mm x 1960mm	6'5" x 6'4"



GROUND FLOOR

Lounge	5640mm x 3040mm	18'5" x 10'0"
Kitchen / Dining	5640mm x 3600mm	18'5" x 11'8"
WC	1812mm x 1003mm	5'9" x 3'3"

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THE HOLLY

HOMES 131, 184, 275, 293 & 300

Three bedroom home

The detached Holly offers carefully balanced living space with both the lounge and kitchen / dining room benefiting from a dual-aspect design. The ground floor also features a cloakroom. Upstairs is bedroom 1 with en suite, a further double and a single bedroom, as well as a family bathroom.



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	9'1" x 5'8"



GROUND FLOOR

Lounge	5640mm x 3700mm	18'5" x 12'1"
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

HOMES 132, 133, 141, 142, 189 & 190

Three bedroom home

The Hemlock offers smart semi-detached living, where space flows beautifully from the lounge to the kitchen / dining space with French doors to the rear garden, complemented by a ground floor cloakroom. Upstairs is bedroom 1 with en suite, two further bedrooms - one double, one single - and a family bathroom.



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

HOMES 204, 205, 226, 227, 279, 280, 288, 289, 290, 291, 295, 296, 297 & 298

Three bedroom home

The distinctive Dogwood benefits from a spacious open plan dual aspect living area that flows seamlessly into the kitchen / dining space, opening on to the rear garden through French doors. The ground floor also features a cloakroom. Upstairs is bedroom 1 with en suite, a further double and a single bedroom, as well as a family bathroom.



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 2840mm	16'3" x 9'3"
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 HOMES 294 & 299

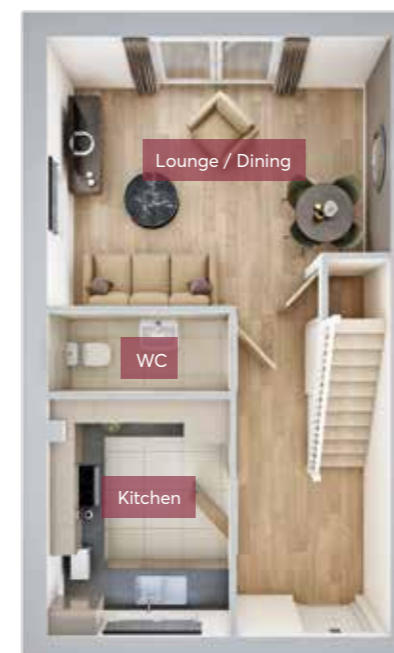
Three bedroom home

The hallway of the Apple leads into a dual aspect open plan lounge / dining space which opens on to the rear garden through French doors. The ground floor also features a separate kitchen and a cloakroom. Upstairs are two double bedrooms, a single bedroom and a family bathroom.



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

HOMES 137, 138, 282, 283, 286 & 287

Three bedroom home

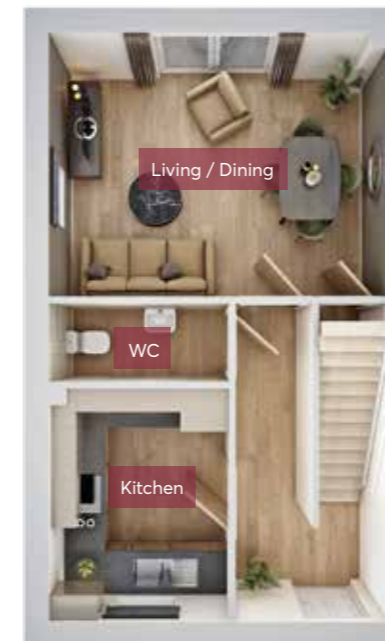
The semi-detached Eucalyptus VI offers contemporary living space set over three floors.

The ground floor features a lounge / dining space that opens to the garden through French doors, and also a cloakroom. The first floor features two double bedrooms and a family bathroom, while a private bedroom suite occupies the entire second floor.



