



# HOLLYFIELD PLACE

HATFIELD



A COLLECTION OF EIGHT  
2, 3 AND 4  
BEDROOM HOUSES

**LOVELL**  
HOMES



# HOLLYFIELD PLACE

HATFIELD



## THE JUDE 2 BEDROOM HOUSE

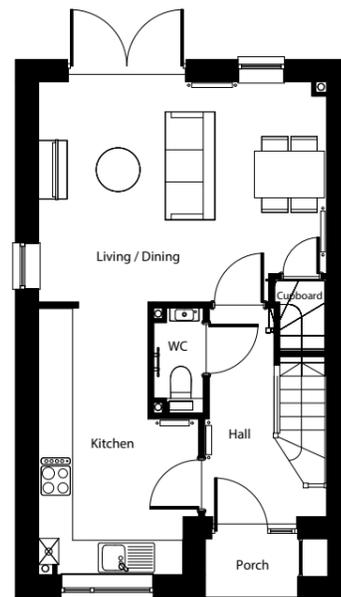
**LOVELL**  
HOMES

# THE JUDE

## 2 BEDROOM HOUSE

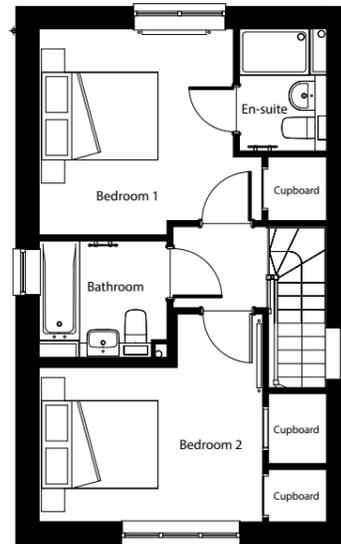
82 sqm | 883 sqft

The Jude is a well proportioned two bedroom detached house. Downstairs features a fully equipped, stylish kitchen and a spacious living/dining area that opens onto a turfed back garden. Upstairs, there are two generously sized double bedrooms, one boasting an en-suite shower room, alongside a family bathroom and ample storage space. Outside, a driveway provides parking for two cars.



Ground floor

**Living / Dining Room** 4940mm x 3780mm | 16'2" x 12'5"  
**Kitchen** 4570mm x 2750mm | 15' x 9'



First floor

**Bedroom 1** 3820mm x 3540mm | 12'6" x 11'7"  
**Bedroom 2** 3840mm x 3570mm | 12'7" x 11'8"

Dimensions stated are maximum room measurements and 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. Furniture not included. Please check individual plot details with our sales team.



## SPECIFICATION

Lovell Homes come with a high specification included as standard, because we know the small things can make a big difference and that details matter.

### KITCHEN

- Turin Range in dark stone with Pearl Granite laminate worktops
- Stainless steel 1.5 bowl sink
- Zanussi double oven
- Zanussi 4 burner gas hob
- Stainless steel splashback
- Electrolux extractor hood
- Zanussi integrated fridge freezer
- Zanussi dishwasher
- Zanussi integrated washing machine
- White downlighters
- LED under cupboard lighting

### BATHROOM

- Porcelanosa ceramic tiles up to cill height and full height tiling around the bath
- Ideal Standard white sanitaryware with chrome brassware
- Shaver socket
- Thermostatic shower over bath with shower screen
- Heated towel rail
- White downlighters

### EN-SUITES

- Porcelanosa ceramic tiled shower cubicle and splash back to wash hand basin
- Ideal Standard white sanitaryware with chrome brassware
- Thermostatic shower
- White downlighters

### INTERNAL AND DECORATION

- White paint to walls and ceiling
- White gloss finish to internal joinery
- Weathered Oak Amtico flooring to hallway, kitchen, lounge and bathroom/WC/en-suite
- Carpet to landings, bedrooms and stairs
- Double glazed uPVC windows

