



**BADGER**  
*setting the standards*



# Blundeston

Blundeston is a highly sought-after village on the outskirts of Lowestoft. Benefiting from open and picturesque countryside, the village sits 3.5 miles north-west of Lowestoft and 6 miles south of Great Yarmouth. Blundeston has a primary school, church, public house, village hall with a spacious children's play park and village green. Various Supermarkets, secondary schools and local amenities can be found just a short distance outside of the village.

Nearby bus services enable access into Lowestoft and Great Yarmouth. The nearby Somerleyton train station provides travel to Norwich whilst Blundeston itself offers easy road access to Lowestoft, Great Yarmouth, Oulton Broad, Beccles and Norwich.

Blundeston features as the birthplace of David Copperfield in the novel of the same name written by Charles Dickens with many references to this locally. The Grade I listed St Marys church is of medieval origin and another local landmark of interest is nearby Somerleyton Hall with many attractions.

Further afield is Suffolk's famous Heritage Coastline, an area of outstanding natural beauty which is home to numerous picturesque towns and villages. The North Norfolk coastline is 45 miles of award-winning beaches and stunning countryside with its own charming locations.





# 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.



- |  |   |
|--|---|
|  <b>BURLINGHAM</b><br>4 bedroom house   |  <b>ELLINGHAM</b><br>4 bedroom house         |
|  <b>REDGRAVE</b><br>4 bedroom house     |  <b>YOXFORD</b><br>4 bedroom house           |
|  <b>GLEMHAM</b><br>4 bedroom house      |  <b>THORPE</b><br>4 bedroom house            |
|  <b>HELMINGHAM</b><br>4 bedroom house   |  <b>CARBROOKE</b><br>4 bedroom house         |
|  <b>WRENTHAM</b><br>4 bedroom house    |  <b>BRUNDALL</b><br>4 bedroom house         |
|  <b>BLYTHBURGH</b><br>4 bedroom house |  <b>BLYTHBURGH PLUS</b><br>4 bedroom house |
|  Bin Collection Point                 |   |

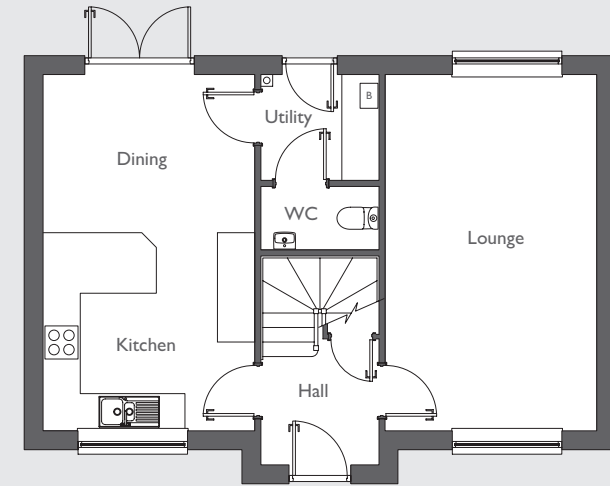
The siteplan shown has been taken from working drawings and may vary slightly from the completed properties. Every care has been taken to ensure accuracy of these particulars but the contents shall not form any contract and the vendor's reserve the right to alter the specification and/or design without notice. This artist's impression is to show plot and property layout only. Tree planting, boundaries, roadways and paths can be changed without notice.



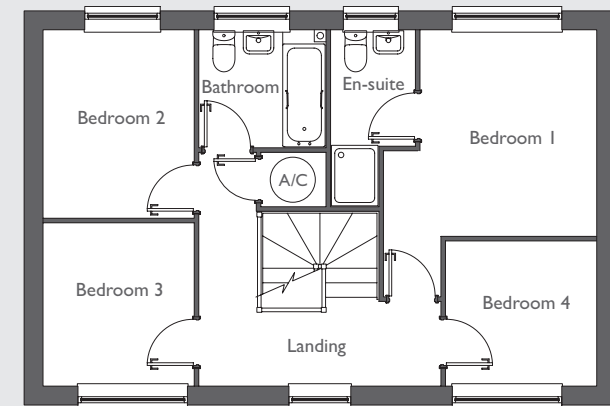
Plots 36, 39 & 56

# BURLINGHAM

4 bedroom house



GROUND FLOOR



FIRST FLOOR

## 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 | 2.92 x 3.41 | 9' 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 2.40 | 8' 2" x 7' 10" |

