

RESIDENTIAL PARK HOMES · EXCLUSIVELY OVER-55S

# Your Dream Home *Awaits at Alder* Country Park

*Luxury living in the heart of Beautiful Norfolk.*

Discover a warm, secure and vibrant community set amongst mature grounds - just moments from the North Norfolk coast and the Norfolk Broads. Single-storey luxury homes, outstanding on-site facilities, and a lifestyle you'll love.

NO SOLICITOR FEES

NO STAMP DUTY

NO CHAIN

PART EXCHANGE AVAILABLE

WELCOME TO ALDER COUNTRY PARK

# A Place Where You *Truly* Belong

Owned and managed by Countrywide Park Homes, a family-run business with over 50 years of experience. Single-storey homes in a vibrant, welcoming community, set in beautiful Norfolk.



**Bacton Road, North Walsham, Norfolk NR28 0RA** - a short walk from the town centre, 4 miles from the coast, and right on the edge of the Norfolk Broads.



### Outdoor Swimming Pool

A stunning outdoor pool set in beautifully maintained grounds, a wonderful park feature.



### On-Site Gym

A fully equipped gym for residents who want to stay active without leaving the park.



### The Olive Tree Bar

Enjoy a drink with friends, or hire the bar for your parties and special events.



### Gated & CCTV Secured

ANPR safety barriers and 24/7 CCTV for total peace of mind on and off the park.



### Pet Friendly

Your pets are as welcome as you are, with green spaces and walks for all.



### Mature Grounds

Set amongst mature trees in a warm, welcoming community of like-minded residents.

**55+**

EXCLUSIVE COMMUNITY

**4mi**

MUNDESLEY BEACH

**10mi**

CROMER PIER

**15mi**

NORWICH CITY

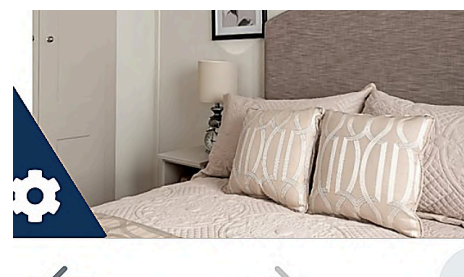
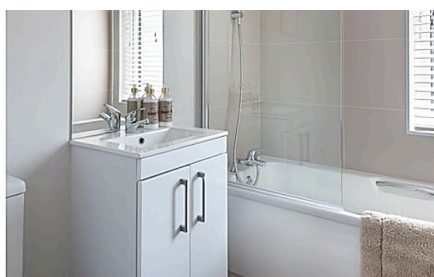
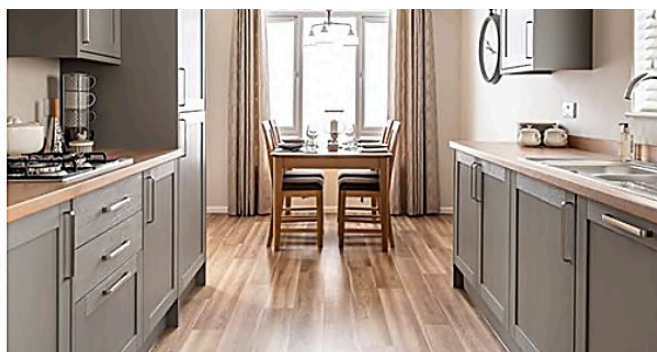
*"Loneliness doesn't affect me and that's because I live on a park."*

- Judy, Countrywide Park Homes resident

PRESTIGE · AVAILABLE AT ALDER COUNTRY PARK

## The *Sonnet* — £230,000 · 2 Bed · 40ft × 20ft

Luxury and comfort at incredible value. Vaulted ceilings, ensuite, integrated appliances, two colour schemes.



### HOME FEATURES — PRESTIGE SONNET

#### What's Included

Spacious open plan living · Choice of 2 colour schemes · Vaulted ceiling to lounge, kitchen & diner · Bench seat to entrance area · Colour co-ordinated sofa, curtains, blinds & carpets · Oak effect dining table, chairs & coffee table · Kitchen: oak effect worktops, 4-burner gas hob, built under oven, dishwasher, fridge/freezer & washing machine · Walk-in wardrobe & en-suite to master bedroom · TV sockets to lounge & bedrooms · White UPVC windows · Exterior light

### ARRANGE A VIEWING

#### Interested in the Sonnet?

Contact Carly Taylor to arrange a personal viewing of this beautifully designed home at Alder Country Park.

