

PRESENTS



Harleston

## WELCOME TO



Located to the south of Norfolk in the historic market town of Harleston, Briarswood is a stylish collection of 2, 3 & 4 bedroom homes and 2 & 3 bedroom bungalows.

Perfect for young professionals, growing families or those looking to rightsize, the carefully considered selection of house styles available will ensure that people at all stages of the property ladder are well catered for.

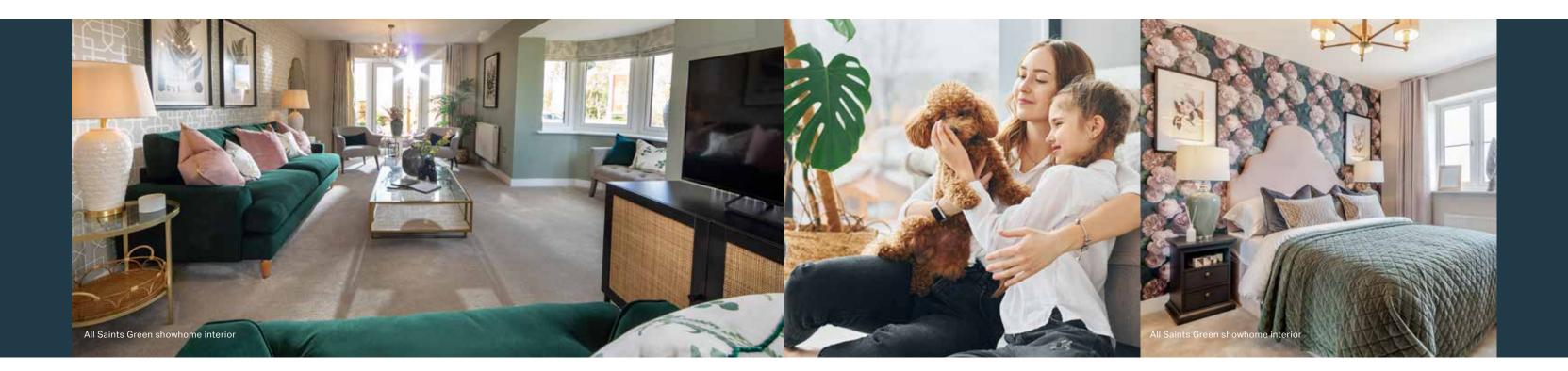
With Fibre Broadband included as standard and Air Source Heat Pumps used as a greener alternative to traditional gas boiler systems, these Lovell Homes have been designed with both energy efficiency and modern living in mind.



Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.





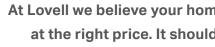
Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

#### Most of all, once you step through the front door, we want you to know you're home.





It's what makes our homes unique



That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.

## At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.











Nestled on the Norfolk/Suffolk border, Harleston is a treasure trove of history and character. Its charming market square is the heart of the town, bustling with a weekly market and an array of independent shops, where you can discover unique, handcrafted items and delicious local produce. Explore its winding lanes and discover centuries-old timber-framed buildings, picturesque cottages and the impressive St. John the Baptist Church.

Immerse yourself in the quintessential English charm of the town's tea rooms, where you can savour a delightful afternoon tea, or enjoy a hearty meal at one of Harleston's charming pubs. The culinary scene is a testament to its diverse and thriving community, showcasing flavours from around the world with a strong focus on fresh, local ingredients.

Harleston also has a vibrant arts community. The town plays host to the annualHarleston & Waveney Art Trail, taking place over three weekends each summer.More than 30 professional artists open their studios to the public, showing and selling their work, and talking about their techniques and approaches.

Nature enthusiasts will revel in the natural beauty that surrounds Harleston. Head out into the Waveney Valley and discover an area of great beauty and tranquillity with plenty to interest keen photographers and those wanting to see wildlife close at hand.

It really is the perfect place to escape the frantic pace of everyday life.





The region's rich cultural heritage extends to the grand estates, with Bressingham Hall - surrounded by over 17 acres of enchanting gardens - being a true gem of history and horticulture. Meanwhile, Framlingham Castle, just 15 miles away, stands as a majestic testament to centuries of stories etched into its stone walls. Explore its towering turrets and ramparts and let history come alive before your eyes. Norfolk's history is a tapestry woven with tales of monarchs, artists, and dreamers, and is yours to explore.

Venture further afield to explore the Norfolk Broads, a network of rivers, lakes, and wetlands that invite boating, birdwatching, and serene nature walks. The Broads are a paradise for wildlife enthusiasts and a tranquil escape from the hustle and bustle of everyday life.



Harleston is one of many jewels in Norfolk's crown.

