



**Oakdale place**  
Making your dream home a reality




## PARK INFORMATION

Oakdale place is a brand-new development of private luxury residential homes, offering exclusive living for people over their 50's in the beautiful county of Cambridgeshire.

-  **Part exchange available**
-  **26 luxury residential homes**
-  **Beautifully landscaped, well maintained grounds**
-  **Private parking space**
-  **Enjoy all year round**

Set within the beauty county of Cambridgeshire, Oakdale place is a secluded development in a rural location. It lies within easy access to local amenities and a short distance to the market town of Wisbech. Famous for its splendid Georgian architecture and elegant buildings.



-  Supermarket - 1 mile
-  Doctors - 3.9 miles
-  Pub/restaurant - 1.4 miles
-  Dentist - 2.3 miles



# 01945 479 775

 Oakdale Place, A47, Elm, Wisbech, Cambridgeshire, PE14 0EN

# HOME PART EXCHANGE

Our 100% market value guarantee means you can plan your finances with confidence. If you're downsizing, that could include a generous release of equity to enjoy the things you've always wanted to do, or simply to live without financial worry. Imagine how liberating that would be!

## 1. Consultation

Part-exchange is a fairly detailed process, which is why we have experts on hand who will be happy to talk you through the whole arrangement.

## 2. Valuation

Our consultation and provisional acceptance will be followed by an arrangement of a valuation on your property by an independent professional.

## 3. Offer

Once the valuation of your property is done, you will get an offer from us, after that we can start the process of signing over the ownership of your previous home, and purchasing your new one.





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## LOCAL AREA

Set within the beauty county of Cambridgeshire, Oakdale lies within easy access to local amenities and a short distance to the market town of Wisbech. Wisbech borders Norfolk and lies only 5 miles south of Lincolnshire. Offering fantastic travel routes across the East of England.

### Wisbech Town

Wisbech is a great location for high street shopping, consisting of chain stores as well as smaller boutiques. The town is easily impressive with its Georgian architecture above the shops on the high street as well as the Clarkson memorial located in a more peaceful part of the town. Aside from the shops and architecture the town is complete on Thursdays and Sundays with its market stall offerings.



### National Trust- Peckover House and Garden

Peckover House is a Georgian gem, hidden away in an urban environment. The grounds and gardens are 2 acres and are a sensory delight to be explored. Complete with orangery, summer-houses, croquet lawn and a rose garden with over 60 species of roses.

### The Elm Tree Inn

The Elm Tree Inn is an atmospheric gastro pub with a bright and modern interior. Serving food indoors and outdoors 7 days a week, the award-winning pub is a great hub for the local community to gather.



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## Thorney Lakes Golf Club

Well suited to the established golfer or a beginner, Thorney Lakes will provide you with a wonderful day out and give you plenty of enjoyment as you stroll around the beautiful surrounds. Dine in the restaurant or enjoy a drink in the purpose-built clubhouse and bar.



### The Orchard Tea room and farm shop

The Orchard tea room is a traditional English tea room, set in a working orchard, located a short distance from Oakdale place. The Orchard grounds is an idyllic location to walk your canine friends.



### Wisbech Castle







A castle that is steeped in history on our doorstep. Wisbech Castle was originally built on the orders of William I in 1072, and is an iconic landmark to Wisbech. Today the castle grounds is open to visitors with a café which serves at the weekends.



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## NEWMARKET

-  Built to BS 3632 residential standard
-  10-year GoldShield structural warranty
-  Contemporary interior design
-  Semi open-plan living space
-  French door to lounge
-  Wall-mounted electric fire

## STYLISH AND AFFORDABLE

The Newmarket home is with a contemporary, semi open-plan living space and our hallmark of quality. The simple yet stylish exterior benefits from tall windows to the front of the home, allowing plenty of natural light in and French doors to the lounge area; a lovely feature for those long summer days.

Inside you immediately get a feeling of openness with the semi open-plan living space. The lounge and dining area form an 'L' shape and the kitchen is open through to the dining area.



