

LOVELL
HOMES

PRESENTS



FLORENCE FIELDS

King's Lynn

IN PARTNERSHIP WITH

Borough Council of
**King's Lynn &
West Norfolk**



WELCOME TO



FLORENCE FIELDS

King's Lynn

Located in Gaywood, King's Lynn, Florence Fields is a carefully considered collection of 2, 3 and 4 bedroom homes, built by Lovell in conjunction with the Borough Council of King's Lynn & West Norfolk.

Following a research project with King's Lynn Academy, students put forward a selection of development names, road names and logos for consideration. Their ideas covered everything from the town's history as a port and links to witchcraft, through to King's Lynn being a member of the Hanseatic League. The chosen development name takes inspiration from Florence Green, the world's last-known World War I veteran, who was a member of the Women's Royal Air Force and lived in the local area.

Appealing to buyers at all stages of the property ladder – from first time buyers to growing families, or those looking to rightsize – the choice of house styles available ensures that everyone is well-catered for.





William's Park 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.

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.



William's Park showhome interior



FLORENCE FIELDS

King's Lynn



STYLE
QUALITY
VALUE

SQV

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.



FLORENCE FIELDS

King's Lynn



DISCOVER A VIBRANT LIFESTYLE

Nestled in the heart of West Norfolk, King's Lynn offers a dynamic blend of leisure, work, and community spirit. This bustling town is not just a place to live, but a vibrant hub of activity, where locals and visitors alike come together to enjoy life's pleasures. From weekend strolls to beachside adventures, King's Lynn and its surrounding areas promise endless opportunities for relaxation and fun.

Those who love the outdoors will delight in the abundance of spaces and scenic walks that King's Lynn has to offer. Take a leisurely stroll around Castle Rising, one of the most famous 12th century castles in England where picturesque views await, or head to The Walks – a beloved public park in the heart of the town, where you can join in social events like Fawkes in the Walks or enjoy an energising Park Run every Saturday morning.

Just a few miles away, the stunning North Norfolk coast beckons with its pristine beaches in Old Hunstanton and Holkham.

Spend a day basking in the sun, building sandcastles, or exploring the quaint seaside towns that dot the coastline.

Getting around the area is a breeze and doesn't necessarily mean taking the car – the town has great local transport options, including the Coastliner bus service which can take you from King's Lynn to Wells-next-the-Sea, stopping off at the other glorious villages and seaside towns located along the way. When heading further afield for a day out or weekend away, both Cambridge and London are accessible via direct trains from King's Lynn station.



FLORENCE FIELDS

King's Lynn





Vancouver Quarter, King's Lynn



Hardwick Retail park



For entertainment closer to home, King's Lynn boasts attractions like the Majestic Cinema, a local gem offering affordable movie nights for the family. The Vancouver Quarter is a shopper's paradise, with a variety of popular high street shops and cosy cafes to explore. And don't miss the bustling Tuesday Market Place, home to the Corn Exchange theatre, live music venues, and a plethora of dining options perfect for socialising.

When looking to make larger purchases, Hardwick Retail Park is a haven for out of town shopping, offering free parking and a range of stores and supermarkets including Sainsbury's and Tesco. It's not just about shopping though – here's somewhere for having a bite to eat while catching up with friends or enjoying some indoor fun at the escape rooms located nearby.

For those seeking an active lifestyle, Alive Leisure Centres are the place to be. Between them Alive Lynnsport and Alive St James offer gym facilities, a swimming pool and fitness classes, along with outdoor amenities like football pitches, a skate park and tennis courts, ensuring there's something for everyone to enjoy.

In King's Lynn and its surroundings, you can experience both adventure and relaxation. Whether you're soaking up the sun at the beach, exploring local festivals and markets, or simply enjoying a leisurely day out with friends and family, this vibrant town has something for everyone to enjoy.

It's the perfect place to call home.