Just a stone's throw away, you'll find charming towns like Diss, with its mesmerising mere, and Bungay, with its historic castle. Each place offers a unique character and a delightful array of experiences. Diss, for instance, boasts a flourishing arts scene, welcoming galleries and theatres that showcase local talent, whereas Bungay is known for its annual street fairs, a colourful celebration of tradition and community.

When out and about, don't forget to savour the region's delectable culinary offerings. From traditional pubs serving hearty Norfolk fare to award-winning restaurants that elevate local ingredients to new heights, your taste buds will embark on a journey of their own.

Harleston and its neighbouring towns are more than destinations; they are experiences waiting to be embraced.

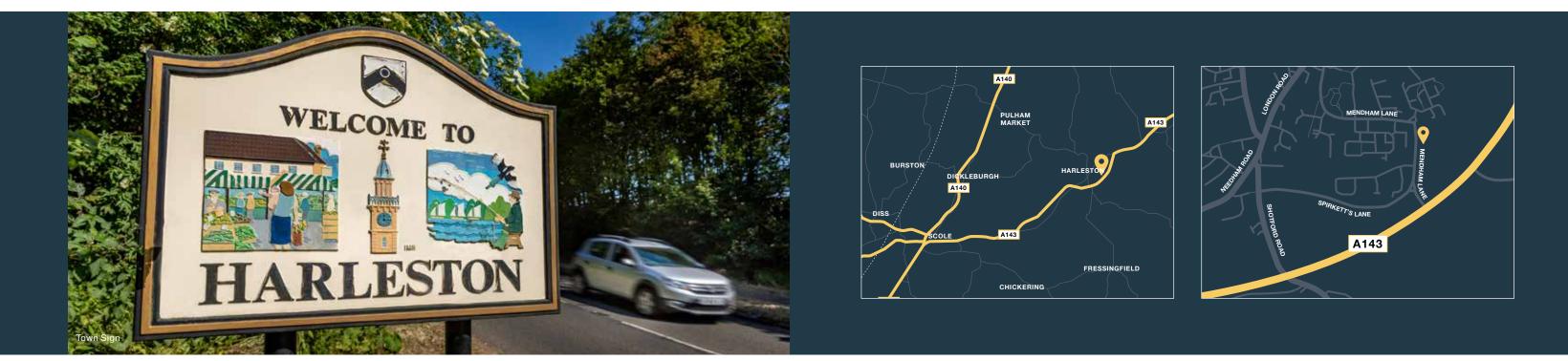
## PLACES TO SEE, LOCATIONS TO EXPLORE

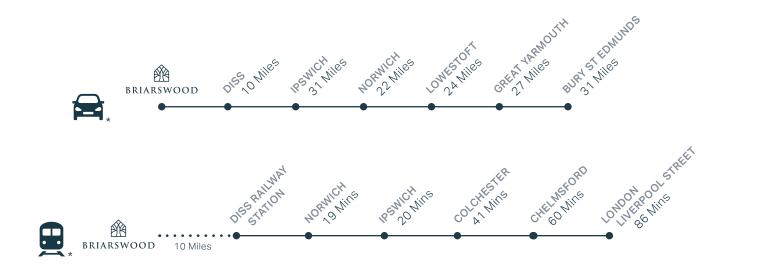


# IDEALLY LOCATED

Harleston is in the perfect spot for those looking to travel around the region by road, with convenient access to major A-roads for the onward commute. If looking to head further afield, the railway station in nearby Diss is on the Great Eastern Main Line, with services northbound to Norwich and southbound to London.

Head south along the A140 until you reach the A143 roundabout. Take the first exit from the roundabout, signposted Great Yarmouth, and continue along the A143 for seven and a half miles. Exit the A143 to the left onto Mendham Lane (signposted Harleston Industrial Estate). After 200 metres you will find Briarswood situated on your right.





## FROM IPSWICH

Head north along the A14 before exiting at junction 51 (signposted Diss, Norwich A140). Continue north along the A140 until you reach the A143 roundabout. Take the third exit from the roundabout, signposted Great Yarmouth, and continue along the A143 for seven and a half miles. Exit the A143 to the left onto Mendham Lane (signposted Harleston Industrial Estate). After 200 metres you will find Briarswood situated on your right.

## FROM NORWICH

## FROM THE EAST

Head west along the A146, passing alongside Beccles. At the roundabout take the second exit onto the A143 towards Norwich, then at the next roundabout take the first exit continuing along the A143 (signposted Diss, Bungay). Follow the A143 for 12 miles before turning right onto Mendham Lane (signposted Harleston Industrial Estate). After 200 metres you will find Briarswood situated on your right.

## HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



#### REGISTER

Register your interest with Lovell and we will put you in touch with an Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.

EXCHANGING

CONTRACTS

Once you've had your formal

mortgage offer, your solicitor

will inform you when it's time to

exchange contracts. You will

now pay your deposit, which

will be sent to us with your

signed contract.



#### CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.

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NEARLY THERE

Under the terms of the contract

we need to allow time for

financial completion. Once this

has happened, we will ask your

solicitor to request funds and

pay the balance of the purchase

price. The deeds are transferred

into your name and you now own

your new Lovell home!



#### KEEPING THINGS MOVING

Following reservation, we will send on the contract documents to your solicitor. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



#### MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Briarswood is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.









CP - Car Port

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GORSE 2 bedroom home

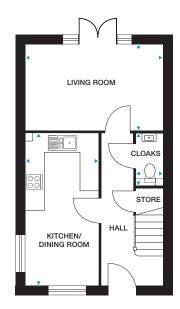


CGIs are indicative only and elevations are subject to change, external finishes and featur

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# BEDROOM 1

#### **GROUND FLOOR**

Kitchen/Dining Room 2378mm x 4973mm (max) 7'10" x 16'3" (max) Living Room 4480mm x 2811mm 14'8" x 9'3" Cloaks 850mm x 1714mm (max) 2'10" x 5'8" (max)

#### FIRST FLOOR

 Bedroom 1
 4505mm x 3146mm
 14'9" x 10'4"

 Bedroom 2
 3452mm x 2599mm
 11'4" x 8'6"

 Bathroom
 2120mm x 2001mm (max)
 7'0" x 6'7" (max)

#### Please note: Plots 108, 139 and 141 are handed.



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CGIs are indicative only and elevations are subject to change, external fi

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# HOLLY

#### 2 bedroom home

Plots 3, 7, 9, 10, 16, 17, 73, 74, 75 and 76



# BEDROOM 2 BATHROOM BATHROOM STORE EN-SUITE BEDROOM 1 STORE

#### **GROUND FLOOR**

 Kitchen/Dining Room
 4724mm x 3520mm (max)
 15'6" x 11'6" (max)

 Living Room
 3657mm x 4276mm (max)
 12'0" x 14'0" (max)

 Cloaks
 1096mm x 1550mm (max)
 3'7" x 5'1" (max)

#### FIRST FLOOR

 Bedroom 1
 4763mm x 3016mm (max)
 15'7" x 9'11" (max)

 En-Suite
 2418mm x 1450mm (max)
 7'11" x 4'9" (max)

 Bedroom 2
 2430mm x 3229mm
 7'12" x 10'7"

 Bathroom
 2243mm x 1950mm (max)
 7'4" x 6'5" (max)

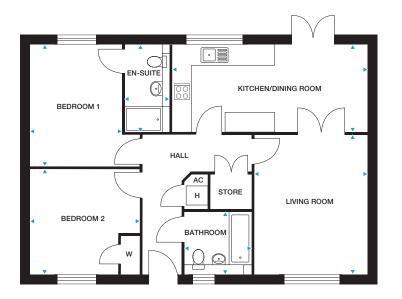
## LOVELL HOMES

#### Please note: Plots 9, 17, 74 and 75 are handed.



CGIs are indicative only and elevations are subject to change, external finishes and features may vary.





#### **GROUND FLOOR**

Kitchen/Dining Room 6236mm x 2757mm (max) 20'6" x 9'1" (max) Living Room 3604mm x 4817mm 11'10" x 15'10" Bedroom 1 2910mm x 3879mm 9'7" x 12'9" En-Suite 1450mm x 2757mm (max) 4'9" x 9'1" (max) Bedroom 2 3489mm x 3340mm (max) 11'5" x 10'11" (max) Bathroom 2140mm x 1955mm (max) 7'0" x 6'5" (max)



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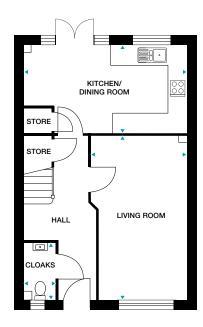
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Notes Designed by March 1

## LIME

3 bedroom home

Plots 4 and 8



# BEDROOM 2 BEDROOM 2 STORE BEDROOM 3 BEDROOM 1

#### GROUND FLOOR

Kitchen/Dining Room 5310mm x 2862mm (max) 17'5" x 9'4" (max) Living Room 3145mm x 5384mm (max) 10'4" x 17'8" (max) Cloaks 1000mm x 1862mm (max) 3'3" x 6'1" (max)

#### FIRST FLOOR

 Bedroom 1
 2813mm x 4178mm
 9'3" x 13'9"

 En-Suite
 2092mm x 1500mm (max)
 6'10" x 4'11" (max)

 Bedroom 2
 3159mm x 2467mm
 10'4" x 8'1"

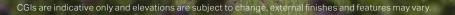
 Bedroom 3
 2408mm x 3189mm
 7'11" x 10'6"

 Bathroom
 2050mm x 1950mm (max)
 6'9" x 6'5" (max)



