



THE HAMLET

A UNIQUE
DEVELOPMENT OF
2, 3 & 4 BEDROOM HOMES



BADGER
setting the standards

SITE PLAN



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 vendors reserve the right to alter the specification and/or design without notice. This artists impression is to show plot and property layout only. Tree Planting, boundaries, roadways and paths can be changed without notice.



PORINGLAND

Poringland is a thriving village situated on the B1132 only some 5 miles to the south of the County capital of Norwich. The village has an excellent selection of facilities and amenities which include a number of local shops, a supermarket, a Post Office, medical and dental centres and public houses. The village also boasts a village hall and leisure garden along with its Primary and Secondary schools, including the very highly regarded Framingham Earl High School, which is a huge draw for families to the area with its great reputation and 2014 results. The village is conveniently situated with excellent road links to Norwich and the A47, southern bypass.



LEGEND

	STARSTON 2 bedroom house		ELLINGHAM 4 bedroom house
	SAXSTEAD 3 bedroom house		YOXFORD 4 bedroom house
	HADDISCOE 3 bedroom house		METTINGHAM 4 bedroom house
	DUNWICH 3 bedroom house		CARBROOKE 4 bedroom house
	HULVER 3 bedroom house		BLYTHBURGH 4 bedroom house
	REDGRAVE 4 bedroom house		BURLINGHAM 4 bedroom house
	Public Open Space		HELMINGHAM 4 bedroom house
			Sub-Station

STARSTON

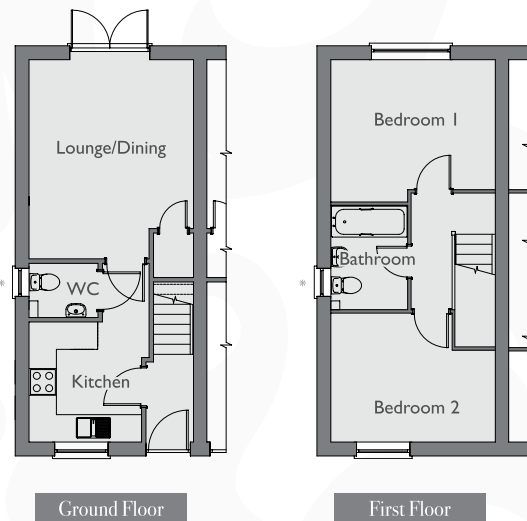
2 bedroom house

Plots 7 to 10, 49 to 52 & 70 to 72

(Plots 7, 8, 49, 50 & 70 are opposite hand to plan)



This computer generated illustration depicts one variation of this property type and is not specific to this development.



* Windows to end terrace properties only

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"

SAXSTEAD

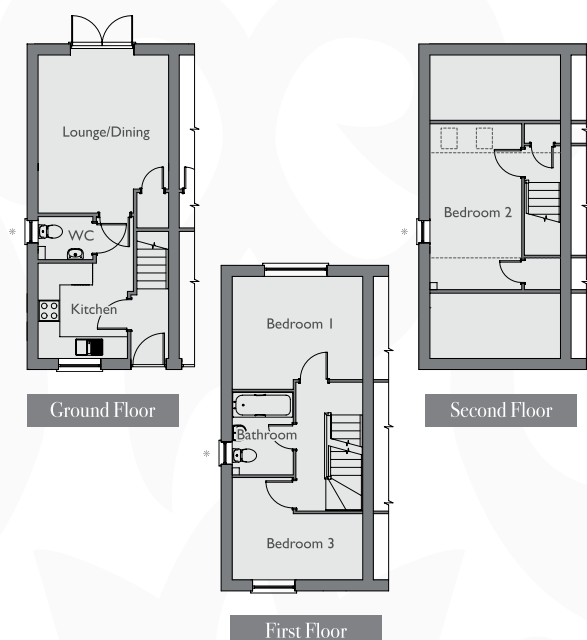
3 bedroom house

Plots 11 to 13, 16 to 19, 44, 45, 68 & 69

(Plots 12, 13, 17, 19, 44 & 68 are opposite hand to plan)