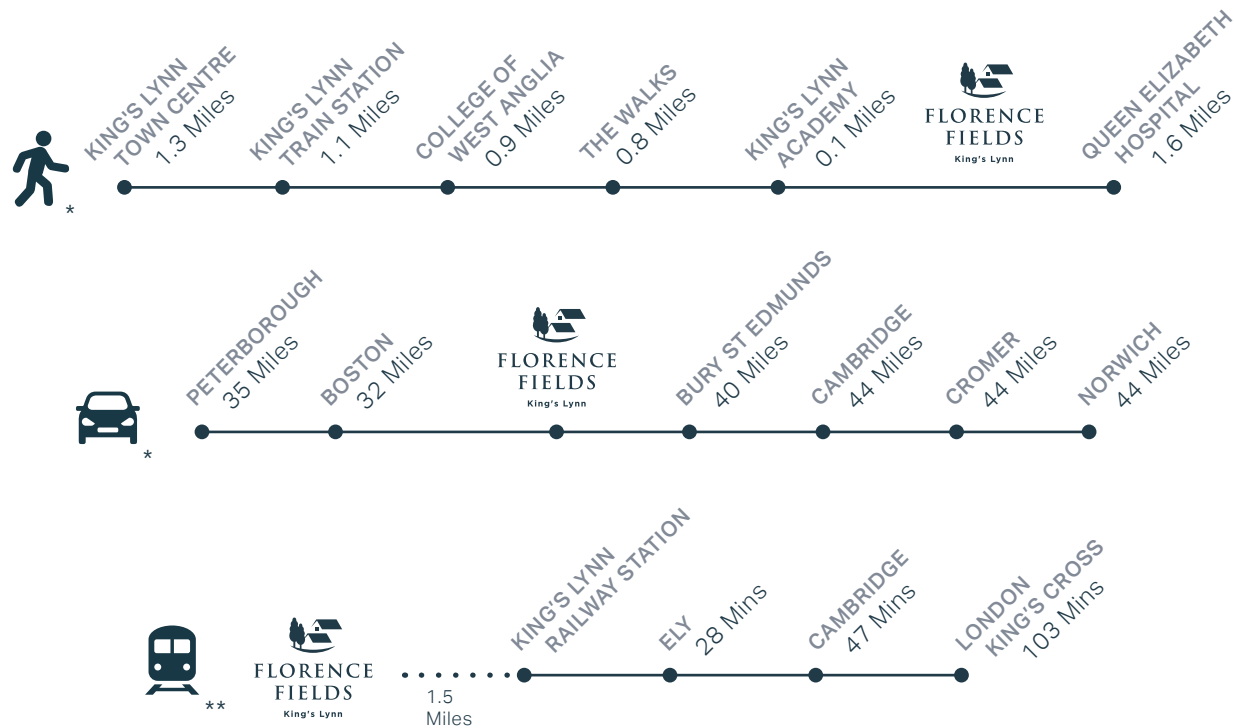


FLORENCE FIELDS

King's Lynn

IDEALLY LOCATED

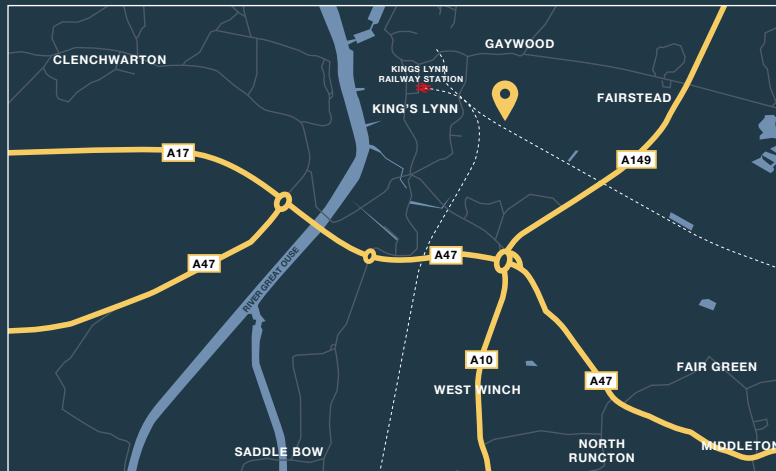
Florence Fields is easily accessible by road and rail, with King's Lynn railway station less than two miles away. There are regular services to the capital, with direct trains to and from London Kings Cross. With a network of major A-roads to the south of the town, you'll find yourself perfectly situated for accessing the coastline to the north and for travelling throughout the east of the country and beyond.



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

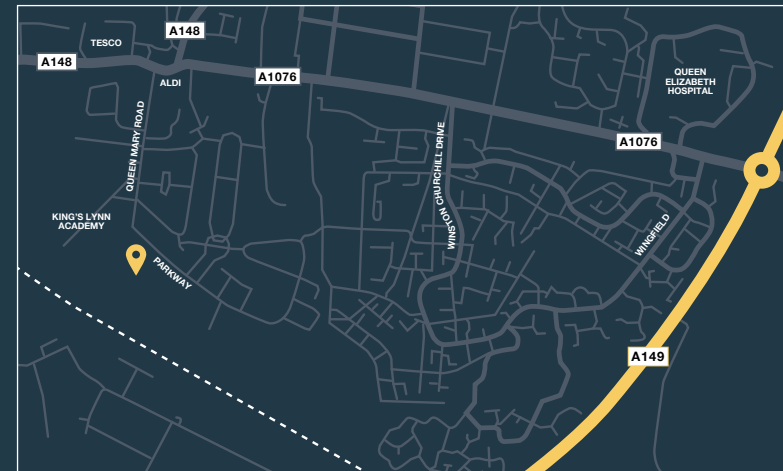
FROM KING'S LYNN TOWN CENTRE

Head east out of town along the A148. After passing King Edward VII Academy and then Tesco, turn right onto Queen Mary Road. Continue for one third of a mile, passing King's Lynn Academy, before reaching Florence Fields which will be situated on your right.



FROM THE EAST

Head west along the A1076, passing Queen Elizabeth Hospital. Continue for a further mile before bearing left onto the A148 Lynn Road. After passing Aldi, turn immediately left onto Queen Mary Road. Continue for one third of a mile, passing King's Lynn Academy, before reaching Florence Fields which will be situated on your right.



FLORENCE FIELDS

King's Lynn



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

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. 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). Florence Fields 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.



FLORENCE FIELDS

King's Lynn

THE DEVELOPMENT



FLORENCE
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King's Lynn



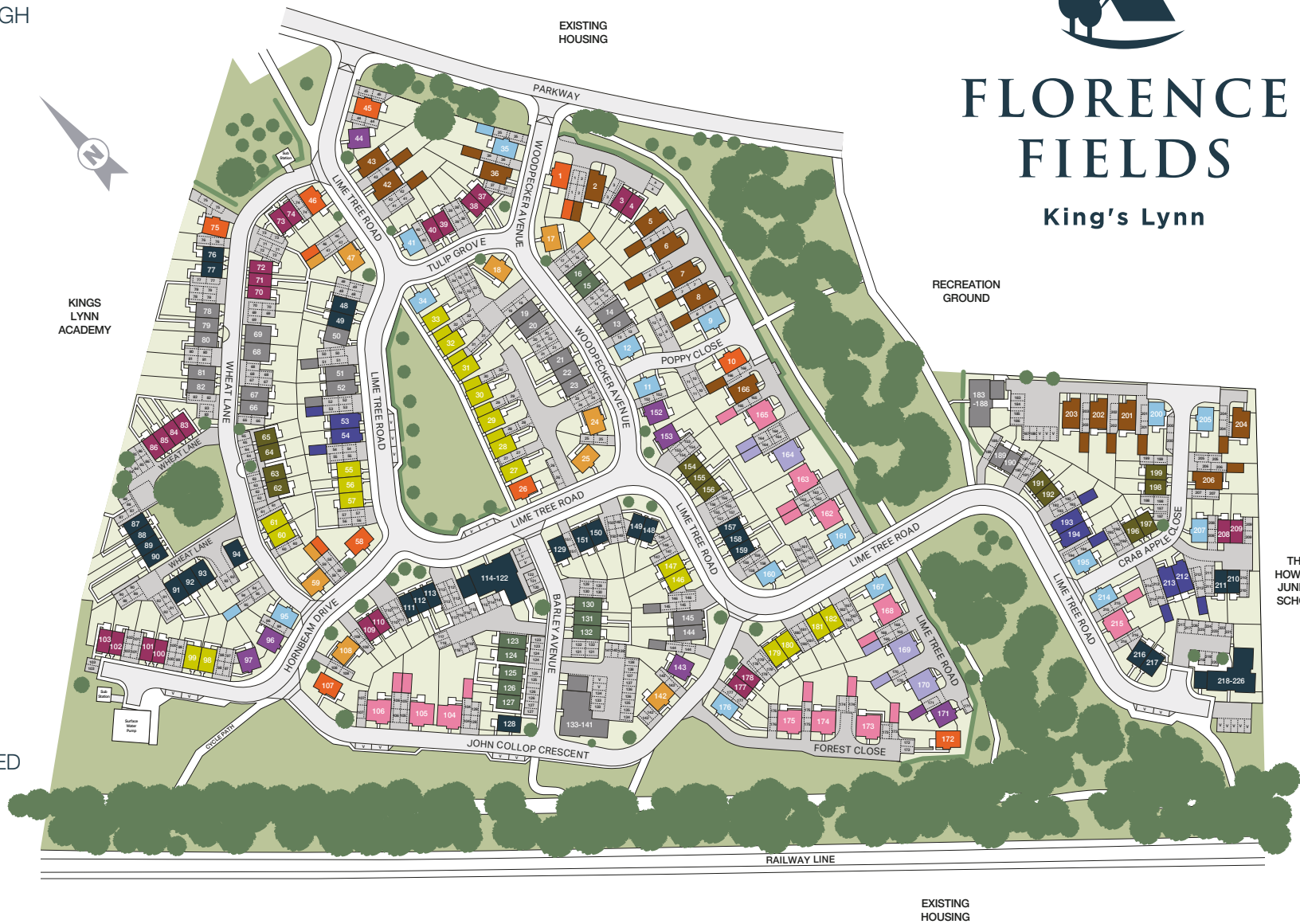
CGIs are indicative only and elevations are subject to change, external finishes and features may vary.



