



# NEWSTEAD GARDENS

*Blofield*

**BADGER**  
*setting the standards*







## *Blofield*

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Located in the heart of the Broadland area of Norfolk, Blofield is the most perfect location. A charming and idyllic village with the Broads National Park and the stunning North Norfolk coastline both on the doorstep and just a short drive from the beautiful and vibrant City of Norwich.

The village has superb road transport links with the A47 connecting it to both Norwich (5 miles West) and Great Yarmouth (14 miles East). The Railway Station at Brundall is only a few minutes away and connects with Norwich and beyond. There is also a regular bus service to the City.

Blofield benefits from a wealth of local amenities and services. There is a Primary School, Doctor's Surgery, library, Post Office, variety of shops, The King's Head Public House and more. The Village also has its own Community Centre and other community venues which host a wide variety of groups and clubs including Women's Institute, children's play groups and sporting clubs. Golf enthusiasts can also enjoy the facilities at Norfolk Premier Golf which is located close by.

The varied selection of new homes at Newstead Gardens offer the best of everything; high quality traditional build, premium specification, energy efficiency, low maintenance and all located in a delightful and convenient village location.















# Site Plan



The site plan 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 vendor's reserve the right to alter the specification and/or design without notice. This artist's impression is to show plot and property layout only. Tree planting, boundaries, roadways and paths can be changed without notice.

## Legend

	<b>BLOFIELD</b> 4 bedroom house		<b>COTMER</b> 5 bedroom house		<b>BLYTHBURGH</b> 4 bedroom house		<b>CARBROOKE</b> 4 bedroom house		<b>KENNINGHALL</b> 4 bedroom house		<b>HULVER</b> 3 bedroom house		<b>SAXSTEAD</b> 3 bedroom house
	<b>WRENTHAM</b> 4 bedroom house		<b>BRUNDALL</b> 4 bedroom house		<b>YOXFORD</b> 4 bedroom house		<b>EARSHAM</b> 4 bedroom house		<b>ELLINGHAM</b> 4 bedroom house		<b>HADDISCOE</b> 3 bedroom house		Bin collection point

# 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:

- All properties constructed to be 10% better in fabric energy efficiency than required Building Regulation standards.
- High efficiency SEDBUK 'A' rated condensing boilers for heating and hot water.
- Heating systems zoned and come with individual thermostatic controls.
- Insulated heating pipework to reduce heat loss.
- Windows and doors double glazed with Low-E glass and fully draught proofed.
- 550mm (21") thick multi layered insulation to roof spaces.
- 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 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 (Plots 1-13 and 24-30) 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.







Plot 1

BLOFIELD

4 bedroom house with double garage



GROUND FLOOR			FIRST FLOOR		
Lounge	4.50 x 6.68m	14' 9" x 21' 11"	Bedroom 1	4.30 x 4.53m	14' 1" x 14' 10"
Kitchen/Dining	7.58 x 4.51m	24' 10" x 14' 9"	Bedroom 2	3.88 x 3.07m	12' 8" x 10' 0"
Gym	3.88 x 4.26m	12' 8" x 13' 11"	Bedroom 3	4.52 x 3.22m	14' 9" x 10' 6"
			Bedroom 4	3.50 x 3.38m	11' 5" x 11' 1"





