



# WOOD MEADOW

OULTON • LOWESTOFT



# WOOD MEADOW

Nestled amidst the picturesque Suffolk landscape, Wood Meadow is not just about beautiful homes; it's about embracing a lifestyle enriched by nature.

Enjoy leisurely walks along scenic trails or spend weekends exploring nearby parks and waterways. The vibrant community of Oulton Broad offers charming shops, delightful eateries, and excellent schools—all within easy reach.

The surrounding area also boasts a wealth of attractions, including the historic Henstead Exotic Gardens, Oulton Broad's bustling marina, and scenic nature reserves that promote a tranquil lifestyle.







Well-connected to Lowestoft and Norwich via excellent transportation links, Wood Meadow offers both peaceful rural living and convenient access to the local beaches, and larger city amenities.

Don't miss your chance to be part of this remarkable community! Whether you're looking for your first home or seeking a serene retreat in nature's embrace, Wood Meadow has something special for everyone.



# THE DEVELOPMENT

Welcome to Wood Meadow, an exceptional new development that harmoniously blends modern living with the breathtaking beauty of Oulton Broad, Suffolk.

This stunning community features a diverse selection of beautifully designed 2, 3, and 4-bedroom homes, each crafted with meticulous attention to detail and an emphasis on contemporary comfort.



- De Deion - 2 Bedroom detached bungalow
- Henderson - 3 Bedroom detached home
- Douglas - 3 Bedroom semi detached home
- Enfield - 2 Bedroom semi detached home
- Matchless - 2 Bedroom semi detached bungalow
- Triton - 4 Bedroom detached home
- Affordable homes



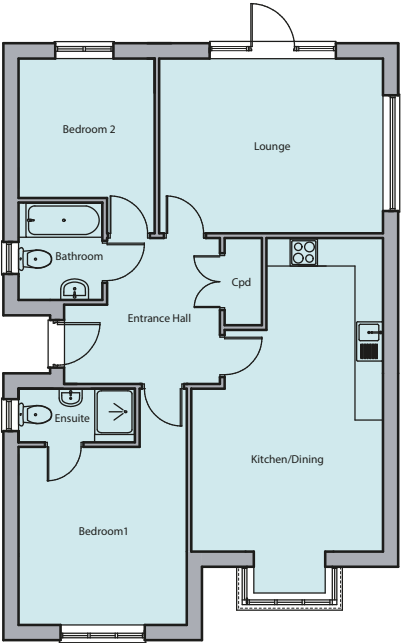




# DE DEION 2 BEDROOM DETACHED HOME



Lounge	4.80m x 3.75m	Bedroom 1	3.82m x 3.61m
Kitchen/Dining	6.73m x 3.89m	Ensuite	
		Bedroom 2	2.99m x 2.92m
		Bathroom	