SECOND FLOOR

Bedroom 1	3641mm x 5359mm	11'9" x 17'6"
En suite	2228mm x 2534mm	7'3" x 8'3"



GROUND FLOOR

Living / Dining	4574mm x 3163mm	15'0" x 10'4"
Kitchen	2438mm x 1075mm	8'0" x 3'5"
WC	2434mm x 3584mm	8'0" x 11'8"



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"

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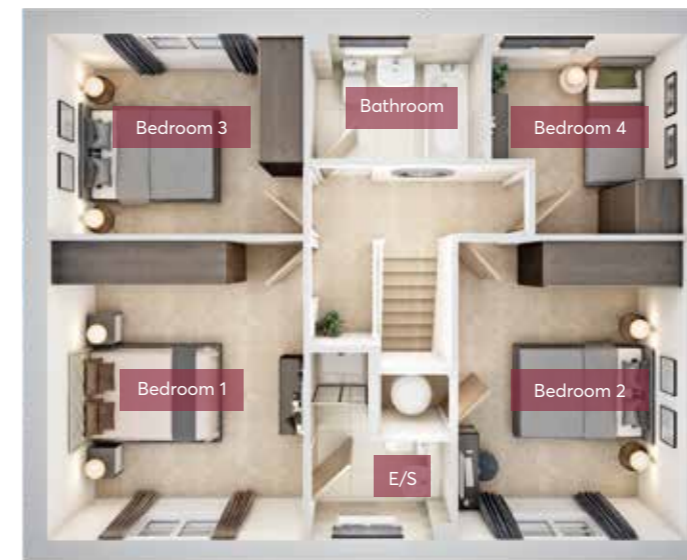


THE ELM

HOMES 134, 145, 149, 185 & 191

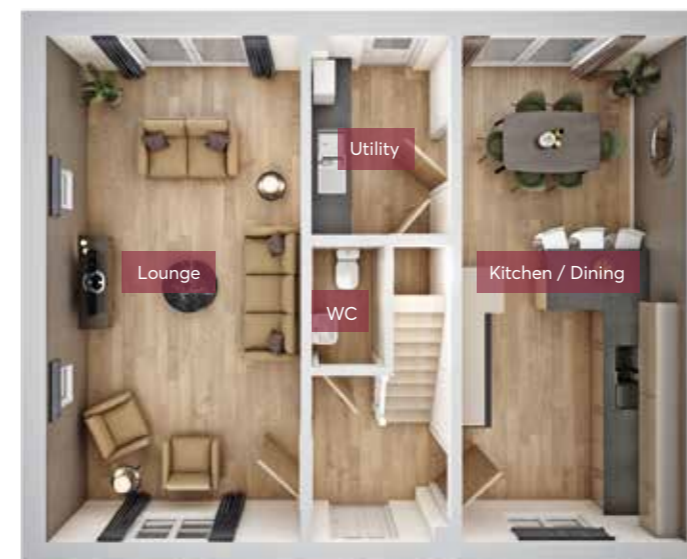
Four bedroom home

The double-fronted detached Elm features a light-filled, double-aspect lounge and kitchen / dining space which both open on to the rear garden through French doors. The ground floor also features a utility room and cloakroom. Upstairs are three double bedrooms, one with an en suite, and a fourth single bedroom that's also perfect for use as a home office.



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"

FIRST 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"

GROUND FLOOR

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THE CYPRUS

HOMES 135, 136, 187, 188, 196, 197, 284 & 285

Four bedroom home

The semi-detached Cyprus offers flexible living over three storeys. The ground floor features a separate lounge and a separate kitchen / dining area opening to the garden via French doors, plus a utility room and cloakroom. The first floor features bedroom 1 with dressing room and en suite, bedroom 3 and a family bathroom.

The second floor features two further bedrooms, one with an en suite.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Living / Dining	4595mm x 4089mm	15'1" x 13'4"
Kitchen	3311mm x 3057mm	10'9" x 10'0"
Utility	2208mm x 2034mm	7'2" x 6'7"
WC	1015mm x 2034mm	3'3" x 6'7"

Bedroom 1	2791mm x 4089mm	9'2" x 13'4"
Dressing	1716mm x 1699mm	5'6" x 5'6"
En suite	1716mm x 2302mm	5'6" x 7'6"
Bedroom 3	2603mm x 2302mm	8'5" x 7'6"
Bathroom	1904mm x 3179mm	6'2" x 10'4"

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THE ASH

HOME 143

Four bedroom home

The spacious double-fronted detached Ash offers impressive looks and space. Downstairs, both opening on to the rear garden through French doors are a large separate double-aspect lounge and a separate kitchen / dining / family space. This floor also features a utility room, cloakroom and a useful study. The first floor features four bedrooms, three of them double, two with en suite's – and a family bathroom.



