BADGER

setting the standards

Mulberry Close

Oulton Broad, Suffolk

Features of a Badger Home at Mulberry Close

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 endeavour to create the kitchen that's right for you.
- Lighting is extremely important. To maximize its effect, chrome recessed downlights are placed in the ceiling and under-pelmet lighting to wall units.
- Stylish stainless steel Neff double ovens are installed together with inset gas hobs and extractors to Plots 3, 4, 5, 6, 7 & 8.
- Plots 1 & 2 come with a freestanding Range Cooker and chimney style extractor hood.
- To compliment our varied selection of kitchens you can also choose from a wide range of sinks (all fitted with a waste disposal unit.) and a comprehensive selection of taps.
- Utility rooms (where applicable) comprise of single bowl stainless steel sinks together with appliance spaces.
- The kitchen is enhanced with wall tiling from our selected ranges.

Bathroom Specification

- Bathrooms are finished with white suites complimented by chrome taps and fittings.
- Soft close toilet seats.
- 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 splashbacks and shower enclosure (dependant upon house type).
- En-suites come with thermostatically controlled showers and safety glazed shower screens.

Electrics, Security and Lighting

- 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.
- Telephone points are located in the hall, lounge, kitchen, master bedroom and study (where applicable).
- 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 system as standard.
- 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.
- Lighting and power is supplied to garages (where applicable).

Heating & Ventilation

- Energy efficient gas fired boiler central heating systems with thermostatic radiator valves.
- Enjoy complete heating and hot water control with 24 hour 7 days a week, fully programmable systems.
- Experience excellent hot water flow rates through taps and showers with our sealed pressurised systems.
- Extractor fans fitted in kitchens, bathrooms and en-suites, with trickle ventilators fitted to all windows providing effective background ventilation.

General Features

- White painted panelled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Staircase balustrades turned and stained.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Paved patio area laid to the rear garden.
- Turfed front garden (where applicable).
- External tap installed with all house types.
- Driveways finished to suit the external works schedule. Please enquire for specific plot details.

Due to our continued commitment to improve and create better homes we regularly review our specifications, which may cause the brochure details above to vary. For specific details on the plot of your choice please no not hesitate to ask. All choices are offered at 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.

Benefits of a Badger Home

Energy Efficiency

With ever rising fuel costs why not reduce your gas and electric bills with the following energy efficient features:

- High efficiency SEDBUK 'A' rated condensing boilers for heating and hot water.
- Heating systems controlled with thermostatic radiator valves.
- Well insulated sealed hot water cylinders.
- Insulated heating pipework to reduce heat loss.
- Windows and doors double glazed with Low-E glass and fully draught proofed.
- 300mm (12") thick multi-layered fibreglass insulation quilt to roof space.
- 50mm (2") thick high performance insulation to cavity walls.
- 100mm (4") thick polystyrene insulation to ground floors.
- Low energy lighting to selected 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 and design, appliances, sanitary ware, 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.

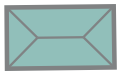
Continued After Sales Care

Provided by our dedicated team of on site staff.

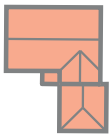
Site plan

BADGER HOUSE TYPES

LANGLEY
5 bedroom house



WANGFORD
3 bedroom bungalow



BLYTHBURGH
4 bedroom house

FLIXTON
3 bedroom bungalow

BENACRE
2 bedroom bungalow

ASHBY
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 vendors reserve the right to alter the specification and/or design without notice. This artists impression is to show plot and property layout only. Tree Planting, boundaries, roadways and paths can be changed without notice.

Langley

5 bedroom house

Plot 1

First Floor

This computer generated illustration depicts one variation of this property type and is not specific to this development.

Ground Floor

Ground Floor

Lounge	3.47m x 5.55m	11' 4" x 18' 2"
Dining Room	3.01m x 3.49m	9' 10" x 11' 5"
Kitchen	2.85m x 3.49m	9' 4" x 11' 5"

First Floor

Bedroom 1	3.32m x 5.04m	10' 10" x 16' 6"
Bedroom 2	3.46m x 3.65m	11' 4" x 11' 11"
Bedroom 3	3.46m x 2.98m	11' 4" x 9' 9"
Bedroom 4	2.38m x 2.98m	7' 9" x 9' 9"
Bedroom 5	2.51m x 2.30m	8' 2" x 7' 6"

Blythburgh

4 bedroom house

Plot 2

This computer generated illustration depicts one variation of this property type and is not specific to this development.

