



  
NURSERY  
CLOSE  
LOWESTOFT

**BADGER**  
*setting the standards*







# Lowestoft

Lowestoft is the most easterly town in the UK situated on the north Suffolk coastline. The town has a wide range of popular chain and independent shops, out of town retail parks, pubs, restaurants, schools, leisure and recreational facilities. The town has transport links by road, rail and bus services to all major destinations and smaller villages in the surrounding area. The city of Norwich is 28 miles away and the Suffolk county town Ipswich is a 45-mile drive.

Lowestoft has an award-winning family friendly beach with promenade walks, hotels, cafes, amusements and water fountains to cool down in. The town comprises of several different areas such as Kirkley and Pakefield with its clifftop walks and fisherman's boats spread out on the shingle beach. Oulton Broad the gateway to the southern Broads with the adjoining Nicholas Everitt Park which hosts power boat racing and other entertainment events. The park is great for children and has beautiful gardens, cafes, tea rooms and you will even find the Lowestoft Museum. In the neighboring town of Carlton Colville, you will also find Carlton Marshes; a Suffolk Wildlife Trust reserve which offers peace and far reaching views across the broadland landscape.

Further afield south of Lowestoft is the Suffolk coast a stretch of heritage coastline and an area of outstanding natural beauty which is home to numerous attractive coastal towns and villages such as Southwold, Walberswick, Aldeburgh and Woodbridge. Each has its own appeal and character and they also serve as popular holiday destinations for day trippers and longer breaks with so much for everyone to do.

# Benefits

## OF A BADGER HOME

### ENERGY EFFICIENCY

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

- High efficiency 'A' rated gas boilers for heating and hot water.
- Heating systems controlled with thermostatic radiator valves and zoned underfloor heating thermostats.
- Insulated heating pipework to reduce heat loss.
- Windows and doors double glazed with Low-E glass and fully draught proofed.
- 450mm (18") 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 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

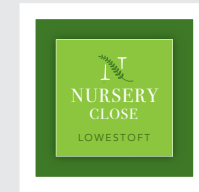
Giving you complete peace of mind.

### CONTINUED AFTER SALES CARE

Provided by our dedicated team of on site staff.



# Site Plan



**BENACRE**  
2 bedroom  
bungalow



**FLIXTON**  
3 bedroom  
bungalow



**WANGFORD**  
3 bedroom  
bungalow



**ASHBY**  
3 bedroom  
bungalow



**STARSTON**  
2 bedroom  
house



**SAXSTED**  
3 bedroom  
house



**HULVER**  
3 bedroom  
house



**METTINGHAM**  
4 bedroom  
house



**ELLINGHAM**  
4 bedroom  
house



**BURLINGHAM**  
4 bedroom  
house



**YOXFORD**  
4 bedroom  
house



**GLEMHAM**  
4 bedroom  
house



**HELMINGHAM**  
4 bedroom  
house



**CARBROOKE**  
4 bedroom  
house

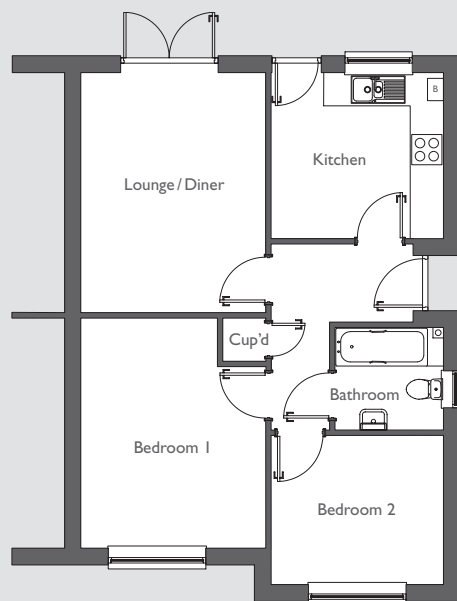


Bin Collection Points

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 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.