FIRST FLOOR

Bedroom 1	5120mm x 4150mm	16'8" x 13'6"
En suite 1	2490mm x 1880mm	8'2" x 6'2"
Bedroom 2	4160mm x 3840mm	13'6" x 12'6"
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	5'4" x 3'4"

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THE WALNUT SPECIAL HOMES 148, 192, 198, 199, 202 & 203

Four bedroom home

The detached Walnut Special features flowing yet beautifully delineated living space creating a separate lounge leading on to a kitchen / dining / family area with French doors out to the rear garden. The ground floor also features a utility room, cloakroom and a study area off the hallway. Upstairs three of the four bedrooms are double, including bedroom 1 with en suite, and a family bathroom.



FIRST FLOOR

Bedroom 1	3750mm x 3680mm	12'3" x 12'1"
En suite	2330mm x 1430mm	7'6" x 4'7"
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	4970mm x 3750mm	16'3" x 12'3"
Dining / Family	3810mm x 3180mm	12'5" x 10'4"
Kitchen	3380mm x 3360mm	11'1" x 11'0"
Utility	2000mm x 1740mm	6'6" x 5'7"
Study	1870mm x 1820mm	6'1" x 6'0"
WC	1740mm x 980mm	5'7" x 3'2"

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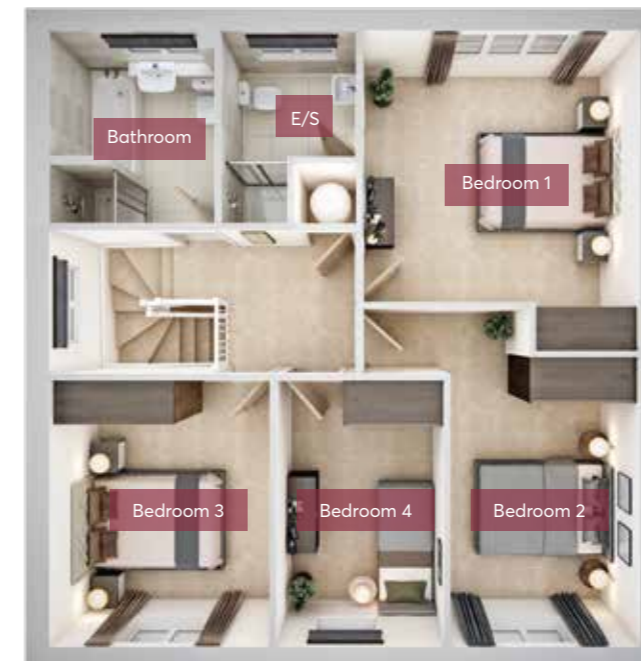


THE ASPEN VI

HOMES 144, 186, 200 & 201

Four bedroom home

The detached Aspen VI enjoys exceptionally well-designed living space including a separate lounge and kitchen / dining area opening on to the garden through French doors, plus a utility room, cloakroom and a large study. Upstairs are four bedrooms, three of which are double including bedroom 1 with en suite - plus a family bathroom.



Bedroom 1	3800mm x 3705mm	12'5" x 12'2"
En suite	1850mm x 2640mm	6'1" x 8'7"
Bedroom 2	3020mm x 3635mm	9'9" x 11'9"
Bedroom 3	2300mm x 3635mm	7'5" x 11'9"
Bedroom 4	2605mm x 3955mm	8'5" x 13'0"
Bathroom	2275mm x 2640mm	7'5" x 8'7"

FIRST FLOOR



Lounge	3515mm x 4635mm	11'5" x 15'2"
Kitchen / Dining	6205mm x 3650mm	20'4" x 12'0"
Utility	1780mm x 2640mm	5'8" x 8'7"
Study	3350mm x 3635mm	11'0" x 11'2"
WC	1780mm x 945mm	5'8" x 3'1"

GROUND FLOOR

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THE WELLINGTONIA

HOMES 150, 278 & 292

Five bedroom home

The detached Wellingtonia's distinctive and impressive L-shaped design includes spacious accommodation throughout. Downstairs features a separate lounge and expansive kitchen / dining / family area that leads on to the rear garden through bi-fold doors.

