

Access Statement for Brambles

Introduction

Our self catering timber lodge is a single storey building set in 9 acres of land. We have tried to provide as much information as possible in this statement, but if you have any queries please call. We look forward to welcoming you.

Pre-Arrival

- We have a website www.alderwoodlodges.co.uk
- Bookings/enquiries can be made via telephone or email.
- Nearest bus stop is 8 miles away in Diss
- Nearest train station is 8 miles away in Diss, taxis available locally in Garboldisham or Diss.
- Nearest RADAR toilet is approx 8 miles in Mere Street, Diss & 9 miles away in Thetford.
- Nearest well stocked local shop 1 mile.
- We accept up to 2 pets/guide dogs
- We advise that any guests with mobility/hearing/visual impairment are accompanied by an able person for their own safety.

Arrival & Car Parking Facilities

- There is ample parking for two cars immediately in front of the timber lodge.
- Car park is a flat shingle driveway.
- The entrance at the front has a ramp with hand rails both sides, designed for wheelchairs/buggies to enter dining/kitchen/lounge only. Narrowest point on ramp 1.36mt wide. Length of ramp 7.57mt.
- Parking can be immediately by bottom of ramp, or anywhere in shingle car park area that can take two vehicles.

Main Entrance

- The front entrance door opens outwards onto a covered balcony, which you then immediately enter the timber lodge into the dining/lounge.
- External light, manually turn on from inside, not sensor
- Door width 88cm. Key hole lock is 1.10 metres high
- Threshold wood 1.5cm high, 10cm deep, 88cm wide
- This leads into open plan dining/lounge, width of walkway through to lounge 1.4 metres, which can be more if sofa moved. To the right is kitchen with no door.
- There is a second entrance further along balcony using double patio doors opening outwards into lounge area. Width 1.68mt

Public Areas - General (Internal)

- Kitchen & Dining areas have Karndean flooring (hard wearing vinyl).
- Bathrooms have vinyl.
- All taps are lever washer type.
- Lounge, Hallway, Bedrooms & Dining area have softer medium length pile carpet
- All pine wood clad interior throughout except in shower & bath area where marine ply walling is in place.
- Two smoke alarms, alerts by sound:- one in kitchen & one in hallway.
- Hallway 80cm wide x 2.1mt long, leads from lounge.
- The two bedrooms & main bathroom lead off from the hallway, each door width being 64.5cm. Each threshold are metal strips slightly sunken.
- There are electric panel heaters in each room that are thematically controlled & can be operated by timer or manually.
- However the lounge has an additional electric coal effect stove, operated by three switches at front of stove. The

bathroom & shower room are heated by electric towel rails from pull cords.

Main Bathroom

- Main bathroom has bath with overhead shower. Height of bath 56cm.
- Free space in bathroom is (free of doors & furniture) 0.5mt x 1.6 metres
- Toilet seat height 41cm
- Space to right of toilet 90cm, space to left 46cm.
- Good colour contrast between floor, walls, & furniture
- Vanity unit under sink therefore no space
- Release mechanism on outside of locked door

Dining Room & Lounge

- Front entrance door leads into dining area which is open plan to lounge & lounge door leads to hallway, door width 64.5cm
- Rectangle table can be moved by two people with legs on each corner, 66cm floor to lowest point under table, 75.5cm high, 118cm length inside.
- Chairs (moveable) - 4 chairs with padded seats, no arms
- There is free space of 1.6mt x 2.6mt in dining area & 3.3mt x 2.9mt in lounge, clear of doors & furniture
- 2 x Two seater sofas.
- All moveable & non feather
- TV with Freeview, DVD, CD/radio, electric fire, all with remote control
- Dining room has ceiling light
- Lounge has two ceiling lights.

Self Catering Kitchen

- Kitchen leads from dining area with no door, opening being 1.2mt wide

- Worktop height 92cm
- Built in oven & hob. Oven door is drop down, height of lowest shelf 44cm. Space to right of this once open 32cm & left 34cm
- Hob is above oven at 93cm high
- Sink is 92cm high with cupboards underneath
- Flooring is Karndean (hard wearing vinyl).
- 2.23mt x 1.2mt free space between all furniture & worktops
- One light in ceiling with spotlights above work surfaces when needed
- Reasonable colour contrast between floor, cupboards & work surface
- Fridge/Freezer - Freezer bottom compartment, highest shelf in fridge 1.3mt.
- There is a standard size front loading, washing machine, in kitchen. Tumble dryer in shed outside.
- There is standard size front loading dishwasher
- Cordless kettle provided

Main Bedroom - En-Suite

- King size double bed - 5ft
- Bed height 56cm floor to top of mattress.
- Non feather duvets & pillows provided.
- Sheets, duvet covers & pillow cases are poly-cotton
- Remote control 22" Freeview TV in en-suite bedroom
- En-suite shower room
- Largest transfer space available to left of bed 1.3mt, & right 60cm
- Bed is moveable if more space required to one side.
- Largest free space clear of doors & furniture is 1.3mt x 2.4mt
- One ceiling light, two overhead bed reading lights & one desktop light on dressing table, with portable mirror.

Shower room en-suite

- Door width 56cm

- Shower cubicle 76cm x 117cm with step into at 11cm high
- Shower cubicle has no grab handle.
- Free space in shower room (free of doors & furniture) is 75cm x 1.45mt
- Toilet seat height 42cm
- Space to right of toilet 25cm & left 1.45cm
- Flooring is vinyl.
- Reasonable colour contrast between floor, walls & furniture
- Release mechanism on outside of locked door
- There is a vanity unit under sink.
- Ceiling light & fan & overhead mirror & light with electric shaver point.
- Mobile seat for shower available upon request.

Twin Bedroom

- Two single beds - each 3ft wide
- Bed height 55cm from floor to top of mattress
- Non feather duvets pillows provided.
- Sheets, duvet covers & pillow cases are poly cotton
- Largest transfer space available when single beds are pushed together, to left of bed 0.5mt & right 0.5mt.
- Beds are moveable if more space required to one side
- Largest free space clear of doors & furniture is 75cm x 2.67mt
- One ceiling light, two overhead bed reading lights & one desk light on dressing table with portable mirror.

Grounds & Gardens

- Grass garden around timber lodge with track that leads to the 9 acres of woodland/river walk.
- There is garden furniture on wooden balcony of lodge that leads from lounge. There are 3 steps from balcony to garden area of 19cm depth each, and width 101cm with handrails both sides.
- There is additional seats on woodland/river walk.

Additional Information

- Good Vodafone mobile phone reception but variable for other networks. There is a phone in lodge with free call numbers to owners & local doctors. Wi Fi is available with download restrictions.
- Outside 8' x 6' shed to lock bicycles up, and stores the charcoal BBQ and recycling bins.
- The timber lodge is no smoking.
- There is general information, visitors book and pen & paper available.
- In case of fire alarm, please vacate the building & assemble on car park outside lodge & either ring owner 07766 307321 or go to Alderwood bungalow on site.

Contact Information

- Address:- Alderwood, Hopton Road, Garboldisham, Diss, Norfolk, IP22 2SQ. Telephone:- 01953 688376 or mobile 07766 307321. Email:- alderwoodlodges@gmail.com
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