### EXTERNAL

- Chrome doorbell
- Turf to rear gardens with patio space
- Timber sheds to rear garden

### ELECTRICAL AND SECURITY

- Composite front door
- BT connection points to lounge
- Location media plate in lounge and TV point in master bedroom
- TV Aerial Outlet - Sky Q / Freeview
- Combination boiler
- Smoke detector
- Carbon monoxide detector

### OTHER

- PV solar panels
- EV charging point
- 10 year NHBC Warranty
- Freehold



# HOLLYFIELD PLACE

HATFIELD



## THE PENNY

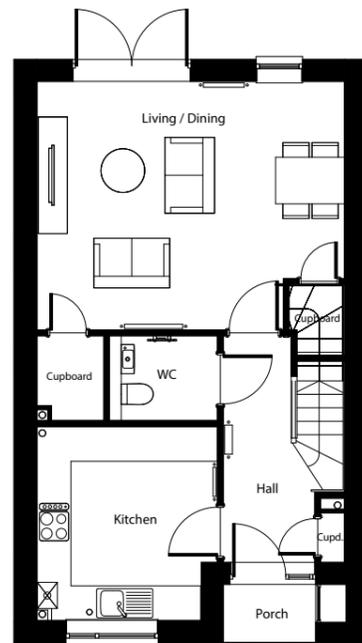
3 BEDROOM HOUSE

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HOMES

# THE PENNY

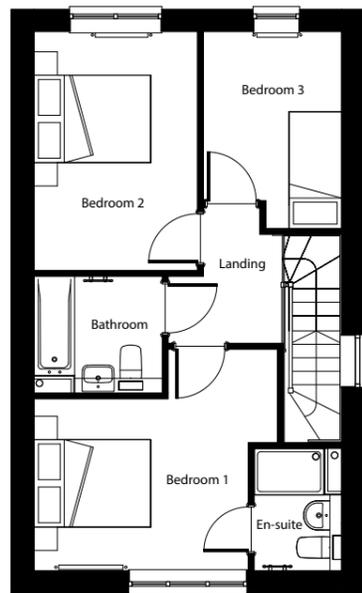
3 BEDROOM HOUSE  
95 sqm | 1023 sqft

The Penny is a well proportioned three bedroom detached house. Downstairs features a fully equipped, stylish kitchen and a separate living/dining area that opens onto a turfed back garden. Upstairs, there are two generously sized double bedrooms with good storage, one boasting an en-suite shower room, alongside a family bathroom. Bedroom three provides the option of a home-work space. Outside, there is parking for two cars.



Ground floor

**Living / Dining Room** 5280mm x 4260mm | 17'4" x 14'0"  
**Kitchen** 3100mm x 3330mm | 10'2" x 10'11"



First floor

**Bedroom 1** 4170mm x 3870mm | 13'8" x 12'8"  
**Bedroom 2** 4090mm x 2810mm | 13'5" x 9'3"  
**Bedroom 3** 3370mm x 2370mm | 11'1" x 7'9"

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3B5P E



## SPECIFICATION

Lovell Homes come with a high specification included as standard, because we know the small things can make a big difference and that details matter.

### KITCHEN

- Urban Range white wall units and indigo base units with pearl granite laminate worktop
- Stainless steel 1.5 bowl sink
- Zanussi double oven
- Zanussi 4 burner gas hob
- Stainless steel splashback
- Electrolux extractor hood
- Zanussi integrated fridge freezer
- Zanussi dishwasher
- Zanussi integrated washing machine
- White downlighters
- LED under cupboard lighting

### BATHROOM

- Porcelanosa ceramic tiles up to cill height and full height tiling around the bath
- Ideal Standard white sanitaryware with chrome brassware
- Shaver socket
- Thermostatic shower over bath with shower screen
- Heated towel rail
- White downlighters

