

**LOVELL**  
HOMES

PRESENTS



**BRIARSWOOD**

Harleston

WELCOME TO



# BRIARSWOOD

Harleston

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.

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



All Saints Green showhome interior



All Saints Green showhome interior

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.





**SQV**  
STYLE  
QUALITY  
VALUE

It's what makes  
our homes unique

**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.**

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.

**S**

INSPIRING STYLE

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.

**Q**

UNRIVALLED QUALITY

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.

**V**

EXCEPTIONAL VALUE

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.



**BRIARSWOOD**  
Harleston

# LIFE AT BRIARSWOOD

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 annual Harleston & 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.

  
**BRIARSWOOD**  
Harleston



Harleston town centre



Weybread Ocean Pit Lakes

## PLACES TO SEE, LOCATIONS TO EXPLORE

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.



Diss Mere



Framlingham Castle



Norfolk Broads

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.

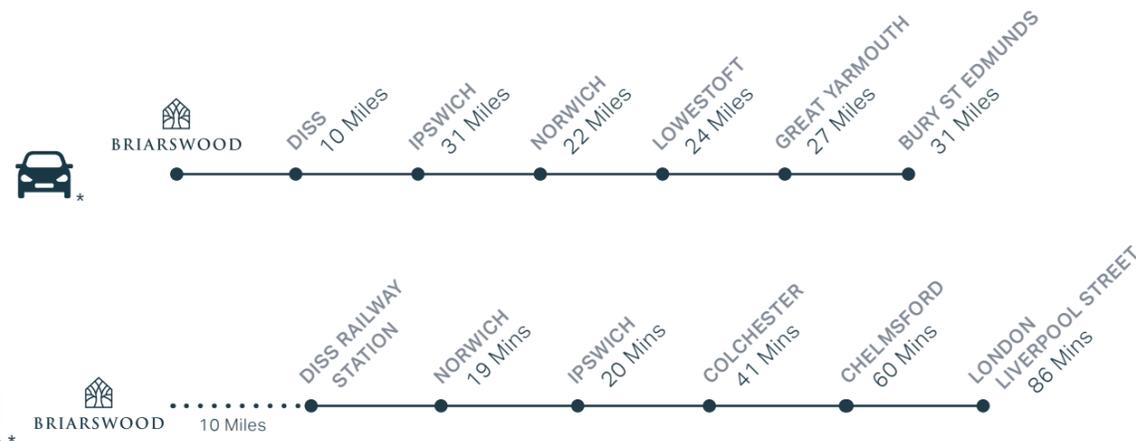
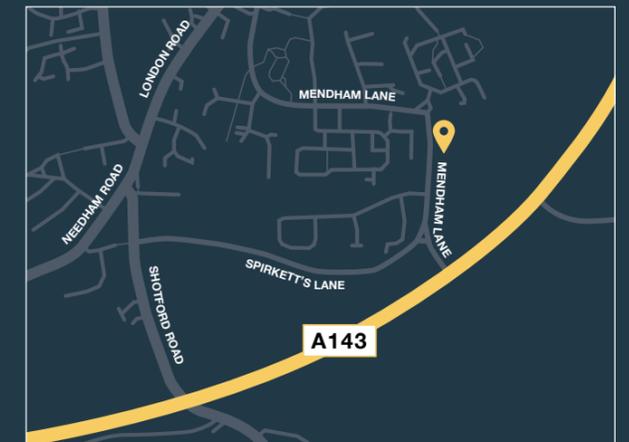
Harleston and its neighbouring towns are more than destinations; they are experiences waiting to be embraced.

## 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.

## FROM NORWICH

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 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.

\*Distances taken from Google Maps. \*\*Fastest train times taken from thetrainline.com

## 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.



### 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.



### 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.



### 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.



### 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!



### 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.



**BRIARSWOOD**  
Harleston



THE  
DEVELOPMENT

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**BRIARSWOOD**  
Harleston

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



# BRIARSWOOD

Harleston

FUTURE DEVELOPMENT



**GORSE**  
2 bedroom home

**HOLLY**  
2 bedroom home

**FIR**  
2 bedroom bungalow

**LIME**  
3 bedroom home

**DOGWOOD**  
3 bedroom bungalow

**NUTMEG**  
3 bedroom home

**PINE**  
3 bedroom home

**OAK**  
3 bedroom home

**LAUREL**  
3 bedroom home

**CEDAR**  
4 bedroom home

**SPRUCE**  
4 bedroom home

**SYCAMORE**  
4 bedroom home

**ROWAN**  
4 bedroom home

**ASPEN**  
4 bedroom home

**SHARED OWNERSHIP HOUSING**

**AFFORDABLE HOUSING**

This development layout plan depicts the intended layout and expected tenure mix as at the time of going to press. The location of affordable homes is indicative only and may change over time. Open market properties can be sold to a variety of interested parties. Landscaping shown is suggestive only. Any queries should be raised through the conveyancing process in the usual way.