# BENACRE

2 bedroom bungalow



Plots 14 & 18 are opposite hand to plan



## GROUND FLOOR

Lounge / Diner	3.44 x 4.45	11' 3" x 14' 7"
Kitchen	3.19 x 3.07	10' 5" x 10' 0"
Bedroom 1	3.44 x 4.26	11' 3" x 13' 11"
Bedroom 2	3.19 x 2.76	10' 5" x 9' 0"

## PLOTS

14, 15,  
18 & 19

# FLIXTON

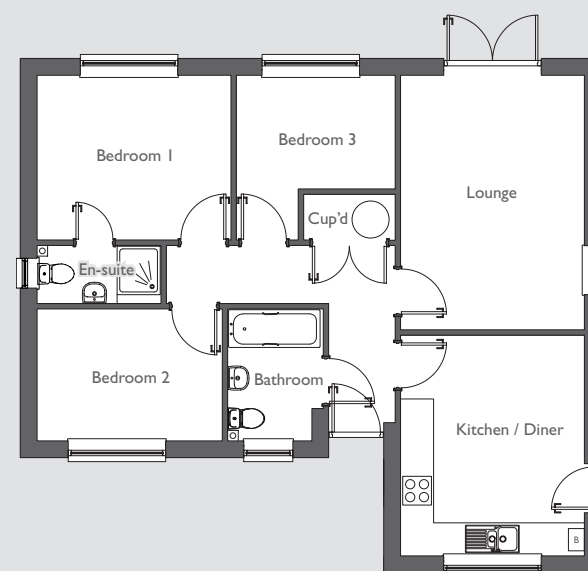
3 bedroom bungalow



PLOTS  
12 & 17

## GROUND FLOOR

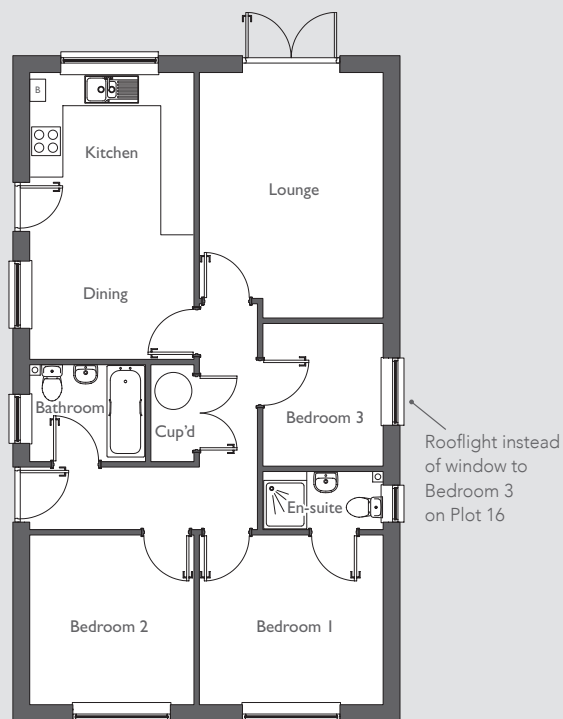
Lounge	3.41 x 4.72m	11' 2" x 15' 5"
Kitchen / Diner	3.41 x 4.10m	11' 2" x 13' 5"
Bedroom 1	3.60 x 3.37m	11' 9" x 11' 0"
Bedroom 2	3.44 x 2.45m	11' 3" x 8' 0"
Bedroom 3	2.95 x 3.37m	9' 8" x 11' 0" (max.)





# WANGFORD

3 bedroom bungalow



PLOTS  
13 & 16

## GROUND FLOOR

Lounge	3.41 x 4.56m	11' 2" x 14' 11"
Kitchen/Dining	3.05 x 5.32m	10' 0" x 17' 5"
Bedroom 1	3.41 x 3.15m	11' 2" x 10' 4"
Bedroom 2	3.05 x 3.15m	10' 0" x 10' 4"
Bedroom 3	2.23 x 2.65m	7' 3" x 8' 8"

