

LOVELL  
HOMES

PRESENTS



## WELCOME TO



Just four miles inland from the pristine shores of the illustrious North Norfolk coastline lies Park View, in the idyllic Georgian market town of Holt.

Adjacent to the breathtaking expanses of Holt Country Park, Park View offers homeowners the unique opportunity to immerse themselves in the natural beauty of their surroundings, with the picturesque woodland and captivating trails just moments from their doorstep.

The exquisite collection of 2, 3 & 4 bedroom homes and 2 bedroom bungalows epitomises both elegance and functionality. Whether you're a dynamic young professional, a blossoming family, or seeking the perfect abode for your next life chapter, Park View offers a stylish selection of homes to meet every need.

Embracing the ethos of sustainability and sophistication, each home boasts Fibre Broadband as a standard feature, ensuring seamless connectivity for modern lifestyles. Each ground floor has Underfloor Heating, allowing for the even distribution of heat in an energy-efficient manner. Moreover, the incorporation of Air Source Heat Pumps showcases a commitment to environmental responsibility, providing an eco-conscious alternative to conventional gas boiler systems.





LOVELL LIFE



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.**



Briarswood showhome interior





**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

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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

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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

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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 PARK VIEW

Nestled amidst the picturesque landscapes of North Norfolk, the quaint market town of Holt, with its cobbled streets and historic buildings, offers a delightful escape for residents and visitors alike. Whether you're drawn to its vibrant arts scene, its rich heritage, or its proximity to natural wonders, living at Park View promises a wealth of enriching experiences.

Holt's bustling high street is a treasure trove of independent boutiques, galleries, and antique shops, along with the renowned Bakers & Larners department store which has been a focal point of the town for over 250 years. Here, you can immerse yourself in a world of unique treasures, from artisanal crafts to gourmet delicacies. Nearby, the historic Byfords offers a charming blend of café culture and boutique accommodation, inviting you to indulge in delicious homemade treats and other tempting delights.

Gresham's School, a prestigious educational institution, adds to the town's cultural allure. Founded in 1555, the school boasts a rich history and a commitment to academic excellence, making it a cornerstone of the local community.

Nature enthusiasts will find solace in the tranquil surroundings of Holt Country Park, a picturesque oasis immediately to the south of Park View. Meander along scenic trails, through woodlands and heathlands, and immerse yourself in the sights and sounds of the Norfolk countryside. Holt is also a gateway to the Norfolk Coast Area of Outstanding Natural Beauty, where sweeping vistas and pristine beaches await exploration.

Indulge your senses with a visit to one of Holt's charming tearooms or cafes, where you can savour delicious homemade treats and locally sourced fare. From traditional cream teas to gourmet delights, Holt's culinary scene is a reflection of its commitment to quality and authenticity.

Holt is also home to the North Norfolk Railway, affectionately known as the Poppy Line, with a station conveniently located in the heart of town. Step aboard a vintage steam train and embark on a nostalgic journey through the stunning Norfolk countryside, passing picturesque villages and scenic landscapes along the way.





Byfords



Hetty's House Tea Room



Hoppers Yard



## PLACES TO SEE, LOCATIONS TO EXPLORE



Blakeney Point



Walsingham Abbey

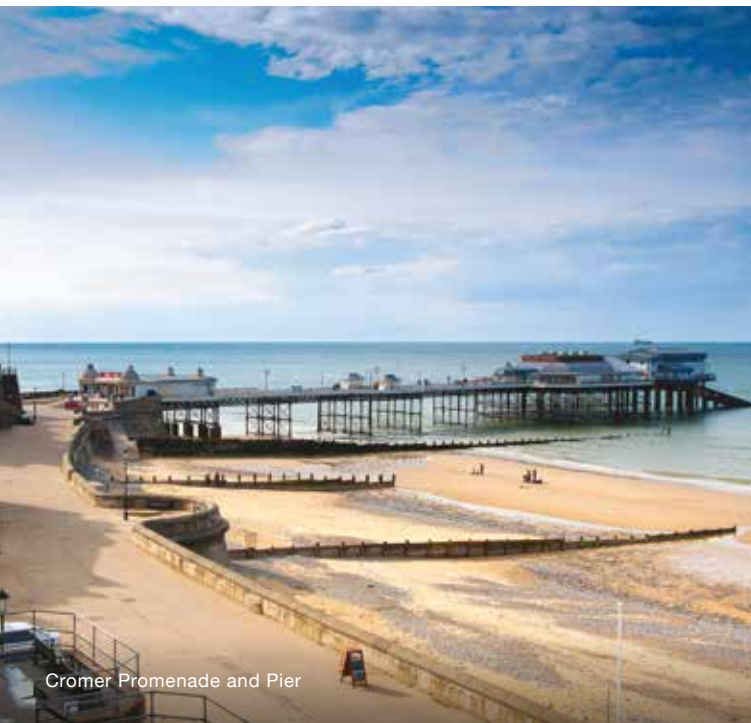
Venture beyond Holt's borders to discover the hidden gems of North Norfolk. Just a five mile drive away lies the picturesque village of Blakeney, renowned for its stunning coastal scenery and thriving wildlife. Embark on a boat trip to Blakeney Point, home to a colony of seals, or explore the quaint streets lined with flint cottages and artisanal shops.

For a taste of history and culture, head to nearby Walsingham, a medieval pilgrimage site steeped in legend and tradition. Visit the Shrine of Our Lady of Walsingham, a place of pilgrimage for centuries, and explore the beautiful village with its charming tearooms and ancient abbey ruins.

Explore the coastal town of Cromer, famous for its historic pier and delicious seafood. Take a stroll along the promenade, sample freshly caught fish and chips, or visit the Cromer Museum to learn about the town's maritime heritage.

The Norfolk Broads beckon with their network of serene waterways and abundant wildlife. Rent a boat or join a guided tour to explore this unique landscape, where you can spot rare birds, cruise past windmills, and soak up the tranquility of the countryside.

In Holt and its surrounding areas, every corner reveals a new delight, whether it's a hidden tearoom, a scenic walking trail, or a charming coastal village. With a home at Park View you can immerse yourself in the timeless beauty and enchanting allure of North Norfolk – where every moment is an opportunity for discovery and wonder.