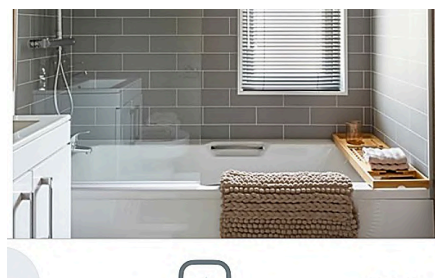
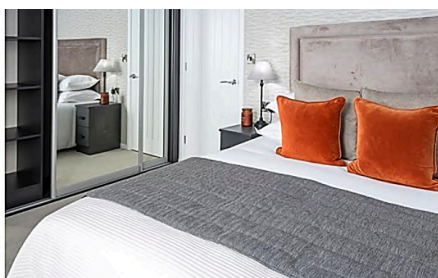
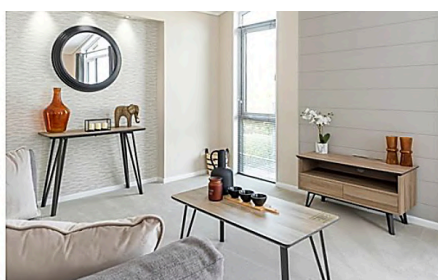
+44 7454 893782

ctaylor@countrywideparkhomes.co.uk

PRESTIGE · AVAILABLE AT ALDER COUNTRY PARK

## The *Majestic* — 2 Bed · 40ft × 20ft · Contact for Price

Crisp and stylish. Full height windows, vaulted ceilings, two double bedrooms, two bathrooms and a study.



### HOME FEATURES — PRESTIGE MAJESTIC

#### What's Included

Floor-to-ceiling cathedral style windows · Vaulted ceilings throughout · King-sized master bedroom · Mirror sliding fitted wardrobes · Walk-in ensuite shower room · Family bathroom with bath · Study · Shaker kitchen · All integrated appliances · Stucco exterior with CanExel cladding · Private decking

### ARRANGE A VIEWING

#### Interested in the Majestic?

Speak to Carly Taylor to find out current pricing and arrange a personal viewing at Alder Country Park.

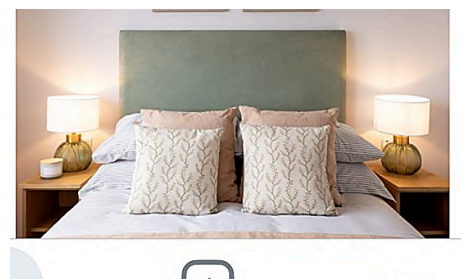
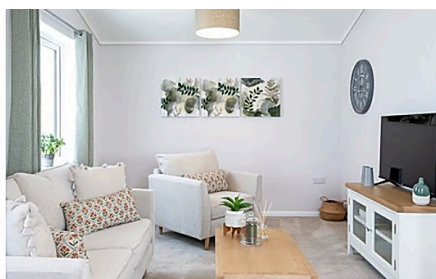
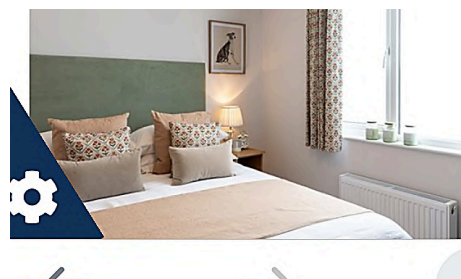
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PRESTIGE · AVAILABLE AT ALDER COUNTRY PARK

# The Residence — £310,000 · 2 Bed · 45ft × 20ft

Contemporary and Chic. From the moment you step inside, you'll be captivated by the stunning interior design.



## SPECIFICATION

### The Residence

Contemporary & chic design · 45ft × 20ft · 2 double bedrooms · Ensuite shower room · Family bathroom · Fully fitted kitchen · Integrated appliances · Vaulted ceilings · Fitted wardrobes · Furnished throughout · Private decking

## WHY THE RESIDENCE?

### Standout Features

The largest Prestige home at Alder at 45ft × 20ft · Premium build quality · Striking contemporary styling · Generous open-plan living · Private glazed balustrade deck · Outstanding kerb appeal

## PRICE

**£310,000**

2 Bed · 45ft × 20ft  
Part Exchange Available

+44 7454 893782

FURTHER HOMES AVAILABLE

## More *Exceptional Homes* at Alder

From entry-level to premium - no stamp duty, no solicitor fees, no chain.



PRESTIGE · CONTEMPORARY DESIGN

### The Dryft

Thoughtfully crafted and quietly sophisticated -

**£235,000**

2 Bed · 40ft x 20ft



PATHFINDER · SPACIOUS LIVING

### Thorverton

A spacious single-storey home to call your own, with

**£175,000**

2 Bed · 45ft x 22ft



PRESTIGE · MODERN STYLE

### The Navigator

A beautifully presented 40ft x 20ft two-bedroom

**£170,000**

2 Bed · 40ft x 20ft



DREAM LODGE · GREAT VALUE

### Provence

A beautifully designed 41ft x 22ft two-bedroom residential lodge at an exceptional

**£160,000**

2 Bed · 41ft x 22ft



PRESTIGE HOMESEAKER · ENTRY LEVEL

### Chichester

A high-quality static caravan featuring modern, stylish design. Beautifully

**£100,000**

2 Bed · 40ft x 14ft



PATHFINDER · 2 BEDROOM

### La Belle Maison

A beautifully-presented home, fully furnished and ready to move into. Exceptional

**£225,000**

2 Bed · 45ft x 22ft



PATHFINDER · 3 BEDROOM

### La Belle Maison

A beautifully designed 3-bedroom home - fully furnished and ready to move into.