### EN-SUITES

- Porcelanosa ceramic tiled shower cubicle and splash back to wash hand basin
- Ideal Standard white sanitaryware with chrome brassware
- Thermostatic shower
- White downlighters

### INTERNAL AND DECORATION

- White paint to walls and ceiling
- White gloss finish to internal joinery
- Weathered Oak Amtico flooring to hallway, kitchen, lounge and bathroom/WC/en-suite
- Carpet to landings, bedrooms and stairs
- Double glazed uPVC windows

### EXTERNAL

- Chrome doorbell
- Turf to rear gardens with patio space
- Timber sheds to rear garden

### ELECTRICAL AND SECURITY

- Composite front door
- BT connection points to lounge
- Location media plate in lounge and TV point in master bedroom
- TV Aerial Outlet - Sky Q / Freeview
- Combination boiler
- Smoke detector
- Carbon monoxide detector

### OTHER

- PV solar panels
- EV charging point
- 10 year NHBC Warranty
- Freehold

Specification correct at time of print however may change at any time - please speak to Sales Executive for confirmation. Show home photography taken from The Rigby.



# HOLLYFIELD PLACE

HATFIELD



## THE RIGBY

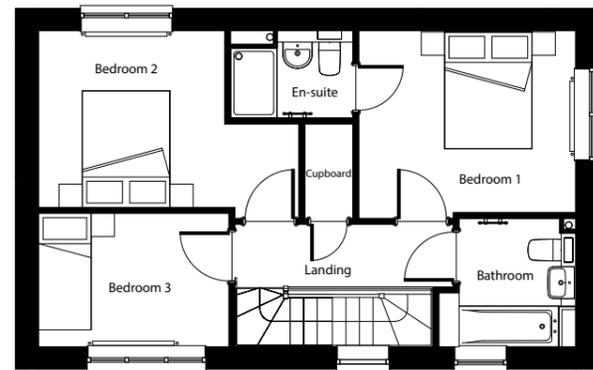
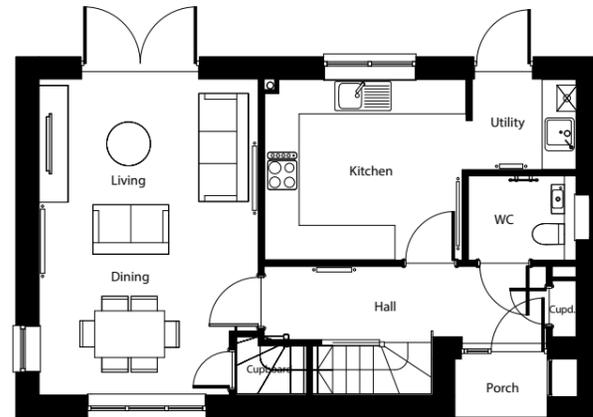
3 BEDROOM HOUSE

**LOVELL**  
HOMES

# THE RIGBY

3 BEDROOM HOUSE  
95 sqm | 1,023 sqft

The Rigby is a generous frontage three bedroom detached house. Downstairs features a fully equipped, stylish kitchen with separate utility room complemented by a spacious living/dining area that opens onto a turfed west-facing back garden. Upstairs, there are two double bedrooms, one boasting an en-suite shower room, alongside a family bathroom and third bedroom. Outside, a side driveway provides parking for two cars.



Plot 2 windows in bedroom 1 and 2 vary

## Ground floor

**Living / Dining Room** 5420mm x 3760mm | 17'9" x 12'4"  
**Kitchen** 3460mm x 3100mm | 11'4" x 10'2"

## First floor

**Bedroom 1** 3720mm x 3120mm | 12'2" x 10'3"  
**Bedroom 2** 4460mm x 3030mm | 14'7" x 9'11"  
**Bedroom 3** 3270mm x 2290mm | 10'9" x 7'6"

\*Plot Dimensions stated are maximum room measurements and 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. Furniture not included. Please check individual plot details with our sales team.