FLORENCE FIELDS

King's Lynn

- GAINSBOROUGH
2 bedroom home
- HOLLINWELL
2 bedroom home
- LANSDOWN
3 bedroom home
- LEASIDE
3 bedroom home
- MILFORD
3 bedroom home
- NEWBURY
3 bedroom home
- PUTTENHAM
3 bedroom home
- OAKDALE
3 bedroom home
- ROSEBERRY
4 bedroom home
- SILVERDALE
4 bedroom home
- RICHMOND
4 bedroom home
- PRIVATE RENTED
SALE
- AFFORDABLE
HOUSING
- SHARED
OWNERSHIP



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.

**LOVELL
HOMES**

GAINSBOROUGH

2 bedroom home



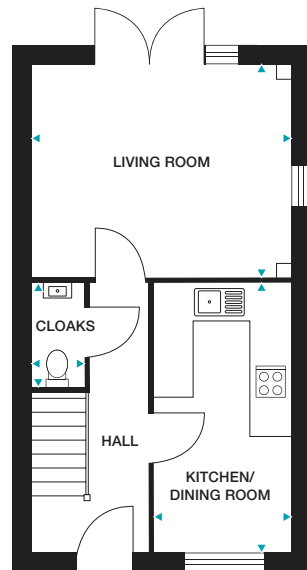
FLORENCE
FIELDS

King's Lynn

GAINSBOROUGH

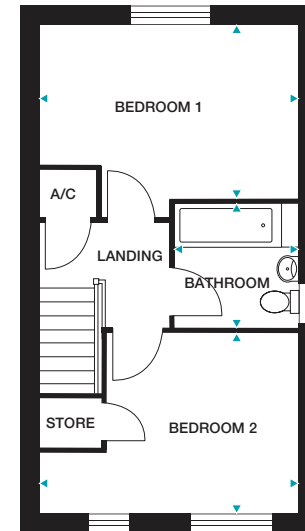
2 bedroom home

Plots 3, 4, 37, 38, 39, 40, 70, 71, 72, 73, 74, 83, 84, 85, 86,
100, 101, 102, 103, 109, 110, 177, 178, 208 and 209



GROUND FLOOR

Kitchen/Dining Room 2219mm x 4405mm (max) 7'3" x 14'5" (max)
Living Room 4236mm x 3466mm (max) 13'11" x 11'4" (max)
Cloaks 840mm x 1590mm (max) 2'9" x 5'3" (max)



FIRST FLOOR

Bedroom 1 4236mm x 2840mm 13'11" x 9'4"
Bedroom 2 4236mm x 2943mm (max) 13'11" x 9'8" (max)
Bathroom 2003mm x 1983mm (max) 6'7" x 6'6" (max)

Please note: No side elevation windows to plots 71, 84 and 85. Plots 4, 38, 40, 72, 74, 84, 86, 101, 103, 110, 178 and 208 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**

HOLLINWELL
2 bedroom home



FLORENCE
FIELDS

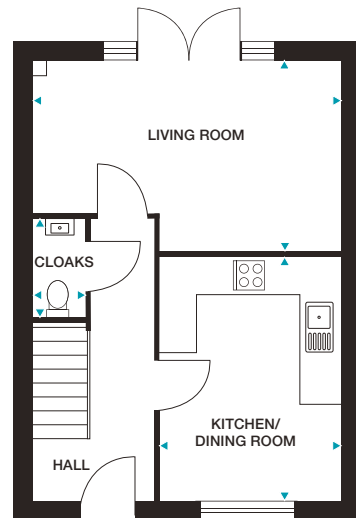
King's Lynn



HOLLINWELL

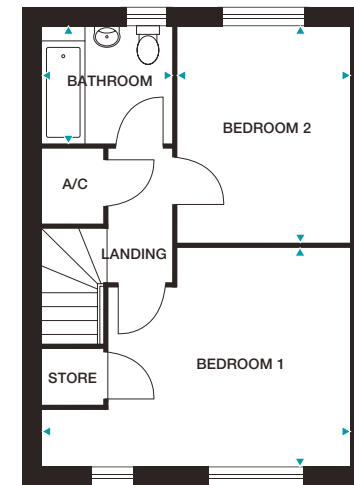
2 bedroom home

Plots 62, 63, 64, 65, 154, 155, 156, 191, 192, 196, 197, 198 and 199



GROUND FLOOR

Kitchen/Dining Room 2960mm x 3985mm (max) 9'9" x 13'0" (max)
Living Room 5061mm x 3110mm (max) 16'7" x 10'2" (max)
Cloaks 847mm x 1590mm (max) 2'9" x 5'3" (max)