GORSE  
2 bedroom home

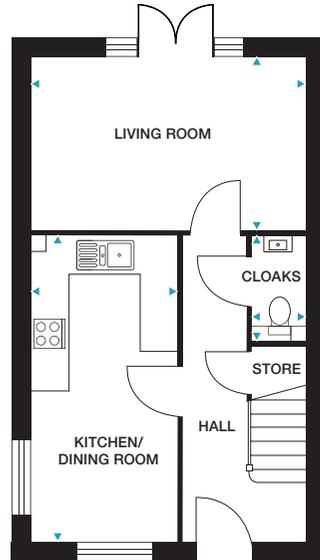


BRIARSWOOD  
Harleston

# GORSE

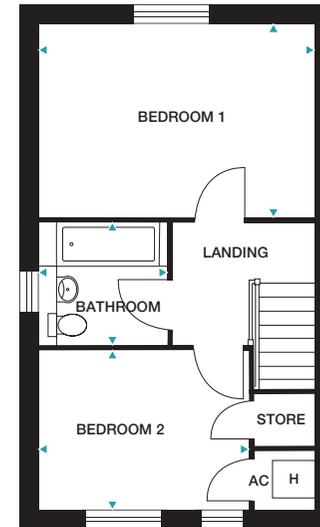
## 2 bedroom home

Plots 107, 108, 139, 140, 141 and 142



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.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

HOLLY  
2 bedroom home

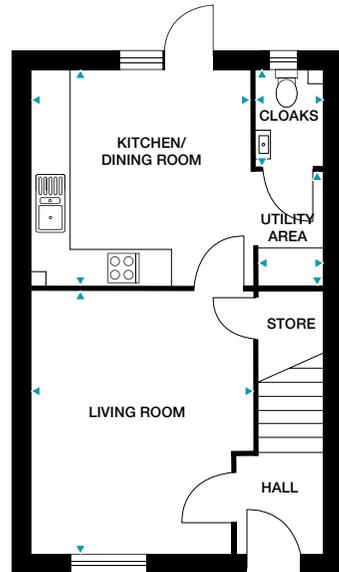


BRIARSWOOD  
Harleston

# HOLLY

## 2 bedroom home

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

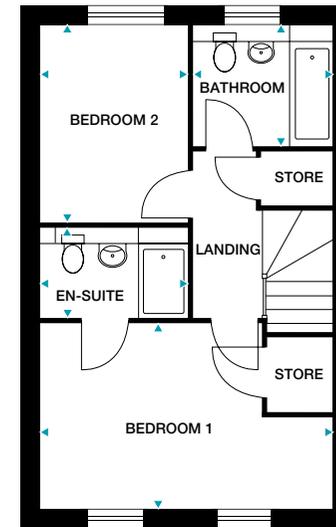


GROUND FLOOR

**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)

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

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**LOVELL  
HOMES**

FIR

2 bedroom bungalow



BRIARSWOOD

Harleston

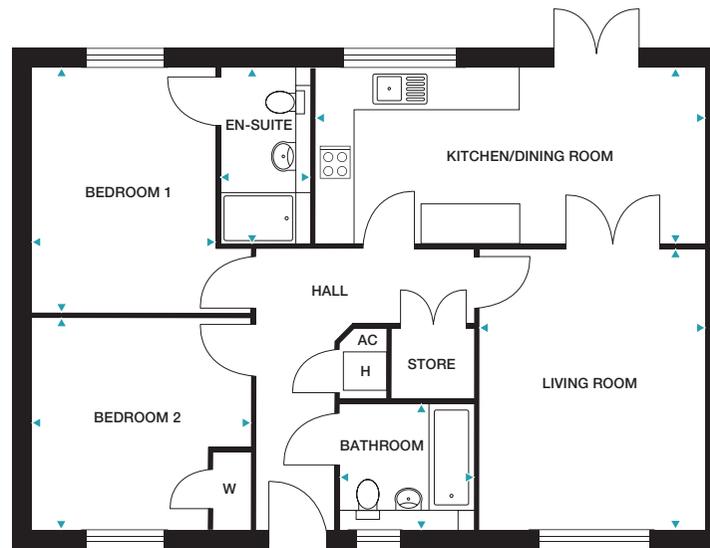


CGIs are indicative only and elevations are subject to change, external finishes and features may vary.



## 2 bedroom bungalow

Plot 87



### 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)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

LIME  
3 bedroom home

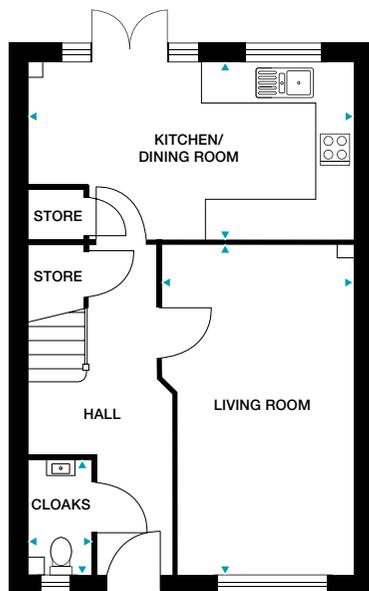


BRIARSWOOD  
Harleston



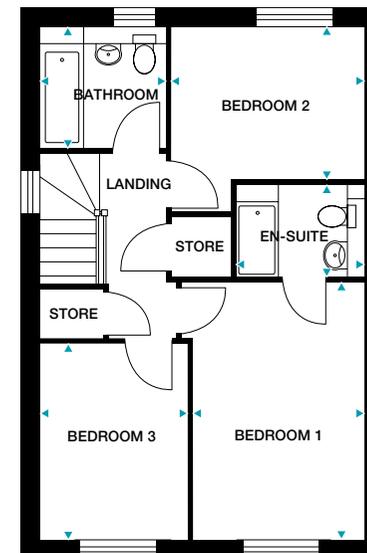
CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

LIME  
3 bedroom home  
Plots 4 and 8



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)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