Plots 33, 40 & 57

# ELLINGHAM

4 bedroom house

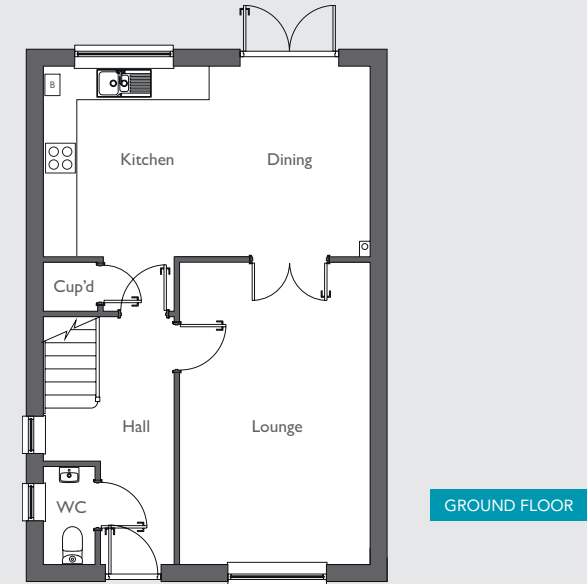


## GROUND FLOOR

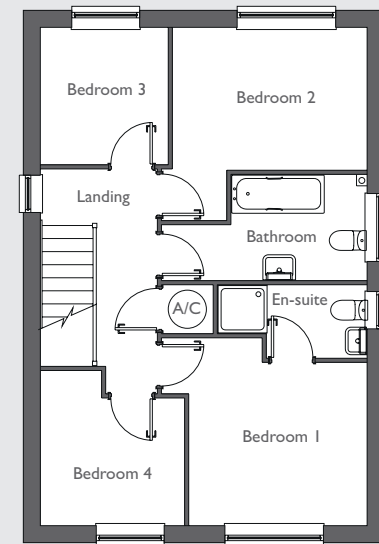
|                |             |                 |
|----------------|-------------|-----------------|
| Lounge         | 3.50 x 5.55 | 11' 5" x 18' 2" |
| Kitchen/Dining | 6.00 x 3.50 | 19' 8" x 11' 5" |

## FIRST FLOOR

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.27 x 3.00 | 10' 8" x 9' 10" |
| Bedroom 2 | 3.57 x 2.62 | 11' 8" x 8' 7"  |
| Bedroom 3 | 2.35 x 2.52 | 7' 8" x 8' 3"   |
| Bedroom 4 | 2.65 x 2.85 | 8' 8" x 9' 4"   |



