



Parkwood
OULTON

BADGER 
setting the standards

Oulton

Oulton is a large village situated on the outskirts of Lowestoft. It benefits from a charming mix of open, rural countryside and all the local amenities you would expect from its proximity to a major town. On the doorstep can be found Primary and Secondary schools, butchers, florist, supermarket, convenience stores and Public House to name but a few.

Oulton has excellent transport links by road and bus service to local destinations including Lowestoft, which in turn has train links to both Ipswich and Norwich. Ipswich is a 45 mile drive away and the city of Norwich only 28 miles in distance.

Oulton Marshes lay within the Waveney Valley and are a very important feature of the Norfolk & Suffolk Broads. Along with Carlton Marshes, the sites cover 151 hectares of beautiful nature reserve managed by the Suffolk Wildlife Trust. The marshes are home to many different species of water life, plants and birds, including birds of prey such as the marsh harrier, barn owl and hobby. The network of marshland and riverside paths allow access to some spectacular walks, a must for anyone who enjoys the outdoors.

Further afield is Suffolk's famous Heritage Coastline, an area of outstanding natural beauty which is home to numerous picturesque 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

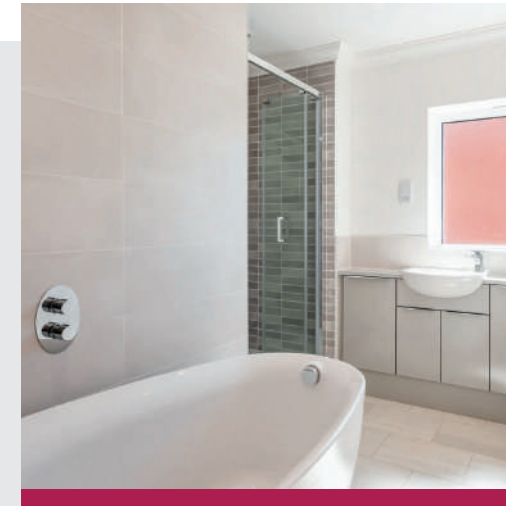
We employ expert local craftsmen using the highest quality building materials. Our construction techniques are constantly being developed and refined.

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

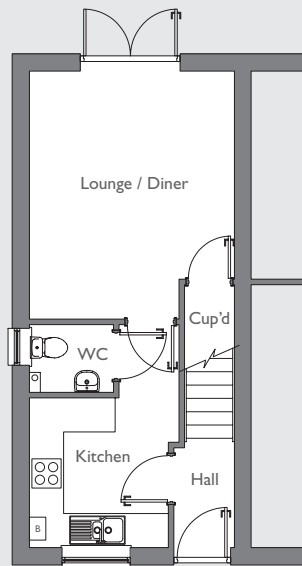


-  **STARSTON**
2 bedroom house
-  **SAXSTEAD**
3 bedroom house
-  **HULVER**
3 bedroom house
-  **REDGRAVE**
4 bedroom house
-  **YOXFORD**
4 bedroom house
-  **GLEMHAM**
4 bedroom house
-  **HELMINGHAM**
4 bedroom house
-  **THORPE**
4 bedroom house
-  **CARBROOKE**
4 bedroom house
-  **BLYTHBURGH**
4 bedroom house
-  Bin Collection Points

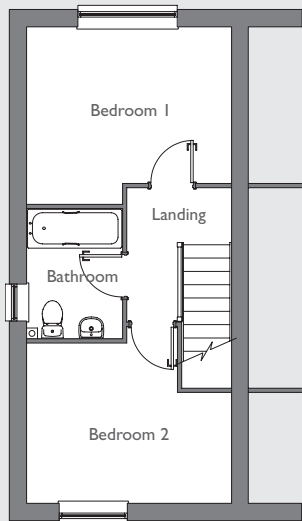
The siteplan shown has been taken from working drawings and may vary slightly from the completed properties. Every care has been taken to ensure accuracy of these particulars but the contents shall not form any contract and the vendor's reserve the right to alter the specification and/or design without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