DOGWOOD  
3 bedroom bungalow



BRIARSWOOD  
Harleston

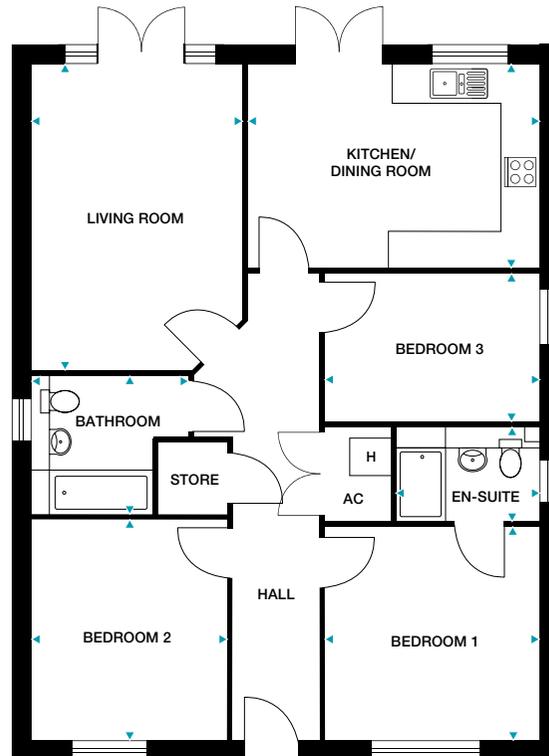


CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

# 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.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

**LOVELL  
HOMES**

NUTMEG  
3 bedroom home



BRIARSWOOD  
Harleston



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

# NUTMEG

## 3 bedroom home

Plots 1, 11, 12, 14 and 78

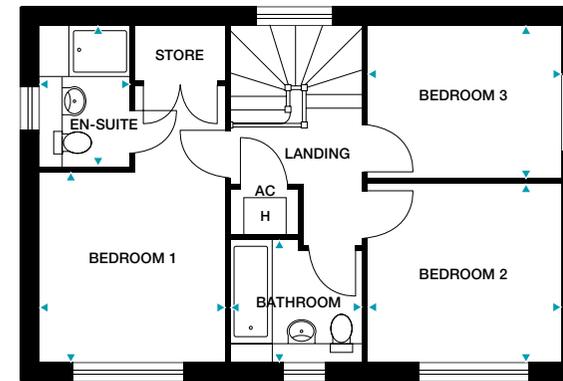


### GROUND FLOOR

**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.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

**LOVELL  
HOMES**

PINE  
3 bedroom home

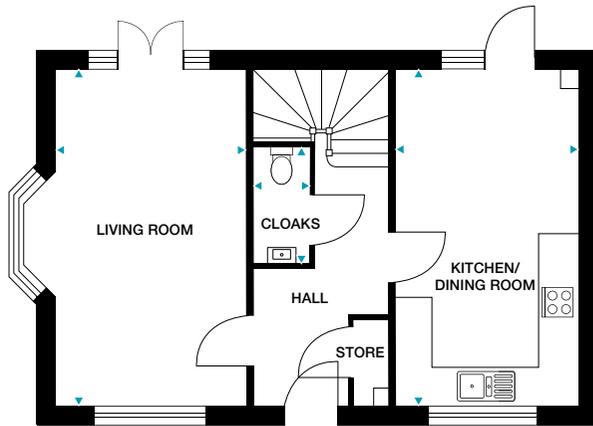


BRIARSWOOD  
Harleston



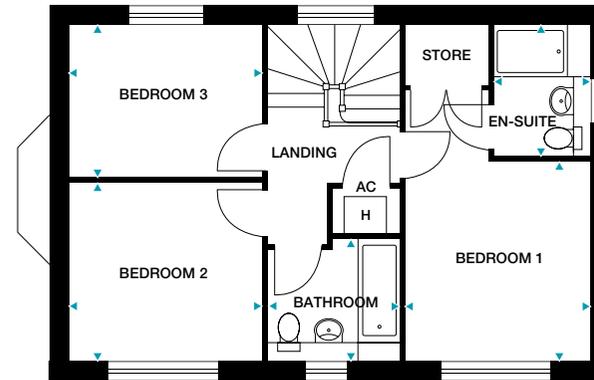
CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

PINE  
3 bedroom home  
Plots 13, 15 and 72



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.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

