



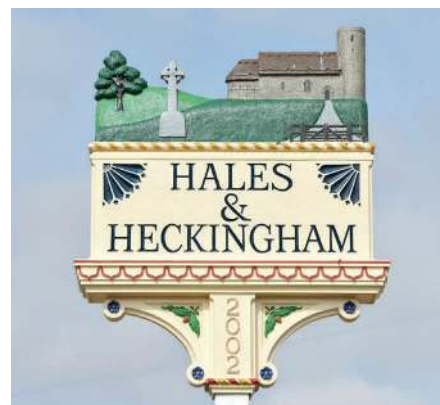


HALES

A small village in the South Norfolk area, Hales is located just off the A146 which allows easy access to the neighboring market town of Loddon which has the full range of local amenities, including shops, pubs, takeaways, post office, schools and tea rooms. Hales has a regular bus service, with the main stop located a stones through from Blacksmiths Corner allowing easy access to all the nearby towns and of course Norwich. The village is also set very close to the River Chet which is part of the Broads National Park. The Wherryman Way long distance walk passes through the area so many rural walks and footpaths can be explored. For those wishing to venture on bicycle, Loddon is part of the National Cycle Network and has many quieter country lanes.

Hales is roughly 12 miles south East of Norwich and 15 miles from Great Yarmouth. Another very pretty town located a short drive from Hales is Beccles which is just over the border in Suffolk. From Beccles you can venture further South towards Southwold and the beautiful and unspoilt Suffolk coast.

Beccles has a regular farmers market, supermarkets with petrol stations, a large range of independent run shops, pubs, riverside hotel and even an outside swimming pool very popular in the summer. Beccles is also connected to the railway network.



SITE PLAN



LEGEND

- HECKINGHAM
3 bedroom
house
- THURLTON
3 bedroom
house
- ELLINGHAM A
4 bedroom
house
- ELLINGHAM B
4 bedroom
house

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.

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 Mitsubishi EcoDan air source heat pumps for heating and hot water.
- Heating systems controlled with thermostatic radiator valves and zoned underfloor heating thermostats.
- Insulated heating pipework to reduce heat loss.
- Windows and doors double glazed with Low-E glass and fully draught proofed.
- 500mm (19") 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

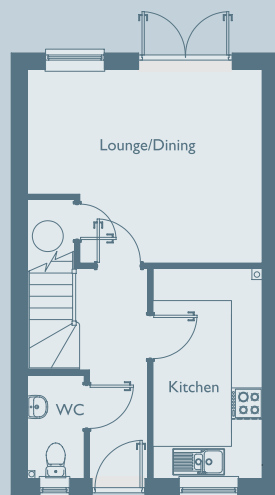
Provided by our dedicated team of on site staff.



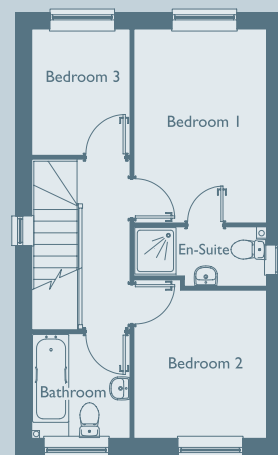
Plots 1 - 7

HECKINGHAM

3 bedroom house



GROUND FLOOR



FIRST FLOOR

Ground Floor

Lounge/Dining	4.53 x 3.75m	14' 10" x 12' 3"
Kitchen	2.11 x 4.06m	6' 11" x 13' 3"

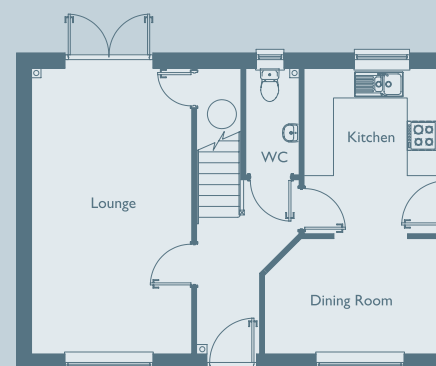
First Floor

Bedroom 1	2.56 x 3.75m	8' 4" x 12' 3"
Bedroom 2	2.56 x 2.86m	8' 4" x 9' 4"
Bedroom 3	1.90 x 2.44m	6' 2" x 8' 0"