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* Windows to end terrace properties only

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 3	3.70 x 2.90m	12' 1" x 9' 6"

Second Floor

BEDROOM 2	2.60 x 4.70m	8' 6" x 15' 5"
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HADDISCOE

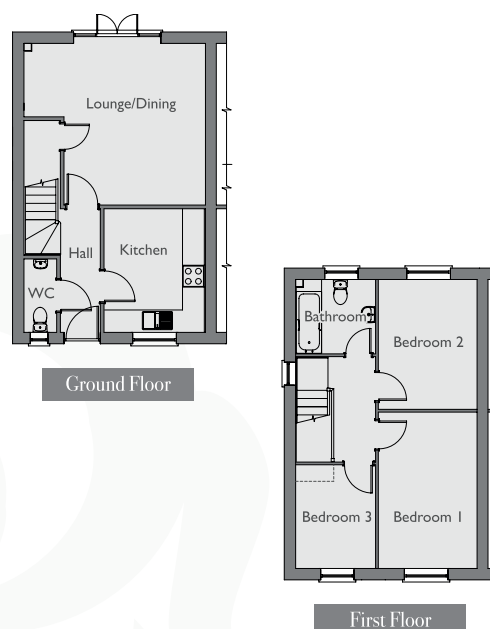
3 bedroom house with garage

Plots 40 & 41

(Plot 40 is the opposite hand to plan)



This computer generated illustration depicts one variation of this property type and is not specific to this development.



Ground Floor

LOUNGE/DINER	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"

DUNWICH

3 bedroom house with garage

Plots 20 to 22

(Plots 20 & 21 are opposite hand to plan)



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Ground Floor

KITCHEN/DINER	5.41 x 3.41m	17' 9" x 11' 2"
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First Floor

LOUNGE	3.23 x 4.92m	10' 7" x 16' 1"
BEDROOM 2	2.94 x 3.44m	9' 7" x 11' 3"
BEDROOM 3	2.39 x 3.44m	7' 10" x 11' 3"

Second Floor

BEDROOM 1	4.31 x 5.59m	14' 1" x 18' 4"
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HULVER

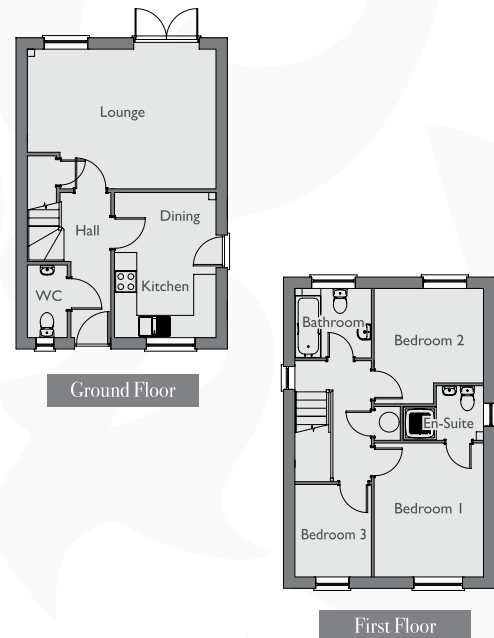
3 bedroom house with garage

Plots 24, 25, 42, 43, 54, 55, 60, 61, 65 to 67 & 73 to 76

(Plots 25, 43, 55, 61, 66, 67, 73 & 75 are opposite hand to plan)



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Ground Floor

LOUNGE	5.19 x 3.85m	17' 0" x 12' 7"
KITCHEN/DINER	2.79 x 4.00m	9' 1" x 13' 1"

First Floor

BEDROOM 1	3.01 x 3.69m	9' 10" x 12' 1"
BEDROOM 2	3.01 x 3.18m	9' 10" x 10' 5"
BEDROOM 3	2.11 x 2.55m	6' 11" x 8' 4"

