

DOWNHAM MARKET, NORFOLK



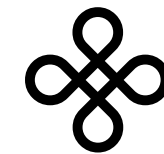
Broad Oaks

Home Collection





BROAD OAKS



Lasting Luxury

BY PROSPERITY LIVING

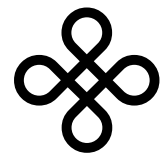
Welcome to the Broad Oaks Country Home Collection, located in the desirable heart of rural Downham Market, Norfolk. A stylish collection of one, two, three, & four-bed energy-efficient homes designed for a harmonious life.

Where the living is easy




Broad
Oaks

BROAD OAKS



Prosperity Living

INTRODUCING FINE & COUNTRY

We are a team of professional estate agents with an in-depth knowledge of the local market which ensures that all our customers receive the very best service, whether they are buying or selling a property in across Norfolk.

Our local knowledge of Norfolk and more specifically Downham Market, enables our team to deliver our customers the best results possible. Our sophisticated marketing technologies and our experienced team of local property experts also combine to deliver an outstanding estate agency experience.

Please contact our office on 01328 854190
or at fakenham@fineandcountry.com



Full of character




Broad
Oaks

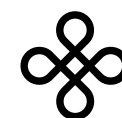


BROAD OAKS

Crafted *Comfort*

Every aspect of your home is designed, built, and finished to the kind of exacting standard we'd expect of our own home ... to us, it's personal.

As an award-winning house builder, we know that building the best homes means using the best craftspeople. With a sharp focus on the finer points, we only work with highly skilled teams, ensuring your new home is delivered to a truly unrivalled quality.





Broad Oaks

DOWNHAM MARKET, NORFOLK

Located in the East of England, our Broad Oaks development will be a desirable collection of 300 energy-efficient homes for stylish family living. A place to grow, with first-class amenities on your doorstep and a community-first neighbourhood which feels safe and secure. This is luxury living designed to create a lasting legacy.

BROAD OAKS

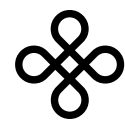
Tailored

to the individual

**The perfect home is a personal thing.
It should reflect who you are. That's why our
homes are designed around your style.**

Broad Oaks homes come in a range of sizes and designs, detail and specification, enabling you to tailor your home to your taste and style. We offer a range of premium upgrades to our standard specification along with a tastefully curated collection of interior fittings and finishes designed to ensure your home looks and feels sleek and modern.

Contact us for further details.






Broad
Oaks

Perfect harmony ...



Reassuringly relaxed ...


**Broad
Oaks**



Signature

Specification

Internal

Paint Finishes

- All walls painted; French Grey
- All ceilings painted; White
- All joinery painted; White

General Floor Finishes

- Carpets standard range throughout including entrance hall except kitchen/dining area, ensuite / bathrooms: neutral colour
- Luxury Vinyl Tile (LVT) to kitchen/dining area: neutral colour)
- Luxury Vinyl Tile (LVT) to bathroom/ensuite, (if applicable) and downstairs cloak: neutral colour

Kitchens/Utility

(Where Applicable)

Kitchen Units

- Layout - See Manufacturers Layout for details: colour - to be agreed according to No. of Bedrooms
- Laminate work surface: colour - to be agreed according to No. of Bedrooms
- Worktop upstands to match: colour - to be agreed according to No. of Bedrooms

Utility Units

- Layout - See Manufacturers Layout for details: colour - to be agreed according to No. of Bedrooms
- Laminate work surfaces: colour - to be agreed according to No. of Bedrooms
- Worktop upstands to match: colour - to be agreed according to No. of Bedrooms

Appliances

- Stainless steel single fan electric under counter oven

- Electric ceramic hob
- Stainless steel chimney hood
- Fridge freezer 70/30 split integrated
- Dishwasher integrated
- Cooker hob to stainless steel splashback
- Free Standing Washing Machine Included.