## SPECIFICATION

Lovell Homes come with a high specification included as standard, because we know the small things can make a big difference and that details matter.

### KITCHEN

- Urban Range white wall units and indigo base units with pearl granite laminate worktop
- Stainless steel 1.5 bowl sink
- Zanussi double oven
- Zanussi 4 burner gas hob
- Stainless steel splashback
- Electrolux extractor hood
- Zanussi integrated fridge freezer
- Zanussi dishwasher
- Zanussi integrated washing machine in utility
- White downlighters
- LED under cupboard lighting

### BATHROOM

- Porcelanosa ceramic tiles up to cill height and full height tiling around the bath
- Ideal Standard white sanitaryware with chrome brassware
- Shaver socket
- Thermostatic shower over bath with shower screen
- Heated towel rail
- White downlighters

### EN-SUITES

- Porcelanosa ceramic tiled shower cubicle and splash back to wash hand basin
- Ideal Standard white sanitaryware with chrome brassware
- Thermostatic shower
- White downlighters

### INTERNAL AND DECORATION

- White paint to walls and ceiling
- White gloss finish to internal joinery
- Weathered Oak Amtico flooring to hallway, kitchen, lounge and bathroom/WC/en-suite
- Carpet to landings, bedrooms and stairs
- Double glazed uPVC windows

### EXTERNAL

- Chrome doorbell
- Turf to rear gardens with patio space
- Timber sheds to rear garden

### ELECTRICAL AND SECURITY

- Composite front door
- BT connection points to lounge
- Location media plate in lounge and TV point in master bedroom
- TV Aerial Outlet - Sky Q / Freeview
- Combination boiler
- Smoke detector
- Carbon monoxide detector