Cromer Promenade and Pier



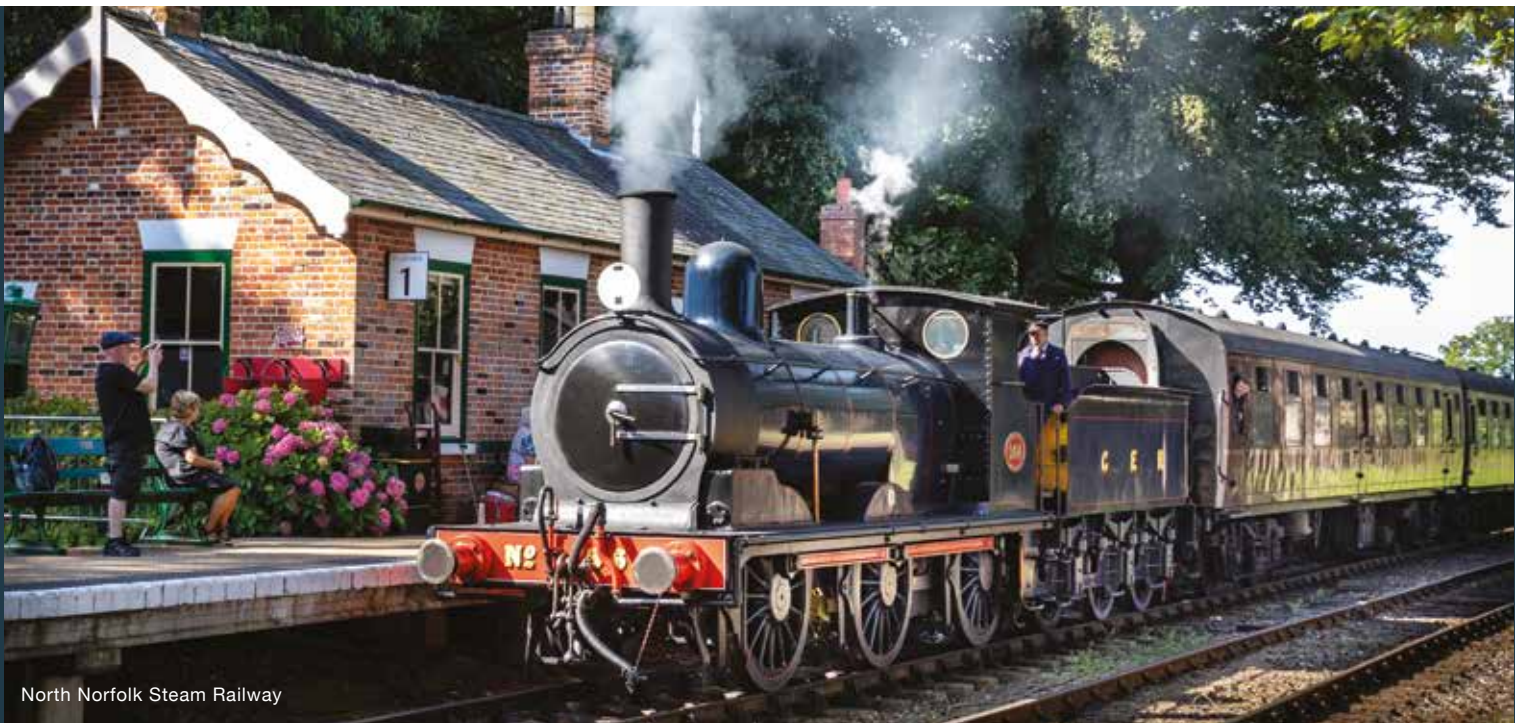
Norfolk Broads



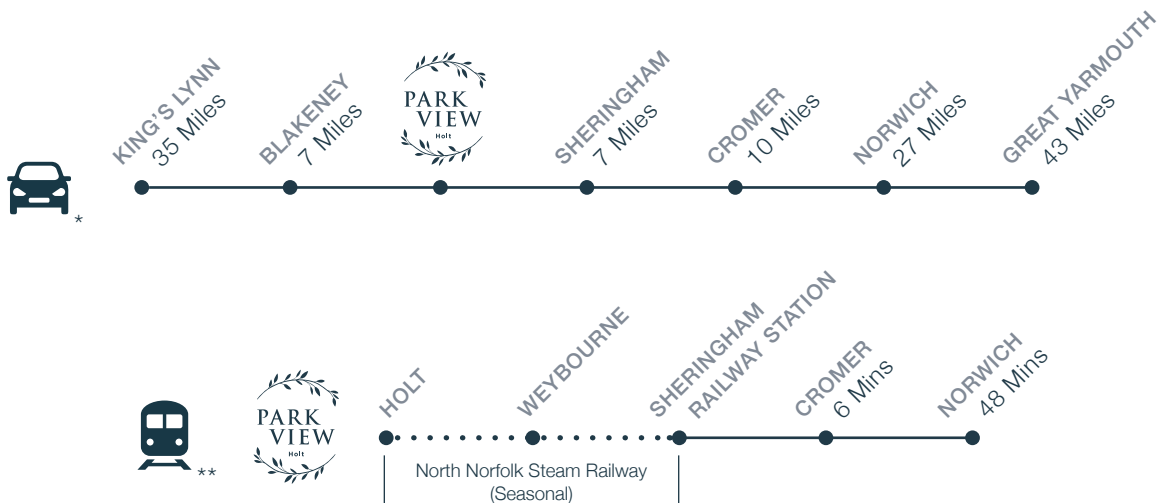


## IDEALLY LOCATED

Perfectly situated for travel on the A148, Park View is handily placed for exploring North Norfolk, with the seaside towns of Sheringham and Cromer less than 10 miles away. Alternatively, you can discover some of the county's most stunning scenery via the North Norfolk Railway, before changing at Sheringham for a mainline service to Norwich.



North Norfolk Steam Railway



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

## FROM CROMER / THE EAST

Head West along the A148, following signs for Holt/King's Lynn. Upon reaching Holt, take the first exit at the roundabout onto Nightjar Road. At the end of the road, turn right onto Hempstead Road. After a quarter of a mile, turn left onto Charles Road and then take the second left onto Beresford Road. Park View will be located at the end of the road.



## FROM FAKENHAM/THE WEST

Head East along with A148, following signs for Cromer. Upon reaching Holt take the first exit at the roundabout before turning right onto Hempstead Road. After a quarter of a mile, turn right onto Charles Road and then take the second left onto Beresford Road. Park View will be located at the end of the road.



# 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  
DEVELOPMENT







  
**PARK VIEW**  
 Holt

- HENBURY  
2 bedroom home
- HAINSWORTH  
2 bedroom home
- CROSBY  
2 bedroom bungalow
- LANSDOWN  
3 bedroom home
- NEWBURY  
3 bedroom home

- OSBOURNE  
3 bedroom home
- REDBOURNE  
4 bedroom home
- SILVERDALE  
4 bedroom home
- RICHMOND  
4 bedroom home
- TATTENHOE  
4 bedroom home

- ASHDOWN  
4 bedroom home
- QUEENSWOOD  
4 bedroom home
- FERNDOWN  
4 bedroom home
- SHARED OWNERSHIP HOUSING
- AFFORDABLE HOMES FOR RENT

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.

