



# THE OAKS

NORWICH

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



ALLISON  
HOMES





# ALL ABOUT A FRESH START

LIFE BEGINS AT THE OAKS




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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.

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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.





# ALL ABOUT REDISCOVERING QUALITY OF LIFE

In today's modern world, having the ability to switch off and reconnect has never been more important. With a home at The Oaks, you can be in some of the country's best-loved open spaces in minutes, without sacrificing the convenience of modern amenities

The development itself is a stone's throw from the irresistible tranquillity of the Norfolk Broads and the popular Whittingham Country Park. Whether walking through woodland, cycling along traffic-free footpaths, rowing or sailing on Whittingham 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.

While nature is abundant, local amenities leave little to be desired. 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.



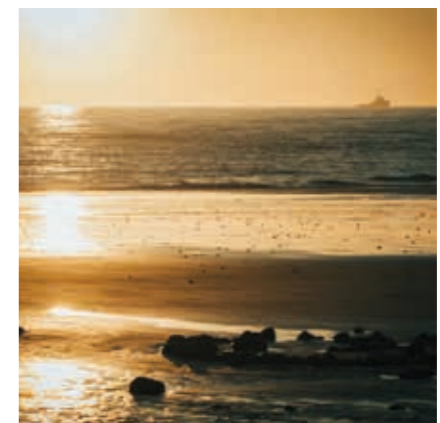
MID YARE NATIONAL  
NATURE RESERVE 4.3 MILES



NORWICH  
6 MILES



WROXHAM  
7 MILES



CROMER  
23.6 MILES

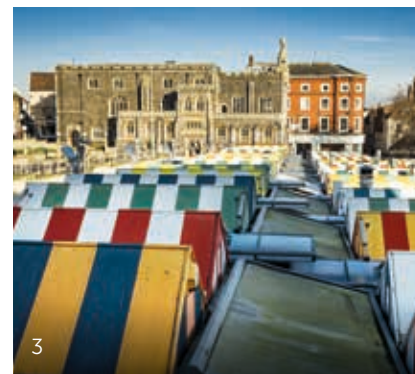




# ALL ABOUT A CITY LIKE NO OTHER

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 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 Market



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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 appliances (selected homes). Ceramic or induction hobs and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca 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. Low energy LED down lights to the kitchen, bathroom, en suite and cloakroom (where applicable) also come as standard.



Each home at The Oaks has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels and 7Kw EV Charger.





# 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 the 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 a '7 day and 1 month Settling In' reviews 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.





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We know we are not just building houses; 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.



## 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 houses; 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 250+ 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.

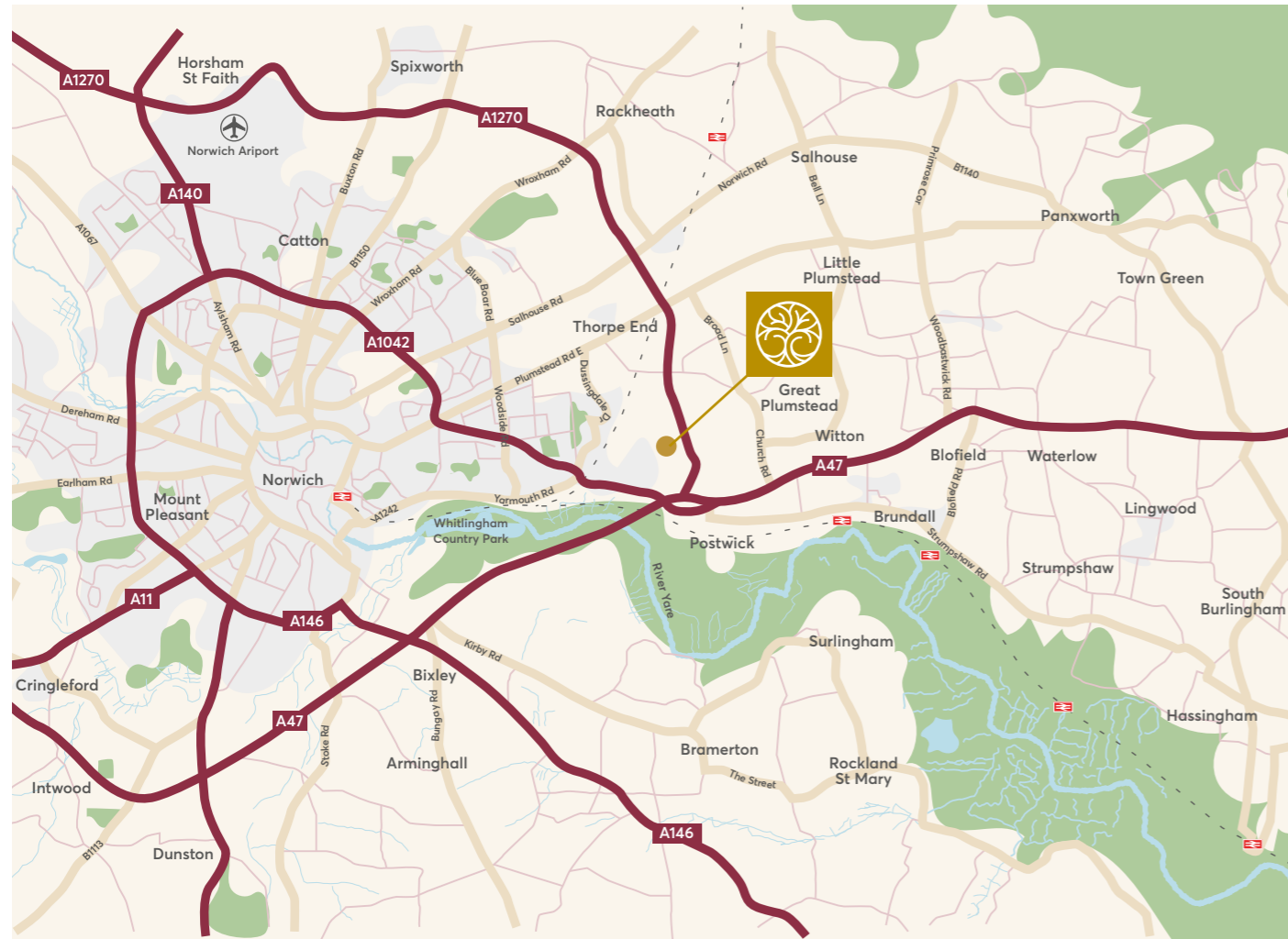
Once you have chosen your home, we understand delivering it on time and to the highest quality matters. Which is why, from site managers to suppliers, we work only with those who share our values of commitment and pride in the job. These relationships with everyone involved in your home are the most 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 LOCATION

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. Information correct at time of print.







ALLISON  
HOMES

Poppy Way  
Norwich  
Norfolk NR13 5HB  
07483 073632  
[theoaks@allison-homes.com](mailto:theoaks@allison-homes.com)

[ALLISON-HOMES.CO.UK](http://ALLISON-HOMES.CO.UK)