



**ARTILLERY
MEADOW**

KELSALE

BADGER 
setting the standards



Kelsale

Kelsale is a small village located in East Suffolk. The village is one mile north of nearby market town of Saxmundham and just off the main A12 trunk road which provides access to the county town Ipswich due south and direct access to Essex and London. Saxmundham has a train station linking to London along with several large supermarkets, recreational facilities, schools and all the other services a large town would provide. If heading north, you reach Lowestoft and then into Norfolk. Kelsale is an excellent base for those who look for rural village life with great transport links for commuting, plenty of amenities lie within a comfortable short walk or drive.

The surrounding area is a mecca for those who embrace the great outdoors and fresh air. Popular reasons people visit and live here are the rural lifestyle mixed with a stunning outside environment great for walking, cycling, exploring nature, watersports and being close to the sea. The village sits just outside of The Suffolk Coast & Heaths Area of Outstanding Natural Beauty. There are miles of walking and cycling routes in the local area taking in a variety of landscapes ranging from beaches, dunes, estuaries, creaks, heathland and forests.

Within a short drive are the very desirable and picturesque coastal towns of Southwold and Aldeburgh both recently named as two of the top places to live in the UK and for very good reasons.

Both have their own popular charm and character, a mixture of traditional family friendly beaches, a restored pier, lighthouse, pubs, hotels, independent shops and boutiques, cinema and even the world famous local brewery Adnams. They can cater to every taste and during the summer months are a hive of activity as popular tourist destinations.

Snape Malting is a large music and arts venue complex with deli, homeware, art and fashion stores and nearby Orford has its own castle overlooking the marshes. Other notable places to visit include Walberswick great for taking the family crabbing and Minsmere one of the RSPB flagship nature reserves used for BBC Spingwatch and home to a diverse range of wildlife.





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

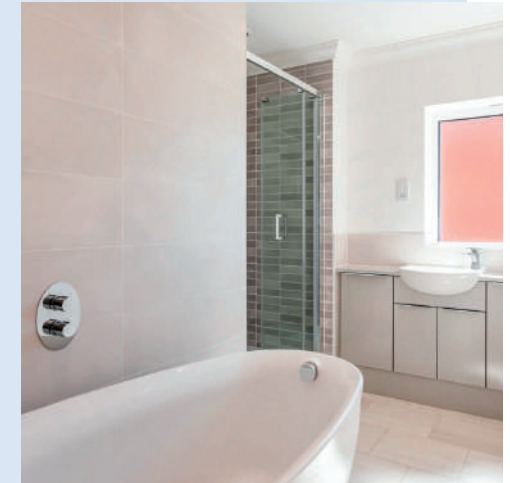
We employ expert local craftsmen using the highest quality building materials. Our construction techniques are constantly being developed and refined.

OUTSTANDING SPECIFICATION

Take a look at a 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.



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 3, 4, 21, 23, 29, 30 & 31

STARSTON

2 bedroom house



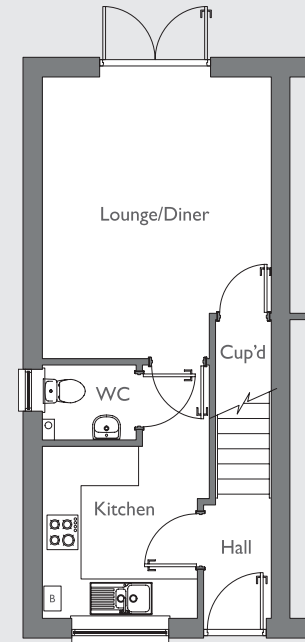
Illustration depicts Plots 3 & 4 variation

GROUND FLOOR

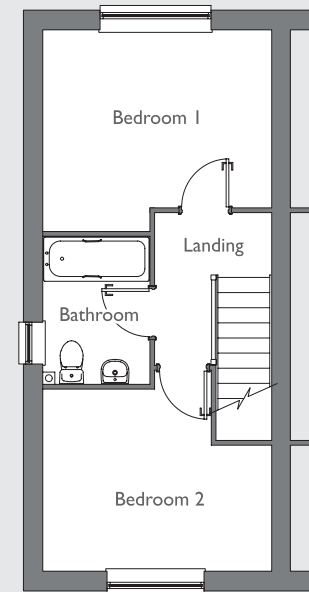
Lounge/Diner	3.69 x 4.47	12' 1" x 14' 8"
Kitchen	2.50 x 2.73	8' 2" x 8' 10"

