



**NIGHTINGALE  
RISE**  
DITCHINGHAM

**BADGER**  
*setting the standards*





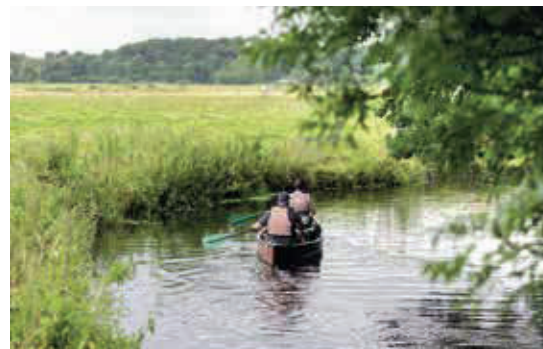
# DITCHINGHAM

Ditchingham sits right on the Norfolk/Suffolk border with the larger market town of Bungay on its doorstep.

The village is served by main road access direct to Diss, Norwich and Lowestoft which makes it an ideal place for living in the country without feeling like you're never too far from the more the built up towns. The South Norfolk town of Diss is on the main railway line to London Liverpool Street so commuting to the city is possible.

Services that the village offers include a small convenience store and post office together with village hall, primary school, recreation field, heathland and fishing lakes and themed restaurant. Being so close to Bungay means that within minutes you have a wider choice of independent and specialist shops from florists, homeware, delis, DIY merchants, butchers, coffee shops and much more including pubs, restaurants, theatre and a main town supermarket. Bungay itself is a well preserved attractive town steeped in history with a castle and surrounded by picturesque scenery including the unspoilt River Waveney valley and marshlands which have numerous paths and walks to explore on foot or by river. Kayaking and paddle-boarding are popular on the clear water or just having a picnic by the river on The Common are all great ways to relax and soak up the natural surroundings.

There is a large golf club, recently refurbished leisure centre with swimming pool and football club. The town has numerous events throughout the year including the Spring Market, Antiques street fair and Christmas market which drawn in people from across the area.











# 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

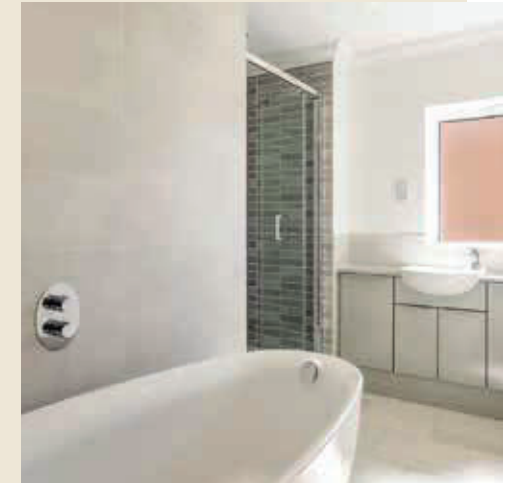
We employ expert local craftsmen using the highest quality building materials. Our construction techniques are constantly being developed and refined.

## OUTSTANDING SPECIFICATION

Take a look at a 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.



**NIGHTINGALE  
RISE**  
DITCHINGHAM

 **STARSTON**  
2 bedroom house

 **HALES**  
3 bedroom house

 **HULVER**  
3 bedroom house

 **BURLINGHAM**  
4 bedroom house

 **WANGFORD**  
3 bedroom bungalow

 **FLIXTON**  
3 bedroom bungalow

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 8, 9, 16, 17, 18, 19 & 20

**STARSTON** | 2 bedroom house



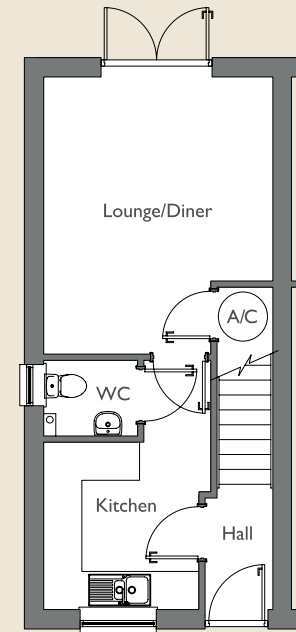
Illustration depicts Plots 8 & 9 variation

