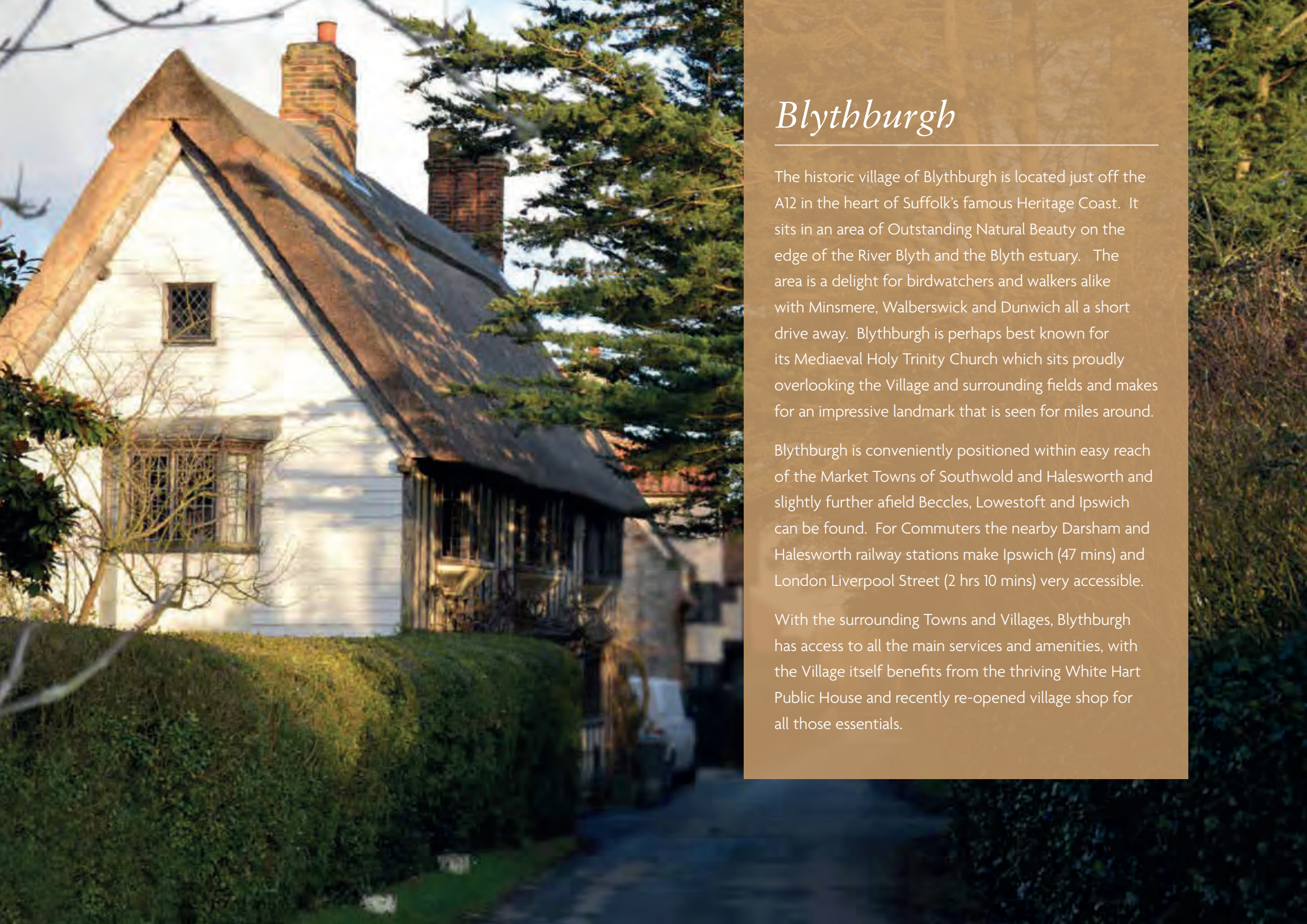
AMBERLEY CLOSE

Blythburgh

BADGER

setting the standards



Blythburgh

The historic village of Blythburgh is located just off the A12 in the heart of Suffolk's famous Heritage Coast. It sits in an area of Outstanding Natural Beauty on the edge of the River Blyth and the Blyth estuary. The area is a delight for birdwatchers and walkers alike with Minsmere, Walberswick and Dunwich all a short drive away. Blythburgh is perhaps best known for its Mediaeval Holy Trinity Church which sits proudly overlooking the Village and surrounding fields and makes for an impressive landmark that is seen for miles around.

