

**LOVELL**  
HOMES

PRESENTS



**ST EDMUND'S  
PARK**

ACLE

IN PARTNERSHIP WITH



WELCOME TO



# ST EDMUND'S PARK

ACLE

Situated in the market town of Acle, St Edmund's Park is a stylish collection of 2, 3, 4 and 5 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.





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.**



Wensum Grange showhome interior

St Mary's View 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.





**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.



**ST EDMUND'S  
PARK**  
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LIFE AT  
ST EDMUND'S PARK

Acle is a town full of historic charm, with characteristic buildings from the 17th and 18th century along with the iconic 13th century St Edmund's Church, featuring the type of turreted round tower synonymous with East Anglia.

With a supermarket and many independent retailers located in the town, you'll never be short of places to shop. You'll also benefit from the convenience of having a doctor's surgery, a bank and a pharmacy within reach, along with two schools. Interested in hunting down a bargain? The weekly market is held every Thursday and features a live auction of household furniture and decorative items.

Known as the gateway to the Broads, the River Bure can be found to the north east of town and flows to the coast in one direction and to the picturesque Norfolk Broads in the other. Acle Bridge is a great starting point for a leisurely trip along the river, with two boat yards offering boat hire, or for watching the annual Sailing Regatta which attracts boats from all over the region.



Acle Bridge Inn



St Edmund's Church



Monument Green

PLACES TO SEE,  
LOCATIONS TO EXPLORE

Norwich is a perfect blend of old and new. The city boasts an impressive history thanks to the imposing cathedral, iconic Castle Museum & Gallery and the Theatre Royal (one of the oldest established theatres in the country!), coupled with outstanding modern attractions including the very latest in retail, leisure and entertainment venues.

Being at the entrance to the Norfolk Broads, you've an abundance of must-see sights to visit locally, from St Benet's Abbey to the delightful village of Ranworth. Wroxham, named by some as the capital of the Broads, is home to the Bure Valley steam railway and the UK's largest indoor model railway, as well as Roy's – the world's largest village store!



Winterton-on-Sea beach



Winterton-on-Sea huts



Wroxham



Theatre Royal

With a home at St Edmund's Park you'll find yourself in a convenient location, midway between Great Yarmouth and Norwich. With the A47 to the south of the town, travel in either direction couldn't be more accessible.

Great Yarmouth is one of England's most popular holiday resorts, packed with things to do all year round. From the Pleasure Beach to Britannia Pier, attractions for all ages can be found along the famed 'Golden Mile'. For a relaxing day out, be sure to visit Winterton-on-Sea, a tranquil former fishing village with miles of golden, dog-friendly beaches.



## IDEALLY LOCATED

Just off the A47, Acle is perfectly positioned between Norwich and Great Yarmouth, only 12 miles from the city centre and less than nine miles from the coast. If you prefer to leave the car at home, the town's railway station provides hourly services to both destinations.

## FROM NORWICH

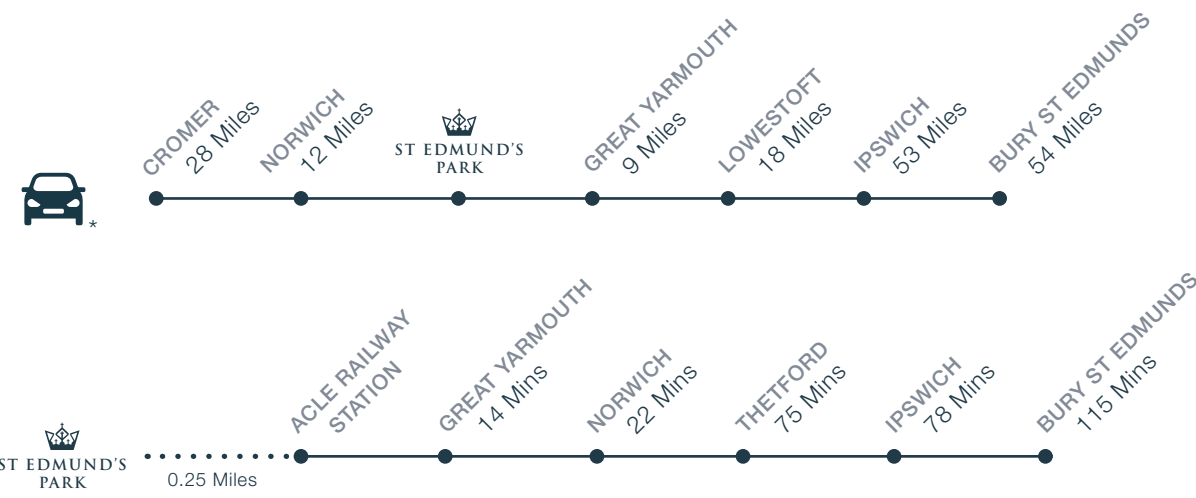
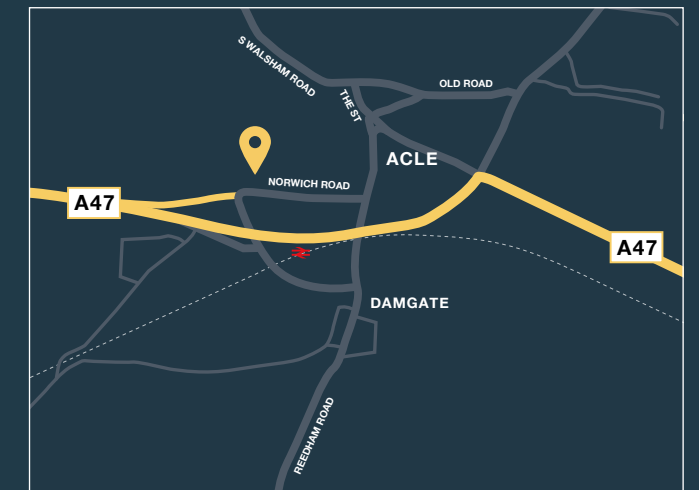
Head east along the A47, towards Gt Yarmouth. Upon reaching Acle, exit on to the slip road (signposted Acle/Reedham/Upton) and then take the first exit from the roundabout. St Edmund's Park is situated on your right.