DOGWOOD 3 bedroom bungalow

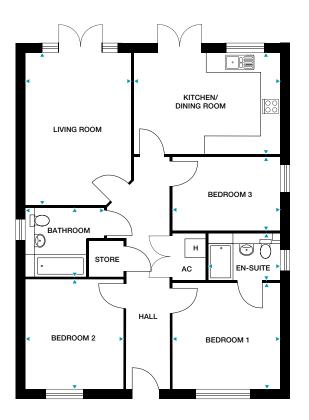




## DOGWOOD

3 bedroom bungalow

Plots 82 and 83



#### **GROUND FLOOR**

 Kitchen/Dining Room
 4771mm x 3316mm (max)
 15'8" x 10'11" (max)

 Living Room
 3487mm x 5009mm (max)
 11'5" x 16'5" (max)

 Bedroom 1
 3540mm x 3483mm
 11'7" x 11'5"

 En-Suite
 2340mm x 1535mm (max)
 7'8" x 5'0" (max)

 Bedroom 2
 3202mm x 3592mm
 10'6" x 11'9"

 Bedroom 3
 3540mm x 2409mm
 11'7" x 7'11"

 Bathroom
 1950mm x 2244mm (max)
 6'5" x 7'4" (max)



#### Please note: Plot 83 is handed.

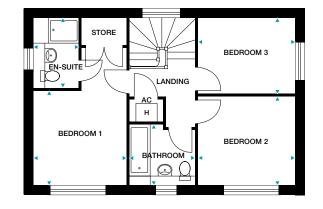




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#### **GROUND FLOOR**

 Kitchen/Dining Room
 2970mm x 5422mm (max)
 9'9" x 17'9" (max)

 Living Room
 3106mm x 5422mm
 10'2" x 17'9"

 Cloaks
 895mm x 1900mm (max)
 2'11" x 6'3" (max)

#### FIRST FLOOR

 Bedroom 1
 3031mm x 3051mm
 9'11" x 10'0"

 En-Suite
 1450mm x 2270mm (max)
 4'9" x 7'5" (max)

 Bedroom 2
 3167mm x 2861mm
 10'5" x 9'5"

 Bedroom 3
 3167mm x 2472mm
 10'5" x 8'1"

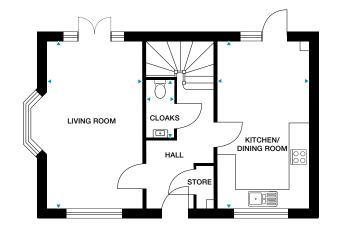
 Bathroom
 2172mm x 1940mm (max)
 7'2" x 6'4" (max)

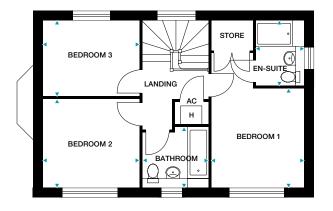
#### Please note: Plots 11, 12, 14 and 78 are handed.











#### **GROUND FLOOR**

Kitchen/Dining Room 2975mm x 5422mm (max) 9'9" x 17'9" (max) Living Room 3099mm x 5422mm 10'2" x 17'9" Cloaks 896mm x 1900mm (max) 2'10" x 6'3" (max)

#### FIRST FLOOR

 Bedroom 1
 3036mm x 3201mm
 9'11" x 10'6"

 En-Suite
 2120mm x 1550mm (max)
 6'11" x 5'1" (max)

 Bedroom 2
 3160mm x 2861mm
 10'4" x 9'5"

 Bedroom 3
 3160mm x 2470mm
 10'4" x 8'1"

 Bathroom
 2173mm x 1941mm (max)
 7'2" x 6'4" (max)

#### Please note: No bay window to plots 13 and 15.



OAK 3 bedroom home





CGIs are indicative only and elevations are subject to change, external finishes and features may vary.



#### 3 bedroom home

Plots 110, 111, 112, 113, 145, 146, 147, 158, 159, 160, 161, 168, 169, 170, 171 and 172



#### **GROUND FLOOR**

 Kitchen/Dining Room

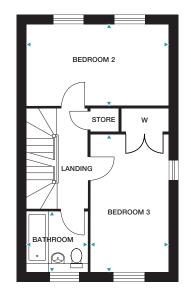
 4648mm x 4446mm (max)
 15'3" x 14'7" (max)

 Living Room

 2721mm x 4194mm (max)
 8'11" x 13'9" (max)

 Cloaks

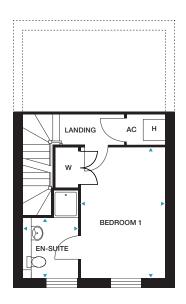
 1996mm x 1047mm (max)
 6'7" x 3'5" (max)



#### FIRST FLOOR

Bedroom 2 4673mm x 2671mm 15'4" x 8'9" Bedroom 3 (inc. wardrobe) 2560mm x 5379mm (max) 8'5" x 17'8" (max) Bathroom

2025mm x 1975mm (max) 6'8" x 6'6" (max)



#### SECOND FLOOR

Bedroom 1 2763mm x 4298mm 9'1" x 14'1" En-Suite 1822mm x 1975mm (max) 6'0" x 6'6" (max)

#### Please note: Plots 111, 113, 146, 147, 159, 161, 169, 171 and 172 are a handed. No side elevation windows to plots, 146, 159, 160 and 171.

