



BADGER
setting the standards



CLAYDON
PARK

GORLESTON

GORLESTON

Gorleston lies between Lowestoft and Great Yarmouth on the east coast in Norfolk. The town is within the Borough of Great Yarmouth and sits just south of its well-known seaside counterpart. Featuring a wide sandy beach stretching into the distance below glorious cliff gardens and a grand promenade. The beach is a firm favourite with local people and visitors enjoying not only the excellent bathing but also a splash pad and yacht pond. During the summer the beach is often packed with families making the most of this asset. Above the promenade are green cliffs, beautiful lawns, bowling greens, tennis courts and a trim-trail. The long cliff top allows far reaching views across the beach, harbour and towards the pier and wind turbines off the coast.

Gorleston has every amenity you would expect from a large settlement including supermarkets, banks, chain stores and independent run shops, schools, academies and a sixth form college, cinema, theatre, golf club, leisure centre, hospital and many pubs, restaurants and hotels.

Inland from Gorleston you will find the Broads National Park and notably the roman fort of Burgh Castle which stands proud above the River Waveney and marshes. Just 7 miles south is the coastal Suffolk town of Lowestoft and the nearby Oulton Broad which is the gateway to the Southern Broads network.



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





LEGEND

	COOKLEY 2 bedroom bungalow		BENACRE 2 bedroom bungalow		FLIXTON 3 bedroom bungalow		WANGFORD 3 bedroom bungalow
	ORFORD 3 bedroom bungalow		ORMESBY 3 bedroom bungalow		ASHBY 3 bedroom bungalow		STARSTON 2 bedroom house
	SAXSTED 3 bedroom house		HADDISCOE 3 bedroom house		HULVER 3 bedroom house		METTINGHAM 4 bedroom house
	ELLINGHAM 4 bedroom house		BURLINGHAM 4 bedroom house		REDGRAVE 4 bedroom house		YOXFORD 4 bedroom house
	GLEMHAM 4 bedroom house		HELMINGHAM 4 bedroom house		HENSTEAD 4 bedroom chalet bungalow		CARBROOKE 4 bedroom house
	WRENTHAM 4 bedroom house		BLYTHBURGH 4 bedroom house				

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.



COOKLEY

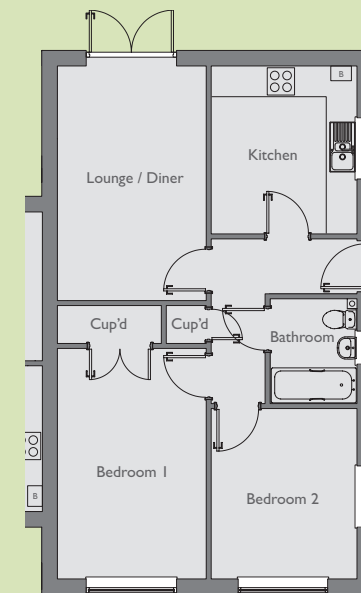
2 bedroom bungalow

Plots 4 & 5

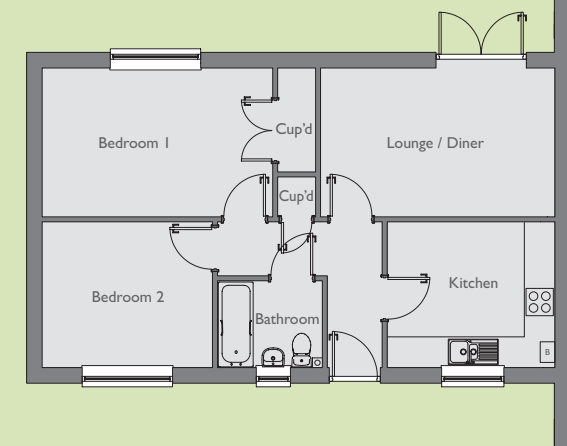
Ground Floor

Lounge/Diner	2.98 x 4.70	9' 9" x 15' 5"
Kitchen	2.92 x 3.36	9' 6" x 11' 0"
Bedroom 1	2.98 x 4.61	9' 9" x 15' 1"
Bedroom 2	2.92 x 3.41	9' 6" x 11' 2"

PLOT 4



PLOT 5



BENACRE

2 bedroom bungalow

Plots 7, 8, 9, 10, 21, 22, 119 & 120

Plots 7, 8, 21 & 22

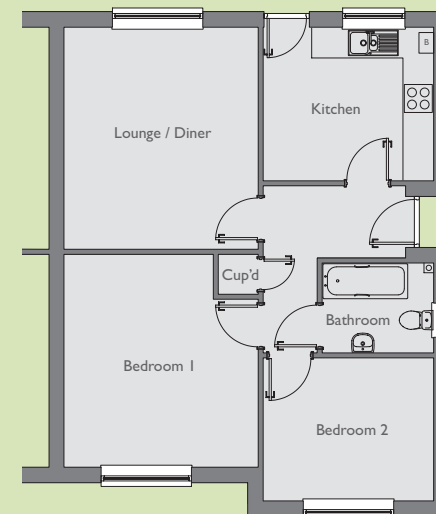
Ground Floor

Lounge/Diner	3.89 x 4.45	12' 9" x 14' 7"
Kitchen	3.41 x 3.07	11' 2" x 10' 0"
Bedroom 1	3.89 x 4.26	12' 9" x 13' 11"
Bedroom 2	3.41 x 2.86	11' 2" x 9' 4"

