



VALLEY  
VIEW  
BROOME

**BADGER**  
*setting the standards*



# Broome

Broome is a small village on the Norfolk Suffolk border, located close to the neighbouring market town of Bungay.

The village is well served by road links to Diss and Great Yarmouth via the A143 and Beccles, Lowestoft and the fine city of Norwich via the A146.

There's a village hall, pub, fishing lakes, common land and a convenience store can be found in the adjoining village of Ditchingham.

The bustling town of Bungay, situated on the Waveney Valley, is only a 10 minute drive away. Here you can find a larger selection of shops, including independent boutiques, antiques shops, pubs, restaurants, deli's and cafe's.

The town also boasts it's own castle ruins, a theatre, leisure centre and is the perfect starting point for tranquil river walks and exploring the beautiful Waveney Valley.

Bungay hosts several events in the town centre streets each year which always prove popular. These include an antiques fair, garden market and the festive Christmas market.



# 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 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.
- 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



**STARSTON**  
2 bedroom house



**ELLINGHAM**  
4 bedroom house



**REDGRAVE**  
4 bedroom house



**WRENTHAM**  
4 bedroom house



**YOXFORD**  
4 bedroom house



Bin Collection Points



**VALLEY VIEW**  
BROOME

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  
2

No.189, YARMOUTH ROAD

# STARSTON

2 bedroom house

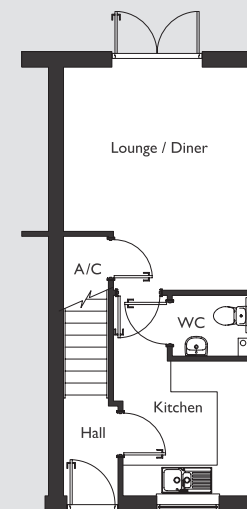


## GROUND FLOOR

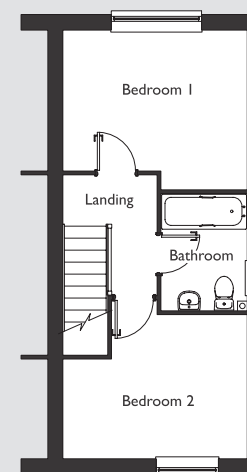
Lounge/Diner	3.69 x 4.47	12' 1" x 14' 8"
Kitchen	2.50 x 2.70	8' 2" x 8' 10"

## 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"



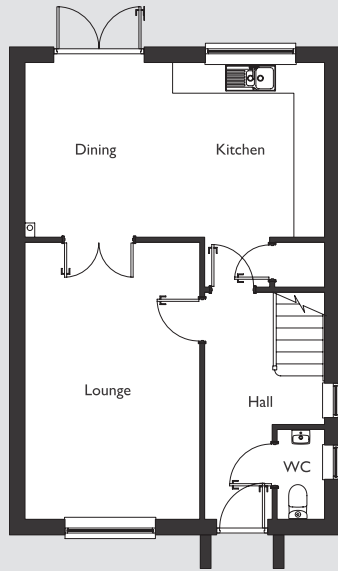
GROUND FLOOR



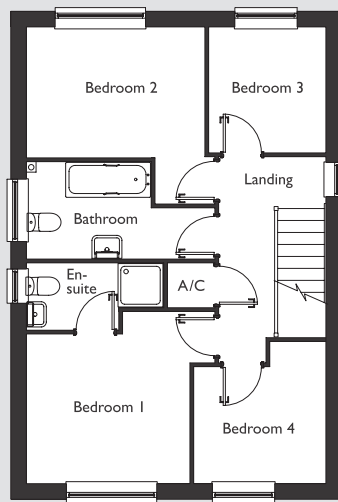
FIRST FLOOR

PLOT  
3

No.191, YARMOUTH ROAD  
**ELLINGHAM**  
4 bedroom house



GROUND FLOOR



FIRST FLOOR



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"

