

LOVELL
HOMES

PRESENTS



AS

ALL SAINTS
GREEN

Stradbroke

WELCOME TO



Located in the mid-Suffolk village of Stradbroke, All Saints Green is a stylish collection of 2, 3 & 4 bedroom homes and 2 & 3 bedroom bungalows.

Perfect for young professionals, growing families or those looking to downsize, the carefully considered selection of house styles available will ensure that people at all stages of the property ladder are well catered for.

With Fibre Broadband included as standard and Air Source Heat Pumps used as a greener alternative to traditional gas boiler systems, these Lovell Homes have been designed with both energy efficiency and modern living in mind.



STRADBROKE



Bowlers Green 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.



Bowlers Green showhome interior

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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.

AS

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Stradbroke



LIFE AT ALL SAINTS GREEN

Stradbroke serves as a natural centre for the other surrounding villages and hamlets, with a good selection of independent shops and amenities on offer.

An excellent place for children, the village is home to highly recommended Primary and Secondary schools as well as a well-stocked public library, a gym, swimming pool and a large playing field suitable for a variety of sports.

There is also a Fitness Track for those who like to run or jog, and miles of public footpaths providing beautiful views to admire whilst walking the dog.

After enjoying all that the village has to offer, be sure to visit the White Hart on Church Street for a bite to eat or a quiet drink - a traditional village pub that's open six days a week.



Westhall Play Area



Village sign post



White Heart Village Pub

PLACES TO SEE, LOCATIONS TO EXPLORE



Harleston Town Centre



Diss Mere

Rural, yet accessible, All Saints Green benefits from a countryside location coupled with excellent road links for exploring the wider area.

Running along the border between Norfolk and Suffolk is the Waveney Valley, an unspoilt haven of wildlife, tranquil surroundings and warm hospitality. At the gateway to the valley is Diss, a town with an eclectic mix of medieval, Georgian and Victorian buildings. It's also where you'll find the Mere - one of the deepest natural inland lakes in the country.

Harleston, with its narrow streets and quaint alleys, is just seven miles away from Stradbroke. This ancient market town is the ideal place to shop for a whole host of locally-produced products and features a vibrant arts community.

The beautiful town of Aldeburgh provides you with the perfect setting for a stroll along the beach. After taking in the sea air, be sure to visit the town's High Street where you'll discover a wide selection of boutiques, eateries, art galleries and a cinema.

Head north and you'll soon reach a second coastal destination in Southwold - a quintessentially English seaside town featuring Britain's only 21st century pier! With a vast stretch of colourful beach huts lining the promenade, there are few seaside towns in the UK like it.



Aldeburgh Beach Shell Sculpture



Southwold Pier

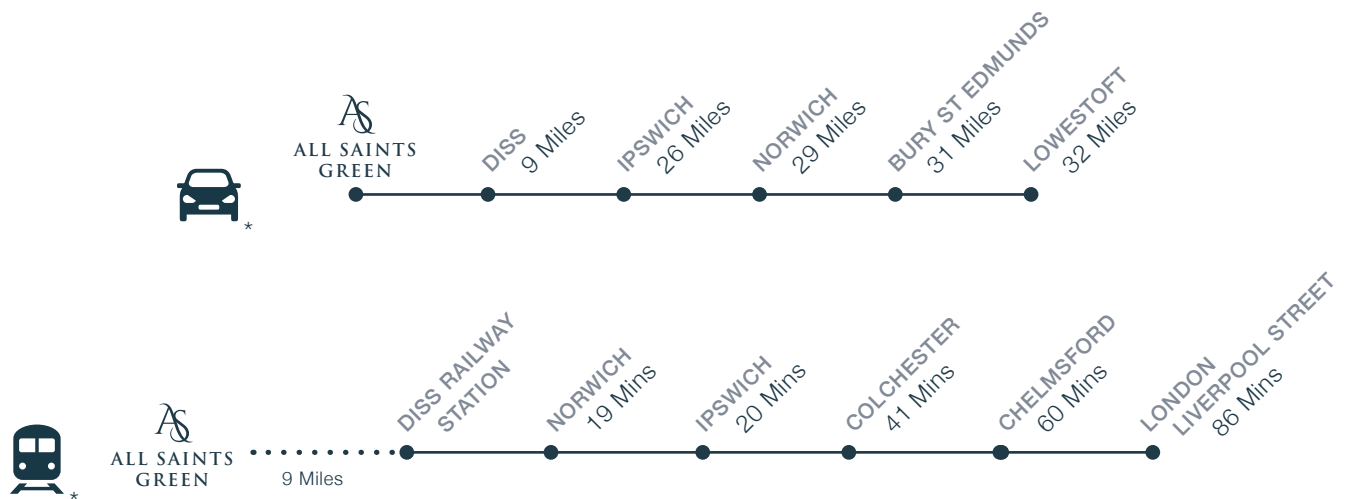
AS
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GREEN
Stradbroke