GROUND FLOOR

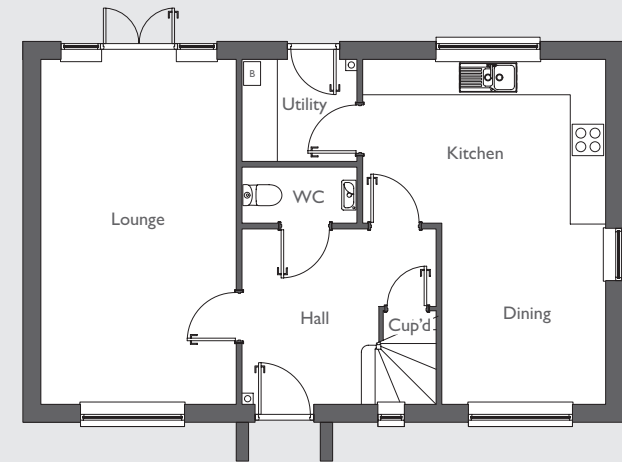


FIRST FLOOR

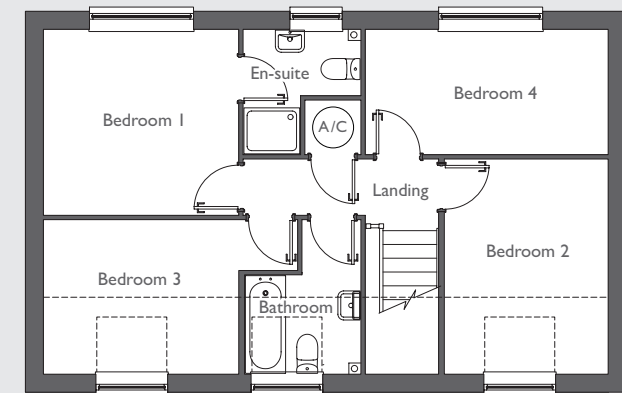
Plots 41, 44 & 49

# REDGRAVE

4 bedroom house



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

|                |             |                  |
|----------------|-------------|------------------|
| Lounge         | 3.40 x 6.00 | 11' 1" x 19' 8"  |
| Kitchen/Dining | 4.22 x 6.00 | 13' 10" x 19' 8" |

## FIRST FLOOR

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.40 x 3.23 | 11' 1" x 10' 7" |
| Bedroom 2 | 2.85 x 3.74 | 9' 4" x 12' 3"  |
| Bedroom 3 | 3.40 x 2.69 | 11' 1" x 8' 9"  |
| Bedroom 4 | 4.22 x 2.18 | 13' 10" x 7' 1" |



Plots 34, 43, 47 & 55

# YOXFORD

4 bedroom house



## GROUND FLOOR

|               |             |                 |
|---------------|-------------|-----------------|
| Lounge        | 3.61 x 5.44 | 11' 8" x 17' 8" |
| Kitchen/Diner | 5.44 x 2.55 | 17' 8" x 8' 4"  |
| Dining Room   | 3.41 x 3.38 | 11' 2" x 11' 1" |

## FIRST FLOOR

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

Plots 35, 50 & 51

# GLEMHAM

4 bedroom house

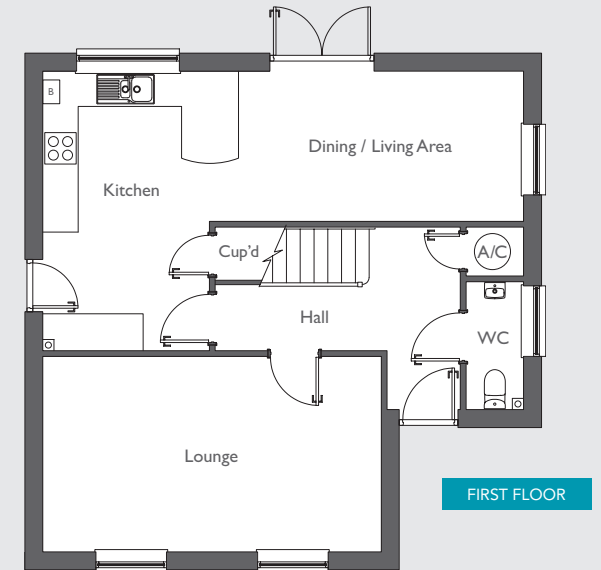
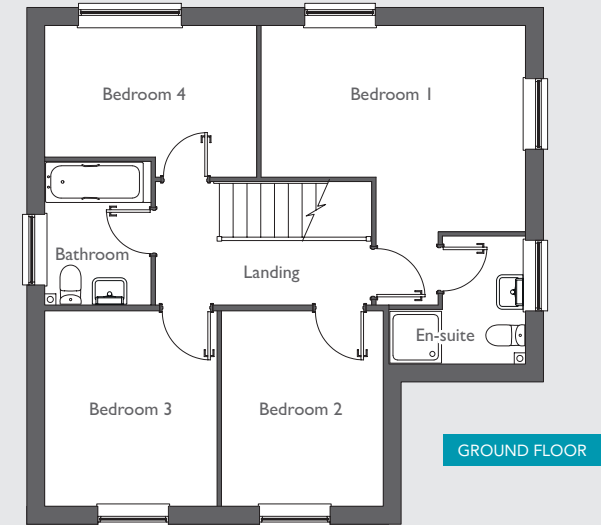


## GROUND FLOOR

|                           |             |                  |
|---------------------------|-------------|------------------|
| Lounge                    | 5.89 x 3.40 | 19' 3" x 11' 1"  |
| Kitchen/Dining/<br>Living | 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 51 is opposite hand