Plots 9, 10, 119 & 120

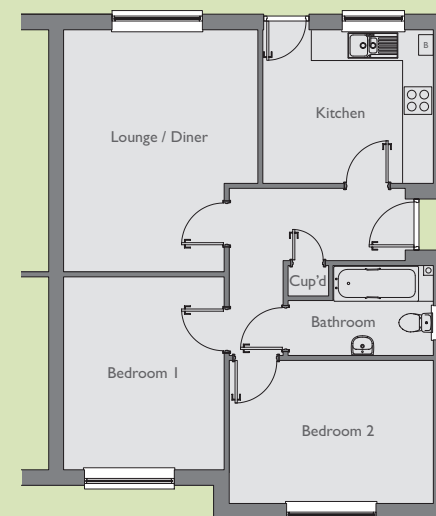
Ground Floor

Lounge/Diner	3.89 x 4.85	12' 9" x 15' 10"
Kitchen	3.41 x 3.07	11' 2" x 10' 0"
Bedroom 1	4.09 x 2.86	13' 5" x 9' 4"
Bedroom 2	3.21 x 3.86	10' 6" x 12' 7"



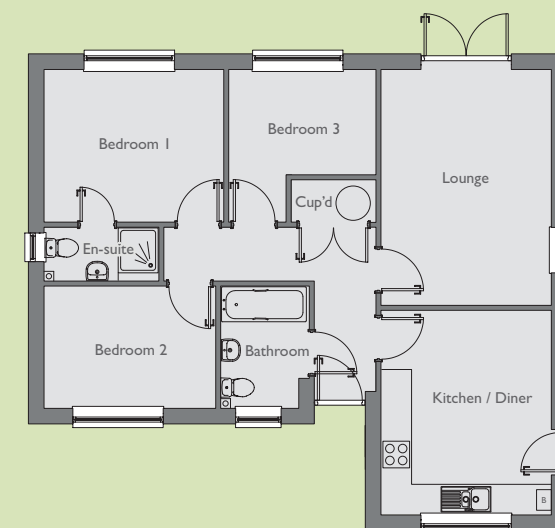
LOTS 7, 8, 21 & 22
VARIATION

Plots 8 & 22 are
opposite hand to plan



LOTS 9, 10, 119 & 120
VARIATION

Plots 10 & 120 are
opposite hand to plan



FLIXTON

3 bedroom bungalow

Plots 3, 11, 12, 14, 23, 38, 39,
51, 116 & 118

Ground Floor

Lounge	3.41 x 4.72m	11' 2" x 15' 5"
Kitchen / Dining	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.)

Plots 11, 23, 38, 51 & 116 are opposite hand to plan

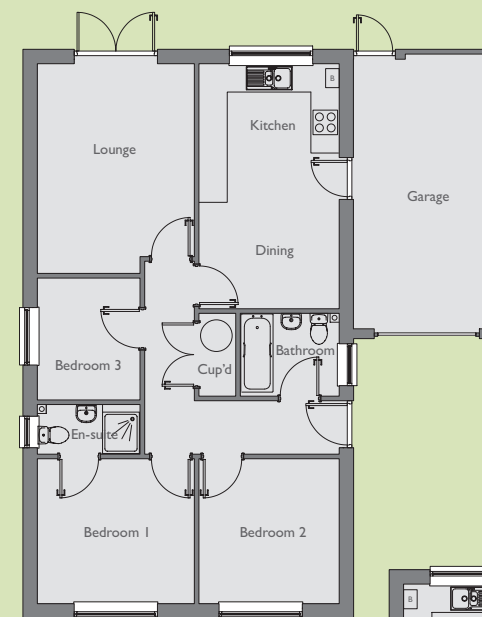
WANGFORD

3 bedroom bungalow

Plots 1, 90, 92, 93, 107 & 113

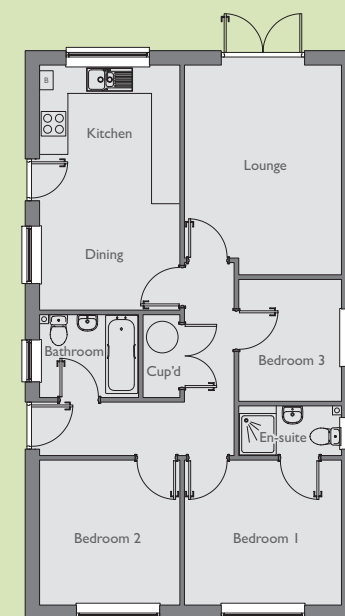
Ground Floor

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"

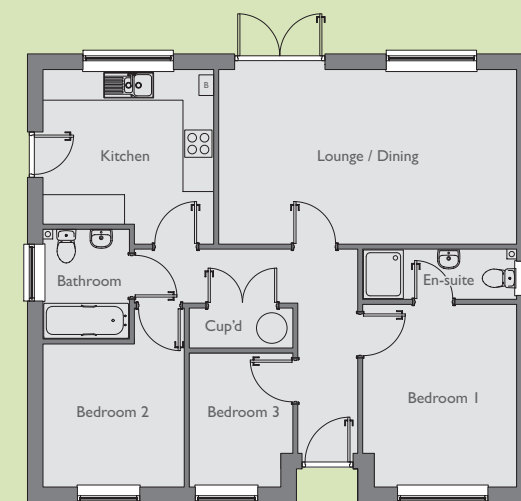


Attached garage variation
Plots 90 & 92

Detached garage variation
Plots 1, 93, 107 & 113



Plots 90, 92 & 107 are opposite hand to plan



ORFORD

3 bedroom bungalow

Plots 6, 13, 15, 20, 52 & 115

Ground Floor

Lounge/Diner	5.97 x 3.50	19' 7" x 11' 5"
Kitchen	3.42 x 3.10	11' 2" x 10' 2"
Bedroom 1	3.08 x 3.66	10' 1" x 12' 0"
Bedroom 2	2.83 x 2.86	9' 3" x 9' 4"
Bedroom 3	2.07 x 2.68	6' 9" x 8' 9"