IDEALLY LOCATED

With major A-roads to the north, east and west, Stradbroke is in the perfect spot for those who need to travel around East Anglia. For longer journeys, the railway station in nearby Diss is on the Great Eastern Main Line, with services northbound to Norwich, and southbound to London Liverpool Street.



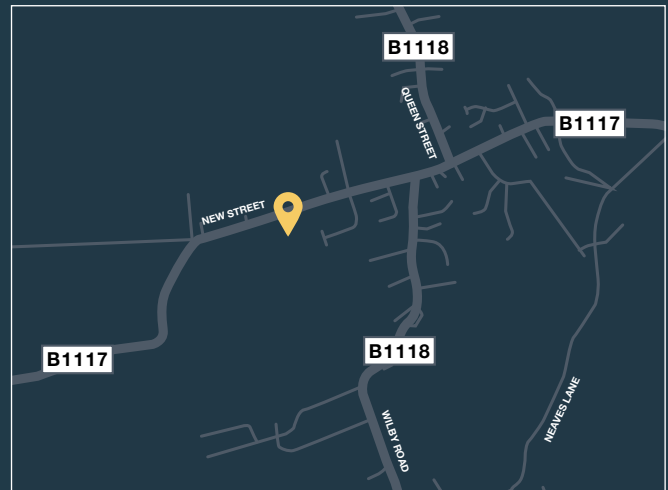
Local Countryside



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

FROM NORWICH

Head south along the A140, until you reach the A143. Take the first exit from the roundabout, signposted Great Yarmouth. After one and a half miles, upon reaching Billingford, turn right onto Low Road. At the next junction, turn left onto the B1118. Continue for four and a half miles, as you enter Stradbroke, then turn right onto New Street. All Saints Green will be located on your left, as you exit the village.



FROM IPSWICH

Head north along the A140 before turning right onto the B1117 (signposted Eye, Stradbroke). After passing through Eye, continue for a further six and a half miles along the B1117 before reaching Stradbroke. All Saints Green will be located on your right.

FROM THE EAST/A12

Exit the A12 onto the A144 (signposted Halesworth, Bungay). Upon reach Bramfield, turn left onto Walpole Road, then join the B1117 towards Stradbroke. Continue along the B1117 for ten and a half miles, as you pass through Stradbroke. All Saints Green will be located on your left, as you exit the village.

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

AS

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Stradbroke

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



ALL SAINTS GREEN

Stradbroke



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.