**GROUND FLOOR**

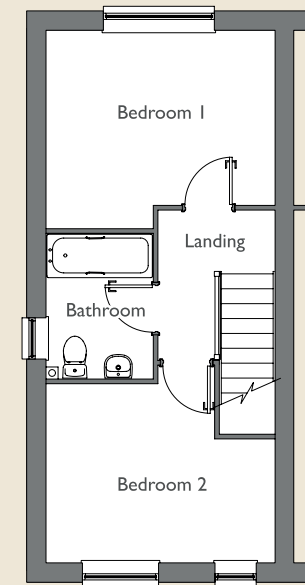
Lounge/Diner	3.69 x 4.47	12' 1" x 14' 8"
Kitchen	2.50 x 2.70	8' 2" x 8' 10"

**FIRST FLOOR**

Bedroom 1	3.69 x 3.20	12' 1" x 10' 6"
Bedroom 2	3.69 x 2.89	12' 1" x 9' 5"



GROUND FLOOR



FIRST FLOOR

Plots 9, 17, 18 & 20 are opposite hand

Plots 6, 7, 21 & 22

**HALES** | 3 bedroom house



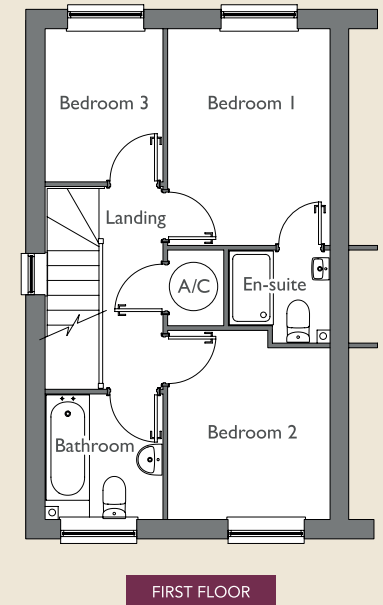
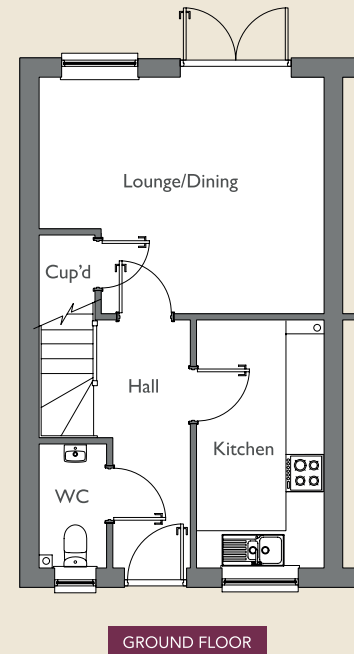
Illustration depicts Plots 6 & 7 variation

**GROUND FLOOR**

Lounge/Dining	4.59 x 3.81	15' 1" x 12' 6"
Kitchen	2.05 x 4.00	6' 9" x 13' 1"

**FIRST FLOOR**

Bedroom 1	2.62 x 3.49	8' 7" x 11' 5"
Bedroom 2	2.62 x 2.77	8' 7" x 9' 1"
Bedroom 3	1.90 x 3.49	6' 2" x 11' 5"



Plots 7 & 22 are opposite hand



Plots 4 & 5

**HULVER** | 3 bedroom house



**GROUND FLOOR**

Lounge/Diner	5.21 x 3.92	17' 1" x 12' 10"
Kitchen	2.80 x 4.00	9' 2" x 13' 1"

**FIRST FLOOR**

Bedroom 1	3.00 x 3.73	9' 10" x 12' 2"
Bedroom 2	3.00 x 3.12	9' 10" x 10' 2"
Bedroom 3	2.14 x 2.57	7' 0" x 8' 5"

**GROUND FLOOR**

**FIRST FLOOR**

Plot 4 is opposite hand

Plot 3

# HULVER | 3 bedroom house (detached version)

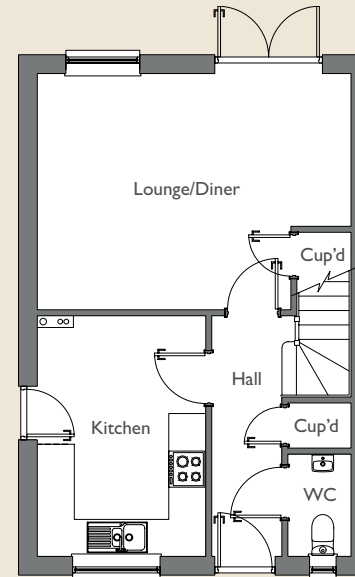


## GROUND FLOOR

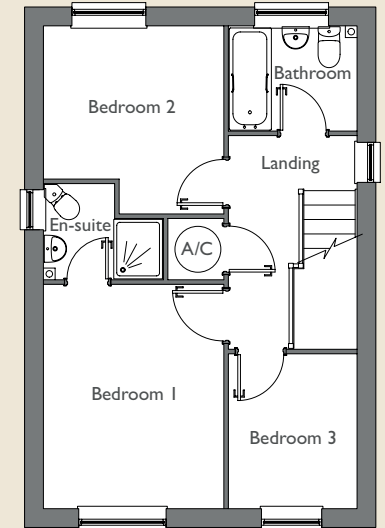
Lounge/Diner	5.21 x 3.92	17' 1" x 12' 10"
Kitchen	2.80 x 4.00	9' 2" x 13' 1"

