

# MEADOWLANDS

*Wrentham*



**BADGER**  
*setting the standards*





## Wrentham

Wrentham is located approximately seven miles South of the town of Lowestoft and two miles from Suffolk's famous Heritage Coastline. Lowestoft benefits from its large shopping centre along with two piers and the Marina Theatre. The charming seaside town of Southwold is a stone's throw away and is a wonderful destination at any time of the year. Southwold is renowned for its attractions which include the painted beach huts, award-winning pier, Adnams brewery, busy harbour, cliff top cannons on Gun Hill and of course the beach, combining to make Southwold a quintessential English resort town. Wrentham is six miles from the market town of Beccles which has the nearest railway station with links to Lowestoft and London via Ipswich. The village of Wrentham also has several shops, a café, Doctors Surgery, two well-respected village pubs and a busy village hall.













# Site Plan



## MEADOWLANDS *Wrentham*

	<b>YOXFORD</b> 4 bedroom house		<b>ELLINGHAM</b> 4 bedroom house
	<b>HADDISCOE</b> 3 bedroom house		<b>BENACRE</b> 2 bedroom bungalow
	<b>STARSTON</b> 2 bedroom house		<b>FRISTON</b> 2 bedroom bungalow
	<b>COOKLEY</b> 2 bedroom bungalow		Bin collection point

The site plan 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.

# Benefits of a Badger home

## ENERGY EFFICIENCY

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

- All properties constructed to be 10% better in fabric energy efficiency than required Building Regulation standards.
- High efficiency SEDBUK 'A' rated condensing boilers for heating and hot water.
- Heating systems zoned and come with individual thermostatic controls.
- Insulated heating pipework to reduce heat loss.
- Windows and doors double glazed with Low-E glass and fully draught proofed.
- 450mm (18") thick multi layered insulation to roof spaces.
- 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 to Plots 8 to 24 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.







## Plots 8 & 13

# YOXFORD

4 bedroom house with single garage

(Plot 8 is opposite hand to plan)



### GROUND FLOOR

Lounge	3.65 x 5.42m	11' 11" x 17' 9"
Kitchen	3.43 x 4.42m	11' 3" x 14' 6"
Dining Room	3.40 x 3.07m	11' 1" x 10' 0"

### FIRST FLOOR

Bedroom 1	3.67 x 3.17m	12' 0" x 10' 4"
Bedroom 2	3.43 x 3.07m	11' 3" x 10' 0"
Bedroom 3	3.40 x 3.32m	11' 1" x 10' 10"
Bedroom 4	2.60 x 2.17m	8' 6" x 7' 1"

## Plots 11 & 12

# ELLINGHAM

4 bedroom house with single garage



### GROUND FLOOR

Lounge	3.47 x 5.56m	11' 4" x 18' 2"
Kitchen/Diner	5.94 x 3.49m	19' 6" x 11' 5"

### FIRST FLOOR

Bedroom 1	3.48 x 3.22m	11' 5" x 10' 6"
Bedroom 2	3.51 x 2.52m	11' 6" x 8' 3"
Bedroom 3	2.35 x 2.52m	7' 8" x 8' 3"
Bedroom 4	2.38 x 2.84m	7' 9" x 9' 3"

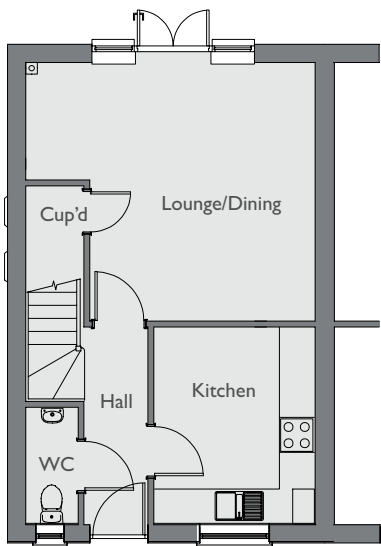
\*Alternative window position for Bedroom 2 in Plot 11

Plots 14, 15, 16, 17, 18, 19 & 20

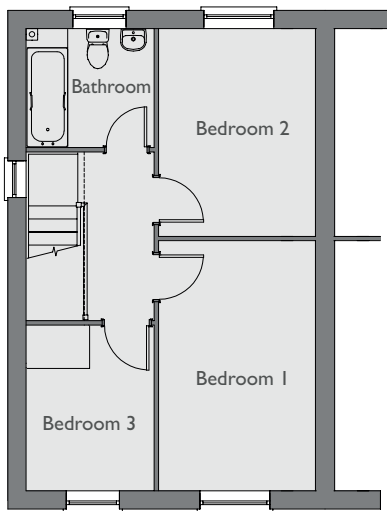
# HADDISCOE

3 bedroom house with single garage or private parking

(Plots 14, 16, 18 & 19 are opposite hand to plan)

