



**MILL FIELDS**  
YAXHAM

**BADGER**   
*setting the standards*

# YAXHAM

The rural village of Yaxham sits in the heart of Norfolk in the Breckland district, roughly 15 miles west of Norwich and 2 miles south of Dereham, the nearest market town which is located in the middle of the county.

The village consists of a large mixture of homes of varying shapes and sizes with the church central and the nearby jubilee playing field, village hall and village school.

Yaxham railway station in the village is on the Mid-Norfolk Railway, a heritage railway running between the historic market towns of Wymondham and Dereham. The surrounding countryside is every bit the typical mid Norfolk style of patchwork agricultural fields, farms, small attractive villages and larger settlements like Attleborough, Wymondham, Hingham and Watton.

The closest town is Dereham which is easy accessible by road and bus, the town is home to several large supermarkets, many chain stores as well as independent shops, boutiques, cafes, pubs, banks including a library, leisure centre, the town market, fast food chains and a cinema. On the edge of town are a small retail parks and business centres.

Nearby is Gresenhall Museum of Rural life a popular attraction for families and children which explains the story of rural life in Norfolk. Also attached to the museum is a working farm and children's play area.

From Yaxham you are able to join the A47 trunk road which slices through the centre of Norfolk linking the West at Kings Lynn to the East and the coastal resort of Great Yarmouth. Along the way you can visit Norfolk's capital city Norwich, which has everything and more from a historic buildings to modern shopping centres and thriving outdoor market.





# 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.



-  **WESTLETON**  
3 bedroom bungalow
-  **ASHBY**  
3 bedroom bungalow
-  **STARSTON**  
2 bedroom house
-  **HULVER**  
3 bedroom house
-  **ELLINGHAM**  
3 bedroom house
-  **BURLINGHAM**  
4 bedroom house
-  **REDGRAVE**  
4 bedroom house
-  **THORPE**  
4 bedroom house
-  **WRENTHAM**  
4 bedroom house
-  **BLYTHBURGH**  
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.

Plots 21 & 25

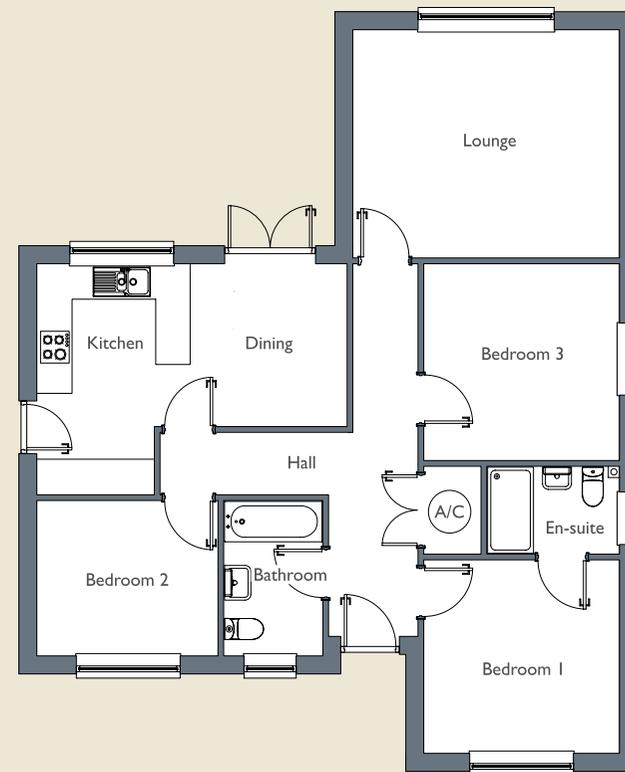
# WESTLETON

3 bedroom bungalow



## Ground Floor

Lounge	4.65 x 3.95	15' 3" x 12' 11"	Bedroom 1	3.41 x 3.35	11' 2" x 10' 11"
Kitchen/Dining	5.41 x 4.00	17' 8" x 13' 1"	Bedroom 2	3.16 x 2.69	10' 4" x 8' 9"
			Bedroom 3	3.41 x 3.40	11' 2" x 11' 1"