Starston

2 bedroom house



GROUND FLOOR



FIRST FLOOR

Plot 16 is opposite hand to plan

PLOTS
16 & 17

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
18 & 19

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"

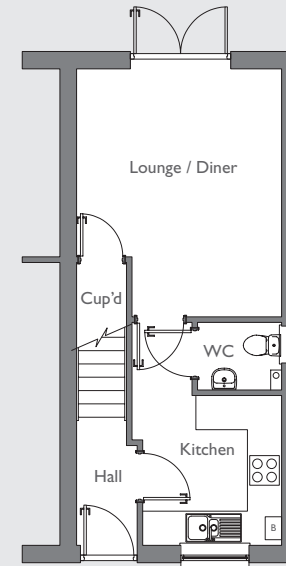
FIRST FLOOR

Bedroom 1 3.69 x 3.20 12' 1" x 10' 6"

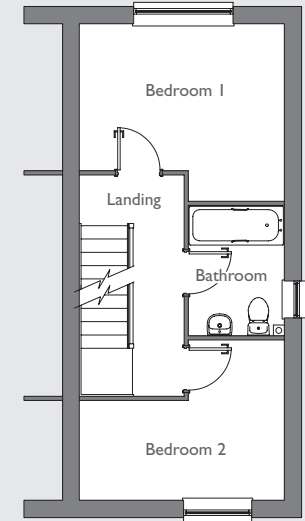
Bedroom 2 3.69 x 2.89 12' 1" x 9' 5"

SECOND FLOOR

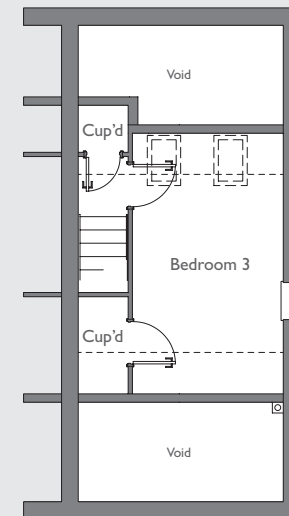
Bedroom 3 2.72 x 4.70 8' 11" x 15' 5"



GROUND FLOOR



FIRST FLOOR

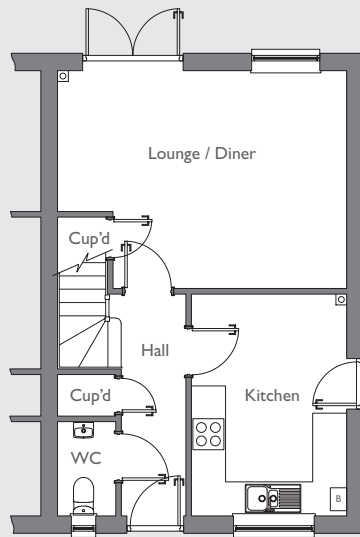


SECOND FLOOR

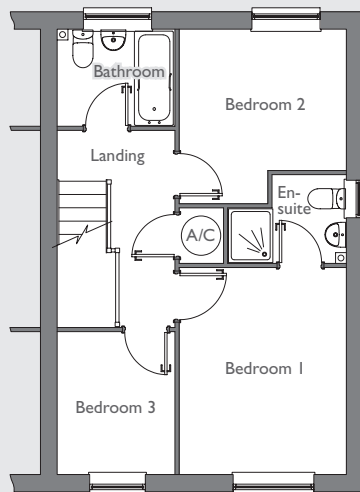
Plot 19 is opposite hand to plan

Hulver

3 bedroom house



GROUND FLOOR



FIRST FLOOR

Plots 9 & 21 are opposite hand to plan



PLOTS

8, 9,
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 12' 2"

Bedroom 2 3.01 x 3.14 9' 10" x 10' 3"

Bedroom 3 2.12 x 2.57 6' 11" x 8' 5"

Redgrave

4 bedroom house



PLOTS
25 & 28

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"

