

**BADGER** 

# Worlingham

Worlingham is a charming village on the Norfolk/Suffolk border linking with the picturesque market town of Beccles. Worlingham is approximately 17 miles from Norwich and 5 miles from Lowestoft. The village is served by main road access to both Norwich and Ipswich, with Beccles train station on the Lowestoft to Ipswich line. Connections are available at Ipswich for onward travel into London. Beccles to London can be completed in approximately 2½ hours. Buses run every 15 minutes from Beccles to Norwich offering a straightforward and regular service.

Worlingham has a local grocery store, Post Office, fish and chip shop, pharmacy and small newsagents. Being so close to the market town of Beccles means that within minutes there is a wider selection of Supermarkets, pubs, restaurants, coffee shops, DIY merchants, Delis, butchers, banks and a theatre.

For those who enjoy the outdoors, the area offers many activities. Beccles Rugby Club offers opportunities for children as young as 3 to play rugby all the way up to the Senior teams. The football team have opportunities from similar ages and include a ladies team and even walking football. If running is more your thing, Worlingham Roadrunnerz meet twice a week and welcome people of all ages and abilities. Beccles is also home to the open air Lido, extremely popular in the Summer months.

The nearby River Waveney and Beccles Quay offer a delightful setting enjoyed by many, whether fishing or taking to the water sailing, paddle boarding or canoeing. The Quay café is the place for refreshments and sitting enjoying the views. The walks along the River Waveney are idyllic, especially for those who enjoy nature. It's possible to walk to Carlton Marshes Nature Reserve, part of the Suffolk Wildlife Trust, home to various species of wildlife. Continuing the walk will eventually lead you into Oulton Broad.

The primary school, Worlingham CEVC Primary, has an Ofsted rating of 'Outstanding' and accommodates children up to Year 6. There are two High Schools in Beccles, Sir John Leman and SET Beccles School.

A short drive of approximately 25 minutes and you can be amongst Suffolks famous Heritage Coastline. This will open up opportunities to explore places such as Southwold, Walberswick, Dunwich, and all they have to offer.







# Benefits

## OF A BADGER HOME

### ENERGY EFFICIENCY

With ever rising fuel costs why not reduce your utility bills with the following energy efficient features:

- High efficiency air source heat pumps for heating and hot water.
- Heating systems controlled with thermostatic radiator valves and zoned underfloor heating thermostats.
- High performance double glazed windows and doors.
- 450mm (18") thick multi-layered fibreglass insulation quilt to roof space.
- High performance insulation to cavity walls.
- High performance insulation to ground floors.
- Low energy lighting to all rooms.

Compare this to your existing home and realise the benefits!

### EXCEPTIONAL BUILD QUALITY AND DESIGN

We employ expert local craftsmen using the highest quality building materials. Our construction techniques are constantly being developed and refined.

### OUTSTANDING SPECIFICATION

Take a look at our impressive range of features all included as standard.

### ADD YOUR PERSONAL TOUCHES

Choice of kitchen layout, wall tiling and general finishes - subject to stage of construction.



### HELPFUL PROFESSIONAL STAFF

Our friendly, knowledgeable staff offer you well informed assistance and guidance when required.

### EXCELLENT SECURITY FEATURES

Keeping your home safe and secure with multi point locking to front and rear doors, intruder alarms and external lighting to both the front and rear of the property.

### MINIMAL EXTERNAL MAINTENANCE

Using PVCu windows, guttering, fascia and bargeboards minimising maintenance for years to come.

### TEN YEAR NEW BUILD STRUCTURAL WARRANTY

Giving you complete peace of mind.

### CONTINUED AFTER SALES CARE

Provided by our dedicated team of on site staff.



**STARSTON**  
2 bedroom house

**HULVER**  
3 bedroom house

**YOXFORD**  
4 bedroom house

**CARBROOKE**  
4 bedroom house

**HELMINGHAM**  
4 bedroom house

**WRENTHAM**  
4 bedroom house

**BLYTHBURGH**  
4 bedroom house

**BRUNDALL**  
4 bedroom house

Bin Collection Point



The siteplan shown has been taken from working drawings and may vary slightly from the completed properties. Every care has been taken to ensure accuracy of these particulars but the contents shall not form any contract and the vendor's reserve the right to alter the specification and/or design without notice. This artist's impression is to show plot and property layout only. Tree planting, boundaries, roadways and paths can be changed without notice.