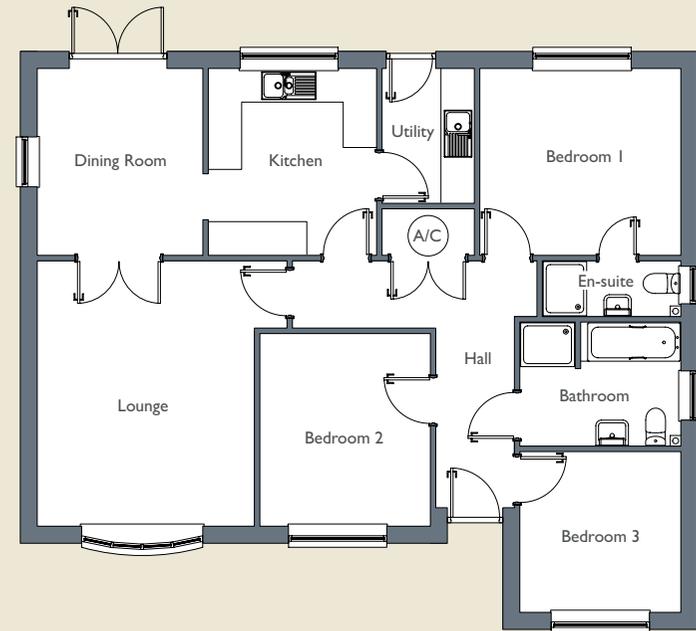


Plot 21 is opposite hand

Plot 3

**ASHBY**

3 bedroom bungalow



**Ground Floor**

Lounge	4.60 x 4.85	15' 1" x 15' 10"	Bedroom 1	3.70 x 3.41	12' 1" x 11' 2"
Dining Room	3.05 x 3.41	10' 0" x 11' 2"	Bedroom 2	3.14 x 3.52	10' 3" x 11' 6"
Kitchen	3.10 x 3.41	10' 2" x 11' 2"	Bedroom 3	2.96 x 2.93	9' 8" x 9' 7"

Plots 4 & 5

# STARSTON

2 bedroom house

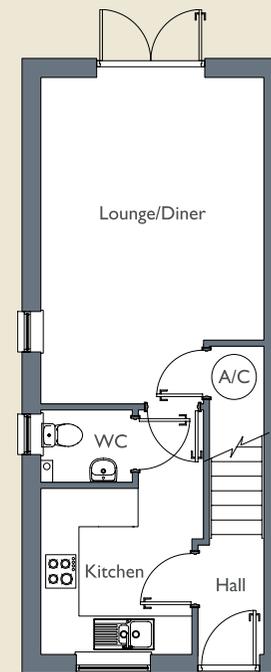


### Ground Floor

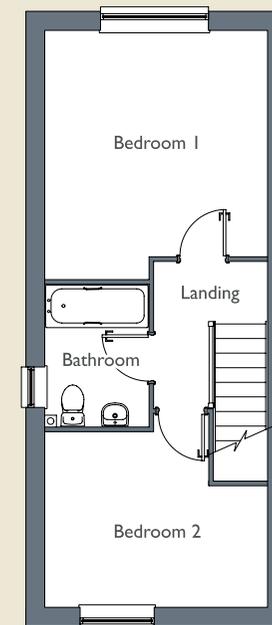
Lounge/Diner	3.69 x 5.37	12' 1" x 17' 7"
Kitchen	2.50 x 2.70	8' 2" x 8' 10"

### First Floor

Bedroom 1	3.69 x 3.72	12' 1" x 12' 2"
Bedroom 2	3.69 x 2.89	12' 1" x 9' 5"



GROUND FLOOR



FIRST FLOOR

Plot 4 is opposite hand

Plots 6 & 7

**HULVER**

3 bedroom house



**Ground Floor**

Lounge/Diner	5.21 x 3.92	17' 1" x 12' 10"
Kitchen	2.80 x 4.11	9' 2" x 13' 5"

**First Floor**

Bedroom 1	3.01 x 3.84	9' 10" x 12' 7"
Bedroom 2	3.01 x 3.12	9' 10" x 10' 3"
Bedroom 3	2.12 x 2.67	6' 11" x 8' 9"