OAK  
3 bedroom home



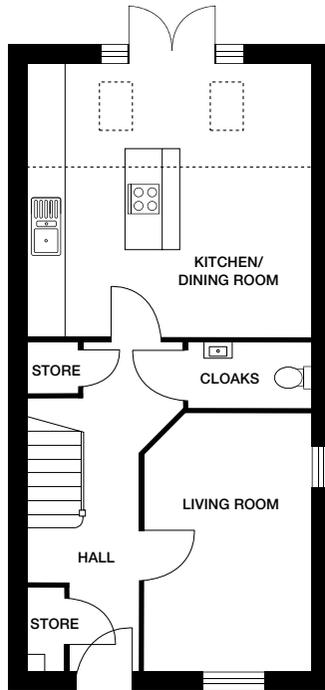
BRIARSWOOD  
Harleston



# OAK

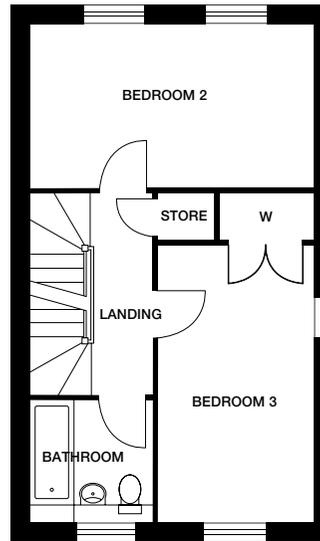
## 3 bedroom home

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



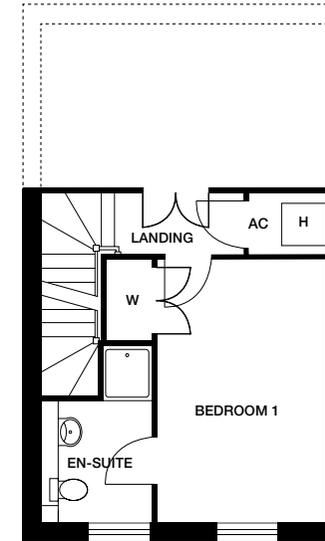
GROUND FLOOR

- 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.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

LAUREL  
3 bedroom home



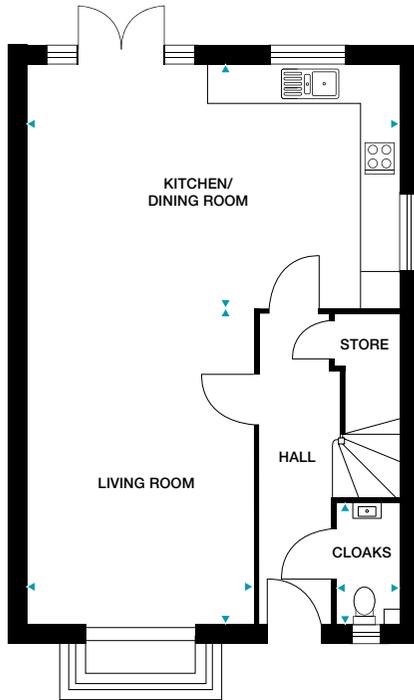
BRIARSWOOD  
Harleston



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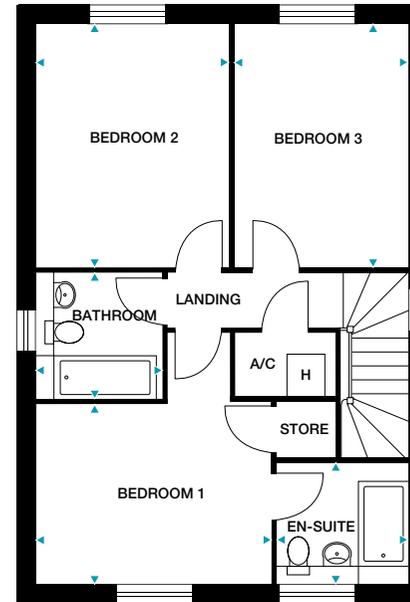
# LAUREL

## 3 bedroom home



GROUND FLOOR

**Kitchen/Dining Room** 6097mm x 3959mm (max) 20'0" x 13'0" (max)  
**Living Room** 3695mm x 5063mm 12'1" x 16'7"  
**Cloaks** 1024mm x 1950mm (max) 3'4" x 6'5" (max)



FIRST FLOOR

**Bedroom 1** 3869mm x 2919mm 12'8" x 9'7"  
**En-Suite** 2165mm x 1975mm (max) 7'1" x 6'6" (max)  
**Bedroom 2** 3167mm x 3984mm 10'5" x 13'1"  
**Bedroom 3** 2867mm x 3984mm 9'5" x 13'1"  
**Bathroom** 2075mm x 2081mm (max) 6'10" x 6'10" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

CEDAR  
4 bedroom home



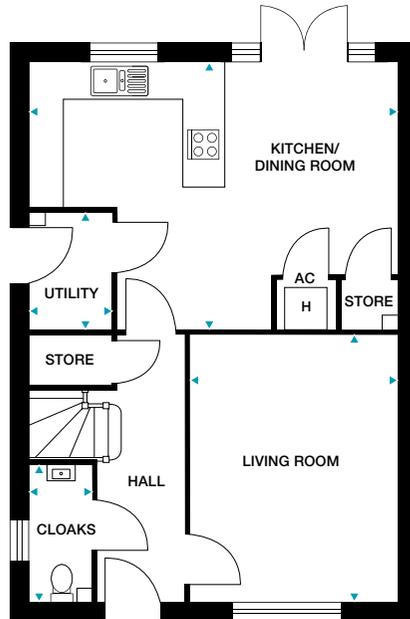
BRIARSWOOD  
Harleston



# CEDAR

## 4 bedroom home

Plots 79, 80, 84 and 85



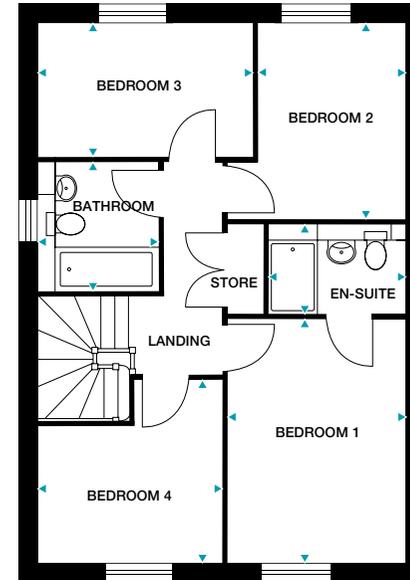
GROUND FLOOR

**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)



FIRST FLOOR

**Bedroom 1** 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)

Please note: Plots 79 and 85 are handed.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