# Starston

2 bedroom house

Plots 11, 12 & 13



## Ground Floor

Lounge/Diner	3.87 x 4.36	12' 8" x 14' 3"
Kitchen	2.85 x 2.93	9' 4" x 9' 7"

## First Floor

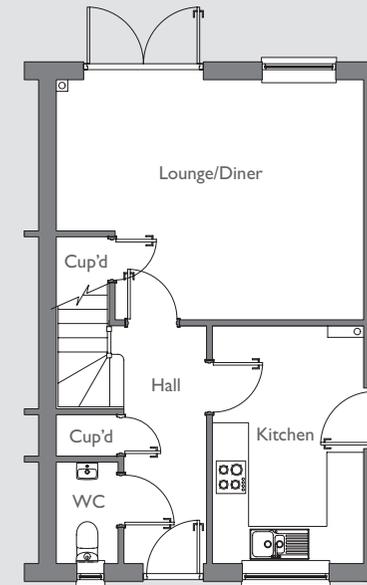
Bedroom 1	3.87 x 3.17	12' 8" x 10' 4"
Bedroom 2	3.87 x 2.86	12' 8" x 9' 4"



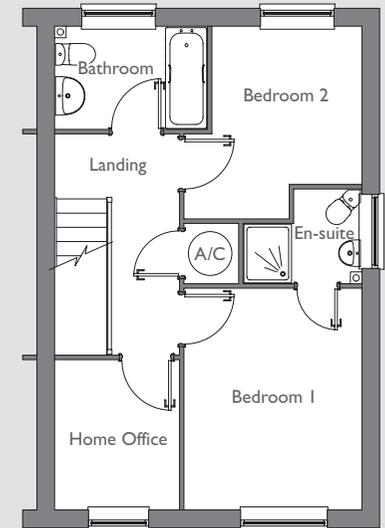
# Hulver

2 bedroom house with home office

Plots 18 & 19



GROUND FLOOR



FIRST FLOOR

Plot 18 is opposite hand

## Ground Floor

Lounge/Diner	5.22 x 4.05	17' 1" x 13' 3"
Kitchen	2.57 x 4.01	8' 5" x 13' 1"

## First Floor

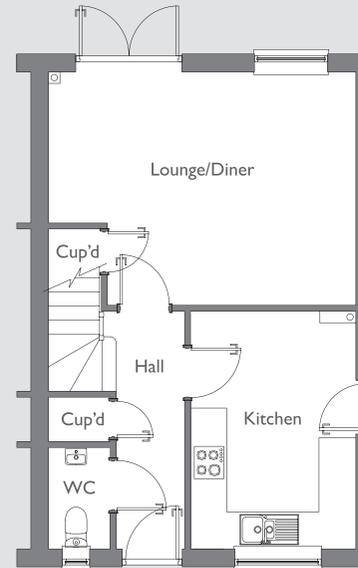
Bedroom 1	3.02 x 3.74	9' 10" x 12' 3"
Bedroom 2	2.55 x 3.25	8' 4" x 10' 7"
Home Office	2.12 x 2.53	6' 11" x 8' 3"



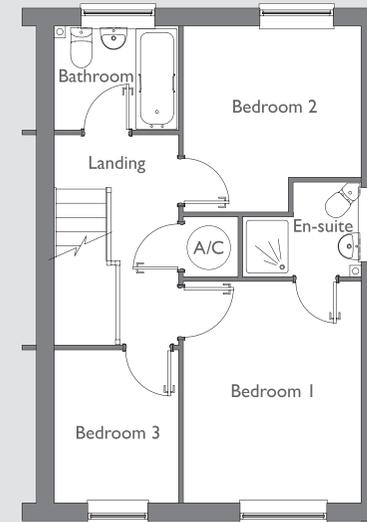
PLOTS 14 & 15

# Hulver | 3 bedroom house

Plots 1, 2, 14, 15, 16 & 17



GROUND FLOOR



FIRST FLOOR

Plots 2, 14 & 16 are opposite hand

## Ground Floor

Lounge/Diner	5.22 x 4.05	17' 1" x 13' 3"
Kitchen	2.57 x 4.01	8' 5" x 13' 1"