FIRST FLOOR

Bedroom 1 5061mm x 3570mm (max) 16'7" x 11'9" (max)
Bedroom 2 2820mm x 3535mm 9'3" x 11'7"
Bathroom 2113mm x 1891mm (max) 6'11" x 6'3" (max)

Please note: Plots 63, 65, 154, 191, 196 and 198 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**

LANSDOWN
3 bedroom home



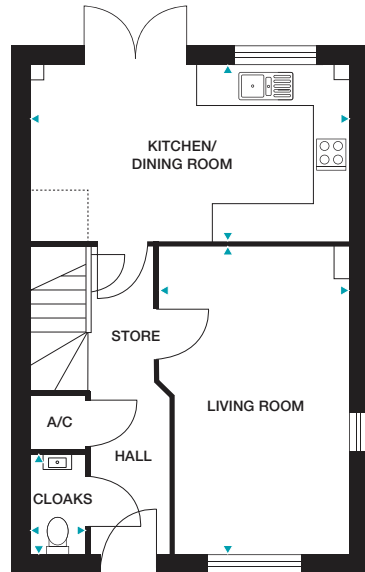
FLORENCE
FIELDS

King's Lynn

LANSDOWN

3 bedroom home

Plots 27, 28, 29, 30, 31, 32, 33, 55, 56, 57, 60, 61, 98, 99, 146, 147, 179, 180, 181 and 182

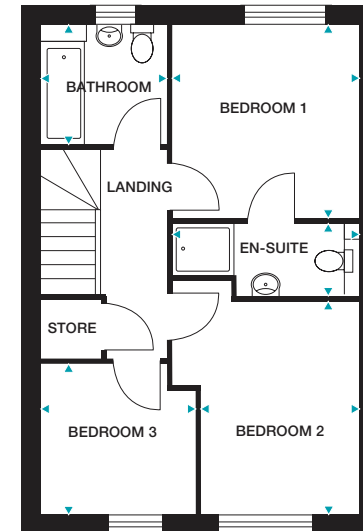


GROUND FLOOR

Kitchen/Dining Room 5237mm x 2875mm (max) 17'2" x 9'5" (max)

Living Room 3095mm x 5016mm (max) 10'2" x 16'5" (max)

Cloaks 890mm x 1600mm (max) 2'11" x 5'3" (max)



FIRST FLOOR

Bedroom 1 3037mm x 3150mm 9'11" x 10'4"

En-Suite 3037mm x 1132mm (max) 9'11" x 3'8" (max)

Bedroom 2 2570mm x 3472mm 8'5" x 11'5"

Bedroom 3 2548mm x 2458mm (max) 8'5" x 8'1" (max)

Bathroom 2072mm x 1920mm (max) 6'10" x 6'3" (max)

Please note: No side elevation windows to plot 56. Plots 56, 61, 99, 146, 180 and 182 are handed.

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**LOVELL
HOMES**

LEASIDE
3 bedroom home



FLORENCE
FIELDS

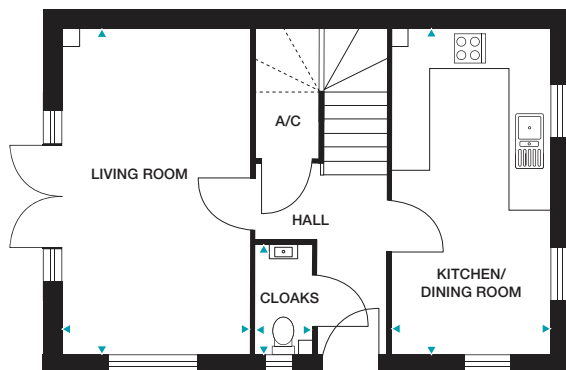
King's Lynn



LEASIDE

3 bedroom home

Plots 9, 11, 12, 34, 35, 41, 95, 160, 161, 167, 176, 195, 200, 205, 207 and 214

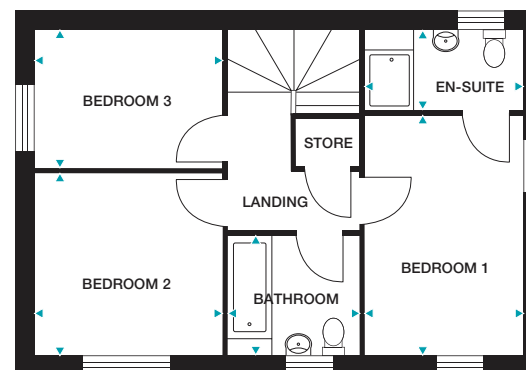


GROUND FLOOR

Kitchen/Dining Room 2571mm x 5311mm (max) 8'5" x 17'5" (max)

Living Room 3066mm x 5311mm (max) 10'1" x 17'5" (max)

Cloaks 891mm x 1774mm (max) 2'11" x 5'9" (max)



FIRST FLOOR

Bedroom 1 2571mm x 3920mm 8'5" x 12'10"

En-Suite 2586mm x 1286mm (max) 8'6" x 4'3" (max)

Bedroom 2 3066mm x 2964mm 10'1" x 9'8"

Bedroom 3 3066mm x 2228mm 10'1" x 7'4"

Bathroom 2118mm x 1944mm (max) 6'11" x 6'5" (max)

Please note: Plots 12, 35, 95, 160, 167, 176, 195 and 205 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**