REDGRAVE

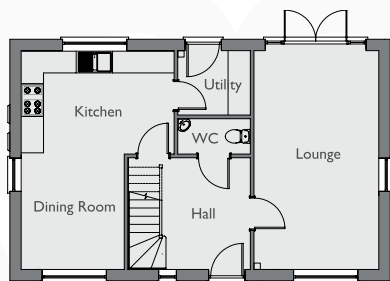
4 bedroom house with garage

Plots 15, 23, 34, 37, 46 & 64

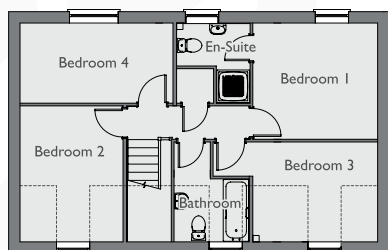
(Plots 15 & 64 are opposite hand to plan)



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Ground Floor



First Floor

Ground Floor

LOUNGE	3.43 x 6.02m	11' 3" x 19' 9"
KITCHEN/DINER	4.21 x 6.02m	13' 9" x 19' 9"

First Floor

BEDROOM 1	3.43 x 3.20m	11' 3" x 10' 6"
BEDROOM 2	2.83 x 3.74m	9' 3" x 12' 3"
BEDROOM 3	3.43 x 2.75m	11' 3" x 9' 0"
BEDROOM 4	4.21 x 2.20m	13' 9" x 7' 2"

ELLINGHAM

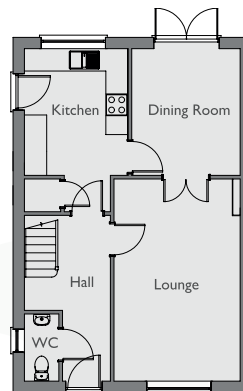
4 bedroom house with garage

Plots 26, 28, 30, 39 & 56

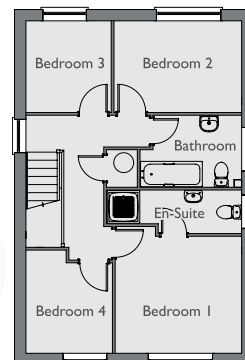
(Plots 28, 30 & 56 are opposite hand to plan)



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Ground Floor



First Floor

Ground Floor

LOUNGE	3.47 x 5.56m	11' 4" x 18' 2"
KITCHEN	2.85 x 3.49m	9' 4" x 11' 5"
DINING ROOM	2.98 x 3.49m	9' 9" 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"



METTINGHAM

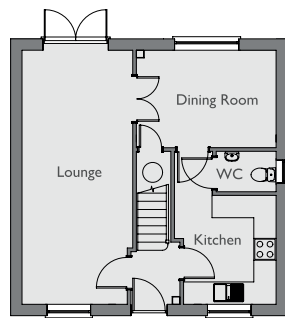
4 bedroom house with garage

Plots 27, 36, 59 & 62

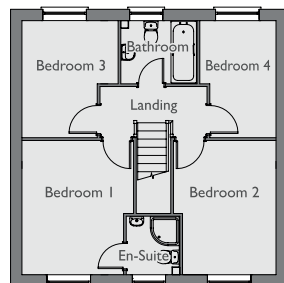
(Plot 62 is opposite hand to plan)



This computer generated illustration depicts one variation of this property type and is not specific to this development.