## First Floor

Bedroom 1	3.02 x 3.74	9' 10" x 12' 3"
Bedroom 2	2.55 x 3.25	8' 4" x 10' 7"
Bedroom 3	2.12 x 2.53	6' 11" x 8' 3"

# Yoxford

4 bedroom house

Plot 3



Ground Floor			First Floor		
Lounge	3.61 x 5.46	11' 10" x 17' 10"	Bedroom 1	3.64 x 3.20	11' 11" x 10' 5"
Dining Room	3.43 x 3.38	11' 3" x 11' 1"	Bedroom 2	3.42 x 3.07	11' 2" x 10' 0"
Kitchen/Dining	2.56 x 5.46	8' 4" x 17' 10"	Bedroom 3	3.43 x 3.38	11' 3" x 11' 1"
			Bedroom 4	2.61 x 2.18	8' 6" x 7' 1"

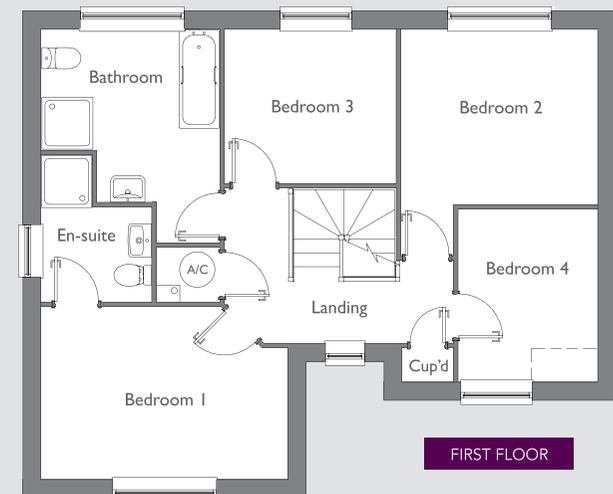
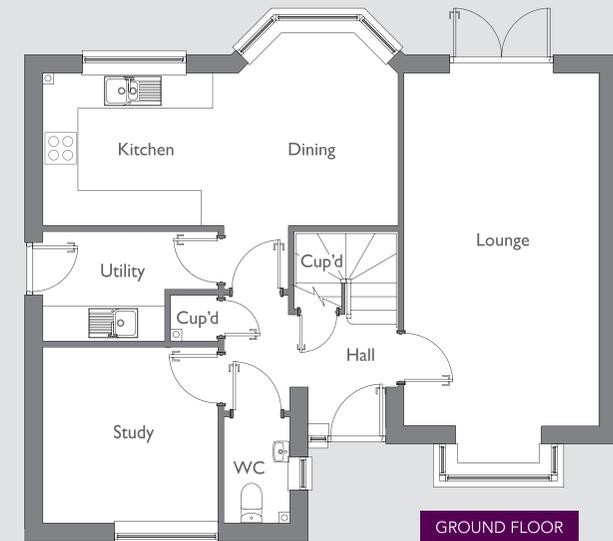




# Carbrooke

4 bedroom house

Plot 4



## Ground Floor

Lounge	3.43 x 6.13	11' 3" x 20' 1"
Kitchen/Dining	6.20 x 2.66	20' 4" x 8' 8"
Study	3.07 x 3.06	10' 0" x 10' 0"

## First Floor

Bedroom 1	4.33 x 3.01	14' 2" x 9' 10"
Bedroom 2	3.45 x 3.05	11' 3" x 10' 0"
Bedroom 3	3.00 x 2.68	9' 10" x 8' 9"
Bedroom 4	2.44 x 3.01	8' 0" x 9' 10"