Acle Railway Station sign



Acle Railway Station



## FROM GREAT YARMOUTH

Head west along the A47 towards Norwich. Upon reaching Acle, take the second exit from the roundabout onto Acle New Road. Follow the road through Acle as you bear left onto The Street and right onto Norwich Road. Take the third exit from the roundabout and you'll find St Edmund's Park situated on your right.

\*Distances taken from Google Maps. \*\*Average times taken from thetrainline.com.

# 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 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). St Edmund's Park 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.

  
**ST EDMUND'S  
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# ST EDMUND'S PARK

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# LOVELL HOMES

A MORGAN SINDALL GROUP COMPANY

THE  
DEVELOPMENT



ST EDMUND'S  
PARK

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# ST EDMUND'S PARK

ACLE

- |   |  |
|---|--|
|  GAINSBOROUGH<br>2 bedroom home  |  NEWBURY<br>3 bedroom home        |
|  HENBURY<br>2 bedroom home       |  PUTTENHAM<br>3 bedroom home      |
|  FORMBY<br>2 bedroom bungalow    |  WOODBRIDGE<br>3 bedroom bungalow |
|  LAMBOURNE<br>3 bedroom home     |  SILVERDALE<br>4 bedroom home     |
|  LANSDOWN<br>3 bedroom home      |  RICHMOND<br>4 bedroom home       |
|  LEASIDE<br>3 bedroom home      |  ASHDOWN<br>4 bedroom home       |
|  DRAYTON<br>3 bedroom bungalow |  SHRIVENHAM<br>4 bedroom home   |
|  CLARION<br>HOUSING            |  |

\* 4 photovoltaic panels to roof  
 \*\* 6 photovoltaic panels to roof

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.



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# GAINSBOROUGH

2 bedroom home



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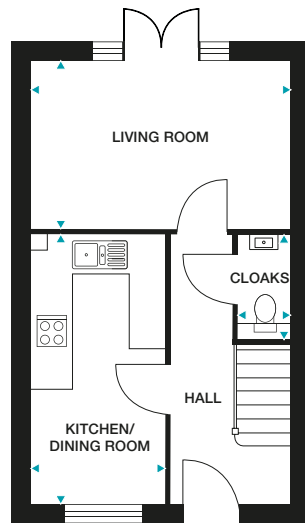
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# GAINSBOROUGH

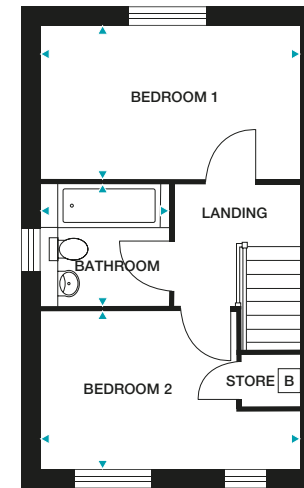
## 2 bedroom home

Plots 5, 6, 70, 71, 72, 118 and 119



GROUND FLOOR

**Kitchen/Dining Room** 2185mm x 4425mm (max) 7'2" x 14'6" (max)  
**Living Room** 4235mm x 2760mm 13'10" x 9'0"  
**Cloaks** 860mm x 1735mm (max) 2'9" x 5'8" (max)



FIRST FLOOR

**Bedroom 1** 4235mm x 2510mm 13'10" x 8'2"  
**Bedroom 2** 4235mm x 2585mm (max) 13'10" x 8'5" (max)  
**Bathroom** 2100mm x 1995mm (max) 6'10" x 6'6" (max)

**Please note: There is no bathroom window to plot 71. Plots 5, 70 and 118 are handed.  
Plots 118 and 119 each have 4 photovoltaic panels to roof. Plots 5, 6, 70, 71 and 72 have no panels.**

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HENBURY  
2 bedroom home



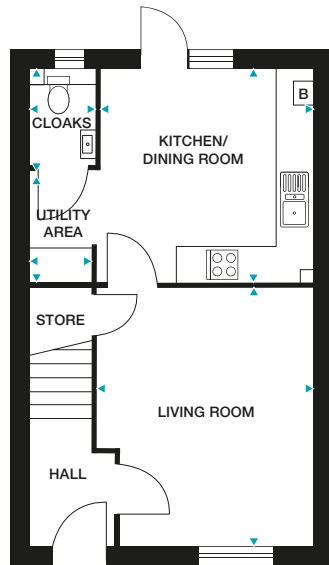
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# HENBURY

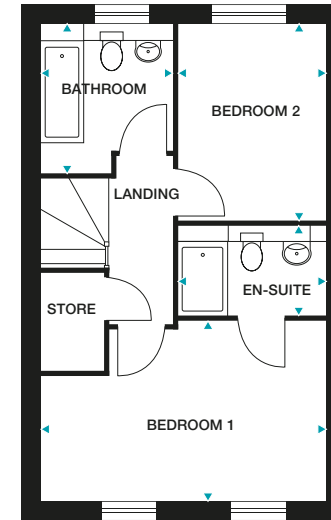
## 2 bedroom home

Plots 87, 88, 116 and 117



GROUND FLOOR

- Kitchen/Dining Room** 3500mm x 3530mm (max) 11'5" x 11'7" (max)
- Living Room** 3575mm x 4210mm (max) 11'8" x 13'9" (max)
- Utility Area** 990mm x 1880mm (max) 3'3" x 6'2" (max)
- Cloaks** 990mm x 1560mm (max) 3'3" x 5'1" (max)



FIRST FLOOR

- Bedroom 1** 4635mm x 2885mm (max) 15'2" x 9'5" (max)
- En-Suite** 2425mm x 1470mm (max) 7'11" x 4'9" (max)
- Bedroom 2** 2425mm x 3230mm 7'11" x 10'7"
- Bathroom** 2165mm x 2450mm (max) 7'1" x 8'0" (max)

Please note: Plots 88 and 116 are handed.