Blythburgh is conveniently positioned within easy reach of the Market Towns of Southwold and Halesworth and slightly further afield Beccles, Lowestoft and Ipswich can be found. For Commuters the nearby Darsham and Halesworth railway stations make Ipswich (47 mins) and London Liverpool Street (2 hrs 10 mins) very accessible.

With the surrounding Towns and Villages, Blythburgh has access to all the main services and amenities, with the Village itself benefits from the thriving White Hart Public House and recently re-opened village shop for all those essentials.

Site Plan

Legend

- THE WALBERSWICK — 4 bedroom house
- THE HENHAM — 4 bedroom house
- THE BLYTHBURGH — 5 bedroom house
- THE THORINGTON — 4 bedroom house
- THE BLACKHEATH — 5 bedroom house
- THE WENHASTON — 2 bedroom house
- THE MIDDLETON — 4 bedroom house
- Bin collection point

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.

Benefits of a Badger home

ENERGY EFFICIENCY

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

- High efficiency Air Source Heat Pumps for heating and hot water
- Heating systems controlled with thermostatic radiator valves.
- 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.
- 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 a 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.

The Walberswick

4 bedroom house with double garage

Plots 1 & 2

(Plot 2 is the opposite hand to plan)

GROUND FLOOR		
Lounge	3.97 x 4.90m	13′ 0″ x 16′ 0″
Dining Room	3.00 x 3.27m	9′ 10″ x 10′ 8″
Kitchen	4.87 x 4.38m	15′ 11″ x 14′ 4″

FIRST FLOOR		
Bedroom 1	5.45 x 3.55m	17′ 10″ x 11′ 7″
Bedroom 2	5.45 x 3.64m	17′ 10″ x 11′ 11″
Bedroom 3	3.60 x 2.90m	11′ 9″ x 9′ 6″
Bedroom 4	4.88 x 4.38m	16′ 0″ x 14′ 4″