# ASHBY

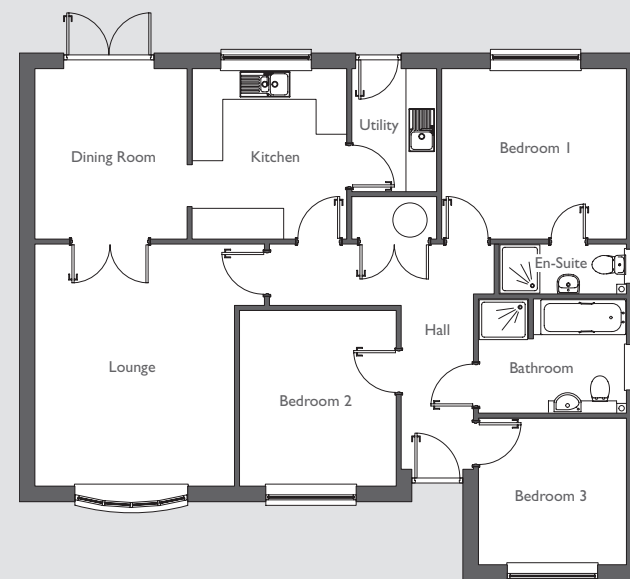
3 bedroom bungalow



## PLOT II

### GROUND FLOOR

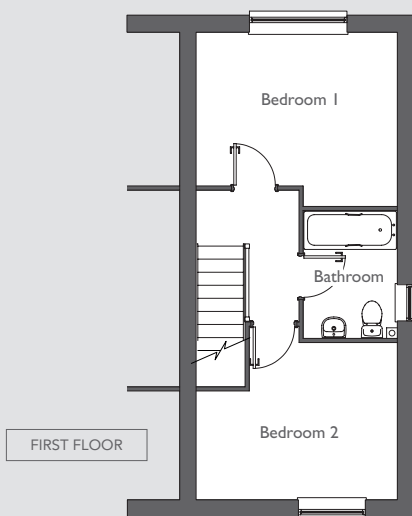
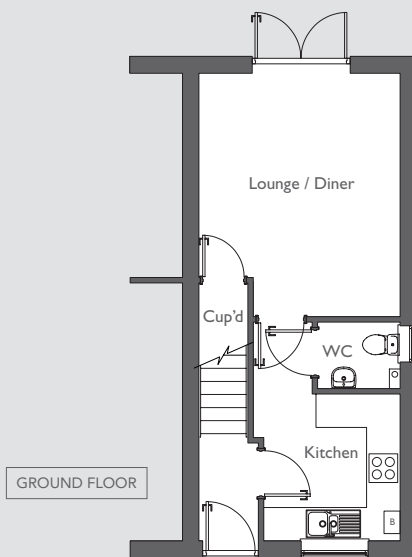
Lounge	4.00 x 4.85m	13' 1" x 15' 10"
Kitchen	3.10 x 3.41m	10' 2" x 11' 2"
Dining Room	3.05 x 3.41m	10' 0" x 11' 2"
Bedroom 1	3.70 x 3.41m	12' 1" x 11' 2"
Bedroom 2	3.14 x 3.52m	10' 3" x 11' 6"
Bedroom 3	2.96 x 2.93m	9' 8" x 9' 7"





# STARSTON

2 bedroom house



Plot 30 is opposite hand to plan



## GROUND FLOOR

Lounge/Diner	3.69 x 4.47	12' 1" x 14' 8"
Kitchen	2.50 x 2.70	8' 2" x 8' 10"

## FIRST FLOOR

Bedroom 1	3.69 x 3.20	12' 1" x 10' 6"
Bedroom 2	3.69 x 2.89	12' 1" x 9' 5"

PLOTS  
30 & 31

# SAXSTEAD

3 bedroom house



PLOTS  
27, 28 & 29

## GROUND FLOOR

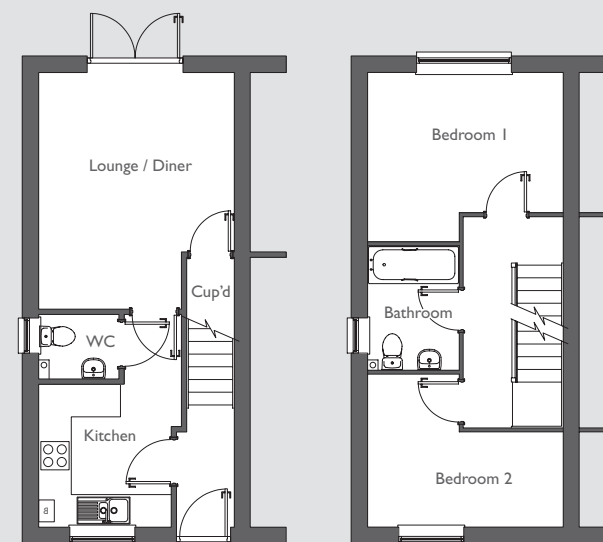
Lounge/Diner 3.69 x 4.47 12' 1" x 14' 8"  
Kitchen 2.50 x 2.70 8' 2" x 8' 10"

## FIRST FLOOR

Bedroom 1 3.69 x 3.20 12' 1" x 10' 6"  
Bedroom 2 3.69 x 2.89 12' 1" x 9' 5"