Plots 2 & 5

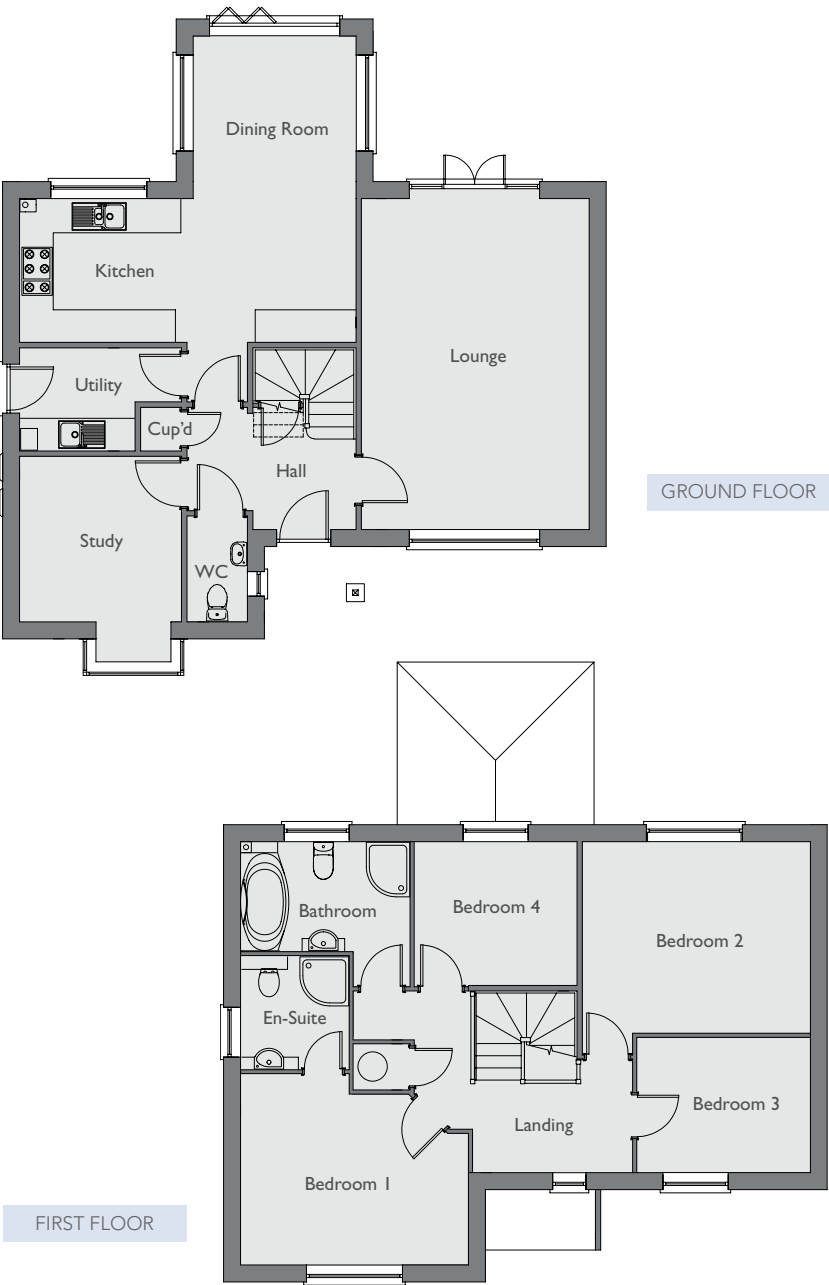
# WRENTHAM

4 bedroom house with double garage

(Plot 5 is opposite hand to plan)



GROUND FLOOR			FIRST FLOOR		
Lounge	4.20 x 6.10m	13' 9" x 20' 0"	Bedroom 1	4.20 x 3.52m	13' 9" x 11' 6"
Kitchen/Dining	6.20 x 5.65m	20' 4" x 18' 6"	Bedroom 2	4.20 x 3.53m	13' 9" x 11' 7"
Study	2.98 x 3.05m	9' 9" x 10' 0" excluding bay window	Bedroom 3	3.20 x 2.49m	10' 6" x 8' 2"
			Bedroom 4	3.00 x 2.65m	9' 10" x 8' 8"



Plot 3

COTMER

5 bedroom house with double garage



GROUND FLOOR			FIRST FLOOR		
Lounge	4.38 x 7.90m	14' 4" x 25' 11"	Bedroom 1	4.20 x 5.12m	13' 9" x 16' 9"
Kitchen	3.30 x 4.50m	10' 9" x 14' 9"	Bedroom 2	3.23 x 3.60m	10' 7" x 11' 9"
Dining	3.00 x 4.20m	9' 10" x 13' 9"	Bedroom 3	3.23 x 4.22m	10' 7" x 13' 10"
Study	4.2 x 3.31m	13' 9" x 10' 10"	Bedroom 4	4.00 x 3.20m	13' 1" x 10' 6"
			Bedroom 5	3.31 x 3.20m	10' 10" x 10' 6"





Plot 4

# BRUNDALL

4 bedroom house with double garage

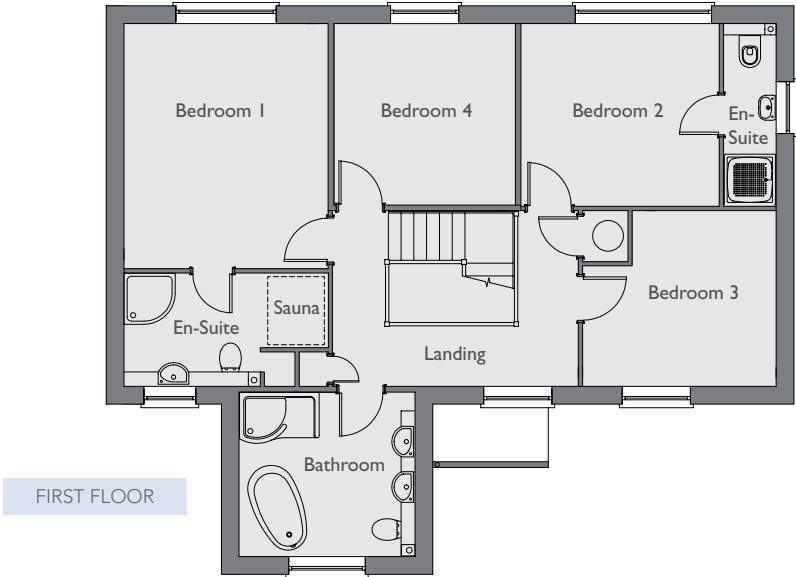
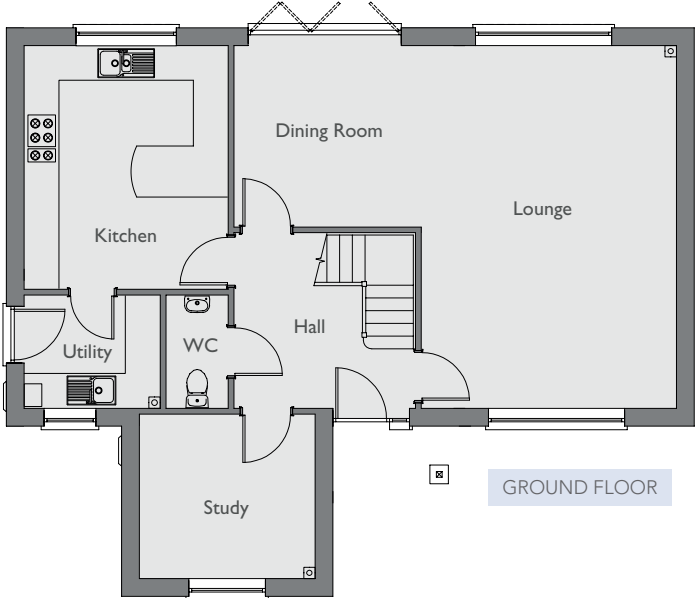


## GROUND FLOOR

Lounge/Dining	7.80 x 6.40m	25' 7" x 20' 11"
Kitchen	3.60 x 4.30m	11' 9" x 14' 1"
Study	3.72 x 2.90m	12' 2" x 9' 6"