**LOVELL  
HOMES**

SYCAMORE  
4 bedroom home



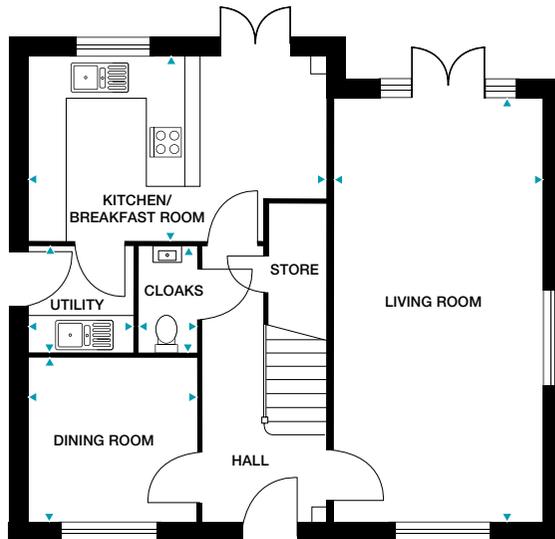
BRIARSWOOD  
Harleston



# SYCAMORE

## 4 bedroom home

Plot 6



GROUND FLOOR

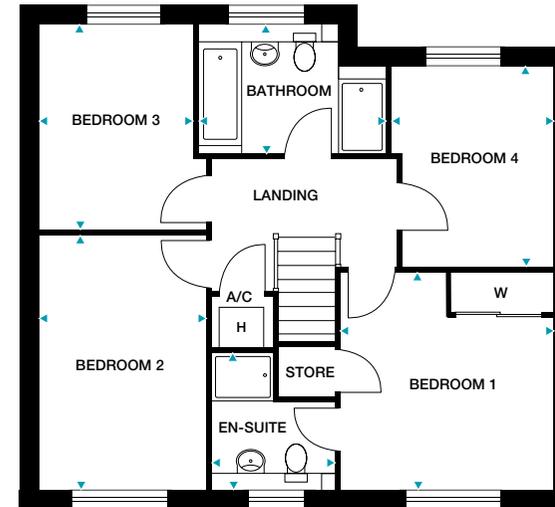
**Kitchen/Breakfast Room** 4860mm x 2950mm (max) 15'11" x 9'8" (max)

**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)



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)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

SPRUCE  
4 bedroom home

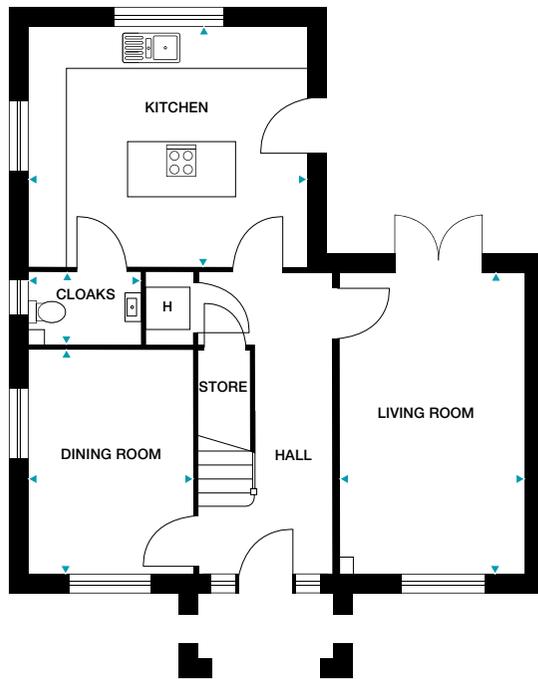


BRIARSWOOD  
Harleston



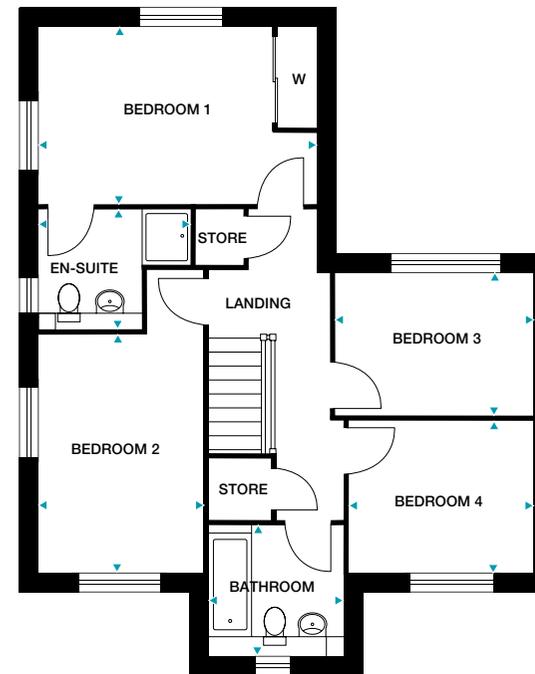
# SPRUCE

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 x 2872mm 14'10" x 9'5"  
**En-Suite** 1671mm x 2471mm (max) 5'6" x 8'1" (max)  
**Bedroom 2** 2712mm x 3876mm 8'11" x 12'8"  
**Bedroom 3** 3249mm x 2309mm 10'8" x 7'7"  
**Bedroom 4** 3049mm x 2462mm 10'0" x 8'1"  
**Bathroom** 2160mm x 2076mm (max) 7'1" x 6'9" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