**LOVELL
HOMES**



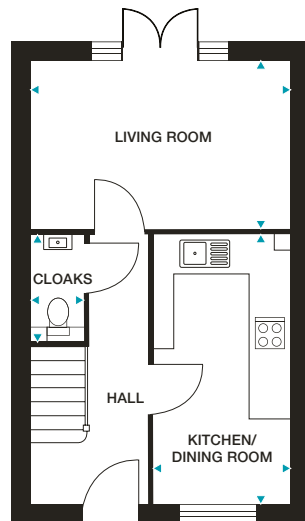
GAINSBOROUGH
2 bedroom home

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GREEN
Stradbroke

GAINSBOROUGH

2 bedroom home

Plots 16, 17 and 18

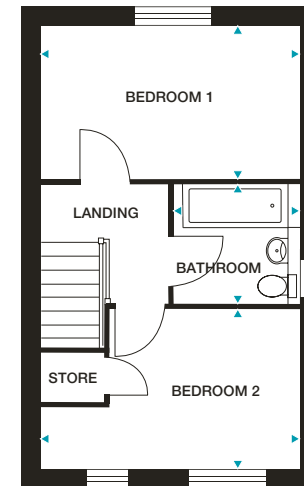


GROUND FLOOR

Kitchen/Dining Room 2246mm x 4404mm (max) 7'4" x 14'5" (max)

Living Room 4261mm x 2763mm 13'11" x 9'0"

Cloaks 835mm x 1716mm (max) 2'8" x 5'7" (max)



FIRST FLOOR

Bedroom 1 4323mm x 2540mm 14'2" x 8'4"

Bedroom 2 4323mm x 2587mm (max) 14'2" x 8'5" (max)

Bathroom 2124mm x 1975mm (max) 6'11" x 6'5" (max)

Please note: Plot 17 has no side elevation windows. Plots 17 and 18 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**

GAINSBOROUGH
2 bedroom home

AS

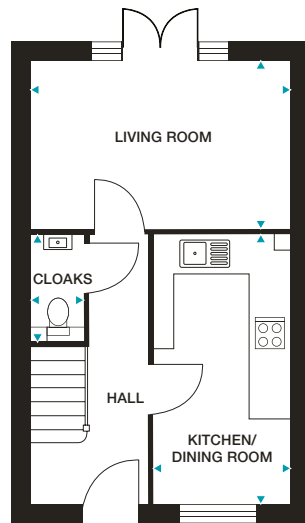
ALL SAINTS
GREEN

Stradbroke

GAINSBOROUGH

2 bedroom home

Plots 19, 20, 21 and 22

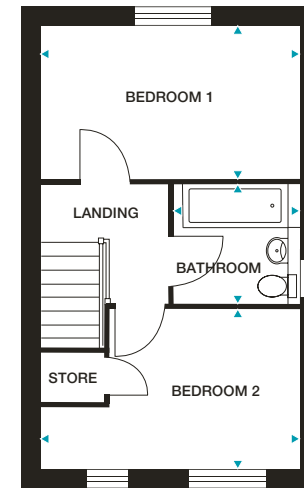


GROUND FLOOR

Kitchen/Dining Room 2246mm x 4404mm (max) 7'4" x 14'5" (max)

Living Room 4261mm x 2763mm 13'11" x 9'0"

Cloaks 835mm x 1716mm (max) 2'8" x 5'7" (max)



FIRST FLOOR

Bedroom 1 4323mm x 2540mm 14'2" x 8'4"

Bedroom 2 4323mm x 2587mm (max) 14'2" x 8'5" (max)

Bathroom 2124mm x 1975mm (max) 6'11" x 6'5" (max)

Please note: Plots 20 and 22 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**

FORMBY
2 bedroom bungalow

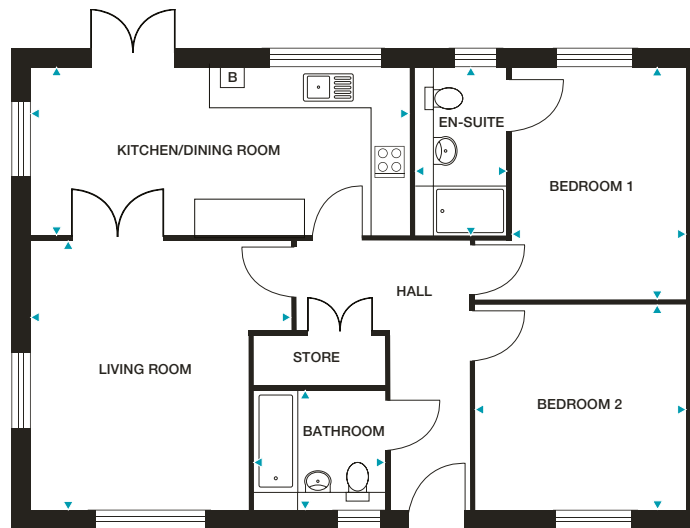
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FORMBY