## FIRST FLOOR

Bedroom 1	3.60 x 4.32m	11' 9" x 14' 2"
Bedroom 2	3.49 x 3.20m	11' 5" x 10' 6"
Bedroom 3	3.41 x 3.10m	11' 2" x 10' 2"
Bedroom 4	3.20 x 3.20m	10' 6" x 10' 6"



Plots 6, 8 & 26

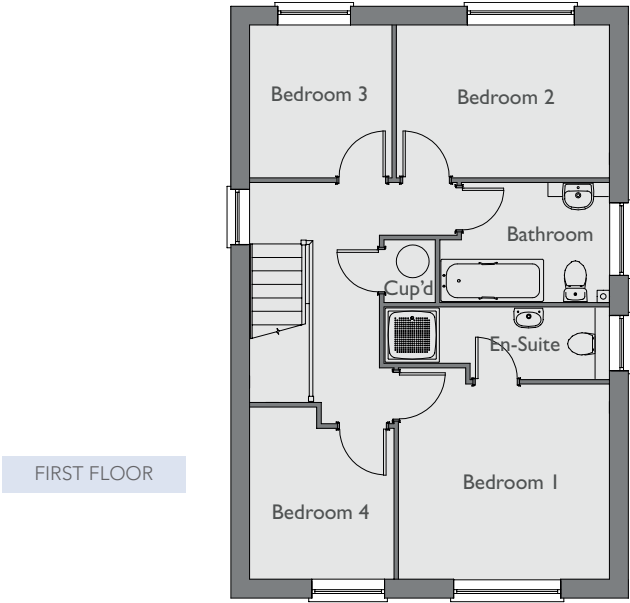
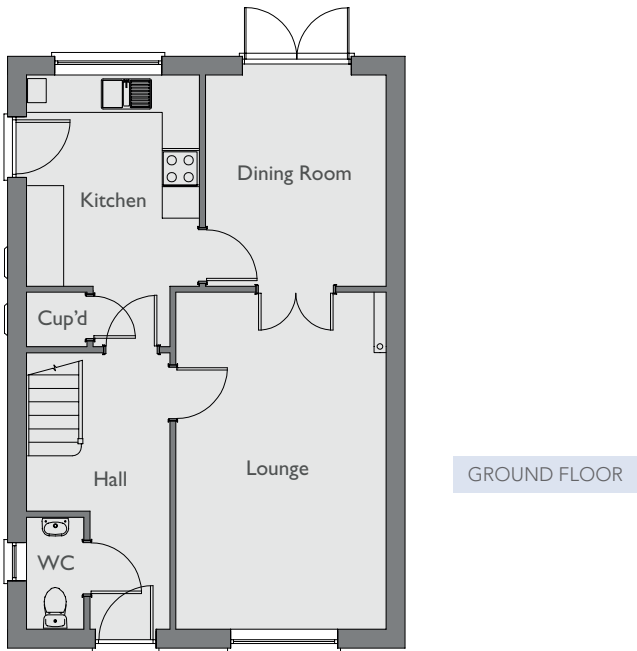
# ELLINGHAM

4 bedroom house with single garage

(Plots 8 & 26 are opposite hand to plan)



GROUND FLOOR			FIRST FLOOR		
Lounge	3.47 x 5.56m	11' 4" x 18' 2"	Bedroom 1	3.48 x 3.22m	11' 5" x 10' 6"
Kitchen	2.85 x 3.49m	9' 4" x 11' 5"	Bedroom 2	3.51 x 2.52m	11' 6" x 8' 3"
Dining Room	2.98 x 3.49m	9' 9" x 11' 5"	Bedroom 3	2.35 x 2.52m	7' 8" x 8' 3"
			Bedroom 4	2.38 x 2.84m	7' 9" x 9' 3"