There's also a utility room, cloakroom, study and an integral double garage. Upstairs is the main bedroom suite which includes a separate dressing room and en suite with bath, plus four further bedrooms, two of which are double and one with en suite – and a family bathroom.



Bedroom 1	5120mm x 4150mm	16'8" x 13'6"
En suite 1	2490mm x 1880mm	8'2" x 6'2"
Bedroom 2	4160mm x 3840mm	13'6" x 12'6"
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"
Bedroom 5	3690mm x 2360mm	12'1" x 7'7"
Bathroom	2400mm x 2210mm	7'9" x 7'3"

FIRST FLOOR



Lounge	6130mm x 3690mm	20'1" x 12'1"
Family / Dining	5250mm x 4030mm	17'2" x 13'2"
Kitchen	6130mm x 3150mm	20'1" x 10'3"
Utility	2310mm x 2270mm	7'6" x 7'4"
Study	2600mm x 2310mm	8'5" x 7'6"
WC	2190mm x 980mm	7'2" x 3'2"

GROUND FLOOR

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ALL ABOUT THE QUALITY

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 glass splashbacks and integrated stainless steel electric ovens (single or double according to individual homes), gas hobs and chimney-style extractors. The detached properties also feature integrated fridge freezers and dishwashers.

In all houses, the bathrooms and en suites feature white sanitaryware and chrome heated towel rails, with en suites benefiting from full height tiling to the shower area. To help reduce energy bills, all homes feature an energy efficient boiler and thermostatic radiator valves to all habitable rooms, with white low energy LED downlighters to the kitchen, bathroom, en suite and cloakroom (where applicable).



Each home at The Oaks has been designed to maximise light and space and, according to plot, comes equipped with a full range of integrated appliances in the kitchen and sleek bathrooms and en suites, ensuring these are homes for contemporary living in every way.



ALL ABOUT MAKING THE CUSTOMER OUR PRIORITY

We aim to make choosing, buying, and moving to your Allison home as stress-free as possible, to deliver exemplary customer service, and keep you fully informed right through your home buying experience.



RESERVING YOUR NEW HOME

After completing a pre-reservation form you sign a reservation agreement. Depending on stage of construction you can choose to enhance your home from our 'JUST FOR YOU' range.

MEET THE TEAM

An appointment is made to meet your dedicated site manager who can answer questions on progress along the way. We also provide you with a main point of contact within our team.

IT'S ON ITS WAY

You'll receive an estimated completion date as well as regular updates, and while factors like weather can affect the build progress of your new Allison home, we'll always make every effort to meet our deadlines.

GET TO KNOW YOUR HOME INSIDE OUT

Before moving in you'll be invited to attend your new home demonstration. Don't miss this invaluable opportunity to familiarise yourself, from where everything is located to how it works.

OUR COMMITMENT CONTINUES

- After moving in there is '14 Day Settling In' review where any issues that need sorting out are agreed
- Our dedicated Aftercare service team deal with any warranty aspects for two-years – in an emergency there's a dedicated telephone number in your handover pack
- On the 1st anniversary of owning your home, we make contact with you to ensure that you are enjoying your new home in every way

GOOD TO KNOW...

Your home is covered by a 10-year warranty from the NHBC, just one of the many benefits of a brand-new home.



“

We know we are not just building houses, we are creating the most important spaces in people's lives. A place our customers would be proud to call their home.



ALL ABOUT HOMES BUILT ON SOLID VALUES



We have never expected more from our home than we do today, from its energy-efficiency and environmental impact, to the different roles it is asked to play in our life. What has remained constant however is the central importance of our home, a place where we re-energise and unwind, increasingly work in - and where families grow. So, at Allison Homes we know we are not just building properties; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.