ROWAN  
4 bedroom home



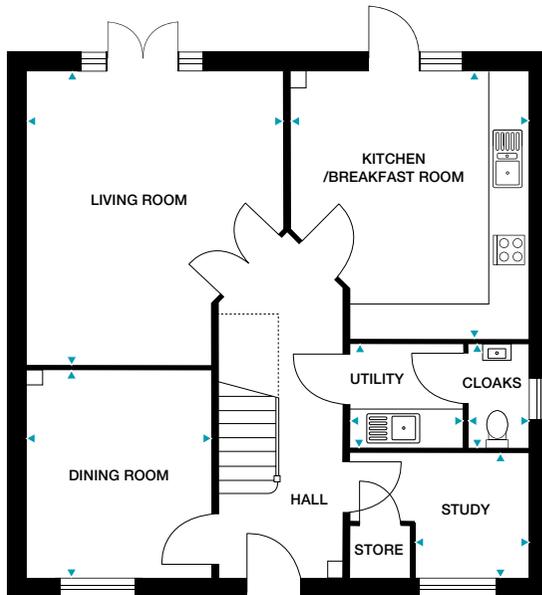
BRIARSWOOD  
Harleston



# ROWAN

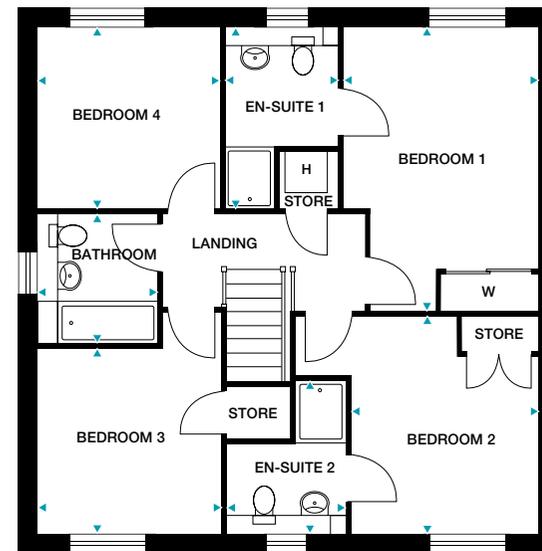
## 4 bedroom home

Plot 2



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)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

ASPEN  
4 bedroom home

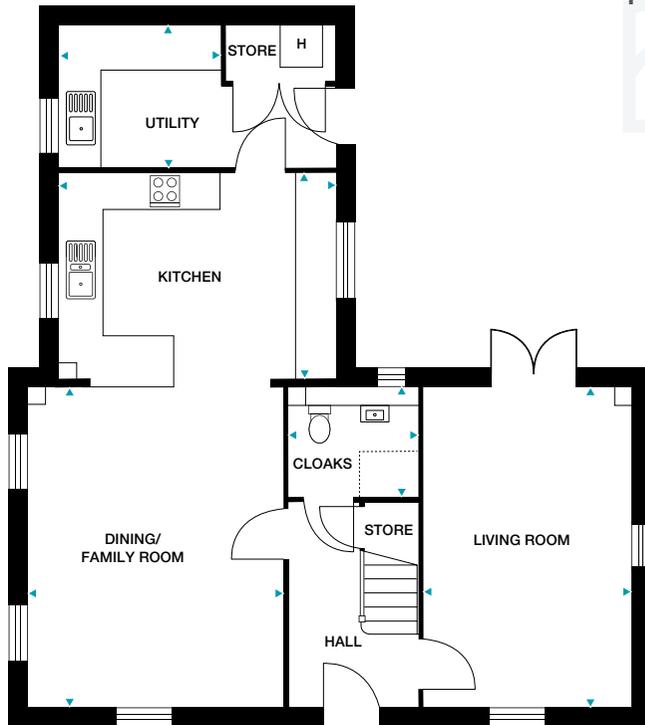


BRIARSWOOD  
Harleston



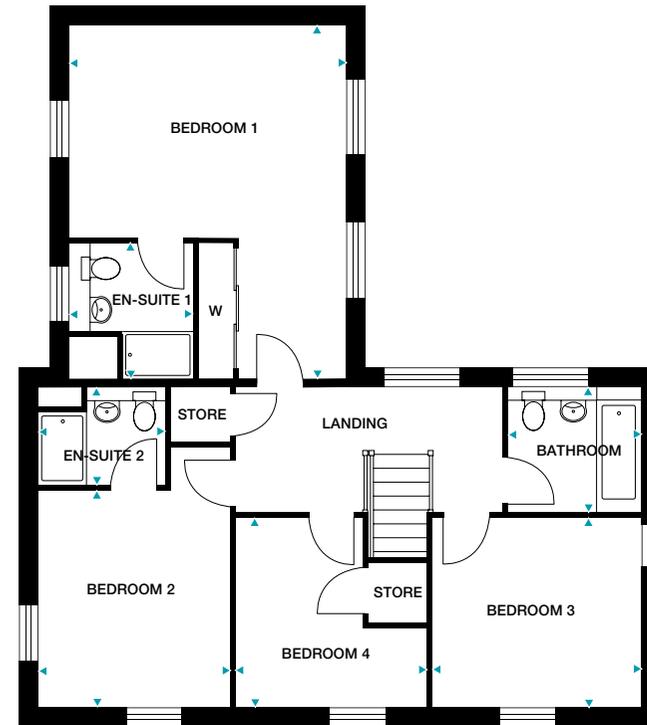
# ASPEN

4 bedroom home  
Plot 5



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** 4410mm x 5742mm (max) 14'6" x 18'10" (max)
- En-Suite 1** 1975mm x 2275mm (max) 6'6" x 7'5" (max)
- Bedroom 2** 3145mm x 3541mm 10'4" x 11'7"
- En-Suite 2** 2069mm x 1555mm (max) 6'9" x 5'1" (max)
- Bedroom 3** 3418mm x 3088mm 11'3" x 10'2"
- Bedroom 4** 3181mm x 3088mm (max) 10'5" x 10'2" (max)
- Bathroom** 2157mm x 2008mm (max) 7'1" x 6'7" (max)