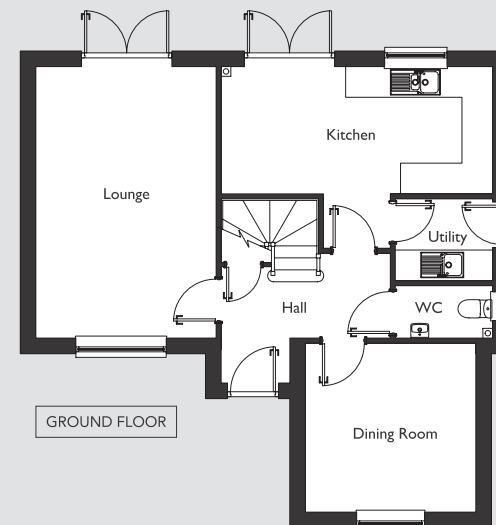
Bedroom 4 2.65 x 2.85m 8' 8" x 9' 4"

PLOT  
4

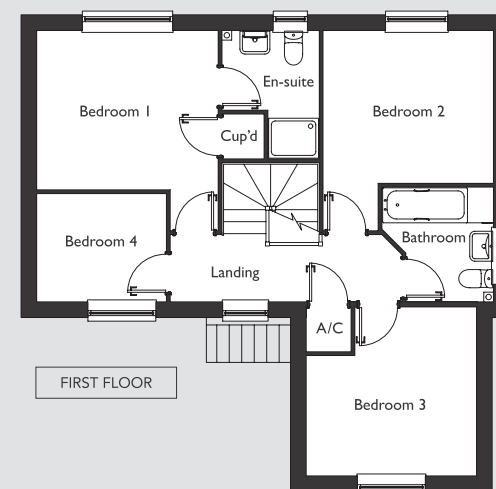
No.193, YARMOUTH ROAD

**YOXFORD**

4 bedroom house



GROUND FLOOR



FIRST FLOOR

**GROUND FLOOR**

Lounge	3.61 x 5.44m	11' 10" x 17' 10"
Kitchen	5.44 x 2.55m	17' 10" x 8' 4"
Dining Room	3.41 x 3.38m	11' 2" x 11' 1"

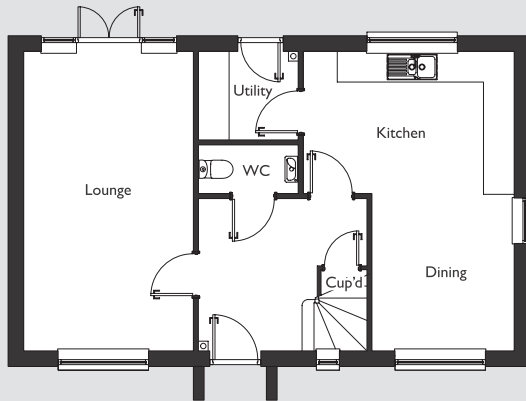
**FIRST FLOOR**

Bedroom 1	3.63 x 3.19m	11' 10" x 10' 5"
Bedroom 2	3.41 x 3.06m	11' 2" x 10' 0"
Bedroom 3	3.41 x 3.38m	11' 2" x 11' 1"
Bedroom 4	2.60 x 2.17m	8' 6" x 7' 1"

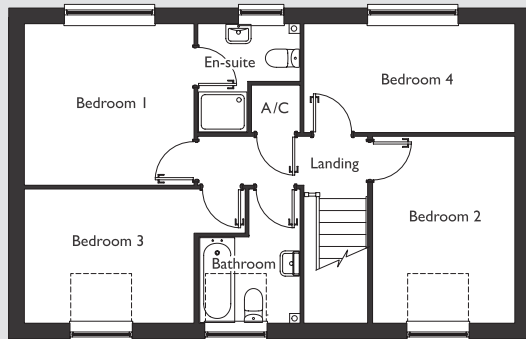


PLOT  
5

No.195, YARMOUTH ROAD  
**REDGRAVE**  
4 bedroom house



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

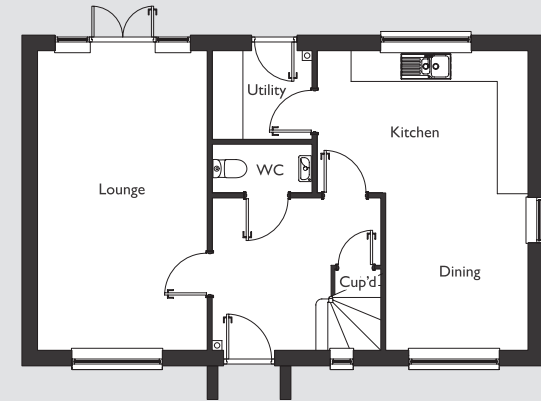
Lounge	3.40 x 6.00	11' 1" x 19' 8"
Kitchen/Diner	4.22 x 6.00	13' 10" x 19' 8"