Plots 14 & 15

# ELLINGHAM

3 bedroom house

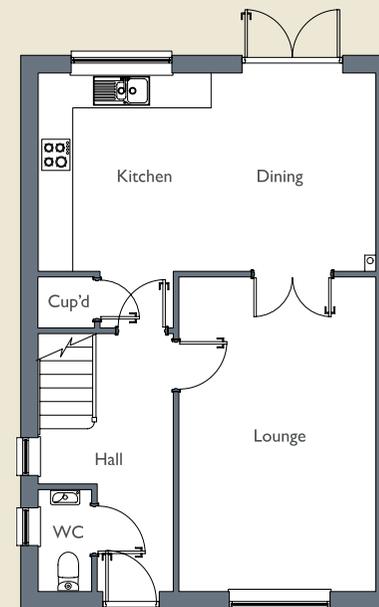


### Ground Floor

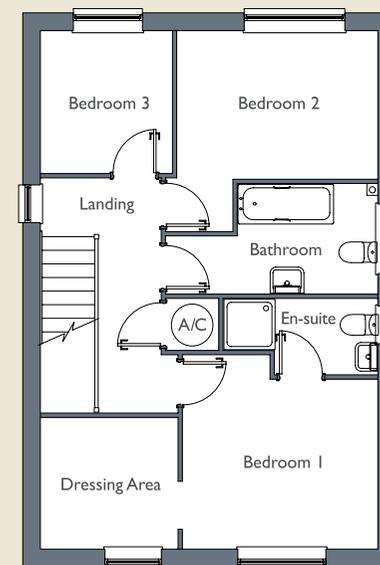
Lounge	3.50 x 5.55	11' 5" x 18' 2"
Kitchen/Dining	6.00 x 3.50	19' 8" x 11' 5"

### First Floor

Bedroom 1	3.47 x 3.00	11' 4" x 9' 10"
Dressing Area	2.45 x 2.32	8' 0" x 7' 7"
Bedroom 2	3.57 x 2.62	11' 8" x 8' 7"
Bedroom 3	2.35 x 2.52	7' 8" x 8' 3"



GROUND FLOOR



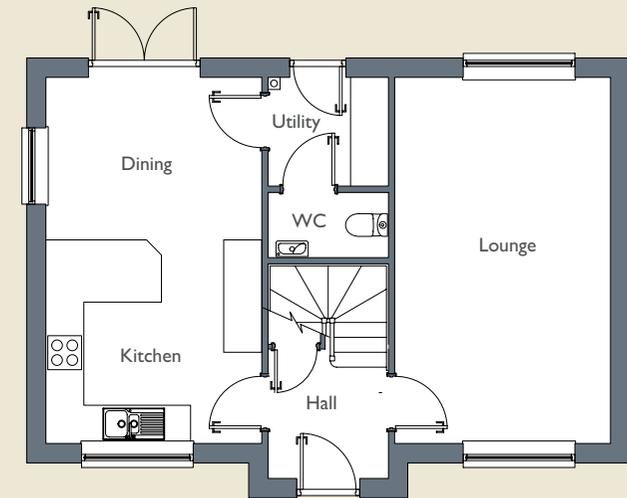
FIRST FLOOR

Plot 15 is opposite hand

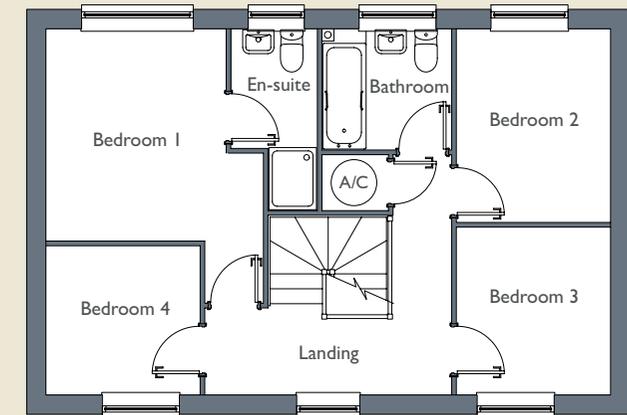
Plot 19

# BURLINGHAM

4 bedroom house



GROUND FLOOR



FIRST FLOOR

### Ground Floor

Lounge	3.50 x 5.89	11' 5" x 19' 3"
Kitchen/Dining	3.50 x 5.89	11' 5" x 19' 3"

