

Buryford Meadows

BADWELL ASH, SUFFOLK



Our latest collection of contemporary countryside homes in the heart of Suffolk



Buryford Meadows, Badwell Ash, Suffolk

Situated on the edge of Badwell Ash village, Buryford Meadows is a one- off development consisting of eight beautiful family homes.

From the outside, the architectural style complements the picturesque setting, featuring charming windows and tastefully landscaped gardens and driveways.

Inside, the four detached bungalows offer modern, open-plan interiors, and three double bedrooms. The four other properties are spacious detached houses consisting of impressive entrance halls and fabulous family accommodation.

Whether you are a first-time buyer or planning to lay down permanent roots in a forever home, Buryford meadows offers high-spec, tailored homes to suit a variety of lifestyles and tastes.





Buryford Meadows
The Street
Badwell Ash



Badwell Ash

Situated just ten miles East from the buzz of Bury St Edmunds, Badwell Ash is a charming Suffolk village and is a civil parish in the Mid Suffolk district.

Featuring a village church, a central pub, shop, Fish Bar & Takeaway and post office, this welcoming community has all the amenities you could wish for – without sacrificing its peaceful landscapes and picturesque fields, woods and meadowlands. There are plenty of idyllic dog walking spots for your four-legged friends too. The village has several listed buildings, former barns, stables and cart lodges, which have all been lovingly restored; a nod to its agricultural past.

With a small community of around 820, it is the ideal place to enjoy the peaceful countryside location for those seeking a quiet life, but without being too far from key network links for professionals needing access to the larger nearby towns and cities. Badwell Ash is home to a fantastic nursery, and with a range of primary school options situated closely nearby, it is a great choice for young families too.

BURY ST EDMUNDS
10 miles / 20 mins
STOWMARKET
10 miles / 20 mins
SUFFOLK COAST
30 miles / 50 mins
CAMBRIDGE
40 miles / 1 hr
STANSTEAD AIRPORT
60 miles / 1 hr
LONDON
90 miles / 2 hrs



Badwell Ash

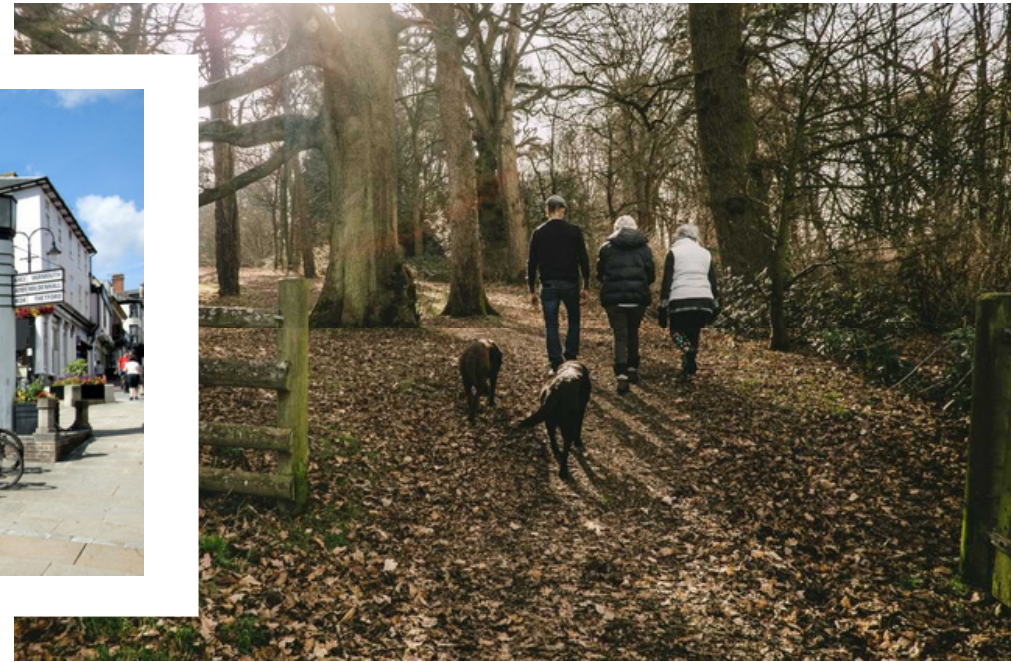




Above (from the top)
 -Michelin recommended Maison Bleue Restaurant, one of many awarding wining restaurants and gastro pubs in the area
 -Wrights café (one of many specialty coffee and independent cafes in the area
 -Wyken Vineyards
 -Michelin Star local restaurant-Pea Porridge



Above
 Historic town of Bury St Edmunds, one of many quaint towns and villages in the area.
 Left
 People socialising-there are many pubs and restaurants in the area to meet up with friends or enjoy with the family
 Left
 Shopping in Bury St Edmunds –There are a number of towns within 20 minutes of Norton. Bury St Edmunds is on Norton's doorstep which is a great shopping destination. It has a number of high street stores, local boutiques, a cinema and theatre.