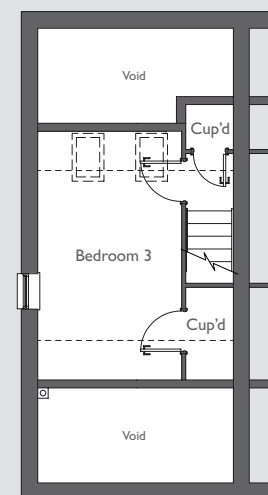
## SECOND FLOOR

Bedroom 3 2.72 x 4.70 8' 11" x 15' 5"



GROUND FLOOR

FIRST FLOOR



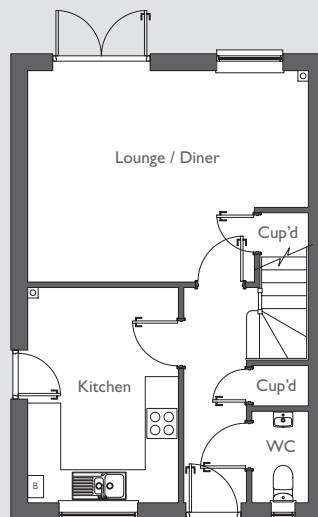
SECOND FLOOR

Plots 28 & 29 are opposite hand to plan

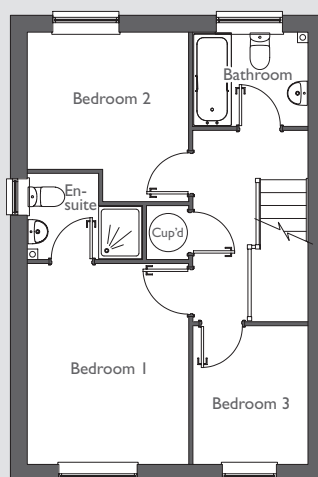


# HULVER

3 bedroom house



GROUND FLOOR



FIRST FLOOR



PLOTS  
20 & 21

## GROUND FLOOR

Lounge/Diner 5.21 x 3.92 17' 1" x 12' 10"  
Kitchen 2.80 x 4.00 9' 2" x 13' 1"

## FIRST FLOOR

Bedroom 1 3.01 x 3.73 9' 10" x 6' 8"  
Bedroom 2 3.01 x 3.14 9' 10" x 10' 3"  
Bedroom 3 2.12 x 2.57 6' 11" x 8' 5"

# METTINGHAM

4 bedroom house



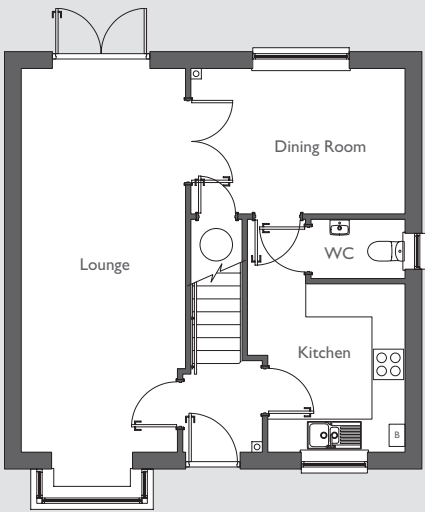
PLOT  
3

## GROUND FLOOR

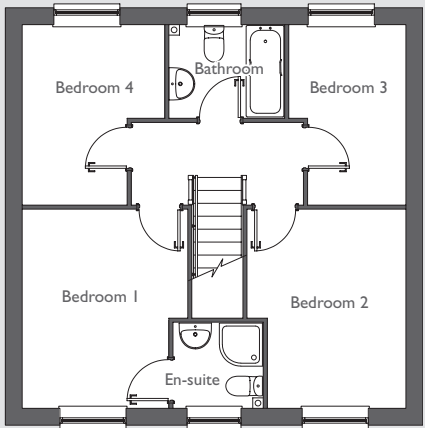
Lounge	3.05 x 7.12	10' 0" x 23' 4"
Dining Room	3.97 x 2.70	13' 0" x 8' 10"
Kitchen	2.55 x 3.12	8' 4" x 10' x 2"

## FIRST FLOOR

Bedroom 1	3.07 x 3.70	10' 0" x 12' 1"
Bedroom 2	2.95 x 3.70	9' 8" x 12' 1"
Bedroom 3	2.17 x 3.35	7' 1" x 10' 11"
Bedroom 4	2.65 x 3.35	8' 8" x 10' 11"