MATCHLESS 2 BEDROOM SEMI DETACHED HOME

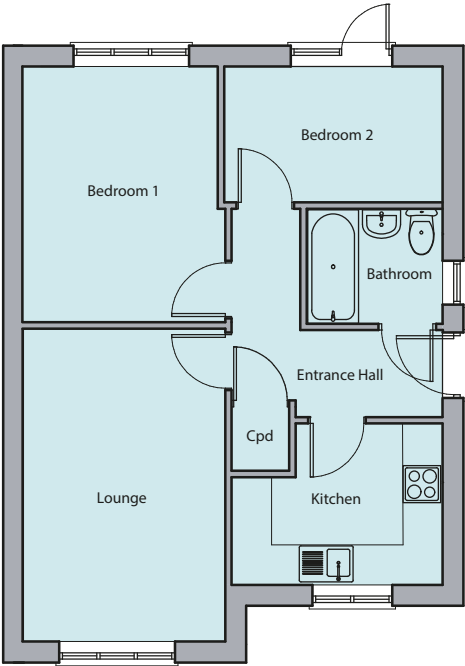


Lounge  
Kitchen

3.17m x 4.89m  
3.07m x 2.52m

Bedroom 1  
Bedroom 2  
Bathroom

4.00m x 3.07m  
3.40m x 2.12m



# ENFIELD 2 BEDROOM SEMI DETACHED HOME

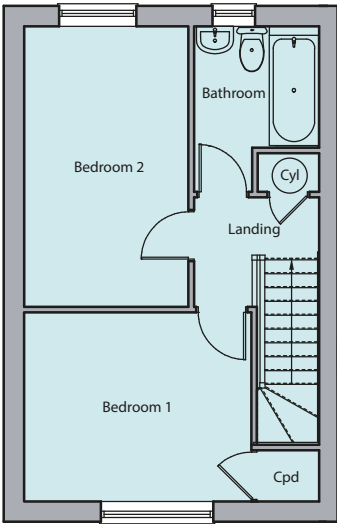
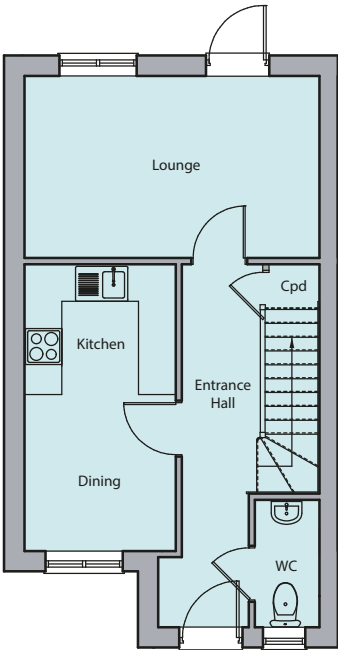


Lounge  
Kitchen/Dining  
WC

4.75m x 3.75m  
6.73m x 3.89m

Bedroom 1  
Bedroom 2  
Bathroom

3.05m x 3.68m  
4.52m x 2.65m





# DOUGLAS 3 BEDROOM SEMI DETACHED HOME

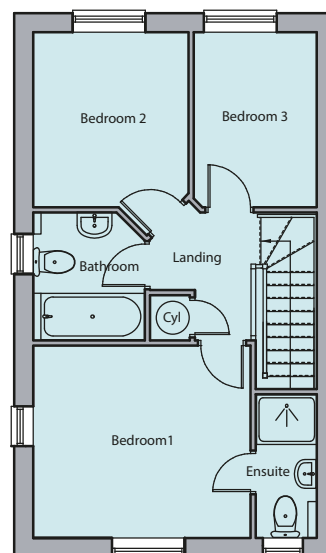
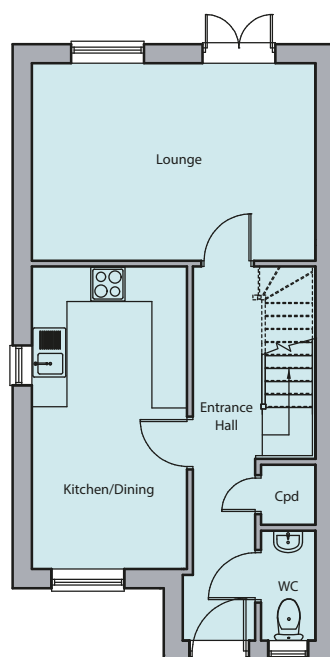


Lounge  
Kitchen/Dining  
WC

4.86m x 3.38m  
5.19m x 2.26m

Bedroom 1  
Ensuite  
Bedroom 2  
Bedroom 3  
Bathroom

3.73m x 3.30m  
2.66m x 3.00m  
2.11m x 3.00m



# HENDERSON 3 BEDROOM DETACHED HOME

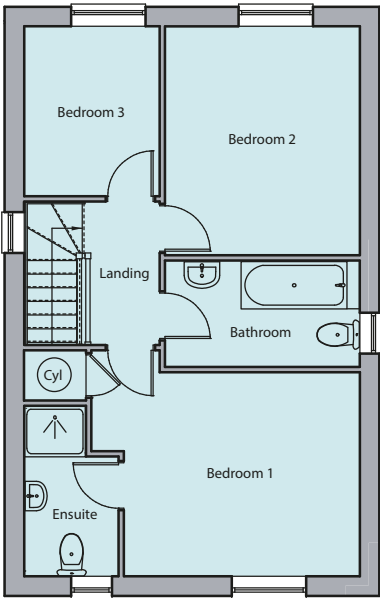
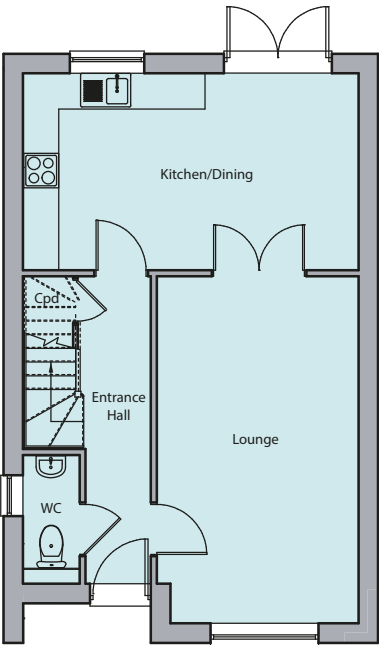