NEWBURY
3 bedroom home



FLORENCE
FIELDS

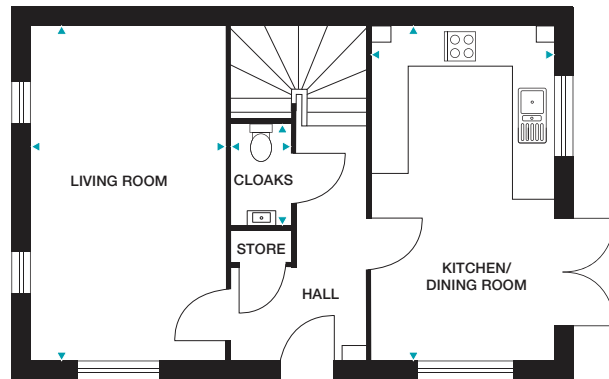
King's Lynn



NEWBURY

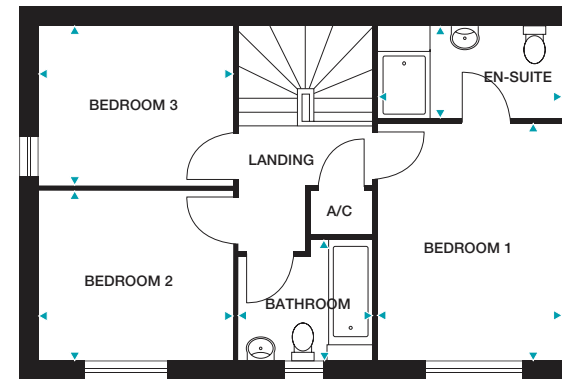
3 bedroom home

Plots 1, 10, 26, 45, 46, 58, 75, 107 and 172



GROUND FLOOR

Kitchen/Dining Room 2970mm x 5423mm (max) 9'9" x 17'9" (max)
Living Room 3153mm x 5423mm 10'4" x 17'9"
Cloaks 940mm x 2011mm (max) 3'1" x 6'7" (max)



FIRST FLOOR

Bedroom 1 2970mm x 3844mm 9'9" x 12'7"
En-Suite 2970mm x 1460mm (max) 9'9" x 4'10" (max)
Bedroom 2 3143mm x 2745mm 10'4" x 9'0"
Bedroom 3 3143mm x 2559mm 10'4" x 8'6"
Bathroom 2182mm x 1921mm (max) 7'2" x 6'4" (max)

Please note: Plots 45, 46, 58 and 172 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

MILFORD
3 bedroom home



FLORENCE
FIELDS

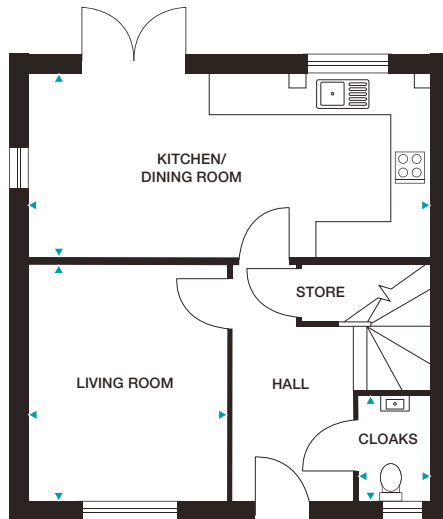
King's Lynn



MILFORD

3 bedroom home

Plots 44, 96, 97, 143, 152, 153 and 171

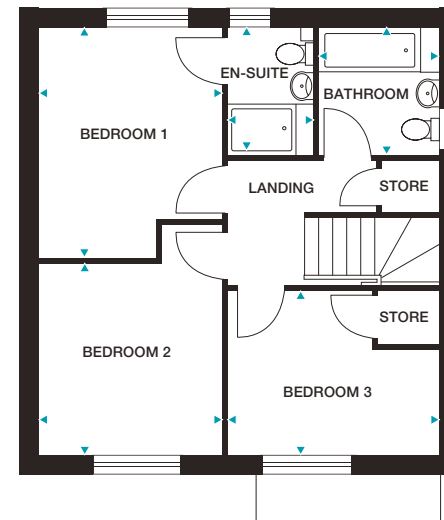


GROUND FLOOR

Kitchen/Dining Room 6548mm x 2995mm (max) 21'6" x 9'10" (max)

Living Room 3228mm x 3828mm 10'7" x 12'7"

Cloaks 1114mm x 1691mm (max) 3'8" x 5'7" (max)



FIRST FLOOR

Bedroom 1 2972mm x 3742mm (max) 9'9" x 12'3" (max)

En-Suite 1363mm x 2033mm (max) 4'6" x 6'8" (max)

Bedroom 2 2972mm x 3137mm 9'9" x 10'4"

Bedroom 3 3457mm x 2661mm (max) 11'4" x 8'9" (max)

Bathroom 1957mm x 2033mm (max) 6'5" x 6'8" (max)

Please note: Plots 96, 97, 143, 152, 153 and 171 are handed.

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PUTTENHAM
3 bedroom home



FLORENCE
FIELDS

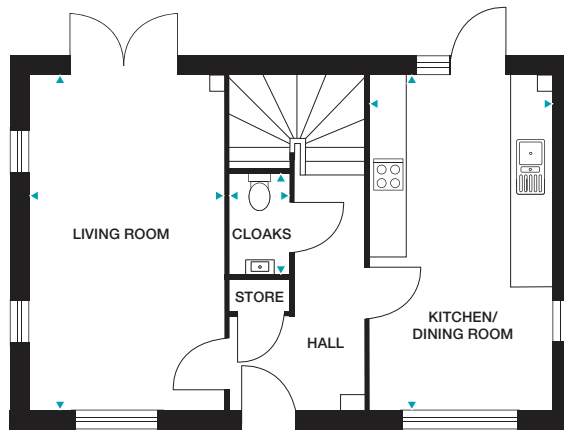
King's Lynn



PUTTENHAM

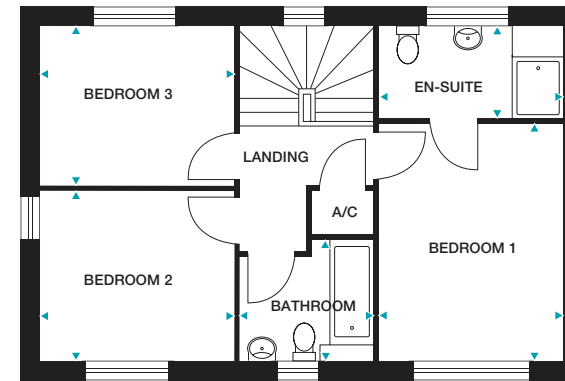
3 bedroom home

Plots 17, 18, 24, 25, 47, 59, 108 and 142



GROUND FLOOR

Kitchen/Dining Room 2970mm x 5423mm (max) 9'9" x 17'9" (max)
Living Room 3165mm x 5423mm (max) 10'5" x 17'9" (max)
Cloaks 940mm x 1648mm (max) 3'1" x 5'5" (max)



FIRST FLOOR

Bedroom 1 2970mm x 3849mm 9'9" x 12'8"
En-Suite 2970mm x 1455mm (max) 9'9" x 4'10" (max)
Bedroom 2 3165mm x 2745mm 10'5" x 9'0"
Bedroom 3 3165mm x 2559mm 10'5" x 8'5"
Bathroom 2182mm x 1922mm (max) 7'2" x 6'4" (max)

Please note: Plot 142 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.