FIRST FLOOR

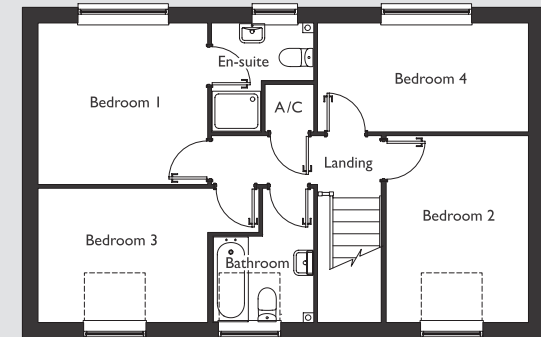
Bedroom 1	3.40 x 3.23	11' 1" x 10' 7"
Bedroom 2	2.87 x 3.74	9' 5" x 12' 3"
Bedroom 3	3.40 x 2.69	11' 1" x 8' 9"
Bedroom 4	4.22 x 2.18	13' 10" x 7' 1"

PLOT  
6

No.197, YARMOUTH ROAD  
**REDGRAVE**  
4 bedroom house



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

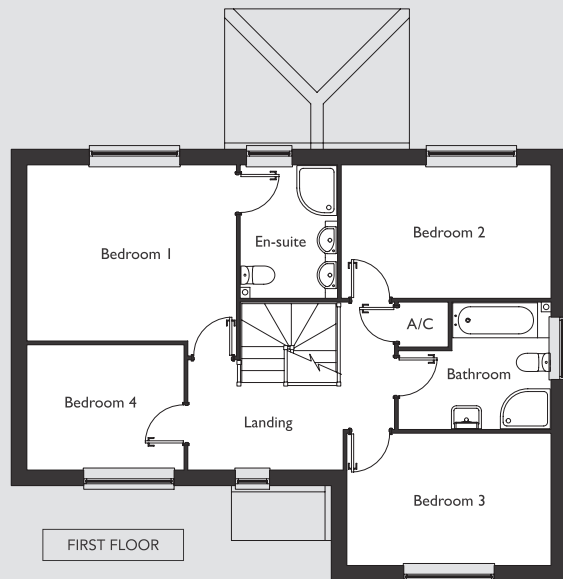
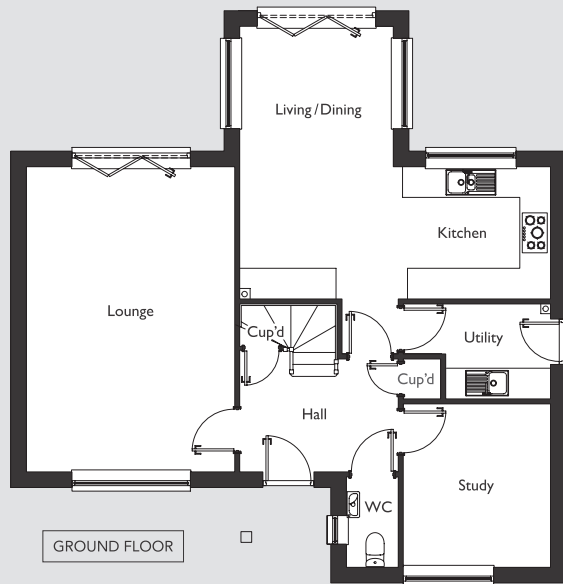
Lounge	3.40 x 6.00	11' 1" x 19' 8"
Kitchen/Diner	4.22 x 6.00	13' 10" x 19' 8"

### FIRST FLOOR

Bedroom 1	3.40 x 3.23	11' 1" x 10' 7"
Bedroom 2	2.87 x 3.74	9' 5" x 12' 3"
Bedroom 3	3.40 x 2.69	11' 1" x 8' 9"
Bedroom 4	4.22 x 2.18	13' 10" x 7' 1"