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# AFFORDABLE WITH A TOUCH OF LUXURY

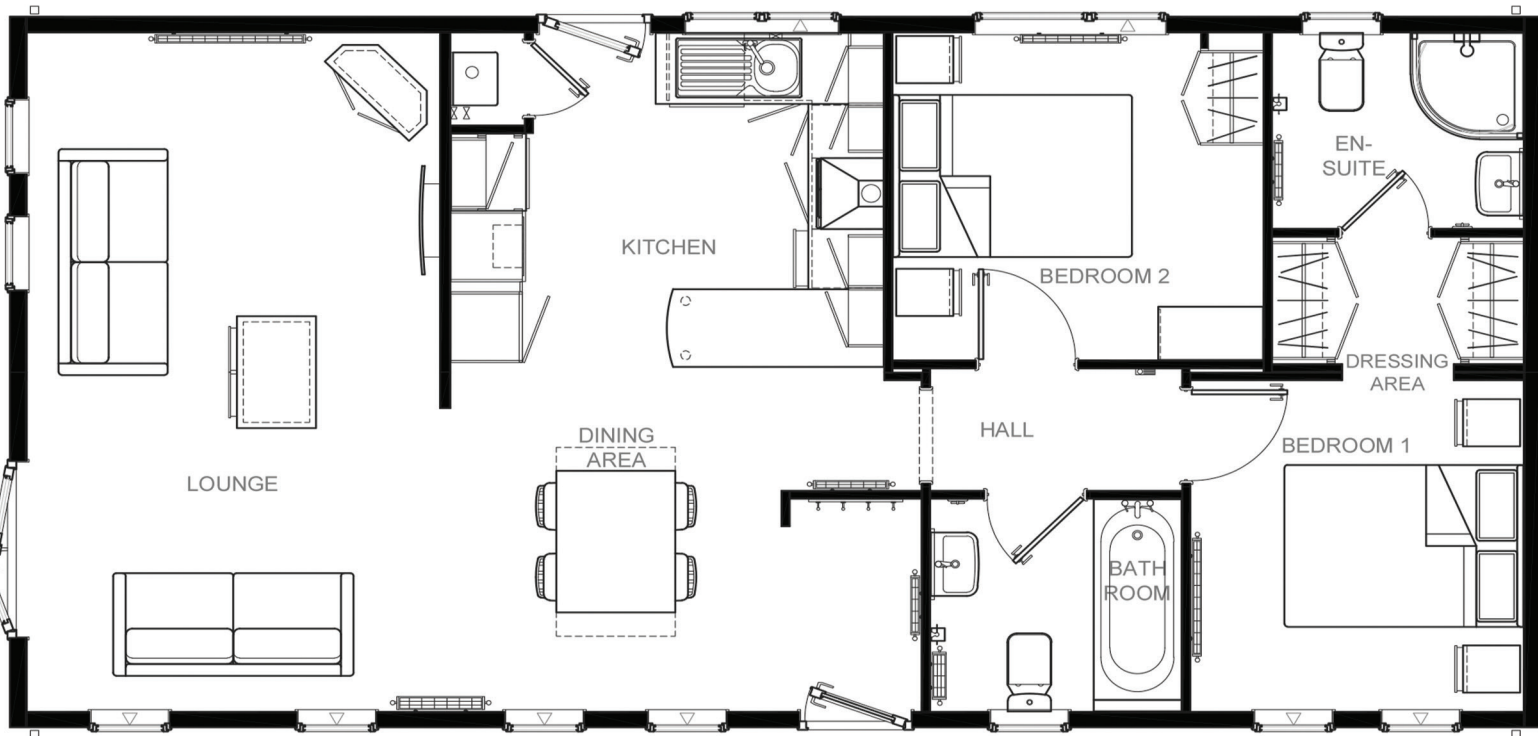
If you are looking for a quality, affordable home with contemporary styling, this may well be the home you have been looking for! Two double bedrooms, the master with en-suite shower, dressing area and a family bathroom complete the arrangement.



The lounge in soothing natural shades creates a lovely relaxed space to unwind at the end of the day. Two comfortable sofas and a coffee table and corner TV unit in light oak dress the room beautifully and there a contemporary, wall-hung fire to finish the look.



A spacious ivory fitted kitchen with integrated appliances provides a contemporary and bright environment for making family meals. The master bedroom has two double wardrobes and free-standing bedside cabinets, providing plenty of storage space.





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## THE REGENCY

-  Built to BS 3632 for superior insulation
-  PVCu double glazing with 10-year warranty
-  Pitched tiled roof with 40-year guarantee
-  Central roof dormer over feature front door
-  Box bay windows
-  Contemporary interior design

## TRADITIONAL EXTERIOR

The Regency is fully equipped and affordable park home with a traditional exterior and beautiful interior design throughout. The exterior benefits from box bay windows to the front elevation, lounge and dining area.

Available in a large range of standard floor plans, this home has a layout to suit everyone. Options can include two or three double bedrooms, a utility room, study, en-suite shower and/or a walk-in wardrobe.