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HOMES



FORMBY  
2 bedroom bungalow

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ST EDMUND'S  
PARK

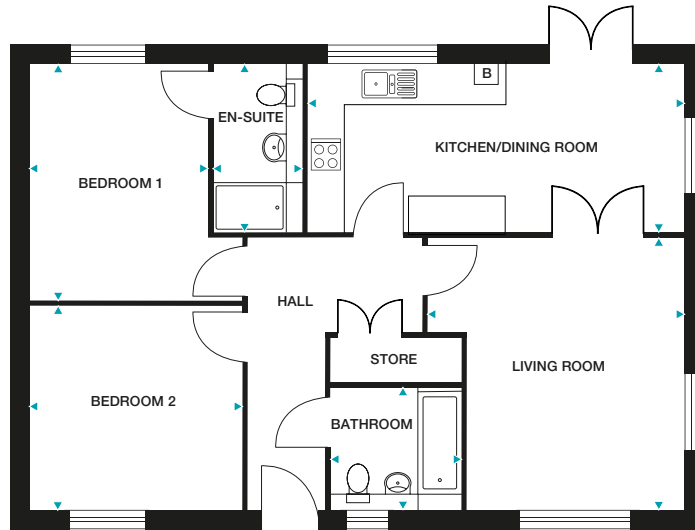
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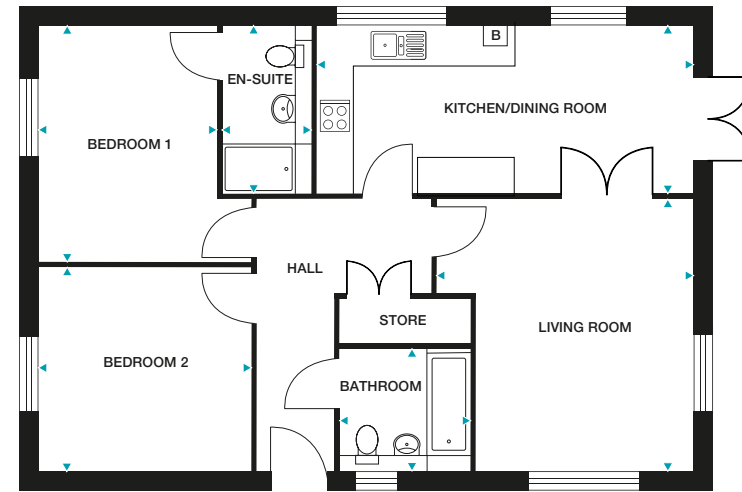
# FORMBY

## 2 bedroom bungalow

Plots 24, 25, 26, 27, 28 and 69



Plots 24, 26 & 27



Plots 25, 28 & 69

### GROUND FLOOR

**Kitchen/Dining Room** 6195mm x 2759mm (max) 20'3" x 9'0" (max)

**Living Room** 4224mm x 4471mm (max) 13'10" x 14'8" (max)

**Bedroom 1** 2960mm x 3894mm 9'8" x 12'9"

**En-Suite** 1500mm x 2759mm (max) 4'11" x 9'0" (max)

**Bedroom 2** 3500mm x 3350mm 11'5" x 10'11"

**Bathroom** 2130mm x 2000mm (max) 6'11" x 6'6" (max)

Please note: Plot 69 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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LAMBOURNE  
3 bedroom home



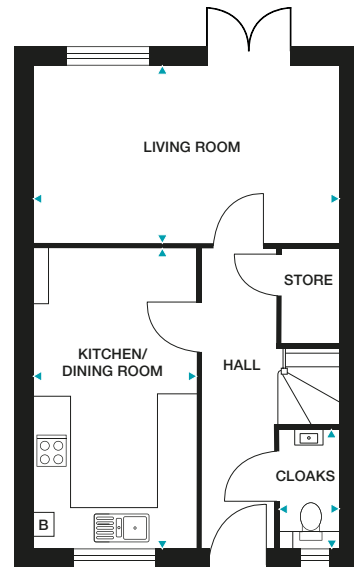
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# LAMBOURNE

## 3 bedroom home

Plots 97, 98, 102, 103, 114 and 115

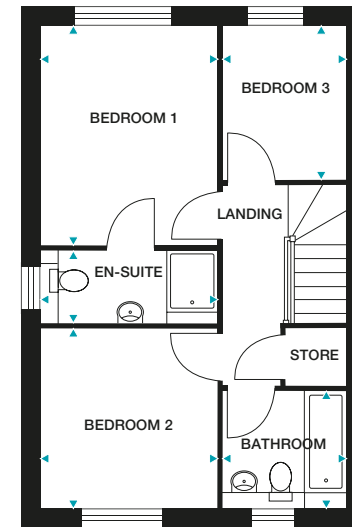


GROUND FLOOR

**Kitchen/Dining Room** 2680mm x 4940mm (max) 8'9" x 16'2" (max)

**Living Room** 5020mm x 2913mm 16'5" x 9'6"

**Cloaks** 965mm x 1910mm (max) 3'2" x 6'3" (max)



FIRST FLOOR

**Bedroom 1** 2890mm x 3610mm 9'5" x 11'10"

**En-Suite** 2855mm x 1190mm (max) 9'4" x 3'10" (max)

**Bedroom 2** 2870mm x 2950mm 9'5" x 9'8"

**Bedroom 3** 2060mm x 2525mm 6'9" x 8'3"

**Bathroom** 2050mm x 1915mm (max) 6'8" x 6'3" (max)

Please note: Plots 98, 103 and 114 are handed.  
Plots 97, 98, 102, 103, 104 and 115 each have 4 photovoltaic panels to roof.