2 bedroom bungalow

Plots Plots 52, 53 and 54



GROUND FLOOR

Kitchen/Dining Room 6222mm x 2757mm (max) 20'5" x 9'0" (max)

Living Room 4239mm x 4433mm (max) 13'10" x 14'6" (max)

Bedroom 1 2846mm x 4093mm 9'4" x 13'5"

En-Suite 1493mm x 2757mm (max) 4'10" x 9'0" (max)

Bedroom 2 3459mm x 3096mm 11'4" x 10'1"

Bathroom 2075mm x 1965mm (max) 6'9" x 6'5" (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**

LANSDOWN
3 bedroom home



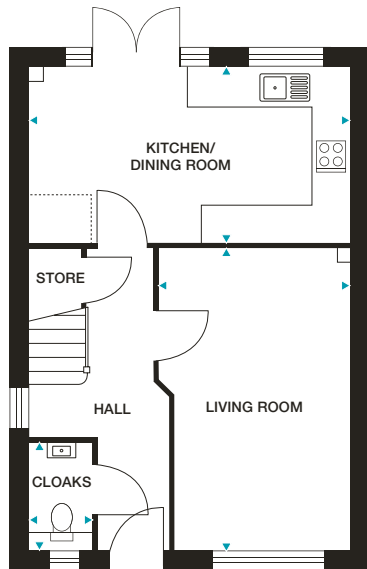
ALL SAINTS
GREEN

Stradbroke

LANSDOWN

3 bedroom home

Plots 2, 3, 4, 5, 24, 25, 26, 27, 39 and 40

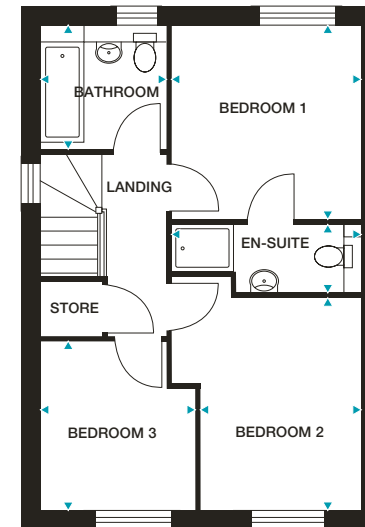


GROUND FLOOR

Kitchen/Dining Room 5236mm x 2860mm (max) 17'2" x 9'4" (max)

Living Room 3146mm x 4972mm (max) 10'3" x 16'3" (max)

Cloaks 983mm x 1738mm (max) 3'2" x 5'8" (max)



FIRST FLOOR

Bedroom 1 3095mm x 3161mm 10'1" x 10'4"

En-Suite 3083mm x 1116mm (max) 10'1" x 3'7" (max)

Bedroom 2 2620mm x 3470mm 8'7" x 11'4"

Bedroom 3 2535mm x 2745mm (max) 8'3" x 9'0" (max)

Bathroom 2047mm x 2072mm (max) 6'8" x 6'9" (max)

Please note: Plots 24, 25, 26 and 39 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

