

LOVELL
HOMES

PRESENTS



BOWLERS
GREEN

Hopton

IN PARTNERSHIP WITH



WELCOME TO



Situated in the popular seaside village of Hopton-on-Sea, Bowlers Green is a stylish collection of 2, 3 and 4 bedroom homes and 2 and 3 bedroom bungalows.

Ideal for young professionals, growing families and those looking to downsize, the carefully selected choice of house styles available ensures that everyone is well catered for. With consideration given to home working and having ample outdoor space to enjoy, these Lovell homes have been designed with modern living in mind.



Bowlers Green development location



Crown Meadows 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.



Crown Meadows showhome interior


**BOWLERS
GREEN**
Hopton



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.



LIFE AT BOWLERS GREEN

A coastal village in an area where it's said that the sun in England rises first, Hopton-on-Sea is the quintessential location for those who like to be beside the sea.

With a wide beach stretching along the coast towards Suffolk, it's the perfect place to enjoy a gentle stroll with the sand between your toes. The beach is dog-friendly too, so ideal for those with canine companions. Step back from the beach and you'll discover many walks, allowing you to admire the miles of beautiful scenery and stunning wildlife the area is famed for.

The village is also famous for being home to the award-winning Potters Resort, the UK's only all inclusive holiday resort. The venue hosts the annual World Indoor Bowls Championships, which sees the very best players from around the world descend on the village every January.

Of course, no seaside location would be complete without the sound of the amusement arcades or the smell of freshly cooked fish & chips. Thankfully both are available for you to enjoy, amongst the many local amenities found in the village.





Hopton-on-Sea Beach



Hopton Holiday Village



Hopton-on-Sea Sign



St Margarets Church

PLACES TO SEE, LOCATIONS TO EXPLORE



Great Yarmouth Wheel



Great Yarmouth Beach

Positioned in between the towns of Great Yarmouth and Lowestoft, you'll find yourself in a prime spot for making the most of what the east coast of England has to offer.

To the north, Great Yarmouth is a traditional seaside resort with lots to enjoy year-round. From the entertainment available on the two piers, to the attractions found along the 'Golden mile', you'll never be short of things to do. The town is also great for a spot of shopping or grabbing a bite to eat, thanks to the pedestrianised shopping areas and a selection of superb eateries for you to choose from.

Head south to Lowestoft and you'll find yourself in the most easterly town in the country, featuring a glorious flat beach with a beach hut-lined promenade as a backdrop. In and around town you'll find plenty of places to visit including a wildlife park, an award-winning theme park and an array of museums. Lowestoft is also one of the leading places in the UK for renewable energy, with the imposing Gulliver wind turbine at Ness Point being the largest in the UK.

Of course, with both the tranquility of the Norfolk Broads and the bright lights of Norwich City Centre within reach too, Bowler's Green really is in a location to admire and surroundings to enjoy.



Wellington Pier

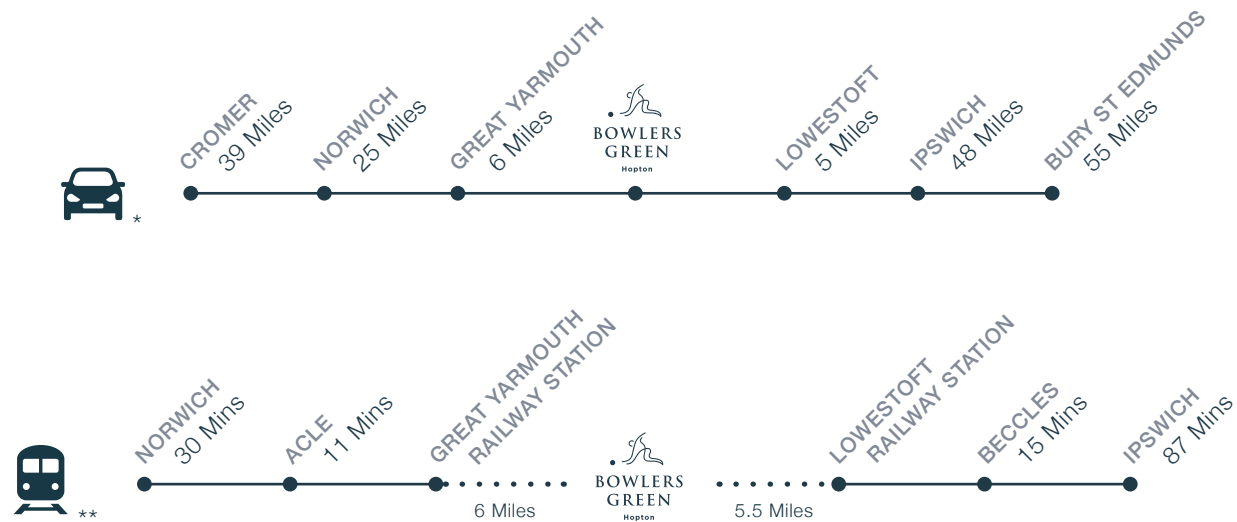


Capton Hall Retail Park



IDEALLY LOCATED

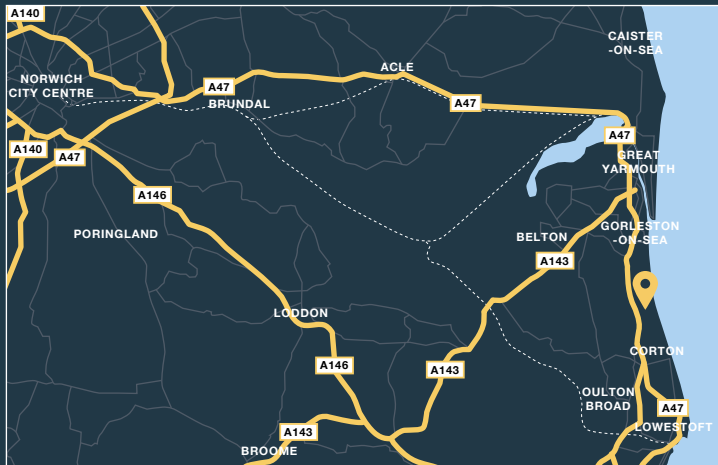
Situated in one the most easterly villages in the UK, you'll find that Bowlers Green is in a prime position for exploring the East of England coastline. Looking to travel further afield? The fantastic road and rail links found close by provide straightforward access into the heart of both Norfolk and Suffolk, and beyond.