Sinks and Taps

- One and half bowl stainless steel sink plus monobloc mixer tap

Bathrooms / Cloaks / Ensuites

(Where Applicable)

Bathroom

- White Bath 170 x 70cm
- White close coupled wc
- White pedestal whb
- Chrome taps
- Over bath mixer shower and screen (only when there is no Ensuite)
- Ceramic wall tiles half height around bath and splashback to basin
- Ceramic wall tiles full height around bath, splashback to basin (only when there is no Ensuite)

Cloak

- White close coupled wc
- White pedestal whb
- Chrome Taps
- Ceramic tile and splashback to basin

Ensuite

- White close coupled wc
- White pedestal whb
- Thermostatic shower
- Shower tray, screen and doors
- Chrome taps
- Ceramic wall tiles full height to shower enclosure and splashback to basin

Signature

Specification

Electrical

- Electrics**
- TV aerial point in living room
 - TV aerial point in master bedroom
 - Digital co-axial cable to roof space
 - Fibre internet point in living room (or other suitable location on the GF)
 - USB double power point in lounge
 - USB double power point in kitchen
 - USB double power point in master bedroom
 - Brushed Aluminium sockets and switches (entire house)
 - Burglar alarm power connection only
 - Lantern with PIR to front door
 - Lantern with PIR to rear casement doors
 - Doorbell and chimes to front door only
 - Smoke/heat/carbon monoxide detectors as floor plan
 - Energy saving light fittings
 - Downlighters to kitchen, cloak and bathroom, utility and ensuite (where applicable)
 - Electric car charging point

Plumbing & Heating

- Plumbing**
- External cold-water tap

- Heating**
- Air Source Heat Pump heating system with underfloor heating to ground floor and upper floor radiators
 - Thermostatic radiator valves to all specified rooms

External Finishes

- House**
- Double glazed white UPVC windows, lockable except fire escape units
 - Double glazed white UPVC casement doors with multi point locking
 - Double glazed composite front door
 - Chrome finish ironmongery to external doors
 - UPVC fascia, soffit and bargeboards (where applicable)
 - UPVC gutter

- Gardens**
- Side timber gate with latch and bolt
 - Garden fence
 - Turf to front garden

- Paving**
- Paving slabs to paths and patio

- Drives/Garage (where applicable)**
- Tarmac / block paving
 - Factory finished garage door (where applicable)

*Applicable to sales after March 2023
*Specification is for houses (not maisonettes)






**Broad
Oaks**

Blissful ...

An aerial photograph of a rural landscape with a proposed housing development. The development is outlined by a dashed white line and consists of several clusters of houses with red roofs and green lawns. A central road, highlighted with a dashed green line, runs through the middle of the development. Various colored curved lines (white, orange, and green) are drawn across the site, likely indicating different planning zones or boundaries. The surrounding area includes fields, trees, and a body of water in the bottom right corner.

Broad Oaks

SITE PLAN

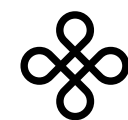
The Broad Oaks Downham Market site
will be a spread across 30-acres.



BROAD OAKS

House *Styles*

A PLACE WITH SOMETHING
FOR EVERYONE





The Croft

ONE BED MAISONETTE

The opportunity to own your first 'starter home' – a freehold maisonette comprising of living/kitchen/dining room, bedroom and bathroom. A high quality specification which includes oversized windows and self-contained gardens. Parking – One space with Electric Charging Point

APT STYLE A, GROUND FLOOR 533 SQ FT (49.6 SQ M)
APT STYLE B, FIRST FLOOR 673 SQ FT (62.6 SQ M)



The Acorn

TWO BED MID & END TERRACED OR SEMI-DETACHED

The aesthetically pleasing Acorn benefits from a high specification kitchen and spacious living/dining area - with double doors to the garden. First floor comprises of a spacious master suite with ensuite, a further bedroom and family bathroom. Parking – Two allocated spaces.

HOUSE TYPES - PD1 & PD3
631 SQ FT (58.6 SQ M) TO 809 SQ FT (75.2SQ M)