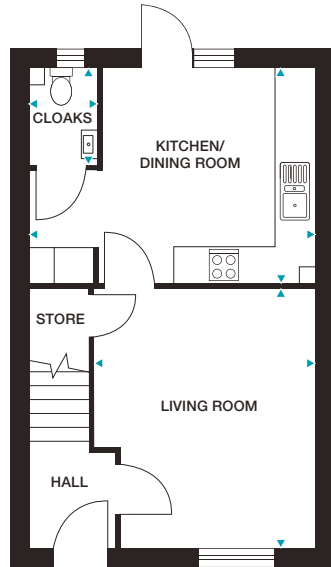
HENBURY  
2 bedroom home



# HENBURY

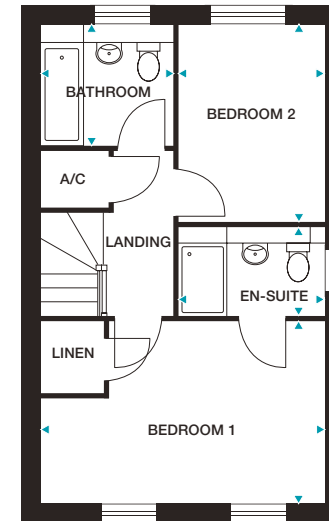
## 2 bedroom home

Plots 73, 74, 75, 98, 99 and 100



GROUND FLOOR

**Kitchen/Dining Room** 3530mm x 3490mm (max) 11'8" x 11'6" (max)  
**Living Room** 4150mm x 3630mm (max) 13'7" x 11'11" (max)  
**Cloaks** 1560mm x 1090mm (max) 5'1" x 3'7" (max)



FIRST FLOOR

**Bedroom 1** 4680mm x 2950mm (max) 15'4" x 11'11" (max)  
**En-Suite** 2440mm x 1470mm (max) 8'0" x 4'10" (max)  
**Bedroom 2** 3220mm x 2420mm 10'7" x 8'0"  
**Bathroom** 2480mm x 2160mm (max) 8'2" x 7'0" (max)

**Please note: Plots 74, 75, 98 and 99 are handed. En-suite window to plots 73, 75, 98 and 100 only.**

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**

HAINSWORTH  
2 bedroom home

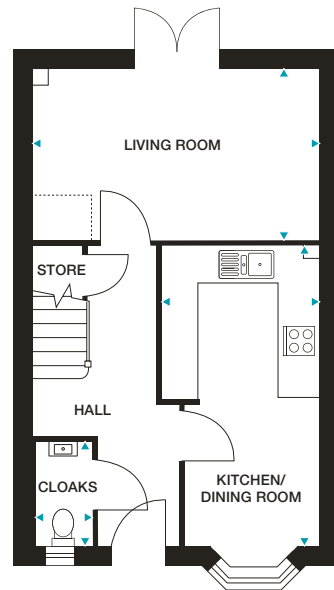


CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

# HAINSWORTH

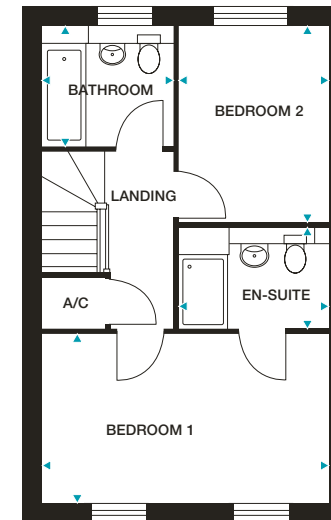
## 2 bedroom home

Plots 19 20, 41, 42, 45, 46, 57 and 58



GROUND FLOOR

**Kitchen/Dining Room** 2750mm x 4700mm (max) 8'5" x 15'6" (max)  
**Living Room** 4680mm x 2820mm (max) 15'4" x 9'3" (max)  
**Cloaks** 1700mm x 960mm (max) 5'7" x 3'2" (max)



FIRST FLOOR

**Bedroom 1** 4680mm x 2790mm (max) 15'4" x 9'2" (max)  
**En-Suite** 2480mm x 1620mm (max) 8'2" x 5'4" (max)  
**Bedroom 2** 3230mm x 2480mm 10'7" x 8'2"  
**Bathroom** 2100mm x 1970mm (max) 6'11" x 6'6" (max)

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CROSBY  
2 Bedroom Bungalow

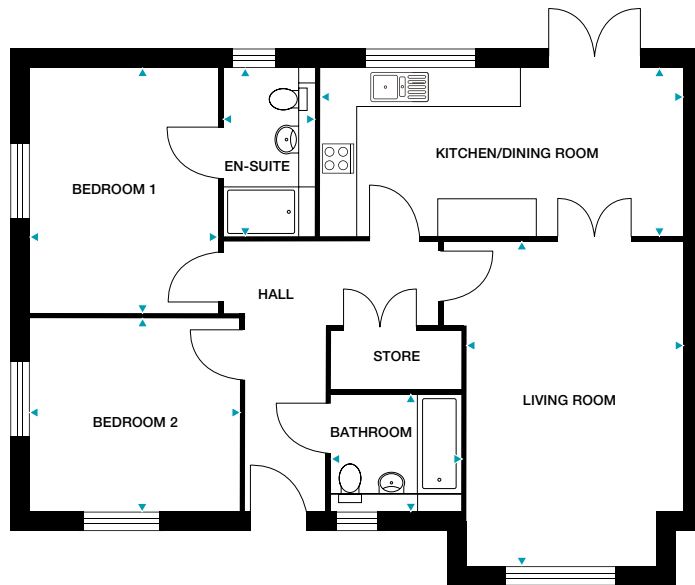


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# CROSBY

## 2 Bedroom Bungalow

Plot 30



### GROUND FLOOR

**Kitchen/Dining Room** 5970mm x 2730mm (max) 19'7" x 9'0" (max)

**Living Room** 5340mm x 3560mm (max) 17'6" x 11'8" (max)

**Bedroom 1** 4020mm x 3080mm 13'3" x 10'1"

**En-suite** 2730mm x 1510mm (max) 9'0" x 5'0" (max)

**Bedroom 2** 3450mm x 3150mm 11'4" x 10'4"

**Bathroom** 2110mm x 1970mm (max) 6'11" x 6'6" (max)

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**LOVELL  
HOMES**

LANSDOWN  
3 bedroom home



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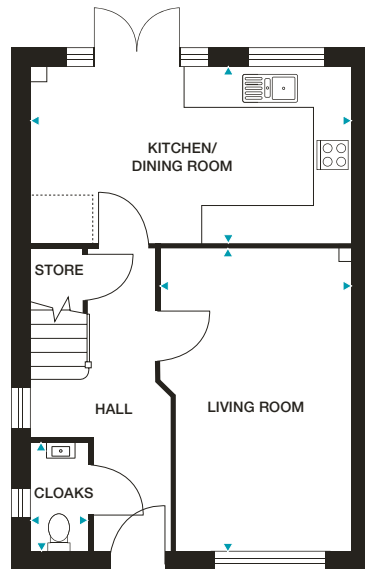
LANSDOWN  
3 bedroom home



# LANSDOWN

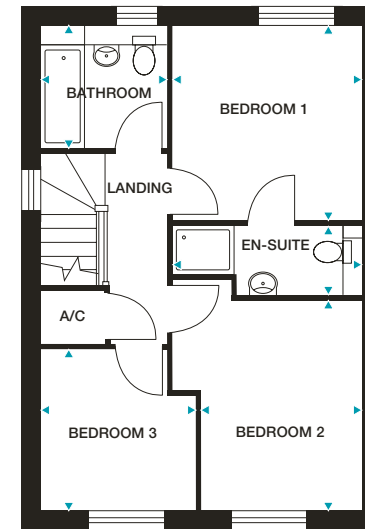
## 3 bedroom home

Plots 7, 8, 9, 10, 11, 12, 13, 14, 28, 29, 31, 32, 43, 44, 47, 48, 59, 60, 89 and 90