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# CONTEMPORARY INTERIOR

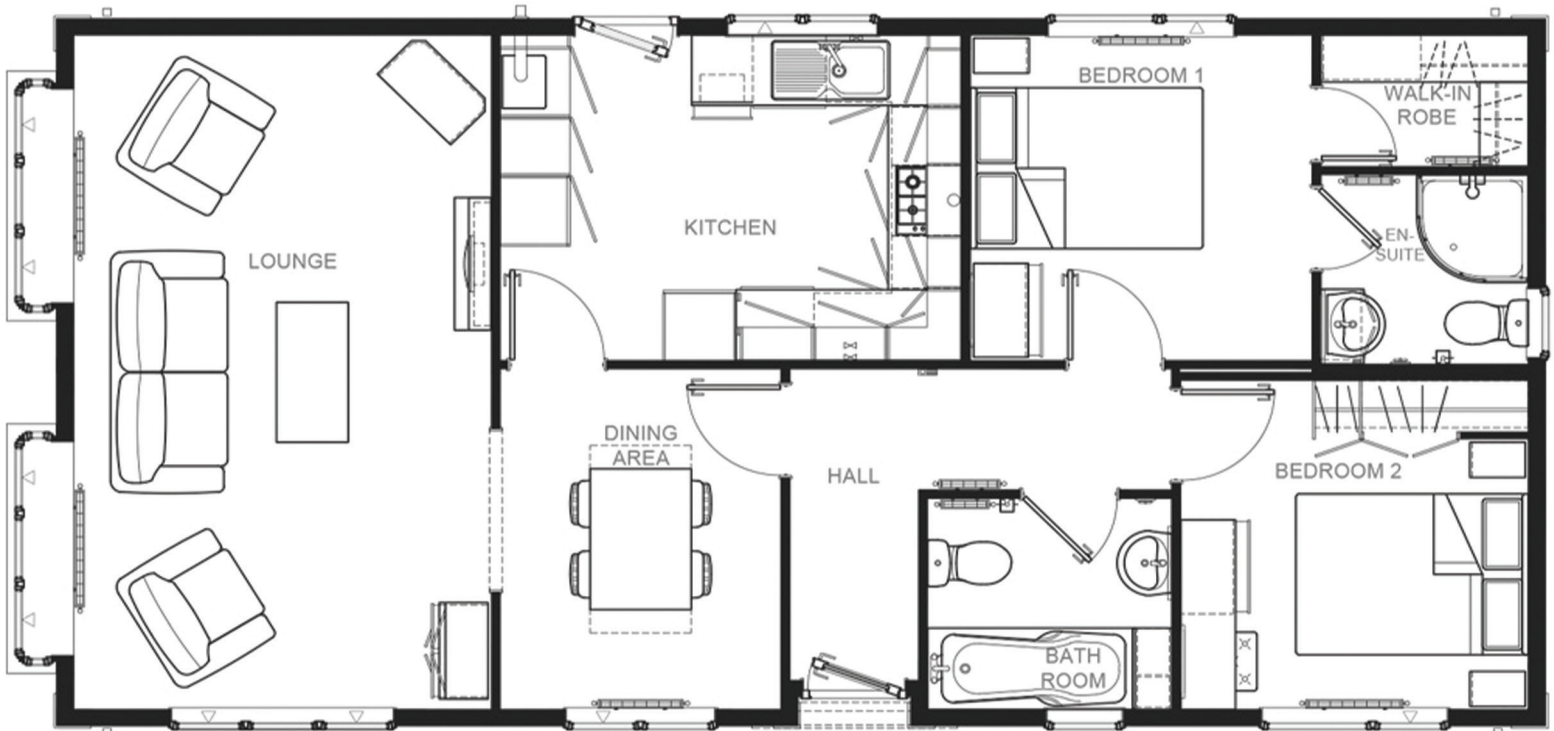
Inside, large box bay windows to the lounge and dining area, add light and depth with furniture included. Fraser style lounge suite with scatter cushions and an electric fire.



Fully fitted, white kitchen units with Belfast style doors and with integrated appliances. Linen Roman blind matches the look. Utility room with integrated washing machine is available on selected floor plans.



Double bedrooms have fitted wardrobes and free-standing bedside cabinets. Lined curtains with tie backs and Roman blinds, featured wallpaper and quadrant combi shower to the en-suite bedroom... this beautiful interior design makes this home to really have it all!