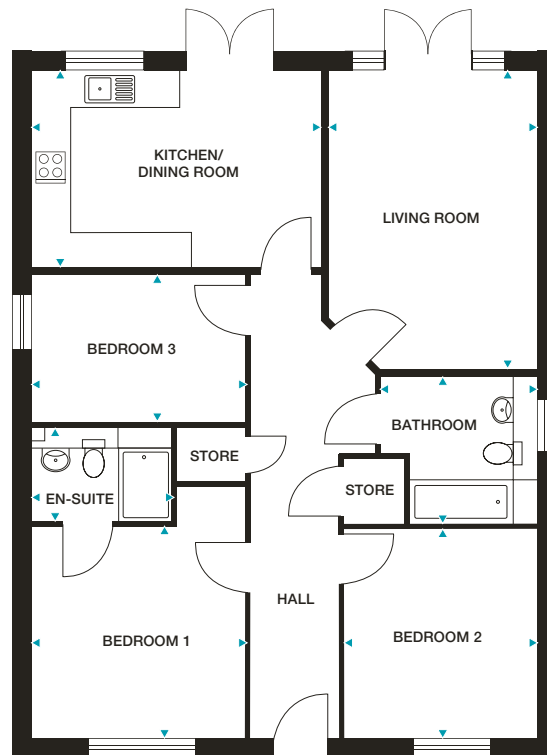
AS
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Stradbroke



DRAYTON

3 bedroom bungalow

Plots 6, 58 and 59



GROUND FLOOR

Kitchen/Dining Room 4735mm x 3287mm (max) 15'6" x 10'9" (max)

Living Room 3467mm x 4971mm (max) 11'4" x 16'3" (max)

Bedroom 1 3460mm x 3504mm 11'4" x 11'6"

En-Suite 2314mm x 1497mm (max) 7'7" x 4'10" (max)

Bedroom 2 3197mm x 3454mm 10'5" x 11'4"

Bedroom 3 3460mm x 2443mm 11'4" x 8'0"

Bathroom 2639mm x 2396mm (max) 8'7" 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.

**LOVELL
HOMES**

PUTTENHAM
3 bedroom home



ALL SAINTS
GREEN

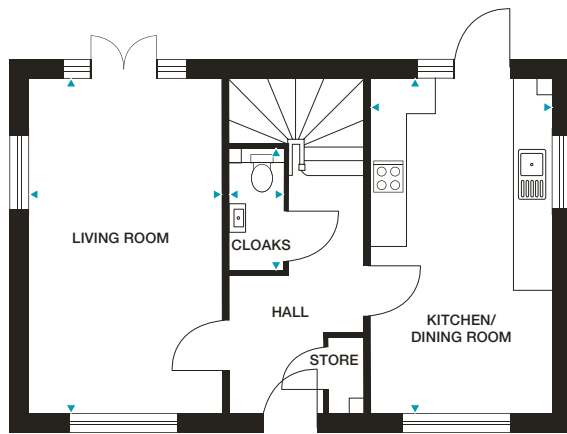
Stradbroke



PUTTENHAM

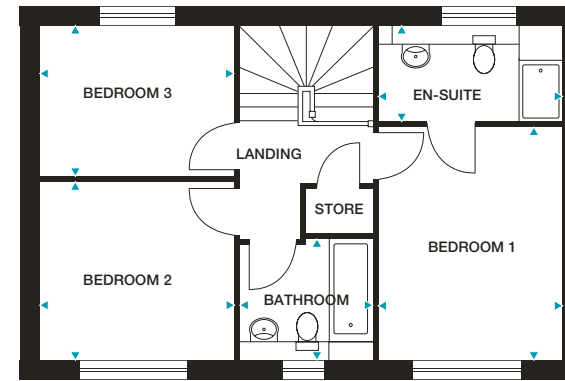
3 bedroom home

Plots 14, 15, 55 and 57



GROUND FLOOR

Kitchen/Dining Room 2971mm x 5483mm (max) 9'9" x 17'11" (max)
Living Room 3165mm x 5483mm 10'4" x 17'11"
Cloaks 904mm x 2046mm (max) 2'11" x 6'8" (max)



FIRST FLOOR

Bedroom 1 3028mm x 3816mm 9'11" x 12'6"
En-Suite 3028mm x 1560mm (max) 9'11" x 5'1" (max)
Bedroom 2 3223mm x 2909mm 10'6" x 9'6"
Bedroom 3 3223mm x 2480mm 10'6" x 8'1"
Bathroom 2162mm x 1968mm (max) 7'1" x 6'5" (max)

Please note: Plots 55 and 57 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