GROUND FLOOR

**Kitchen/Dining Room** 5240mm x 2870mm (max) 17'3" x 9'5" (max)  
**Living Room** 4980mm x 3140mm (max) 16'4" x 10'4" (max)  
**Cloaks** 1760mm x 910mm (max) 5'9" x 3'0" (max)



FIRST FLOOR

**Bedroom 1** 3180mm x 3080mm 10'5" x 10'1"  
**En-Suite** 3080mm x 1120mm (max) 10'1" x 3'8" (max)  
**Bedroom 2** 3460mm x 2620mm 11'4" x 8'7"  
**Bedroom 3** 2630mm x 2530mm (max) 8'8" x 8'4" (max)  
**Bathroom** 2070mm x 1970mm (max) 6'9" x 6'6" (max)

Please note: Plots 8, 10, 12, 14, 28, 32, 44, 48, 60 and 90 are handed.

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**LOVELL**  
HOMES

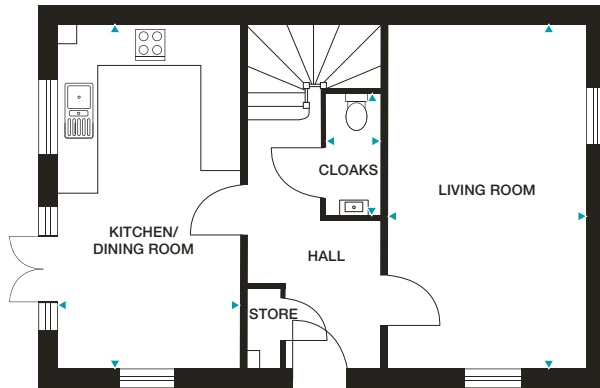
NEWBURY  
3 bedroom home



# NEWBURY

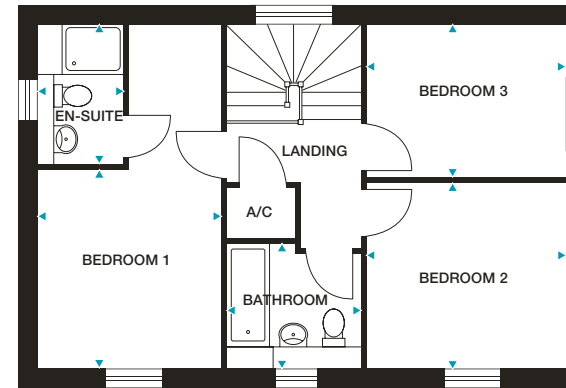
## 3 bedroom home

Plots 1, 6 and 91



### GROUND FLOOR

**Kitchen/Dining Room** 5570mm x 3020mm (max) 18'3" x 9'11" (max)  
**Living Room** 5570mm x 3210mm 18'3" x 10'6"  
**Cloaks** 2040mm x 890mm (max) 6'9" x 2'1" (max)



### FIRST FLOOR

**Bedroom 1** 5570mm x 3050mm (max) 18'3" x 10'0" (max)  
**En-Suite** 2280mm x 1410mm (max) 7'6" x 4'8" (max)  
**Bedroom 2** 3210mm x 2960mm 10'6" x 9'9"  
**Bedroom 3** 3210mm x 2520mm 10'6" x 8'3"  
**Bathroom** 2190mm x 1810mm (max) 7'2" x 6'0" (max)

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OSBOURNE  
3 bedroom home

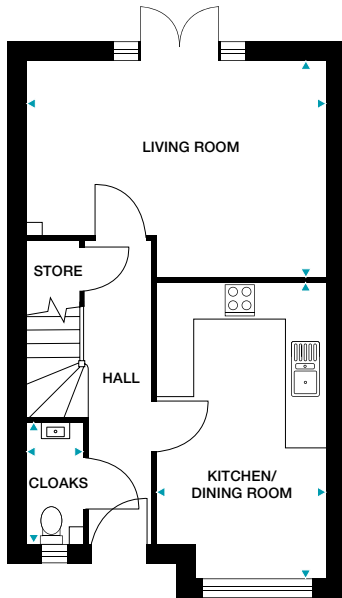


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# OSBOURNE

## 3 bedroom home

Plots 2, 3, 4, 5, 96 and 97



### GROUND FLOOR

#### Kitchen/Dining Room

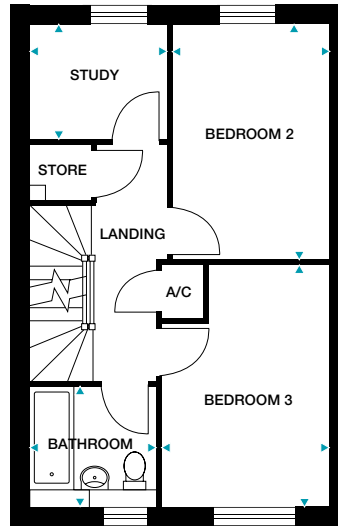
4850mm x 2750mm (max) 15'11" x 9'0" (max)

#### Living Room

4910mm x 3560mm (max) 16'1" x 11'8" (max)

#### Cloaks

1970mm x 910mm (max) 6'6" x 3'0" (max)



### FIRST FLOOR

#### Study

2240mm x 1870mm 7'4" x 6'2"

#### Bedroom 2

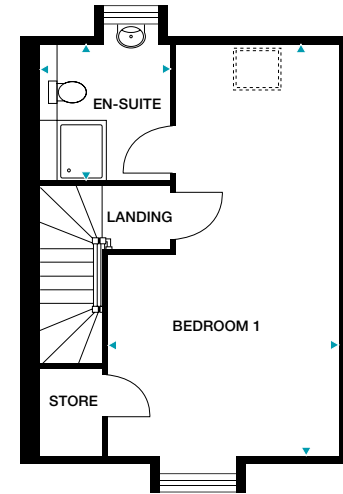
3870mm x 2570mm 12'9" x 8'5"

#### Bedroom 3

3980mm x 2750mm (max) 13'1" x 9'1" (max)

#### Bathroom

2050mm x 1970mm (max) 6'9" x 6'6" (max)



### SECOND FLOOR

#### Bedroom 1

6960mm x 3800mm (max) 22'10" x 12'6" (max)

#### En-Suite

2370mm x 2120mm (max) 7'9" x 6'11" (max)

Please note: Plots 3, 5 and 97 are handed.