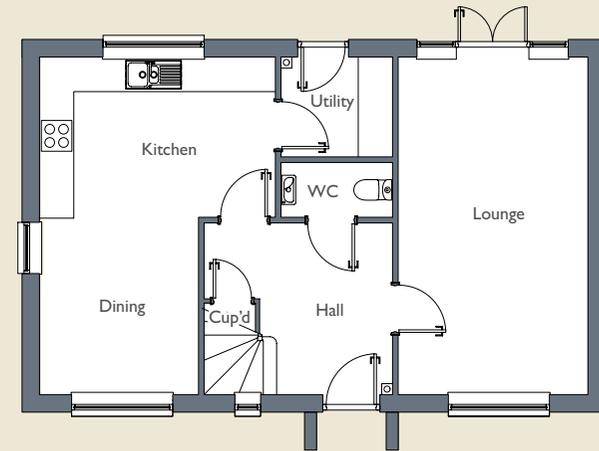
### First Floor

Bedroom 1	3.52 x 3.41	11' 6" x 11' 2"
Bedroom 2	2.50 x 3.11	8' 2" x 10' 2"
Bedroom 3	2.50 x 2.70	8' 2" x 8' 10"
Bedroom 4	2.50 x 2.40	8' 2" x 7' 10"

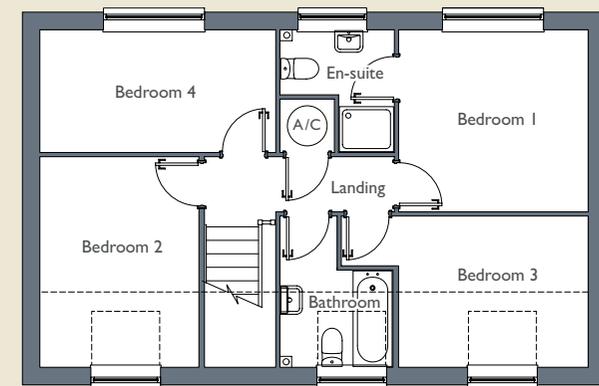
Plot 24

# REDGRAVE

4 bedroom house



GROUND FLOOR



FIRST FLOOR

## Ground Floor

Lounge	3.40 x 6.00	11' 1" x 19' 8"
Kitchen/Dining	4.22 x 6.00	13' 11" x 19' 8"

## First Floor

Bedroom 1	3.40 x 3.23	11' 1" x 10' 7"
Bedroom 2	2.85 x 3.74	9' 4" x 12' 3"
Bedroom 3	3.40 x 2.69	11' 1" x 8' 9"
Bedroom 4	4.22 x 2.18	13' 11" x 7' 11"

Plots 16 & 22

# THORPE

4 bedroom house



### Ground Floor

Lounge	3.86 x 5.19	12' 7" x 17' 0"
Kitchen/Dining	7.91 x 3.75	26' 0" x 12' 3"

### First Floor

Bedroom 1	3.86 x 3.89	12' 7" x 12' 8"
Bedroom 2	2.92 x 3.72	9' 6" x 12' 2"
Bedroom 3	2.82 x 3.77	9' 3" x 12' 4"
Bedroom 4	2.74 x 3.77	9' 0" x 12' 4"

Plots 1, 18, 20 & 23

# WRENTHAM

4 bedroom house



### Ground Floor

Lounge	4.17 x 6.11	13' 8" x 20' 0"
Kitchen / Diner	6.22 x 5.46	20' 4" x 17' 10"
Study	2.95 x 3.27	9' 8" x 10' 8"