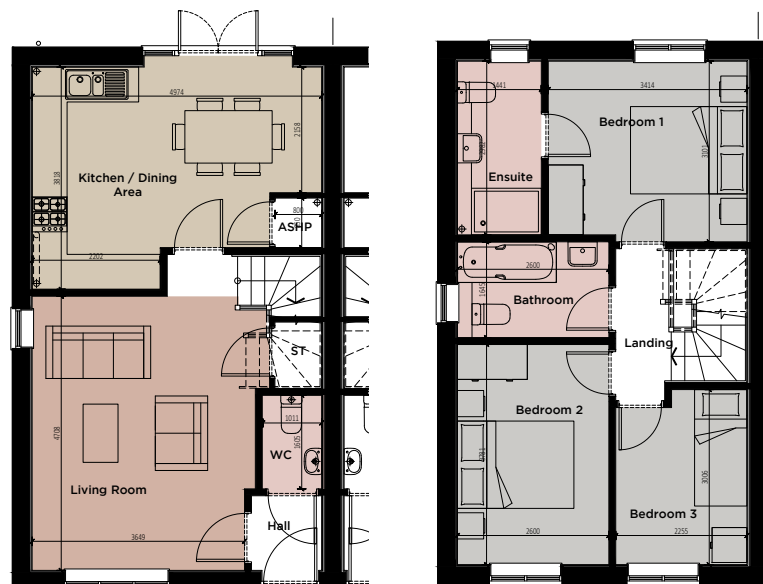


The Ash

THREE BED MID & END TERRACED SEMI-DETACHED

The ground floor design of The Ash allows for large, bright, living spaces to include the kitchen, dining and living areas. With double doors to the rear of the property creating a seamless transition into the garden, maximising the flow from inside to out. First floor comprises of a master suite with ensuite, two further bedrooms and family bathroom. Parking - Two allocated spaces. Units 124 & 177 - Single garage and two spaces.

HOUSE TYPE - PD5
925 SQ FT (85.8 SQ M)

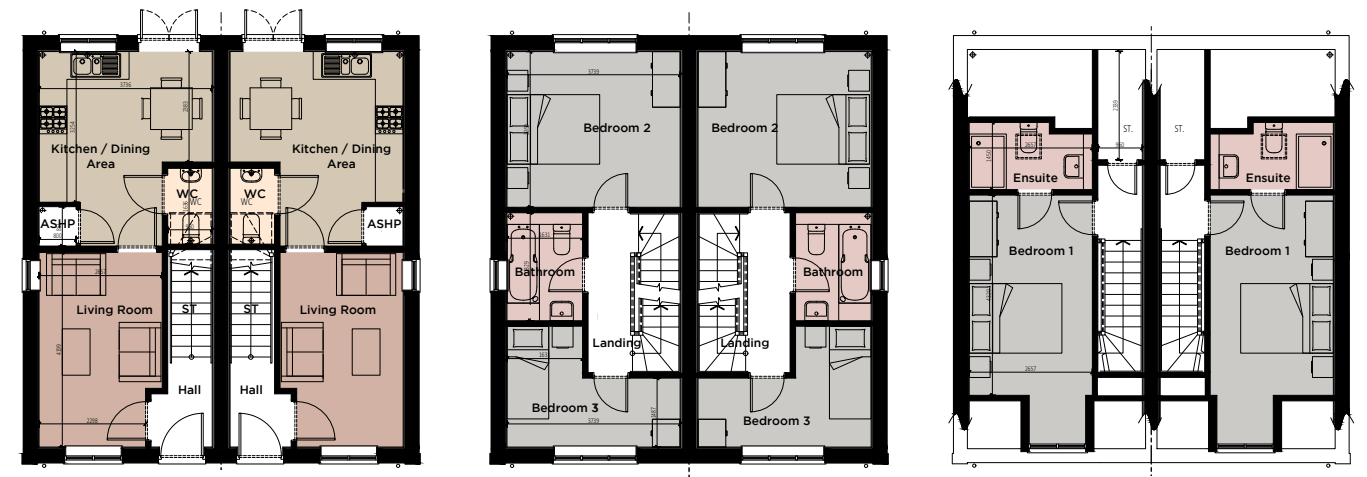


The Sycamore

THREE BED SEMI-DETACHED

The Sycamore allows for large, bright, living spaces to include the kitchen, dining and living areas heading out to the garden, maximising the flow from inside to out. First floor comprises of two bedrooms and family bathroom. Second floor houses a master suite. Parking - Two Spaces.