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"



GROUND FLOOR



FIRST FLOOR

Plots 4, 23, 30 & 31 are opposite hand

Plots 14, 15, 16, 17, 18, 19, 25, 26, 33 & 34

HULVER

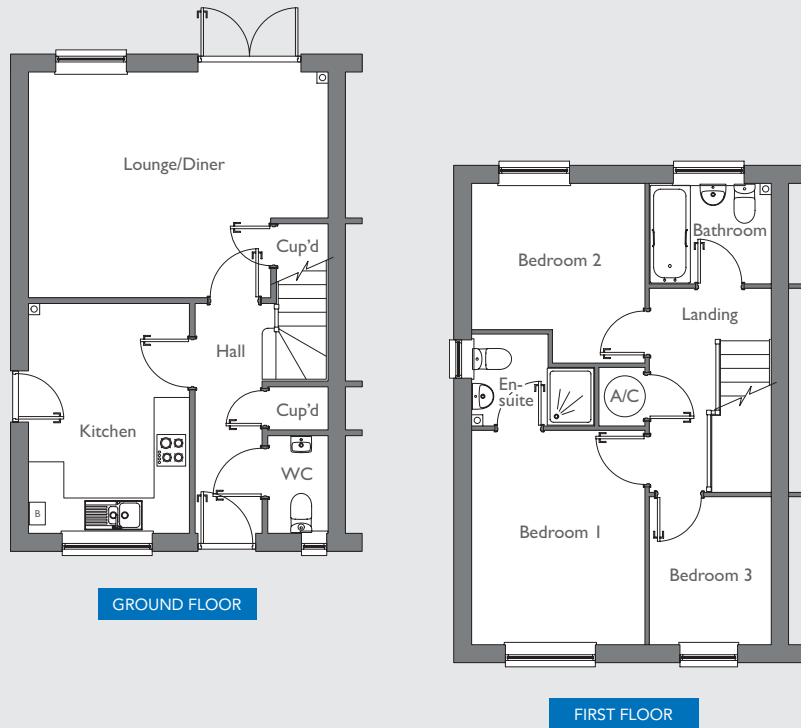
2 or 3 bedroom house



Illustration depicts Plots 18 & 19 variation

Plots 14, 15, 18, 19, 25, 26, 33 & 34

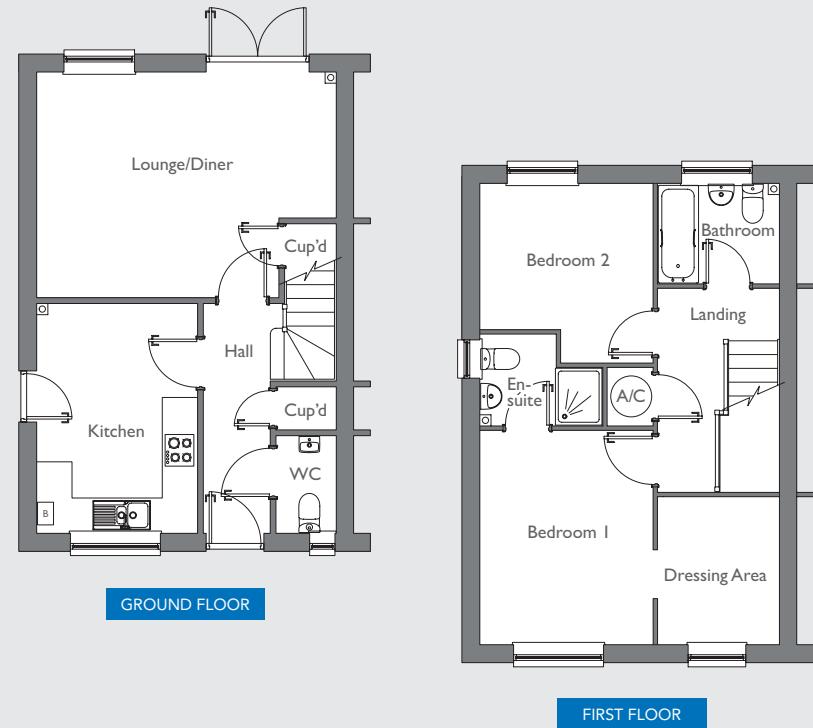
3 Bedroom



Plots 15, 19, 26 & 34 are opposite hand

Plots 16 & 17

2 Bedroom



Plot 17 is opposite hand

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' 9" x 12' 2"
Bedroom 2	3.01 x 3.12	9' 9" x 10' 2"
Bedroom 3	2.12 x 2.57	6' 9" x 8' 4"