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

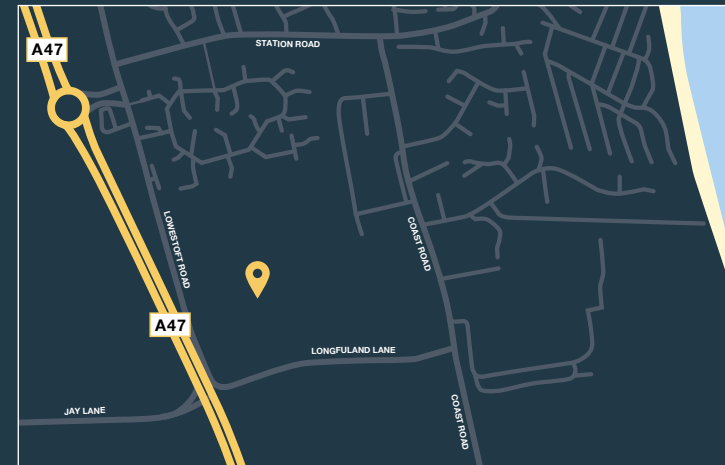
FROM GREAT YARMOUTH

Head south along the A47 towards Lowestoft. Take the first exit from at the Hopton roundabout (signposted Hopton Holiday Village), then from the junction, turn right onto Lowestoft Road. Bowlers Green will be situated on your left.



FROM LOWESTOFT

Head north along the A47 towards Great Yarmouth. Take the second exit from at the Hopton roundabout (signposted Hopton Holiday Village), then from the junction, turn right onto Lowestoft Road. Bowlers Green will be situated on your left.



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). Bowers Green 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.



THE
DEVELOPMENT



**BOWLERS
GREEN**
Hopton



BOWLERS GREEN

Hopton



EXISTING HOUSING



- GAINSBOROUGH
2 bedroom home
- HENBURY
2 bedroom home
- FORMBY
2 bedroom bungalow
- LAMBOURNE
3 bedroom home
- LANSDOWN
3 bedroom home
- DRAYTON
3 bedroom bungalow
- MILFFORD
3 bedroom home
- PUTTENHAM
3 bedroom home
- NEWBURY
3 bedroom home
- PARKSTONE
3 bedroom bungalow
- STOCKWOOD
4 bedroom home
- SILVERDALE
4 bedroom home
- RICHMOND
4 bedroom home
- ASHDOWN
4 bedroom home
- AFFORDABLE HOUSING
- SHARED EQUITY HOUSING

MANAGED OPEN SPACE

OAK VIEW FARM

WOODLAND

LONGFULANS LANE

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



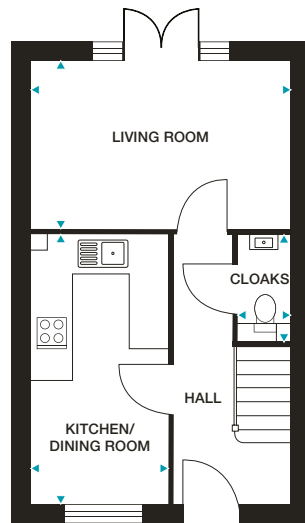
GAINSBOROUGH
2 bedroom home


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GAINSBOROUGH

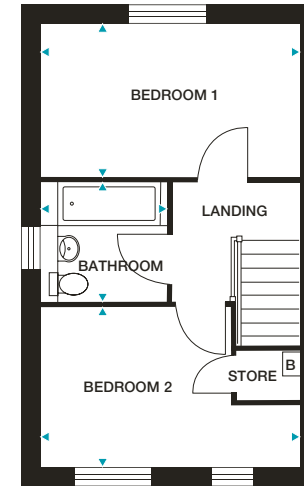
2 bedroom home

Plots 24, 25, 29, 30, 31, 91, 92, 113, 114, 142, 143,
171, 172, 176, 177, 178, 188 and 189



GROUND FLOOR

Kitchen/Dining Room 2210mm x 4400mm (max) 7'3" x 14'5" (max)
Living Room 4250mm x 2770mm 13'11" x 9'1"
Cloaks 860mm x 1710mm (max) 2'9" x 5'7" (max)



FIRST FLOOR

Bedroom 1 4250mm x 2500mm 13'11" x 8'2"
Bedroom 2 4250mm x 2575mm (max) 13'11" x 8'5" (max)
Bathroom 2020mm x 1980mm (max) 6'7" x 6'6" (max)

Please note: Plots 30 and 177 have no side elevation windows. Plots 25, 31, 92 114, 143, 172, 178 and 189 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.