ALL SAINTS
GREEN
Stradbroke

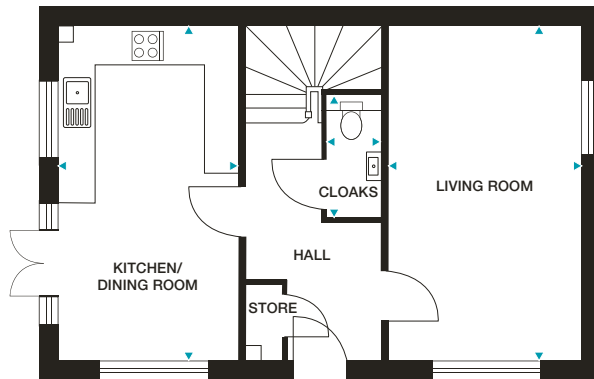


CGIs are indicative only and elevations are subject to change, external finishes and features may vary.

NEWBURY

3 bedroom home

Plots 51 and 60

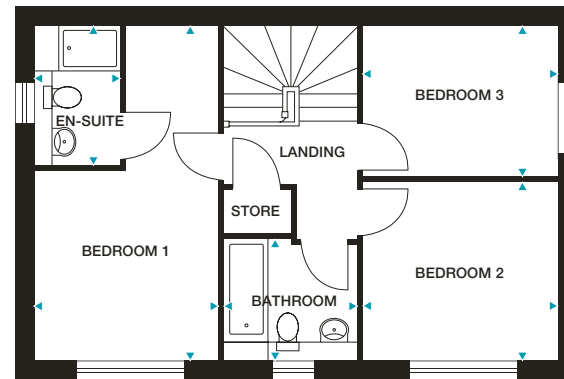


GROUND FLOOR

Kitchen/Dining Room 2969mm x 5483mm (max) 9'9" x 17'11" (max)

Living Room 3164mm x 5483mm 10'4" x 17'11"

Cloaks 905mm x 2046mm (max) 2'11" x 6'8" (max)



FIRST FLOOR

Bedroom 1 3026mm x 5483mm 9'11" x 17'11"

En-Suite 1398mm x 2268mm (max) 4'7" x 7'5" (max)

Bedroom 2 3223mm x 2920mm 10'6" x 9'7"

Bedroom 3 3223mm x 2470mm 10'6" x 8'1"

Bathroom 2172mm x 1978mm (max) 7'1" x 6'5" (max)