GROUND FLOOR

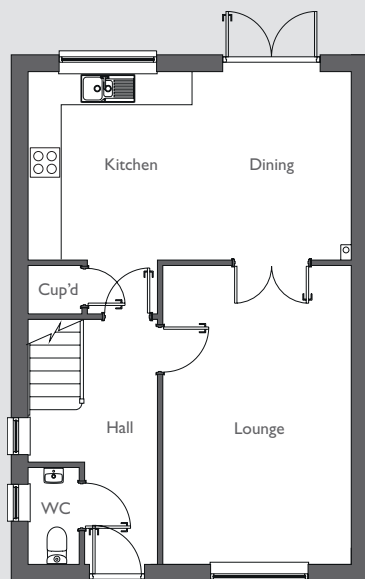


FIRST FLOOR

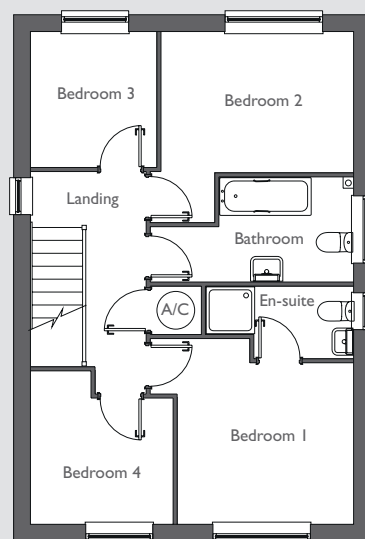


# ELLINGHAM

4 bedroom house



GROUND FLOOR



FIRST FLOOR



## PLOTS

4, 7, 8, 22,  
25, 26 & 43

### GROUND FLOOR

Lounge 3.50 x 5.55m 11' 5" x 18' 2"  
Kitchen/Dining 6.00 x 3.50m 19' 8" x 11' 5"

### FIRST FLOOR

Bedroom 1 3.27 x 3.00m 10' 8" x 9' 10"  
Bedroom 2 3.57 x 2.62m 11' 8" x 8' 7"  
Bedroom 3 2.35 x 2.52m 7' 8" x 8' 3"  
Bedroom 4 2.65 x 2.90m 8' 8" x 9' 6" (max.)

# BURLINGHAM

4 bedroom house



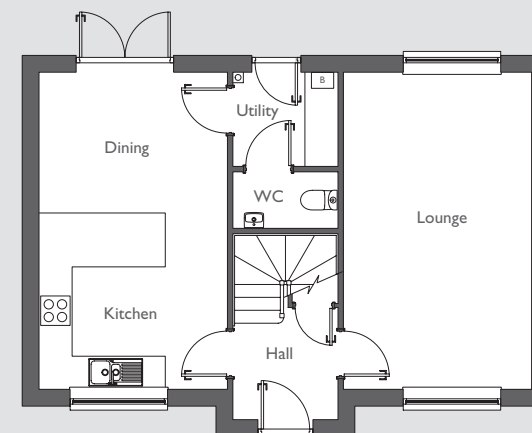
PLOT  
IO

## GROUND FLOOR

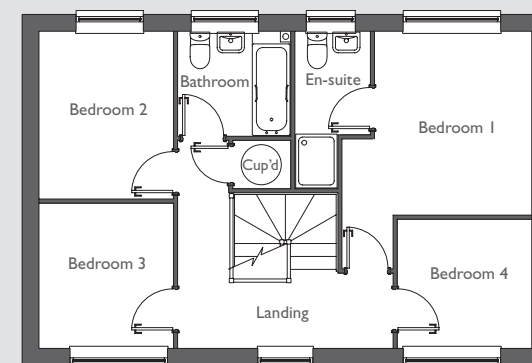
Lounge 3.50 x 5.89 11' 5" x 19' 3"  
Kitchen/Dining 3.50 x 5.89 11' 5" x 19' 3"

## FIRST FLOOR

Bedroom 1 3.52 x 3.41 11' 6" x 11' 2"  
Bedroom 2 2.50 x 3.11 8' 2" x 10' 2"  
Bedroom 3 2.50 x 2.89 8' 2" x 9' 5"  
Bedroom 4 2.50 x 2.89 8' 2" x 9' 5"