HENBURY
2 bedroom home

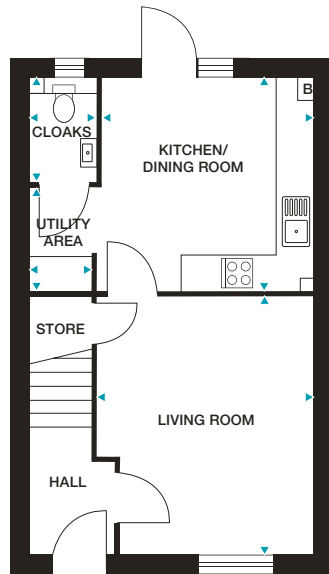

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HENBURY

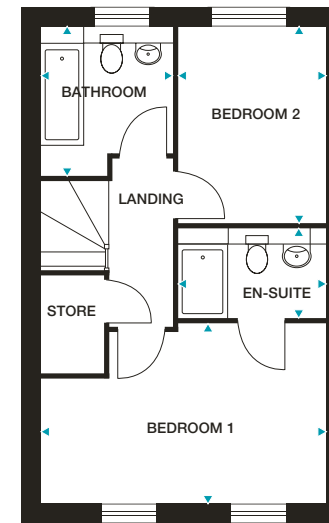
2 bedroom home

Plots 93, 94, 106, 107, 147, 148, 149 and 150



GROUND FLOOR

Kitchen/Dining Room 3490mm x 3510mm (max) 11'5" x 11'6" (max)
Living Room 3630mm x 4200mm (max) 11'10" x 13'9" (max)
Utility Area 1110mm x 1730mm (max) 3'7" x 5'8" (max)
Cloaks 1180mm x 1650mm (max) 3'10" x 5'5" (max)



FIRST FLOOR

Bedroom 1 4690mm x 2920mm (max) 15'4" x 9'7" (max)
En-Suite 2430mm x 1460mm (max) 7'11" x 4'9" (max)
Bedroom 2 2480mm x 3260mm 8'1" x 10'8"
Bathroom 2150mm x 2430mm (max) 7'0" x 7'11" (max)

Please note: Plots 94, 107, 148 and 150 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.

FORMBY
2 bedroom bungalow

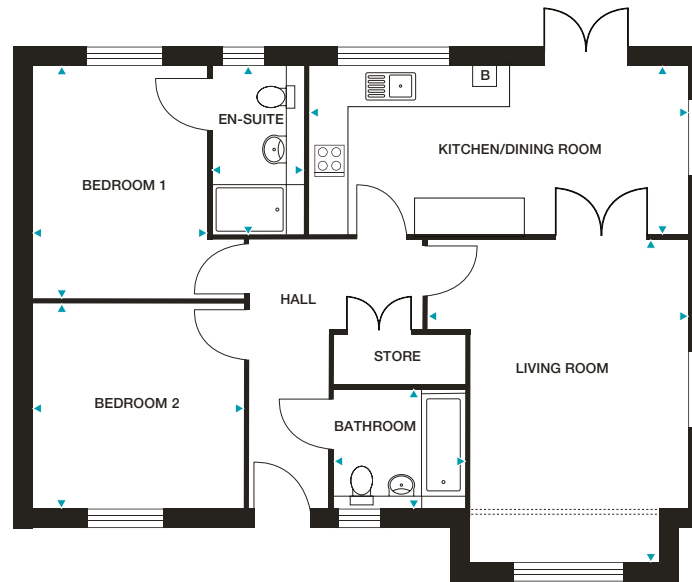

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FORMBY

2 bedroom bungalow

Plots 13, 22, 153, 157, 158 and 190



GROUND FLOOR

Kitchen/Dining Room 6210mm x 2725mm (max) 20'4" x 8'11" (max)

Living Room 4230mm x 5335mm (max) 13'0" x 17'6" (max)

Bedroom 1 2835mm x 3805mm 9'3" x 12'5"

En-Suite 1490mm x 2730mm (max) 4'10" x 8'11" (max)

Bedroom 2 3450mm x 3355mm 11'3" x 11'0"

Bathroom 2100mm x 1950mm (max) 6'10" x 6'4" (max)

Please note: Plot 190 is handed.

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LAMBOURNE
3 bedroom home

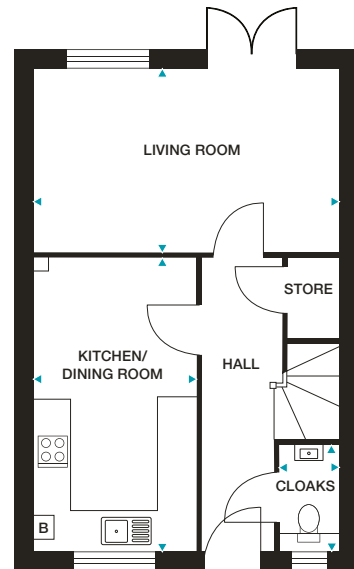

BOWLERS
GREEN
Hopton



LAMBOURNE

3 bedroom home

Plots 16, 17, 45, 46, 78, 79, 111, 112,
138, 139, 145 and 146

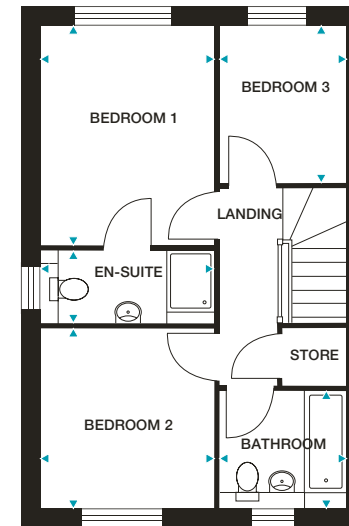


GROUND FLOOR

Kitchen/Dining Room 2670mm x 4830mm (max) 8'9" x 15'10" (max)

Living Room 5035mm x 3005mm 16'6" x 9'10"

Cloaks 1000mm x 1745mm (max) 3'3" x 5'8" (max)



FIRST FLOOR

Bedroom 1 2825mm x 3620mm 9'3" x 11'10"

En-Suite 2825mm x 1195mm (max) 9'3" x 3'11" (max)

Bedroom 2 2825mm x 2900mm 9'3" x 9'6"

Bedroom 3 2100mm x 2590mm 6'10" x 8'6"

Bathroom 2100mm x 1905mm (max) 6'10" x 6'3" (max)

Please note: Plots 17, 46, 79, 112, 139 and 146 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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HOMES