Lounge  
Kitchen/Dining  
WC

6.05m x 3.16m  
5.63m x 3.31m

Bedroom 1  
Ensuite  
Bedroom 2  
Bedroom 3  
Bathroom

3.27m x 3.42m  
3.85m x 3.27m  
2.27m x 2.86m





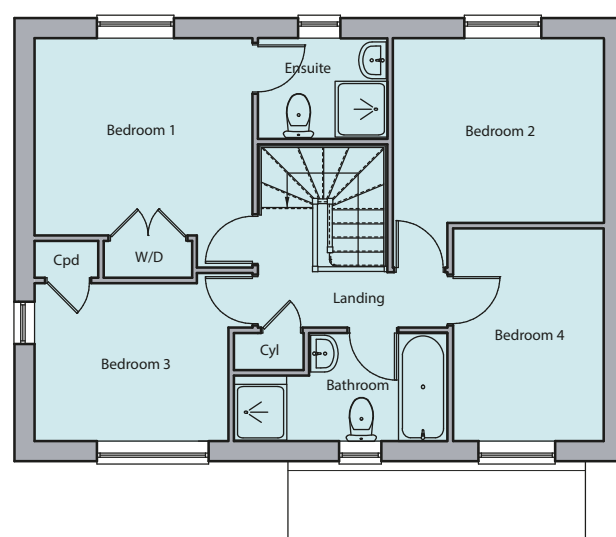
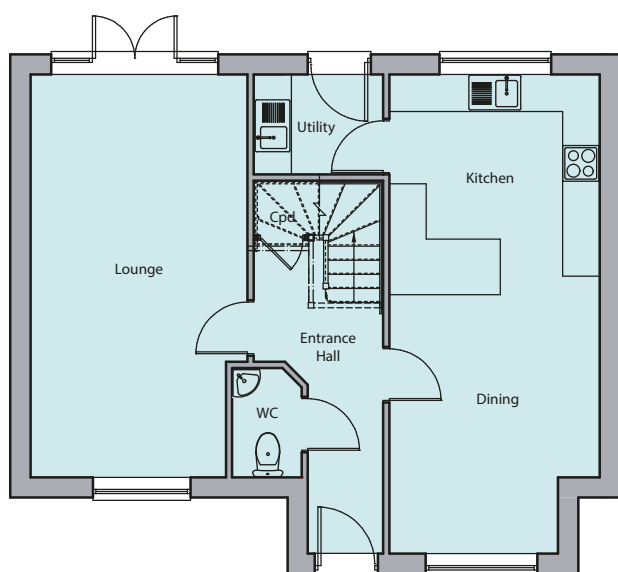
# IMPERIAL 4 BEDROOM DETACHED HOME



Lounge  
Kitchen/Dining  
Utility  
WC

6.53m x 3.52m  
7.77m x 3.41m

Bedroom 1 3.53m x 3.20m  
Ensuite  
Bedroom 2 3.53m x 2.56m  
Bedroom 3 3.42m x 2.30m  
Bedroom 4 2.45m x 2.59m  
Bathroom



