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WOOTTON GRANGE  
SOUTH WOOTTON

A COLLECTION OF 3, 4 & 5 BEDROOM HOMES



ALLISON  
HOMES

# ALL ABOUT A SPECIAL CORNER OF BEAUTIFUL NORFOLK

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WELCOME TO YOUR NEW  
HOME AT WOOTTON GRANGE





# ALL ABOUT THE TOWNS, COAST AND COUNTRY

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A county of endless exploration and charm.

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Wootton Grange is an attractive new collection of 3, 4 and 5 bedroom homes located in the picturesque village of South Wootton. These desirable homes have been finished to a high standard, with light and spacious interiors tailored to enhance the overall quality of living.

Carefully planned around the lives of its residents, Wootton Grange offers the ideal community now and for many generations to come. A home in South Wootton enjoys all the essentials on its doorstep. Set around a charming village green, this welcoming community features a supermarket, Post Office, doctors' surgery, two pubs and a fish and chip shop. In the village, there is both an infant and junior school, and secondary and tertiary education facilities are accessible within a 10-minute drive.

Life in South Wootton offers plenty of opportunity for leisure and relaxation. In addition to the large local park and playground, much-loved Reffley Wood sits at the heart of the community. This valuable green space consists of 129 acres of ancient woodland that plays home to an abundance of wildlife and is accessible via a network of waymarked footpaths.

If you like to socialise, the rugby club and King's Lynn Golf Club are both close by, plus a variety of regular events and activities at the nearby village hall provide plenty of ways to get involved with the community. Fitness enthusiasts will appreciate the fantastic Lynnsport leisure centre, accessible in just five minutes by bike, which provides an extensive range of facilities, including a gym, pool, sports courts, and fitness classes.



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Wootton Grange is ideally positioned a short drive from King's Lynn town centre, yet surrounded by beautiful countryside and just a short distance from the famed Norfolk coast.

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For a little more choice, the historic town centre of King's Lynn is just a short drive away. Positioned along the River Great Ouse, it features a blend of independent stores, popular high-street brands, cafés, and restaurants along its charming streets. There is also a regular market, a selection of parks and gardens, and an abundance of entertainment including theatre, music and cinema.

Moving further afield, South Wootton is perfectly positioned to make the most of a number of popular destinations, including the ancient Castle Rising, Sandringham Estate and the famed Norfolk Coast.

Additionally, King's Lynn Station operates direct rail services to Cambridge and London King's Cross in 53 minutes and 1hr 50 minutes respectively, putting endless city delights within reach.

# ALL ABOUT THE QUALITY



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

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

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This includes contemporary kitchens with glass splashbacks, integrated appliances (on selected homes), a ceramic or induction 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 an energy efficient air source heat pump and 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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THE EUCALYPTUS  
 THE FERN V1  
 THE HOLLY  
 THE HAZEL  
 THE SYCAMORE V1  
 THE WILLOW  
 THE ASPEN V1  
 THE ASH V1  
 THE OAK V1

## 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*	•	•	•	•	•	•	•	•	•
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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	•	•	•	•	•	•	•	•	•
Suitable hardstanding in garden for air source heat pump as per charter plan	•	•	•	•	•	•	•	•	•

### 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)	•	•	•	•	•	•	•	•	•
Car charger provided by parking spaces as per car charging location plan	•	•	•	•	•	•	•	•	•
Solar Panels installed on roof as per plan PV orientation plan	•	•	•	•	•	•	•	•	•

\*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.