Plot 20 is opposite hand to plan

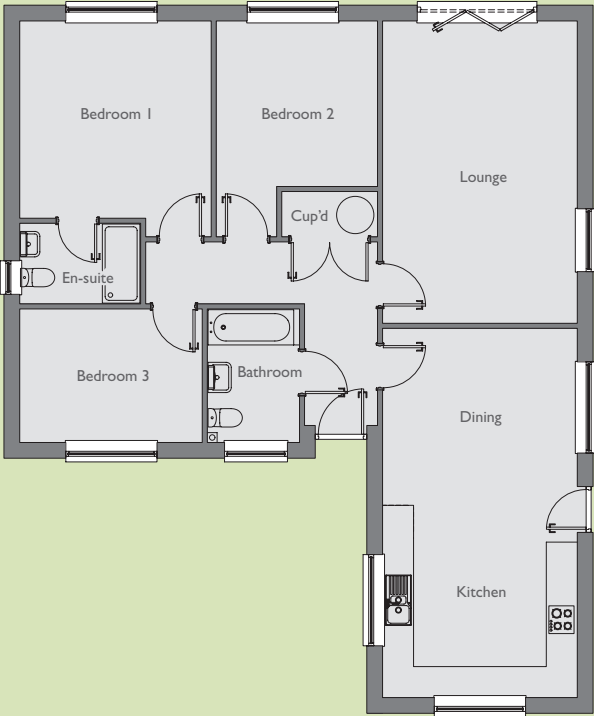
ORMESBY

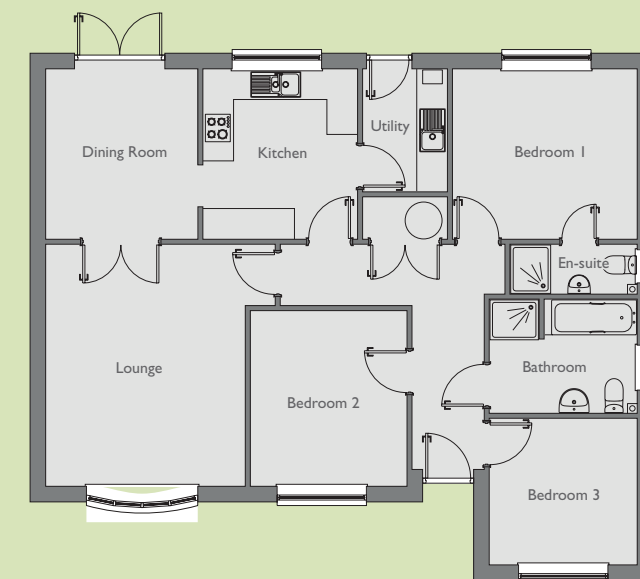
3 bedroom bungalow

Plot 114

Ground Floor

Lounge	3.86 x 6.00	12' 7" x 19' 11"
Kitchen / Diner	3.86 x 7.32	12' 7" x 24' 0"
Bedroom 1	3.80 x 3.91	12' 5" x 12' 9"
Bedroom 2	3.20 x 3.28	10' 6" x 10' 9"
Bedroom 3	3.62 x 2.65	11' 10" x 8' 8"





ASHBY

3 bedroom bungalow

Plots 121 & 122

Ground Floor

Lounge	4.00 x 4.85	13' 1" x 15' 10"
Dining Room	3.05 x 3.41	10' 0" x 11' 2"
Kitchen	3.10 x 3.41	10' 2" x 11' 2"

Bedroom 1	3.70 x 3.41	12' 1" x 11' 2"
Bedroom 2	3.14 x 3.52	10' 3" x 11' 6"
Bedroom 3	2.96 x 2.93	9' 8" x 9' 7"

Plot 122 is opposite hand to plan



STARSTON

2 bedroom house

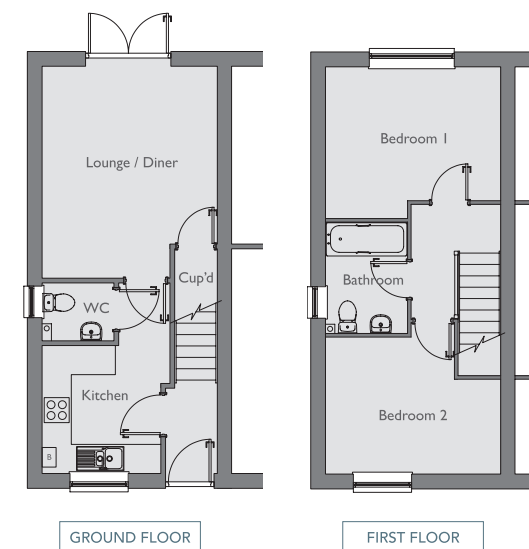
Plots 58, 59 & 60

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"