Plots 7 & 29

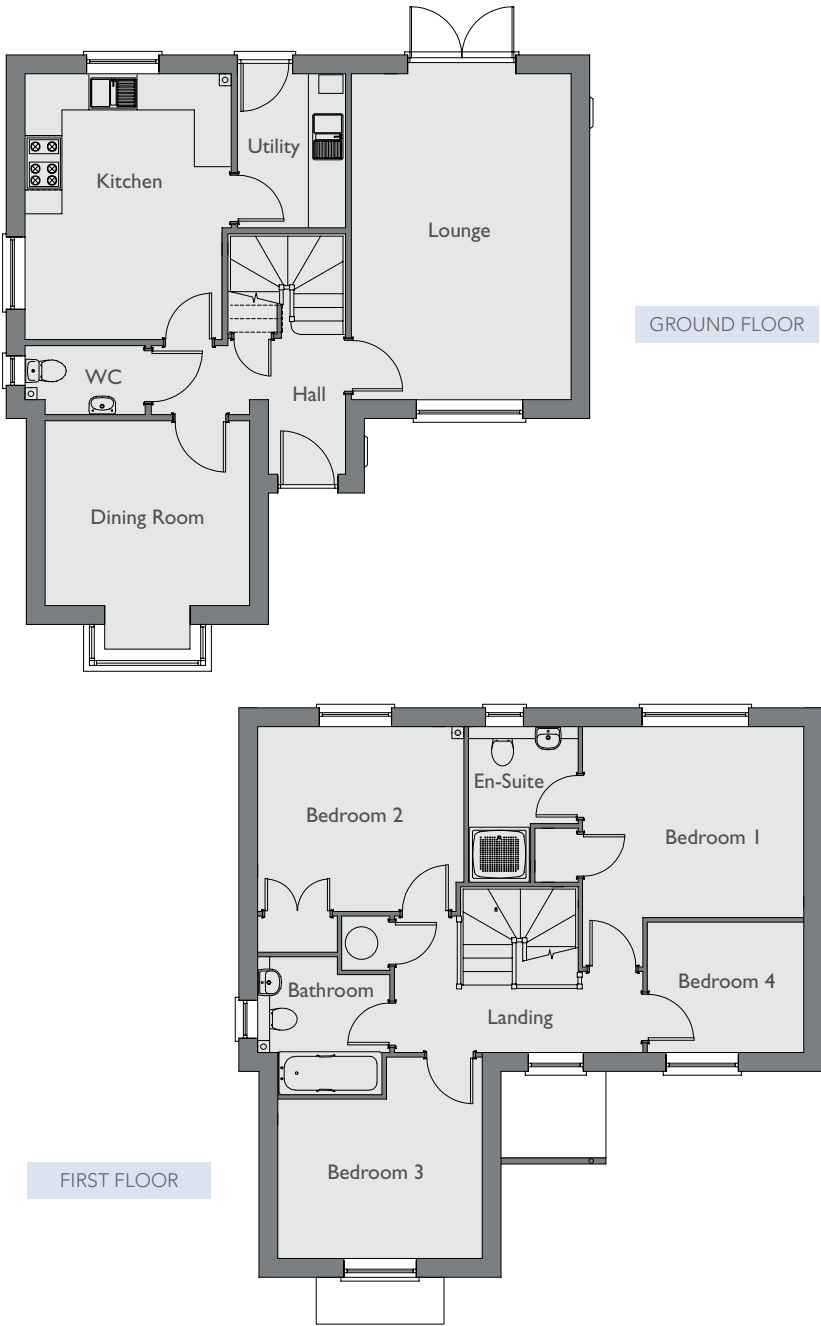
# YOXFORD

4 bedroom house with single garage

(Plot 29 is opposite hand to plan)



GROUND FLOOR			FIRST FLOOR		
Lounge	3.65 x 5.42m	11' 11" x 17' 9"	Bedroom 1	3.67 x 3.17m	12' 0" x 10' 4"
Kitchen	3.43 x 4.42m	11' 3" x 14' 6"	Bedroom 2	3.43 x 3.07m	11' 3" x 10' 0"
Dining Room	3.40 x 3.07m	11' 1" x 10' 0"	Bedroom 3	3.40 x 3.32m	11' 1" x 10' 10"
			Bedroom 4	2.60 x 2.17m	8' 6" x 7' 1"



Plots 9 & 30

BLYTHBURGH

4 bedroom house with double garage

(Plot 30 is opposite hand to plan)



GROUND FLOOR			FIRST FLOOR		
Lounge	4.06 x 6.82m	13' 3" x 22' 4"	Bedroom 1	4.22 x 5.64m	13' 10" x 18' 6"
Kitchen/Dining	6.12 x 3.83m	20' 0" x 12' 6"	Bedroom 2	4.06 x 3.37m	13' 3" x 11' 0"
Study	3.03 x 2.96m	9' 11" x 9' 8"	Bedroom 3	3.30 x 3.37m	10' 9" x 11' 0"
			Bedroom 4	3.05 x 3.37m	10' 0" x 11' 0"





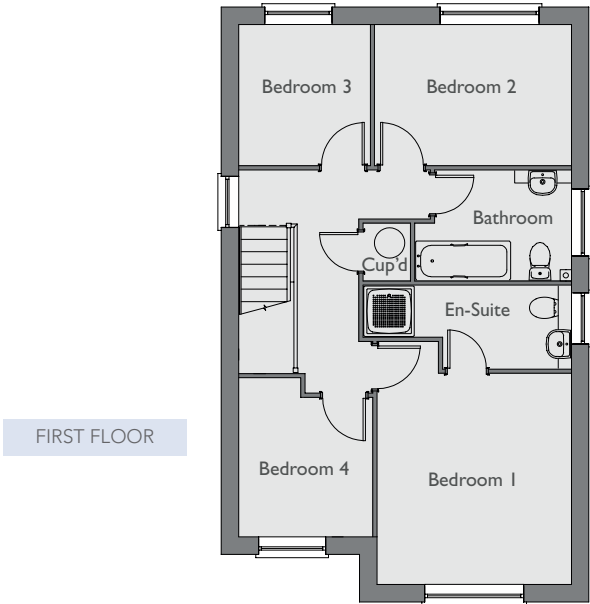
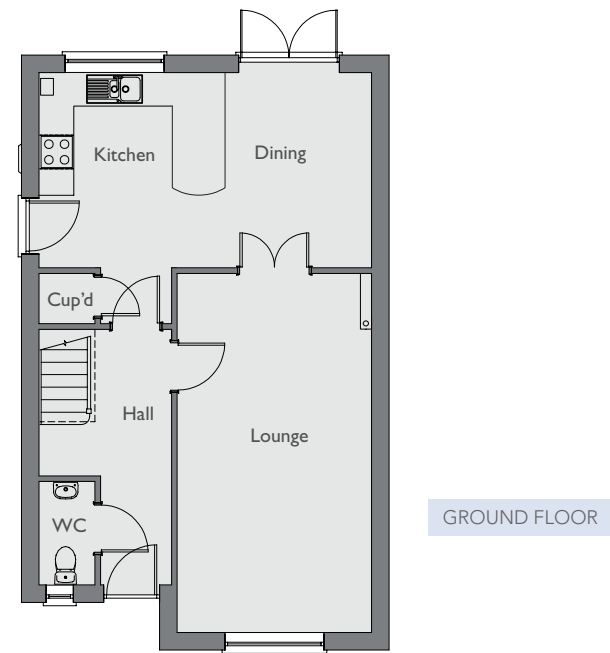
Plot 10

