



Oak Park

PEEL

↳ dandara

Welcome to the neighbourhood

Designed exclusively for Oak Park, this superb new collection of 2 and 3 bedroom homes offers you and your family the style, quality and comfort you deserve.



This Computer Generated Image of Oak Park is indicative only.

Making time to unwind

Enjoy low-maintenance modern living, where everything you need is just around the corner - Oak Park is designed to give you more time for the things you enjoy most.



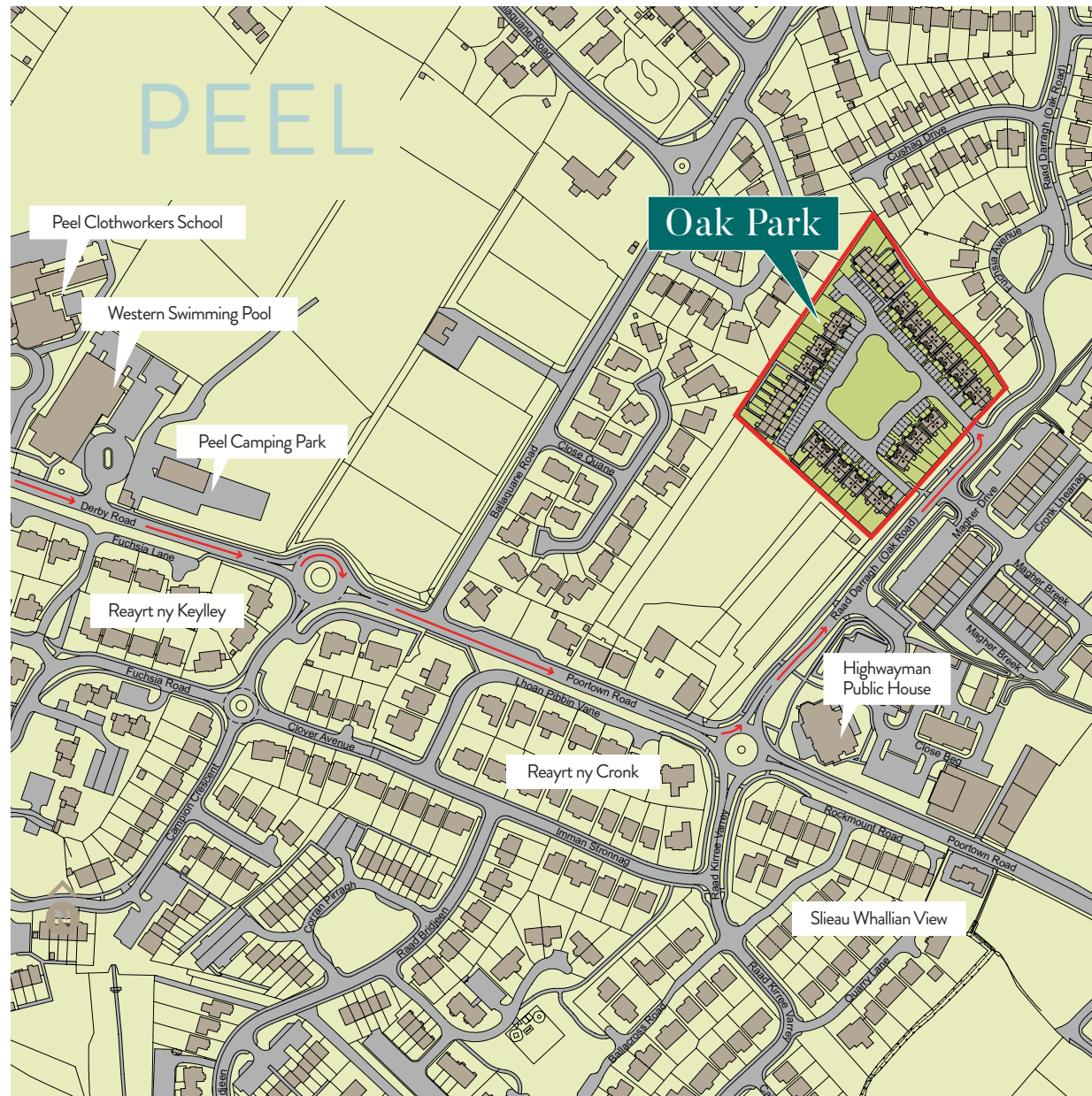
All the right connections

Whether it's long walks with the dog, pottering in the garden, or spending time with friends and family, Oak Park is ideally placed for a comfortable, convenient lifestyle.