## FIRST FLOOR

Bedroom 1	3.00 x 3.73	9' 10" x 12' 2"
Bedroom 2	3.00 x 3.12	9' 10" x 10' 2"
Bedroom 3	2.14 x 2.57	7' 0" x 8' 5"



GROUND FLOOR



FIRST FLOOR



Plots 1, 2 & 26

# WANGFORD | 3 bedroom bungalow



Illustration depicts Plot 26 variation

## GROUND FLOOR

Lounge 3.41 x 4.56 11' 2" x 14' 11"  
Kitchen/Dining 3.05 x 5.32 10' 0" x 17' 5"

Bedroom 1 3.41 x 3.15 11' 2" x 10' 4"  
Bedroom 2 3.05 x 3.15 10' 0" x 10' 4"  
Bedroom 3 2.23 x 2.61 7' 3" x 8' 7"



Plot 27

# FLIXTON | 3 bedroom bungalow



## GROUND FLOOR

Lounge	3.41 x 4.72	11' 2" x 15' 5"	Bedroom 1	3.60 x 3.37	11' 9" x 11' 0"
Kitchen/Dining	3.41 x 4.10	11' 2" x 13' 5"	Bedroom 2	3.44 x 2.45	11' 3" x 8' 0"
			Bedroom 3	2.95 x 3.37	9' 8" x 11' 0" (max)



Plots 23, 24 & 25

# BURLINGHAM | 4 bedroom house



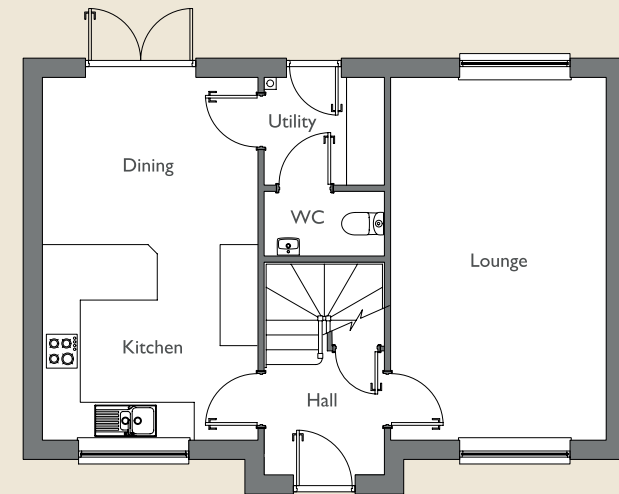
Illustration depicts Plot 24 variation

## GROUND FLOOR

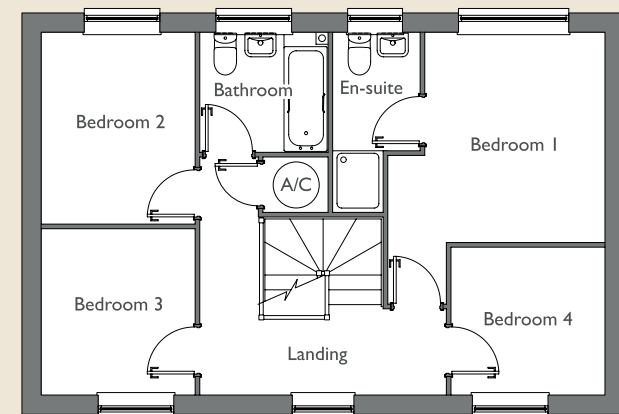
Lounge	3.50 x 5.89	11' 5" x 19' 3"
Kitchen/Dining	3.50 x 5.89	11' 5" x 19' 3"

