



THE  
MEADOWS  
ROLLESBY

**BADGER**  
*setting the standards*



# Rollesby

Rollesby is a rural village in East Norfolk, located on the A149 just 8 miles north west of Great Yarmouth and has main road connections to the A47 towards Norwich 19 miles away and the A12 to Lowestoft.

The village has a primary school, village hall and park, a well-stocked farm shop, small business units and a nearby restaurant/cafe situated overlooking the water.

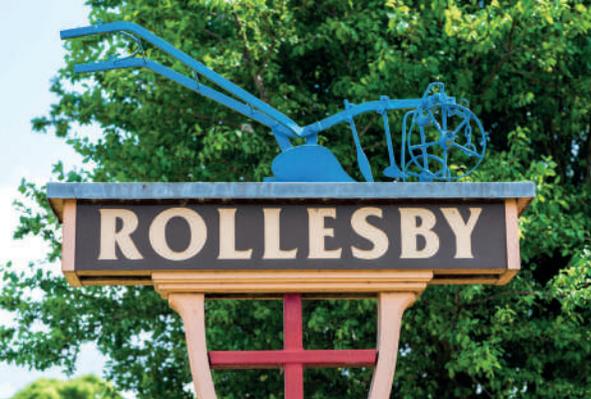
The town of Caister is a short drive away and has two superstores and other associated conveniences.

Being located in the Norfolk Broads National Park, Rollesby Broad forms part of the collection of smaller interlinked broads known as the Trinity Broads. These are perfect for fishing, sailing, birdwatching and remain isolated from the rest of the river system, so very peaceful and tranquil.

In contrast, Potter Heigham is 3 miles from Rollesby and is one of the main tourist centers for hiring boats and holidaying on the Broads. There are several tea rooms, a pub, fish & chip shop as well as a large superstore.

Rollesby is very close to many coastal villages with great access to the seaside and the miles of beaches for dog walkers and families alike. Favourites include Winterton and Horsey for seal spotting during the winter months.





# Benefits OF A BADGER HOME

## ENERGY EFFICIENCY

With ever rising fuel costs why not reduce your heating 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 zoned underfloor heating thermostats throughout.
- 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 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

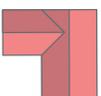
Giving you complete peace of mind.

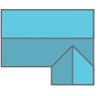
## CONTINUED AFTER SALES CARE

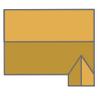
Provided by our dedicated team of on site staff.

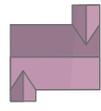
# Site Plan



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**HICKLING**  
3 bedroom bungalow
- 

**ROLLESBY**  
3 bedroom bungalow
- 

**FILBY**  
3 bedroom bungalow
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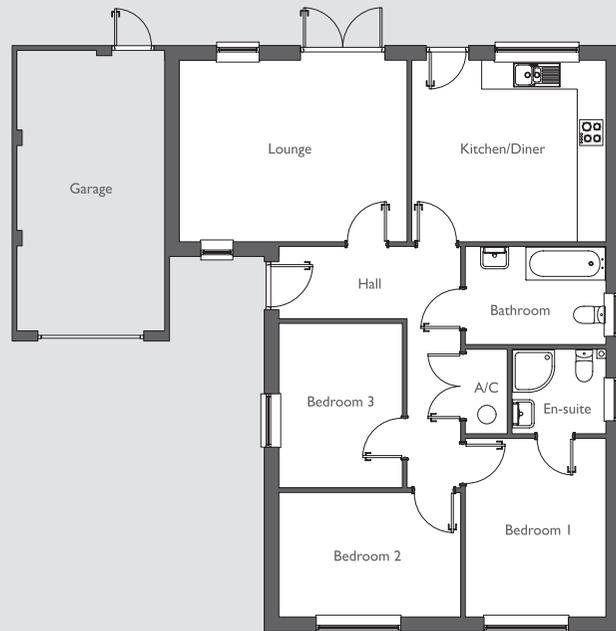
**FILBY+**  
3 bedroom bungalow

The site plan and 3D illustration shown have 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.