SAXSTEAD

3 bedroom house

Plots 61, 62, 63, 64, 75,
76, 77, 78, 79

Ground Floor

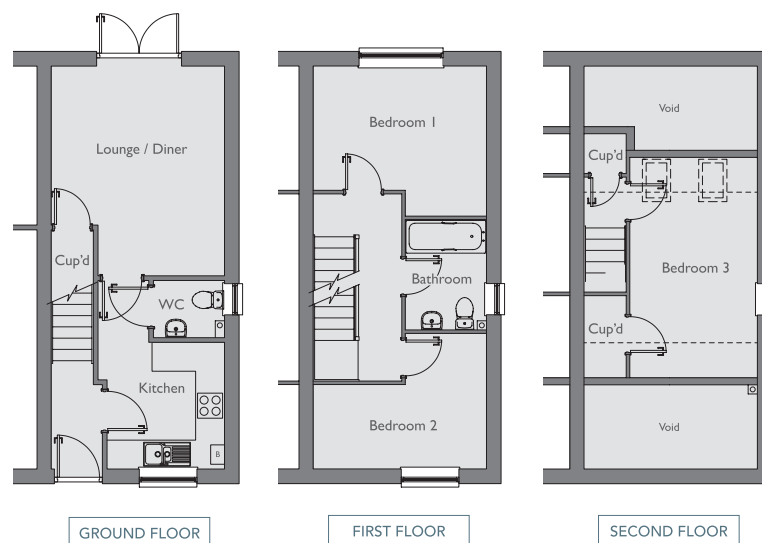
Lounge/Diner	3.69 x 4.47	12' 1" x 14' 8"
Kitchen	2.50 x 2.70	8' 2" x 8' 10"

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"
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HADDISCOE

3 bedroom house

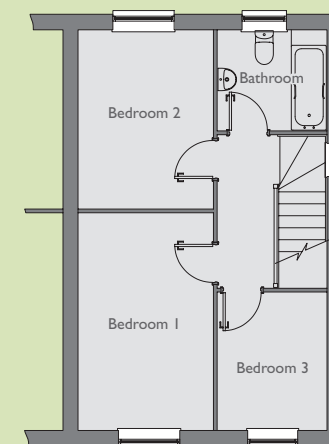
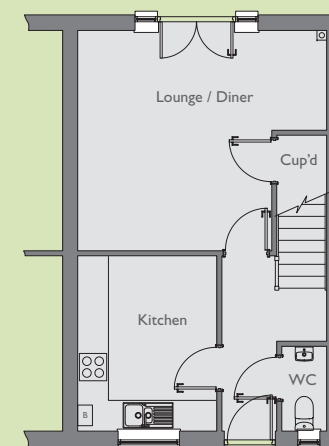
Plots 71 & 72

Ground Floor

Lounge/Diner	4.98 x 4.41	16' 4" x 14' 5"
Kitchen	2.78 x 3.51	9' 1" x 11' 6"

First Floor

Bedroom 1	2.71 x 4.36	8' 10" x 14' 3"
Bedroom 2	2.71 x 3.59	8' 10" x 11' 9"
Bedroom 3	2.20 x 2.77	7' 2" x 9' 1"



Plot 72 is opposite hand to plan

HULVER

3 bedroom house

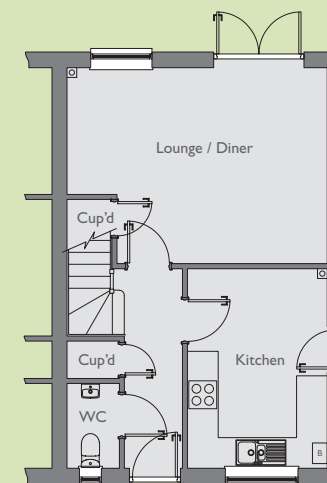
Plots 18, 19, 34, 35, 46, 47, 49,
50, 54, 55, 65, 66, 73, 74, 88,
89, 99, 111, 112, 124 & 125

Ground Floor

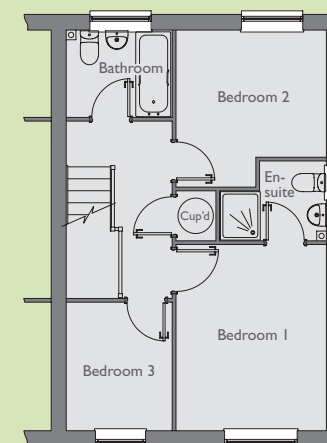
Lounge/Diner	5.21 x 3.92	17' 1" x 12' 10"
Kitchen	2.80 x 4.00	9' 2" x 13' 1"

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"



GROUND FLOOR



FIRST FLOOR

Plots 19, 35, 47, 50, 55, 66, 74, 89, 99, 111 & 125 are opposite hand to plan



METTINGHAM

4 bedroom house

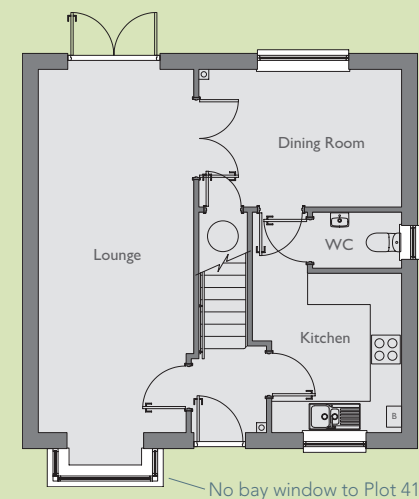
Plots 41, 53, 69 & 108

Ground Floor

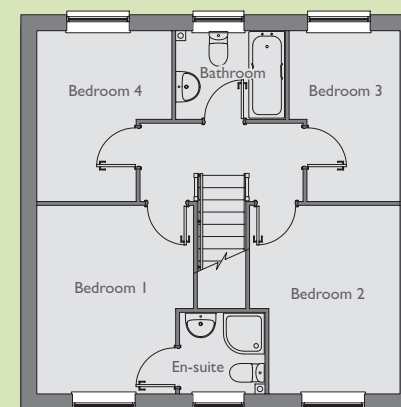
Lounge	3.05 x 7.12	10' 0" x 23' 4"
Dining Room	3.97 x 2.70	13' 0" x 8' 10"
Kitchen	2.55 x 3.12	8' 4" x 10' x 2"

