



# OAKLAND MEWS | STRUMPSHAW



CGI for illustrative purposes only.

A development of 13 desirable village properties.  
Choice of detached and semi-detached houses, detached bungalows and chalet styles.

- Modern open-plan kitchen living spaces (vaulted lounge in bungalows)
- Impressive feature glass and oak staircases
- High quality bespoke kitchens by “Mulberry” with stone style worktops
- Mains gas
- Underfloor heating to ground floors
- Completion projected Summer 2019
- NHBC 10-year warranty
- Delightful Broadland position with access to Norwich and Norfolk Coast

**Arnolds | Keys**

2 Prince of Wales Road  
Norwich | Norfolk  
NR1 1LB

**LOCAL KNOWLEDGE | LOCAL PEOPLE | LOCAL PROPERTY**







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- Plot 1 | SSTC
- Plot 2 | SSTC
- Plot 3 | SSTC
- Plot 4 | The Hawthorn – 3 bedroom bungalow
- Plot 5 | The Hazel – 4 bedroom house
- Plot 6 | The Chestnut – 4 bedroom house
- Plot 7 | The Hazel – 4 bedroom house
- Plot 8 | The Hazel – 4 bedroom house
- Plot 9 | The Oak – 4 bedroom house
- Plot 10 | The Laurel – 3 bedroom bungalow
- Plot 11 | The Willow – 4 bedroom chalet style



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## Specification Sheet



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## Local Information

Strumpshaw is a popular Norfolk village situated in the Yare valley just six miles from the Cathedral city of Norwich neighbouring Blofield and Lingwood. Access in to the city is via the Main A47 Southern Bypass or via local bus or rail links. There is also a “Park and ride” service into the city from the nearby village of Postwick.

The village harbours a 18th Century pub “The Shoulder of Mutton”, a medieval Church and the RSPB Strumpshaw fen nature reserve, plus a village convenience store & takeaway only 5 minutes’ walk away.

The City of Norwich itself offers mainline trains to both Cambridge and London, a wide range of Shops and restaurants, The University of East Anglia and Norwich Research park.

The A47 Trunk Road gives further Access the London and Cambridge via the A11, Diss and Ipswich via the A140. Closer to home are the tranquil landscapes of the Norfolk broads and coastlines.

## Designed with consideration and built by craftsmen

These delightful dwellings are designed to give you all the benefits of modern living with exceptional build quality and finish, while still embracing village life and a respect for the agricultural roots of the location. Fully undertaken by a highly regarded local developer, every attention has been given to the process of delivering a home of modern capacities and efficiency, whilst not compromising comfort and a distinct country style.

## Indicative Guide to Specification

This specification is intended as a guide, with the developer reserving the right to appropriate substitution of materials. Variation on kitchen specification may be available dependent on build stage and subject to a cost adjustment on the standard house price.



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### Services

- Mains gas (exclusively connected for development)
- Mains drainage
- Mains electricity (Photo Voltaic Panels Plot 6)
- Mains water
- Telephone/Data

### Cloakrooms

- Ceramic wall tiling provided to splashback and window sill

### Kitchens

- Bespokely designed and built by Mulberry to client's requirements subject to stage of construction
- Full height splash backs provided (to match work surface) to hob positions with further 100mm upstands provided at wall junctions

Colour coded wall and base units

One and a half bowl stainless steel sinks with luxurious base mixer tap over

Choice of solid stone work surfaces

Energy efficient lighting

Integrated Neff fan assisted oven plus combination microwave

Four point Neff gas hob and extractor over.

Integrated Neff fridge and freezer.

Integrated dishwasher

Pull out waste bins

Under-unit lighting

### Utility Rooms

Fitted wall and base units to match kitchen

Stainless steel sink and drainer

Plumbing for automatic washing machine

Space for tumble dryer



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### Reception Areas and Bedrooms

Black uPVC double-glazed windows plus aluminium feature frames to houses

Underfloor heating to ground floor with radiators to bedrooms and bathrooms

### En-suite and Bathrooms

Spacious shower areas with glass shower panels and feature tiling

Soaker shower heads and diverter handsets

Chrome heated towel rails (houses only)

Energy efficient lighting

Shaver points

Mixer taps to baths and wash basins. Full height wall tiling to shower area, dropping down to half height tiling throughout remaining wall surfaces. (Choice of tiles available to client, depending on stage of construction)

### Electrical and Data

Hardwired smoke alarms

Television and Cat 6 data points to all reception areas and bedrooms

Power and light to open cart sheds

### Water and Heating systems

Domestic hot water feed to the kitchens and bathrooms from pressurised system

Zoned underfloor heating to the ground floor with radiators to the first floor

Condensing gas boiler with 7 year manufacturer's warranty

### Carpentry and Joinery

Composite double glazed external doors with painted wood effect finish

High quality internal oak doors with brushed chrome fittings

Glass and oak feature staircase





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### Floor Finishes

Floor finishes can be provided throughout at an additional cost

### Outside and Landscaping

Roadways bordered by traditional estate fencing

External power points and lighting

Front landscaping with hedging and estate fencing on specific plots

Enclosed rear gardens prepared and grass seeded

(Stone gabian retaining wall to Plot 7 and Plot 8)

Close board timber fence with concrete post and gravel boards to rear

Paved patio areas

### Driveways, Garaging and Cart sheds

Block paved pathways driveways and parking areas

Open cartsheds with brick dwarf walls

Roller door option available at additional cost

Power and light

### Warranty

10 Year NHBC warranty