PLOT  
1

No.15, MEADOW WAY  
**THE HICKLING**

3 bedroom bungalow with single garage



**ROOM DIMENSIONS**

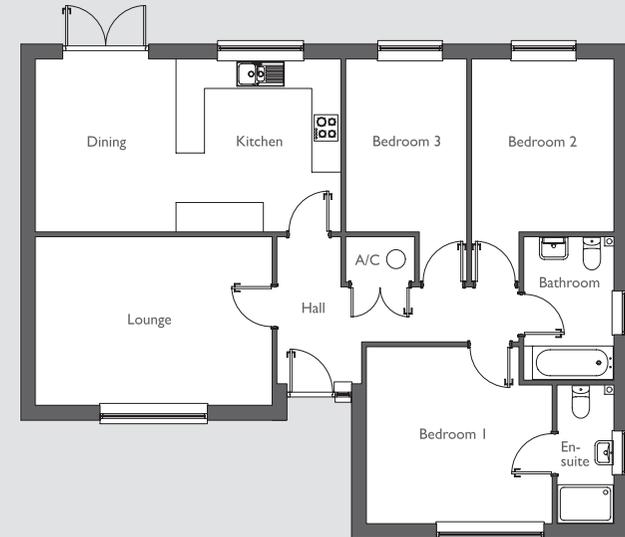
Lounge	4.88 x 3.86	16' 0" x 12' 7"
Kitchen / Diner	4.16 x 3.86	13' 7" x 12' 7"
Bedroom 1	3.01 x 3.80	9' 10" x 12' 5"
Bedroom 2	3.90 X 2.65	12' 9" x 9' 8"
Bedroom 3	2.65 x 3.50	9' 8" x 11' 5"



PLOT  
2

No.17, MEADOW WAY  
**THE ROLLESBY**

3 bedroom bungalow with single garage



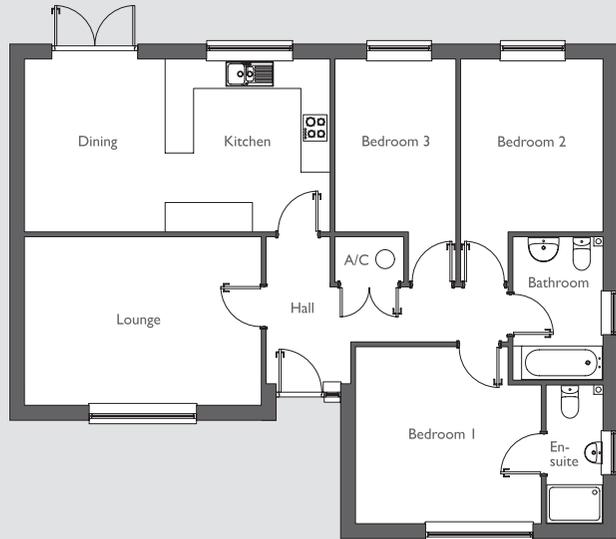
**ROOM DIMENSIONS**

Lounge	4.99 x 3.52	16' 4" x 11' 6"
Kitchen / Dining	6.44 x 3.61	21' 1" x 11' 10"
Bedroom 1	3.91 x 3.70	12' 9" x 12' 1"
Bedroom 2	3.00 x 3.61	9' 10" x 11' 10"
Bedroom 3	2.55 x 3.61	8' 4" x 11' 10"

PLOT  
3

No.19, MEADOW WAY  
**THE ROLLESBY**

3 bedroom bungalow with single garage



**ROOM DIMENSIONS**

Lounge	4.99 x 3.52	16' 4" x 11' 6"
Kitchen / Dining	6.44 x 3.61	21' 1" x 11' 10"
Bedroom 1	3.91 x 3.70	12' 9" x 12' 1"
Bedroom 2	3.00 x 3.61	9' 10" x 11' 10"
Bedroom 3	2.55 x 3.61	8' 4" x 11' 10"



PLOT  
4

No.21, MEADOW WAY  
**THE HICKLING**

3 bedroom bungalow with single garage



**ROOM DIMENSIONS**

Lounge	4.88 x 3.86	16' 0" x 12' 7"
Kitchen / Diner	4.16 x 3.86	13' 7" x 12' 7"
Bedroom 1	3.01 x 3.80	9' 10" x 12' 5"
Bedroom 2	3.90 x 2.65	12' 9" x 9' 8"
Bedroom 3	2.65 x 3.50	9' 8" x 11' 5"

