

DOWNHAM MARKET, NORFOLK



Broad Oaks

Home Collection



BROAD OAKS



Lasting Luxury

BY PROSPERITY LIVING

Broad Oaks will provide a mix of one, two, three and four-bedroom luxury homes across the 30 acre site.

Project Details

Address: Nightingale Lane, Downham Market, PE38 9FW

House Sizes: 49m² - 124m²

Parking: Minimum 1 space per dwelling

Planning Consent: Planning consented - pending reserve matters

Developer: Prosperity Homes Limited

Freehold.

Tenure: to include leasehold for maisonettes

Warranties: 10 year build warranty provided by either NHBC, Zurich Municipal, Premier Guarantee, LABC, Protek, or Build Zone.

Vendor Legals: Feldon Dunsmore, Orchard Court, 4 Binley Business Park, Harry Weston Road, Coventry, CV3 2TQ

Client Legals: Arch Law Ltd, T: 0333 242 3976, W: www.arch.law

Point of Contact: Martin McQueen

Senior Mortgage Co-ordinators: Del Maan and Molly Ellis T: 0121 237 4610

E: del.Maan@prosperity-wealth.Co.Uk and

E: molly.Ellis@prosperity-wealth.Co.Uk



300

HOUSES



36

ONE BED



71

TWO BED



137

THREE BED



56

FOUR BED

Signature

Specification

Internal

Paint Finishes

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

General Floor Finishes

- Carpets, standard range to stairs, landing and bedroom: neutral colour
- Luxury Vinyl Tile (LVT) to kitchen/dining area and hallway: 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 to Kitchen above worksurface level. Plastic white sockets and switches to all other areas.
- 'Ring' type or equivalent front doorbell.
- Burglar alarm power connection only
- Lantern with PIR to front door
- Lantern with PIR to rear casement doors
- 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 black 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 and Rear 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



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Welcome to *Downham Market*

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

The attractive market place is immediately identifiable by the splendidly unusual and majestic black and white clock. The town retains a really intimate feel, characterised by many fine historic buildings, craft and collectibles markets.

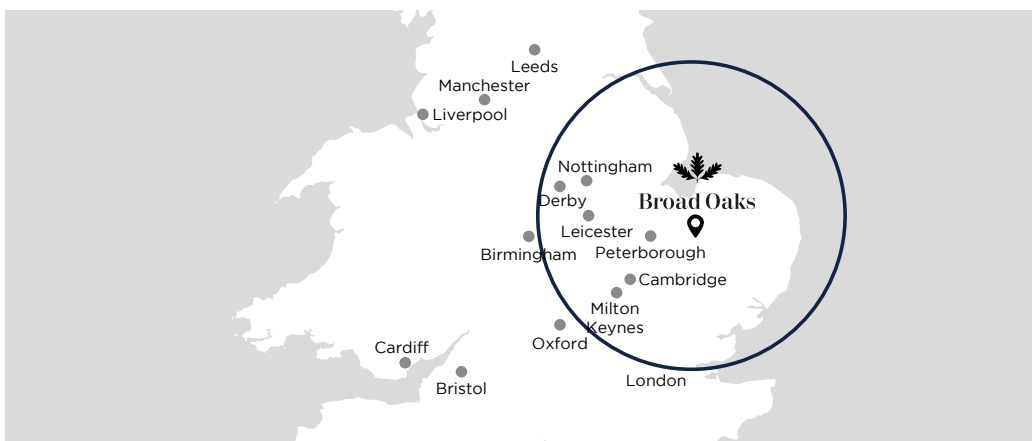
Voted one of the happiest places to live in Britain, Downham Market ranked 6 in the top 10 list of an annual “happy at home” index compiled by Rightmove.

Downham Market is one of Norfolk’s oldest market towns, dating back to Saxon times and has long been a hub for trade and community gatherings. Situated on the banks of the River Great Ouse, the town offers scenic walks and a peaceful atmosphere. Many of Downham Market’s buildings are made from local Carrstone, giving them a warm, golden hue that resembles gingerbread thus giving the nickname ‘The Gingerbread Town’.



34 minutes

DOWNHAM MARKET - CAMBRIDGE BY TRAIN





Why Invest in *Downham Market*

House prices in Downham Market are significantly lower than those in Cambridge.

According to Rightmove the average house price in Downham Market over the last year was £283,715, whereas in Cambridge, the average price for buying a home was £509,906 as of February this year. That means homes in Downham Market are around 44% cheaper than in Cambridge. In Downham Market the average property price increased by £73,910 (34.14%) over the last 5 years and increased by £14,775 (5.36%) over the last 12 months.

The average rent for semi-detached properties rose by 10.7%, while for detached properties, it increased by 9.9%. Average rent for one bed properties rose by 11.1%, while the average for four-or-more bed properties increased by 9.0%.

Cambridge's reputation for world leading business ideas attracts considerable interest from the global investor community.

Astra Zenica with its global annual turnover in 2024 is £40.6 billion is based in the city. The next top 10 companies in Cambridge have a combined annual turnover of £14.7 billion. The average salary stands at £33,000 per annum (10% higher than the national average) with salaries increasing by 3.2% over the past 12 months. Employment has seen an increase of 6.7%. Cambridgeshire's top 100 privately owned companies had a combined turnover of £9.5 billion in 2023, marking a 17.25% increase from the previous year.



44% lower

Average property value in Downham Market compared to neighbouring Cambridge.



£18.7 Billion

Cambridge's Top 10 PLC Companies had a combined turnover of over £18.7 Billion in 2024.

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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