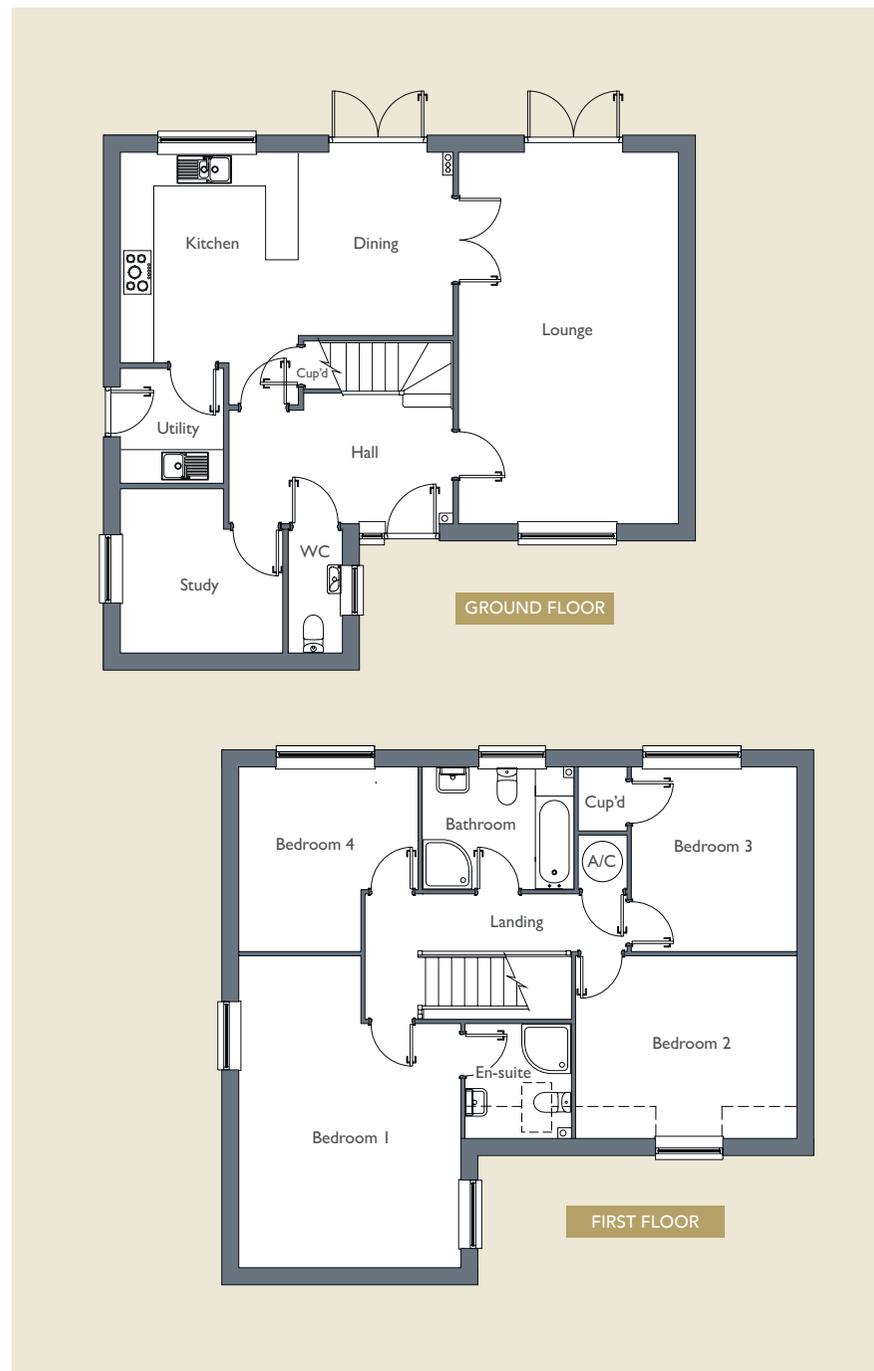
### First Floor

Bedroom 1	4.20 x 3.53	13' 9" x 11' 6"
Bedroom 2	4.20 x 2.67	13' 9" x 8' 9"
Bedroom 3	4.09 x 2.65	13' 5" x 8' 8"
Bedroom 4	3.15 x 2.51	10' 3" x 8' 2"

Plots 2 & 17

# BLYTHBURGH

4 bedroom house



### Ground Floor

Lounge	4.05 x 6.79	13' 3" x 22' 3"
Kitchen/Dining	6.12 x 3.85	20' 0" x 12' 7"
Study	2.99 x 3.00	9' 9" x 9' 10"

### First Floor

Bedroom 1	4.09 x 5.70	13' 5" x 18' 8"
Bedroom 2	4.07 x 3.34	13' 4" x 10' 11"
Bedroom 3	3.05 x 3.37	10' 0" x 11' 0"
Bedroom 4	3.30 x 3.37	10' 9" x 11' 0"







# FEATURES

## OF A BADGER HOME AT MILL FIELDS



### 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 and Hulver house types come with a Neff stainless steel built-under single oven, ceramic hob, extractor and integrated fridge freezer.
- Ashby, Westleton, Wrentham, Thorpe, Ellingham, Redgrave and Burlingham house types come with a Neff stainless steel double oven, ceramic hob, extractor, integrated dishwasher and fridge freezer.
- Blythburgh house type come with a 90cm all electric range cooker and matching 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.
- 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 (no sink to Burlingham and Redgrave house type).