PLOT  
5

No.23, MEADOW WAY

## THE FILBY+

3 bedroom bungalow with double garage



### ROOM DIMENSIONS

Lounge	4.00 x 4.85	13' 1" x 15' 10"
Kitchen / Dining / Garden Room	6.25 x 6.11	20' 6" x 20' 0"
Bedroom 1	3.70 x 3.41	12' 1" x 11' 2"
Bedroom 2	3.14 x 3.52	10' 3" x 11' 6"
Bedroom 3	2.96 x 2.93	9' 8" x 9' 7"

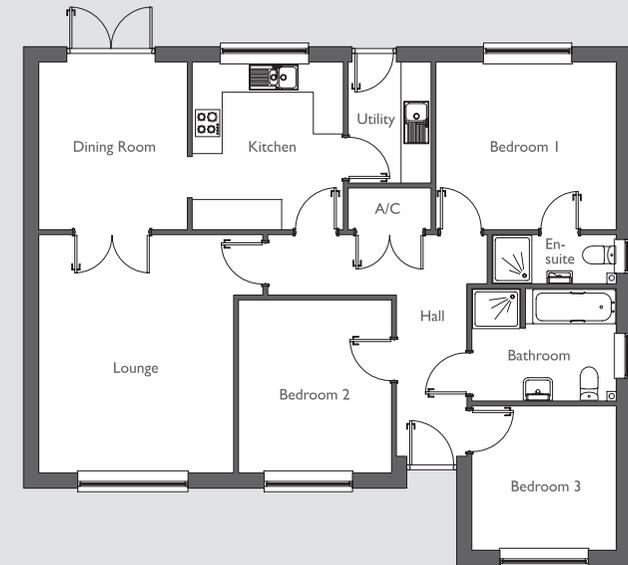


PLOT  
6

No.25, MEADOW WAY

## THE FILBY

3 bedroom bungalow with single garage



### ROOM DIMENSIONS

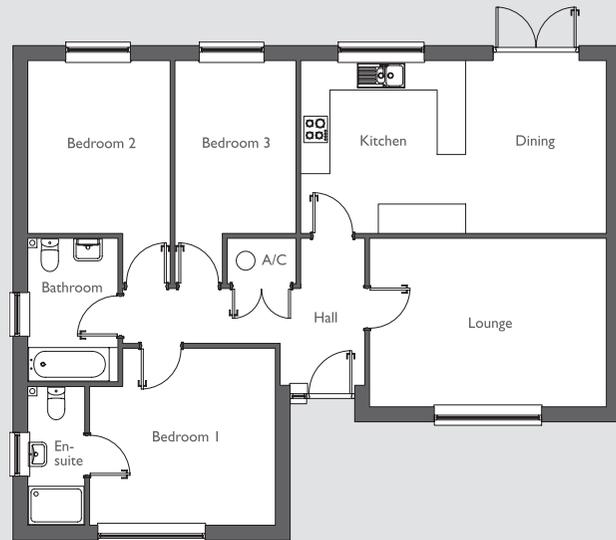
Lounge	4.00 x 4.85	13' 1" x 15' 10"
Dining Room	3.05 x 3.41	10' 0" x 11' 2"
Kitchen	3.10 x 3.41	10' 2" x 11' 2"
Bedroom 1	3.70 x 3.41	12' 1" x 11' 2"
Bedroom 2	3.14 x 3.52	10' 3" x 11' 6"
Bedroom 3	2.96 x 2.93	9' 8" x 9' 7"

PLOT  
7

No.34, MEADOW WAY

## THE ROLLESBY

3 bedroom bungalow with single garage



### ROOM DIMENSIONS

Lounge	4.99 x 3.52	16' 4" x 11' 6"
Kitchen / Dining	6.44 x 3.61	21' 1" x 11' 10"
Bedroom 1	3.91 x 3.70	12' 9" x 12' 1"
Bedroom 2	3.00 x 3.61	9' 10" x 11' 10"
Bedroom 3	2.55 x 3.61	8' 4" x 11' 10"