PLOT  
7

No.199, YARMOUTH ROAD  
**WRENTHAM**  
4 bedroom house

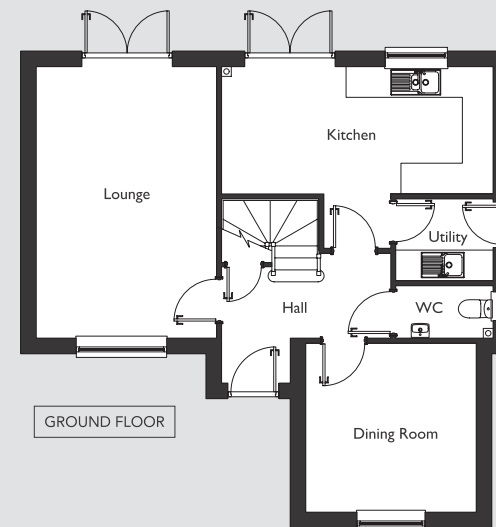


### GROUND FLOOR

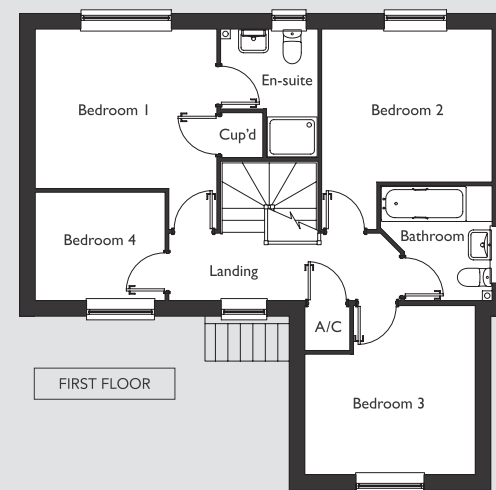
Lounge	4.17 x 6.11	13' 8" x 20' 0"
Kitchen / Diner	6.22 x 5.46	20' 4" x 17' 10"
Study	2.95 x 3.27	9' 8" x 10' 8"

### 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"



GROUND FLOOR



FIRST FLOOR

**GROUND FLOOR**

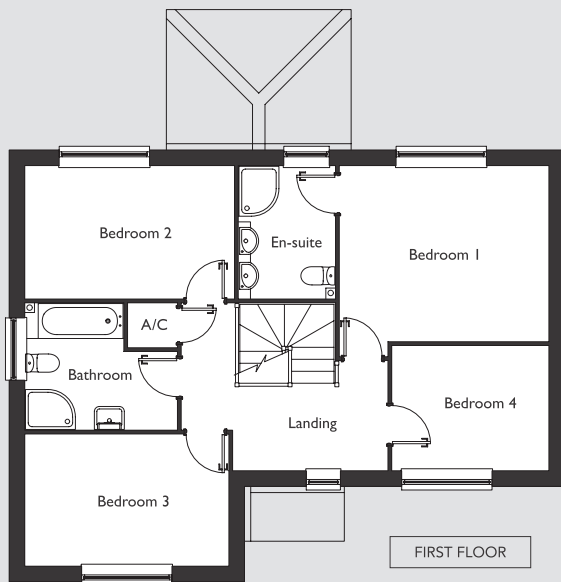
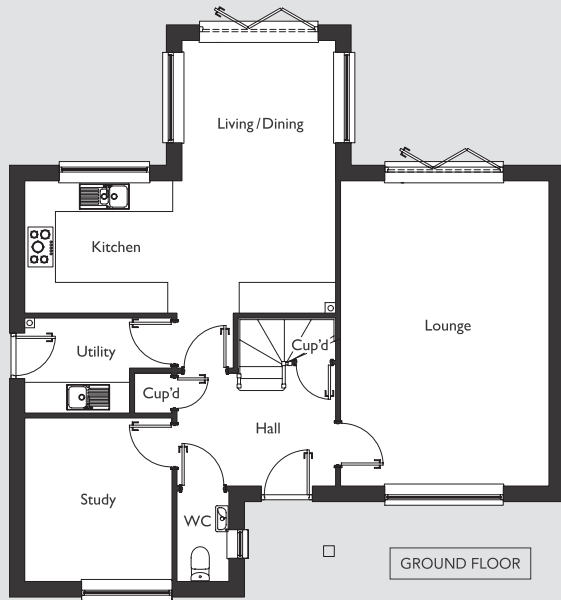
Lounge	3.61 x 5.44m	11' 10" x 17' 10"
Kitchen	5.44 x 2.55m	17' 10" x 8' 4"
Dining Room	3.41 x 3.38m	11' 2" x 11' 1"