Plots 37, 42, 48, 54 & 58

# THORPE

4 bedroom house

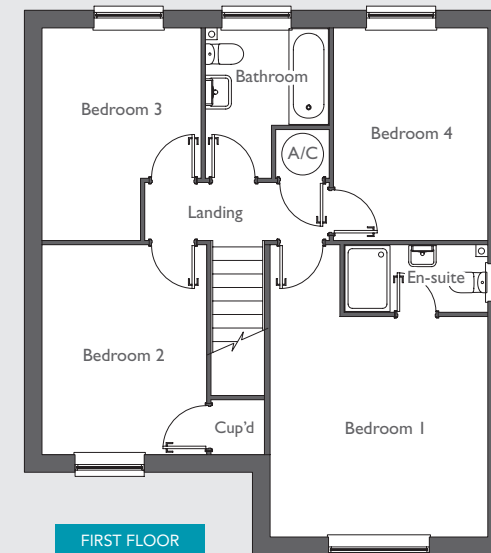
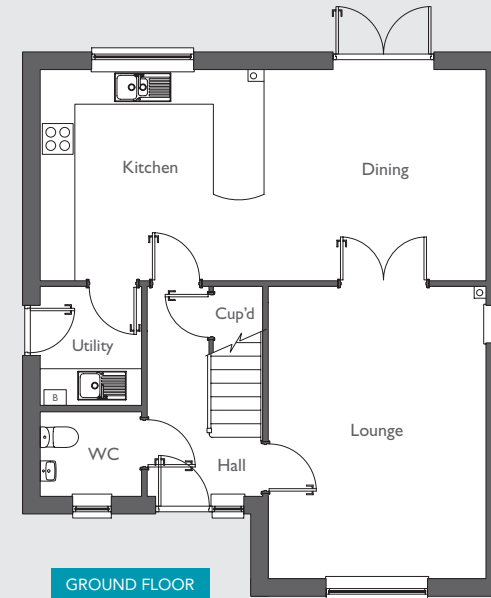


## GROUND FLOOR

|                |             |                 |
|----------------|-------------|-----------------|
| Lounge         | 3.86 x 5.19 | 12' 7" x 17' 0" |
| Kitchen/Dining | 7.91 x 3.75 | 26' 0" x 12' 3" |

## FIRST FLOOR

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.86 x 3.91 | 12' 7" x 12' 9" |
| Bedroom 2 | 2.92 x 3.72 | 9' 6" x 12' 2"  |
| Bedroom 3 | 2.82 x 3.77 | 9' 3" x 12' 4"  |
| Bedroom 4 | 2.74 x 3.77 | 9' 0" x 12' 4"  |



Plot 37 is opposite hand

Plot 45

# HELMINGHAM

4 bedroom house



## 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" |



Plots 27, 32 & 38

# CARBROOKE

4 bedroom house

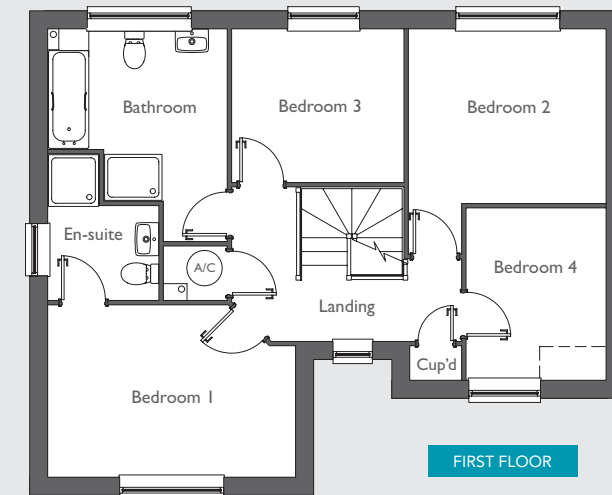
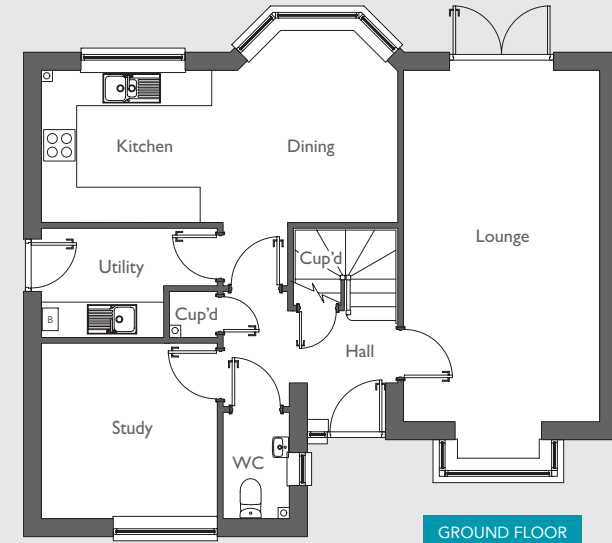