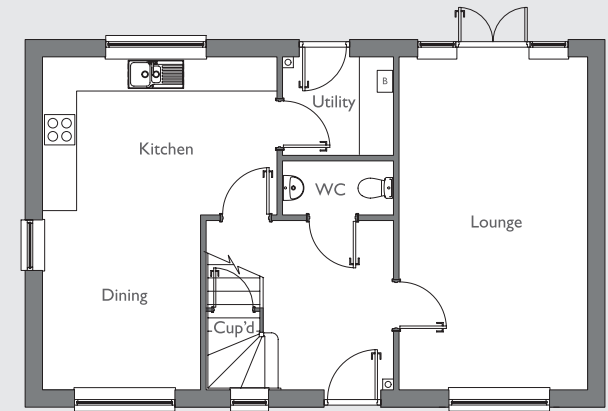
FIRST FLOOR

Bedroom 1 3.40 x 3.23 11' 1" x 10' 7"

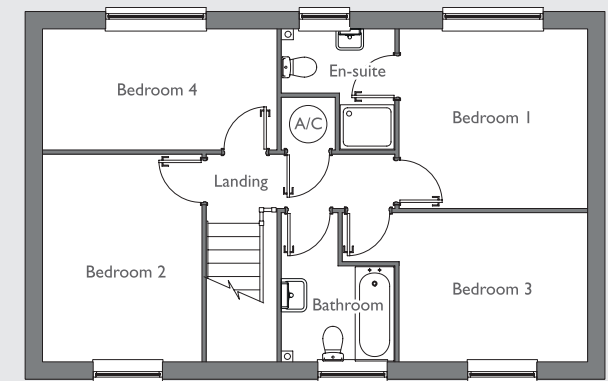
Bedroom 2 2.87 x 3.74 9' 5" x 12' 3"

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

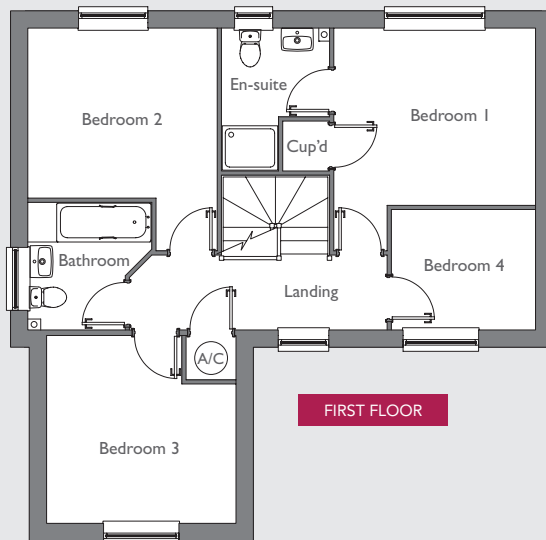
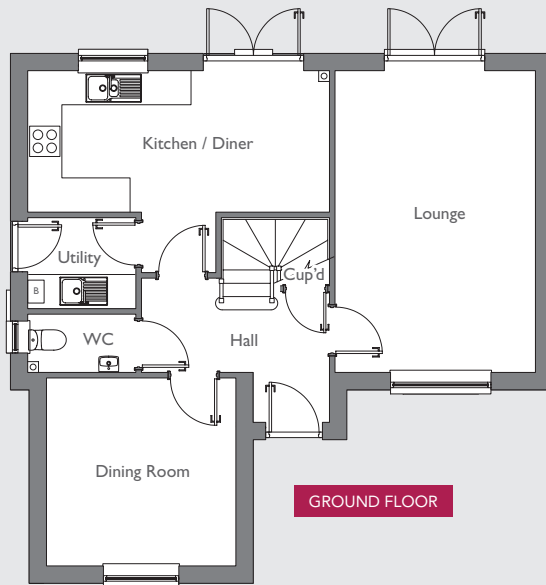


FIRST FLOOR

Plot 28 is opposite hand to plan

Yoxford

4 bedroom house



Plot 23 is opposite hand to plan



PLOTS
3, 7 & 23

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"