**FIRST FLOOR**

Bedroom 1	3.63 x 3.19m	11' 10" x 10' 5"
Bedroom 2	3.41 x 3.06m	11' 2" x 10' 0"
Bedroom 3	3.41 x 3.38m	11' 2" x 11' 1"
Bedroom 4	2.60 x 2.17m	8' 6" x 7' 1"

PLOT  
9

No.203, YARMOUTH ROAD  
**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"

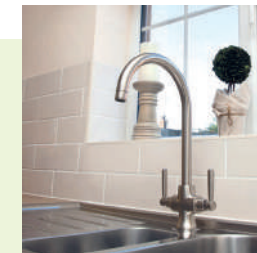
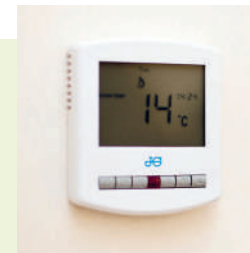
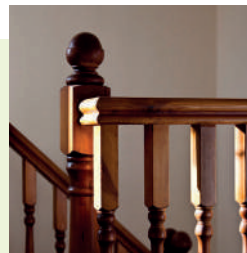
**FIRST FLOOR**

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"



# Features

## OF A BADGER HOME AT VALLEY VIEW



### 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.
- Starton house type comes with a Neff stainless steel single oven, ceramic hob and integrated extractor.
- Ellingham, Redgrave, Yoxford and Wrentham house types come with a 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 (no sink to Redgrave house type).

### BATHROOM SPECIFICATION

- Bathrooms are finished with white suites complemented by chrome taps and fittings.
- Roper Rhodes freestanding vanity units fitted in all four bedroom houses (where room size and layout will 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.
- For added luxury we have installed towel warmer radiators in the bathrooms and en-suites (where room size and layout will allow, excluding Plot 2).
- 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 (no Satellite point to Plot 2).

- Kitchen lighting will be recessed ceiling downlights and under-pelmet lighting to wall units (excluding Plot 2).
- Bathroom and en-suite to lighting to be recessed ceiling downlights (excluding Plots 2).
- The property comes with a generous number of power points including shaver sockets in the bathrooms and en-suites.
- For the security minded, we fully install an intruder alarm (excluding Plot 2).
- 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 (excluding Plot 2) 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.

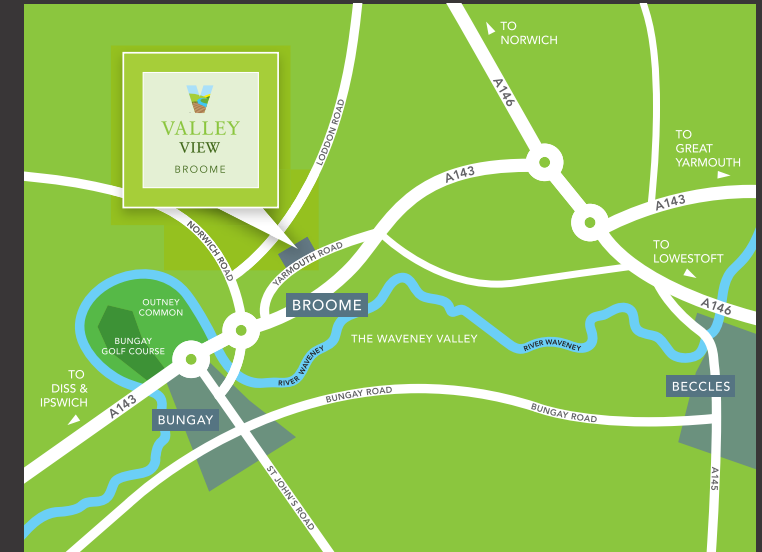
### GENERAL FEATURES

- Oak veneered paneled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Softwood staircases painted white with solid Oak Barley Twist stained spindles to compliment.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Indian Sandstone paving slab patios to all plots (excluding Plot 2).
- 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 Valley View

OLD YARMOUTH ROAD, BROOME, SUFFOLK NR35 2NZ



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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