# KENNINGHALL

4 bedroom house with single garage



GROUND FLOOR			FIRST FLOOR		
Lounge	3.48 x 6.42m	11' 4" x 21' 0"	Bedroom 1	3.48 x 3.77m	11' 4" x 12' 4"
Kitchen/Dining	5.94 x 3.49m	19' 6" x 11' 5"	Bedroom 2	3.52 x 2.53m	11' 6" x 8' 3"
			Bedroom 3	2.35 x 2.53m	7' 8" x 8' 3"
			Bedroom 4	2.84 x 2.39m	9' 3" x 7' 10"



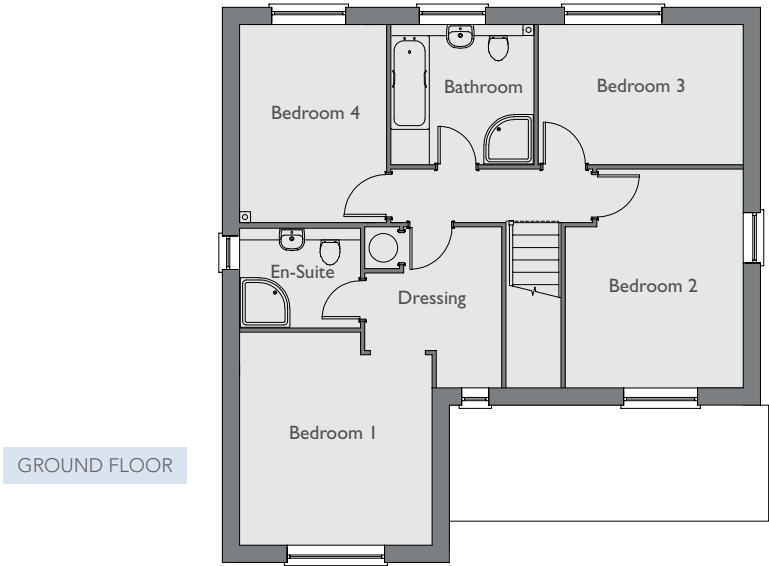
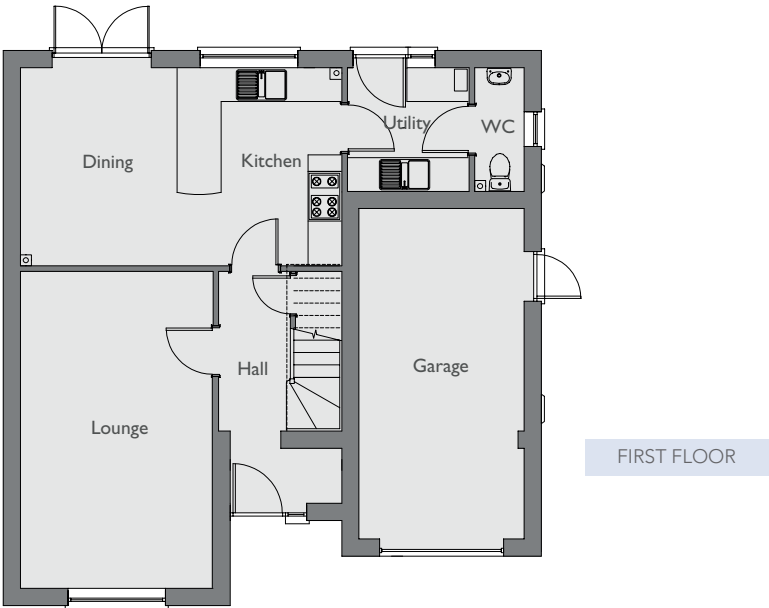
Plots 11 & 27

# EARSHAM

4 bedroom house with single garage



GROUND FLOOR			FIRST FLOOR		
Lounge	3.50 x 5.76m	11' 5" x 18' 10"	Bedroom 1	3.50 x 3.87m	11' 5" x 12' 8"
Kitchen/Dining	5.84 x 3.60m	19' 1" x 11' 9"	Bedroom 2	3.23 x 3.97m	10' 7" x 13' 0"
			Bedroom 3	3.72 x 2.55m	12' 2" x 8' 4"
			Bedroom 4	2.67 x 3.60m	8' 9" x 11' 9"





Plots 12 & 13

# HULVER

3 bedroom house with single garage

(Plot 13 is opposite hand to plan)

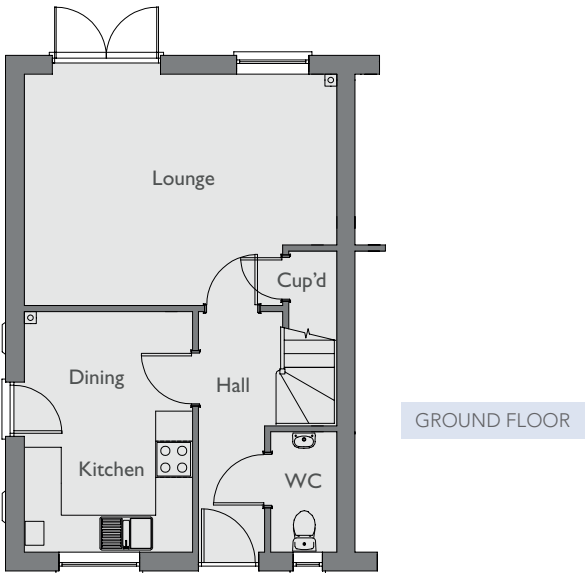


## GROUND FLOOR

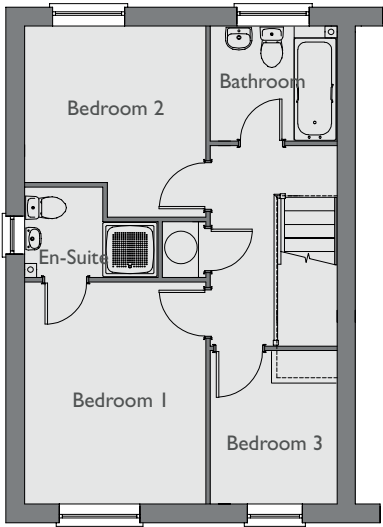
Lounge	5.19 x 3.85m	17' 0" x 12' 7"
Kitchen/Dining	2.79 x 4.00m	9' 1" x 13' 1"