Peel's many local shops, bars and restaurants are just minutes away, and its excellent primary and secondary schools are also within walking distance.

And if your daily commute takes you out of Peel, you'll find public transport and road links are all in easy reach.

| | | | |
|---------------------------------------|------|------------------------------------|------------|
| Bus stop..... | 100m | Supermarket..... | 550m |
| Convenience store..... | 150m | Doctor's surgery..... | 750m |
| Gym & fitness centre..... | 150m | Town centre..... | 900m |
| Dental surgery..... | 150m | Beach..... | 1.0 miles |
| Nursery & daycare centre..... | 150m | Tynwald Mills shopping centre..... | 2.9 miles |
| Western Swimming Pool..... | 450m | Douglas (capital)..... | 10.5 miles |
| Peel Clothworkers primary school..... | 500m | Ronaldsway Airport..... | 14.0 miles |



Find your place

Travelling from Douglas, head west on the A1 to Peel and 500m past Queen Elizabeth II High School, turn right onto Albany Road. Continue for 200 metres and turn right at the junction onto the A20 Derby Road. Travel 500m to the second roundabout then take the first exit to Oak Road, where the development can be found approximately 100m on left.

The site plan on the opposite page shows the type and position of each property at Oak Park, so you can find the home that's right for you.



Site plan



- Larch 3 semi-detached + garage
3 Bed
- Larch 3
3 Bed
- Larch 2
2 Bed

The Larch 3

Three bedroom home with or without a garage



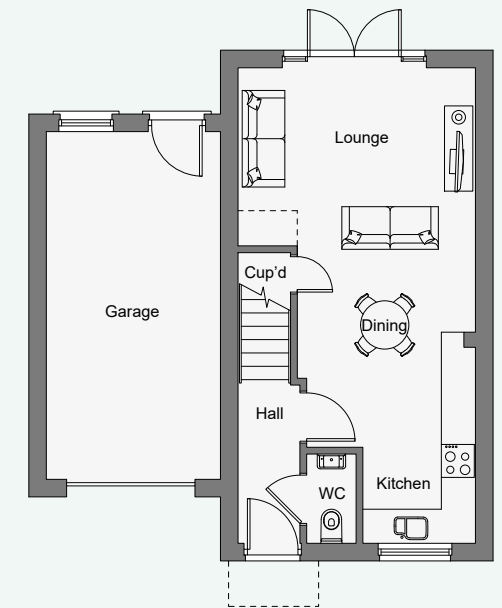
This Computer Generated Image of The Larch is indicative only to give an impression of the house design, and is not plot specific.

With living accommodation over three floors, this modern family home is available with and without a garage. On the ground floor the fantastic open-plan kitchen-dining and living area is double aspect and has French Doors which open onto the patio area and rear garden. There is also a WC off the hall and a handy storage cupboard under the stairs.

The first floor has two almost equally-sized double bedrooms and a stylish family bathroom. On the second floor the master bedroom includes fitted wardrobes and an en-suite shower room, with additional storage in the roof space.

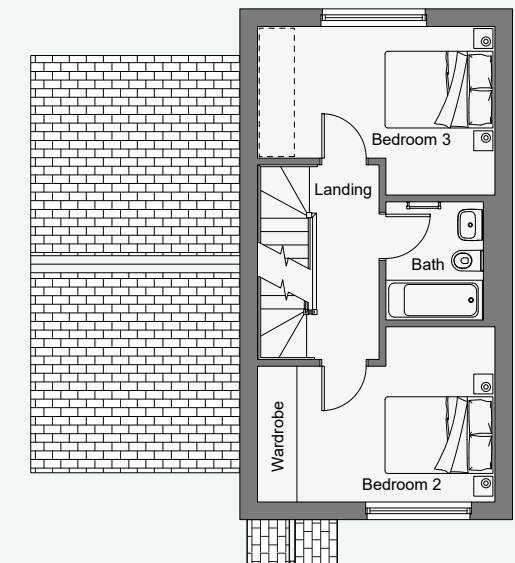
GROUND FLOOR

| | | |
|---------------------------|---------------|-------------------|
| Lounge / Dining / Kitchen | 4.13m x 8.32m | 13'7" x 27'4" max |
| Garage | 3.02m x 6.07m | 9'11" x 19'11" |