# Helmingham

4 bedroom house

Plots 5 & 10



## Ground Floor

Lounge	3.51 x 6.36	11' 6" x 20' 10"
Kitchen	3.43 x 3.39	11' 3" x 11' 1"
Dining Room	3.51 x 2.62	11' 6" x 8' 7"

## First Floor

Bedroom 1	3.63 x 3.53	11' 10" x 11' 6"
Bedroom 2	3.21 x 3.53	10' 6" x 11' 6"
Bedroom 3	3.43 x 3.38	11' 3" x 11' 1"
Bedroom 4	3.53 x 2.75	11' 6" x 9' 0"

# Wrentham

4 bedroom house

Plot 6



## Ground Floor

Lounge	4.17 x 6.13	13' 8" x 20' 1"
Kitchen/ Living/Dining	6.24 x 5.47	20' 5" x 17' 11"
Study	2.96 x 3.28	9' 8" x 10' 9"

## First Floor

Bedroom 1	4.20 x 3.54	13' 9" x 11' 7"
Bedroom 2	4.22 x 2.68	13' 10" x 8' 9"
Bedroom 3	4.11 x 2.66	13' 5" x 8' 8"
Bedroom 4	3.15 x 2.52	10' 4" x 8' 3"

# Wrentham

4 bedroom house

Plot 9



## Ground Floor

Lounge	4.17 x 6.13	13' 8" x 20' 1"
Kitchen/ Living/Dining	6.24 x 5.47	20' 5" x 17' 11"
Study	2.96 x 3.28	9' 8" x 10' 9"

## First Floor

Bedroom 1	4.20 x 3.54	13' 9" x 11' 7"
Bedroom 2	4.22 x 2.68	13' 10" x 8' 9"
Bedroom 3	4.11 x 2.66	13' 5" x 8' 8"
Bedroom 4	3.15 x 2.52	10' 4" x 8' 3"

# Blythburgh

4 bedroom house

Plot 7



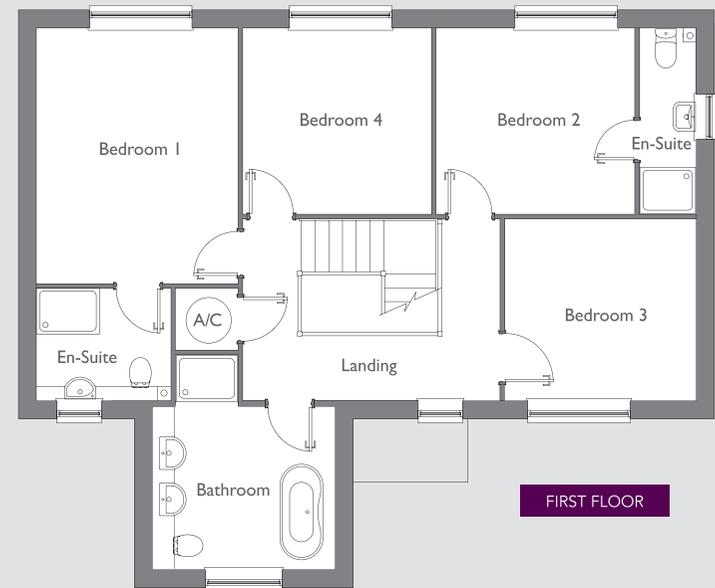
Ground Floor			First Floor		
Lounge	4.06 x 6.81	13' 3" x 22' 4"	Bedroom 1	4.10 x 5.71	13' 5" x 18' 8"
Kitchen/Dining	6.13 x 3.86	20' 1" x 12' 7"	Bedroom 2	4.08 x 3.35	13' 4" x 10' 11"
Study	2.96 x 3.01	9' 8" x 9' 10"	Bedroom 3	3.06 x 3.38	10' 0" x 11' 1"
			Bedroom 4	3.31 x 3.38	10' 10" x 11' 1"