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**LOVELL**  
HOMES

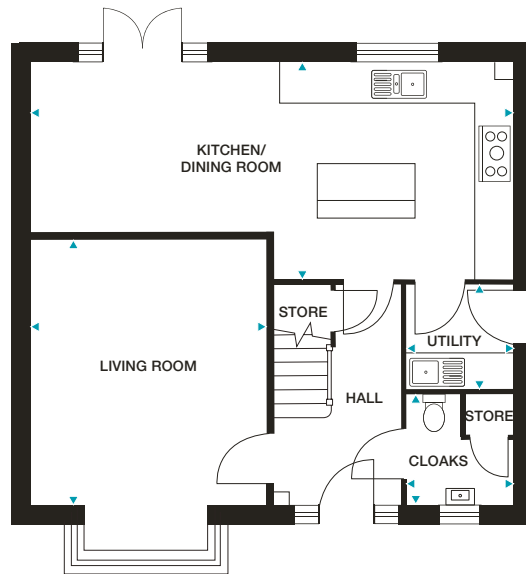
REDBOURNE  
4 bedroom home



# REDBOURNE

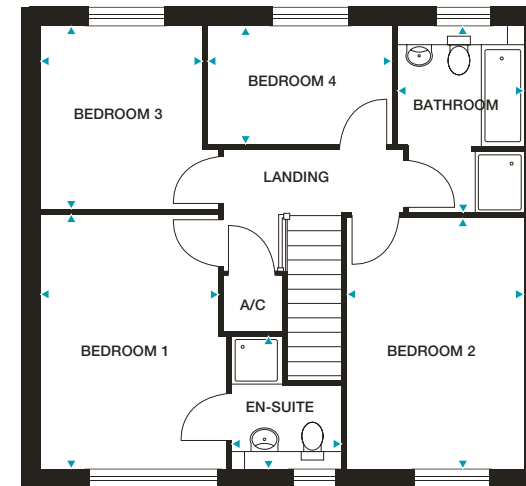
## 4 bedroom home

Plots 26, 27, 88, 101 and 102



GROUND FLOOR

- Kitchen** 3900mm x 3550mm (max) 12'10" x 11'8" (max)
- Dining Area** 4040mm x 2760mm 13'3" x 9'1"
- Living Room** 4350mm x 3890mm 14'3" x 12'9"
- Utility Room** 1750mm x 1730mm (max) 5'9" x 5'8" (max)
- Cloaks** 1790mm x 1750mm (max) 5'9" x 5'11" (max)



FIRST FLOOR

- Bedroom 1** 4200mm x 3050mm (max) 13'9" x 10'0" (max)
- En-Suite** 2380mm x 1790mm (max) 7'10" x 5'11" (max)
- Bedroom 2** 4110mm x 2910mm 13'6" x 9'7"
- Bedroom 3** 2970mm x 2640mm 9'9" x 8'8"
- Bedroom 4** 3030mm x 1930mm 9'11" x 6'4"
- Bathroom** 3060mm x 2090mm (max) 10'1" x 6'10" (max)

Please note: Plots 27 and 102 are handed.

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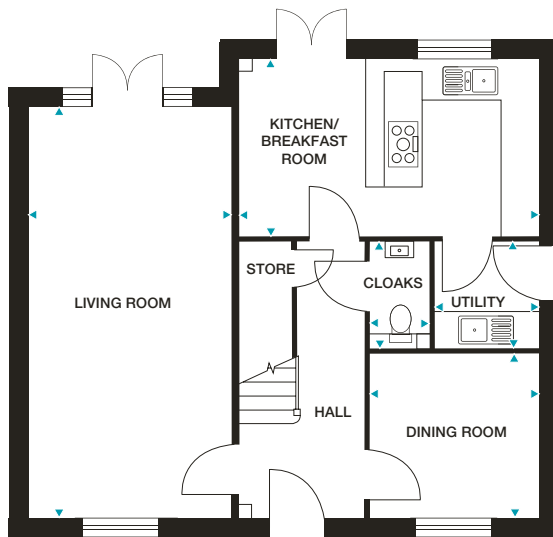
SILVERDALE  
4 bedroom home



# SILVERDALE

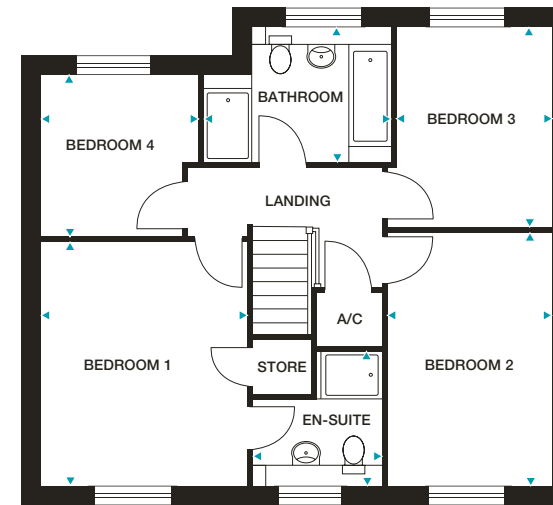
## 4 bedroom home

Plot 95



GROUND FLOOR

- Kitchen/Breakfast Room** 4900mm x 2900mm (max) 16'1" x 9'6" (max)
- Living Room** 6700mm x 3330mm 22'0" x 10'11"
- Dining Room** 2760mm x 2650mm 9'1" x 8'9"
- Utility Room** 1740mm x 1690mm (max) 5'9" x 5'7" (max)
- Cloaks** 1740mm x 970mm (max) 5'9" x 3'2" (max)



FIRST FLOOR

- Bedroom 1** 3980mm x 3390mm (max) 13'1" x 11'2" (max)
- En-Suite** 2250mm x 2110mm (max) 7'5" x 6'11" (max)
- Bedroom 2** 4130mm x 2690mm 13'7" x 8'10"
- Bedroom 3** 3260mm x 2540mm 10'9" x 8'4"
- Bedroom 4** 2630mm x 2560mm (max) 8'8" x 8'5" (max)
- Bathroom** 3090mm x 2180mm (max) 10'2" x 7'2" (max)