### OTHER

- PV solar panels
- EV charging point
- 10 year NHBC Warranty
- Freehold



# HOLLYFIELD PLACE

HATFIELD



## THE DARLING

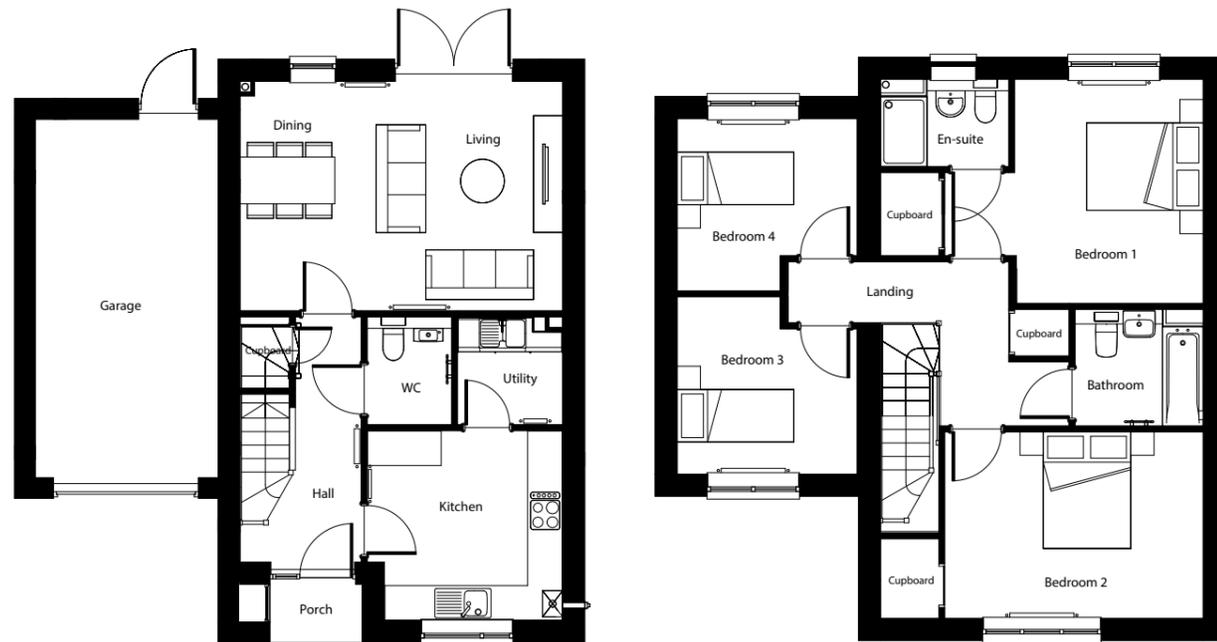
4 BEDROOM HOUSE

**LOVELL**  
HOMES

# THE DARLING

4 BEDROOM HOUSE  
119.7 sqm | 1,288 sqft

The Darling is a bright four bedroom detached house. Downstairs features a fully equipped, stylish kitchen with separate utility room and a spacious living/dining area that opens onto a turfed south-facing back garden. Upstairs, there are two generously sized double bedrooms, one boasting an en-suite shower room, plus two smaller rooms, perfect for kids bedrooms or a study. Outside, the driveway and garage provides parking for two cars, as well as extra storage space.



## Ground floor

**Living / Dining Room** 5540mm x 3940mm | 18'2" x 12'11"  
**Kitchen** 3350mm x 3350mm | 11' x 11"  
**Utility** 1850mm x 1770mm | 6' x 5'9"  
**Garage** 6150mm x 3140mm | 20'2" x 10'3"

## First floor

**Bedroom 1** 4440mm x 3850mm | 14'7" x 12'7"  
**Bedroom 2** 4440mm x 3200mm | 14'7" x 10'6"  
**Bedroom 3** 3090mm x 3040mm | 10'1" x 9'11"  
**Bedroom 4** 3090mm x 2350mm | 10'1" x 7'8"

Dimensions stated are maximum room measurements and 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. Furniture not included. Please check individual plot details with our sales team.

2B4PC



## SPECIFICATION

Lovell Homes come with a high specification included as standard, because we know the small things can make a big difference and that details matter.

### KITCHEN

- Turin Range in hunter green with pearl granite laminate worktop
- Stainless steel 1.5 bowl sink
- Zanussi double oven
- Zanussi 4 burner gas hob
- Stainless steel splashback
- Electrolux extractor hood
- Zanussi integrated fridge freezer
- Zanussi dishwasher
- Zanussi integrated washing machine in utility
- White downlighters
- LED under cupboard lighting

### BATHROOM

- Porcelanosa ceramic tiles up to cill height and full height tiling around the bath
- Ideal Standard white sanitaryware with chrome brassware
- Shaver socket
- Thermostatic shower over bath with shower screen
- Heated towel rail
- White downlighters

### EN-SUITES

- Porcelanosa ceramic tiled shower cubicle and splash back to wash hand basin
- Ideal Standard white sanitaryware with chrome brassware
- Thermostatic shower
- White downlighters

### INTERNAL AND DECORATION

- White paint to walls and ceiling
- White gloss finish to internal joinery
- Weathered Oak Amtico flooring to hallway, kitchen, lounge and bathroom/WC/en-suite
- Carpet to landings, bedrooms and stairs
- Double glazed uPVC windows

### EXTERNAL

- Chrome doorbell
- Turf to rear gardens with patio space
- Timber sheds to rear garden