HOUSE TYPE - PD11
925 SQ FT (85.8 SQ M)



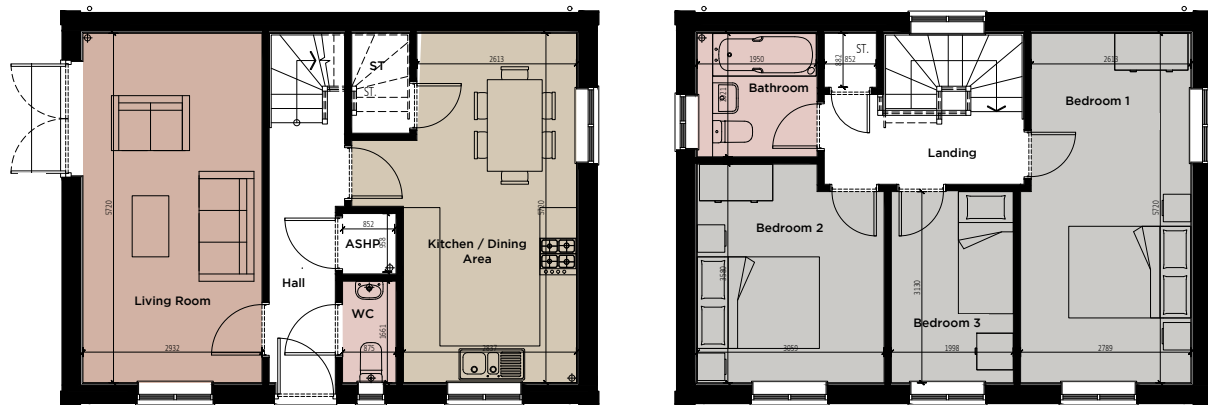


The Beech

THREE BED DETACHED

Benefiting from a spacious layout, each Beech home features a large combined kitchen/living/dining area enabling a flow of natural light. Further accentuating the space available the living room enjoys double doors out the garden. On the first floor you will find a master suite with ensuite, two further sizeable bedrooms and family bathroom.* Parking – Single separate garage and two spaces

HOUSE TYPE - PD7
994 SQ FT (92.3 SQ M)



The Willow

FOUR BED DETACHED

Benefiting from a spacious layout, each Willow home features a large combined kitchen/living/dining area enabling a flow of natural light. Further accentuating the space available the living room enjoys double doors out the garden. On the first floor you will find a master suite with ensuite, three further sizeable bedrooms and family bathroom. Parking – Single separate garage and two spaces.

HOUSE TYPE - PD10
1036 SQ FT (96.2 SQ M)



* External finish to house can vary dependent on plot number. Please consult with Sales Office.



The Royal Oak

FOUR BED DETACHED

There's no shortage of light in this detached four-bedroom home. Large windows create bright interiors with natural light flowing through the kitchen breakfast/family room, out to the garden via bi-folding doors at the rear - whilst the separate dining and living rooms allow for relaxing and entertaining. The first floor comprises of a master suite with ensuite, three further double bedrooms and family bathroom. Parking - Single separate garage and two spaces.

HOUSE TYPE - PD12
1,226 SQ FT (113.9 SQ M)

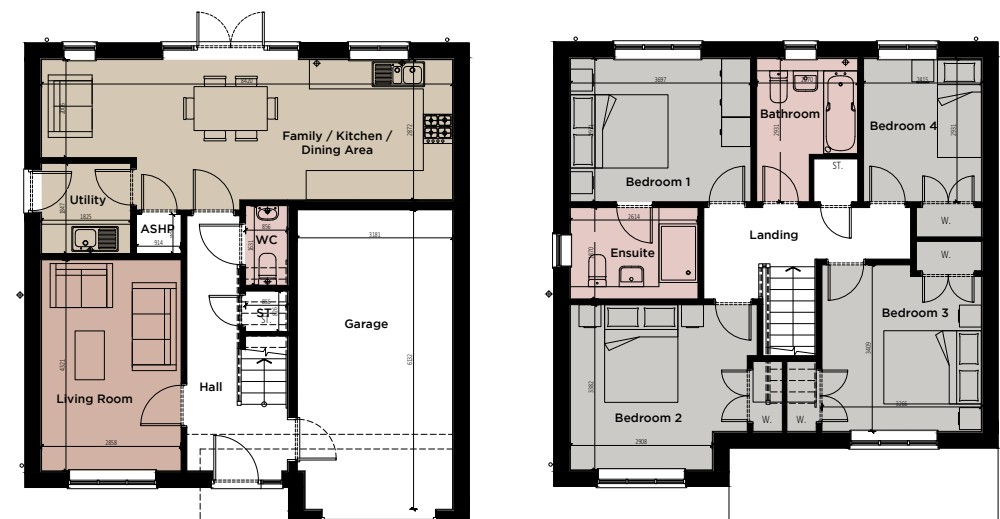


The Royal Oak

FOUR BED DETACHED - UNITS 15 & 141 ONLY

This detached four-bedroom home comes with large windows that create bright interiors with natural light flowing through the kitchen breakfast/family room, out to the garden via doors at the rear - whilst the separate dining and living rooms allow for relaxing and entertaining. The first floor comprises of a master suite with ensuite, three further double bedrooms and family bathroom. Parking - Integral garage and two Spaces.