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OAKDALE
3 bedroom home



FLORENCE
FIELDS

King's Lynn

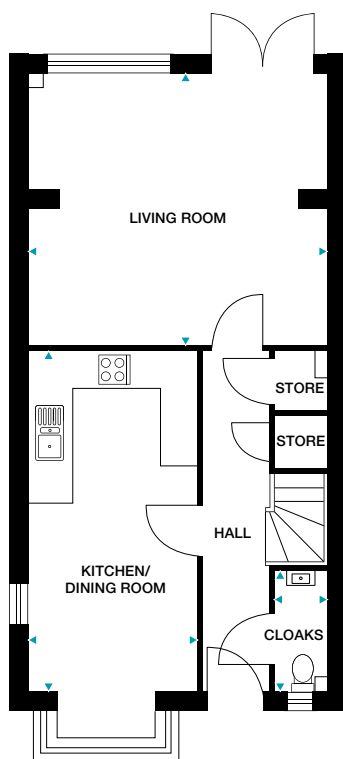


CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

OAKDALE

3 bedroom home

Plots 53, 54, 193, 194, 212 and 213



GROUND FLOOR

Kitchen/Dining Room (exc. bay)

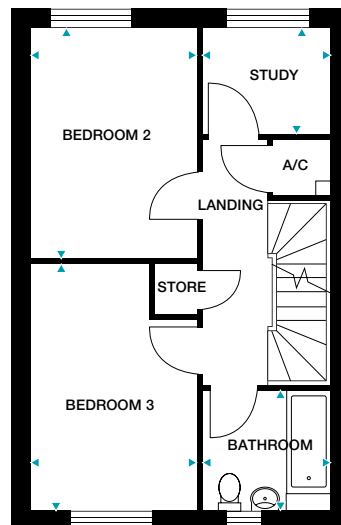
2744mm x 5575mm (max) 9'0" x 18'3" (max)

Living Room

4899mm x 4444mm (max) 16'1" x 14'7" (max)

Cloaks

840mm x 1929mm (max) 2'9" x 6'4" (max)



FIRST FLOOR

Bedroom 2

2744mm x 3758mm 9'0" x 12'4"

Bedroom 3

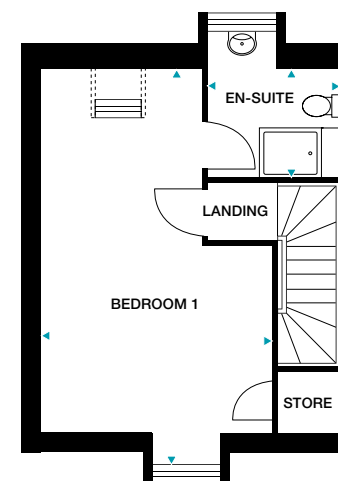
2744mm x 4021mm 9'0" x 13'2"

Study

2036mm x 1700mm 6'8" x 5'7"

Bathroom

2051mm x 1954mm (max) 6'9" x 6'5" (max)



SECOND FLOOR

Bedroom 1

3739mm x 5939mm (max) 12'3" x 19'6" (max)

En-Suite

2169mm x 1732mm (max) 7'1" x 5'8" (max)

Please note: Plots 53, 194 and 213 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.

ROSEBERRY
4 bedroom home



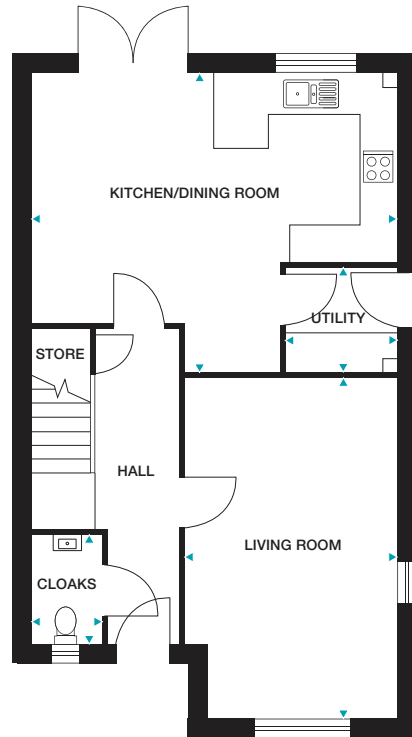
FLORENCE
FIELDS

King's Lynn

ROSEBERRY

4 bedroom home

Plots 2, 5, 6, 7, 8, 36, 42, 43, 166,
201, 202, 203, 204 and 206



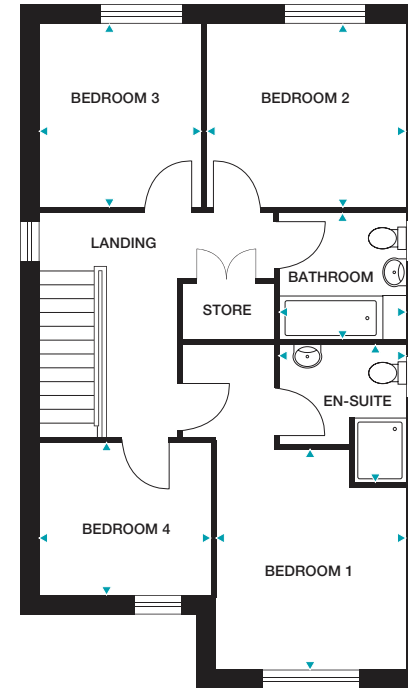
GROUND FLOOR

Kitchen/Dining Room 5986mm x 4890mm (max) 19'8" x 16'1" (max)

