



# THE OAKS

NORWICH

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



ALLISON  
HOMES

ALL ABOUT A  
FRESH START

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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 hosteries. 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 fringe venue in the country.



# SITE PLAN

## OUR HOMES

- The Plum  
2 bedroom
- The Cypress  
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



# THE PLUM

Two bedroom home





## FIRST FLOOR

<b>Bedroom 1</b>	3762mm x 2788mm	12'3" x 9'1"
<b>Bedroom 2</b>	3762mm x 3100mm	12'3" x 10'1"
<b>Bathroom</b>	2000mm x 1726mm	6'6" x 5'7"



## GROUND FLOOR

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

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# THE BLACKTHORN

Three bedroom home





## FIRST FLOOR

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



## GROUND FLOOR

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

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# THE HOLLY

Three bedroom home



 THE OAKS



## FIRST FLOOR

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



## GROUND FLOOR

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

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# THE HEMLOCK

Three bedroom home





## FIRST FLOOR

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



## GROUND FLOOR

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

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# THE DOGWOOD

Three bedroom home





## FIRST FLOOR

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



## GROUND FLOOR

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

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# THE APPLE

Three bedroom home



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## FIRST FLOOR

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



## GROUND FLOOR

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

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# THE EUCALYPTUS VI

Three bedroom home



THE OAKS



## 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"

# THE ELM

Four bedroom home





## FIRST FLOOR

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



## GROUND FLOOR

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

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# THE CYPRUS

Four bedroom home



THE OAKS



## GROUND FLOOR

<b>Living / Dining</b>	4081mm x 4595mm	13'4" x 15'1"
<b>Kitchen</b>	3311mm x 3056mm	10'9" x 10'0"
<b>Utility</b>	2034mm x 1255mm	6'7" x 4'1"
<b>WC</b>	2034mm x 1015mm	6'8" x 3'3"



## FIRST FLOOR

<b>Bedroom 1</b>	4089mm x 4595mm	13'4" x 15'1"
<b>En suite</b>	2302mm x 1716mm	7'6" x 5'6"
<b>Bedroom 2</b>	3166mm x 2603mm	10'4" x 8'5"
<b>Bathroom</b>	3156mm x 1907mm	10'4" x 6'3"



## SECOND FLOOR

<b>Bedroom 3</b>	2880mm x 4595mm	9'4" x 15'1"
<b>En suite</b>	1705mm x 970mm	5'6" x 3'2"
<b>Bedroom 4</b>	2820mm x 4595mm	9'3" x 15'1"

# THE ASH

Four bedroom home





## 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





## FIRST FLOOR

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



## GROUND FLOOR

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





## 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"

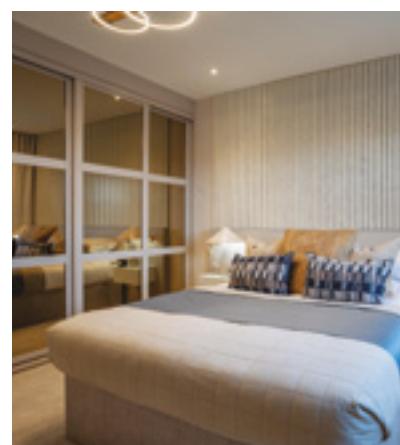


## GROUND FLOOR

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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# ALL ABOUT THE QUALITY



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

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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.

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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

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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