HOUSE TYPE - PD13
1,276 SQ FT (118.5 SQ M)





Broad Oaks

DOWNHAM MARKET, NORFOLK

Awaken the senses...

On the banks of the River Great Ouse, and dating back to Saxon times, Downham Market is one of Norfolk's oldest market towns. The attractive marketplace is immediately identifiable by its majestic black and white clock.

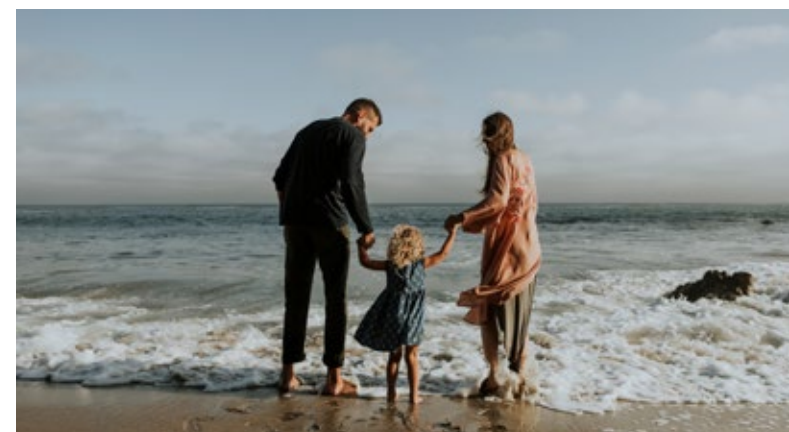
The town retains an intimate feel, with the community enjoying an array of independent shops and regular markets offering local produce, all set against a backdrop of fine historic buildings, impressive architecture and scenic countryside.



Top 10

Voted one of the happiest places to live in Britain, Downham ranked 6 in the top 10 list of an annual "happy at home" index compiled by Rightmove.

BROAD OAKS



A world *of opportunity*

**Welcome to a place ranked as one of the
Top 10 happiest locations to live in the UK.**

The county of Norfolk comprises an array of picturesque towns and villages, rich in history, architecture and striking landscapes. With a great mix of local independent shops, friendly cafes and pubs, Downham Market is one such town. The perfect base for exploring The Fen Rivers Way, it's a fascinating place to watch the boats, have a picnic or indulge in a range of outdoor pursuits. With a great selection of local OFSTED-rated schools, Broad Oaks is the ideal family life, enriched by all the finer things the area has to offer.

BROAD OAKS



The Great *Escape*

Capitalise on a location just an hour and a half from London, yet with 50% less living costs.

High grade transport links serve Downham having easy access to the M11, A10 or A1 from the south and the A47 and A17 from the Midlands and the North. A fast, reliable local transport network connects the region quickly and efficiently – further positioning Downham as a key contender for professionals and families looking to commute to the larger cities with direct trains from the town’s mainline station running to Cambridge every half an hour in 38 minutes, Peterborough in 1 hour and London Liverpool Street on the hour, at 1 hour 30 minutes. The region connects to both domestic and international locations via Norwich International airport an hour away and London Stansted at 1 hour 30 minutes.