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' 9" x 12' 2"
Dressing Area	2.12 x 2.57	6' 9" x 8' 4"
Bedroom 2	3.01 x 3.12	9' 9" x 10' 2"

Plots 2, 7, 10 & 38

HELMINGHAM

4 bedroom house



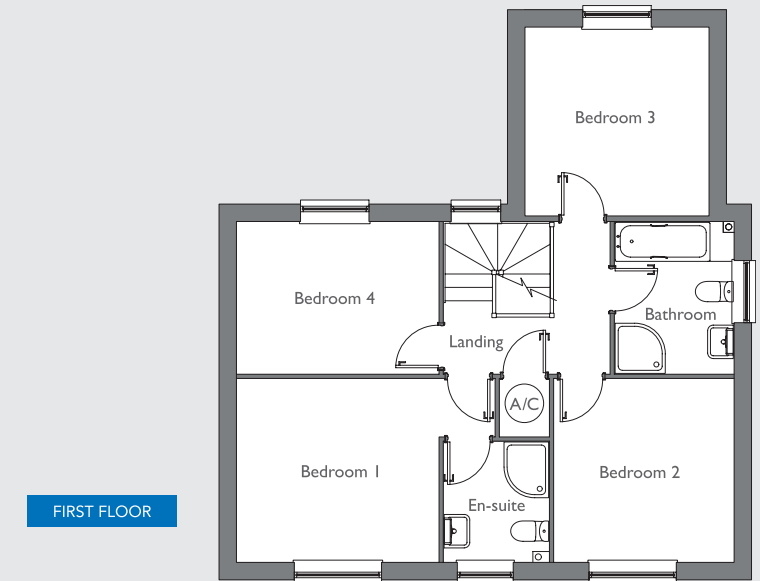
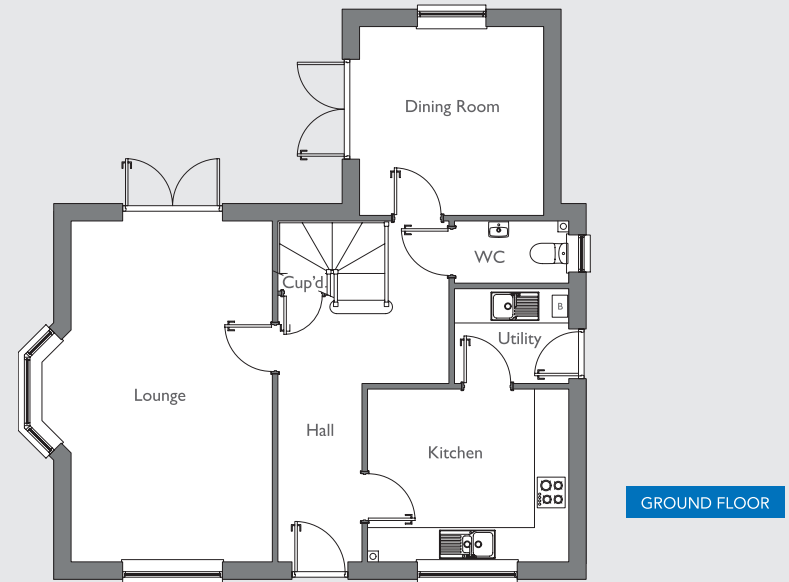
Illustration depicts Plot 38 variation

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"