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RICHMOND  
4 bedroom home

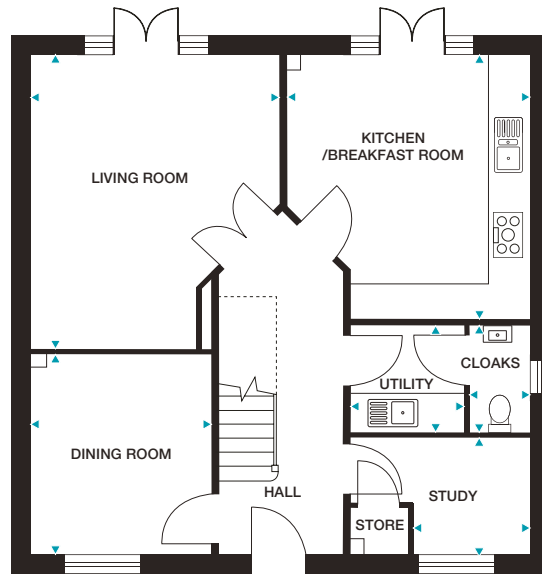


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# RICHMOND

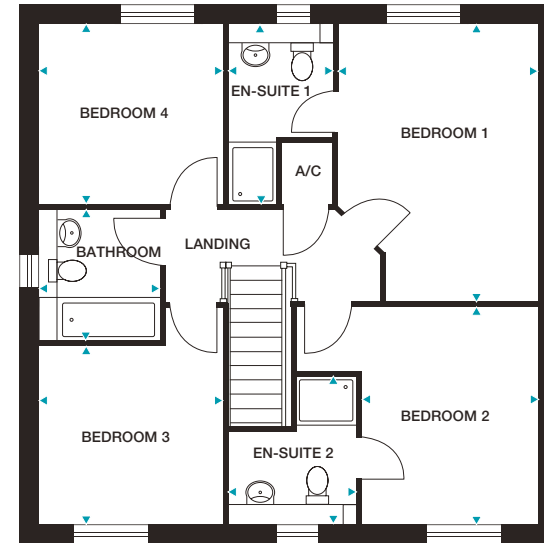
## 4 bedroom home

Plots 17, 103 and 108



GROUND FLOOR

- Kitchen/Breakfast room** 4360mm x 3960mm (max) 14'4" x 13'0" (max)
- Living Room** 4810mm x 4060mm (max) 15'9" x 13'4" (max)
- Dining Room** 3270mm x 2960mm 10'9" x 9'8"
- Study** 2930mm x 1870mm (max) 9'7" x 6'2" (max)
- Utility Room** 1850mm x 1750mm (max) 6'1" x 5'9" (max)
- Cloaks** 1750mm x 950mm (max) 5'9" x 3'1" (max)



FIRST FLOOR

- Bedroom 1** 4550mm x 3240mm (max) 14'11" x 10'8" (max)
- En-Suite 1** 2940mm x 1730mm (max) 9'8" x 5'8" (max)
- Bedroom 2** 3940mm x 3530mm (max) 12'11" x 11'7" (max)
- En-Suite 2** 2120mm x 2110mm (max) 7'0" x 6'11" (max)
- Bedroom 3** 3010mm x 2890mm 9'11" x 9'6"
- Bedroom 4** 3010mm x 2940mm 9'11" x 9'8"
- Bathroom** 2150mm x 1970mm (max) 7'1" x 6'6" (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.

TATTENHOE  
4 bedroom home



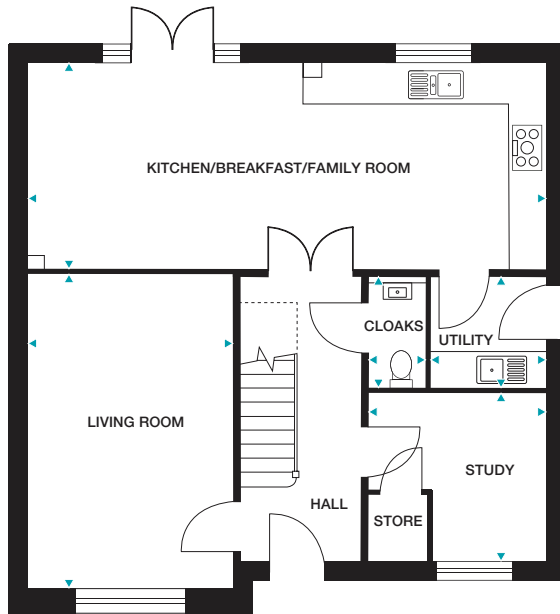
TATTENHOE  
4 bedroom home



# TATTENHOE

## 4 bedroom home

Plots 16, 18, 22, 23 and 107



GROUND FLOOR

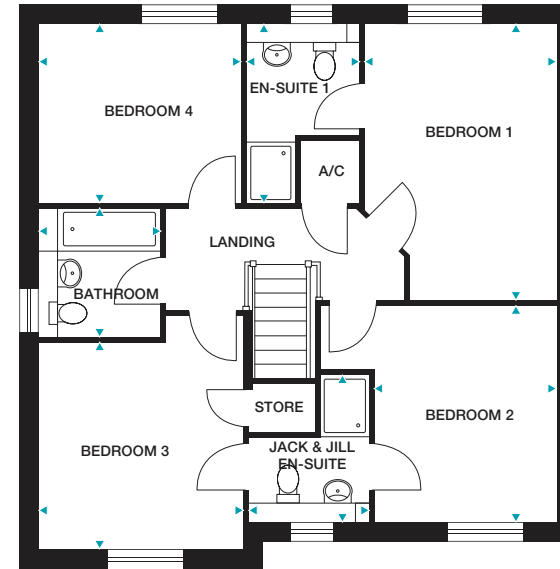
**Kitchen/Breakfast/Family Room** 8510mm x 3370mm (max) 27'11" x 11'1" (max)

**Living Room** 5150mm x 3350mm 16'11" x 10'11"

**Study** 2890mm x 2740mm (max) 9'6" x 9'0" (max)

**Utility Room** 1870mm x 1800mm (max) 6'2" x 5'11" (max)

**Cloaks** 1720mm x 930mm (max) 5'8" x 3'1" (max)



FIRST FLOOR

**Bedroom 1** 4540mm x 3140mm (max) 14'11" x 10'4" (max)

**En-Suite 1** 2920mm x 1870mm (max) 9'7" x 6'2" (max)

**Bedroom 2** 3510mm x 3000mm 11'7" x 9'10"

**Jack & Jill En-suite** 2380mm x 1930mm (max) 7'10" x 6'4" (max)

**Bedroom 3** 3390mm x 3330mm 11'2" x 10'11"

**Bedroom 4** 3300mm x 2920mm 10'10" x 9'7"

**Bathroom** 2150mm x 1970mm (max) 7'1" x 6'6" (max)

Please note: Plot 22 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**

ASHDOWN  
4 bedroom home



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



ASHDOWN  
4 bedroom home



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

# ASHDOWN

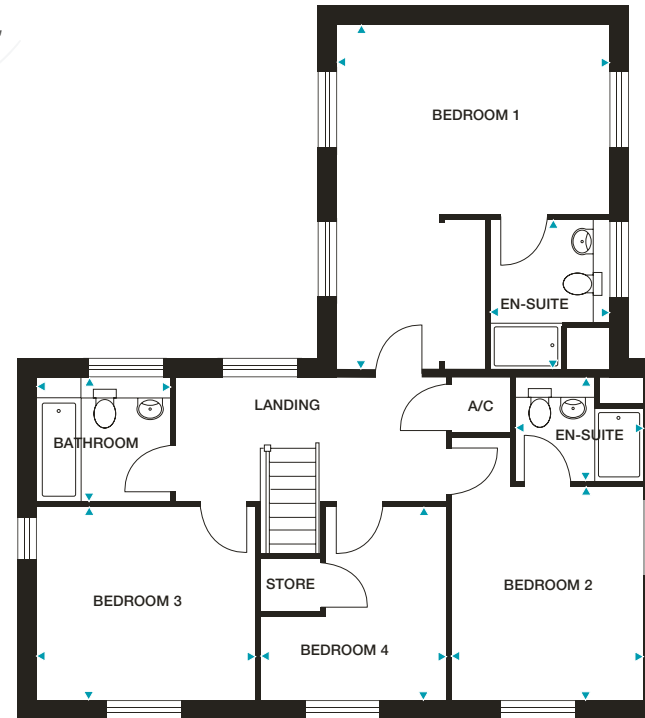
## 4 bedroom home

Plots 15, 21, 25,  
92, 93 and 104



GROUND FLOOR

- Kitchen** 4450mm x 3460mm (max) 14'7" x 11'4" (max)
- Living Room** 5240mm x 3540mm (max) 17'2" x 11'8" (max)
- Dining/Family Room** 5240mm x 4040mm 17'2" x 13'3"
- Utility Room** 4450mm x 2140mm (max) 14'7" x 7'0" (max)
- Cloaks** 2060mm x 1750mm (max) 6'9" x 5'9" (max)