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

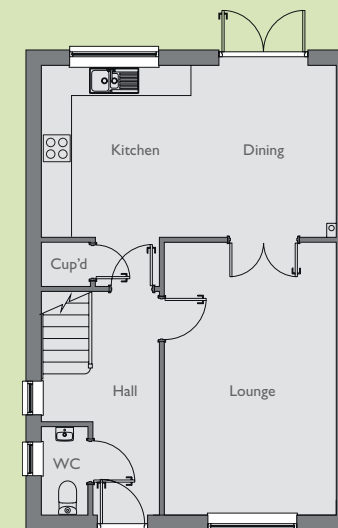
Plots 27, 33, 36, 48, 94, 96,
98, 101, 103 & 105

Ground Floor

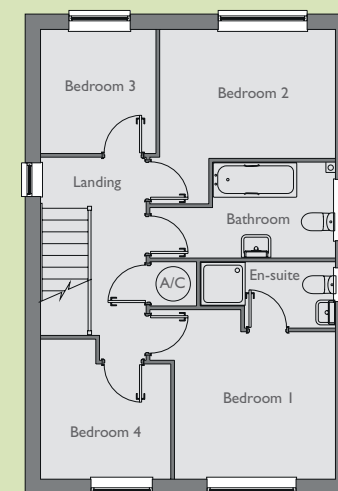
Lounge	3.50 x 5.55m	11' 5" x 18' 2"
Kitchen/Dining	6.00 x 3.50m	19' 8" x 11' 5"

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.)



GROUND FLOOR



FIRST FLOOR

Plots 27, 94, 96, 98 & 101 are opposite hand to plan



BURLINGHAM

4 bedroom house

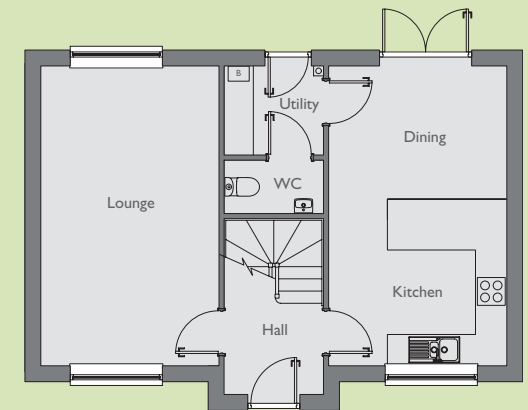
Plots 40 & 104

Ground Floor

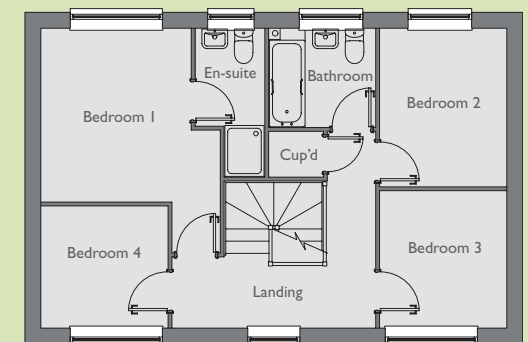
Lounge	3.50 x 5.89	11' 5" x 19' 3"
Kitchen/Diner	3.50 x 5.89	11' 5" x 19' 3"

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

REDGRAVE

4 bedroom house

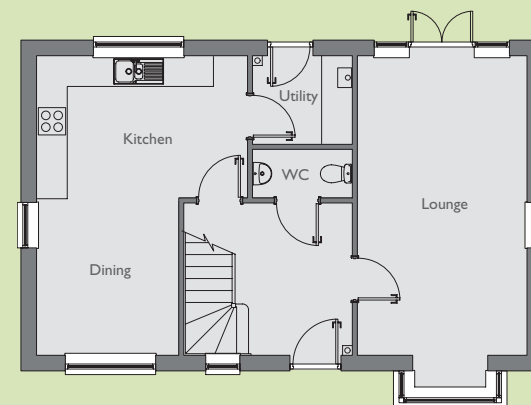
Plots 24, 43 & 123

Ground Floor

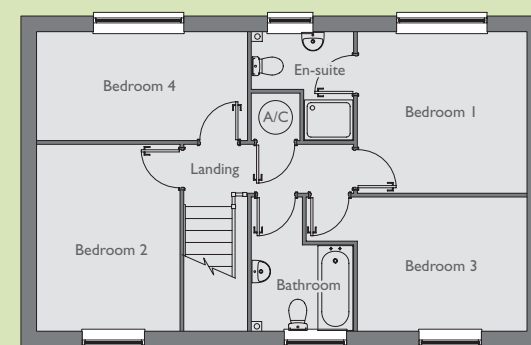
Lounge	3.40 x 6.00	11' 1" x 19' 8"
Kitchen/Diner	4.22 x 6.00	13' 10" x 19' 8"

