



HOLLYFIELD PLACE

HATFIELD



A COLLECTION OF EIGHT
2, 3 AND 4
BEDROOM HOUSES

LOVELL
HOMES



HOLLYFIELD PLACE

HATFIELD



THE JUDE 2 BEDROOM HOUSE

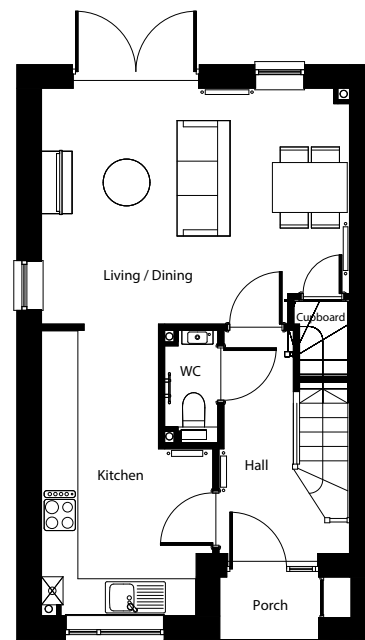
LOVELL
HOMES

THE JUDE

2 BEDROOM HOUSE

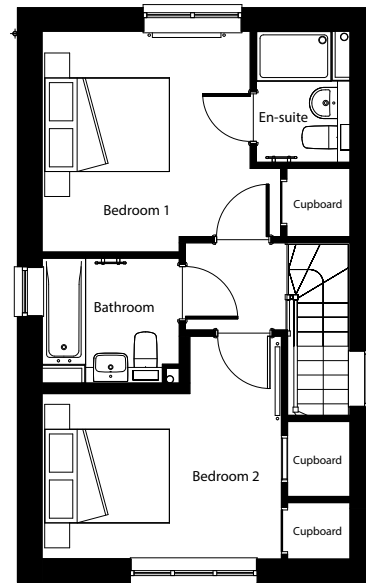
82 sqm | 883 sqft

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

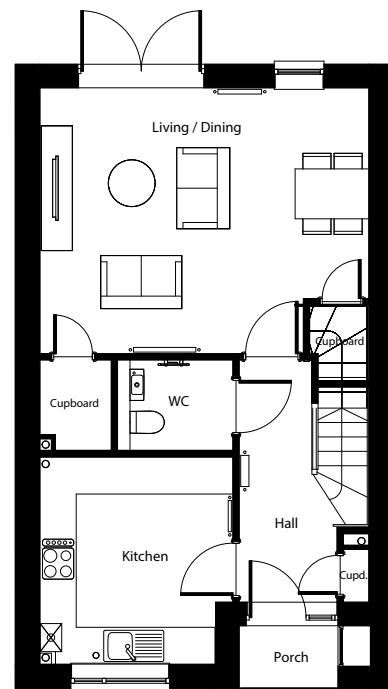
3 BEDROOM HOUSE

LOVELL
HOMES

THE PENNY

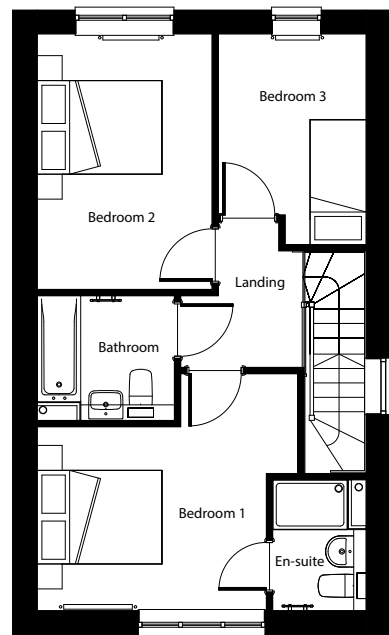
3 BEDROOM HOUSE
95 sqm | 1023 sqft

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"

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.