GROUND FLOOR

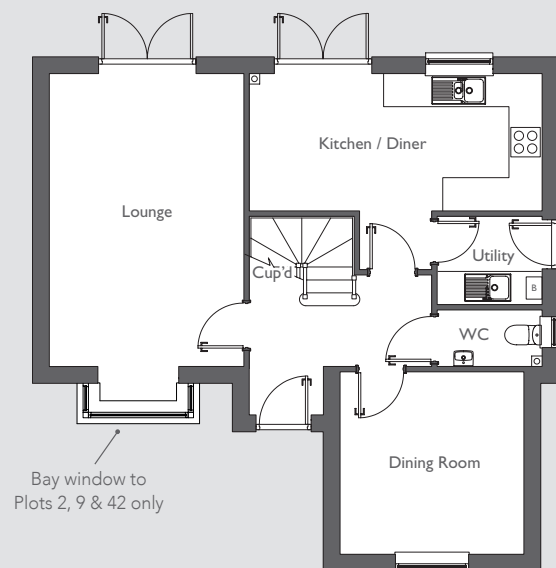


FIRST FLOOR

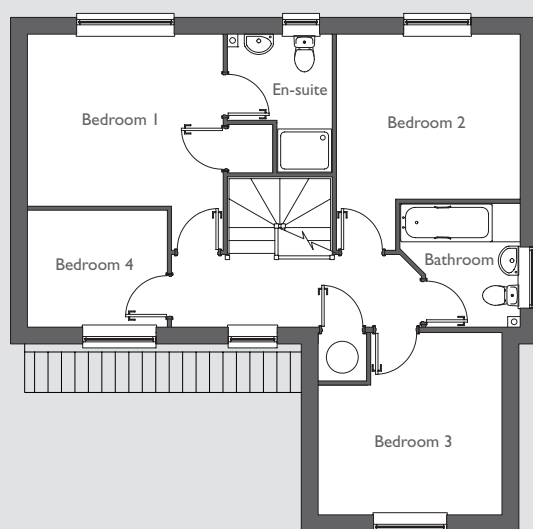


# YOXFORD

4 bedroom house



GROUND FLOOR



FIRST FLOOR



PLOTS  
2, 6, 9,  
42 & 45

## GROUND FLOOR

Lounge	3.61 x 5.44m	11' 10" x 17' 10"
Kitchen/Diner	5.44 x 2.55m	17' 10" x 8' 4"
Dining room	3.41 x 3.38m	11' 2" x 11' 1"

## FIRST FLOOR

Bedroom 1	3.63 x 3.19m	11' 10" x 10' 5"
Bedroom 2	3.41 x 3.06m	11' 2" x 10' 0"
Bedroom 3	3.41 x 3.38m	11' 2" x 11' 1"
Bedroom 4	2.60 x 2.17m	8' 6" x 7' 1"

# GLEMHAM

4 bedroom house



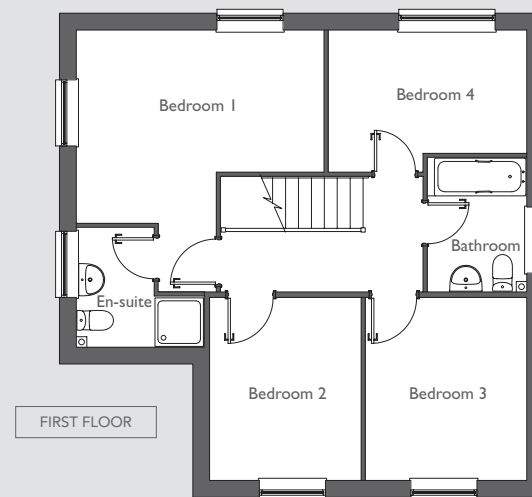
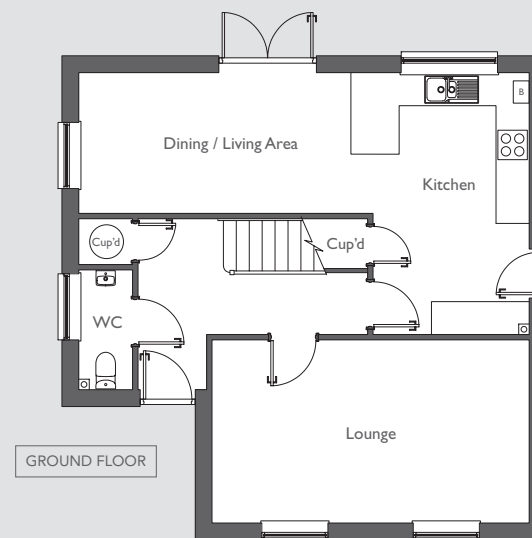
PLOTS  
1 & 23