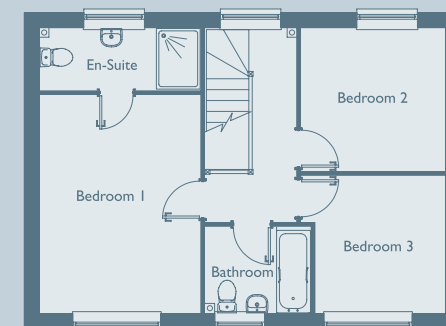
Plots 8 & 12

THURLTON

3 bedroom house



GROUND FLOOR



FIRST FLOOR

PLOT 12 IS THE OPPOSITE HAND

Ground Floor

Lounge	3.30 x 5.89m	10' 10" x 19' 3"
Dining Room	3.56 x 2.37m	11' 8" x 7' 9"
Kitchen	2.75 x 3.41m	9' 0" x 11' 2"

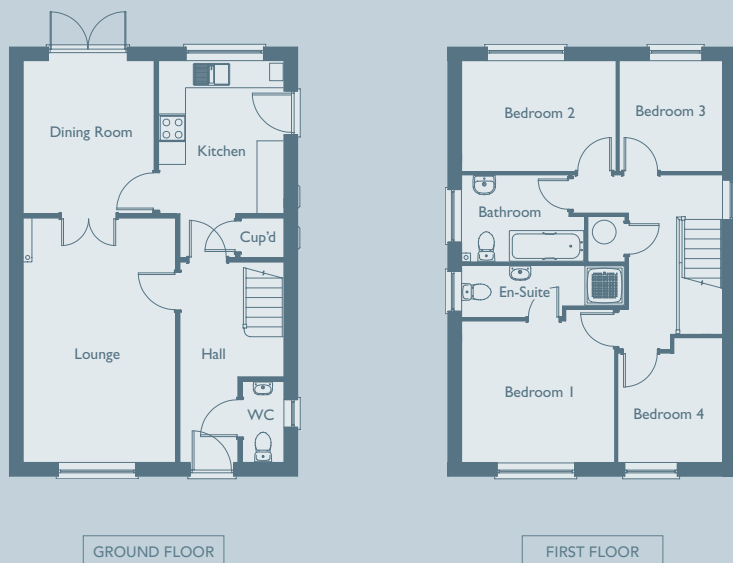
First Floor

Bedroom 1	3.32 x 4.51m	10' 10" x 14' 9"
Bedroom 2	2.99 x 2.96m	9' 9" x 9' 8"
Bedroom 3	2.69 x 2.85m	8' 9" x 9' 4"

Plots 9 & 10

ELLINGHAM A

4 bedroom house



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"

Plot 11

ELLINGHAM B

4 bedroom house



Ground Floor

Lounge	3.50 x 5.55m	11' 5" x 18' 2"
Kitchen/Dining	6.00 x 3.50m	19' 8" x 11' 5"

First Floor

Bedroom 1	3.27 x 3.00m	10' 8" x 9' 10"
Bedroom 2	3.57 x 2.62m	11' 8" x 8' 7"
Bedroom 3	2.35 x 2.52m	7' 8" x 8' 3"
Bedroom 4	2.65 x 2.90m	8' 8" x 9' 6" (max.)

FEATURES OF A BADGER HOME AT BLACKSMITH'S CORNER



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.
- Heckingham and Thurlton house types come with a Neff stainless steel built-under single oven, ceramic hob and integrated extractor.
- Ellingham house type comes with a Neff stainless steel built-under double oven, ceramic hob and integrated extractor.
- 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.

BATHROOM SPECIFICATION

- Bathrooms are finished with white suites complemented by chrome taps and fittings.
- Soft close Roper Rhodes toilet seats fitted throughout.

- Bath shower mixer taps installed to all properties.
- En-suites fitted with Mira thermostatically controlled showers.
- For added luxury we have installed electric 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 splash-backs and shower enclosure.

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-suites.
- 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 via energy efficient Mitsubishi EcoDan 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 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 gardens.
- Turfed or planted front gardens (where applicable).
- Parking areas and driveways to be finished with asphalt surfacing.
- External tap installed with all house types.

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 BLACKSMITH'S CORNER

BLACKSMITH'S CORNER, OFF YARMOUTH ROAD, HALES, NORFOLK NR14 6SR



BADGER
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.