## GROUND FLOOR

|                |             |                 |
|----------------|-------------|-----------------|
| Lounge         | 3.41 x 6.11 | 11' 2" x 20' 0" |
| Kitchen/Dining | 6.20 x 2.65 | 20' 4" x 8' 7"  |
| Study          | 3.06 x 3.05 | 10' 1" 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" |



Plots 23, 26, 28 & 31

# WRENTHAM

4 bedroom house



## GROUND FLOOR

|               |             |                  |
|---------------|-------------|------------------|
| Lounge        | 4.17 x 6.11 | 13' 8" x 20' 0"  |
| Kitchen       | 6.22 x 5.46 | 20' 4" x 17' 10" |
| Living/Dining | 2.95 x 3.27 | 9' 8" x 10' 8"   |

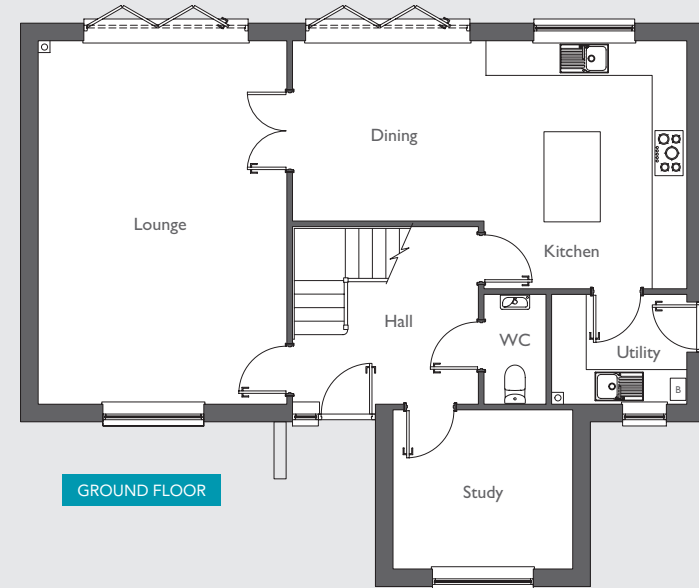
## FIRST FLOOR

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.20 x 3.53 | 13' 9" x 11' 6" |
| Bedroom 2 | 4.20 x 2.67 | 13' 9" x 8' 9"  |
| Bedroom 3 | 4.09 x 2.65 | 13' 5" x 8' 8"  |
| Bedroom 4 | 3.15 x 2.51 | 10' 3" x 8' 2"  |