Plot 7 is opposite hand

Plots 5, 11, 32 & 37

ELLINGHAM

3 bedroom house



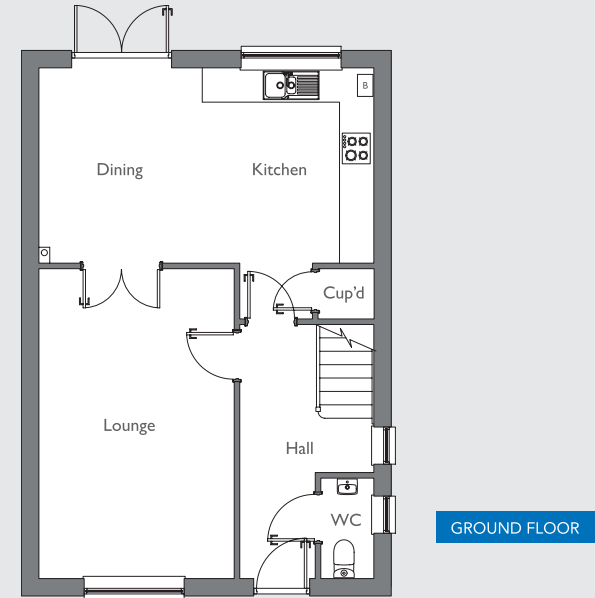
Illustration depicts Plot 5 variation

GROUND FLOOR

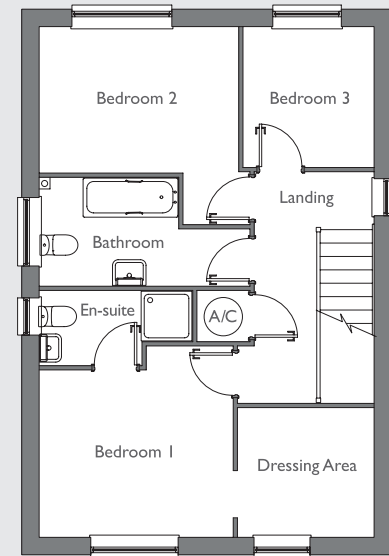
Lounge	3.50 x 5.55	11' 5" x 18' 2"
Kitchen/Dining	6.00 x 3.50	19' 8" x 11' 5"

FIRST FLOOR

Bedroom 1	3.47 x 3.00	11' 3" x 9' 10"
Dressing Area	2.45 x 2.32	8' 0" x 7' 6"
Bedroom 2	3.57 x 2.62	11' 8" x 8' 7"
Bedroom 3	2.35 x 2.52	7' 8" x 8' 3"



GROUND FLOOR



FIRST FLOOR

Plot 37 is opposite hand

Plots 1, 9 & 42

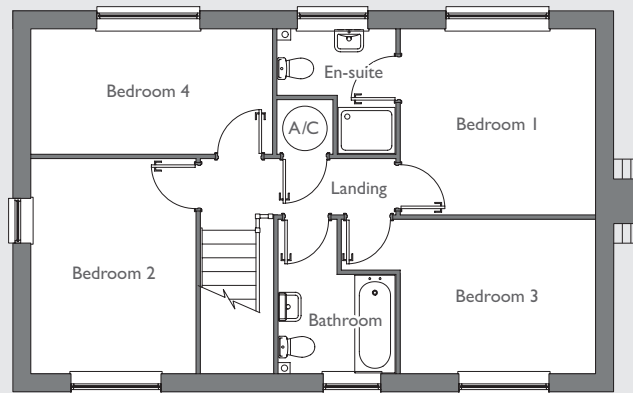
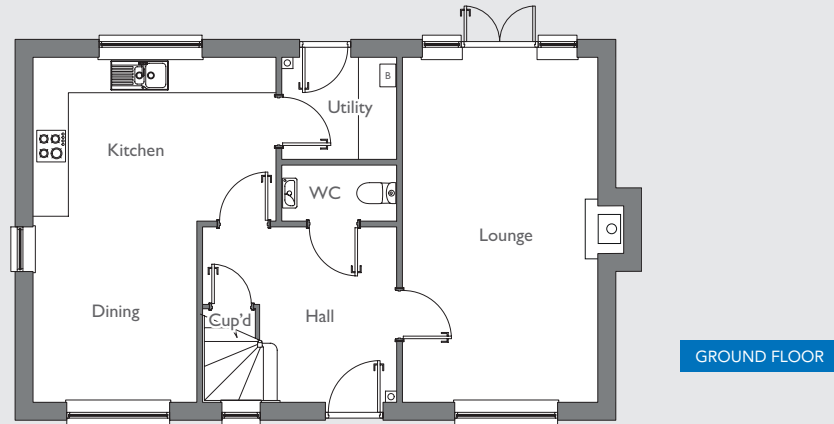
REDGRAVE