# Brundall

4 bedroom house

Plot 8



## Ground Floor

Lounge	4.31 x 6.47	14' 1" x 21' 2"
Kitchen/Dining	7.12 x 4.36	23' 4" x 14' 3"
Study	3.21 x 2.82	10' 6" x 9' 3"

## First Floor

Bedroom 1	3.52 x 4.43	11' 6" x 14' 6"
Bedroom 2	3.44 x 3.18	11' 3" x 10' 5"
Bedroom 3	3.26 x 3.21	10' 8" x 10' 6"
Bedroom 4	3.30 x 3.18	10' 9" x 10' 5"

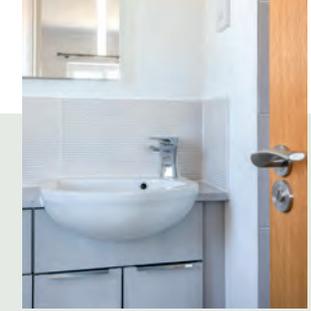






# Features

## OF A BADGER HOME AT RECTORY GARDENS



### KITCHEN SPECIFICATION

- You can choose from a selected range of stylish but practical kitchen units and worktops. The layouts have been carefully considered but we are aware that kitchens are subject to personal tastes and requirements. At Badger we will endeavor to create the kitchen that's right for you.
- Starston house type comes with a Neff stainless steel built-under single oven, ceramic hob and extractor.
- Hulver house type comes with a Neff stainless steel built-under single oven, ceramic hob, extractor and integrated fridge freezer.
- Brundall, Carbrooke, Helmingham, Wrentham and Yoxford house type comes with a Neff stainless steel double oven, ceramic hob, extractor, integrated dishwasher and fridge freezer.
- Blythburgh house type comes with a 90cm all electric range cooker, matching chimney extractor hood and integrated dishwasher and fridge freezer.
- To complement our varied selection of kitchens you can also choose from a wide range of sinks and a comprehensive selection of taps.
- The kitchen is enhanced with wall tiling from our selected ranges.

- Utility rooms where applicable come with a single bowl stainless steel sink and appliance spaces.

### BATHROOM SPECIFICATION

- Bathrooms are finished with white suites complemented by chrome taps and fittings.
- Roper Rhodes vanity units to all house types (where room size and layout allow).
- Roper Rhodes soft close toilet seats fitted throughout.
- Bath shower mixer taps installed to all properties.
- En-suites fitted with Mira thermostatically controlled showers including drencher head.
- For added luxury we have installed towel warmer radiators in the bathrooms and en-suites (where room size and layout allow).
- Choose from a large selection of wall tiles suitable for bath and basin splash-backs and shower enclosure.

### ELECTRICS, SECURITY & LIGHTING

- Electric vehicle charging point to all homes.
- Openreach Fibre network installed into each property.

- To allow for distribution of satellite television throughout the home, we install both TV and Satellite points to lounge and further TV points to all bedrooms.
- Kitchen lighting will be recessed ceiling downlights and under-pelmet lighting to wall units.
- Bathroom and en-suite lighting to be recessed ceiling downlights.
- The property comes with a generous number of power points including shaver sockets in the bathrooms and en-suites.
- USB sockets to all house types.
- For the security minded, we fully install an intruder alarm.
- The safety conscious can enjoy peace of mind with smoke detectors installed in the hall and on the landing.
- External lighting is supplied to the front and rear of the property.
- The front door is fitted with a chime.

### HEATING & VENTILATION

- Heating and hot water provided by energy efficient air source heat pumps.
- Underfloor heating to the ground floor of all house types with radiators upstairs.
- Enjoy complete heating and hot water control with 24 hour 5/2 days a week, fully programmable systems.

- Extractor fans fitted in kitchens, utility rooms, bathrooms, en-suites and cloakrooms with trickle ventilators fitted to all windows providing effective background ventilation.