First Floor

Bedroom 1	3.40 x 3.23	11' 1" x 10' 7"
Bedroom 2	2.87 x 3.74	9' 5" 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"



GROUND FLOOR



FIRST FLOOR

Plots 24 & 123 are the opposite hand to plan



YOXFORD

4 bedroom house

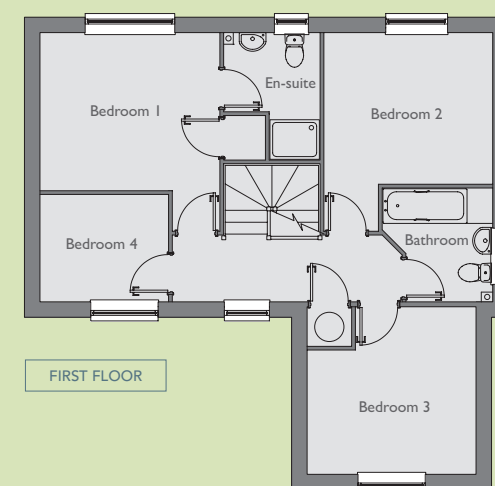
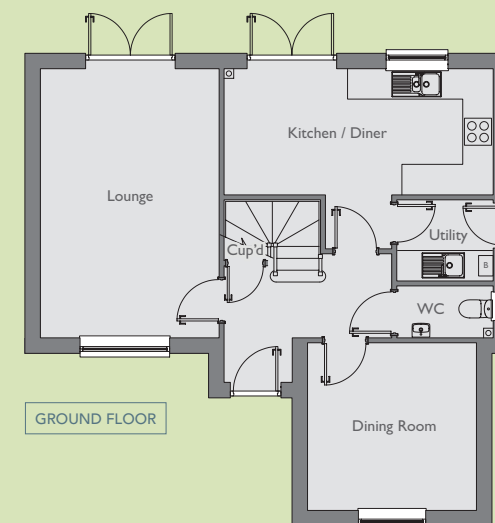
Plots 17, 32, 37, 68, 70, 100,
102 & 109

Ground Floor

Lounge	3.61 x 5.44m	11' 10" x 17' 10"
Kitchen	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"



Plots 17, 32, 37, 68, 100, 102 & 109 are opposite hand to plan

GLEMHAM

4 bedroom house

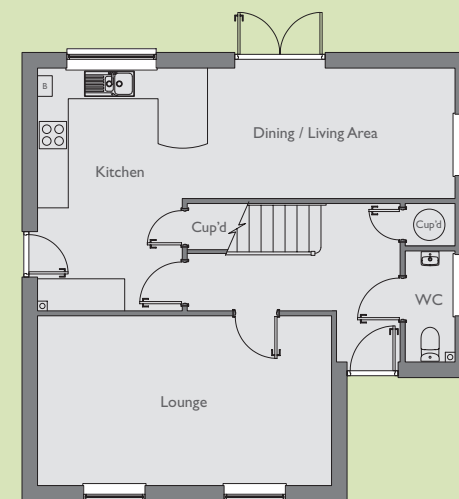
Plots 28, 45 & 67

Ground Floor

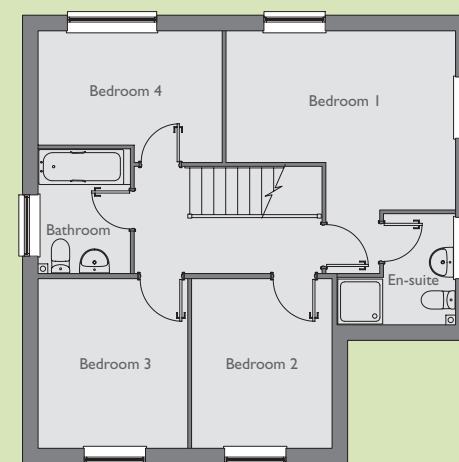
Lounge	5.89 x 3.40	19' 3" x 11' 1"
Kitchen/Diner	8.36 x 4.86	27' 5" x 15' 11"

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"



GROUND FLOOR



FIRST FLOOR

Plot 28 is the opposite hand to plan



HELMINGHAM

4 bedroom house

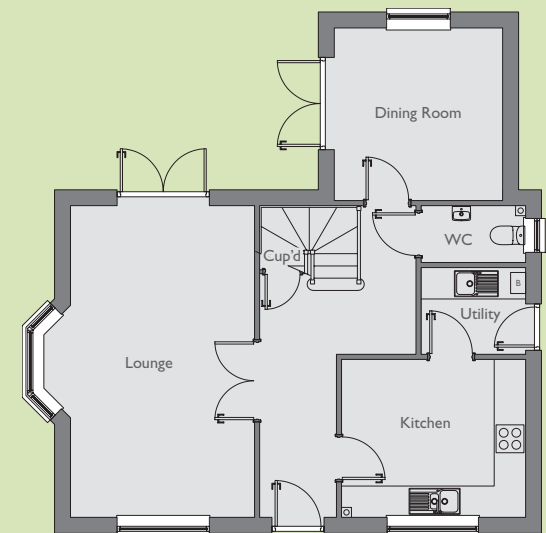
Plots 16, 30, 42, 44 & 91

Ground Floor

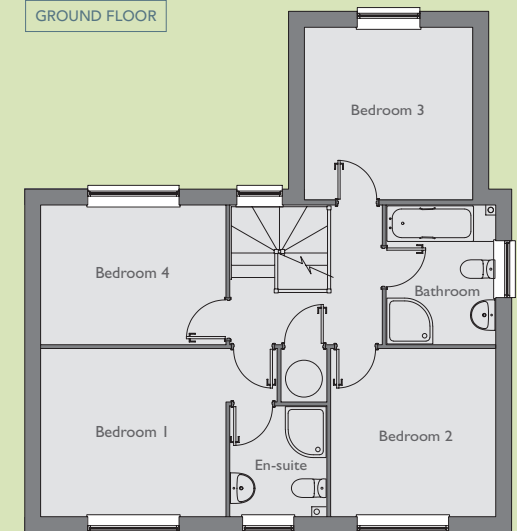
Lounge	3.61 x 6.11	11' 10" x 20' 0"
Kitchen	3.61 x 3.10	11' 10" x 10' 2"
Dining Room	3.30 x 3.38	10' 9" x 11' 1"