| 4 bedroom house



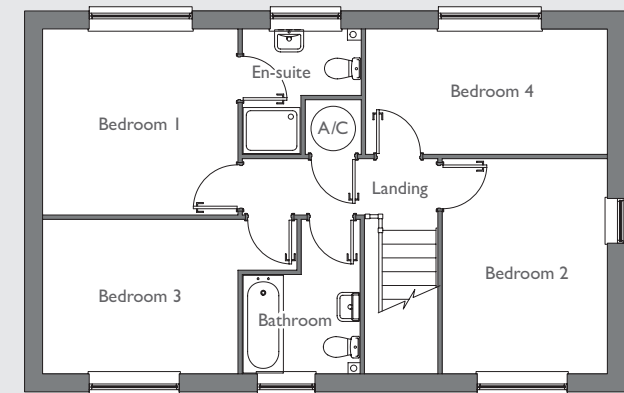
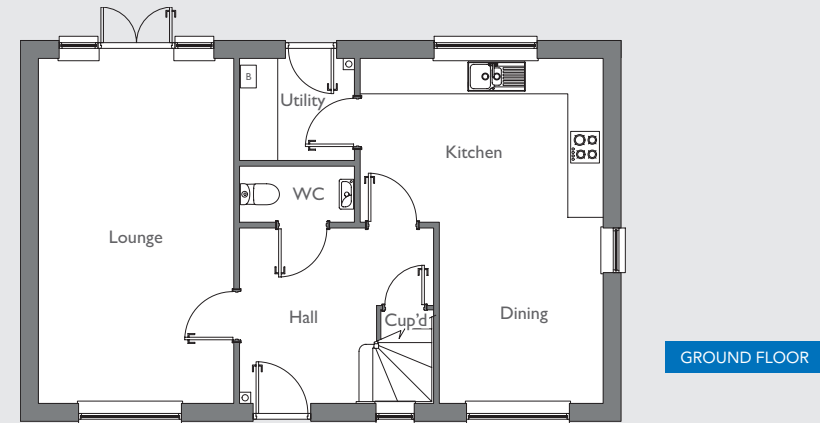
Illustration depicts Plot 42 variation

Plots 1 & 42



Plots 42 is opposite hand

Plot 9



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	4.20 x 2.18	13' 8" x 7' 1"

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	4.20 x 2.18	13' 8" x 7' 1"

Plot 12

REDGRAVE

3 bedroom house



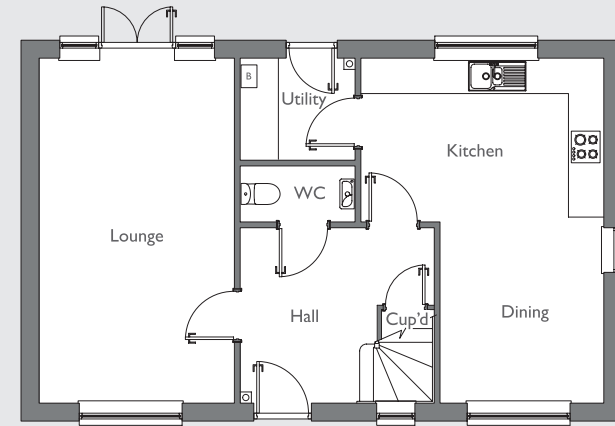
Illustration depicts Plot 42 variation

GROUND FLOOR

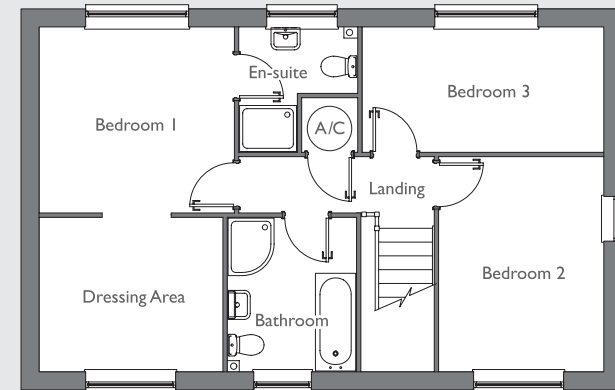
Lounge	3.40 x 6.00	11' 1" x 19' 8"
Kitchen/Dining	4.22 x 6.00	13' 10" x 19' 8"