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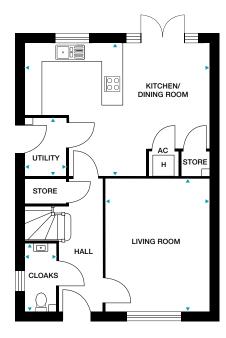
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# CEDAR

## 4 bedroom home

Plots 79, 80, 84 and 85



**GROUND FLOOR** 

Kitchen/Dining Room 6055mm x 4315mm (max) 19'10" x 14'2" (max)

Living Room 3424mm x 4338mm 11'3" x 14'3"

Utility Room 1335mm x 1860mm (max) 4'5" x 6'1" (max)

Cloaks 1000mm x 2001mm (max) 3'3" x 6'7" (max)

## BEDROOM 3 BEDROOM 2 BATHROOM C BATHROOM C BATHROOM C BEDROOM 4 BEDROOM 1 W

#### FIRST FLOOR

 Bedroom 1 (incl. wardrobe)
 2955mm x 3957mm
 9'8" x 13'0"

 En-Suite
 2265mm x 1450mm (max)
 7'5" x 4'9" (max)

 Bedroom 2
 2450mm x 3173mm
 8'0" x 10'5"

 Bedroom 3
 3516mm x 2150mm
 11'6" x 7'1"

 Bedroom 4
 3011mm x 2213mm (max)
 9'11" x 7'3" (max)

 Bathroom
 1950mm x 2092mm (max)
 6'5" x 6'10" (max)

## **LOVELL** HOMES

#### Please note: Plots 79 and 85 are handed.





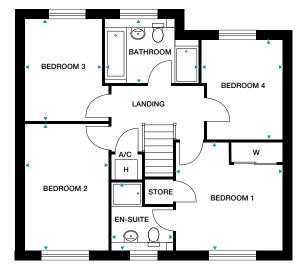
CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

## SYCAMORE

4 bedroom home

Plot 6





#### FIRST FLOOR

Bedroom 1 (incl. wardrobe) 3511mm x 3533mm 11'6" x 11'7" En-Suite 2018mm x 2199mm (max) 6'7" x 7'2" (max) Bedroom 2 2727mm x 4162mm 8'11" x 13'8" Bedroom 3 2500mm x 3309mm 8'2" x 10'10" Bedroom 4 2683mm x 3263mm (max) 8'9" x 10'8" (max) Bathroom 3075mm x 2075mm (max) 10'1" x 6'9" (max)

## LOVELL HOMES

GROUND FLOOR

Kitchen/Breakfast Room 4860mm x 2950mm (max) 15'11" x 9'8" (max) Living Room 3450mm x 6885mm 11'4" x 22'7" Dining Room 2766mm x 2636mm 9'1" x 8'8" Utility Room 1686mm x 1760mm (max) 5'6" x 5'9" (max) Cloaks 955mm x 1760mm (max) 3'2" x 5'9" (max)

## SPRUCE 4 bedroom home

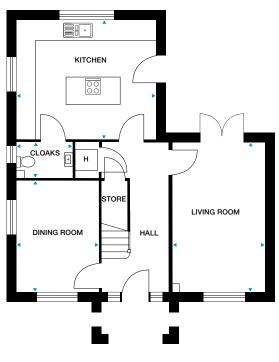


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## SPRUCE

4 bedroom home

Plots 77 and 81



#### **GROUND FLOOR**

 Kitchen
 4522mm x 3900mm (max)
 14'10" x 12'10" (max)

 Living Room
 3000mm x 4860mm (max)
 9'10" x 15'11" (max)

 Dining Room
 2711mm x 3660mm
 8'11" x 12'0"

 Cloaks
 1810mm x 1136mm (max)
 5'11" x 3'9" (max)



#### FIRST FLOOR

 Bedroom 1 (incl.wardrobe)
 4522mm × 2872mm
 14'10" × 9'5"

 En-Suite
 1671mm × 2471mm (max)
 5'6" × 8'1" (max)

 Bedroom 2
 2712mm × 3876mm
 8'11" × 12'8"

 Bedroom 3
 3249mm × 2309mm
 10'8" × 7'7"