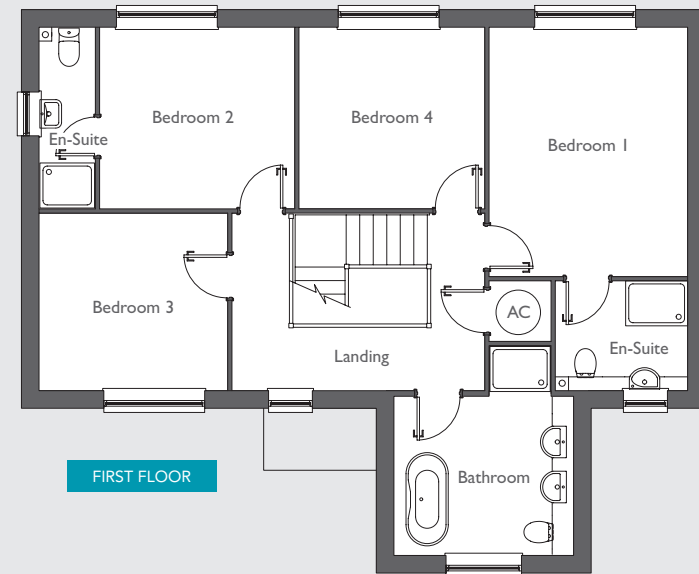
Plots 21, 24, 46 & 53

# BRUNDALL

4 bedroom house



GROUND FLOOR



FIRST FLOOR

Plot 53 is opposite hand

## GROUND FLOOR

|                |             |                  |
|----------------|-------------|------------------|
| Lounge         | 4.41 x 6.45 | 14' 5" x 21' 1"  |
| Kitchen/Dining | 4.40 x 7.00 | 14' 5" x 22' 11" |
| Study          | 3.19 x 2.82 | 10' 5" x 9' 3"   |

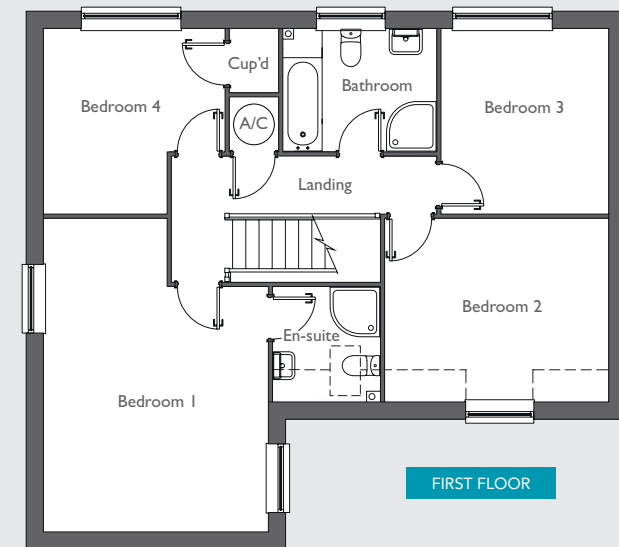
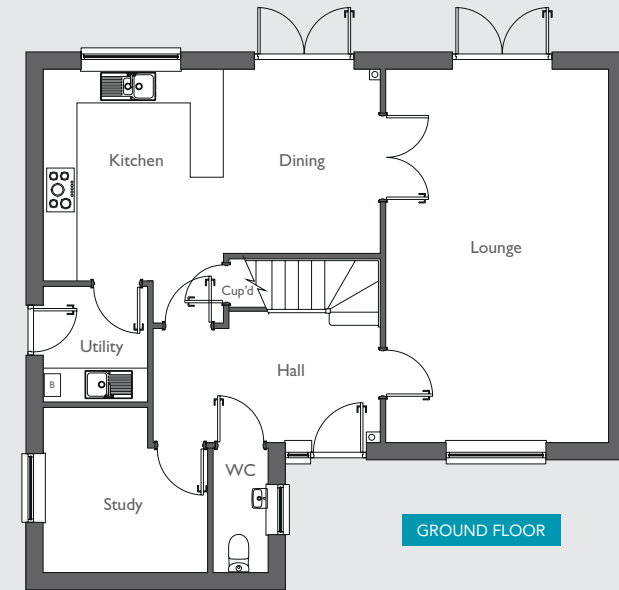
## FIRST FLOOR

|           |             |                  |
|-----------|-------------|------------------|
| Bedroom 1 | 3.52 x 4.42 | 11' 6" x 14' 6"  |
| Bedroom 2 | 3.46 x 3.22 | 11' 4" x 10' 6"  |
| Bedroom 3 | 3.35 x 3.15 | 10' 11" x 10' 4" |
| Bedroom 4 | 3.30 x 3.22 | 10' 9" x 10' 6"  |

Plots 22, 30 & 52

# BLYTHBURGH

4 bedroom house



Plot 52 is opposite hand

## GROUND FLOOR

|                |             |                 |
|----------------|-------------|-----------------|
| Lounge         | 4.05 x 6.79 | 13' 3" x 22' 3" |
| Kitchen/Dining | 6.12 x 3.85 | 20' 0" x 12' 7" |
| Study          | 2.99 x 3.00 | 9' 9" x 9' 10"  |