Living Room 3466mm x 5579mm (max) 11'5" x 18'4" (max)

Utility 1787mm x 1647mm (max) 5'10" x 5'5" (max)

Cloaks 1110mm x 1739mm (max) 3'8" x 5'8" (max)



FIRST FLOOR

Bedroom 1 3059mm x 3584mm 10'0" x 11'9"

En-Suite 2050mm x 2211mm (max) 6'9" x 7'3" (max)

Bedroom 2 3255mm x 2980mm 10'8" x 9'9"

Bedroom 3 2611mm x 2980mm 8'7" x 9'9"

Bedroom 4 2806mm x 2465mm 9'2" x 8'1"

Bathroom 2050mm x 2045mm (max) 6'9" x 6'9" (max)

Please note: Plots 5, 6, 7, 8, 201, 202, 203 and 206 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.

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SILVERDALE
4 bedroom home



FLORENCE
FIELDS

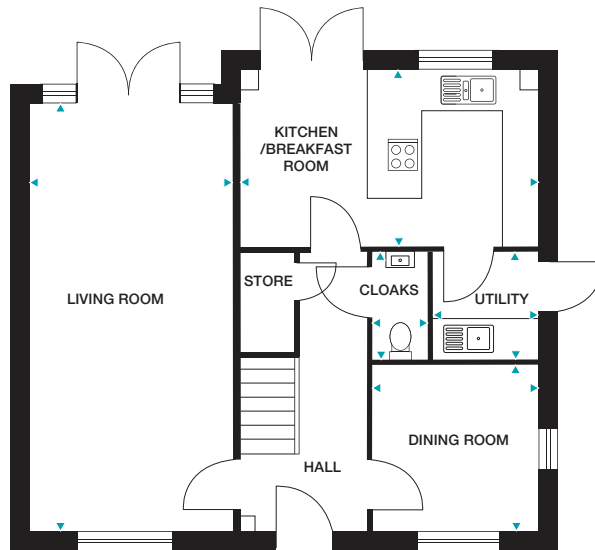
King's Lynn



SILVERDALE

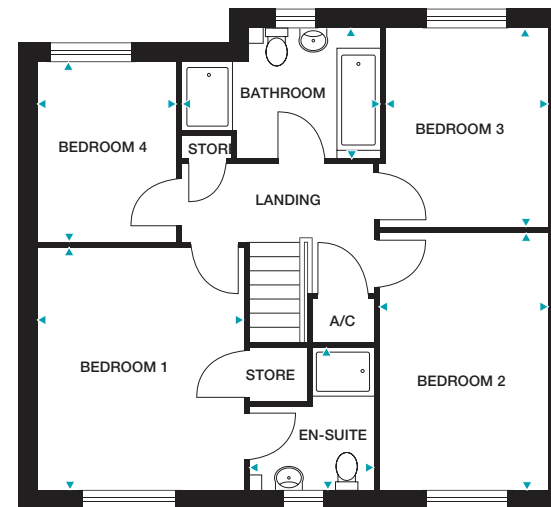
4 bedroom home

Plots 104, 105, 106, 162, 163, 165, 168, 173, 174, 175 and 215



GROUND FLOOR

Kitchen/Breakfast Room 4860mm x 2880mm (max) 15'11" x 9'6" (max)
Living Room 3328mm x 6998mm 10'11" x 22'11"
Dining Room 2713mm x 2696mm 8'11" x 8'10"
Utility 1695mm x 1726mm (max) 5'7" x 5'8" (max)
Cloaks 879mm x 1726mm (max) 2'11" x 5'8" (max)



FIRST FLOOR

Bedroom 1 3356mm x 3960mm 11'0" x 13'0"
En-Suite 2031mm x 2286mm (max) 6'8" x 7'6" (max)
Bedroom 2 2713mm x 4194mm 8'11" x 13'9"
Bedroom 3 2613mm x 3248mm 8'7" x 10'8"
Bedroom 4 2256mm x 2919mm 7'5" x 9'7"
Bathroom 3222mm x 2103mm (max) 10'7" x 6'11" (max)

Please note: Plots 105, 163, 168 and 215 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**

RICHMOND
4 bedroom home



FLORENCE
FIELDS

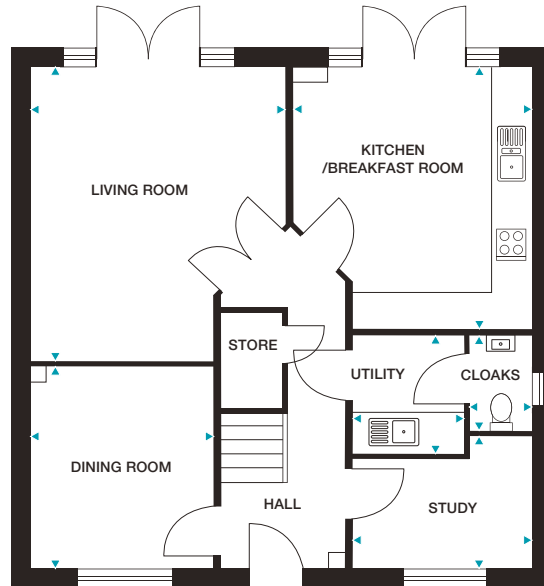
King's Lynn



RICHMOND

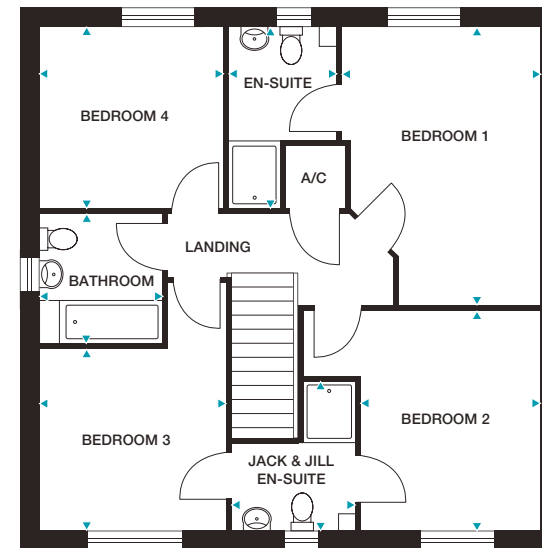
4 bedroom home

Plots 164, 169 and 170



GROUND FLOOR

- Kitchen/Breakfast Room** 3890mm x 4286mm (max) 12'9" x 14'0" (max)
- Living Room** 4175mm x 4825mm (max) 13'8" x 15'10" (max)
- Dining Room** 2988mm x 3291mm (max) 9'10" x 10'10" (max)
- Study** 2922mm x 2130mm (max) 9'7" x 7'0" (max)
- Utility** 1803mm x 1913mm (max) 5'11" x 6'3" (max)
- Cloaks** 970mm x 1551mm (max) 3'2" x 5'1" (max)