 Bedroom 4
 3049mm × 2462mm
 10'0" × 8'1"

 Bathroom
 2160mm × 2076mm (max)
 7'1" × 6'9" (max)



## ROWAN 4 bedroom home



CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

## ROWAN

4 bedroom home Plot 2

LIVING ROOM

#### **GROUND FLOOR**

 Kitchen/Breakfast Room
 3885mm x 4371mm (max)
 12'9" x 14'4" (max)

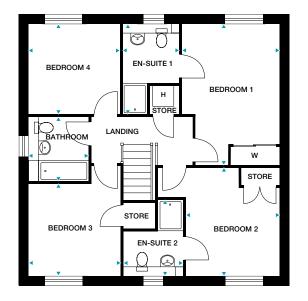
 Living Room
 4200mm x 4808mm (max)
 13'9" x 15'9" (max)

 Dining Room
 3013mm x 3338mm (max)
 9'11" x 11'0" (max)

 Study
 2898mm x 1986mm (max)
 9'6" x 6'6" (max)

 Utility Room
 1833mm x 1676mm (max)
 6'0" x 5'6" (max)

 Cloaks
 952mm x 1664mm (max)
 3'2" x 5'5" (max)



#### FIRST FLOOR

 Bedroom 1
 3189mm x 4620mm (max)
 10'6" x 15'2" (max)

 En-Suite 1
 1872mm x 2930mm (max)
 6'2" x 9'7" (max)

 Bedroom 2
 3064mm x 3526mm
 10'0" x 11'7"

 En-Suite 2
 1958mm x 2441mm (max)
 6'5" x 8'0" (max)

 Bedroom 3
 3010mm x 2986mm
 9'10" x 9'9"

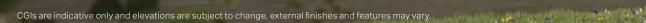
 Bedroom 4
 2972mm x 2942mm
 9'9" x 9'8"

 Bathroom
 1950mm x 2105mm (max)
 6'5" x 6'11" (max)

LOVELL HOMES









#### **GROUND FLOOR**

Kitchen 4410mm x 3390mm (max) 14'6" x 11'2" (max) Living Room 3418mm x 5197mm (max) 11'3" x 17'1" (max) Dining/Family Room 4183mm x 597mm (max) 13'9" x 1'11" (max) Utility Room (inc. store) 4410mm x 2251mm (max) 14'6" x 7'5" (max) Cloaks 2119mm x 1755mm (max) 6'11" x 5'9" (max)



#### FIRST FLOOR

 Bedroom 1
 4410 mm × 5742 mm (max)
 14'6" × 18'10" (max)

 En-Suite 1
 1975 mm × 2275 mm (max)
 6'6" × 7'5" (max)

 Bedroom 2
 3145 mm × 3541 mm
 10'4" × 11'7"

 En-Suite 2
 2069 mm × 1555 mm (max)
 6'9" × 5'1" (max)

 Bedroom 3
 3418 mm × 3088 mm
 11'3" × 10'2"

 Bedroom 4
 3181 mm × 3088 mm (max)
 10'5" × 10'2" (max)

 Bathroom 2157 mm × 2008 mm (max)
 7'1" × 6'7" (max)

LOVELL HOMES



## SPECIFICATION

|   | Gorse | Holly |   | Lime | Dogwood | Nutmeg | Pine | Oak | Cedar | Spruce | Sycamore | Rowan | Aspen |
|---|-------|-------|---|------|---------|--------|------|-----|-------|--------|----------|-------|-------|
|   | Ō     | Ĩ     | Ë |      | Õ       | z      | ä    | 0   | Ũ     | S      | ίΟ.      | æ     | Ä     |
| En-Suite                                    |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Ideal Standard Sanitaryware                 |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Mira Minimal Shower                         |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Mira Minimal Dual Mixer Shower              |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Mira Azora Shower to En-Suite 2/3           |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Johnson Tiling                              |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Chrome Towel Rail                           |       |       |   |      |         |        |      |     | •     | •      |          | •     | •     |
| Electrical                                  |       |       |   |      |         |        |      |     |       |        |          |       |       |
| White Slimline Sockets and Switches         |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Media Plate to Living Room                  |       |       |   |      |         |        |      |     |       |        |          |       |       |
| TV Points to Living Room and Bedroom 1      |       |       |   |      |         |        |      |     |       |        |          |       |       |
| BT Points to Living Room and Bedroom 1      |       |       |   |      |         |        |      |     |       |        |          |       |       |
| External Light to Front of Property         |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Chrome Doorbell                             |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Chrome Downlighters to Kitchen              |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Chrome Downlighters to Bathroom             |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Chrome Downlighters to En-Suite             |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Shaver Socket to Bathroom                   | •     | •     | • | •    | •       | •      | •    | •   | •     | •      | •        | •     | •     |
| Internal and Decoration                     |       |       |   |      |         |        |      |     |       |        |          |       |       |
| 5 Panel Vertical Internal Doors in White    |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Hammonds wardrobes to bedroom1              |       | -     | - | -    | -       | -      | -    | -   |       | •      |          | •     |       |
| Chrome Ironmongery                          |       |       |   |      |         |        | •    |     |       |        |          |       |       |
| Stelrad Elite Radiators                     |       |       |   | -    | -       | -      | -    | -   | -     | -      | -        | -     | -     |
| Stelrad Compact Radiators                   | -     | -     |   |      |         |        |      |     |       |        |          |       | •     |
| Mitsubishi Air Source Heat Pump             |       |       |   | •    | •       | •      | •    | •   | •     | •      |          | •     | •     |
| Cylinder for Hot Water Storage              | •     | •     | • | •    | •       | •      | Ó    | •   | •     | Ó      | •        | •     | •     |
| Independent Heating Controls for Each Floor | •     | •     | • | •    | •       | •      | •    | •   | •     | •      | •        | •     | •     |
| External                                    |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Outside Tap to Rear                         |       |       |   |      |         |        |      |     |       |        |          |       |       |
| Turf/Soft Landscaping to Front Garden       |       |       |   |      |         |        |      |     |       |        |          |       |       |