### ELECTRICAL AND SECURITY

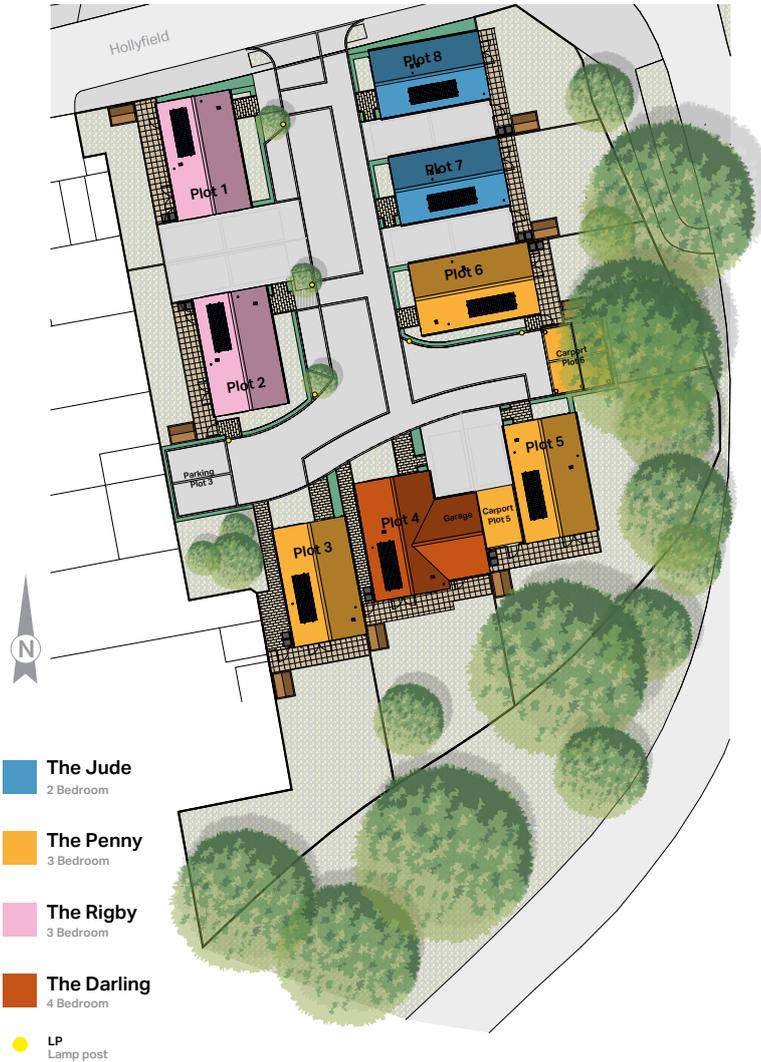
- Composite front door
- BT connection points to lounge
- Location media plate in lounge and TV point in master bedroom
- TV Aerial Outlet - Sky Q / Freeview
- Combination boiler
- Smoke detector
- Carbon monoxide detector

### OTHER

- PV solar panels
- EV charging point
- 10 year NHBC Warranty
- Freehold

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# THE LOCATION



Nestled away in a residential area of South Hatfield, just opposite **Cherry Way Park**, Hollyfield Place is a collection of eight 2,3 & 4 bedroom houses, conveniently located for a hassle free lifestyle.

Within a leisurely 10-minute stroll lies the newly refurbished Highview, with its array of shops and essential services, including a dentist, Tesco supermarket, and Post Office. Further up the road is The Galleria, home to well-known high street shops, restaurants, bars and a cinema offering the complete entertainment destination. Additionally, nearby you'll find yourself amidst three more parks: the sprawling Big Park Hatfield, Bunchleys Field, and Millwards Park, perfect for walking, running, cycling or outdoor activities.

Travel connections are excellent with easy access onto the A1(M) as well as an 11 minute cycle to Hatfield Train Station. Welcome home.

## AREA HIGHLIGHTS



**10 MINS WALK**  
to Highview shops and amenities



**25MINS**  
to London **KING'S CROSS**  
from Hatfield Station



Array of  
**PARKS ON YOUR DOORSTEP**



**OFSTED RATED**  
Good local nursery and primary schools



**HOLLYFIELD PLACE**

01707 524 311  
[hollyfieldplace.co.uk](http://hollyfieldplace.co.uk)

Hollyfield  
Hatfield  
AL10 8LW



**LOVELL HOMES**

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