Glemham

4 bedroom house



PLOTS
29 & 30

GROUND FLOOR

Lounge 5.89 x 3.40 19' 3" x 11' 1"

**Kitchen/
Dining/Living** 8.36 x 4.86 27' 5" x 15' 11"

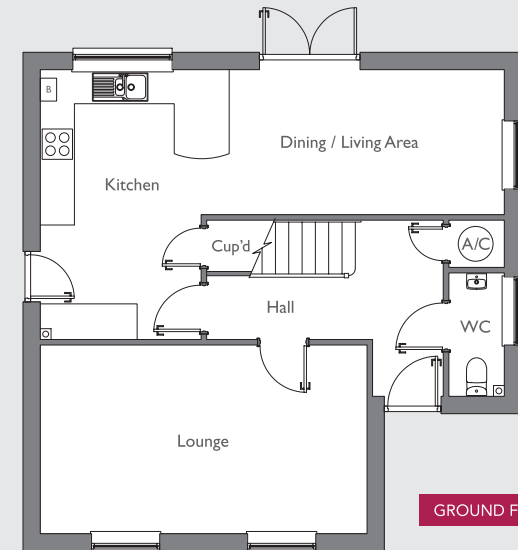
FIRST FLOOR

Bedroom 1 4.60 x 3.59 15' 1" x 11' 9"

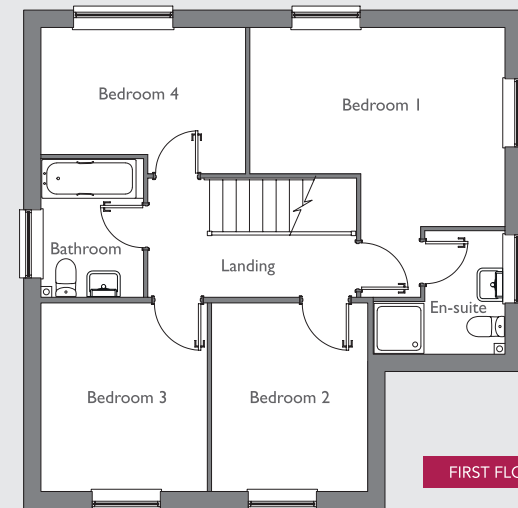
Bedroom 2 2.81 x 3.40 9' 2" x 11' 1"

Bedroom 3 3.00 x 3.40 9' 10" x 11' 1"

Bedroom 4 3.69 x 2.64 12' 1" x 8' 7"



GROUND FLOOR

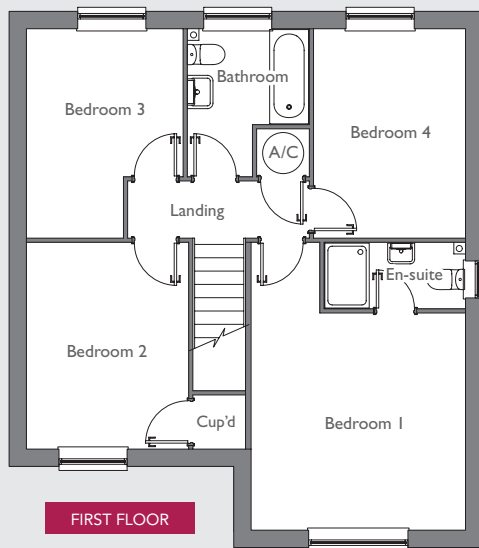
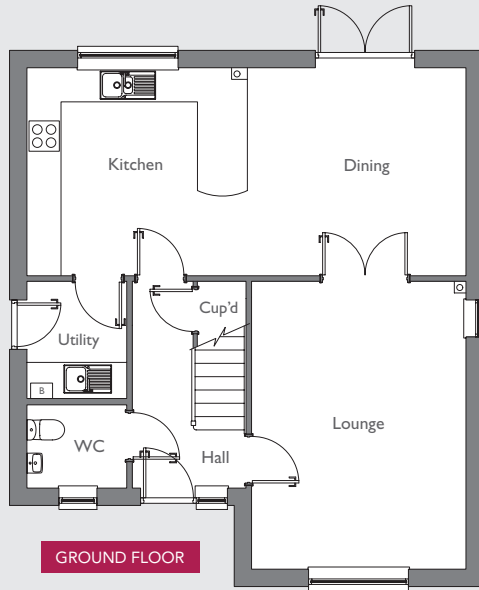