### 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

- 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 to 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 selected 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

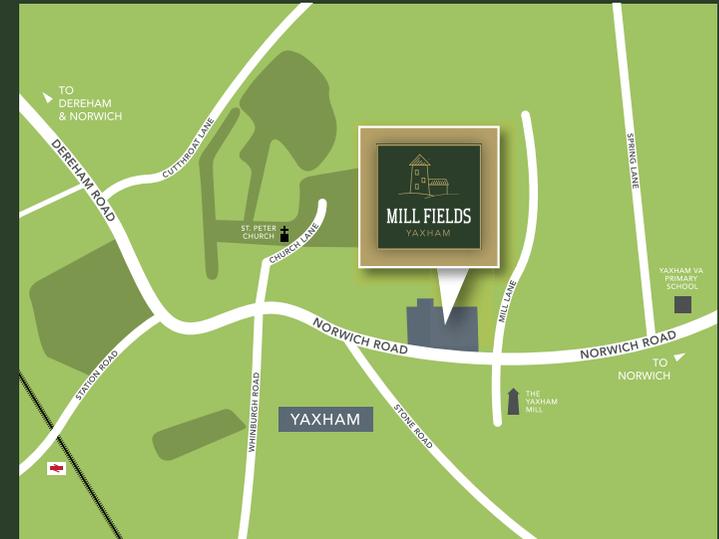
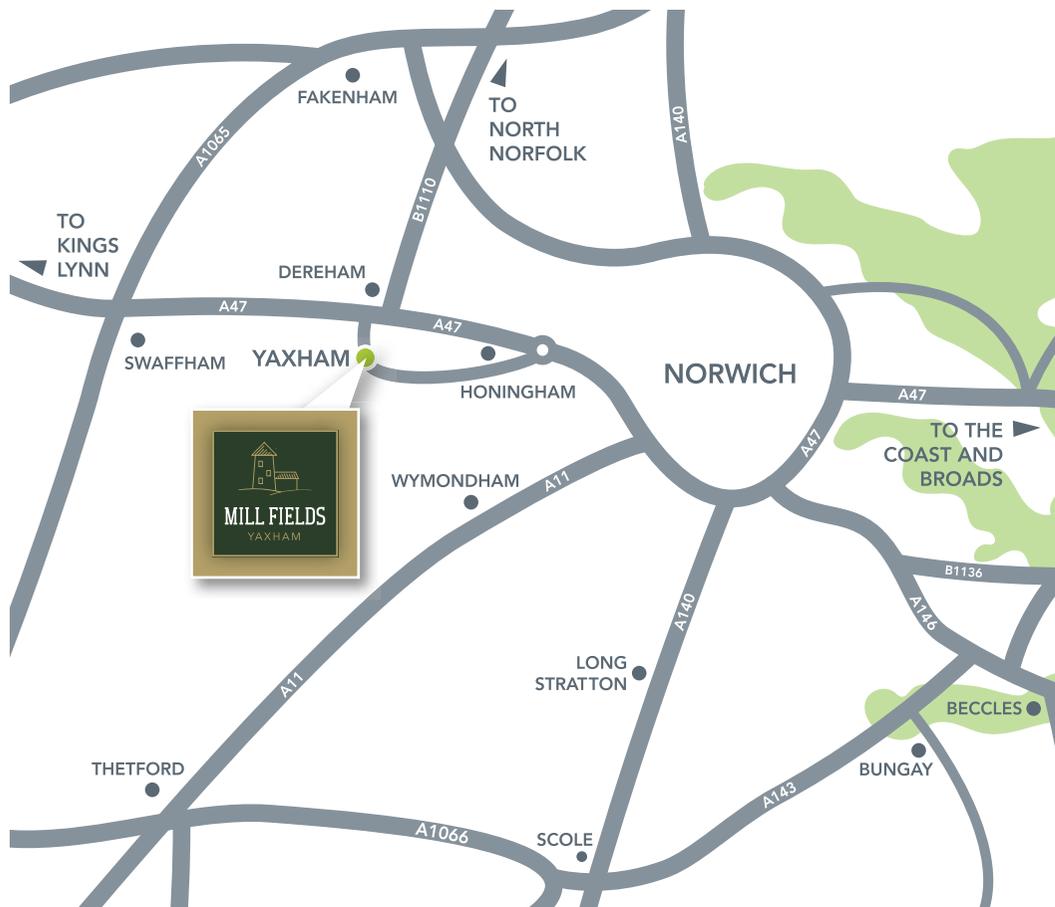
- Oak veneered paneled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Softwood staircases painted white with solid Oak handrails.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Sandstone paving 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 MILL FIELDS

OFF NORWICH ROAD, YAXHAM, NORWICH, NORFOLK, NR19 1FX



**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.