Ground Floor

First Floor

Ground Floor

Lounge	4.06m x 6.82m	13' 3" x 22' 4"
Kitchen	3.20m x 3.83m	10' 6" x 12' 6"
Dining Room	3.05m x 3.00m	10' 0" x 9' 10"
Study	3.05m x 2.28m	10' 0" x 7' 5"

First Floor

Bedroom 1	4.19m x 4.61m	13' 9" x 15' 1" max.
Bedroom 2	4.06m x 3.63m	13' 3" x 11' 10"
Bedroom 3	3.88m x 3.45m	12' 8" x 11' 3" max.
Bedroom 4	3.05m x 3.09m	10' 0" x 10' 1"

Benacre

2 bedroom bungalow

Plots 3 & 4

Lounge	3.98m x 4.45m	13'0" x 14'7"
Kitchen	3.40m x 3.10m	11'1" x 10'2"
Bedroom 1	3.27m x 4.24m	10'8" x 13'10"
Bedroom 2	4.11m x 2.19m	13'5" x 7'2"

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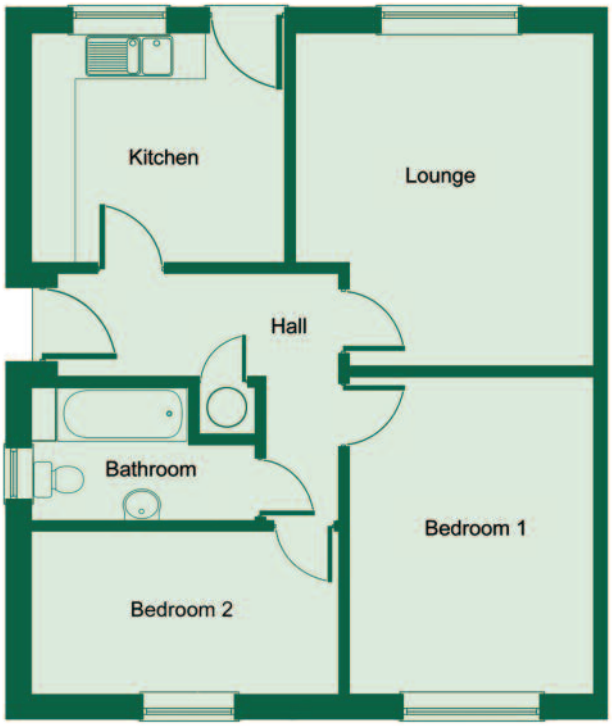

Wangford

3 bedroom bungalow

Plot 5

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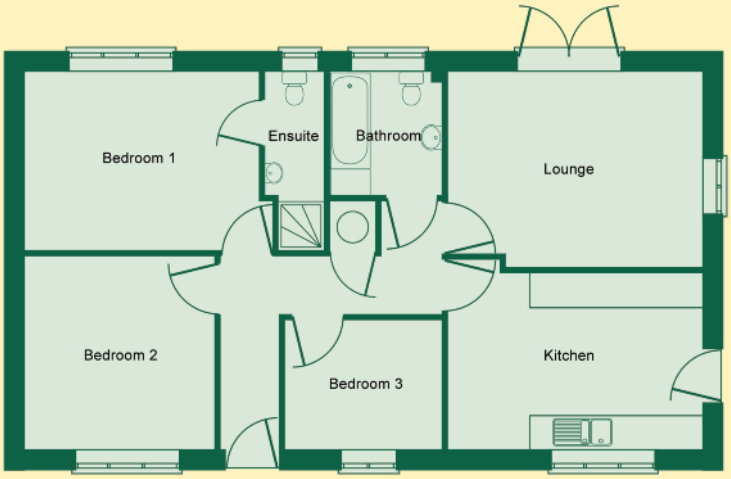

Lounge	4.49m x 3.39m	14'8" x 11'1"
Kitchen	4.49m x 3.05m	14' 8'' x 10' 0''
Bedroom 1	3.94m x 3.05m	12'11" x 10'0"
Bedroom 2	3.15m x 3.39m	10'4" x 11'1"
Bedroom 3	2.70m x 2.39m	8'10" x 7'10"

Flixton

3 bedroom bungalow

Plots 6 & 8

This computer generated illustration depicts one variation of this property type and is not specific to this development.

Lounge	3.42m x 4.76m	11'2" x 15'7"
Kitchen	3.42m x 4.07m	11'2" x 13'4"
Bedroom 1	3.60m x 3.18m	11'9" x 10'5"
Bedroom 2	3.36m x 2.49m	11'0" x 8'2"
Bedroom 3	2.97m x 3.18m (max)	9'8" x 10'5"

Ashby

3 bedroom bungalow

Plot 7

This computer generated illustration depicts one variation of this property type and is not specific to this development.

Lounge	4.07m x 4.85m	13' 4" x 15' 10"
Kitchen	3.00m x 3.37m	9' 10" x 11' 0"
Dining Room	3.07m x 3.37m	10' 0" x 11' 0"
Bedroom 1	3.67m x 3.57m	12' 0" x 11' 8"
Bedroom 2	3.01m x 3.55m	9' 10" x 11' 7"
Bedroom 3	3.09m x 3.00m	10' 1" x 9' 10"

setting the standards

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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.

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