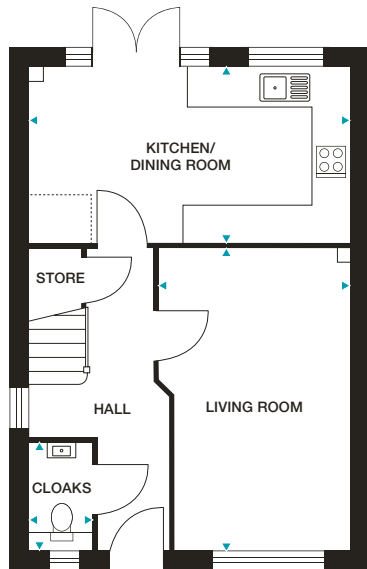
LANSDOWN
3 bedroom home


BOWLERS
GREEN
Hopton

LANSDOWN

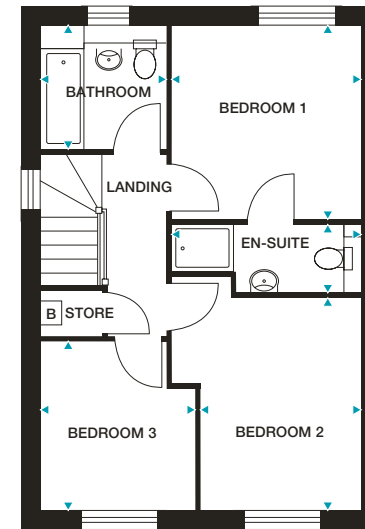
3 bedroom home

Plots 3, 4, 8, 9, 36, 37, 38, 39, 83, 84, 108, 109, 133,
134, 151, 152, 162, 163, 173, 174, 182 and 183



GROUND FLOOR

Kitchen/Dining Room 5260mm x 2860mm (max) 17'3" x 9'4" (max)
Living Room 3150mm x 4970mm (max) 10'4" x 16'3" (max)
Cloaks 1000mm x 1750mm (max) 3'3" x 5'8" (max)



FIRST FLOOR

Bedroom 1 3100mm x 3170mm 10'2" x 10'4"
En-Suite 3110mm x 1095mm (max) 10'2" x 3'7" (max)
Bedroom 2 2635mm x 3460mm 8'7" x 11'4"
Bedroom 3 2510mm x 2720mm (max) 8'2" x 8'11" (max)
Bathroom 2055mm x 2055mm (max) 6'8" x 6'8" (max)

Please note: Plots 4, 9, 37, 39, 84, 109, 134, 152, 163, 174 and 183 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



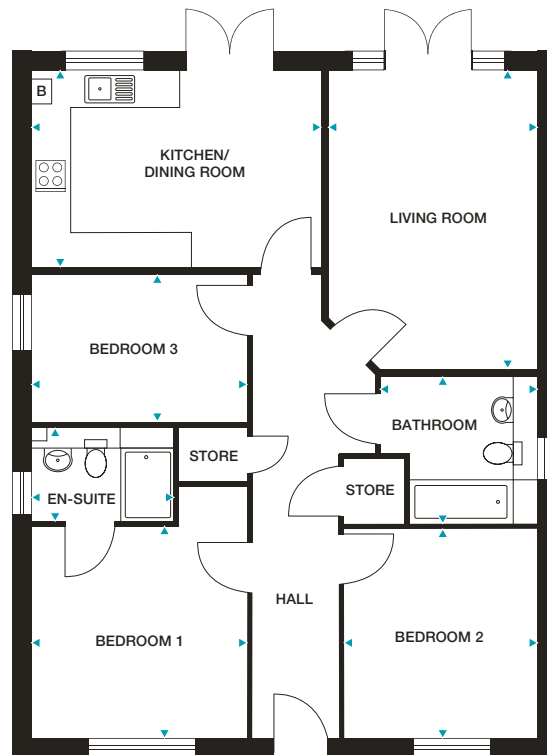
DRAYTON
3 bedroom bungalow



DRAYTON

3 bedroom bungalow

Plots 6, 7, 15, 18, 86, 87, 154 and 200



GROUND FLOOR

- Kitchen/Dining Room** 4745mm x 3250mm (max) 15'6" x 10'8" (max)
- Living Room** 3430mm x 4940mm (max) 11'3" x 16'2" (max)
- Bedroom 1** 3480mm x 3450mm 11'5" x 11'3"
- En-Suite** 2310mm x 1510mm (max) 7'6" x 4'11" (max)
- Bedroom 2** 3140mm x 3410mm 10'3" x 11'2"
- Bedroom 3** 3480mm x 2450mm 11'5" x 8'0"
- Bathroom** 2535mm x 2410mm (max) 8'3" x 7'10" (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.

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HOMES

MILFORD
3 bedroom home


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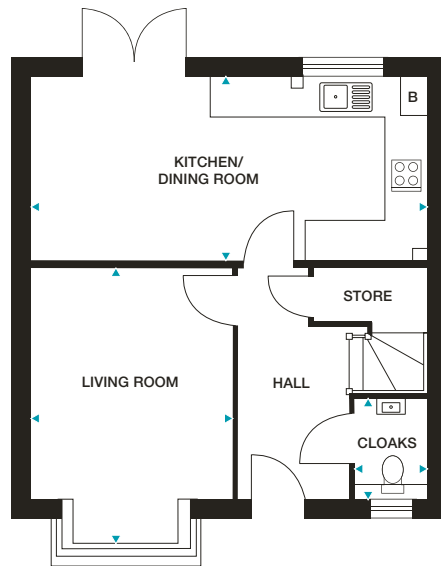


CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

MILFORD

3 bedroom home

Plots 20, 26, 27, 85, 140, 144, 164, 167,
169, 184, 186, 195 and 198

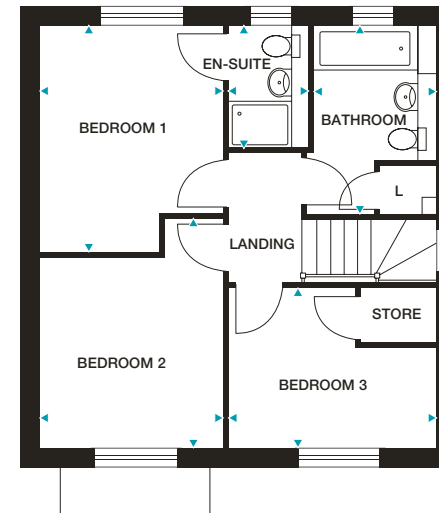


GROUND FLOOR

Kitchen/Dining Room 6485mm x 3020mm (max) 21'3" x 9'10" (max)

Living Room 3305mm x 4530mm (max) 10'10" x 14'10" (max)

Cloaks 1150mm x 1620mm (max) 3'9" x 5'3" (max)



FIRST FLOOR

Bedroom 1 2985mm x 3690mm (max) 9'9" x 12'1" (max)

En-Suite 1315mm x 1985mm (max) 4'3" x 6'6" (max)

Bedroom 2 2985mm x 3135mm 9'9" x 10'3"

Bedroom 3 3385mm x 2595mm (max) 11'1" x 8'6" (max)

Bathroom 1960mm x 3050mm (max) 6'5" x 10'0" (max)

Please note: Plots 20, 27, 167, 184, 186 and 195 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.

PUTTENHAM
3 bedroom home

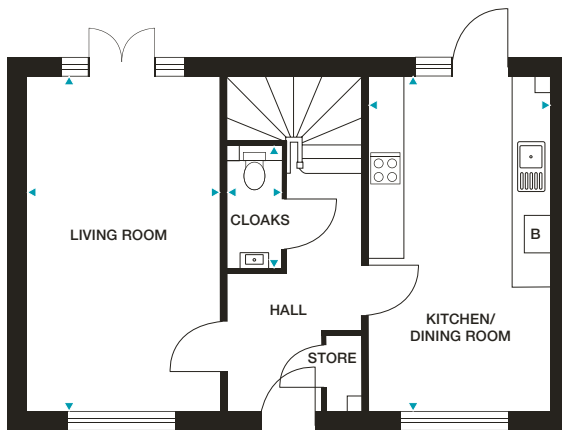

BOWLERS
GREEN
Hopton



PUTTENHAM

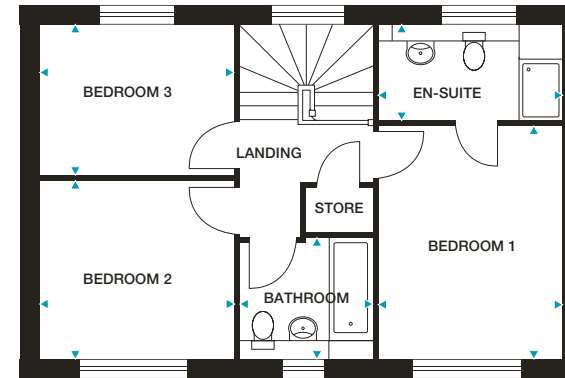
3 bedroom home

Plots 28, 110, 132, 135, 156,
175, 180, 185 and 194



GROUND FLOOR

Kitchen/Dining Room 2985mm x 5475mm (max) 9'9" x 17'11" (max)
Living Room 3165mm x 5475mm 10'4" x 17'11"
Cloaks 880mm x 2030mm (max) 2'10" x 6'7" (max)



FIRST FLOOR

Bedroom 1 3020mm x 3810mm 9'10" x 12'6"
En-Suite 3020mm x 1550mm (max) 9'10" x 5'1" (max)
Bedroom 2 3200mm x 2900mm 10'6" x 9'6"
Bedroom 3 3200mm x 2460mm 10'6" x 8'0"
Bathroom 2175mm x 1950mm (max) 7'1" x 6'4" (max)

Please note: Plots 28, 180 and 185 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

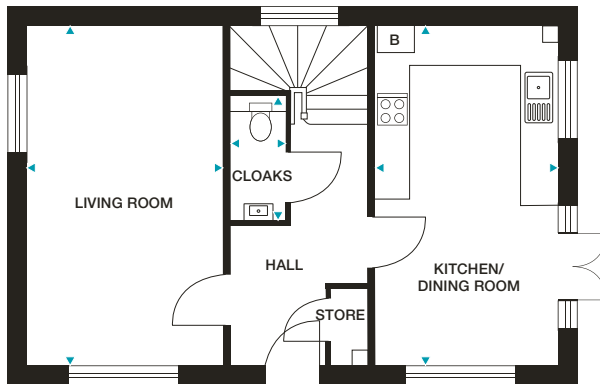

BOWLERS
GREEN
Hopton



NEWBURY

3 bedroom home

Plots 21 and 166

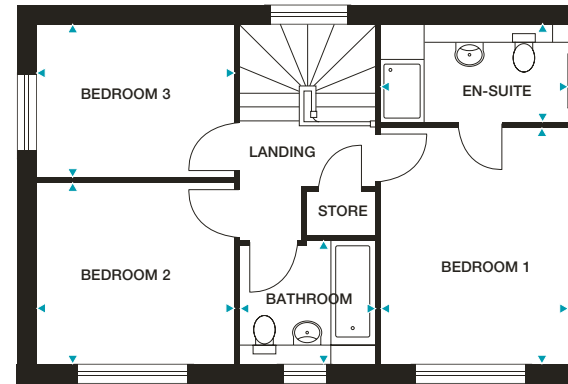


GROUND FLOOR

Kitchen/Dining Room 2985mm x 5475mm (max) 9'9" x 17'11" (max)

Living Room 3165mm x 5475mm 10'4" x 17'11"

Cloaks 880mm x 2030mm (max) 2'10" x 6'7" (max)



FIRST FLOOR

Bedroom 1 3020mm x 3810mm 9'10" x 12'6"

En-Suite 3020mm x 1550mm (max) 9'10" x 5'1" (max)

Bedroom 2 3200mm x 2900mm 10'6" x 9'6"