FIRST FLOOR

Bedroom 1	3.40 x 3.23	11' 1" x 10' 7"
Dressing Area	3.20 x 2.69	10' 5" x 8' 9"
Bedroom 2	2.87 x 3.74	9' 5" x 12' 3"
Bedroom 3	4.20 x 2.18	13' 8" x 7' 1"



GROUND FLOOR



FIRST FLOOR

Plots 6 & 24

YOXFORD

4 bedroom house



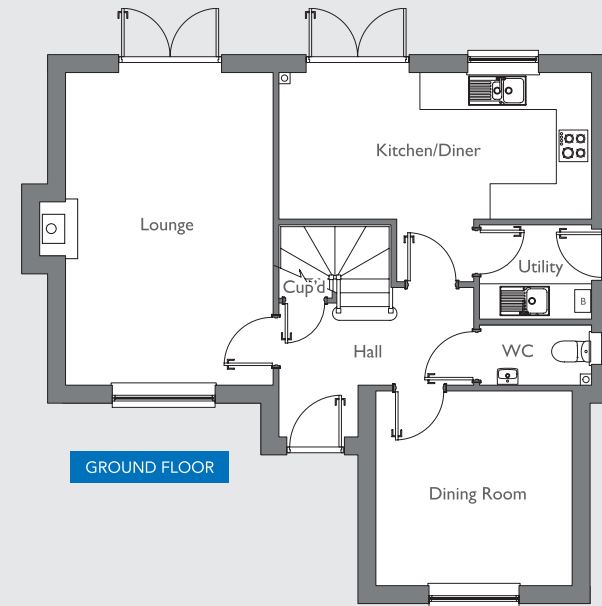
Illustration depicts Plot 6 variation

GROUND FLOOR

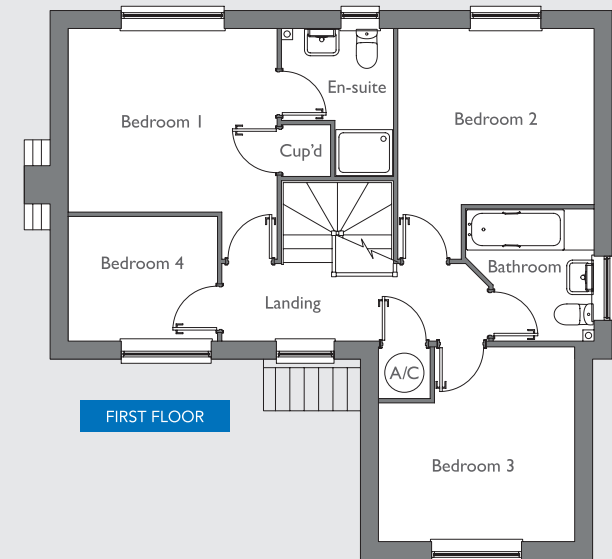
Lounge	3.61 x 5.44	11' 10" x 17' 10"
Kitchen/Diner	5.44 x 2.55	17' 10" x 8' 4"
Dining Room	3.41 x 3.38	11' 2" x 11' 1"