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**LOVELL  
HOMES**

LANSDOWN  
3 bedroom home



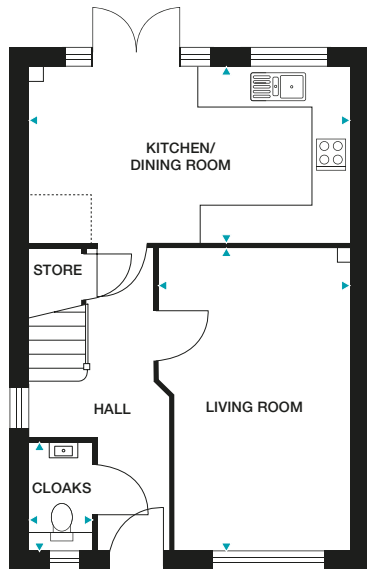
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# LANSDOWN

## 3 bedroom home

Plots 9, 10, 90, 91, 92, 93, 125, 126, 131 and 132

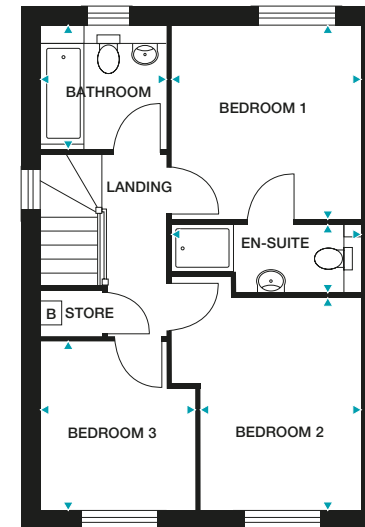


GROUND FLOOR

**Kitchen/Dining Room** 5244mm x 2860mm (max) 17'2" x 9'4" (max)

**Living Room** 2870mm x 4980mm (max) 9'5" x 16'4" (max)

**Cloaks** 1000mm x 1750mm (max) 3'3" x 5'8" (max)



FIRST FLOOR

**Bedroom 1** 3095mm x 3185mm 10'1" x 10'5"

**En-Suite** 3080mm x 1095mm (max) 10'1" x 3'7" (max)

**Bedroom 2** 2630mm x 3475mm 8'7" x 11'4"

**Bedroom 3** 2535mm x 2735mm (max) 8'3" x 8'11" (max)

**Bathroom** 2000mm x 2050mm (max) 6'6" x 6'8" (max)

Please note: Plots 9, 91, 93, 125 and 131 are handed.

Plots 9, 10, 90, 91, 92, 93, 125, 126, 131 and 132 each have 4 photovoltaic panels to roof.

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**LOVELL  
HOMES**

LEASIDE  
3 bedroom home



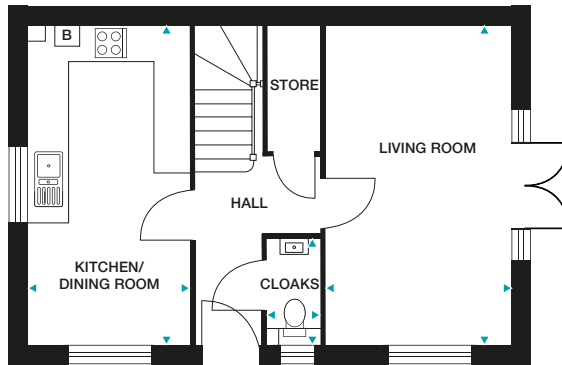
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# LEASIDE

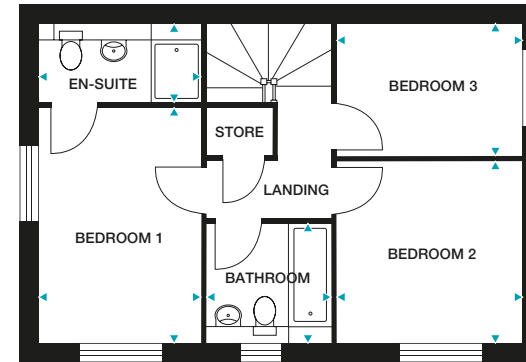
## 3 bedroom home

Plots 2, 89, 94 and 120



GROUND FLOOR

**Kitchen/Dining Room** 2640mm x 5245mm (max) 8'7" x 17'2" (max)  
**Living Room** 3050mm x 5245mm 10'0" x 17'2"  
**Cloaks** 863mm x 1720mm (max) 2'10" x 5'7" (max)



FIRST FLOOR

**Bedroom 1** 2655mm x 3870mm 8'8" x 12'8"  
**En-Suite** 2640mm x 1280mm (max) 8'7" x 4'2" (max)  
**Bedroom 2** 3050mm x 2980mm 10'0" x 9'9"  
**Bedroom 3** 3050mm x 2175mm 10'0" x 7'1"  
**Bathroom** 2040mm x 1950mm (max) 6'8" x 6'4" (max)

**Please note: Plots 2, 89, 94 and 120 each have 4 photovoltaic panels to roof.**

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.

DRAYTON  
3 bedroom bungalow



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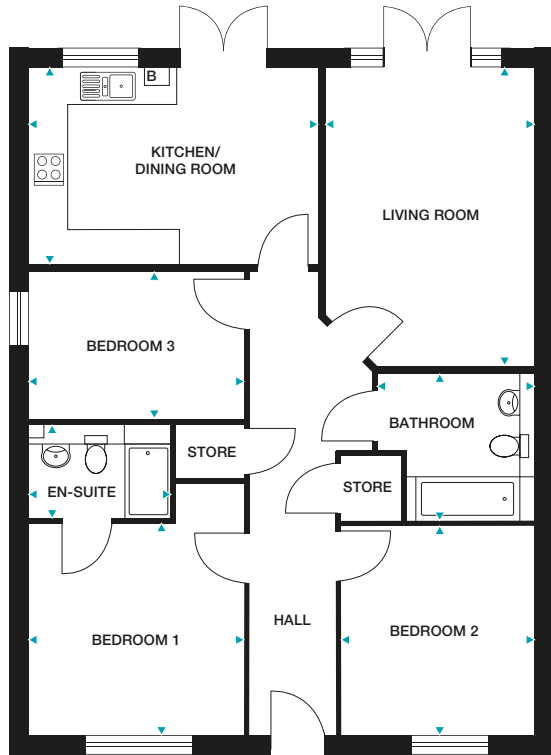