FIRST FLOOR

- Bedroom 1** 4450mm x 3100mm 14'7" x 10'2"
- En-Suite 1** 2500mm x 1950mm (max) 8'2" x 6'5" (max)
- Bedroom 2** 3490mm x 3140mm (max) 11'5" x 10'4"
- En-Suite 2** 2100mm x 1650mm (max) 6'11" x 5'5" (max)
- Bedroom 3** 3570mm x 3140mm 11'9" x 10'4"
- Bedroom 4** 3140mm x 3050mm (max) 10'4" x 10'0" (max)
- Bathroom** 2150mm x 2000mm (max) 7'1" x 6'7" (max)

Please note: Plots 15 and 93 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.

QUEENSWOOD  
4 bedroom home



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

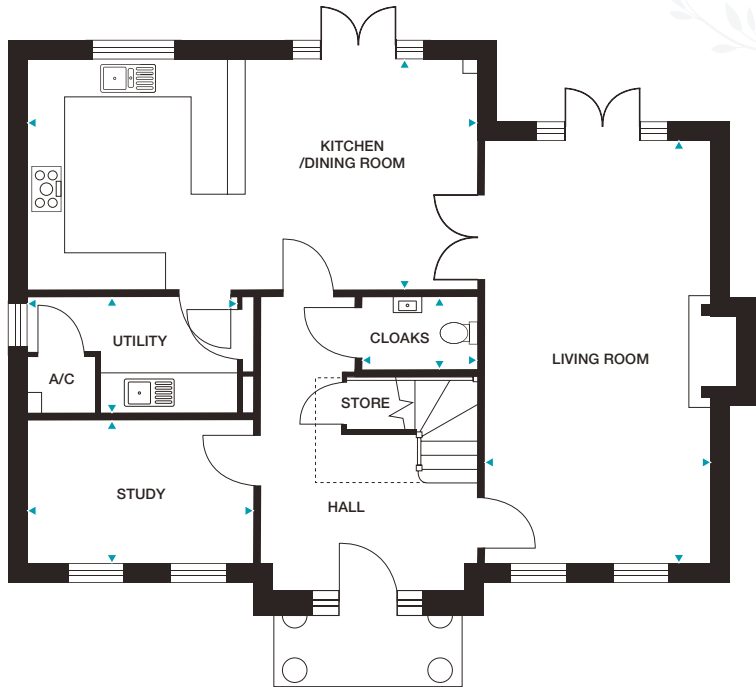
QUEENSWOOD  
4 bedroom home



# QUEENSWOOD

## 4 bedroom home

Plots 24, 94, 105 and 106



GROUND FLOOR

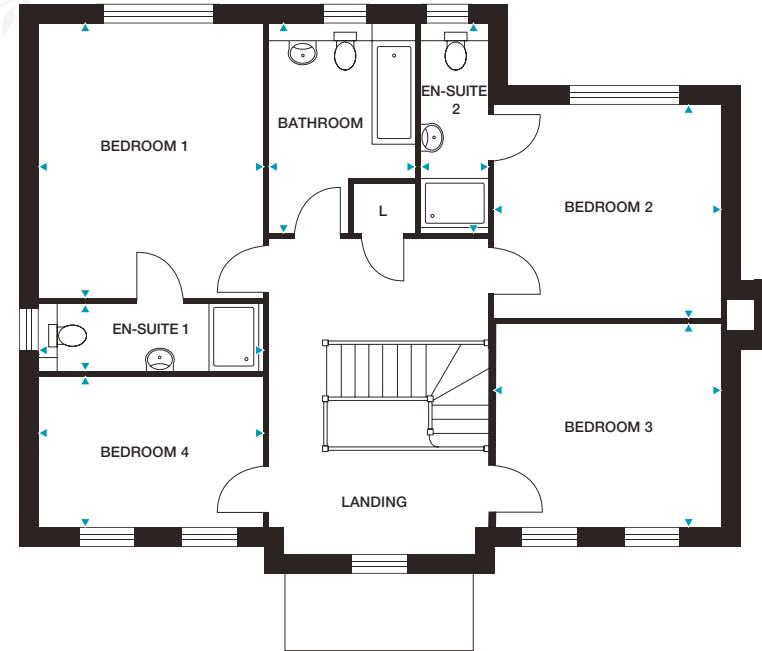
**Kitchen/ Dining Room** 7380mm x 3770mm (max) 24'3" x 12'5" (max)

**Living Room** 6930mm x 3670mm 22'9" x 12'1"

**Study** 3700mm x 2320mm 12'2" x 7'7"

**Utility Room** 3700mm x 1880mm (max) 12'2" x 6'2" (max)

**Cloaks** 1860mm x 1160mm (max) 6'1" x 3'10" (max)



FIRST FLOOR

**Bedroom 1** 4540mm x 3690mm 14'11" x 12'1"

**En-Suite 1** 3600mm x 1110mm (max) 11'0" x 3'8" (max)

**Bedroom 2** 3730mm x 3500mm 12'3" x 11'6"

**En-Suite 2** 3350mm x 1100mm (max) 11'0" x 3'7" (max)

**Bedroom 3** 3670mm x 3330mm 12'1" x 10'11"

**Bedroom 4** 3690mm x 2460mm 12'1" x 8'1"

**Bathroom** 3450mm x 2430mm (max) 11'4" x 8'0" (max)

Please note: Plots 24, 105 and 106 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.