|  | Gorse | Holly | Fir | Lime | Dogwood | Nutmeg | Pine | Oak | Cedar | Spruce | Sycamore | Rowan | Aspen |
|--|-------|-------|-----|------|---------|--------|------|-----|-------|--------|----------|-------|-------|
| Kitchen / Utility Room                     |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Symphony Kitchen Units                     |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Soft Close Doors and Drawers               |       |       |     |      |         |        |      |     |       |        |          |       |       |
| 1.5 Bowl Stainless Sink                    |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Dual Lever Chrome Tap                      |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Zanussi Brushed Steel Single Electric Oven |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Zanussi Brushed Steel Double Electric Oven |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Bosch Brushed Steel Double Electric Oven   |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Zanussi Ceramic Hob                        |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Bosch Ceramic Hob                          |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Stainless Steel Splashback to Hob          |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Zanussi Integrated Fridge Freezer          |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Space for Washing Machine                  |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Space for Dishwasher                       |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Zanussi Integrated Dishwasher              |       |       |     |      |         |        |      |     |       |        |          |       |       |
| 95mm Laminate Upstands to Match Worktops   |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Electrolux Brushed Steel Chimney Hood      |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Bosch Brushed Steel Chimney Hood           |       |       |     |      |         |        |      |     |       |        |          |       |       |
| LED Under Cabinet Lighting                 | •     | •     | •   | •    | •       | •      | •    | •   | •     | •      | •        | •     | •     |
| Utility Room                               |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Single Bowl Stainless Sink                 |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Single Lever Chrome Tap                    |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Space for Washing Machine                  |       |       |     |      |         |        |      |     | •     |        | •        | •     | •     |
| Bathroom                                   |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Ideal Standard Sanitaryware                |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Mira Minimal Shower                        |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Johnson Tiling                             |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Chrome Towel Rail                          |       |       |     |      | •       | •      | ٠    | •   | ٠     |        | •        | •     |       |
| Cloakroom                                  |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Ideal Standard Sanitaryware                |       |       |     |      |         |        |      |     |       |        |          |       |       |
| Johnson Tiling                             |       | •     | •   |      |         | •      |      | •   |       | •      | •        |       | •     |



## LOVELL INSPIRATIONS

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Enhance your new home with a little help from our Inspirations range

## INSPIRATIONS

You can express your personal preferences by adding enhancements to your new home. It could be a simple item such as a chrome socket or you could personalise your home by choosing from a list of items from our stylish and comprehensive 'INSPIRATIONS' range.

Whatever you choose it will be installed before you move into your new home. So, to avoid any future fuss or mess why not add a little 'INSPIRATION'? Please check the appropriate build stage by which items must be ordered to allow us to include your selections during construction.



KITCHEN

Ovens Microwaves Hobs Dishwashers Washing machines Washer dryers Tumble dryers Glass splashbacks Granite worktops Chimney hoods Sinks and taps Lighting Wine cooler Drawer accessories



#### BATHROOM

Showers Shower screen Bathroom accessories Mirrors & cabinets Radiator/towel rail

#### TILING/FLOORING

Additional wall tiling Vinyl flooring Carpets Fitted doormats Amtico Floor tiling



BEDROOM

Wardrobes Chests of drawers Dressing tables

#### ELECTRICAL

Light switches Fused spurs Plug sockets Cooker point Shaver socket TV points Wireless security alarm & CCTV Downlighters Smart home technology



GENERAL

Large mirror Underfloor heating Solid internal doors Door handles Home office furniture