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

THE  
SPECIFICATION

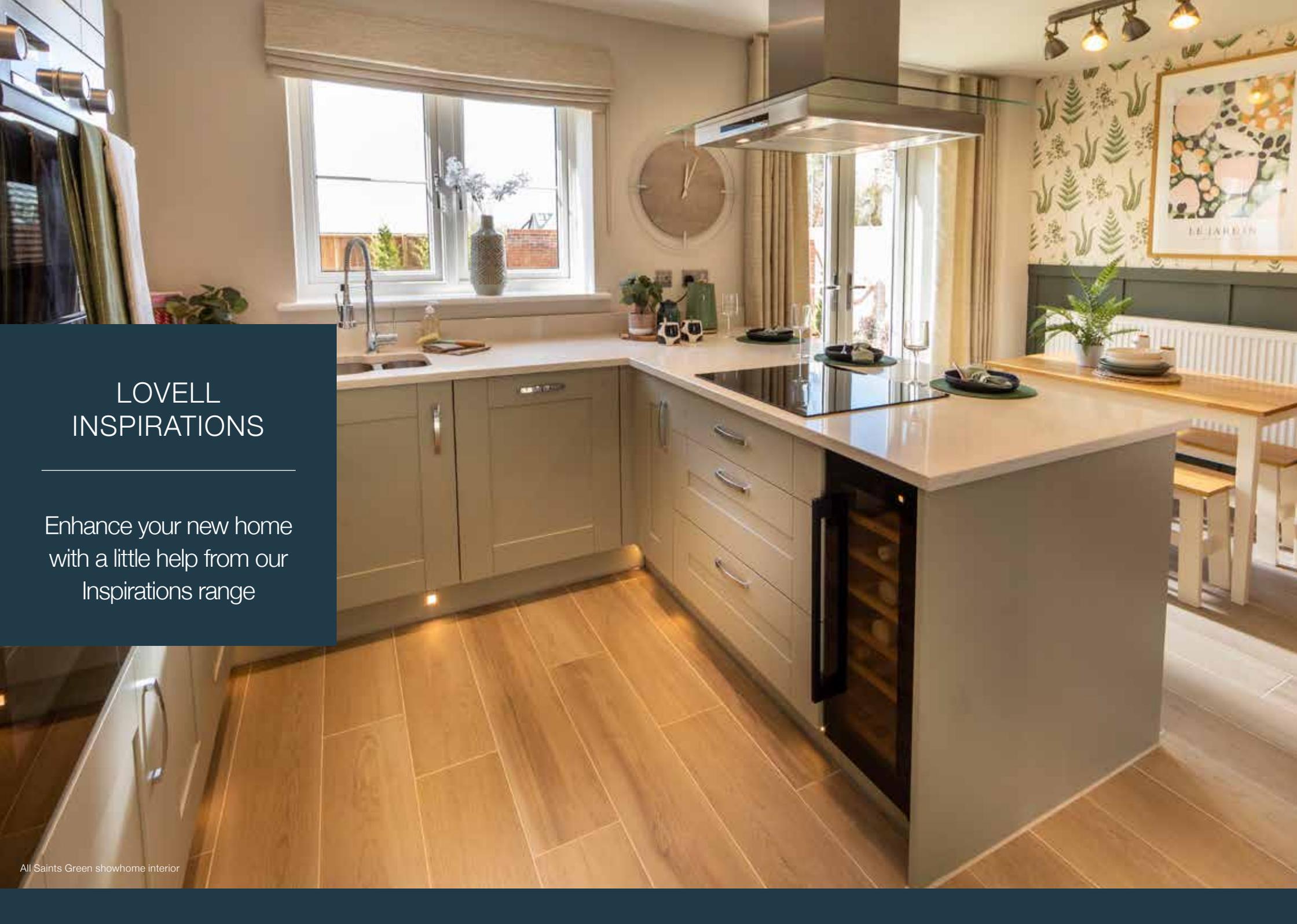


**BRIARSWOOD**  
Harleston

# SPECIFICATION

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

	Gorse	Holly	Fir	Lime	Dogwood	Nutmeg	Pine	Oak	Laurel	Cedar	Spruce	Sycamore	Rowan	Aspen
<b>En-Suite</b>														
Ideal Standard Sanitaryware		●	●	●	●	●	●	●	●	●	●	●	●	●
Mira Minimal Shower		●	●	●	●	●	●	●	●					
Mira Minimal Dual Mixer Shower											●	●	●	●
Mira Azora Shower to En-Suite 2/3													●	●
Johnson Tiling		●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome Towel Rail											●	●	●	●
<b>Electrical</b>														
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	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<b>Internal and Decoration</b>														
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	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Independent Heating Controls for Each Floor	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<b>External</b>														
Outside Tap to Rear													●	●
Turf/Soft Landscaping to Front Garden	●	●	●	●	●	●	●	●	●	●	●	●	●	●



## LOVELL INSPIRATIONS

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
- Antico
- 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.