The Henham

4 bedroom house with double garage

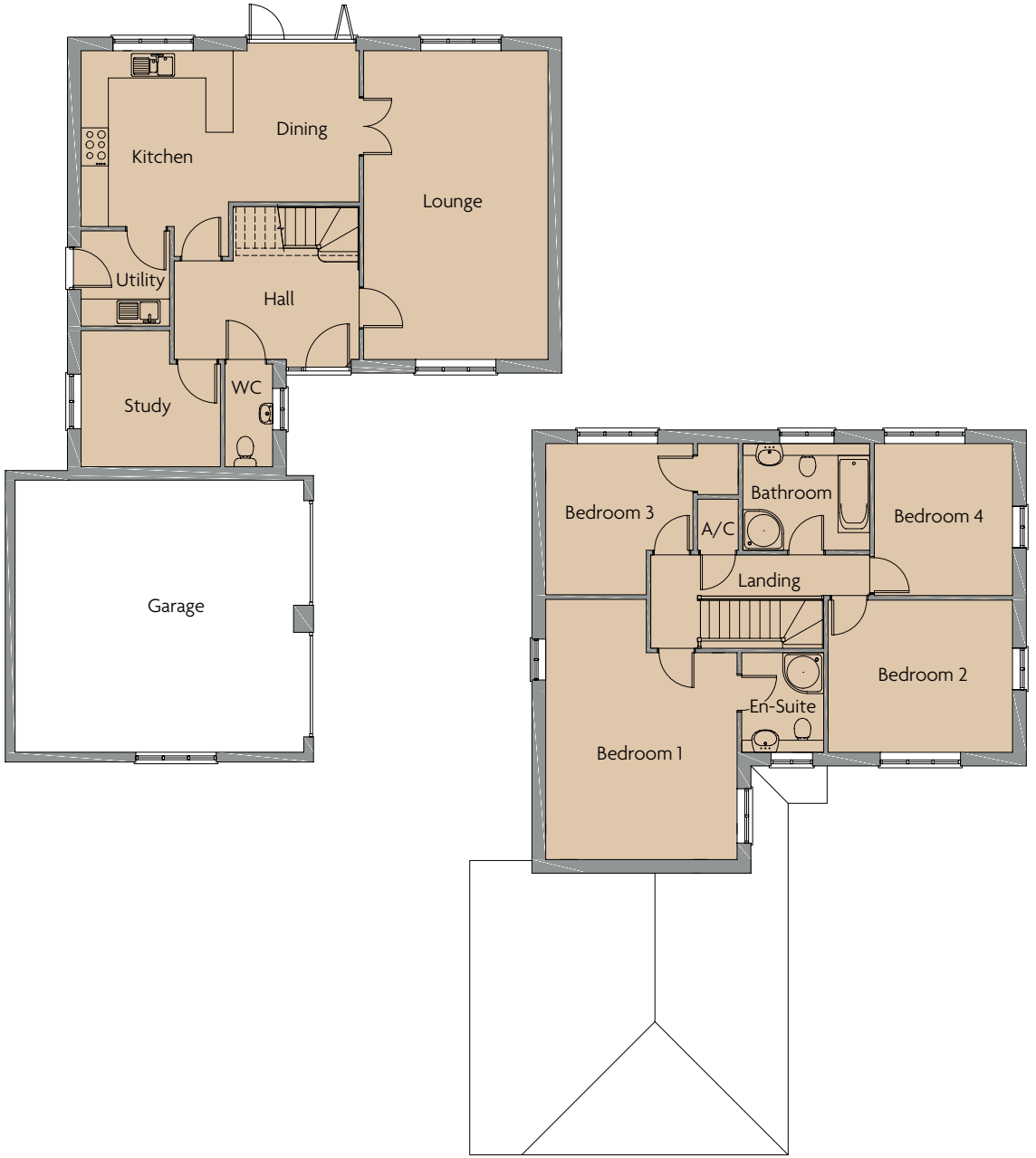
Plot 3

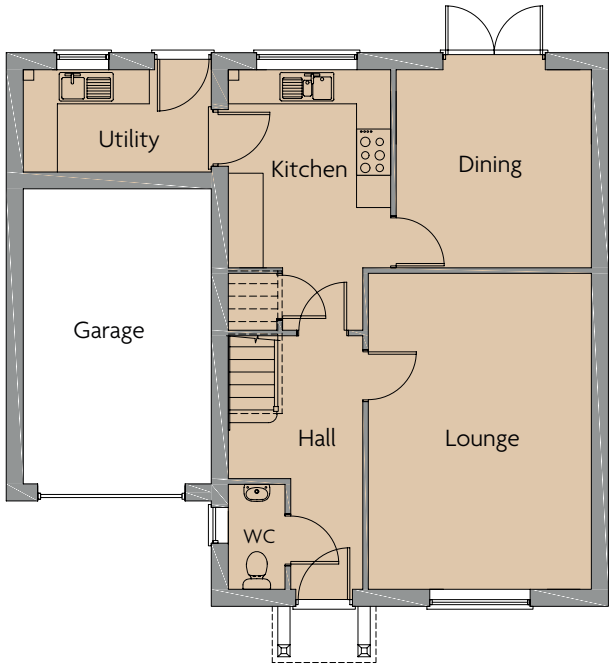
GROUND FLOOR

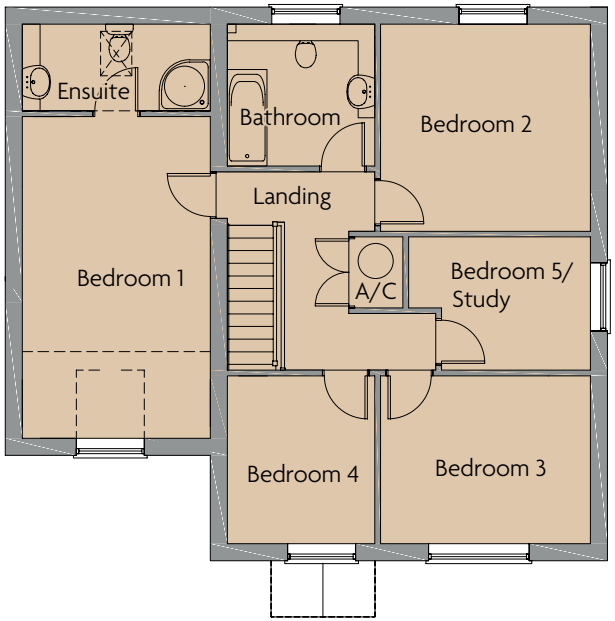
Lounge	4.04 x 6.82m	13′ 3″ x 22′ 4″
Kitchen/Dining	6.10 x 3.37m	20′ 0″ x 11′ 0″
Study	3.02 x 2.98m	9′ 10″ x 9′ 9″