# DRAYTON

## 3 bedroom bungalow

Plots 7, 21 and 22



### GROUND FLOOR

- Kitchen/Dining Room** 4750mm x 3300mm (max) 15'7" x 10'9" (max)
- Living Room** 3485mm x 4995mm (max) 11'5" x 16'4" (max)
- Bedroom 1** 3540mm x 3480mm 11'7" x 11'5"
- En-Suite** 2340mm x 1525mm (max) 7'8" x 5'0" (max)
- Bedroom 2** 3200mm x 3425mm 10'6" x 11'2"
- Bedroom 3** 3538mm x 2440mm 11'7" x 8'0"
- Bathroom** 2400mm x 2090mm (max) 7'10" x 6'10" (max)

Please note: Garage to plot 7, car ports to plots 21 and 22. Plot 21 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.



NEWBURY  
3 bedroom home



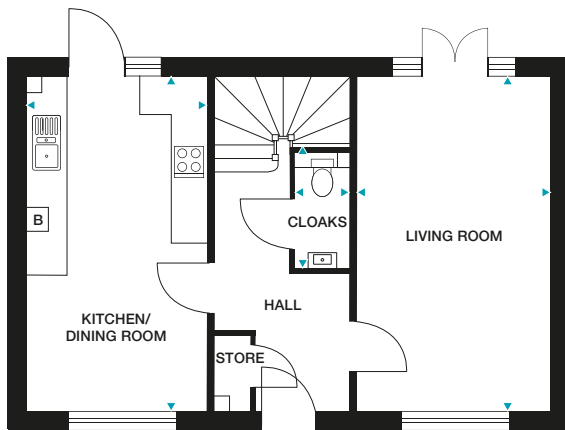
ST EDMUND'S  
PARK  
ACLE



# NEWBURY

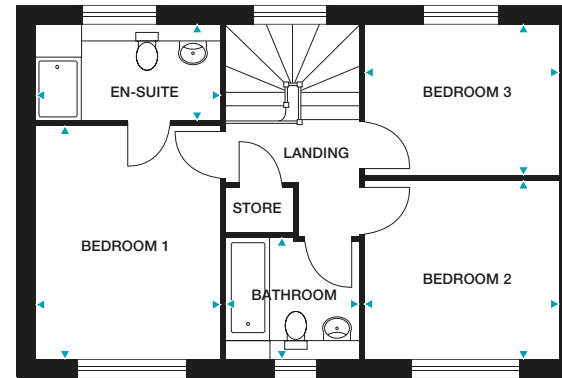
## 3 bedroom home

Plots 3, 95, 101 and 137



### GROUND FLOOR

**Kitchen/Dining Room** 2970mm x 5465mm (max) 9'8" x 17'11" (max)  
**Living Room** 3155mm x 5465mm 10'4" x 17'11"  
**Cloaks** 895mm x 1895mm (max) 2'11" x 6'2" (max)



### FIRST FLOOR

**Bedroom 1** 3030mm x 3820mm 9'11" x 12'6"  
**En-Suite** 3015mm x 1550mm (max) 9'10" x 5'1" (max)  
**Bedroom 2** 3215mm x 2910mm 10'6" x 9'6"  
**Bedroom 3** 3215mm x 2470mm 10'6" x 8'1"  
**Bathroom** 2170mm x 1950mm (max) 7'1" x 6'4" (max)

**Please note: Plots 3, 95, 101 and 137 each have 4 photovoltaic panels to roof.**

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



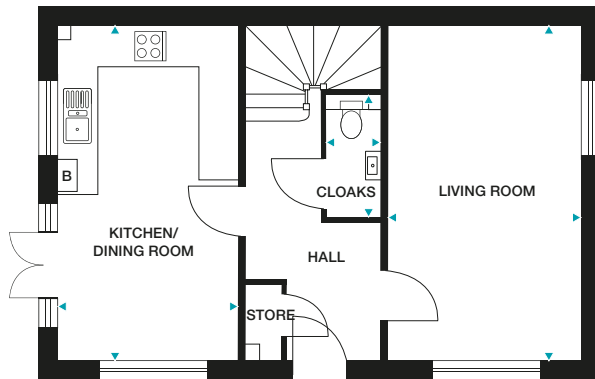
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# PUTTENHAM

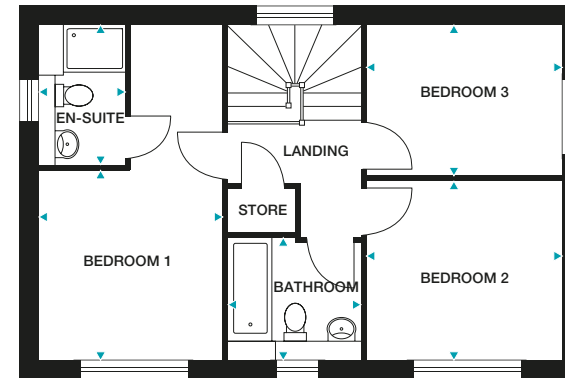
## 3 bedroom home

Plots 123, 127 and 128



### GROUND FLOOR

- Kitchen/Dining Room** 2970mm x 5470mm (max) 9'8" x 17'11" (max)
- Living Room** 3155mm x 5470mm 10'4" x 17'11"
- Cloaks** 895mm x 1900mm (max) 2'11" x 6'2" (max)



### FIRST FLOOR

- Bedroom 1** 3030mm x 3100mm 9'11" x 10'2"
- En-Suite** 1450mm x 2270mm (max) 4'9" x 7'5" (max)
- Bedroom 2** 3214mm x 2910mm 10'6" x 9'6"
- Bedroom 3** 3215mm x 2470mm 10'6" x 8'1"
- Bathroom** 2170mm x 1950mm (max) 7'1" x 6'4" (max)

Please note: Plots 123 and 127 are handed.  
Plots 123, 127 and 128 each have 4 photovoltaic panels to roof.