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OMAR IMAGE

-  10-year GoldShield structural warranty
-  PVCu double glazing
-  Contemporary interior design
-  Double bedrooms, en-suite master
-  Extending dining table with chairs
-  Wall-mounted electric fire

## AFFORDABLE AND FRESH

Image park home stands out for its curb appeal and offers style and practicality with a perfect layout. Striking exterior with its clean, contemporary lines, benefits from CanExel cladding details to the boxed-out windows and around the recessed, feature front door. Inside the accommodation comprises a central kitchen-diner, large lounge, two bedrooms, two bathrooms. The lounge has a light, spacious feel thanks to the vaulted ceiling and three large windows which allow plenty of natural light.



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# PERFECT BLEND OF STYLE

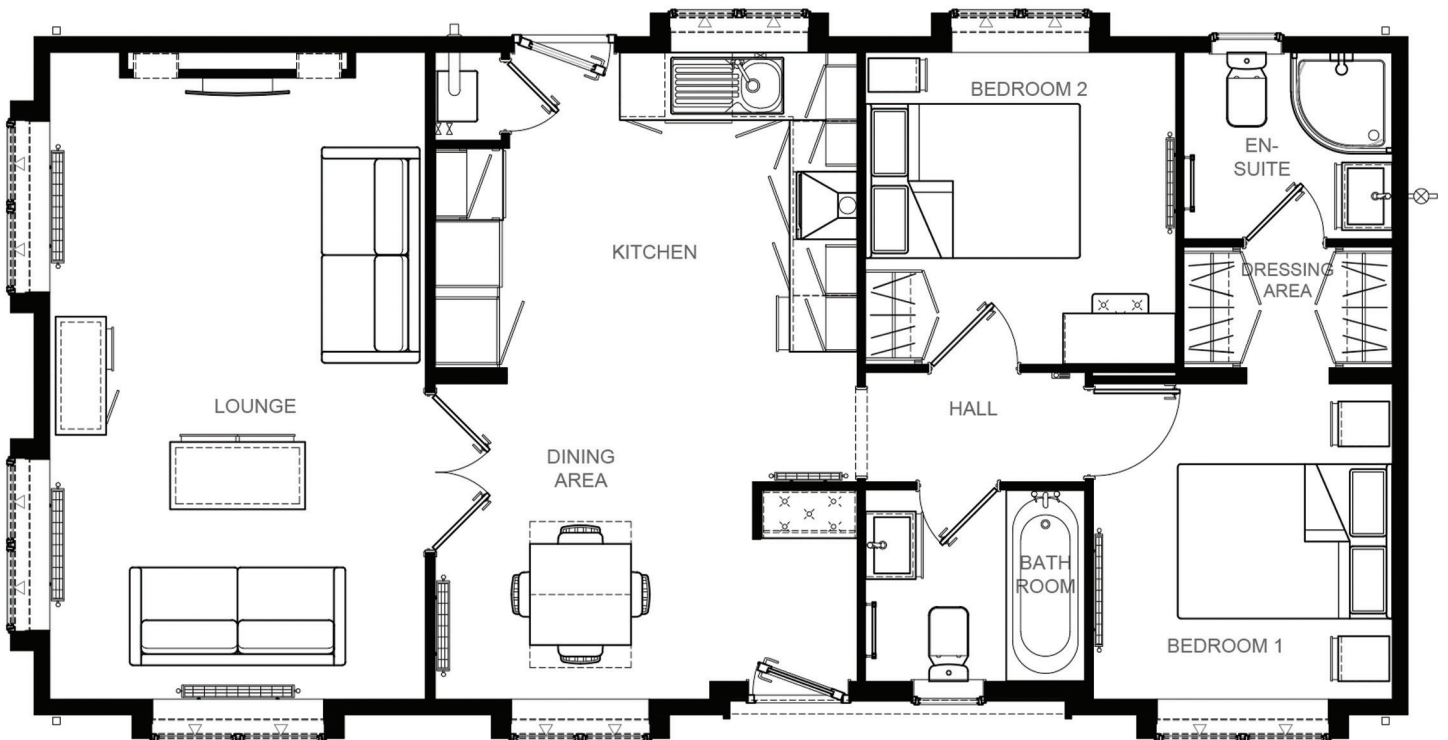
Two 3-seater sofas, painted furniture with pine tops and a black glass, wall-mounted electric fire with recessed shelves to either side dress the room. Simple, yet stylish furnishing and accent colours throughout.



The bedrooms and bathrooms continue the same style found in the main living areas. Both bedrooms include wall-mounted headboards, curtains and scatter cushions add character to the rooms. There's plenty of wardrobe space too so no need for clutter.



The master bedroom has its own en-suite bathroom, and both bathrooms and the en-suite again mirror the overall design style. Contemporary vanity units and simple white sanitary are finish the look with luxurious touches such as feature tiling.





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● 36x20 - 50x20





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