FIRST FLOOR

Plot 30 is opposite hand to plan

Thorpe

4 bedroom house



PLOTS
2 & 4

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"

Helmingham

4 bedroom house



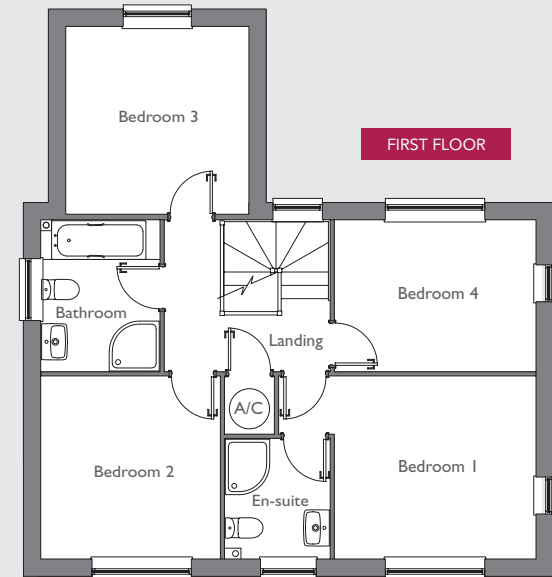
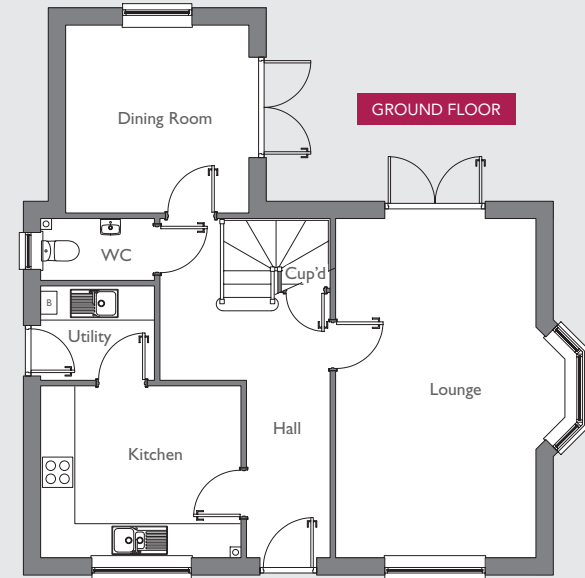
PLOTS
1 & 24

GROUND FLOOR

Lounge	3.61 x 6.11	11' 10" x 20' 0"
Kitchen	3.61 x 3.10	11' 10" x 10' 12"
Dining Room	3.30 x 3.38	10' 9" x 11' 1"