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WOODBRIDGE  
3 bedroom bungalow



ST EDMUND'S  
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# WOODBIDGE

## 3 bedroom bungalow

Plots 8, 20, 23, 29 and 68



### GROUND FLOOR

|                            |                       |                      |
|----------------------------|-----------------------|----------------------|
| <b>Kitchen/Dining Room</b> | 4230mm x 5230mm (max) | 13'10" x 17'1" (max) |
| <b>Living Room</b>         | 4230mm x 5805mm       | 13'10" x 19'0"       |
| <b>Bedroom 1</b>           | 3420mm x 3745mm       | 11'2" x 12'3"        |
| <b>En-Suite</b>            | 1725mm x 2625mm (max) | 5'7" x 8'7" (max)    |
| <b>Bedroom 2</b>           | 4580mm x 3375mm       | 15'0" x 11'0"        |
| <b>Bedroom 3</b>           | 2605mm x 3430mm       | 8'6" x 11'3"         |
| <b>Bathroom</b>            | 3400mm x 1810mm (max) | 11'1" x 5'11" (max)  |

Please note: Plot 23 is handed.

Plot 68 has 4 photovoltaic panels to roof. Plots 8, 20, 23 and 29 have no panels.

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SILVERDALE  
4 bedroom home



ST EDMUND'S  
PARK

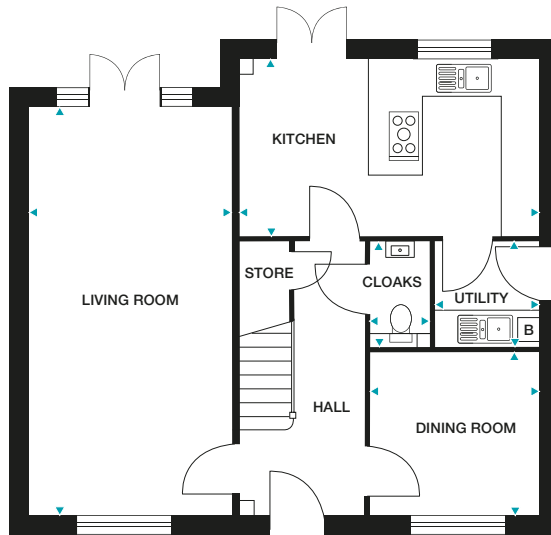
ACLE



# SILVERDALE

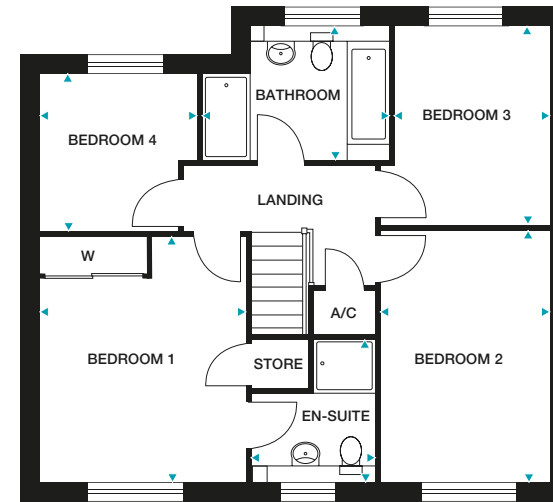
## 4 bedroom home

Plots 85, 86, 124, 133, 135 and 136



GROUND FLOOR

**Kitchen** 4905mm x 2885mm (max) 16'1" x 9'5" (max)  
**Living Room** 3335mm x 6705mm 10'11" x 22'0"  
**Dining Room** 2765mm x 2625mm 9'0" x 8'7"  
**Utility Room** 1696mm x 1745mm (max) 5'6" x 5'8" (max)  
**Cloaks** 955mm x 1750mm (max) 3'1" x 5'8" (max)



FIRST FLOOR

**Bedroom 1 (inc. wardrobes)** 3395mm x 4030mm 11'1" x 13'2"  
**En-Suite** 2015mm x 2300mm (max) 6'7" x 7'6" (max)  
**Bedroom 2** 2774mm x 4135mm 9'1" x 13'6"  
**Bedroom 3** 2550mm x 3245mm 8'4" x 10'7"  
**Bedroom 4** 2570mm x 2586mm (max) 8'5" x 8'5" (max)  
**Bathroom** 2185mm x 3075mm (max) 7'2" x 10'1" (max)

Please note: Plot 85 is handed.

Plots 85, 86, 124, 133, 135 and 136 each have 6 photovoltaic panels to roof.

