

Access Statement for Burnside Lodge

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 shingle driveway, with slight gradient
- The entrance at the front has three steps - 19cm high x 19cm deep x 1.08mt wide
- It has a hand rail on the right only leading to front door.
- Parking is 3 metres away from entrance

Main Entrance

- The front entrance door opens outwards onto small balcony, which you then immediately enter the timber lodge into a small internal porch.
- External sensor light.
- Front door width 79cm. Key hole lock is 1.12 metres high
- Threshold metal 8cm high, 12cm deep, 79cm wide
- Door from porch to open plan kitchen/dining/lounge has width of 72cm
- There is a second entrance into lodge from end on balcony using double patio doors opening outwards into dining area. Width 1.38 metres. Balcony three steps lead up to this from bark pathway 1.08 metres wide, 19cm high, 19cm deep.

Public Areas - General (Internal)

- Kitchen has Flotex carpet flooring
- Bathroom has vinyl flooring
- Taps are circular washer type
- Lounge, Hallway & Bedrooms have softer short 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 lounge & one in hallway
- Hallway 86cm wide x 1.65 metres 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 manually.
- However the lounge in addition, has an electric coal effect fire, operated by switches at side. The bathroom is heated by electric towel rail from pull cords.

Main Bathroom

- Main bathroom has bath with overhead shower. Height of bath 51cm. Integral bath rails available on both sides, added wall handle.
- Free space in bathroom is (free of doors & furniture) 1.18 metres x 1.0 metres
- Toilet seat height 43cm
- Space to right of toilet 82cm, space to left 20.5cm.
- Good colour contrast between floor, walls, & furniture
- Pedestal sink
- Release mechanism on outside of locked door.

Kitchen/Dining Room/Lounge

- Porch entrance door leads into open plan kitchen/dining area/lounge. From lounge, doorway leads to hallway, door width 63cm
- Oval table can be moved by two people with legs on each corner, 64cm floor to lowest point under table, 7cm high, 62cm length inside.
- Chairs (moveable) - 4 chairs with padded seats, no arms
- There is free space of 2.65mt x 93cm in kitchen/dining area & 3.0mt x 1.80mt in lounge, clear of doors & furniture
- There are 2 x two seater sofas.
- All moveable & non feather
- TV with freeview, DVD , CD radio, all with remote control.
- Kitchen/Dining room has ceiling light
- Lounge has one ceiling lights & two wall lights of which all are dimmer controlled manually. There is free standing halogen reading light.

Self Catering Kitchen

- Kitchen/dining is open plan
- Worktop height 91cm
- Built in oven & hob. Oven door is drop down, height of

lowest shelf 43cm. Space to right of this once open 48cm & left 1.63mt

- Hob is above oven at 91.3cm high
- Sink is 91cm high with cupboards underneath
- Flooring is flotex very short pile carpet
- Same free space between all furniture & worktops as dining area measurements
- One light in ceiling with lights above work surfaces when needed
- Reasonable colour contrast between floor, cupboards & work surface
- Fridge/Freezer - Freezer is bottom compartment, highest shelf in fridge 97cm.
- There is a standard size front loading, washer/dryer, in kitchen.
- There is slim line dishwasher front loading
- Cordless kettle provided

Main Bedroom

- King size double bed - 5ft
- Bed height 62cm floor to top of mattress.
- Non feather duvets & pillows provided.
- Sheets, duvet covers & pillow cases are poly-cotton
- Largest transfer space available to left of bed 45cm, & right 65cm
- Bed is moveable if more space required to one side.
- Largest free space clear of doors & furniture is 1.40m x 2.05m
- One ceiling light, two overhead bed reading lights & one light above dressing table mirror with electric shaver point

Twin Bedroom

- Two single beds - each 3ft wide
- Bed height 57cm from floor to top of mattress
- Non feather duvets pillows provided.

- Sheets, duvet covers & pillow cases are poly cotton.
- One bed can be stored underneath the other, if more space required to one side
- Largest transfer space available to right only of bed is 1.50 metres if only one bed & if two beds then each bed against walls so allows space of 55cm in between beds only.
- Largest free space clear of doors & furniture is as above
- One ceiling light, two overhead bed reading lights & one light over dressing table mirror.

Grounds & Gardens

- Grass garden around timber lodge with bark pathways around cabin & stepping stones sunken that leads to the 9 acres of woodland/river walk.
- There is garden furniture on balcony of lodge.
- There is additional seats on woodland/river walk.
- Adjoining shed stores charcoal BBQ and recycling bins and room to lock any bicycles up.

Additional Information

- Good Vodafone mobile phone reception, other networks varies.
- 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 on 01953 688376 or 07766 307321 or go to owners bungalow (Alderwood) 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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