Above
 Top: Woodland walks in Badwell Ash area
 Bottom: Peloton in Suffolk country side
 Left
 Family enjoying the countryside sunshine



Versatile, open
plan living,
beautifully
designed with
style, quality and a
personal touch



Specification for Buryford Meadows

Contemporary kitchens and bathrooms, premium quality fittings, energy-efficient lighting and the latest wiring for home entertainment and connectivity are just a few of the many benefits of owning a Willow Walk home.

KITCHEN & UTILITY ROOM

- ◆ Choice of wall and base units with soft-close doors/drawers
- ◆ Quartz worktops
- ◆ LVT flooring
- ◆ 1.5 bowl stainless steel inset sink with Monobloc tap in kitchen; single bowl stainless steel inset sink in utility room [where applicable]
- ◆ Stainless steel single-oven and 4 ring electric ceramic hob
- ◆ Glass splashback to hob
- ◆ Chimney-style cooker hood
- ◆ Fully integrated washing machine, dishwasher and fridge/freezer

BATHROOM, EN-SUITE & CLOAKROOM

- ◆ Choice of ceramic wall tiles to the bathroom and en-suite [full-height above bath and in shower enclosure; half-height to all other areas]
- ◆ Choice of ceramic wall tiles to the cloakroom - splashback to hand basin and tiled window sill where applicable
- ◆ Choice of ceramic floor tiles to the bathroom and en-suite
- ◆ Choice of Karndean flooring to the cloakroom
- ◆ Contemporary white sanitaryware by Roca
- ◆ Floor mounted back-to-wall WCs with soft close seat
- ◆ Wall mounted thermostatic bath/shower mixer
- ◆ Chrome finish towel rail to the bathroom and en-suite
- ◆ Shower enclosure with low profile shower tray and chrome framed clear glass door

HEATING, ELECTRICAL & LIGHTING

- ◆ Air source heat pump with 7-day programmable heating
- ◆ Compact style radiators with top and side grills
- ◆ White face plates to all switches and sockets [brass, chrome or stainless steel can be provided as an 'upgrade']
- ◆ Double sockets throughout with USB sockets provided in the kitchen and bedrooms
- ◆ Low energy downlights provided as standard to cloakroom, kitchen, utility room, bathroom and en-suite; energy-efficient pendants elsewhere
- ◆ Socket and light to loft

Specification for Buryford Meadows – *continued*

INTERNAL FEATURES

- ◆ TV point to living room and all bedrooms
- ◆ Telephone point to the entrance hall and living room
- ◆ Internal walls – Dulux matt emulsion [Swansdown]
- ◆ Ceilings [smooth] – Dulux matt emulsion [Swansdown]
- ◆ Woodwork – Dulux Satinwood [white]
- ◆ White solid core internal doors with chrome-effect door furniture
- ◆ Loft hatch and ladder
- ◆ Oak doors throughout

EXTERNAL FEATURES

- ◆ GRP composite entrance door with multi-point locking
- ◆ uPVC windows and French doors with multi-point locking
- ◆ Buff riven paved patio and path
- ◆ Turf and landscaped front garden; topsoil and seed to rear garden
- ◆ 1.8m fence between plot's; low level post-and-rail fence at the back of the rear garden to preserve scenic views
- ◆ An external tap will be provided at either the front, or at the rear of the property
- ◆ An external light will be provided each side of the entrance door and the patio doors
- ◆ EV charger
- ◆ Solar panels can be installed at extra an charge

*Buryford Meadows is a private road.
A management company will be appointed to maintain the road, the drainage, and the shared areas of soft landscaping.
The homeowners shall pay an annual service charge to the management company.