# TRITON 4 BEDROOM DETACHED HOME

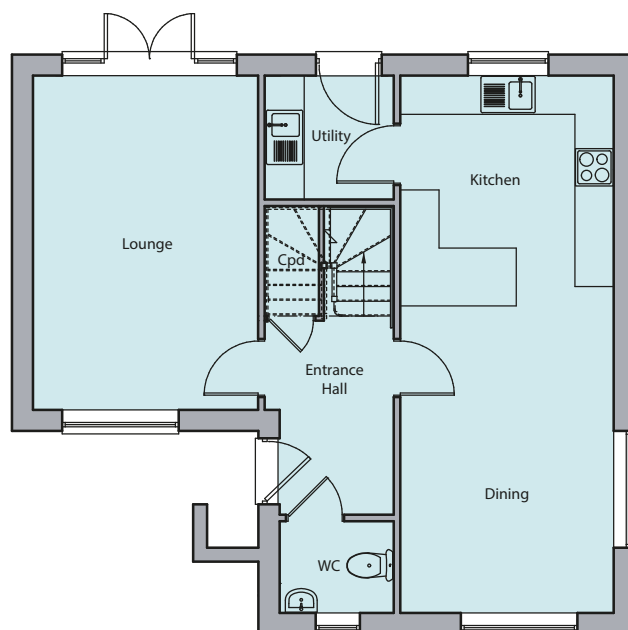
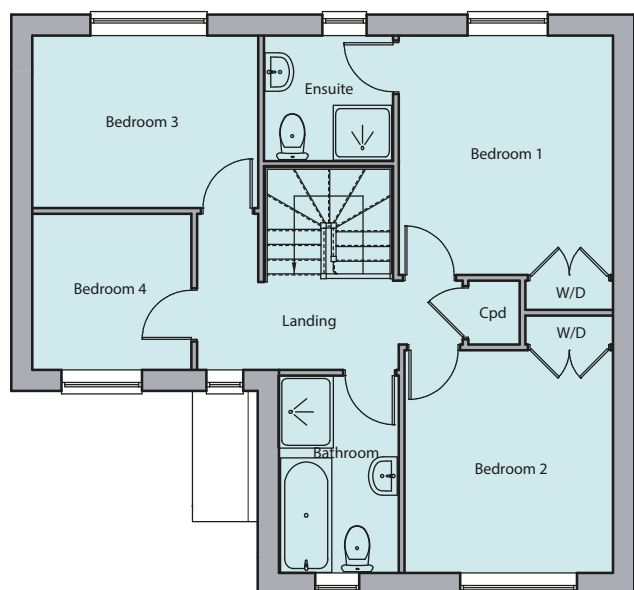


Lounge  
Kitchen/Dining  
Utility  
WC

5.18m x 3.49m  
8.99m x 3.31m

Bedroom 1  
Ensuite  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

3.71m x 3.32m  
3.27m x 3.32m  
2.67m x 3.50m  
2.47m x 2.42m





# SPECIFICATION

- Stunning kitchens in a choice of colours from Howdens  
- with upstands and splash back
- Choice of unit and worktop colour for early reservations
- Stylish aqua board in wet areas - choice of finish for early reservations
- 4 bedroom houses - Bosch appliances, double oven, electric hob, extractor fan, 50/50 fridge/freezer, and dishwasher
- 3 bedroom houses - Bosch appliances, single oven, electric hob, extractor fan, 50/50 fridge/freezer and slimline dishwasher
- 2 bedroom houses - Bosch appliances, single oven, electric hob, extractor fan and 50/50 fridge/freezer
- Bungalow kitchen specification - Bosch appliances, single oven, electric hob, extractor fan, 50/50 fridge/freezer and dishwasher
- Sanitaryware by Imex
- Secure by design Anthracite UPVC windows
- Gas central heating, A Rated Ideal Boilers
- Anthracite fascia's with deep flow black down pipes
- Individually landscaped front gardens seeded at rear
- Ample parking with garage, block paving parking bays
- Coving and flat ceiling throughout the property
- Stylish contemporary internal doors
- Chamfered skirting and architrave throughout
- Stylish Hager power points
- Spotlights in the kitchen
- External lighting front and rear
- Patio area to rear of property
- External tap
- Light & power in loft space and garages
- Ultrastream300 from GTC is available with up to 300Mbps fibre broadband speed
- Every property will benefit from Viridian Solar Panels
- EV charging points on every home
- 10 year NHBC building cover



This brochure, its contents and any particulars contained within it are for general guidance only and will not form part of any offer, representation or warranty. We operate a policy of continuous product development, and reserve the right to improve or alter the design or specification of our products from time to time without notice.

# HOW TO FIND US

Travelling on the A12 from Hopton-On-Sea, take the 3rd exit at the next roundabout onto B1375 (Gorleston Road) follow the road over the next two roundabouts passing Parkhill on your left and The Blue Boar on your right, take the 2nd exit at the next roundabout continuing along the B1375, take the second exit on the right into Dunston Drive, follow Dunston Drive all the way to the end.

This is the entrance to the site, follow Lime Avenue towards the site, parking is available along the road.







A development by



1 Quay View Business Park • Lowestoft • Suffolk • NR32 2HD  
T: 01502 582207 • W: [oldmanhomes.co.uk](http://oldmanhomes.co.uk)