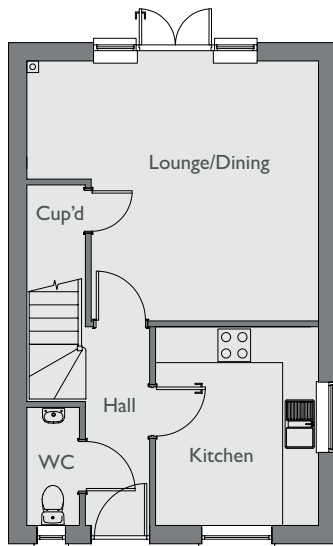


GROUND FLOOR



FIRST FLOOR

Plot 17 alternative ground floor plan



GROUND FLOOR

## GROUND FLOOR

Lounge/Dining	4.99 x 4.44m	16' 4" x 14' 6"
Kitchen	2.79 x 3.40m	9' 1" x 11' 1"

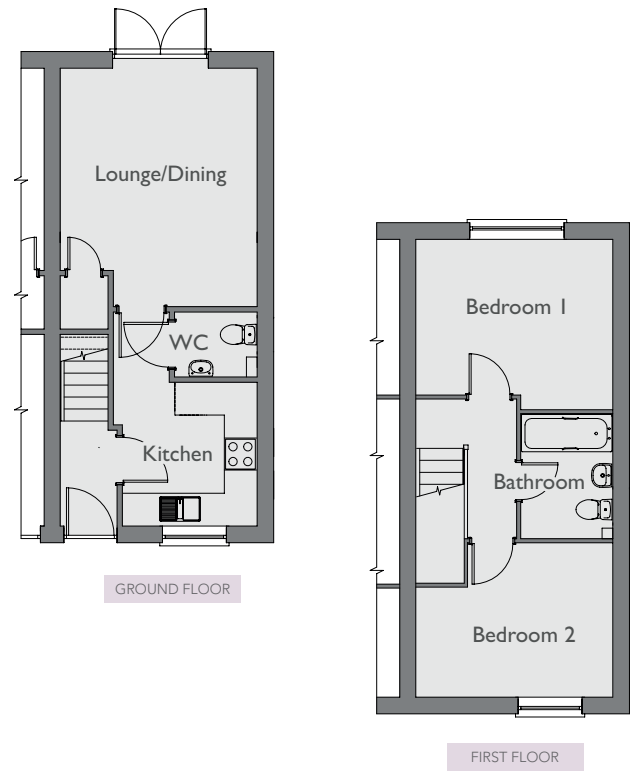
## FIRST FLOOR

Bedroom 1	2.71 x 4.30m	8' 10" x 14' 1"
Bedroom 2	2.71 x 3.57m	8' 10" x 11' 8"
Bedroom 3	2.20 x 2.85m	7' 2" x 9' 4"

Plot 3

# STARSTON

2 bedroom house with parking space



## GROUND FLOOR

Lounge/Diner	3.70 x 4.48m	12' 1" x 14' 8"
Kitchen	2.53 x 2.70m	8' 3" x 8' 10"

## FIRST FLOOR

Bedroom 1	3.70 x 3.20m	12' 1" x 10' 6"
Bedroom 2	3.70 x 2.90m	12' 1" x 9' 6"

Plots 9 & 10

# BENACRE

2 bedroom bungalow with single garage or private parking

(Plot 9 has a single garage. Plot 10 has private parking. Plot 10 is opposite hand to plan)



## GROUND FLOOR

Lounge	3.98 x 4.45m	13' 0" x 14' 7"	Bedroom 1	3.27 x 4.24m	10' 8" x 13' 10"
Kitchen	3.40 x 3.10m	11' 1" x 10' 2"	Bedroom 2	4.11 x 3.04m (max.)	13' 5" x 9' 11"