FIRST FLOOR

Bedroom 1	4.18 x 5.72m	13′ 8″ x 18′ 9″
Bedroom 2	4.05 x 3.32m	13′ 3″ x 10′ 10″
Bedroom 3	3.42 x 3.32m	11′ 2″ x 10′ 10″
Bedroom 4	3.02 x 3.36m	9′ 10″ x 11′ 0″







The Blythburgh

5 bedroom house with garage

Plot 4

GROUND FLOOR

Lounge	3.96 x 5.55m	12′ 11″ x 18′ 2″
Dining Room	3.48 x 3.46m	11′ 5″ x 11′ 4″
Kitchen	2.82 x 3.47m	9′ 3″ x 11′ 4″

FIRST FLOOR

Bedroom 1	3.28 x 5.96m	10′ 9″ x 19′ 6″
Bedroom 2	3.75 x 3.62m	12′ 3″ x 11′ 10″
Bedroom 3	3.75 x 2.97m	12′ 3″ x 9′ 8″
Bedroom 4	2.58 x 3.00m	8′ 5″ x 9′ 10″
Bedroom 5	3.26 x 2.34m	10′ 8″ x 7′ 8″

The Thorington

4 bedroom house with single garage

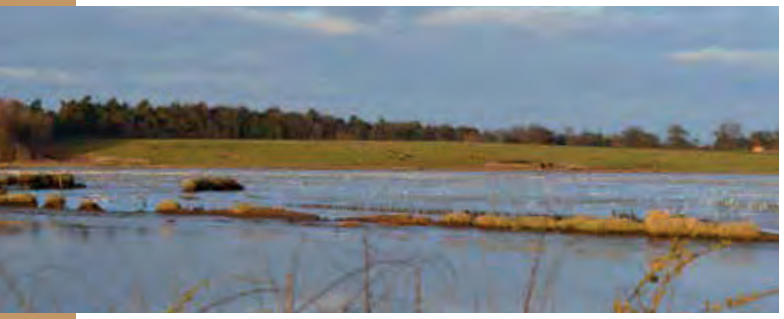
Plot 5

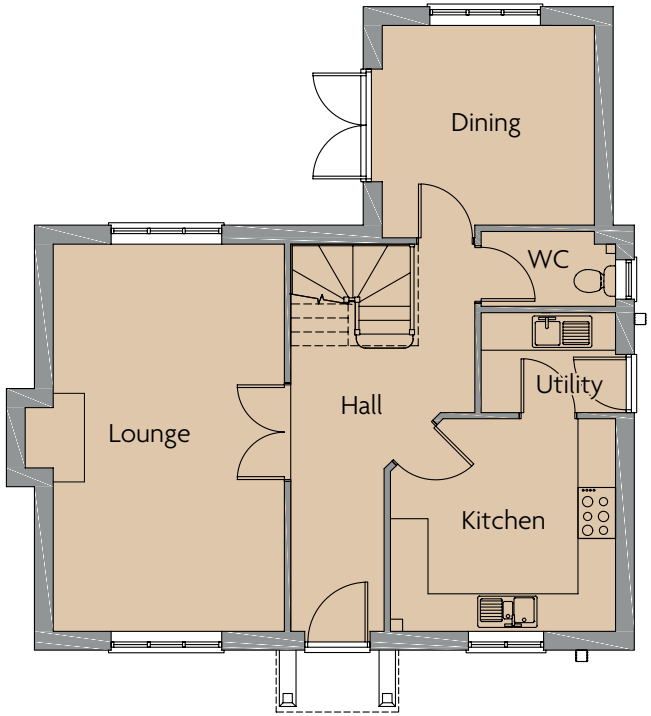
GROUND FLOOR

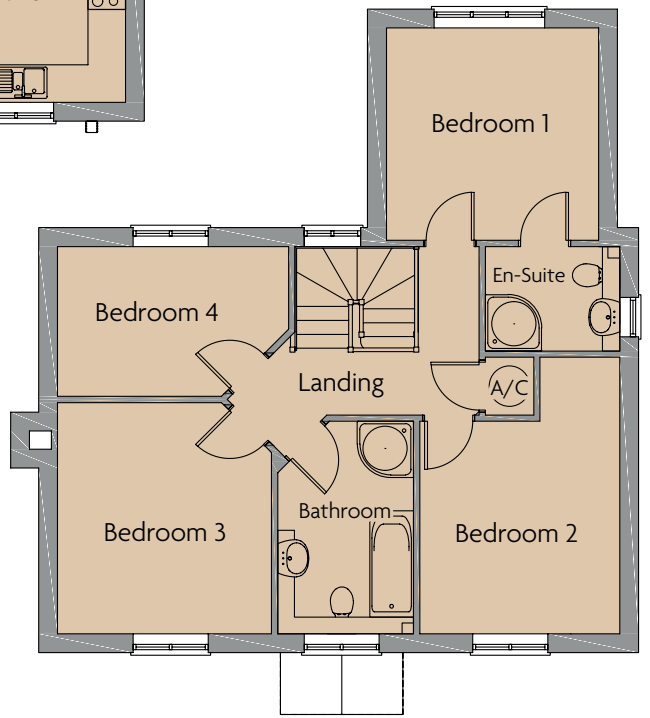
Lounge	3.67 x 6.20m	12′ 0″ x 20′ 4″
Dining Room	3.38 x 3.17m	11′ 1″ x 10′ 4″
Kitchen	3.65 x 3.42m	11′ 11″ x 11′ 2″