#### HEATING

Electric fires and surrounds Electric wood burner



EXTERNAL

Turf Flagstones External tap Power socket Sheds External lights



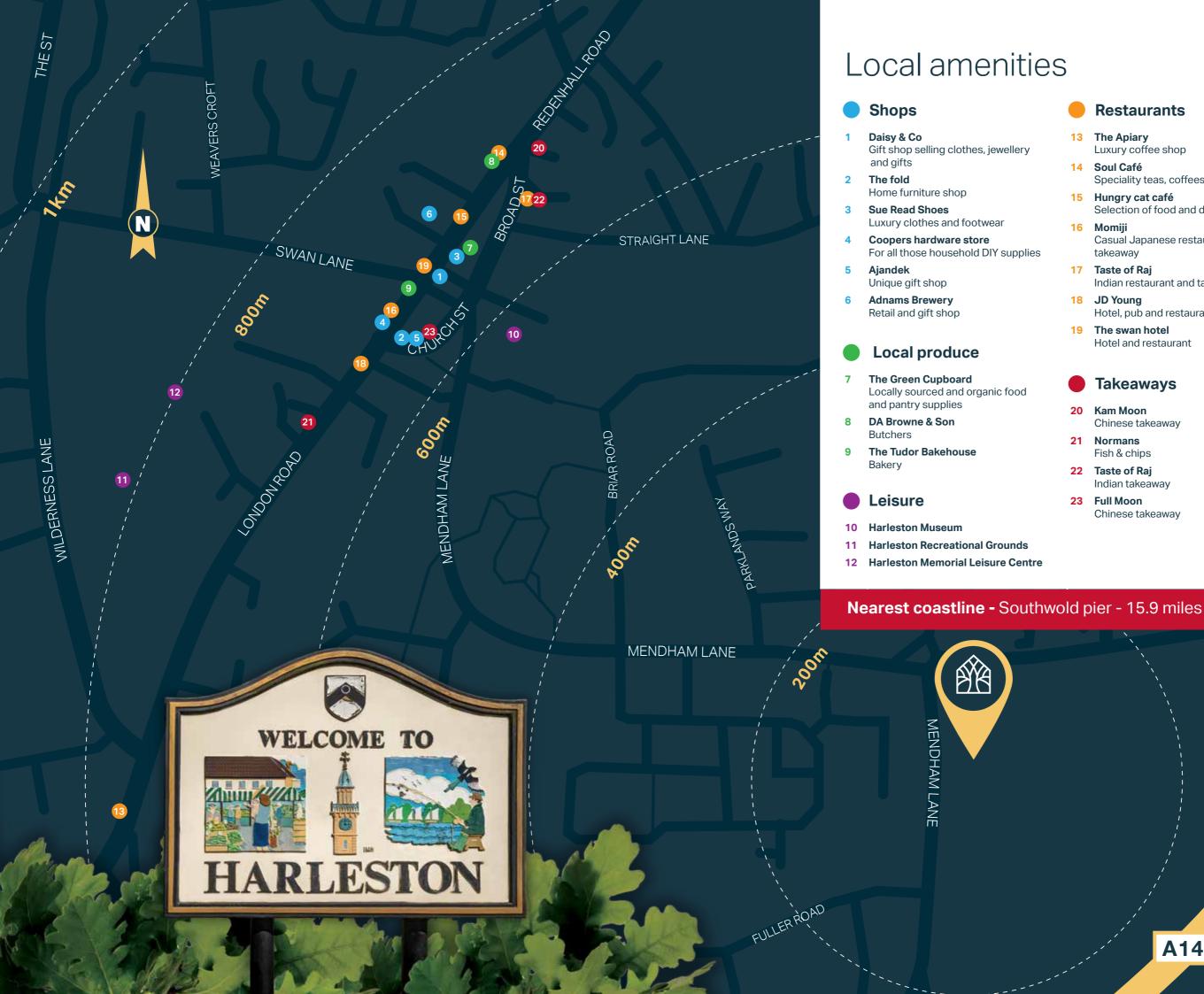
Availability is dependant on style of home and build stage. Please check with your Sales Executive on availability.



## HARLESTON LOCAL AMENITIES







## **Restaurants**

- 13 The Apiary Luxury coffee shop
- 14 Soul Café Speciality teas, coffees and pastries
- Hungry cat café 15 Selection of food and drinks
- 16 Momiji Casual Japanese restaurant and takeaway
- 17 Taste of Raj Indian restaurant and takeaway
- 18 JD Young Hotel, pub and restaurant
- The swan hotel 19 Hotel and restaurant

## **Takeaways**

- Kam Moon 20
- Chinese takeaway 21 Normans Fish & chips
- 22 Taste of Raj Indian takeaway
- 23 Full Moon Chinese takeaway





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