Bedroom 3 3200mm x 2460mm 10'6" x 8'0"

Bathroom 2175mm x 1950mm (max) 7'1" x 6'4" (max)

Please note: Plot 166 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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PARKSTONE
3 bedroom bungalow


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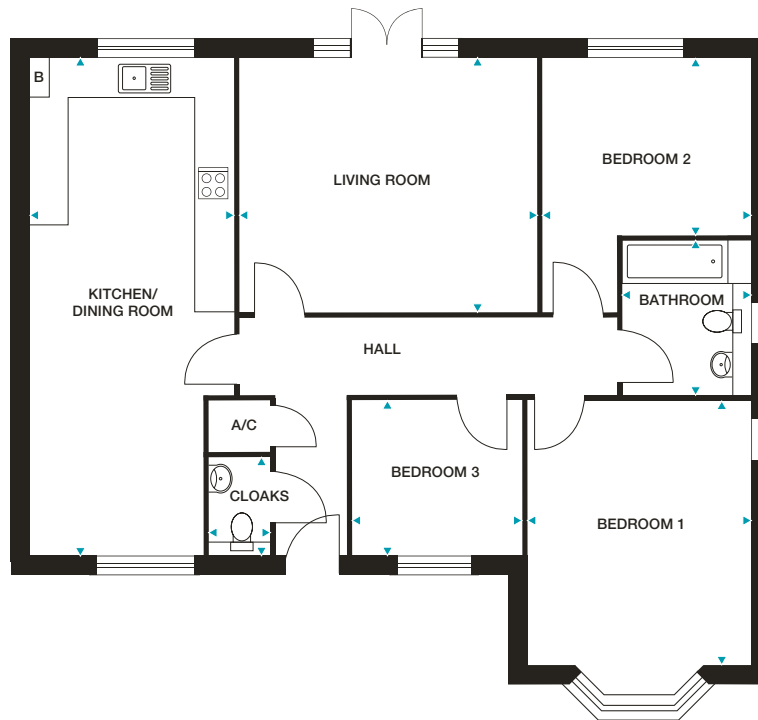


CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

PARKSTONE

3 bedroom bungalow

Plots 2, 12, 14, 42, 159 and 161



GROUND FLOOR

Kitchen/Dining Room 3355mm x 8180mm (max) 11'0" x 26'10" (max)

Living Room 4895mm x 4170mm 16'0" x 13'8"

Cloaks 975mm x 1600mm (max) 3'2" x 5'3" (max)

Bedroom 1 3670mm x 4320mm 12'0" x 14'2"

Bedroom 2 3430mm x 2870mm 11'3" x 9'5"

Bedroom 3 2810mm x 2550mm 9'2" x 8'4"

Bathroom 2100mm x 2520mm (max) 6'10" x 8'3" (max)

Please note: Plots 12 and 159 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
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STOCKWOOD
4 bedroom home

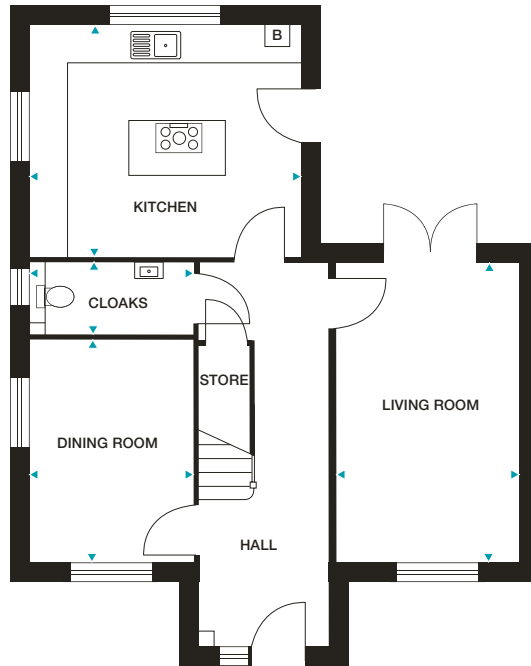

BOWLERS
GREEN
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STOCKWOOD

4 bedroom home

Plots 19, 82, 88, 89,
130, 131 and 179



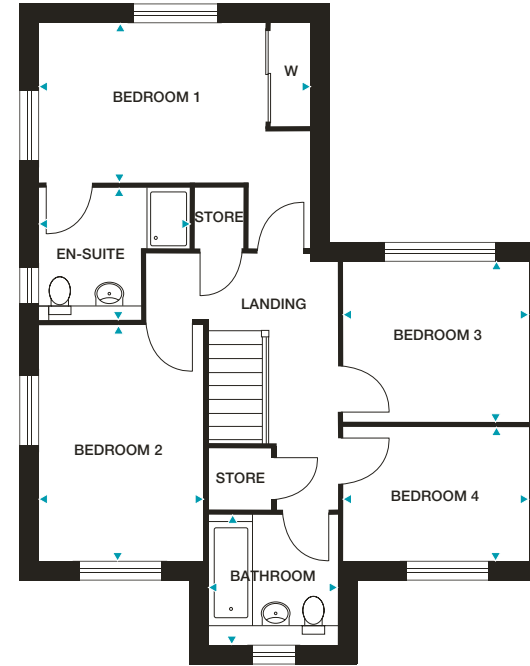
GROUND FLOOR

Kitchen 4450mm x 3835mm (max) 14'7" x 12'7" (max)

Living Room 2990mm x 4910mm 9'9" x 16'1"

Dining Room 2675mm x 3650mm 8'9" x 11'11"

Cloaks 2675mm x 1135mm (max) 8'9" x 3'8" (max)



FIRST FLOOR

Bedroom 1 (inc. wardrobes) 4450mm x 2600mm 14'7" x 8'6"

En-Suite 2455mm x 2160mm (max) 8'0" x 7'1" (max)

Bedroom 2 2700mm x 3880mm 8'10" x 12'8"