## FIRST FLOOR

Bedroom 1	3.01 x 3.69m	9' 10" x 12' 1"
Bedroom 2	3.01 x 3.18m	9' 10" x 10' 5"
Bedroom 3	2.11 x 2.55m	6' 11" x 8' 4"



GROUND FLOOR



FIRST FLOOR

Plots 20 - 23

# SAXSTEAD

3 bedroom house with two parking spaces

(Plots 21 & 23 are opposite hand to plan)



## GROUND FLOOR

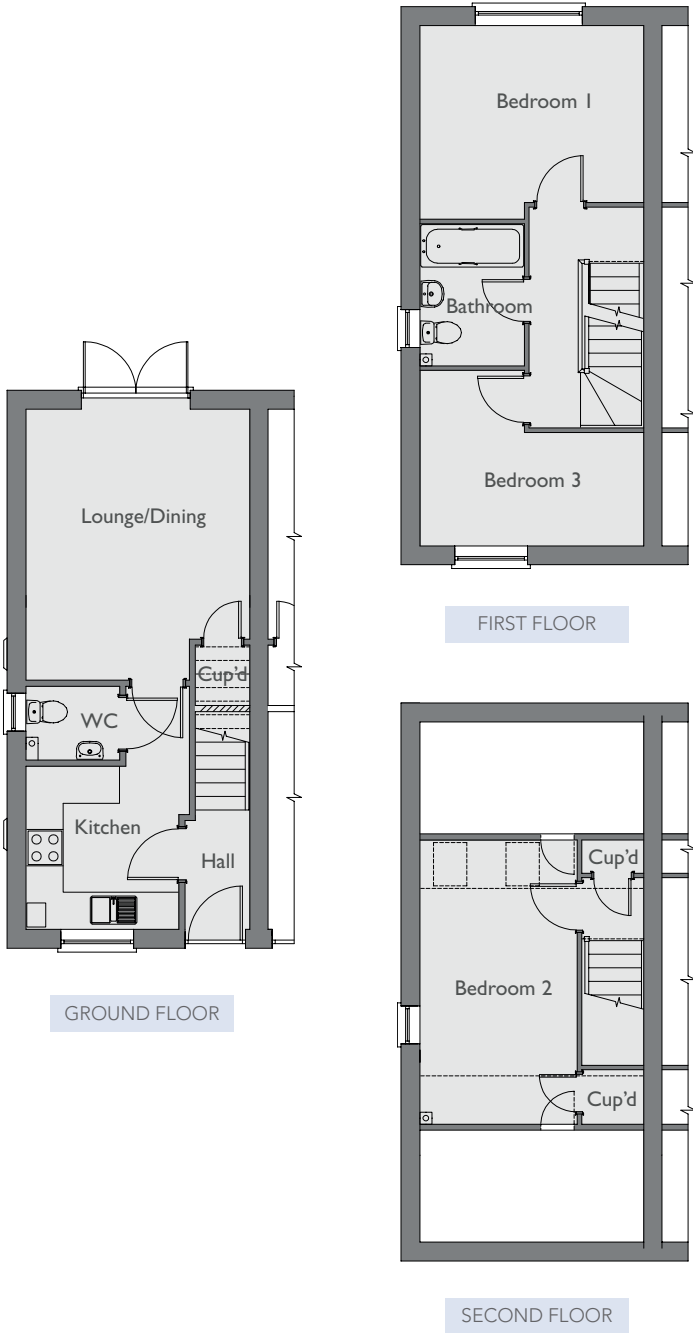
Lounge/Dining	3.70 x 4.48m	12' 1" x 14' 8"
Kitchen	2.53 x 2.70m	8' 3" x 8' 10"

## FIRST FLOOR

Bedroom 1	3.70 x 3.20m	12' 1" x 10' 6"
Bedroom 3	3.70 x 2.90m	12' 1" x 9' 6"

## SECOND FLOOR

Bedroom 2	2.60 x 4.70m	8' 6" x 15' 5"
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Plots 24 & 25