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"



GROUND FLOOR



FIRST FLOOR

HENSTEAD

4 bedroom chalet bungalow

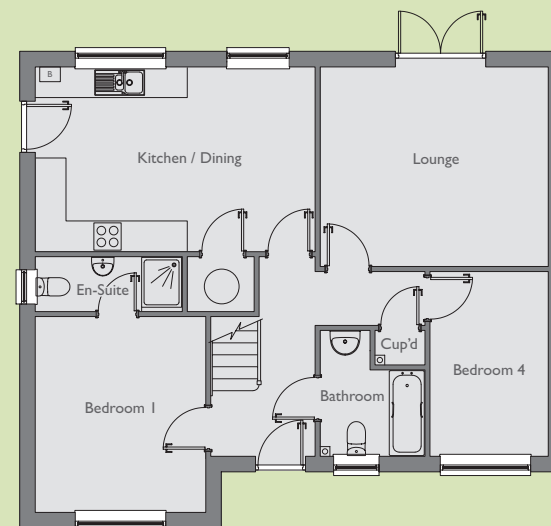
Plots 2 & 97

Ground Floor

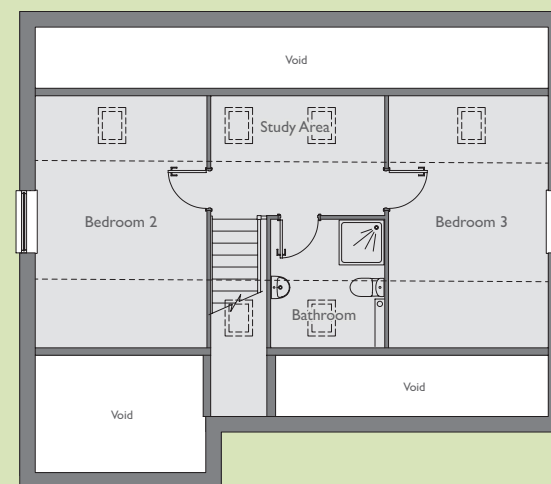
Lounge	4.57 x 4.00	14' 11" x 13' 1"
Kitchen/Diner	5.60 x 3.70	18' 4" x 12' 1"
Bedroom 1	3.41 x 3.92	11' 2" x 12' 10"
Bedroom 4	2.37 x 3.70	7' 9" x 12' 1"

First Floor

Bedroom 2	3.44 x 5.00	11' 3" x 16' 4"
Bedroom 3	3.20 x 5.00	10' 6" x 16' 4"



GROUND FLOOR



FIRST FLOOR



CARBROOKE

4 bedroom house

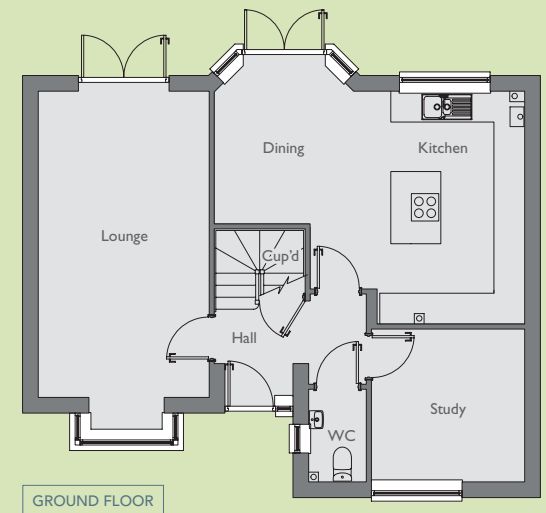
Plots 29, 95 & 110

Ground Floor

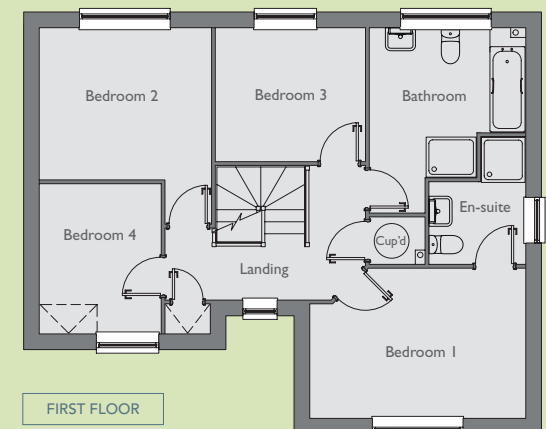
Lounge	3.41 x 6.11	11' 2" x 20' 0"
Kitchen/Diner	6.20 x 4.65	20' 4" x 15' 3"
Study	2.94 x 3.05	9' 7" x 10' 0"