Ground Floor



First Floor

Ground Floor

LOUNGE	3.05 x 7.00m	10' 0" x 22' 11"
KITCHEN	2.55 x 3.00m	8' 4" x 9' 10"
DINING ROOM	3.85 x 2.68m	12' 7" x 8' 9"

First Floor

BEDROOM 1	3.07 x 3.70m	10' 0" x 12' 1"
BEDROOM 2	2.82 x 3.70m	9' 3" x 12' 1"
BEDROOM 3	2.65 x 3.22m	8' 8" x 10' 6"
BEDROOM 4	2.10 x 3.22m	6' 10" x 10' 6"

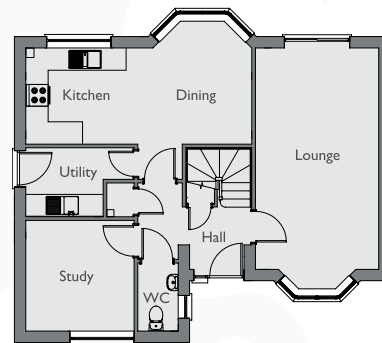
CARBROOKE

4 bedroom house with garage

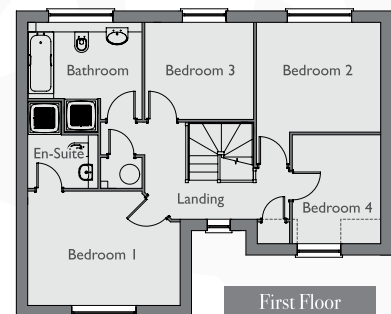
Plots 31 & 38



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Ground Floor



First Floor

Ground Floor

LOUNGE	3.40 x 6.10m*	11' 1" x 20' 0"*
KITCHEN/DINER	6.22 x 2.65m*	20' 4" x 8' 8"*
STUDY	2.98 x 3.05m	9' 9" x 10' 0"

* Excluding bay

First Floor

BEDROOM 1	4.20 x 3.15m	13' 9" x 10' 4"
BEDROOM 2	3.42 x 3.02m	11' 2" x 9' 10"
BEDROOM 3	3.00 x 2.67m	9' 10" x 8' 9"
BEDROOM 4	2.43 x 3.00m	7' 11" x 9' 10"

BLYTHBURGH

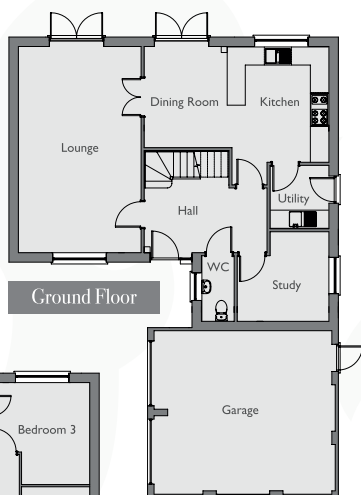
4 bedroom house with double garage

Plots 32, 58 and 63

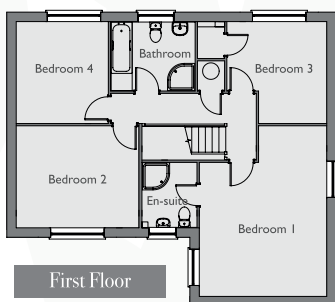
(Plot 63 is opposite hand to plan)



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Ground Floor



First Floor

Ground Floor

LOUNGE	4.06 x 6.82m	13' 3" x 22' 4"
KITCHEN/DINER	6.12 x 3.83m	20' 0" x 12' 6"
STUDY	3.03 x 2.96m	9' 11" x 9' 8"

First Floor

BEDROOM 1	4.22 x 5.64m	13' 10" x 18' 6"
BEDROOM 2	4.06 x 3.37m	13' 3" x 11' 0"
BEDROOM 3	3.30 x 3.37m	10' 9" x 11' 0"
BEDROOM 4	3.05 x 3.37m	10' 0" x 11' 0"

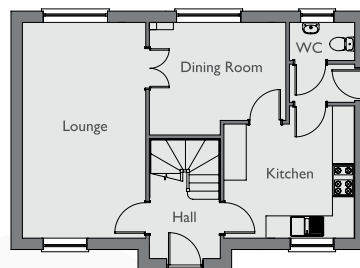
BURLINGHAM

4 bedroom house with garage

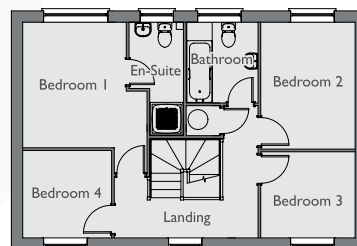
Plot 35



This computer generated illustration depicts one variation of this property type and is not specific to this development.