## GROUND FLOOR

Lounge 5.89 x 3.40 19' 3" x 11' 1"  
Kitchen/Dining 8.36 x 4.86 27' 5" x 15' 11"

## FIRST FLOOR

Bedroom 1 4.60 x 3.59 15' 1" x 11' 9"  
Bedroom 2 2.81 x 3.40 9' 2" x 11' 1"  
Bedroom 3 3.00 x 3.40 9' 10" x 11' 1"  
Bedroom 4 3.69 x 2.64 12' 1" x 8' 7"

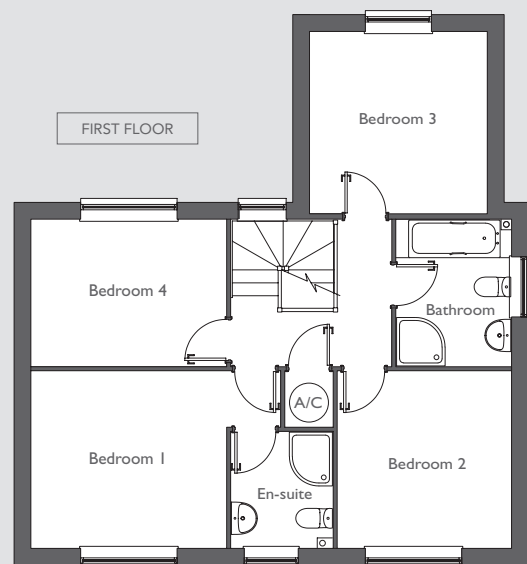
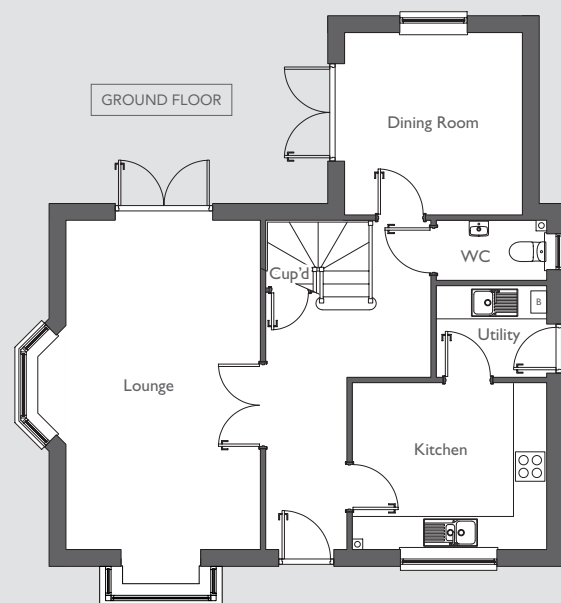


Plot 23 is opposite hand to plan



# HELMINGHAM

4 bedroom house



PLOT

24

## GROUND FLOOR

Lounge	3.61 x 6.11	11' 10" x 20' 0"
Kitchen	3.61 x 3.10	11' 10" x 10' 2"
Dining Room	3.30 x 3.38	10' 9" x 11' 1"

## FIRST FLOOR

Bedroom 1	3.63 x 3.30	11' 10" x 10' 9"
Bedroom 2	3.23 x 3.30	10' 7" x 10' 9"
Bedroom 3	3.30 x 3.38	10' 9" x 11' 1"
Bedroom 4	3.63 x 2.74	11' 10" x 8' 11"