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

WRENTHAM

4 bedroom house

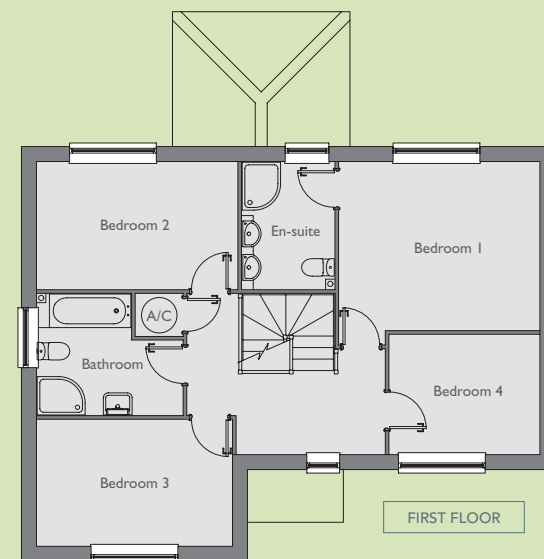
Plots 31 & 117

Ground Floor

Lounge	4.17 x 6.11	13' 8" x 20' 0"
Kitchen / Diner	6.22 x 5.46	20' 4" x 17' 10"
Study	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"





BLYTHBURGH

4 bedroom house

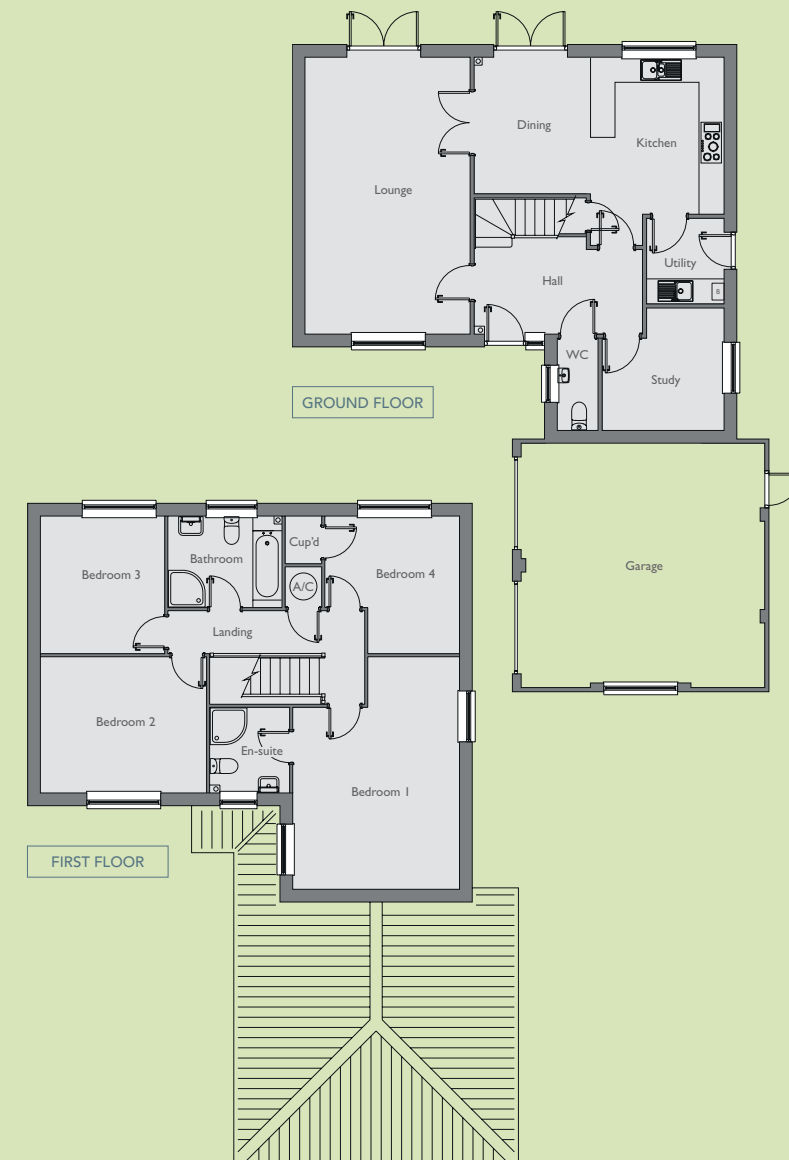
Plots 25, 26 & 106

Ground Floor

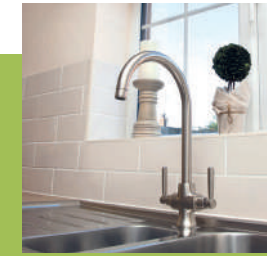
Lounge	4.05 x 6.79	13' 3" x 22' 3"
Kitchen/Diner	6.12 x 3.85	20' 0" x 12' 7"
Study	2.99 x 3.00	9' 9" x 9' 10"

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"



FEATURES OF A BADGER HOME AT CLAYDON PARK



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, Haddiscoe and Hulver house types come with a Neff stainless steel built-under single oven, gas hob and integrated extractor.
- Ormesby, Ashby, Wrentham, Cookley, Benacre, Wangford, Flixton, Orford, Henstead, Mettingham, Ellingham, Burlingham, Redgrave, Yoxford, Glemham, Helmingham and Carbrooke house type come with a Neff stainless steel double oven, gas hob and integrated extractor.
- Blythburgh house type comes with a Rangemaster 110 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.

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.

- 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 bathroom 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 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 paviours.
- 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 CLAYDON PARK

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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.