FIRST FLOOR

- Bedroom 1** 3253mm x 4566mm (max) 10'8" x 15'0" (max)
- En-Suite** 1731mm x 2960mm (max) 5'8" x 9'8" (max)
- Bedroom 2** 3339mm x 3550mm 11'0" x 11'8"
- Bedroom 3** 3037mm x 2922mm 10'0" x 9'7"
- Jack & Jill En-Suite** 1997mm x 2377mm (max) 6'7" x 7'9" (max)
- Bedroom 4** 2996mm x 2969mm 9'10" x 9'9"
- Bathroom** 1981mm x 2089mm (max) 6'6" 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.

THE SPECIFICATION



**FLORENCE
FIELDS**

King's Lynn



SPECIFICATION

	Gainsborough	Hollinwell	Lansdown	Leaside	Milford	Newbury	Puttenham	Oakdale	Roseberry	Silverdale	Richmond
10 year LABC Warranty	●	●	●	●	●	●	●	●	●	●	●
2 Year emergency cover	●	●	●	●	●	●	●	●	●	●	●
Air Source Heat Pump/Cylinder for hot water storage	●	●	●	●	●	●	●	●	●	●	●
Independent heating controls to each floor	●	●	●	●	●	●	●	●	●	●	●
Kitchen / Utility Room											
Symphony kitchen with soft closers to cupboards & drawers	●	●	●	●	●	●	●	●	●	●	●
95mm laminate upstands to match worktop	●	●	●	●	●	●	●	●	●	●	●
Brushed steel single electric oven	●	●									
Brushed steel double electric oven			●	●	●	●	●	●	●	●	●
Ceramic hob	●	●	●	●	●	●	●	●	●	●	●
Brushed steel chimney hood	●	●	●	●	●	●	●	●	●	●	●
Brushed steel island hood										●	
Stainless steel splashback to hob	●	●	●	●	●	●	●	●	●	●	●
Single bowl stainless steel sink with mixer tap	●	●									
1 ½ bowl stainless steel sink with mixer tap			●	●	●	●	●				
Rangemaster Glendale sink with mixer tap								●	●	●	
Integrated fridge freezer								●	●	●	
Integrated dishwasher								●	●	●	
Chrome downlighters**	●	●	●	●	●	●	●	●	●	●	●
Plumbing for washing machine	●	●	●	●	●	●	●	●	●	●	●
Bathroom											
White Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*	●	●	●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings	●	●	●	●	●	●	●	●	●	●	●
Mira Minimal shower	●	●								●	
Chrome downlighters**	●	●	●	●	●	●	●	●	●	●	●
Shaver socket	●	●	●	●	●	●	●	●	●	●	●
Cloakroom											
White Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*	●	●	●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings	●	●	●	●	●	●	●	●	●	●	●
Chrome downlighters**	●	●	●	●	●	●	●	●	●	●	●

	Gainsborough	Hollinwell	Lansdown	Leaside	Milford	Newbury	Puttenham	Oakdale	Roseberry	Silverdale	Richmond
En-Suite											
White Ideal Standard sanitaryware			●	●	●	●	●	●	●	●	●
Porcelanosa wall tiles*			●	●	●	●	●	●	●	●	●
Ideal Standard taps & fittings			●	●	●	●	●	●	●	●	●
Mira Minimal shower			●	●	●	●	●	●	●	●	●
Mira Azora electric shower to en-suite 2											●
Chrome downlighters**			●	●	●	●	●	●	●	●	●
Electrical											
White slimline sockets & switches	●	●	●	●	●	●	●	●	●	●	●
TV & BT sockets to living room and bedroom 1	●	●	●	●	●	●	●	●	●	●	●
Chrome door bell	●	●	●	●	●	●	●	●	●	●	●
General											
Anthracite UPVC front door	●	●	●	●	●	●	●	●	●	●	●
Anthracite UPVC rear door	●	●	●	●	●	●	●	●	●	●	●
Anthracite UPVC double-glazed windows and French doors**	●	●	●	●	●	●	●	●	●	●	●
5-panel vertical internal doors in white	●	●	●	●	●	●	●	●	●	●	●
Chrome ironmongery	●	●	●	●	●	●	●	●	●	●	●
White emulsion walls and ceilings	●	●	●	●	●	●	●	●	●	●	●
White satinwood to woodwork	●	●	●	●	●	●	●	●	●	●	●
Mains-operated smoke detectors to all floors	●	●	●	●	●	●	●	●	●	●	●
Stelrad Compact radiators	●	●	●	●	●	●	●	●	●	●	●
External											
Timber 1800mm fence on timber posts***	●	●	●	●	●	●	●	●	●	●	●
Turfed and landscaped front gardens***	●	●	●	●	●	●	●	●	●	●	●
External tap									●	●	●
EV Charging Point	●	●	●	●	●	●	●	●	●	●	●
PIR activation external light to front door	●	●	●	●	●	●	●	●	●	●	●
PIR activation external light to rear elevation	●	●	●	●	●	●	●	●	●	●	●

* Choice of tiles subject to build stage

** Please check with Sales Executive for details of specific housetype

*** Refer to landscaping and boundary treatment plan



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
- Fridge Freezers
- 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**



FLORENCE FIELDS

King's Lynn

Florence Fields, Parkway, Gaywood, King's Lynn, Norfolk, PE30 4WU

T: 01553 348 288



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