FIRST FLOOR

Bedroom 1	3.38 x 3.38m	11′ 1″ x 11′ 1″
Bedroom 2	3.24 x 4.45m	10′ 7″ x 14′ 7″
Bedroom 3	3.42 x 3.67m	11′ 2″ x 12′ 0″
Bedroom 4	3.70 x 2.39m	12′ 1″ x 7′ 10″







The Blackheath

5 bedroom house with double garage

Plot 6

GROUND FLOOR

Lounge	3.96 x 6.21m	12′ 11″ x 20′ 4″
Dining Room	3.92 x 3.71m	12′ 10″ x 12′ 2″
Kitchen	4.83 x 3.95m	15′ 10″ x 12′ 11″
Study	3.92 x 2.37m	12′ 10″ x 7′ 9″

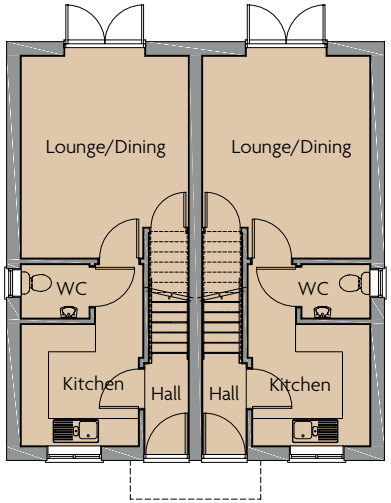
FIRST FLOOR

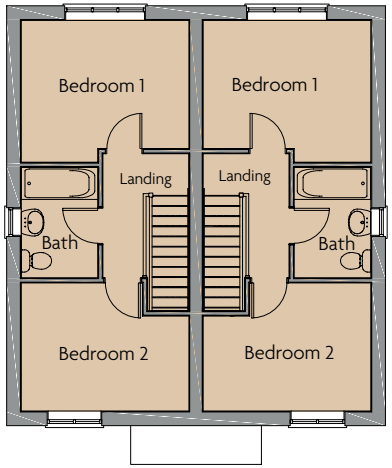
Bedroom 1	4.83 x 3.02m	15′ 10″ x 9′ 10″
Bedroom 2	3.92 x 3.06m	12′ 10″ x 10′ 0″
Bedroom 3	3.92 x 3.06m	12′ 10″ x 10′ 0″
Bedroom 4	4.00 x 3.40m	13′ 1″ x 11′ 1″
Bedroom 5	4.00 x 3.07m	13′ 1″ x 10′ 0″

The Wenhaston

2 bedroom house

Plots 7 & 8





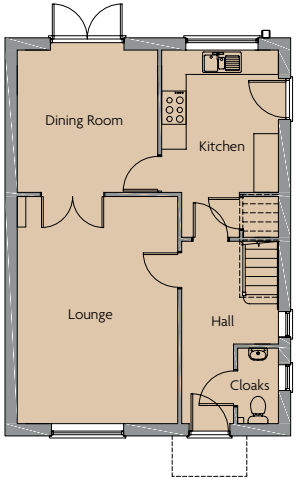
GROUND FLOOR		
Lounge/Dining	3.65 x 4.45m	11′ 11″ x 14′ 7″
Kitchen	2.54 x 2.68m	8′ 4″ x 8′ 9″