FIRST FLOOR

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



GROUND FLOOR



FIRST FLOOR

Plots 24 is opposite hand

Plots 8, 13 & 20

BLYTHBURGH

4 bedroom house



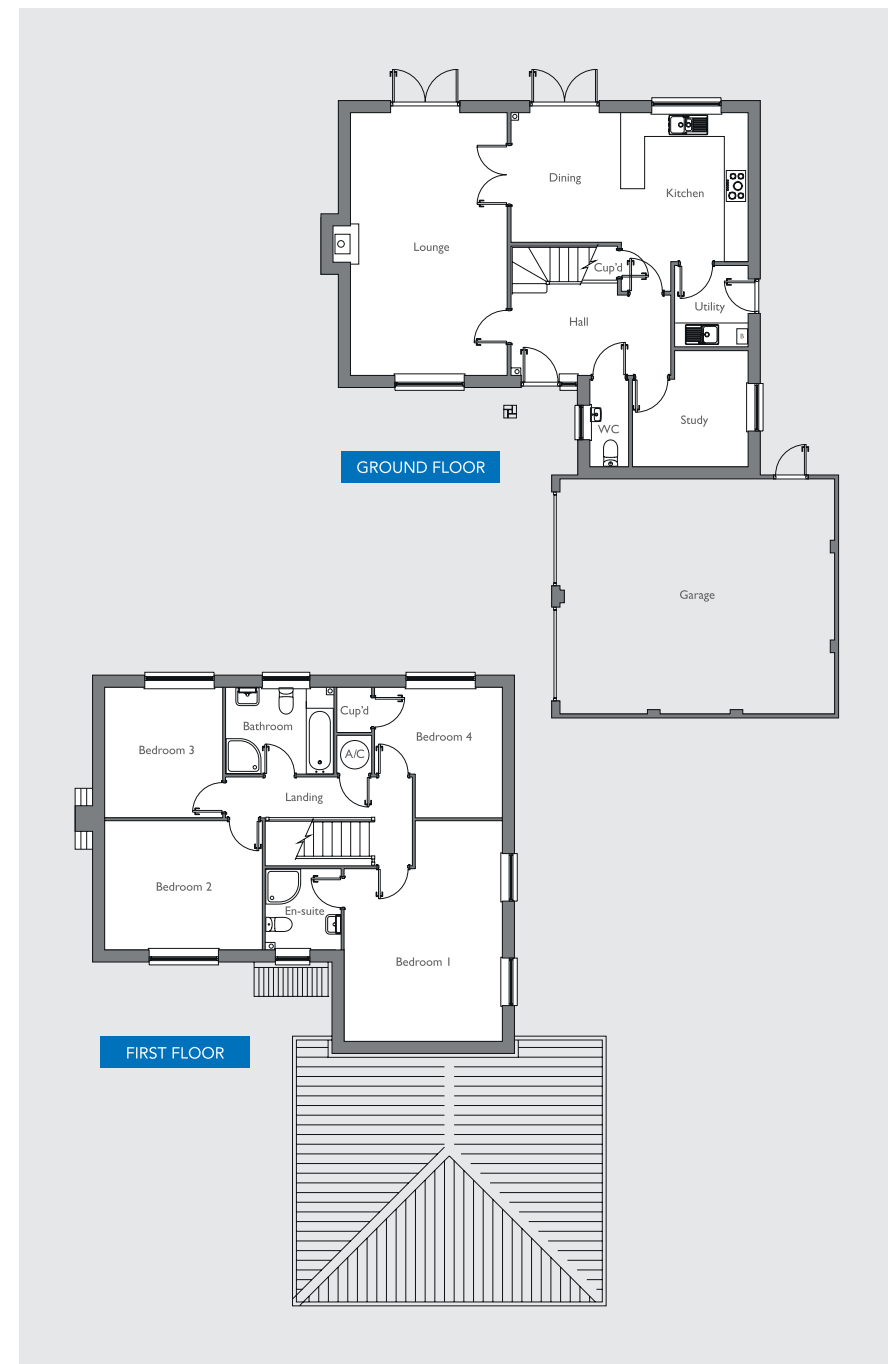
Illustration depicts Plot 20 variation

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

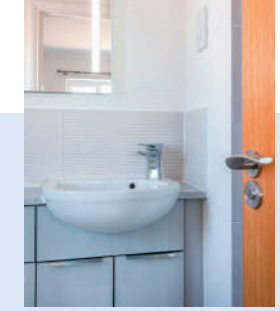
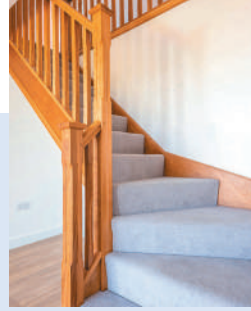
Bedroom 1	4.09 x 5.70	13' 5" x 18' 8"
Bedroom 2	4.07 x 3.34	13' 4" x 10' 11"
Bedroom 3	3.05 x 3.37	10' 0" x 11' 0"
Bedroom 4	3.30 x 3.37	10' 9" x 11' 0"







FEATURES OF A BADGER HOME AT ARTILLERY MEADOW



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 and Hulver house types come with a Neff stainless steel built-under single oven and gas hob.
- Ellingham, Redgrave, Yoxford, and Helmingham house types come with a Neff stainless steel double oven, gas hob, extractor, integrated dishwasher and fridge freezer.
- Blythburgh house type 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 Redgrave house type).