# CARBROOKE

4 bedroom house



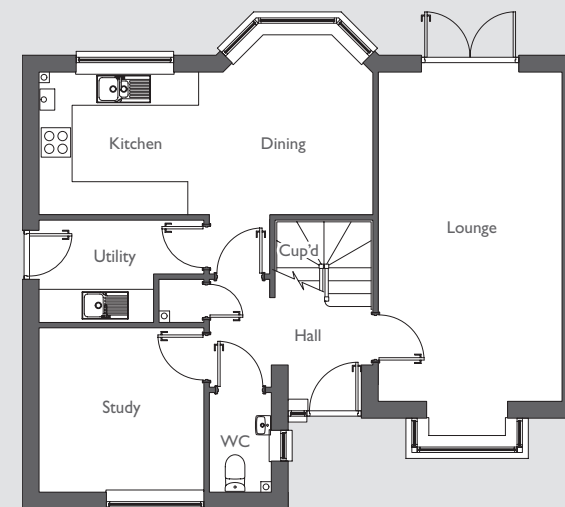
PLOTS  
5 & 44

## GROUND FLOOR

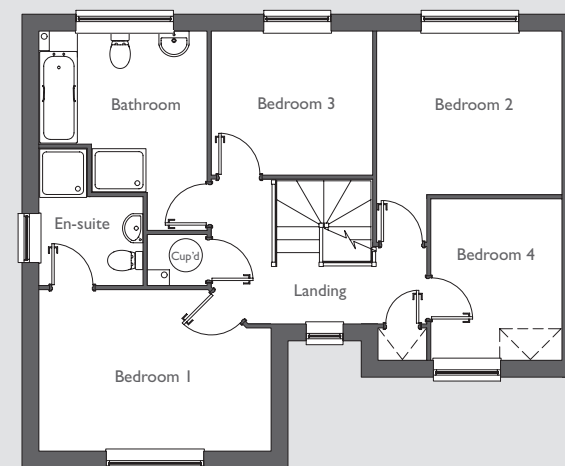
Lounge	3.41 x 6.11	11' 2" x 20' 0"
Kitchen/Dining	6.20 x 4.65	20' 4" x 15' 3"
Study	2.94 x 3.05	9' 7" x 10' 0"

## FIRST FLOOR

Bedroom 1	4.31 x 3.00	14' 1" x 9' 10"
Bedroom 2	3.44 x 3.04	11' 3" x 9' 11"
Bedroom 3	3.00 x 2.67	9' 10" x 8' 9"
Bedroom 4	2.43 x 3.00	7' 11" x 9' 10"



GROUND FLOOR

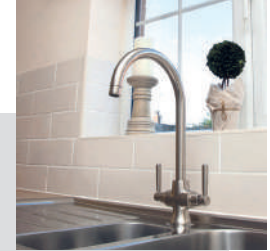
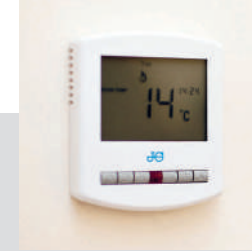
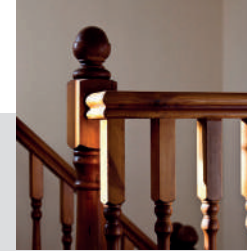


FIRST FLOOR



# Features

## OF A BADGER HOME AT NURSERY 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 endeavor to create the kitchen that's right for you.
- Starston, Saxstead and Hulver house types come with a Neff stainless steel built-under single oven, gas hob and integrated extractor.
- Ashby, Benacre, Wangford, Flixton, Mettingham, Ellingham, Burlingham, Yoxford, Glemham, Helmingham and Carbrooke house type come with a Neff stainless steel double oven, gas hob and integrated extractor.
- To complement our varied selection of kitchens you can also choose from a wide range of sinks and a comprehensive selection of taps.
- 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.

- Roper Rhodes freestanding vanity units fitted in all bungalows and four bedroom houses (where room size and layout will allow).
- Roper Rhodes Soft close toilet seats fitted throughout.
- Bath shower mixer taps installed to all properties.
- En-suites fitted with Mira thermostatically controlled showers.
- 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 splash-backs and shower enclosure.

### ELECTRICS, SECURITY & LIGHTING

- Openreach Fibre network installed into each property.
- 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.
- Kitchens lighting will be recessed ceiling downlights and under-pelmet lighting to wall units.

- Bathroom and en-suite to lighting to be recessed ceiling downlights (excluding Plots 27 - 31).
- The property comes with a generous number of power points including shaver sockets in the bathroom and en-suites.
- For the security minded, we fully install an intruder alarm (excluding Plots 27 - 31).
- 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.

### HEATING & VENTILATION

- Heating and hot water provided via 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 5/2 days a week, fully programmable systems.
- Extractor fans fitted in kitchens, utility rooms, bathrooms, en-suites and cloakrooms with trickle ventilators fitted to all windows providing effective background ventilation.

### GENERAL FEATURES

- Oak veneered paneled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Softwood stained staircases.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Buff Riven paving slab patios to all plots.
- Turfed or planted front gardens (where applicable).
- Parking areas and driveways to be finished with block pavements.
- External tap installed with all house types.

Due to our continued commitment to improve and create better homes we regularly review our specifications, which may cause the brochure details to vary. For specific details on the plot of your choice please do not hesitate to ask.

All choices are offered 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 NURSERY CLOSE

NURSERY CLOSE, OFF MONCKTON AVENUE, LOWESTOFT, SUFFOLK NR32 3EG



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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