That's why we ensure an Allison home is something exceptional. Our breadth of experience meets a forward-thinking outlook, and we listen to customer feedback and benefit from the insight and passion for homes of our 200 strong team. Then we design and build the best homes we can for modern, evolving lifestyles. We look at the familiar in a new light too, from redrawing kitchen designs for flexibility to work from home, to transforming underused space like garages for multi-use whether it's for storage, an office or a gym. And we always ensure living areas are a balance between that all-important family space and private space for everyone.

Once you have chosen your home, we understand delivering it on time and to the highest quality matters. Which is why, from site managers to suppliers, we work only with those who share our values of commitment and pride in the job. These relationships with everyone involved in your home are the most important things we build - and the foundations of a home that, inside and out, you can be as proud of as we are.



ALL ABOUT THE SPECIFICATION

The Plum & The Apple
 The Hemlock & The Dogwood
 The Eucalyptus VI
 The Cyprus
 The Holly & The Blackthorn
 The Walnut Special
 The Ash & The Elm
 The Aspen VI
 The Wellingtonia

INTERNAL FIXTURES & FITTINGS										
GENERAL										
White supermatt emulsion ceiling plain finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White supermatt emulsion wall finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White 5 panel grained doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
119mm MDF grooved moulded skirting painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
69mm MDF grooved moulded architrave painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Staircase, softwood with stop chamfered newels and balusters all white painted, with oak handrails and newel caps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dressing room to bedroom 1 where applicable	x	x	x	✓	x	x	x	x	✓	
Carpet throughout and vinyl to kitchen (kitchen/dining where applicable) and wet areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
KITCHEN										
Fitted kitchen units (chosen from ranges displayed in site sales office to design available)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
40mm worktop with 100mm upstand to match (chosen from ranges displayed in site sales office)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated single oven, 60cm gas hob and chimney style extractor (stainless steel)	✓	✓	✓	✓	x	x	x	x	x	
Integrated double oven, 60cm gas hob and chimney style extractor (stainless steel)	x	x	x	x	✓	✓	✓	✓	x	
Integrated double oven, 90cm gas hob and chimney style extractor (stainless steel)	x	x	x	x	x	x	x	x	✓	
Glass Splashback behind hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge freezer (detached properties only)	x	x	x	x	✓	✓	✓	✓	✓	
Integrated dishwasher (detached properties only)	x	x	x	x	✓	✓	✓	✓	✓	
Washing machine space where shown (if no utility room)	x	✓	✓	✓	✓	x	x	x	x	
One and half bowl sink and mixer taps to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UTILITY ROOM										
40mm worktop with 100mm upstand to match (chosen from ranges displayed in site sales office)	✓	x	x	✓	x	✓	✓	✓	✓	✓
One bowl sink and mixer taps to utility room (only when shown on the house type specific kitchen plan)	x	x	x	x	x	x	✓	✓	✓	
Washing machine space where shown (to utility room)	✓	x	x	x	x	✓	✓	✓	✓	
Tumble dryer space where shown (to utility room)	x	x	x	x	x	x	✓	✓	✓	
CLOAKROOM										
White WC and cistern, wash basin and taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splash back tiling above basin with tiled window cill (if applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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BATHROOM										
White WC and cistern	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White basin and pedestal complete with mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White 1700mm bath with thermostatic bath filler with shower mixer and riser rail plus bath shower screen (if no en suite)	✓	x	x	x	x	x	x	x	x	x
White 1700mm bath with deck mounted bath taps	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome heated towel rail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan with external switch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling to shower area (if no en suite)	✓	x	x	x	x	x	x	x	x	x
450mm height tiling to length and sides of bath (when separate en suite)	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splash back tiling to basin only with tiled window cill (if applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EN SUITE										
White WC and cistern	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
White basin and pedestal complete with single lever basin mixer	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower tray and thermostatic shower with riser rail	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome heated towel rail	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan with external switch	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling to shower area	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splash back tiling to basin only with tiled window cill (if applicable)	x	✓	✓	✓	✓	✓	✓	✓	✓	✓
HEATING AND HOT WATER (for positions and design refer to house type M&E designs)										
Wall mounted combination boiler	✓	✓	✓	✓	✓	x	x	x	x	
Wall mounted system boiler and separate hot water cylinder	x	x	x	x	x	✓	✓	✓	✓	
Premier pre-finished radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic radiator valves to all habitable rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ELECTRICAL (for positions and design refer to house type M&E designs)										
White LED downlighters to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White LED downlighters to bathroom, en suite and cloakroom (if applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All sockets and switches to be white fittings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon monoxide detector (installed to current legislation as shown on house type specific drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke alarm (installed to current legislation as shown on house type specific drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Media plate to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wiring for EV charger point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TELEPHONE POINTS TO:										
Master socket to hallway or cupboard (1 point)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lounge (1 point included within media plate)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV POINTS TO:										
Media plate to lounge (1x TV point and 1 x Virgin Media point)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bedroom 1 (1 x Virgin Media point)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