PLOT  
8

No.32, MEADOW WAY

THE FILBY

3 bedroom bungalow with single garage



ROOM DIMENSIONS

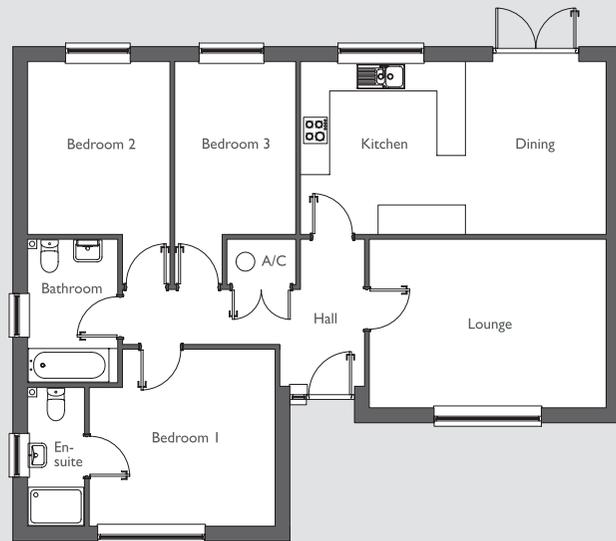
Lounge	4.00 x 4.85	13' 1" x 15' 10"
Dining Room	3.05 x 3.41	10' 0" x 11' 2"
Kitchen	3.10 x 3.41	10' 2" x 11' 2"
Bedroom 1	3.70 x 3.41	12' 1" x 11' 2"
Bedroom 2	3.14 x 3.52	10' 3" x 11' 6"
Bedroom 3	2.96 x 2.93	9' 8" x 9' 7"

PLOT  
9

No.30, MEADOW WAY

## THE ROLLESBY

3 bedroom bungalow with single garage



### ROOM DIMENSIONS

Lounge	4.99 x 3.52	16' 4" x 11' 6"
Kitchen / Dining	6.44 x 3.61	21' 1" x 11' 10"
Bedroom 1	3.91 x 3.70	12' 9" x 12' 1"
Bedroom 2	3.00 x 3.61	9' 10" x 11' 10"
Bedroom 3	2.55 x 3.61	8' 4" x 11' 10"



PLOT  
10

No.28, MEADOW WAY  
**THE HICKLING**

3 bedroom bungalow with single garage



**ROOM DIMENSIONS**

Lounge	4.88 x 3.86	16' 0" x 12' 7"
Kitchen / Diner	4.16 x 3.86	13' 7" x 12' 7"
Bedroom 1	3.01 x 3.80	9' 10" x 12' 5"
Bedroom 2	3.90 X 2.65	12' 9" x 9' 8"
Bedroom 3	2.65 x 3.50	9' 8" x 11' 5"

# Features

## OF A BADGER HOME AT THE MEADOWS



### 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.
- All properties to have Neff stainless steel double oven, ceramic hob, extractor, 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 freestanding vanity units fitted to all bathrooms and en-suites (sizes will vary).
- Roper Rhodes Soft close 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 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.
- 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 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 installed as standard to all properties.