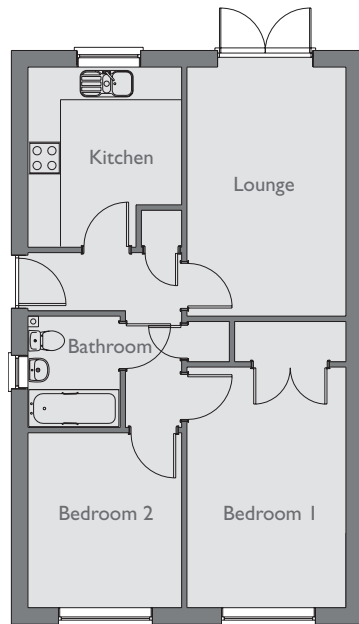


Plots 21 & 24

## COOKLEY

2 bedroom bungalow with single garage

(Plot 24 is opposite hand to plan)



### GROUND FLOOR

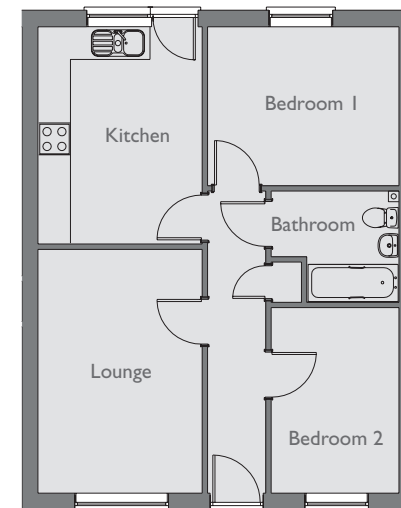
Lounge	3.00 x 4.70m	9' 10" x 15' 5"	Bedroom 1	3.00 x 4.54m	9' 10" x 14' 10"
Kitchen/Dining	2.90 x 3.40m	9' 6" x 11' 1"	Bedroom 2	2.90 x 3.30m	9' 6" x 10' 9"

Plots 22 & 23

## FRISTON

2 bedroom bungalow

(Plot 22 has a single garage, Plot 23 is opposite hand to plan and has private parking spaces)



### GROUND FLOOR

Lounge	3.10 x 4.60m	10' 2" x 15' 5"	Bedroom 1	3.61 x 2.99m	11' 10" x 9' 9"
Kitchen/Dining	3.10 x 4.09m	10' 2" x 13' 5"	Bedroom 2	2.41 x 3.50m	11' 5" x 7' 10"







# Features of a Badger home at Meadowlands

## 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 endeavour to create the kitchen that's right for you.
- Lighting is extremely important. To maximize its effect recessed downlights are placed in the ceiling and under-pelmet lighting to wall units.
- Starston and Haddiscoe house types come with a Neff built under single oven, gas hob and integrated extractor hood.
- Benacre, Cookley, Friston and Ellingham house types come with a Neff built under double oven, gas hob and integrated extractor.
- Yoxford house type comes with a freestanding Rangemaster dual fuel cooker and chimney extractor hood.
- To complement our varied selection of kitchens you can also choose from a wide range of sinks and a comprehensive selection of taps.
- Utility rooms (where applicable) comprise of single bowl stainless steel sinks together with appliance spaces.
- The kitchen is enhanced with wall tiling from our selected ranges.

## BATHROOM SPECIFICATION

- Bathrooms are finished with white suites complemented by chrome taps and fittings.

- Mira thermostatic showers to Ellingham and Yoxford house types.
- Bath shower mixer taps to Startson, Benacre, Haddiscoe, Cookley and Friston house types.
- For added luxury we have installed towel warmer radiators in the bathrooms and en-suites (where room size and layout will allow).
- Choose from a large selection of wall tiles suitable for bath and basin splashbacks and shower enclosure (dependant upon house type).

## ELECTRICS, SECURITY & LIGHTING

- 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.
- The property comes with a generous number of power points including Shaver sockets in the bathroom and en-suite.
- For the security minded, we fully install an intruder alarm to Plots 8 to 24.
- 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.
- Lighting and power is supplied to garages (where applicable).

## HEATING & VENTILATION

- Energy efficient gas fired boiler central heating systems.
- Underfloor heating to the ground floor of all house types with radiators upstairs.
- Enjoy complete heating and hot water control with 24 hour 7 days a week, fully programmable systems.
- Extractor fans fitted in kitchens, bathrooms and en-suites, with trickle ventilators fitted to all windows providing effective background ventilation.

## GENERAL FEATURES

- Oak veneered panelled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Softwood stained staircases.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Paved patio area laid to the rear garden.
- Turfed front garden (where applicable).
- External tap installed with all house types.
- Driveways to be finished with block pavements.

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

All choices are offered at 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.



Wrentham Village Pound



Southwold Beach



River Blyth, Blythburgh

# HOW TO FIND MEADOWLANDS

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*setting the standards*



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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.