## 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 2.89	8' 2" x 9' 5"
Bedroom 4	2.50 x 2.89	8' 2" x 9' 5"



GROUND FLOOR

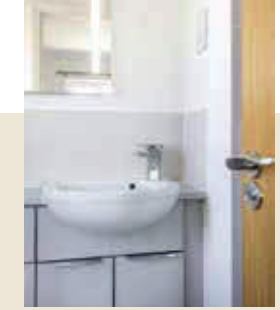
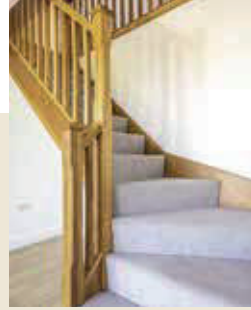


FIRST FLOOR





# FEATURES OF A BADGER HOME AT NIGHTINGALE RISE



## 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.
- Hulver, Hales and Starston house types come with a Neff stainless steel built-under single oven, ceramic hob and integrated extractor.
- Wangford, Burlingham and Flixton house types come with a Neff stainless steel 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.
- Roper Rhodes freestanding vanity units fitted in all bungalows and four bedroom houses.

- 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

- 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 lighting to be recessed ceiling downlights.
- 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 (excluding Plots 16 - 18).
- 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 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

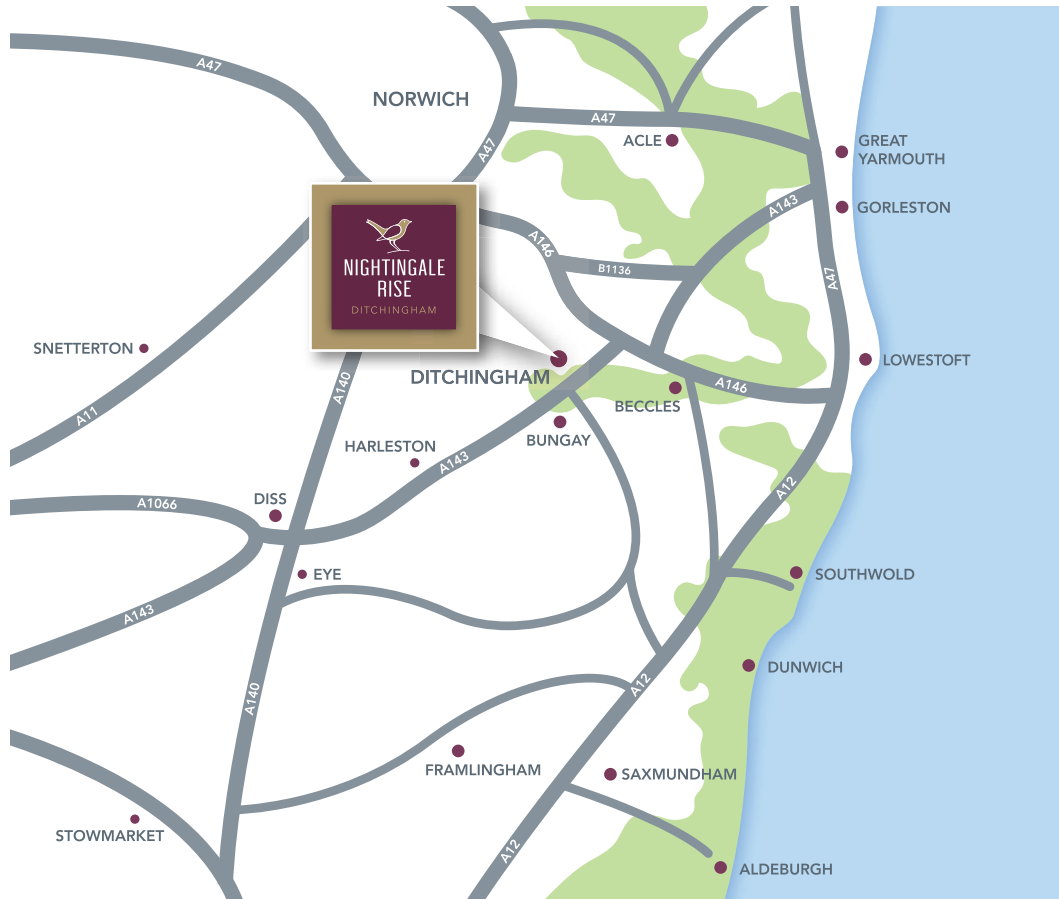
- Oak veneered paneled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Softwood staircases painted white with solid Oak handrails. Oak spindles with softwood handrails to Burlingham house type.
- Smooth finish ceilings painted with white emulsion 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 house types.

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 NIGHTINGALE RISE

HAMILTON WAY, DITCHINGHAM, BUNGAY, NORFOLK NR35 2JD



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.

**BADGER**  
*setting the standards*



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