- 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

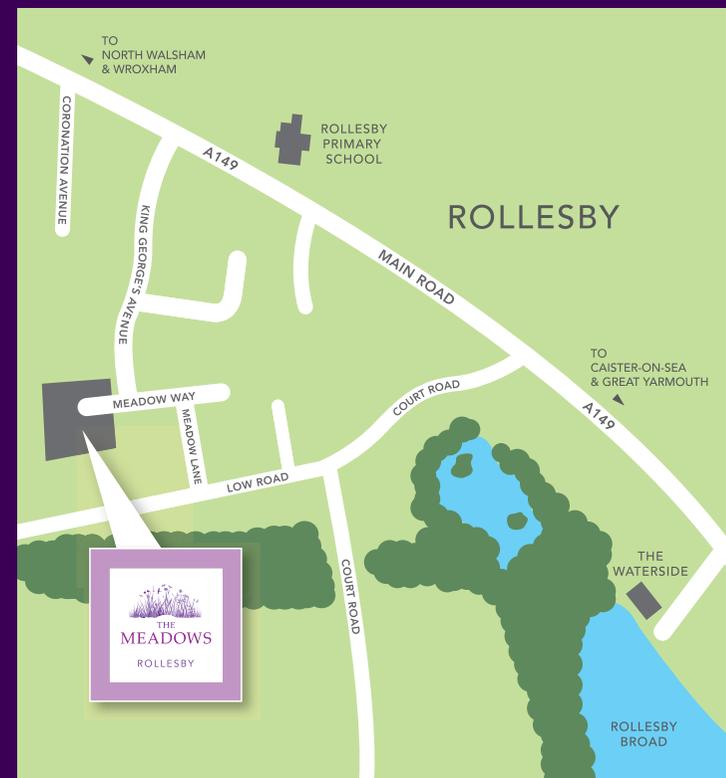
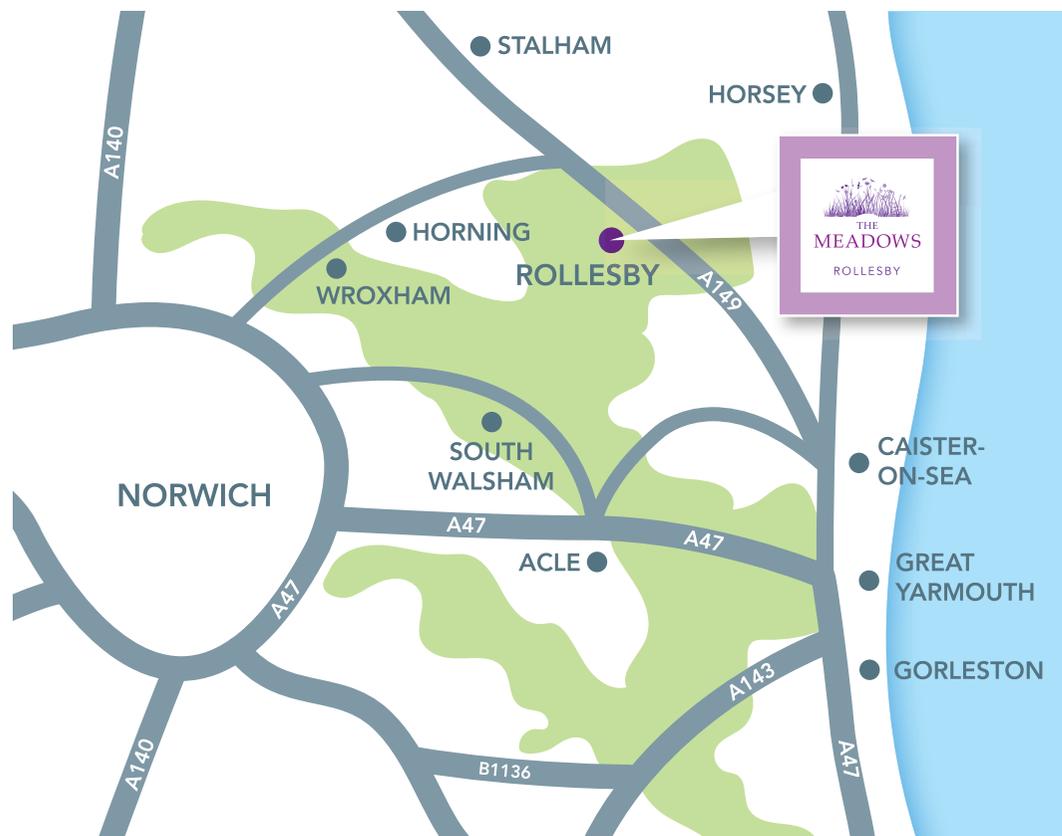
- Oak veneered panelled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Buff Riven paving slab patios to all plots.
- Turfed or planted front gardens (where applicable).
- Parking areas and 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 THE MEADOWS

MEADOW WAY, OFF KING GEORGE'S AVENUE, ROLLESBY, NORFOLK NR29 5HA



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. Computer generated illustrations are provided for visual guidance only and the finished look may vary during the construction process. 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**  
*setting the standards*



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