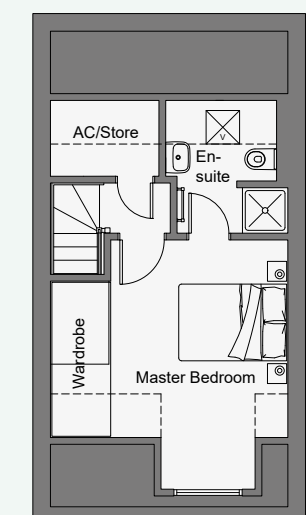
FIRST FLOOR

| | | |
|-----------|---------------|-------------------|
| Bedroom 2 | 3.44m x 3.06m | 11'3" x 10'1" max |
| Bedroom 3 | 4.13m x 2.94m | 13'7" x 9'8" max |
| Bathroom | 1.90m x 2.08m | 6'3" x 6'10" |




SECOND FLOOR

| | | |
|----------------|---------------|-------------------|
| Master bedroom | 3.09m x 4.38m | 10'2" x 14'4" max |
| En-suite | 2.12m x 2.34m | 6'11" x 7'8" max |



 DEVELOPMENT PLOTS
7, 8, 27, 28, 45

Semi-detached with garage

 DEVELOPMENT PLOTS
1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 23, 24, 25, 26, 34 to 44

The Larch 2

Two bedroom mews-style



This Computer Generated Image of The Larch 2 is indicative only to give an impression of the house design, and is not plot specific.

With its dual aspect open-plan living, dining and kitchen area, this contemporary two bedroom 'mews-style' home is ideal for first time home owners, new families or downsizers. French Doors from the living space open onto the patio area and rear garden and there is also a WC off the hall.

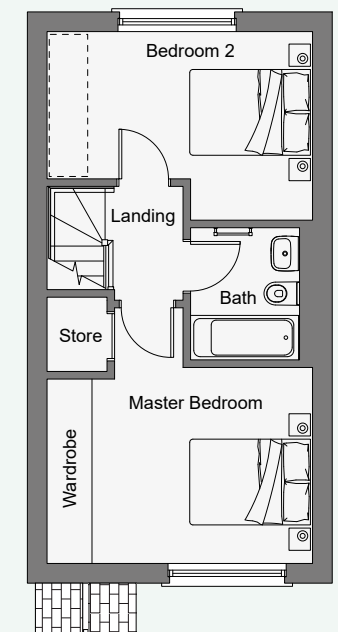
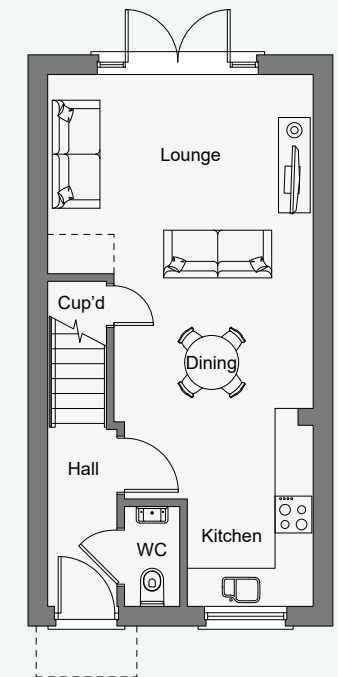
Upstairs, there is a family bathroom and two double bedrooms; the master bedroom has fitted wardrobes and a handy additional storage cupboard.