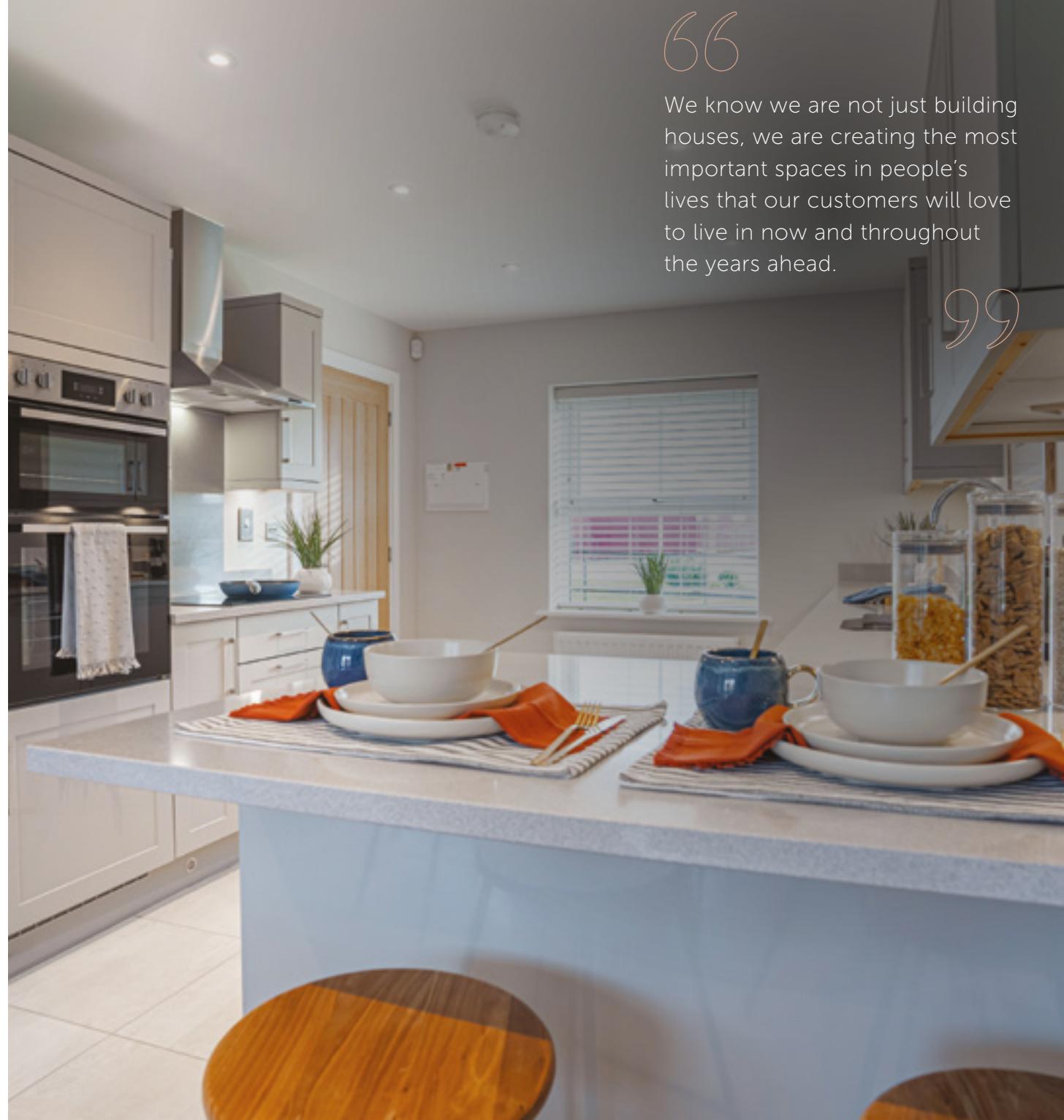
That's why we ensure every Allison home is something exceptional.

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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.

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# ALL ABOUT THE SPECIFICATION

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

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	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES	5 BEDROOM HOMES
<b>INTERNAL FIXTURES AND FITTINGS</b>								
<b>ELECTRICAL</b>								
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	•	•	•	•	•	•	•	•
<b>FLOOR FINISHES</b>								
Range of carpets and flooring available as upgrade option*	•	•	•	•	•	•	•	•
<b>EXTERNAL FIXTURES AND FITTINGS</b>								
<b>GENERAL</b>								
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	•	•	•	•	•	•	•	•
<b>EXTERNAL DOORS</b>								
GRP external doors with chrome lever furniture	•	•	•	•	•	•	•	•
Chrome effect door bell and numerals	•	•	•	•	•	•	•	•
<b>GARDENS</b>								
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	•	•	•	•	•	•	•	•
<b>EXTERNAL LIGHTING AND ELECTRICS</b>								
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)	•	•	•	•	•	•	•	•
<b>2 BEDROOM HOMES</b>								
The Plum								
<b>3 BEDROOM HOMES</b>								
The Blackthorn, The Holly, The Hemlock, The Dogwood, The Apple & The Eucalyptus VI								
<b>4 BEDROOM HOMES</b>								
The Cyprus, The Ash, The Walnut Special, The Aspen VI, The Mulberry & The Elm								
<b>5 BEDROOM HOMES</b>								
The Wellingtonia								

\*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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