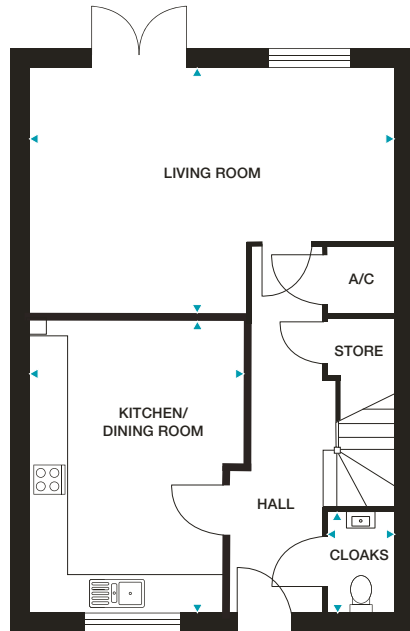
FERNDOWN  
4 bedroom home



# FERNDOWN

## 4 bedroom home

Plot 76

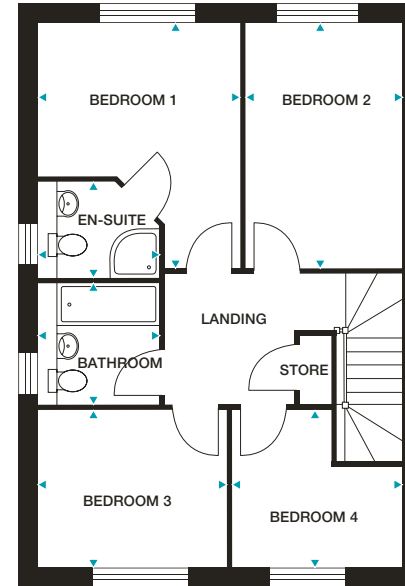


GROUND FLOOR

**Kitchen/ Dining Room** 4790mm x 3490mm (max) 15'9" x 11'6" (max)

**Living Room** 5990mm x 4010mm (max) 19'8" x 13'2" (max)

**Cloaks** 1630mm x 1100mm (max) 5'4" x 3'7" (max)



FIRST FLOOR

**Bedroom 1** 4020mm x 3300mm (max) 13'2" x 10'10" (max)

**En-Suite** 1970mm x 1580mm (max) 6'6" x 5'2" (max)

**Bedroom 2** 4020mm x 2590mm 13'2" x 8'6"

**Bedroom 3** 3070mm x 2600mm 10'1" x 8'7"

**Bedroom 4** 2820mm x 2600mm (max) 9'3" x 8'7" (max)

**Bathroom** 2000mm x 1970mm (max) 6'7" x 6'6" (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.

**LOVELL  
HOMES**



THE  
SPECIFICATION





# SPECIFICATION

	Henbury	Hainsworth	Crosby	Lansdown	Newbury	Osbourne	Redbourne	Silverdale	Ferndown	Richmond	Tattenhoe	Ashdown	Queenswood
<b>Kitchen / Utility Room</b>													
Symphony Kitchen Units	●	●	●	●	●	●	●	●	●	●	●	●	●
Soft Close Doors and Drawers	●	●	●	●	●	●	●	●	●	●	●	●	●
1.5 Bowl Stainless Sink	●	●	●	●	●	●	●	●	●	●	●	●	●
Dual Lever Chrome Tap	●	●	●	●	●	●	●	●	●	●	●	●	●
Zanussi Brushed Steel Single Electric Oven	●	●	●										
Zanussi Brushed Steel Double Electric Oven				●	●	●							
Bosch Brushed Steel Double Electric Oven							●	●	●	●	●	●	●
Zanussi Ceramic Hob	●	●	●	●	●	●							
Bosch Ceramic Hob							●	●	●	●	●	●	●
Stainless Steel Splashback to Hob	●	●	●	●	●	●	●	●	●	●	●	●	●
Zanussi Integrated Fridge Freezer	●	●	●	●	●	●	●	●	●	●	●	●	●
Space for Washing Machine	●	●	●	●	●	●							
Space for Dishwasher	●	●	●										
Zanussi Integrated Dishwasher				●	●	●	●	●	●	●	●	●	●
95mm Laminate Upstands to Match Worktops	●	●	●	●	●	●	●	●	●	●	●	●	●
Electrolux Brushed Steel Chimney Hood	●	●	●	●	●	●							
Bosch Brushed Steel Chimney Hood							●	●	●	●	●	●	●
Brushed Steel Island 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	●	●	●	●	●	●	●	●	●	●	●	●	●

	Henbury	Hainsworth	Crosby	Lansdown	Newbury	Osbourne	Redbourne	Silverdale	Ferndown	Richmond	Tattenhoe	Ashdown	Queenswood
<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 Built-in Wardrobes to Bedroom 1							●	●	●	●	●	●	●
Chrome Ironmongery	●	●	●	●	●	●	●	●	●	●	●	●	●
Under Floor Heating to the Ground Floor	●	●	●	●	●	●	●	●	●	●	●	●	●
Stelrad Elite Radiators to First Floor	●	●	●										
Stelrad Compact Radiators to First & Second Floors				●	●	●	●	●	●	●	●	●	●
Ideal 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



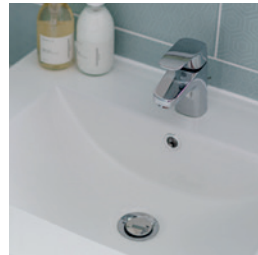
**You can express your personal preferences by adding enhancements to your new home. It could be a simple item such as a chrome socket or you could personalise your home by choosing from a list of items from our stylish and comprehensive 'INSPIRATIONS' range.**

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

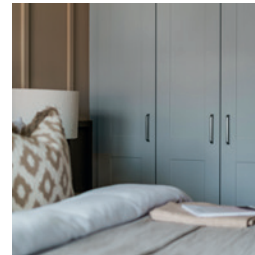


## BATHROOM

- 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
- 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

HOLT  
LOCAL AMENITIES





## Local amenities

### Food and Drink

- 1 **Alberts Fish Bar**  
Fish & Chips
- 2 **Byfords**  
Café & Restaurant
- 3 **Chubby Seal**  
Craft Beer Café
- 4 **Meadowsweet**  
Restaurant
- 5 **P and S Butchers**  
Butchers
- 6 **The Feathers**  
Pub
- 7 **The Kings Head**  
Gastro Pub
- 8 **The Lanky Roaster**  
Speciality Coffee
- 9 **The Owl**  
Tea Rooms
- 10 **Two Magpies**  
Bakery

### Local Amenities

- 11 **Glaven Vets**
- 12 **Holt Dental Practice**
- 13 **Holt Medical Practice**

### Education

- 14 **Gresham's Boarding and Day School**
- 15 **Holt Community Primary School**

### Shopping

- 16 **Appleyard**  
Shopping Area
- 17 **Bakers & Larners**  
Department Store
- 18 **Bookers**  
Wholesaler
- 19 **Budgens**  
Supermarket
- 20 **CT Baker**  
Builders Merchant
- 21 **Emma's Boutique**  
Fashion
- 22 **Fairfax & Favor**  
Fashion
- 23 **Make Holt**  
Homewares
- 24 **The Scented Barn**  
Candle Shop
- 25 **Tilley & Grace**  
Fashion
- 26 **White Stuff**  
Fashion

### Leisure and Recreation

- 27 **Holt Football Club**
- 28 **Holt Rugby Club**
- 29 **Holt Sports Centre**
- 30 **Holt Woodland Archery**
- 31 **King George V Playing Field**
- 32 **Spout Hill - Holt Natural Springs**
- 33 **The Gallery**

**Holt Country Park - 0.4 miles**  
**Nearest coastline - Weybourne - 4.4 miles**



Park View, Beresford Road, Holt, Norfolk, NR25 6UH

T: 01263 200 036



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**LOVELL**  
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