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

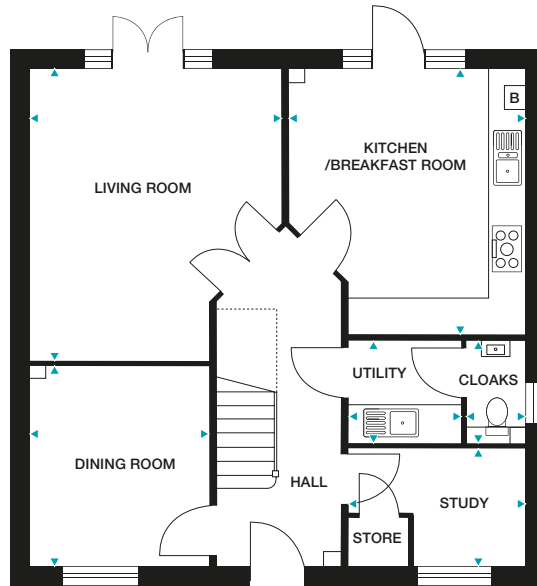


ST EDMUND'S  
PARK  
ACLE

# RICHMOND

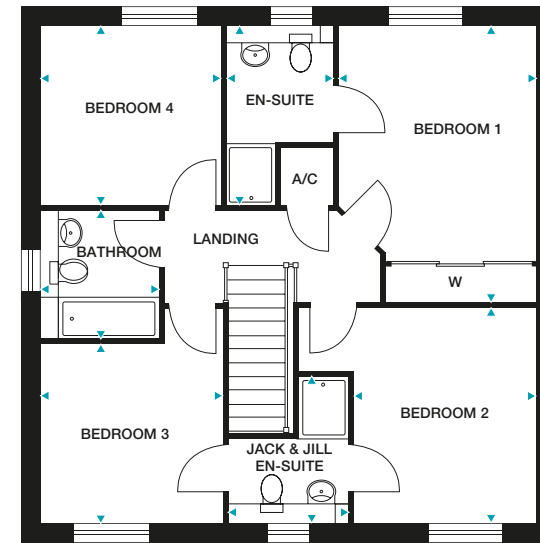
## 4 bedroom home

Plots 99, 100, 129 and 130



GROUND FLOOR

- Kitchen/Breakfast Room** 3885mm x 4355mm (max) 12'9" x 14'3" (max)
- Living Room** 4135mm x 4805mm (max) 13'6" x 15'9" (max)
- Dining Room** 2950mm x 3275mm (max) 9'8" x 10'8" (max)
- Study** 2894mm x 1925mm (max) 9'5" x 6'3" (max)
- Utility Room** 1843mm x 1672mm (max) 6'0" x 5'5" (max)
- Cloaks** 950mm x 1665mm (max) 3'1" x 5'5" (max)



FIRST FLOOR

- Bedroom 1 (inc. wardrobes)** 3245mm x 4545mm (max) 10'7" x 14'10" (max)
- En-Suite** 1750mm x 2930mm (max) 5'8" x 9'7" (max)
- Bedroom 2** 3000mm x 3530mm 9'10" x 11'7"
- Bedroom 3** 3000mm x 2920mm 9'10" x 9'7"
- Jack & Jill En-Suite** 1960mm x 2380mm (max) 6'5" x 7'9" (max)
- Bedroom 4** 2970mm x 2940mm 9'8" x 9'7"
- Bathroom** 1950mm x 2100mm (max) 6'4" x 6'10" (max)

Please note: Plot 99 is handed.

Plots 99, 100 and 129 each have 6 photovoltaic panels to roof. Plot 130 has no panels.

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**LOVELL**  
HOMES

ASHDOWN  
4 bedroom home



ST EDMUND'S  
PARK

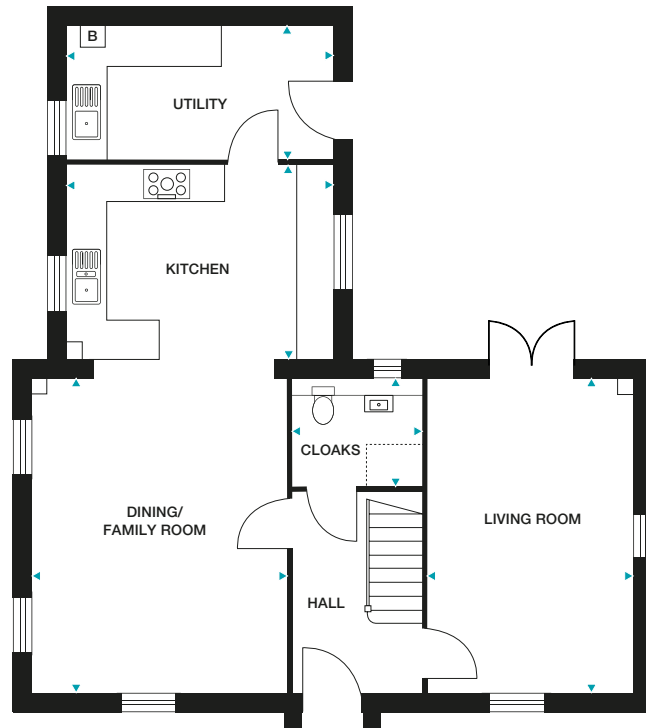
ACLE



# ASHDOWN

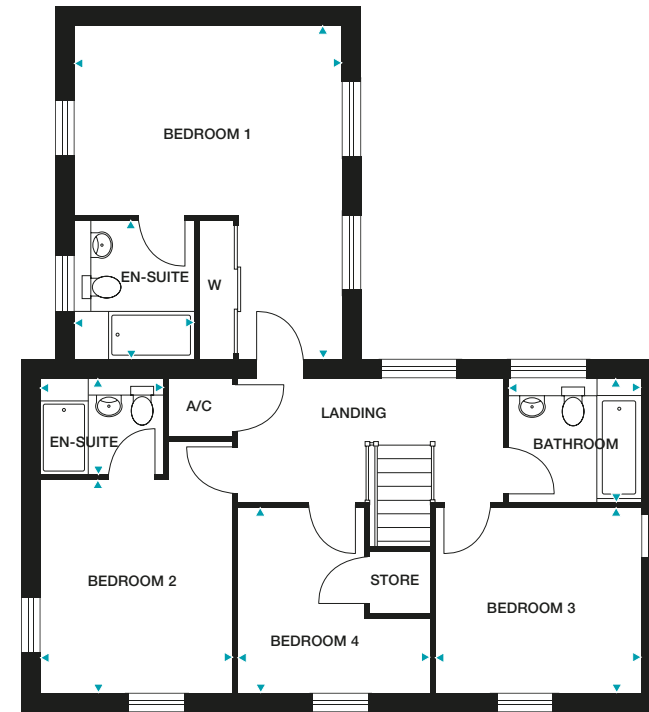
## 4 bedroom home

Plots 1, 4, 11, and 121



GROUND FLOOR

- Kitchen** 4365mm x 3160mm (max) 14'3" x 10'4" (max)
- Living Room** 3365mm x 5150mm (max) 11'0" x 16'10" (max)
- Dining/Family Room** 4180mm x 5150mm (max) 13'8" x 16'10" (max)
- Utility Room** 4360mm x 2180mm (max) 14'3" x 7'1" (max)
- Cloaks** 2115mm x 1755mm (max) 6'11" x 5'9" (max)



FIRST FLOOR

- Bedroom 1** 4365mm x 5450mm (max) 14'3" x 17'10" (max)
- En-Suite 1** 1950mm x 2255mm (max) 6'4" x 7'4" (max)
- Bedroom 2** 3150mm x 3500mm 10'4" x 11'5"
- En-Suite 2** 2000mm x 1555mm (max) 6'6" x 5'1" (max)
- Bedroom 3** 3365mm x 3041mm 11'0" x 9'11"
- Bedroom 4** 3170mm x 3040mm (max) 10'4" x 9'11" (max)
- Bathroom** 2000mm x 2155mm (max) 6'6" x 7'0" (max)

Please note: Plot 121 is handed.