Bedroom 3 3040mm x 2625mm 9'11" x 8'7"

Bedroom 4 3040mm x 2175mm 9'11" x 7'1"

Bathroom 2090mm x 2080mm (max) 6'10" x 6'9" (max)

Please note: Plots 88, 131 and 179 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**

SILVERDALE
4 bedroom home

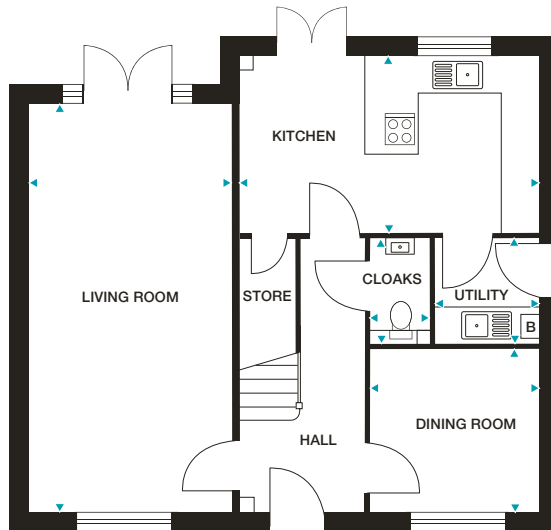

BOWLERS
GREEN
Hopton



SILVERDALE

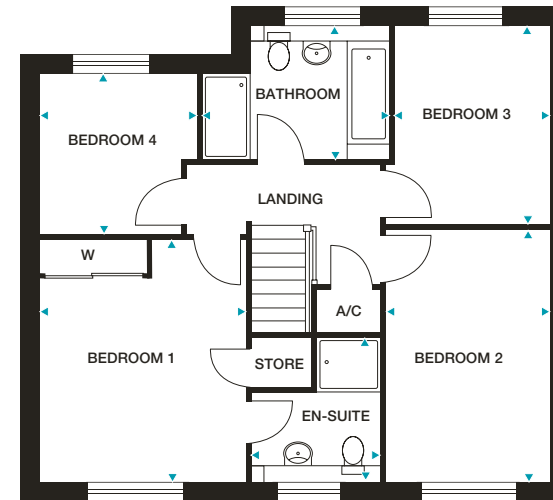
4 bedroom home

Plots 11, 23, 90, 137, 141, 160,
187, 193, 197 and 199



GROUND FLOOR

Kitchen 4910mm x 2900mm (max) 16'1" x 9'6" (max)
Living Room 3340mm x 6710mm 10'11" x 22'0"
Dining Room 2755mm x 2685mm 9'0" x 8'9"
Utility Room 1690mm x 1725mm (max) 5'6" x 5'7" (max)
Cloaks 950mm x 1725mm (max) 3'1" x 5'7" (max)



FIRST FLOOR

Bedroom 1 (inc. wardrobes) 3385mm x 3975mm 11'1" x 13'0"
En-Suite 2105mm x 2270mm (max) 6'10" x 7'5" (max)
Bedroom 2 2700mm x 4125mm 8'10" x 13'6"
Bedroom 3 2535mm x 3260mm 8'3" x 10'8"
Bedroom 4 2570mm x 2625mm (max) 8'5" x 8'7" (max)
Bathroom 3085mm x 2190mm (max) 10'1" x 7'2" (max)

Please note: Plots 11, 90, 137, 141, 197 and 199 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

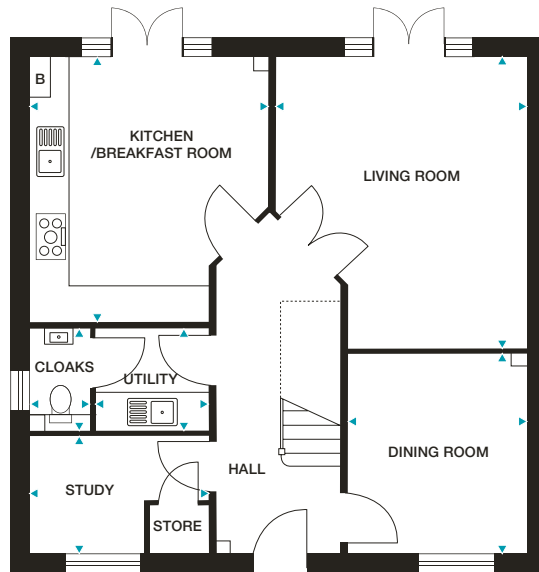

BOWLERS
GREEN
Hopton



RICHMOND

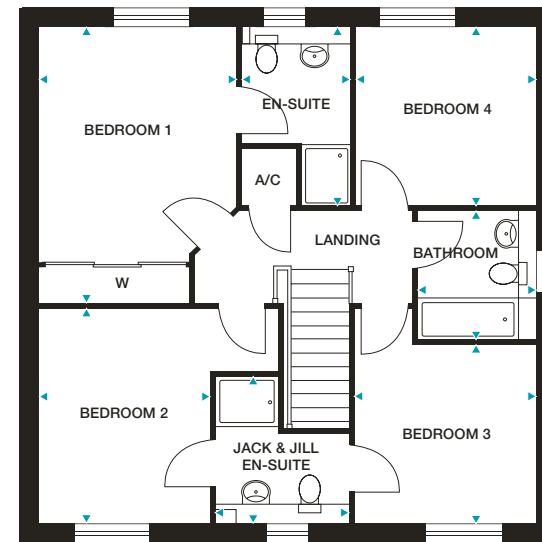
4 bedroom home

Plots 5, 10, 43, 80, 170, 181,
191, 192 and 196



GROUND FLOOR

- Kitchen/Breakfast Room** 3890mm x 4370mm (max) 12'9" x 14'4" (max)
- Living Room** 4135mm x 4800mm (max) 13'6" x 15'9" (max)
- Dining Room** 2950mm x 3265mm (max) 9'8" x 10'8" (max)
- Study** 2890mm x 1910mm (max) 9'5" x 6'3" (max)
- Utility Room** 1850mm x 1665mm (max) 6'0" x 5'5" (max)
- Cloaks** 950mm x 1665mm (max) 3'1" x 5'5" (max)