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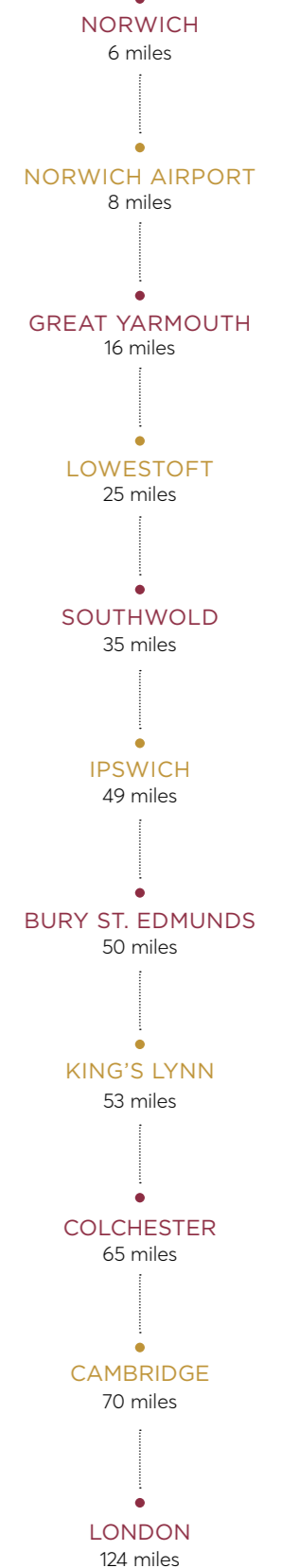
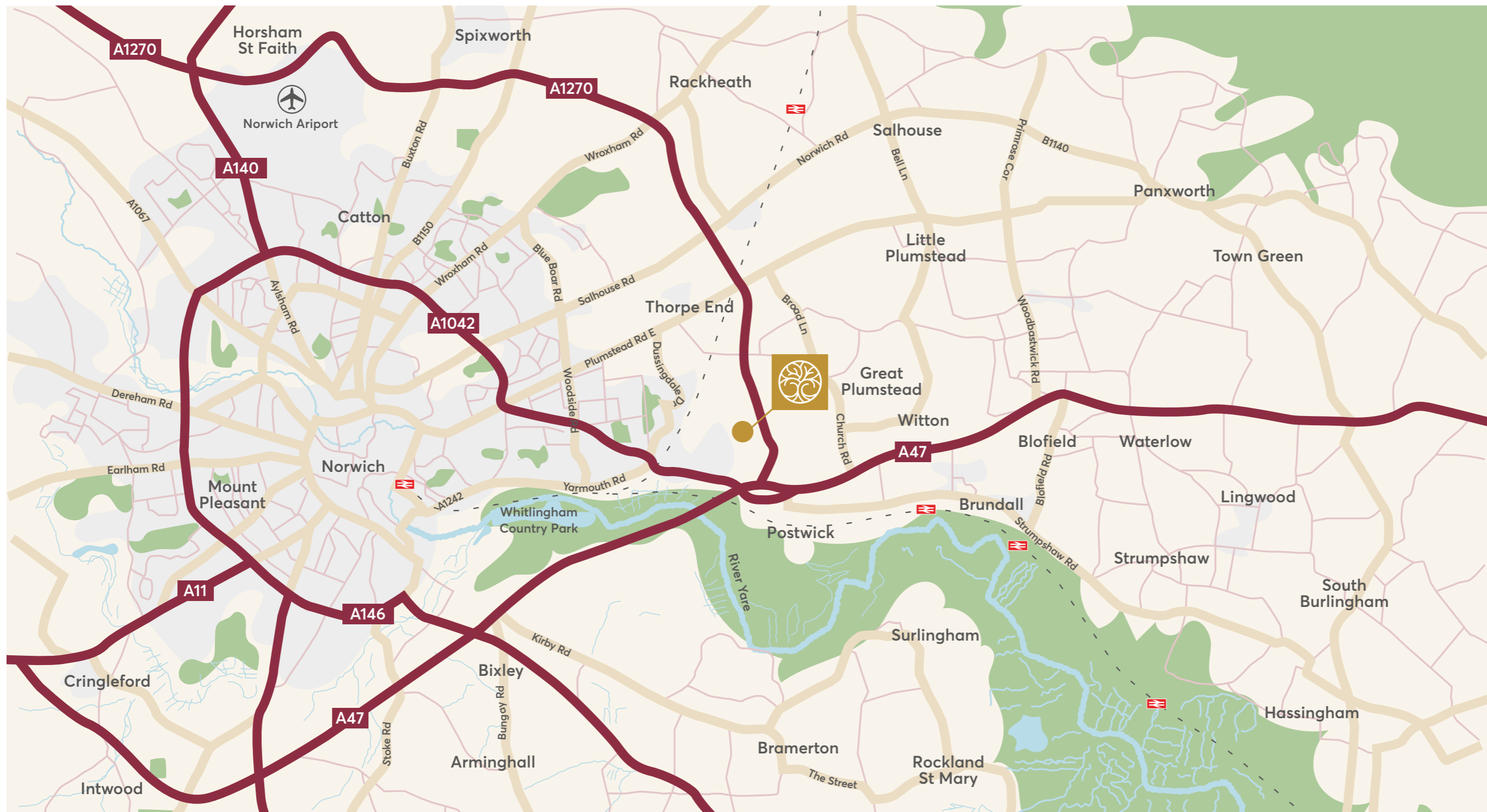
INTERNAL FIXTURES & FITTINGS									
GENERAL									
Housetype bricks (as external plot material schedule/charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Housetype roof tiles (as external plot material schedule/charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓
White PVCu windows, fascia and soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓
PV [solar] panels	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paths and driveways (refer to charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Riven slabs to foot paths (refer to charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Driveway finish (refer to charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL DOORS									
Front insulated composite door (see house type specific working drawing for style and external plot material schedule for colour)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Side insulated composite door (see house type specific working drawing for style and colour to match front door)	x	x	x	x	x	✓	x	x	x
Rear doors PVCu white (see house type specific working drawing for style)	x	x	x	x	x	x	✓	✓	✓
French doors (see house type specific working drawing for style)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome effect door furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome effect door bell & door numerals	✓	✓	✓	✓	✓	✓	✓	✓	✓
GARDENS									
Fencing (refer to charter plan)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap (tap located on external wall adjacent to kitchen or as required by house type design)	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL LIGHTING									
Front door outside light	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear entrance outside light	x	x	x	x	x	✓	✓	✓	✓
French doors outside light	✓	✓	✓	✓	✓	✓	✓	x	✓





ALL ABOUT BEING WHERE YOU WANT TO BE

The Oaks enjoys convenient and quick access to excellent transport links, with a network of major road routes including the nearby A47 that connects the Norfolk coast right through to the Midlands. Brundall Gardens railway station is two and a half miles away with services to Great Yarmouth and Lowestoft, while Norwich station - with car parking and cycle storage facilities - runs trains direct to Colchester in one hour and London Liverpool Street in under two hours, with services into Cambridge in 75 minutes. Norwich airport is just 11 miles away and offers a wide choice of destinations from Tenerife and Tuscany to Lake Como and Lapland.



Distances represent quickest routes by road. Information from Google Maps



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