Ground Floor



First Floor

Ground Floor

LOUNGE	3.40 x 5.94m	11' 1" x 19' 5"
KITCHEN	3.60 x 3.64m	11' 9" x 11' 11"
DINING	3.75 x 3.10m	12' 3" x 10' 2"

First Floor

BEDROOM 1	3.42 x 3.46m	11' 2" x 11' 4"
BEDROOM 2	2.60 x 3.49m	8' 6" x 11' 5"
BEDROOM 3	2.60 x 2.37m	8' 6" x 7' 9"
BEDROOM 4	2.45 x 2.40m	8' 0" x 7' 10"



HELMINGHAM

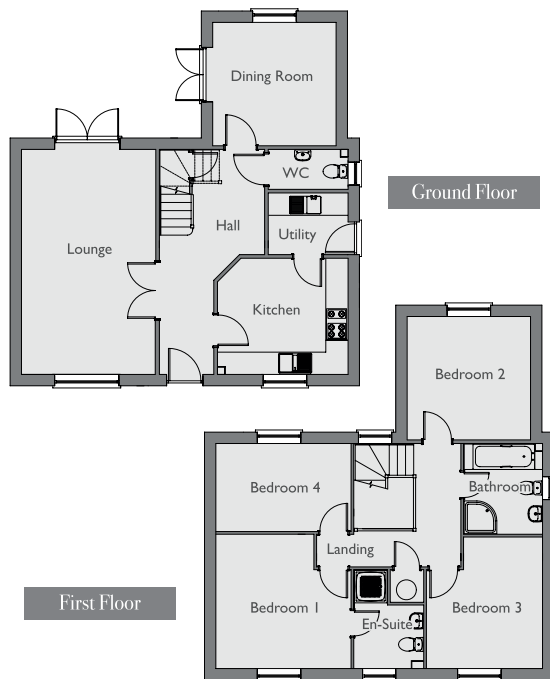
4 bedroom house with garage

Plots 29, 33, 48 & 53

(Plots 33 & 53 are opposite hand to plan)



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Ground Floor

LOUNGE	3.70 x 6.20m	12' 1" x 20' 4"
KITCHEN	3.60 x 3.20m	11' 9" x 10' 6"
DINING ROOM	3.40 x 3.40m	11' 1" x 11' 1"

First Floor

BEDROOM 1	3.72 x 3.70m	12' 2" x 12' 1"
BEDROOM 2	3.40 x 3.40m	11' 1" x 11' 1"
BEDROOM 3	3.20 x 3.62m	10' 6" x 11' 10"
BEDROOM 4	3.72 x 2.42m	12' 2" x 7' 11"

YOXFORD

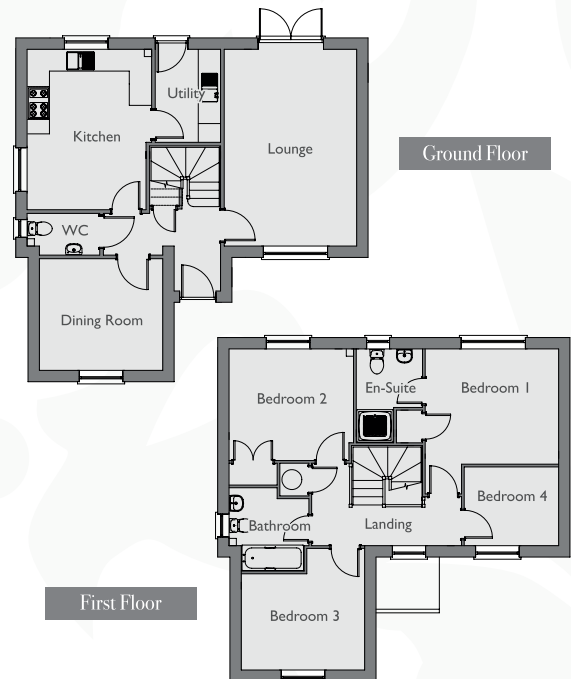
4 bedroom house with garage

Plots 14, 47 & 57

(Plots 47 & 57 are opposite hand to plan)