**£180,000**

3 Bed · 45ft x 22ft

**All homes subject to availability · Part Exchange available · Prices correct at time of print**

To arrange a viewing: Carly Taylor, Sales Manager · +44 7454 893782 · ctaylor@countrywideparkhomes.co.uk

LOCATION & LIFESTYLE

# The Very Best of *Norfolk* on Your Doorstep

Perfectly placed between the Norfolk Broads and the North Norfolk Heritage Coast.



**~5**

MIN WALK

**Town Centre**

**4**

MILES

**Mundesley Beach**

**10**

MILES

**Cromer Pier**

**15**

MILES

**Norwich City**

**30**

MINS TRAIN

**Norwich Station**

**10**

MILES

**Blickling Hall NT**

**1**

MILE

**Dilham Canal**

**8**

MILES

**BeWILDerwood**

THE NORFOLK COAST

### Beaches, Piers & Seaside Towns

Mundesley's award-winning beach is 4 miles away. Cromer — Victorian pier, famous crabs and end-of-pier theatre — is 10 miles. Six Blue Flag beaches along 90 miles of stunning coastline.

THE NORFOLK BROADS

### Britain's Largest Protected Wetland

Idyllic waterways, nature reserves, boat hire and the Museum of the Broads — nature at its most tranquil, right on your doorstep.

**£0**

STAMP DUTY

No stamp duty, no solicitor fees and no chain — your move is simple and cost-effective.

**£0**

AGENT FEES

We guide you through the entire purchase process at no extra cost.

**Low**

MAINTENANCE

Single-storey living with low energy costs — more time to enjoy life to the full.

THE SIMPLE PATH TO YOUR NEW HOME

# How to Buy Your Home at Alder Country Park

Simpler and faster than any traditional house purchase — our expert team guides you through every step.

**01**

### Book Your Visit

Call Carly or visit our website to book a free personal park tour and home viewing.

**02**

### Find Your Home

Explore our range of new and pre-owned homes — we'll find the perfect match for your needs.

**03**

### Part Exchange

We offer Home Part Exchange — releasing equity from your current property easily.

**04**

### No Solicitors

No solicitors, no stamp duty, no agent fees and no chain whatsoever.

**05**

### Move In

Many homes available immediately — fully furnished and ready to enjoy.

**06**

### Welcome Home

Our park management team ensures you settle comfortably into your new community.



### Home Part Exchange Guarantee

We understand moving can feel daunting financially. Countrywide Park Homes offers Home Part Exchange, guiding you through releasing equity from your current property to make your move as smooth as possible. *"It was important to release equity from our bricks and mortar home."* — Vinnie and Sue, park residents.



### No Solicitor Fees · No Estate Agent Fees · No Stamp Duty · No Chain

Simple, transparent and handled entirely by our experienced team.

#### BOOK A PARK TOUR

### Visit Alder Country Park

Meet Carly, see the homes, explore the grounds and feel the community for yourself. Free and no obligation.

+44 7454 893782 (direct)

ctaylor@countrywideparkhomes.co.uk

#### ONLINE & FREEPHONE

### Get in Touch Today

Browse all available homes, view galleries and make an enquiry at any time via our website.

0800 150 3333 (free)

countrywideparkhomes.co.uk

ALDER COUNTRY PARK

# Your Perfect Home *is Waiting* at Alder Country Park

A beautiful, secure and vibrant community exclusively for the over-55s.  
No chain, no solicitor fees, no stamp duty. Just the lifestyle you deserve.

## Carly Taylor

SALES MANAGER · ALDER COUNTRY PARK

Bacton Road, North Walsham, Norfolk NR28 0RA

+44 7454 893782 (direct) · 0800 150 3333 (free)

ctaylor@countrywideparkhomes.co.uk

countrywideparkhomes.co.uk

HOMES FROM £99,495

HOME PART EXCHANGE

NO STAMP DUTY · NO FEES

OUTDOOR POOL &amp; GYM

OLIVE TREE BAR ON-SITE

GATED &amp; CCTV SECURED

NORFOLK BROADS NEARBY

4 MILES TO BEACH

2026 Countrywide Park Homes Ltd · 213 Cromford Road, Langley Mill, Nottingham NG16 4EU  
All details correct at time of print. Subject to availability.