Plots 1, 4, 11 and 121 each have 6 photovoltaic panels to roof.

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**LOVELL**  
HOMES

SHRIVENHAM  
4 bedroom home



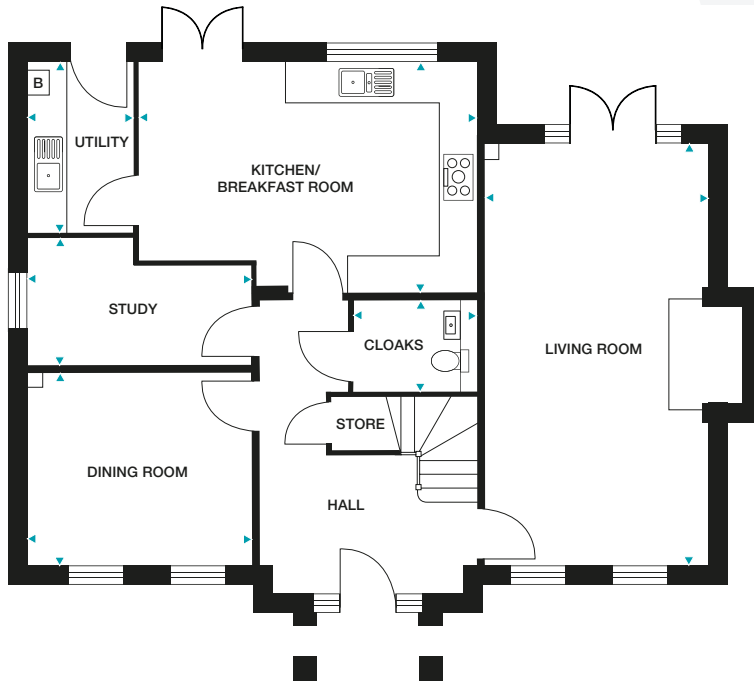
ST EDMUND'S  
PARK  
ACLE



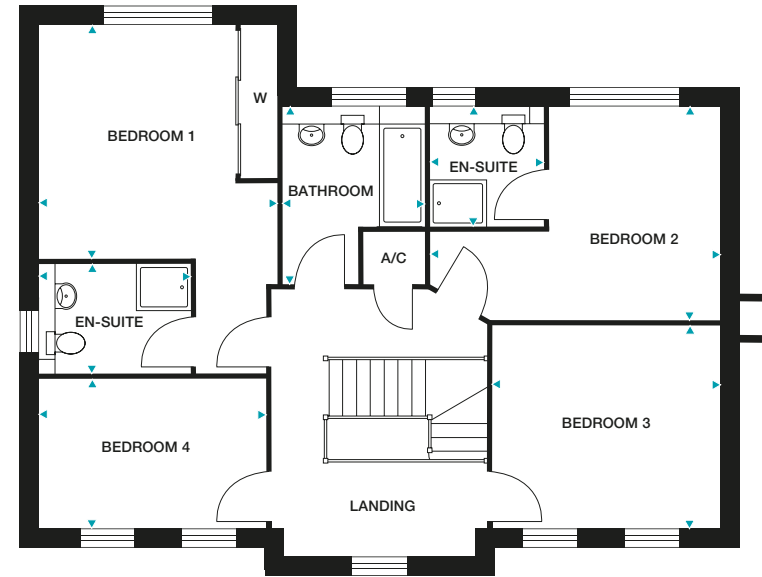
# SHRIVENHAM

4 bedroom home

Plots 96, 122 and 134



GROUND FLOOR



FIRST FLOOR

- Kitchen/Breakfast Room** 5545mm x 3765mm (max) 18'2" x 12'4" (max)
- Living Room** 3765mm x 6930mm (max) 12'4" x 22'8" (max)
- Dining Room** 3670mm x 3160mm (max) 12'0" x 10'4" (max)
- Study** 3670mm x 2085mm (max) 12'0" x 6'10" (max)
- Utility Room** 1725mm x 2785mm (max) 5'7" x 9'1" (max)
- Cloaks** 1950mm x 1475mm (max) 6'4" x 4'10" (max)

- Bedroom 1 (inc.wardrobes)** 3895mm x 3835mm (max) 12'9" x 12'7" (max)
- En-Suite 1** 2450mm x 1790mm (max) 8'0" x 5'10" (max)
- Bedroom 2** 4750mm x 3500mm (max) 15'7" x 11'5" (max)
- En-Suite 2** 1855mm x 1950mm (max) 6'1" x 6'4" (max)
- Bedroom 3** 3735mm x 3345mm 12'3" x 10'11" (max)
- Bedroom 4** 3735mm x 2455mm 12'3" x 8'0"
- Bathroom** 2355mm x 2905mm (max) 7'8" x 9'6" (max)

Please note: Plot 96 has 6 photovoltaic panels to roof. Plots 122 and 134 have no panels.

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THE  
SPECIFICATION

  
ST EDMUND'S  
PARK  
ACLE





# 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 • **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



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
- Amtico
- Engineered wood
- Floor tiling



## BEDROOM

- Wardrobes
- Chests of drawers
- Dressing tables

## ELECTRICAL

- Light switches
- Fused spurs
- Plug sockets
- Cooker point
- Shaver socket
- TV points
- Home audio
- 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.

**LOVELL**  
HOMES