### GENERAL FEATURES

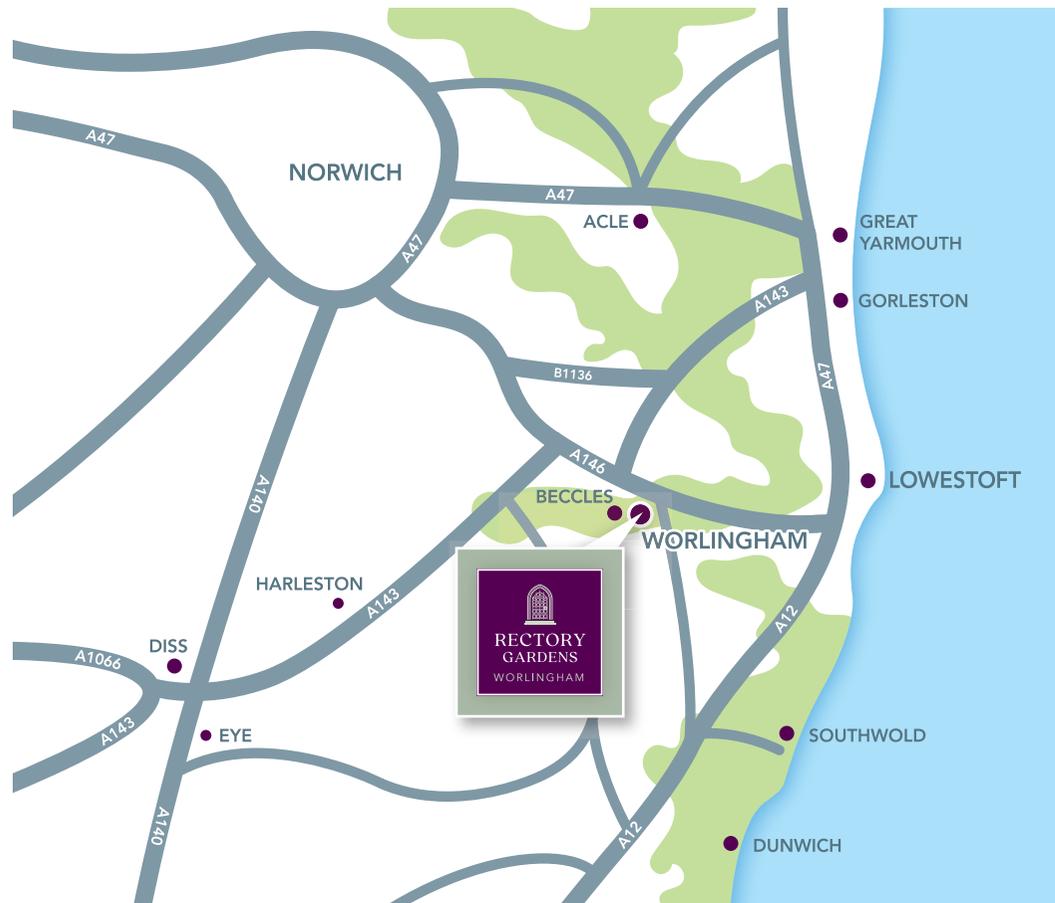
- Oak veneered paneled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Softwood staircases painted white with solid Oak handrails.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Paving slab patios to all plots.
- Turfed or planted front gardens (where applicable).
- Driveways to be finished with block pavements.
- External tap installed with all homes.

Due to our continued commitment to improve and create better homes we regularly review our specifications, which may cause the brochure details to vary. For specific details on the plot of your choice please do not hesitate to ask.

All choices are offered stage of construction permitting. The specification given is for general guidance only and does not form part of any contract or constitute any offer, representation or warranty.

# How to find Rectory Gardens

OFF RECTORY LANE, WORLINGHAM, BECCLES, SUFFOLK, NR34 7RF



These details are intended to give a general indication of the proposed development and floor layouts. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of a contract or be a representation including any such contact. All properties are offered subject to availability and applicants are advised to contact the developer's agent to ascertain availability of any property so as to avoid a fruitless journey. These particulars are believed to be correct but neither the agent nor the developer accepts any liability whatsoever for any misrepresentation made either in these particulars or orally. Applicants, therefore, are advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable. Photography taken from previous Badger developments.

# BADGER

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