DOWNHAM MARKET

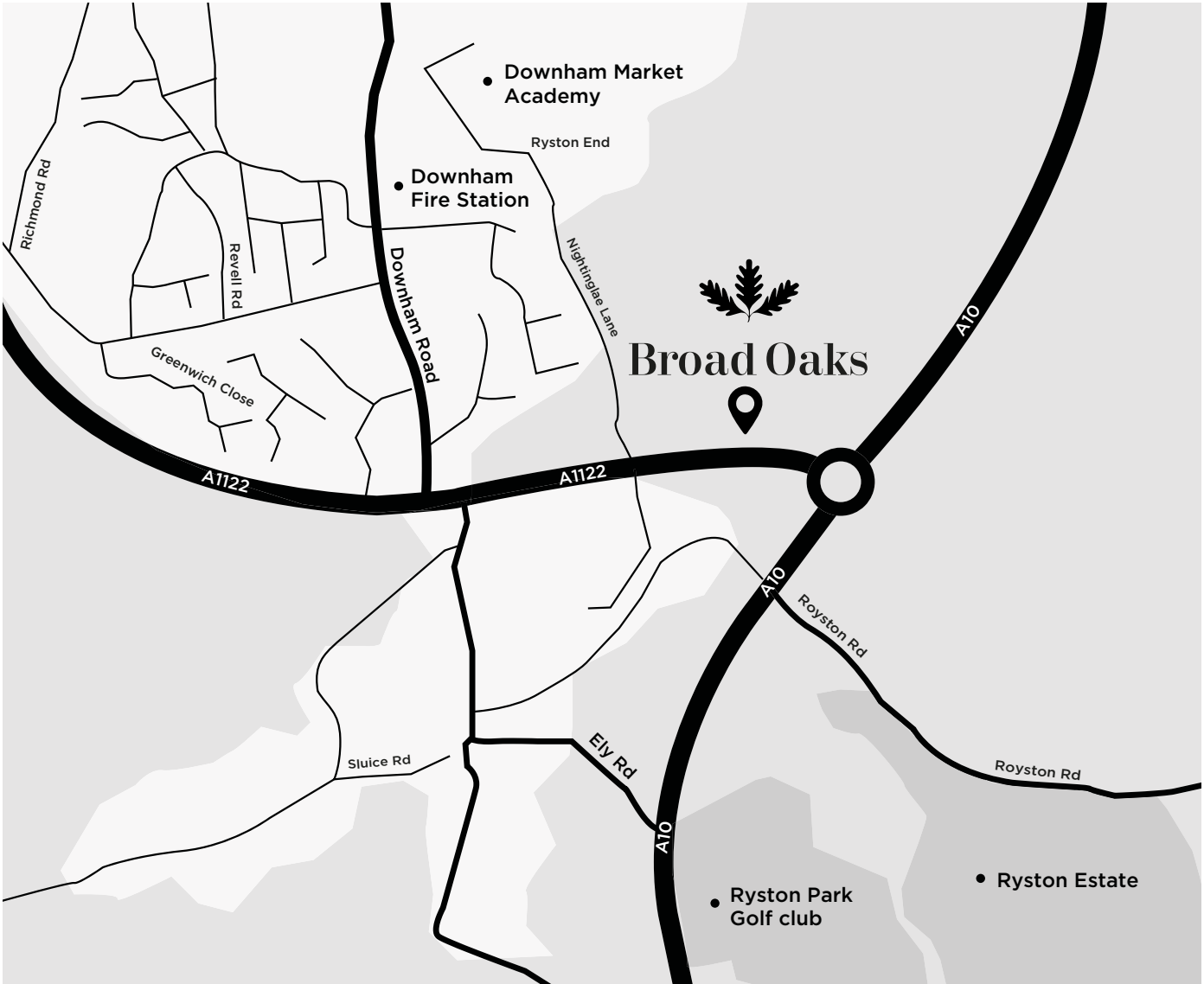
Train Station

- 🚶 Walk 18 minutes
- 🚲 Cycle 8 minutes
- 🚗 Drive 3 minutes

Town centre

- 🚶 Walk 12 minutes
- 🚲 Cycle 5 minutes
- 🚗 Drive 5 minutes

BROAD OAKS



Getting to Broad Oaks

DIRECTIONS

Coming from Downham Market, take the A10 until you come to the roundabout for Wisbech. Take the third exit onto A1122 Downham Market Southern Bypass (Trafalgar Ind Est). Just before Downham Road (A1122) you will see the entrance hoardings for Broad Oaks site on the righthand side.

SALES OFFICE & SHOW HOMES

Drive 100 meters along the temporary access road until you come to a mini roundabout. If you look straight across you will see the Sales Office entrance located to the left hand-side of House Number 24.

FOR EXACT DEVELOPMENT ENTRANCE DETAILS PLEASE USE THE WHAT3WORDS (APP) AND TYPE IN ///DELIGHTED.PILLOW.DAWN

Broad Oaks

Sales Office 01366 666024

WEDNESDAY 10:00 - 17:00

THURSDAY 10:00 - 17:00

FRIDAY 10:00 - 17:00

SATURDAY 09:00 - 16:00



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