FIRST FLOOR

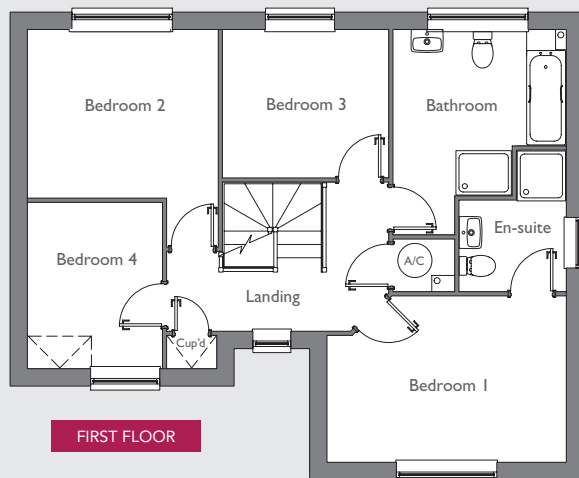
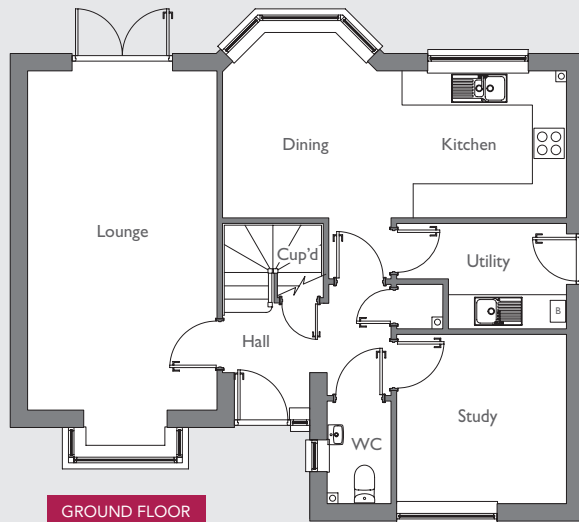
Bedroom 1	3.63 x 3.30	11' 10" x 10' 9"
Bedroom 2	3.23 x 3.30	10' 7" x 10' 9"
Bedroom 3	3.30 x 3.38	10' 9" x 11' 1"
Bedroom 4	3.63 x 2.74	11' 10" x 8' 11"



Plot 24 is opposite hand to plan

Carbrooke

4 bedroom house



Plot 27 is opposite hand to plan



PLOTS

5, 22,
26 & 27

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"

Blythburgh

4 bedroom house



PLOT
6

GROUND FLOOR

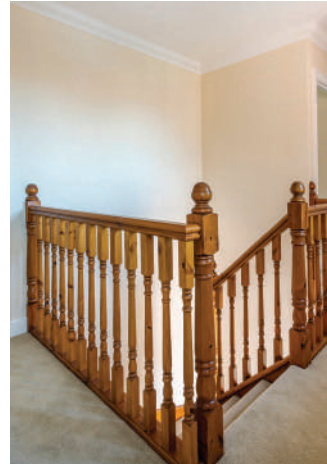
Lounge	4.05 x 6.79	13' 3" x 22' 3"
Kitchen/Dining	6.12 x 3.85	20' 0" x 12' 7"
Study	2.99 x 3.00	9' 9" x 9' 10"

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"

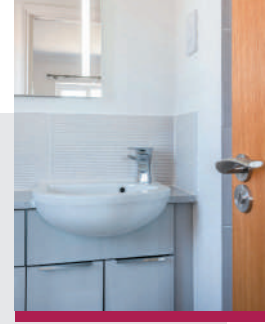
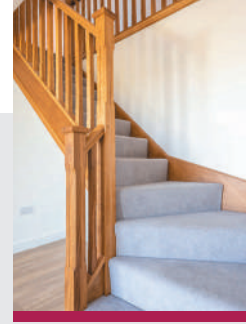






Features

OF A BADGER HOME AT PARKWOOD



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.
- Hulver, Saxstead and Starston house types come with a Neff stainless steel built-under single oven, gas hob and integrated extractor.
- Carbrooke, Glemham, Helmingham, Redgrave, Thorpe and Yoxford house type come with a Neff stainless steel double oven, gas hob and integrated extractor.
- Blythburgh house type comes with a Rangemaster 90 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 Redgrave house type).

BATHROOM SPECIFICATION

- Bathrooms are finished with white suites complemented by chrome taps and fittings.
- Roper Rhodes freestanding vanity units fitted in all 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 lighting to be recessed ceiling downlights.
- 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 (excluding Plots 16 - 19).
- 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 staircases painted white with solid Oak handrails.
- 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 paviers.
- 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 Parkwood

PARKWOOD, OFF FALLOWFIELDS, LOWESTOFT, SUFFOLK NR32 4WQ



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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