FIRST FLOOR

- Bedroom 1 (inc. wardrobes)** 3235mm x 4540mm (max) 10'7" x 14'10" (max)
- En-Suite** 1750mm x 2975mm (max) 5'8" x 9'9" (max)
- Bedroom 2** 2800mm x 3520mm(max) 9'2" x 11'6" (max)
- Bedroom 3** 3000mm x 2910mm (max) 9'10" x 9'6" (max)
- Jack & Jill En-Suite** 2160mm x 2390mm (max) 7'1" x 7'10" (max)
- Bedroom 4** 2960mm x 2930mm 9'8" x 9'7"
- Bathroom** 1910mm x 2105mm (max) 6'3" x 6'10" (max)

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ASHDOWN
4 bedroom home


BOWLERS
GREEN
Hopton



ASHDOWN

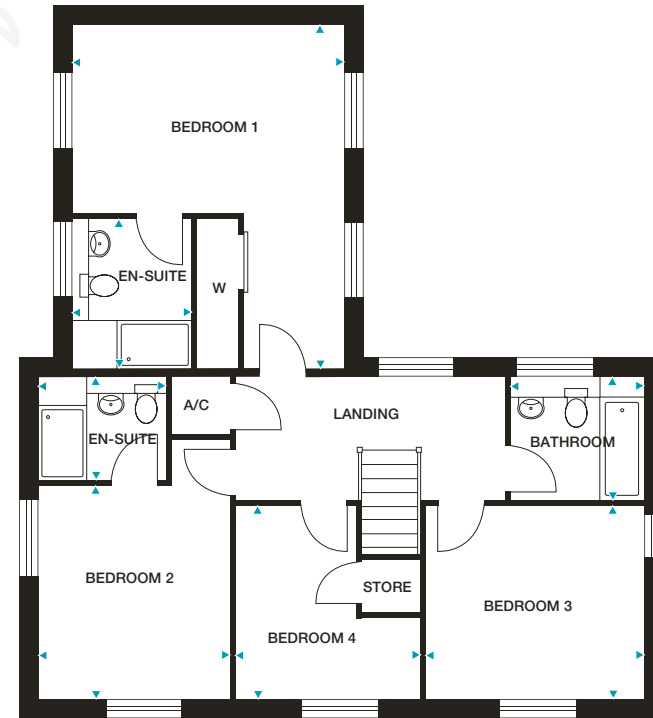
4 bedroom home

Plots 1, 44, 81, 95, 128, 129,
136, 155, 165 and 168



GROUND FLOOR

Kitchen 4460mm x 3455mm (max) 14'7" x 11'4" (max)
Living Room 3550mm x 5250mm (max) 11'7" x 17'2" (max)
Dining/Family Room 4050mm x 5250mm (max) 13'3" x 17'2" (max)
Utility Room 4460mm x 2135mm (max) 14'7" x 7'0" (max)
Cloaks 2070mm x 1750mm (max) 6'9" x 5'8" (max)



FIRST FLOOR

Bedroom 1 (inc. wardrobes) 4460mm x 5700mm (max) 14'7" x 18'8" (max)
En-Suite 1 1950mm x 2490mm (max) 6'4" x 8'2" (max)
Bedroom 2 3140mm x 3485mm 10'3" x 11'5"
En-Suite 2 2100mm x 1650mm (max) 6'10" x 5'5" (max)
Bedroom 3 3580mm x 3135mm 11'8" x 10'3"
Bedroom 4 3050mm x 3135mm (max) 10'0" x 10'3" (max)
Bathroom 2150mm x 2000mm (max) 7'0" x 6'6" (max)

Please note: Plots 81, 95, 129 and 136 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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THE
SPECIFICATION


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SPECIFICATION

All housetypes include:

- **10 year NHBC Warranty** • 2 Year emergency cover • Combi-boiler/cylinders central heating system
- **Symphony kitchen** with soft closers to cupboards & drawers • Laminate Worktop with upstands • Fan assisted oven in brushed steel
 - Gas hob with cooker hood • Stainless steel splashback • 1 ½ bowl stainless steel sink with mixer tap • Integrated fridge freezer
 - Integrated dishwasher (3 & 4 bed homes only) • Chrome downlighters to kitchen**
 - Under unit lighting to the kitchen • Plumbing for washing machine
- **White Ideal Standard sanitaryware** • **Johnsons wall tiles*** to bathrooms, cloakrooms and en-suites**
 - Shaver socket to bathroom (4 bed homes only) • **Mira taps & fittings** • Chrome towel radiator to bathroom (3 & 4 bed homes only)
 - Chrome towel radiator to en-suites (4 bed homes only)
- Low maintenance GRP fibre colour grained front door • UPVC rear door
- UPVC double-glazed windows and French doors** • White satin internal doors
- **Hammonds wardrobes** to master bedroom of 4 bed homes
- Chrome internal ironmongery • White sockets & switches, TV & BT sockets
 - Chrome downlighters** • Media plate to lounge • Chrome door bell
- White emulsion walls and ceilings • White satinwood to woodwork • Mains-operated smoke detectors to all floors
- Timber 1800mm fence on timber posts*** • Paving slabs to patio area*** • **Turf to front and rear gardens*****
 - External tap • PIR activation external light to front door

* Choice of tiles subject to build stage

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

*** Refer to landscaping and boundary treatment plan



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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
- Downlighters



GENERAL

- Large mirror
- Underfloor heating
- Solid internal doors
- Door handles

HEATING

- Electric fires and surrounds
- Electric wood burner



EXTERNAL

- Artificial grass
- Flagstones
- Power socket
- Sheds
- External lights

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

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