## FIRST FLOOR

|           |             |                  |
|-----------|-------------|------------------|
| Bedroom 1 | 4.09 x 5.70 | 13' 5" x 18' 8"  |
| Bedroom 2 | 4.07 x 3.34 | 13' 4" x 10' 11" |
| Bedroom 3 | 3.05 x 3.37 | 10' 0" x 11' 0"  |
| Bedroom 4 | 3.30 x 3.37 | 10' 9" x 11' 0"  |



Plots 25 & 29

# BLYTHBURGH PLUS

4 bedroom house



## GROUND FLOOR

|                |             |                 |
|----------------|-------------|-----------------|
| Lounge         | 4.05 x 6.79 | 13' 3" x 22' 3" |
| Kitchen/Dining | 6.12 x 3.85 | 20' 0" x 12' 7" |
| Garden Room    | 3.07 x 3.06 | 10' 0" x 10' 0" |
| Study          | 2.99 x 3.00 | 9' 9" x 9' 10"  |

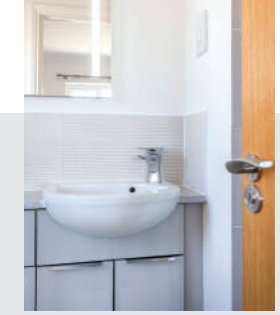
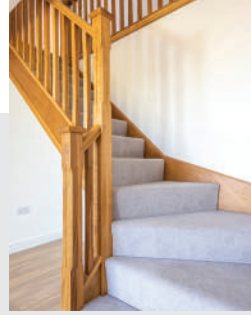
## FIRST FLOOR

|           |             |                  |
|-----------|-------------|------------------|
| Bedroom 1 | 4.09 x 5.70 | 13' 5" x 18' 8"  |
| Bedroom 2 | 4.07 x 3.34 | 13' 4" x 10' 11" |
| Bedroom 3 | 3.05 x 3.37 | 10' 0" x 11' 0"  |
| Bedroom 4 | 3.30 x 3.37 | 10' 9" x 11' 0"  |



# Features

## OF A BADGER HOME AT LAKESIDE



### 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.
- Burlingham, Ellingham, Redgrave, Yoxford, Glemham, Thorpe, Helmingham, Carbrooke, Wrentham and Brundall house types come with a Neff stainless steel double oven, gas hob, extractor, integrated dishwasher and fridge freezer.
- Blythburgh and Blythburgh Plus house types come with a 90cm dual fuel range cooker and matching chimney extractor hood.
- 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.
- Utility rooms where applicable come with a single bowl stainless steel sink and appliance spaces (no sink to Burlingham and Redgrave house types).

### BATHROOM SPECIFICATION

- Bathrooms are finished with white suites complemented by chrome taps and fittings.
- Roper Rhodes vanity units to all house types.
- Roper Rhodes soft close toilet seats fitted throughout.
- Bath shower mixer taps installed to all properties.
- En-suites fitted with Mira thermostatically controlled showers including drencher head.
- 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.

- Kitchen lighting will be recessed ceiling downlights and under-pelmet lighting to wall units.
- Bathroom and en-suite to lighting to be recessed ceiling downlights.
- The property comes with a generous number of power points including shaver sockets in the bathrooms and en-suites.
- For the security minded, we fully install an intruder alarm.
- 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 by 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 staircases painted white with solid Oak spindles.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Paving slab patios to all plots.
- Turfed or planted front gardens (where applicable).
- Driveways to be finished with block pavements.
- External tap installed with all homes.

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 Lakeside

OFF HALL ROAD, BLUNDESTON, LOWESTOFT, SUFFOLK, NR32 5BG



**BADGER**  
*setting the standards*



Badger Building (E. Anglia) Ltd

The Sett, Lodge Lane, Blundeston, Lowestoft, Suffolk NR32 5ED

Telephone: 01502 583026

Email: [info@badgerbuilding.co.uk](mailto:info@badgerbuilding.co.uk)

Website: [www.badgerbuilding.co.uk](http://www.badgerbuilding.co.uk)

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.