GROUND FLOOR

| | | |
|---------------------------|---------------|-------------------|
| Lounge / Dining / Kitchen | 4.13m x 8.32m | 13'7" x 27'4" max |
|---------------------------|---------------|-------------------|

FIRST FLOOR

| | | |
|----------------|---------------|-------------------|
| Master bedroom | 3.44m x 3.99m | 11'3" x 13'1" max |
| Bedroom 2 | 4.13m x 2.94m | 13'7" x 9'8" max |
| Bathroom | 1.90m x 2.08m | 6'3" x 6'10" |



 DEVELOPMENT PLOTS
16, 17, 18, 19, 20, 21, 22



Quality & Style

Designed by our multi-award winning architects and featuring flexible open-plan layouts, these superbly appointed contemporary homes are ideal if you're just starting out, need space for a young family or those who want to make the move to a more energy-efficient, low maintenance home.

Constructed to award winning standards, all homes at Oak Park benefit from excellent levels of insulation, high quality double glazing, central heating and hot water systems powered by the latest generation in energy efficient boilers to help you save money on your energy bills.



Specification

Superior craftsmanship, meticulous attention to detail and the use of premium quality materials ensures the highest levels of build quality and finish throughout your new home.

Featuring a superb level of specification, these stylish, energy efficient homes include lots of luxurious 'extras' at no extra cost; and in addition to our own rigorous quality control systems, every home is independently inspected by the National House Building Council (NHBC) and comes with a 10-year NHBC warranty for additional peace of mind.

Specification details

✔ KITCHEN

Stylish, fully fitted contemporary kitchen by top German manufacturer, featuring: stone worktops with matching upstands, stainless steel extractor hood, ceramic hob, oven, integrated fridge freezer, washer/dryer and stainless steel single bowl sink with chrome mixer tap.

✔ BATHROOMS

Quality white porcelain suite featuring a wall mounted basin, WC with concealed cistern, bath complete with bath screen* and thermostatically controlled shower. Polished chrome fittings throughout. Heated chrome towel rail. Wall tiling to wet areas. Wall-mounted mirrored vanity unit.

✔ EN-SUITE

Quality white porcelain suite featuring a wall mounted basin, WC with concealed cistern and stone resin shower tray complete with shower screen and thermostatically controlled shower. Polished chrome fittings throughout and heated chrome towel rail. Wall tiling to wet areas. Wall-mounted mirrored vanity unit.

✔ CLOAKROOMS

Quality white porcelain suite featuring a wall mounted basin and WC. Polished chrome fittings.

✔ FLOORING

Choice of quality cushioned vinyl flooring fitted throughout the ground floor, with carpet to stairs and upper floors. Floor tiling to bathroom, cloakroom and en-suites.

✔ WARDROBES

Stylish fitted wardrobes in selected bedrooms.

✔ INTERNAL FINISH & DECORATION

High quality contemporary internal doors fitted with attractive chrome handles. Walls and ceilings covered with emulsion. All woodwork is finished in white satin wood.

✔ WINDOWS & DOORS

Hardwood entrance door with multi-point locking mechanism for added security. Low maintenance thermally efficient double glazed uPVC casement windows.

✔ HEATING

An energy efficient gas condensing boiler provides central heating via steel panelled radiators. Nest Home Automation System is available as an optional extra.

✔ ELECTRICAL

There is a generous provision of electrical points throughout your new home, and USB charging sockets in the lounge and master bedroom. Telephone socket is provided in the lounge / open-plan kitchen and master bedroom. A Sky Plus master point is installed in the lounge.

✔ LIGHTING

Recessed LED down lighting to kitchen area, hall, bathrooms and en-suites. Pendant fittings to lounge and dining area, landing and bedrooms.

✔ GARAGE, GARDEN & PATHS

Pre-finished insulated garage door (where applicable). Paved driveway and paving slabs to rear patio*. Front gardens are landscaped and turfed. Rear gardens are turfed and enclosed with wooden fencing.

*Subject to house type

A winning combination

Dandara creates homes which balance high standards of quality and finish with style and practicality.

We design homes with longevity that our customers will love living in for years to come, and we carry out all design and construction work ourselves to ensure that our exacting standards are met.

It is this innovative approach, coupled with the dedication of a team committed to excellence, which has resulted in over 100 independent industry awards for architecture, design and quality, making Dandara one of the UK's most respected private housebuilding companies.



Computer Generated Image of The Larch for indicative purposes only.



dandara.com

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