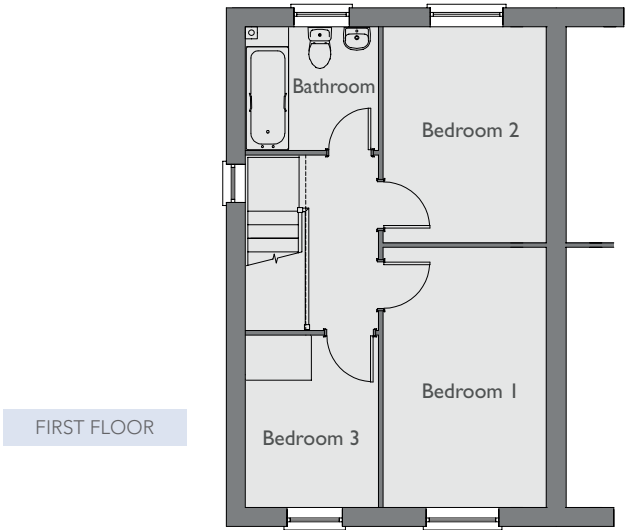
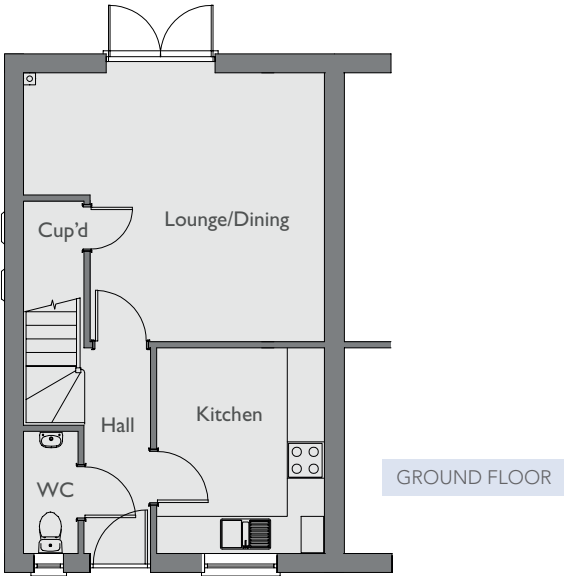
HADDISCOE

3 bedroom house

(Plot 24 has private parking spaces, Plot 25 is opposite hand to plan and has a single garage)



GROUND FLOOR			FIRST FLOOR		
Lounge/Dining	4.99 x 4.44m	16' 4" x 14' 6"	Bedroom 1	2.71 x 4.30m	8' 10" x 14' 1"
Kitchen	2.79 x 3.40m	9' 1" x 11' 1"	Bedroom 2	2.71 x 3.57m	8' 10" x 11' 8"
			Bedroom 3	2.20 x 2.85m	7' 2" x 9' 4"



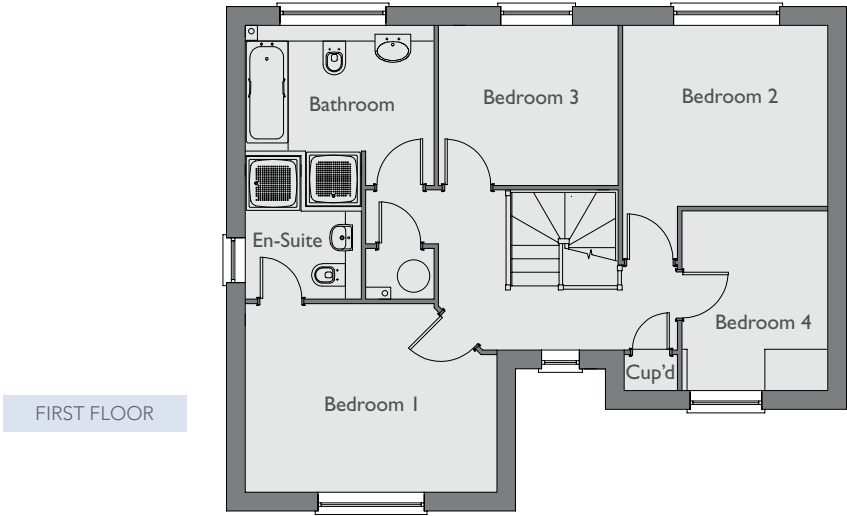
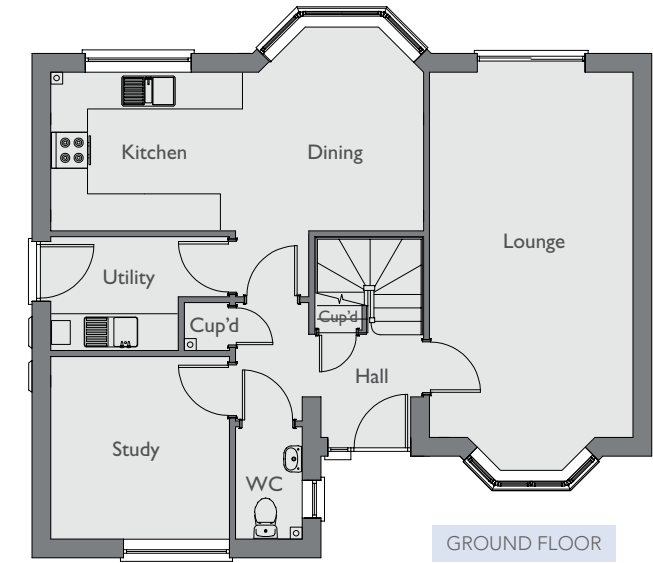
Plot 28

CARBROOKE

4 bedroom house with single garage



GROUND FLOOR			FIRST FLOOR		
Lounge	3.40 x 6.10m*	11' 1" x 20' 0"	Bedroom 1	4.20 x 3.15m	13' 9" x 10' 4"
Kitchen/Dining	6.22 x 2.65m*	20' 4" x 8' 8"	Bedroom 2	3.42 x 3.02m	11' 2" x 9' 10"
Study	2.98 x 3.05m	9' 9" x 10' 0"	Bedroom 3	3.00 x 2.67m	9' 10" x 8' 9"
		* Excluding bay	Bedroom 4	2.43 x 3.00m	7' 11" x 9' 10"