PEACE OF MIND

- ◆ Mains-powered smoke alarm to each floor
- ◆ Battery-powered carbon monoxide detector to all rooms with a concealed flue
- ◆ Spur provided for future intruder alarm fitting in the entrance hall [alarm can be provided as an 'upgrade']
- ◆ Each home will be independently surveyed during construction by Build-Zone, who will issue their 10-year warranty certificate upon completion



Tailored to You

Choose from our range of optional upgrades to personalise your new home

KITCHEN & UTILITY ROOM

- ☐ Quartz worktop
- ☐ Upgrade appliances to Bosch or Neff
- ☐ Upgrade single-oven to double-oven
- ☐ Upgrade 4-ring ceramic hob to a 6-ring hob, or to an induction hob
- ☐ Integrated wine cooler
- ☐ Ceramic tiling to floors
- ☐ Under cabinet lighting
- ☐ Fully tiled splashback

BATHROOM & EN-SUITE

- ☐ Upgrade sanitaryware
- ☐ Upgrade pedestal basin to vanity unit
- ☐ Free-standing bath and tap
- ☐ Fully tiled walls

FIXTURES & FITTINGS

- ☐ Fitted wardrobes
- ☐ Blinds
- ☐ Curtain poles
- ☐ Oak veneered internal doors

FLOORING

LVT flooring and carpets are provided throughout.

PLUMBING & HEATING

- ☐ Water softener
- ☐ Boiling water tap
- ☐ Underfloor heating

SECURITY

- ☐ Intruder alarms
- ☐ Security lights
- ☐ CCTV cameras

ELECTRICAL

- ☐ Pre-wired for SkyQ
- ☐ Electric Vehicle charging point
- ☐ Additional sockets & switches inc. USB
- ☐ Brass, chrome, or stainless-steel face plates
- ☐ Bathroom shaver socket and light
- ☐ Recessed downlights throughout
- ☐ Pendant feature light fittings

LANDSCAPING

- ☐ Horticulturally designed & landscaped garden
- ☐ Additional external tap
- ☐ Additional external power point
- ☐ Additional patio, or larger area of paving
- ☐ Upgrade paving slabs to Indian sandstone or concrete flags with resin jointing compound
- ☐ Shed (base included as part of standard specification)





Plots 1 & 2

Each featuring three bedrooms, a spacious garden and a high-spec kitchen diner, these luxury detached bungalows have been finished to an exceptional standard.

The semi-open plan living spaces create the perfect dwelling for the modern family, all of which have been designed with a focus on style, quality and the latest technology.

At a glance

1304 sq.ft

Bedrooms	3
Bathrooms	2
Parking	2
Garage	

Predicted Energy Assessment C





Plots 3 & 4

Each featuring three double bedrooms, a spacious garden and a high-spec kitchen diner, these luxury detached bungalows have been finished to an exceptional standard.

The semi-open plan living spaces create the perfect dwelling for the modern family, all of which have been designed with a focus on style, quality and the latest technology.

At a glance

1625 sq.ft

Bedrooms	3
Bathrooms	2
Parking	2
Garage	

**Predicted Energy
Assessment C**





Plots 5 - 7 - 8*

Plots 5 - 8 are detached family homes. The first floor of this stunning home boasts four double bedrooms and two bathrooms. On the ground floor, an impressive entrance hall leads to a stylish living room and spacious kitchen diner, which flows seamlessly into the family area and garden beyond.

Featuring premium amenities and integrated appliances, this well-equipped home is ideal for any household in search of style, space and quality.

At a glance

2668* -2,849sq

Bedrooms 4

Bathrooms 2

Parking 3

DoubleGarage

Predicted Energy Assessment C





Decades of
expertise,
attention to detail
and
craftsmanship,
combined to
create a home to
suit you



Homes by
Buryford Homes LTD



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Site layouts, plans and specifications are taken from plans which were correct at time of print.

All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. All images are used for illustrative purposes only and are deemed to be representative. They may not be the same as the actual home you purchase, and the specification may differ. Images may include optional upgrades and extras which involve additional cost. Individual features such as windows, carpets, paint colours and other material colours may vary. Unless specifically mentioned within these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. The developer may choose to alter the layouts and specification of the properties during construction. Although the developer endeavours to adhere to the specification outlined in this brochure, it may be necessary to make amendments to this and the developer reserves the right to make these changes as and when required throughout the build stages of these properties. All Buryford Homes properties come with a 10 year warranty.