BATHROOM SPECIFICATION

- Bathrooms are finished with white suites complemented by chrome taps and fittings.
- Roper Rhodes vanity units to all 4 bedroom house types (where room size and layout 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 including drencher head.
- For added luxury we have installed towel warmer radiators in the bathrooms and en-suites (where room size and layout 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.
- USB sockets to selected house types.
- For the security minded, we fully install an intruder alarm (excluding Plots 21, 23, 29, 30, 33 & 34).
- 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

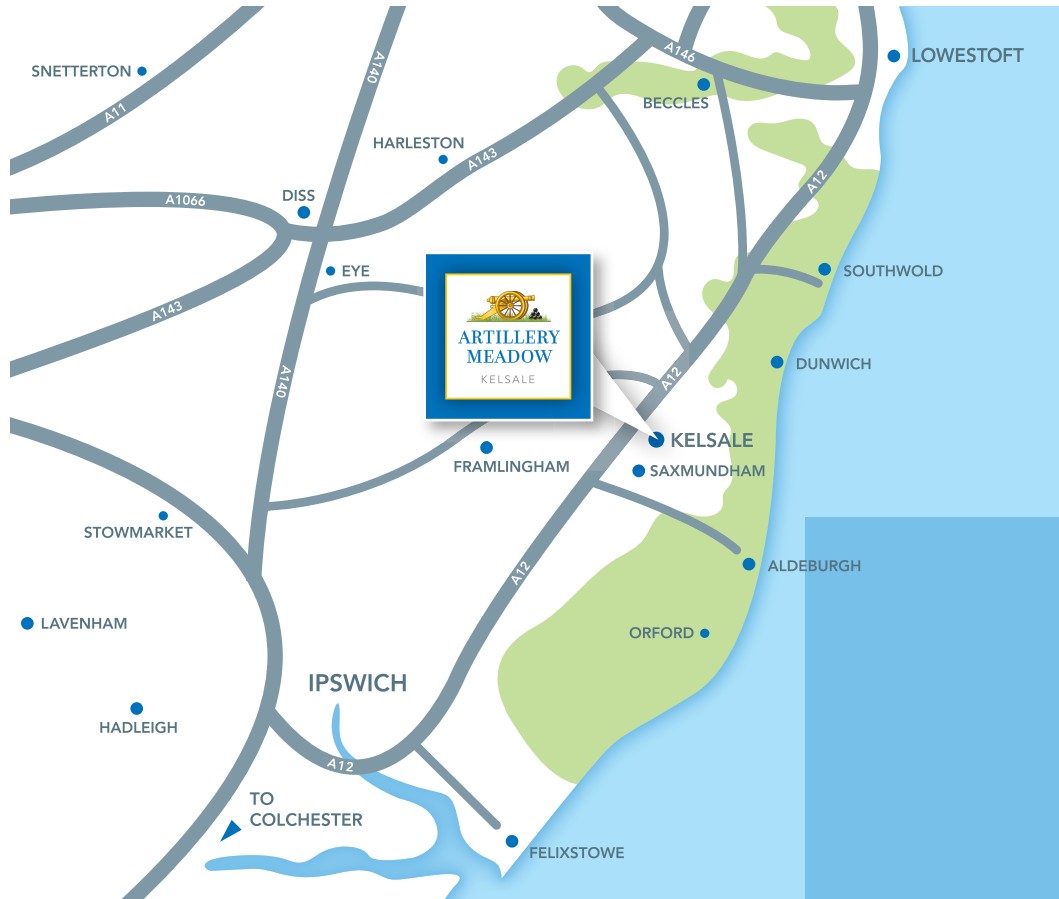
- Oak veneered paneled internal doors with stylish satin chrome handles.
- White painted profiled skirting boards and architraves.
- Softwood staircases painted white with solid Oak spindles.
- Smooth finish ceilings painted with white emulsion and finished with coving throughout.
- Paving slab patios 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 Artillery Meadow

OFF MAIN ROAD, KELSEA, SAXMUNDHAM, SUFFOLK, IP17 2NR



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



Badger Building (E. Anglia) Ltd

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

Telephone: 01502 583026

Email: info@badgerbuilding.co.uk

Website: www.badgerbuilding.co.uk