# Features of a Badger home at Newstead Gardens

## 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.
- Saxstead, Haddiscoe and Hulver house types come with a Neff stainless steel built under single oven, gas hob and integrated extractor.
- Ellingham and Kenninghall house types come with a Neff stainless steel built under double oven, gas hob and integrated extractor.
- Yoxford, Earsham and Blythburgh house types come with a freestanding dual fuel Rangemaster cooker with chimney extractor hood.
- Blofield, Brundall, Wrentham, Cotmer and Carbrooke house types come with a Neff stainless steel built-in double oven, gas hob and chimney extractor hood.
- Neff Integrated dishwasher, fridge and freezer installed to all four and five bedroom houses..
- Insinkerator waste disposal units fitted to Plots 1 to 13 and 24 to 30, reducing unpleasant kitchen waste.
- 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.
- Bathrooms and en-suites to all four and five bedroom houses come with Roper Rhodes fitted furniture where room size and layout will allow.
- Soft close Roper Rhodes toilet seats fitted throughout.
- Plots 1 to 5 come with Aqualisa Q Smart digital showers.
- Plots 6 to 13 and 26 to 30 come with Aqualisa Midas thermostatically controlled showers.
- Plots 1 to 13 and 24 to 30 bathrooms and en-suites to have recessed ceiling downlights.
- 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).

## ELECTRICS, SECURITY & 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 to Plots 1 to 13 and 24 to 30.
- 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.
- Underfloor heating to the ground floor of all house types with radiators upstairs.
- Enjoy complete heating and hot water control with 24 hour 7 days a week, fully programmable systems.
- Extractor fans fitted in kitchens, bathrooms and en-suites, with trickle ventilators fitted to all windows providing effective background ventilation.

## GENERAL FEATURES

- Oak veneered panelled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Solid Oak staircases (excluding treads and risers) to Plots 1 to 5.
- Softwood stained staircases to Plots 6 to 30.
- 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 to be finished with block pavements.

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 do not hesitate to ask.

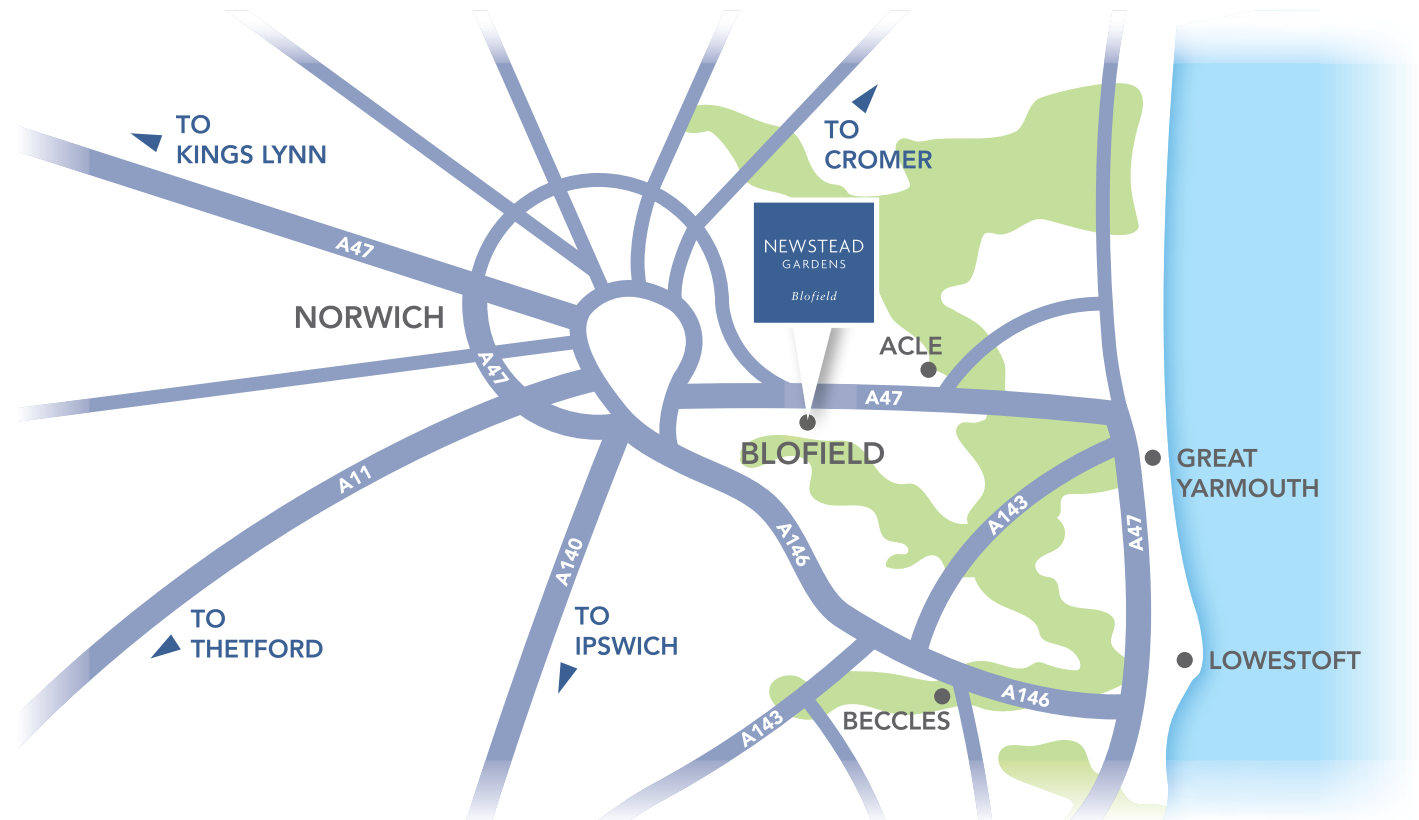
All choices are offered at stage of construction permitting. The specification given is for general guidance only and does not form part of any contract or constitute any offer, representation or warranty.



# HOW TO FIND NEWSTEAD GARDENS

OFF YARMOUTH ROAD  
BLOFIELD  
NORFOLK  
NR13 4JS

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**  
*setting the standards*



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