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

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THE RIGBY

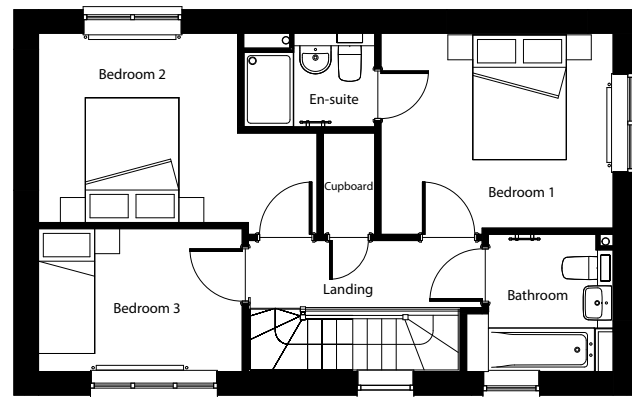
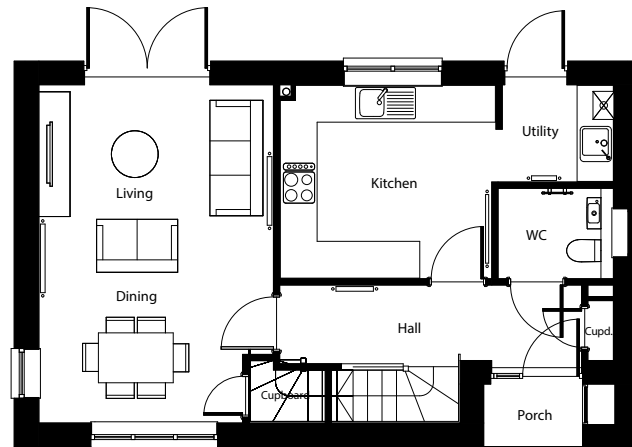
3 BEDROOM HOUSE

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

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THE DARLING

4 BEDROOM HOUSE

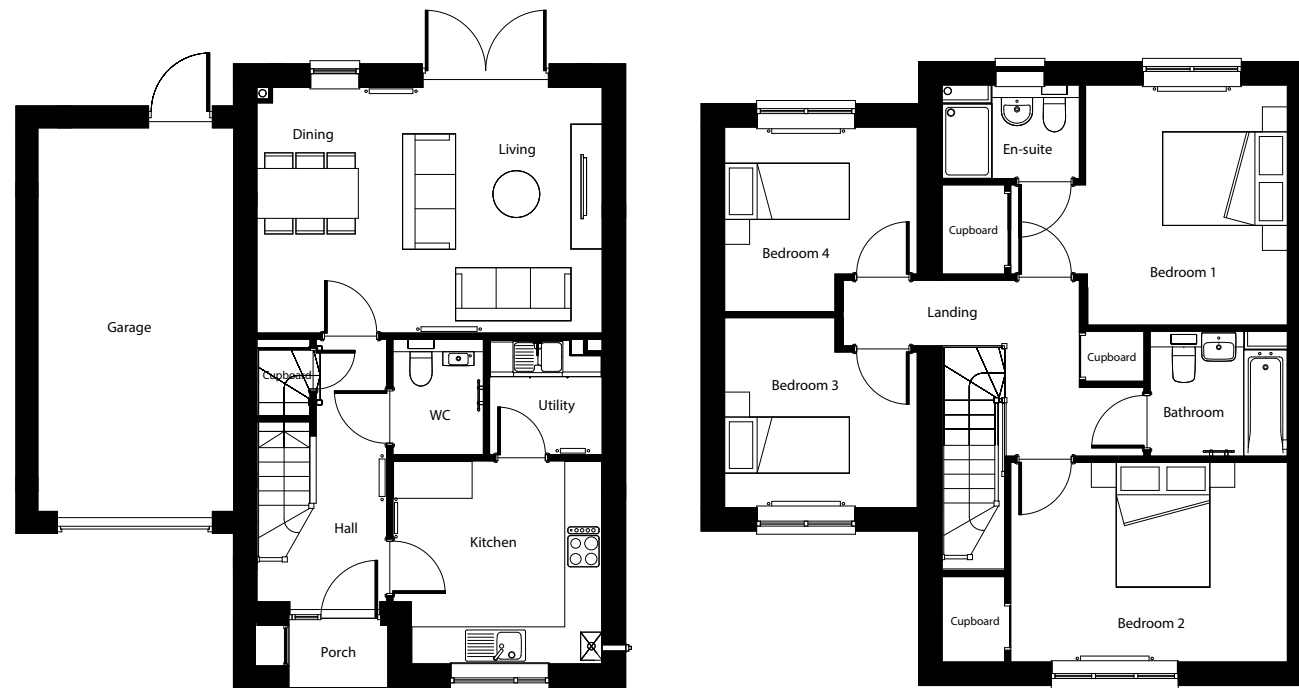
LOVELL
HOMES

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"

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2B4PC



SPECIFICATION

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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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