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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"



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:

- High efficiency SEDBUK 'A' rated condensing boilers for heating and hot water.
- Heating systems controlled with thermostatic radiator valves.
- Insulated heating pipework to reduce heat loss.
- Windows and doors double glazed with Low-E glass and fully draught proofed.
- 300mm (12") 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

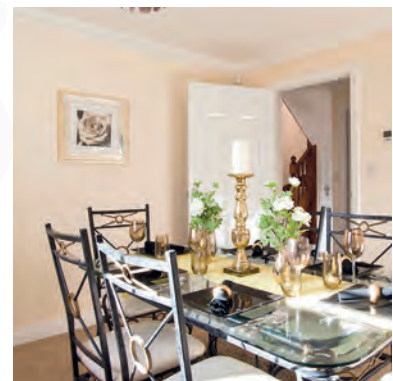
Using PVCu windows, guttering, fascia and bargeboards minimising maintenance for years to come.

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.



FEATURES OF A BADGER HOME AT THE HAMLET

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, Saxstead, Dunwich, Haddiscoe and Hulver house types come with a Neff stainless steel single built under oven, gas hob and integrated extractor.
- Mettingham, Ellingham and Carbrooke house types come with a Neff stainless steel double built under oven, gas hob and integrated extractor.
- Redgrave, Yoxford, Blythburgh, Burlingham and Helmingham house types come with freestanding Rangemaster cooker and chimney style extractor hood.
- Neff integrated dishwasher and fridge/freezer to Redgrave, Carbrooke, Yoxford, Helmingham and Blythburgh house types.
- Insinkerator waste disposal units fitted to all house types to reduce kitchen waste.
- 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. (no sink to the Redgrave house type).
- 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.
- Bathrooms to all four bedroom houses come with fitted furniture where room size and layout will allow.
- Soft close toilet seats.
- 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).
- En-suites come with thermostatically controlled showers and safety glazed shower screens.

ELECTRICS, SECURITY AND 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 system as standard.
- 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.
- Staircase balustrades turned and stained.
- 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.

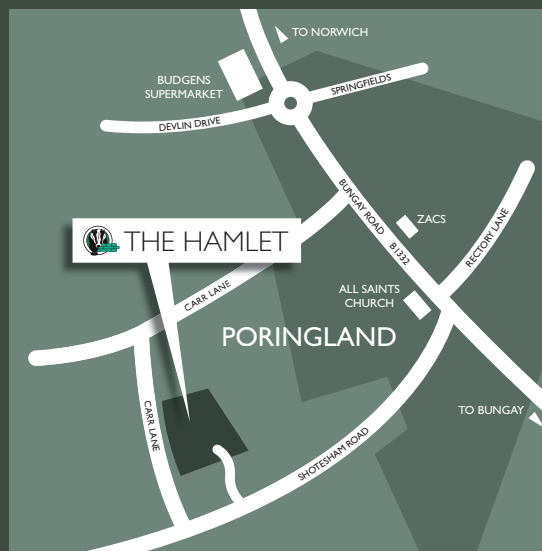
Due to our continued commitment to improve and create better homes we regularly review our specifications, which may cause the brochure details above to vary. For specific details on the plot of your choice please do not hesitate to ask.

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.



HOW TO FIND THE HAMLET

OFF SHOTESHAM ROAD, PORINGLAND NR14 7LN



BADGER
setting the standards

Badger Building (E. Anglia) Ltd

Stanley House Stanley Street Lowestoft Suffolk NR32 2DZ

Telephone: **01502 583026** Fax: 01502 508586

Website: www.badgerbuilding.co.uk

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.