**LOVELL**  
HOMES

HARLESTON  
LOCAL AMENITIES



BRIARWOOD  
Harleston



# Local amenities

## Shops

- 1 **Daisy & Co**  
Gift shop selling clothes, jewellery and gifts
- 2 **The fold**  
Home furniture shop
- 3 **Sue Read Shoes**  
Luxury clothes and footwear
- 4 **Coopers hardware store**  
For all those household DIY supplies
- 5 **Ajandek**  
Unique gift shop
- 6 **Adnams Brewery**  
Retail and gift shop

## Local produce

- 7 **The Green Cupboard**  
Locally sourced and organic food and pantry supplies
- 8 **DA Browne & Son**  
Butchers
- 9 **The Tudor Bakehouse**  
Bakery

## Leisure

- 10 **Harleston Museum**
- 11 **Harleston Recreational Grounds**
- 12 **Harleston Memorial Leisure Centre**

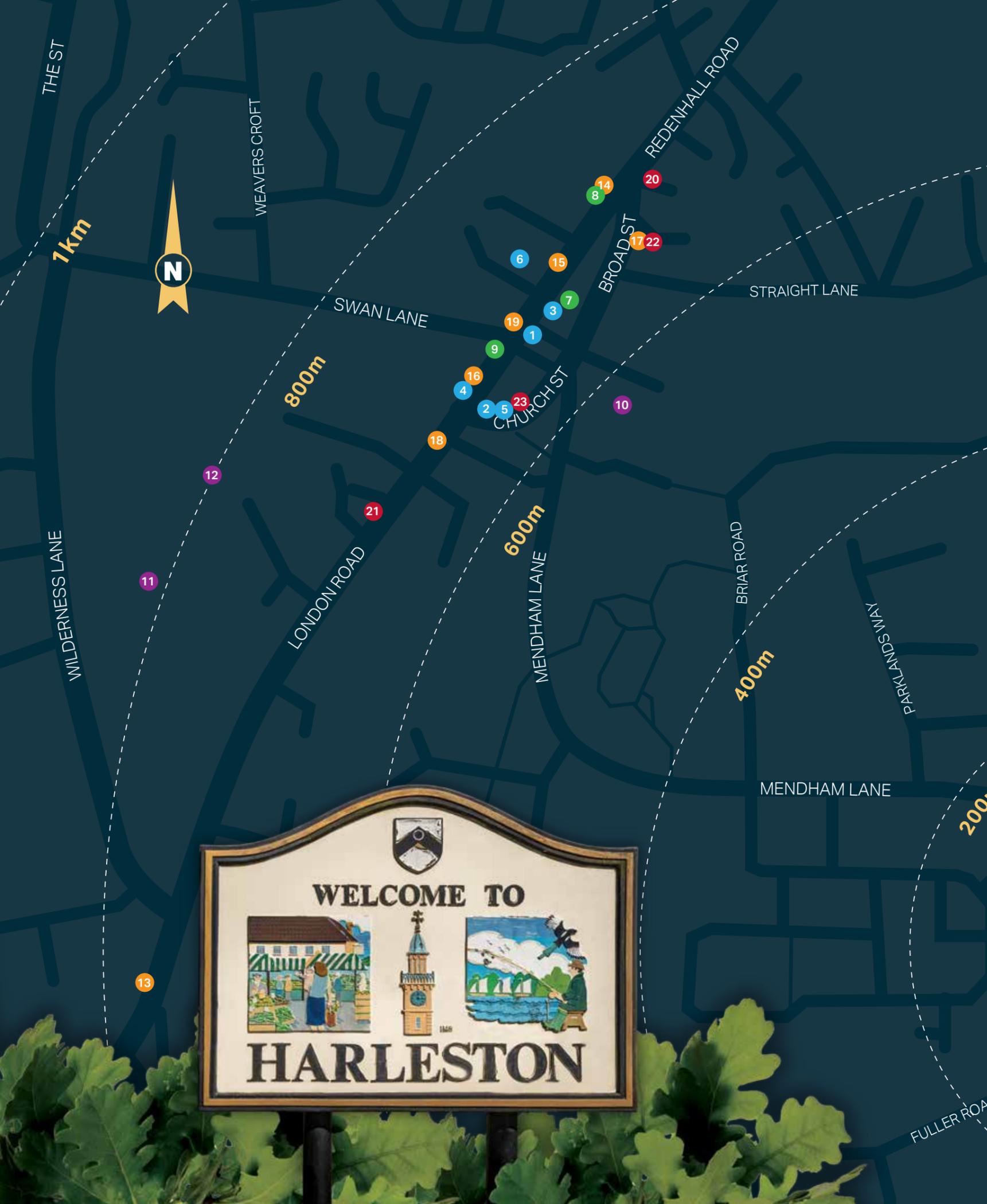
## Restaurants

- 13 **The Apiary**  
Luxury coffee shop
- 14 **Soul Café**  
Speciality teas, coffees and pastries
- 15 **Hungry cat café**  
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
- 19 **The swan hotel**  
Hotel and restaurant

## Takeaways

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

**Nearest coastline - Southwold pier - 15.9 miles**



**A143**



**BRIARSWOOD**  
Harleston

Briarswood, Mendham Lane, Harleston, Norfolk, IP20 9FP  
T: 01379 398 175



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