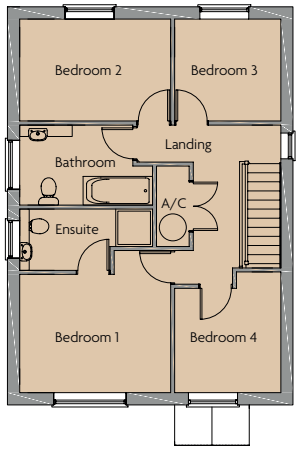
FIRST FLOOR		
Bedroom 1	3.65 x 3.19m	11′ 11″ x 10′ 5″
Bedroom 2	3.68 x 2.83m	12′ 0″ x 9′ 3″

The Middleton

4 bedroom house with garage

Plot 9





GROUND FLOOR		
Lounge	4.00 x 5.50m	13′ 1″ x 18′ 0″
Dining Room	3.50 x 3.45m	11′ 5″ x 11′ 3″
Kitchen	2.81 x 3.46m	9′ 2″ x 11′ 4″

FIRST FLOOR		
Bedroom 1	3.75 x 2.80m	12′ 3″ x 9′ 2″
Bedroom 2	3.75 x 2.50m	12′ 3″ x 8′ 2″
Bedroom 3	2.60 x 2.50m	8′ 6″ x 8′ 2″
Bedroom 4	2.60 x 2.70m	8′ 6″ x 8′ 10″

Features of a Badger home at Amberley 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 recessed downlights are placed in the ceiling and under-pelmet lighting to wall units.
- Rangemaster cookers and chimney extractor hoods installed to all house types.
- Neff integrated dishwasher and fridge/ freezer to all house types.
- To complement our varied selection of kitchens you can also choose from a wide range of sinks 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 complemented by chrome taps and fittings.
- Soft close toilet seats.
- Fitted furniture to bathrooms and en-suites where room size and layout will allow.
- 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.
- 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

- Heating and hot water provided via energy efficient Mitsubishi EcoDan Air Source Heat Pumps.
- Enjoy complete heating and hot water control with 24 hour 7 days a week, fully programmable systems.
- Underfloor heating to the ground floor of all house types with radiators upstairs.
- Extractor fans fitted in kitchens, bathrooms and en-suites, with trickle ventilators fitted to all windows

GENERAL FEATURES

- Oak veneered panelled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Staircase balustrades turned and stained.
- Plots 1 & 2 staircases come with solid Oak newel posts, handrails and balustrades.
- 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.
- Driveway surfacing to be in accordance with external works schedule.

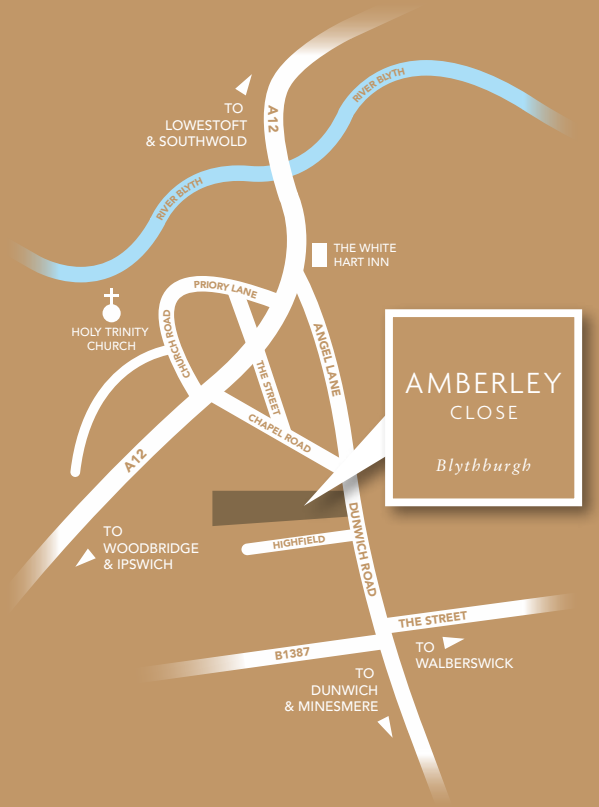
Due to our continued commitment to improve and create better homes we regularly review our specifications, which may cause the brochure details above to vary. For specific details on the plot of your choice please no not hesitate to ask.

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.

HOW TO FIND AMBERLEY CLOSE

OFF DUNWICH ROAD, BLYTHBURGH **IP19 9LT**

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.



BADGER

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