Please note: Plot 51 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**

SILVERDALE
4 bedroom home



ALL SAINTS
GREEN

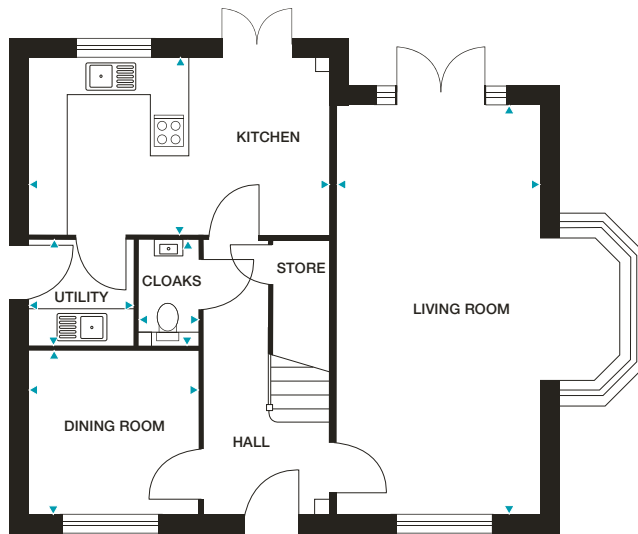
Stradbroke



SILVERDALE

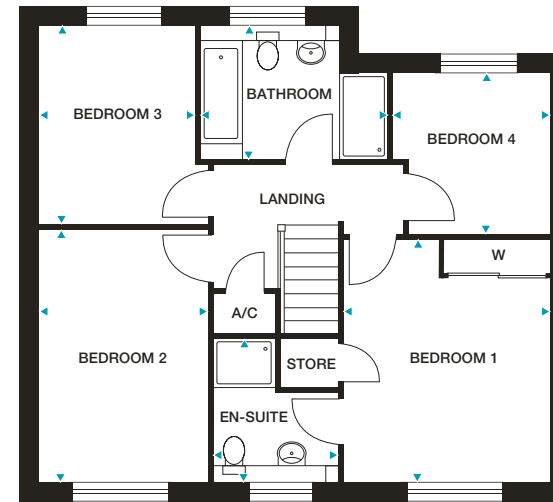
4 bedroom home

Plots 1, 9, 11 and 23



GROUND FLOOR

Kitchen 4909mm x 2931mm (max) 16'1" x 9'7" (max)
Living Room 3338mm x 6720mm 10'11" x 22'0"
Dining Room 2764mm x 2646mm 9'0" x 8'8"
Utility Room 1698mm x 1733mm (max) 5'6" x 5'8" (max)
Cloaks 973mm x 1733mm (max) 3'2" x 5'8" (max)



FIRST FLOOR

Bedroom 1 (inc. wardrobes) 3394mm x 3969mm (max) 11'1" x 13'0" (max)
En-Suite 2030mm x 2267mm (max) 6'7" x 7'5" (max)
Bedroom 2 2774mm x 4135mm 9'1" x 13'6"
Bedroom 3 2541mm x 3280mm 8'4" x 10'9"
Bedroom 4 2564mm x 2658mm (max) 8'4" x 8'8" (max)
Bathroom 3082mm x 2184mm (max) 10'1" x 7'2" (max)

Please note: Plots 9 and 11 have no bay window.

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

AS

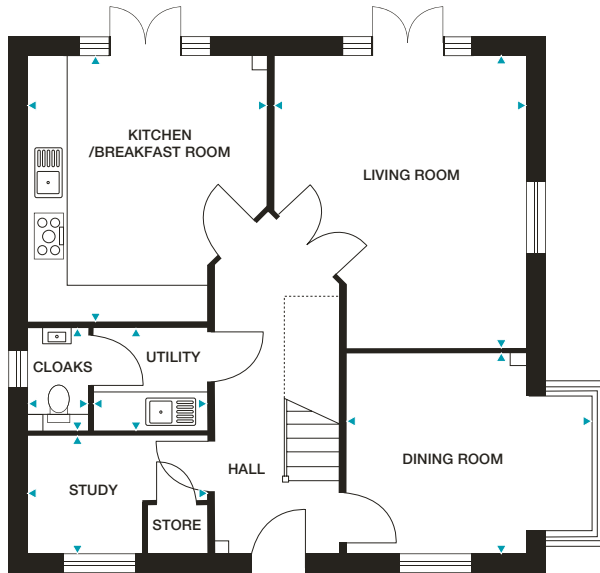
ALL SAINTS
GREEN

Stradbroke

RICHMOND

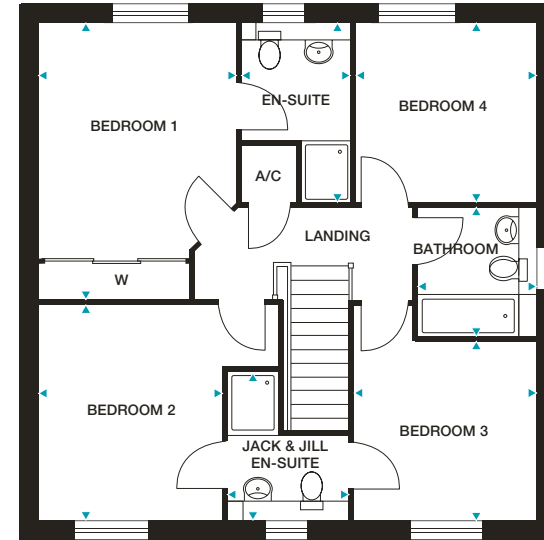
4 bedroom home

Plots 7, 8 and 12



GROUND FLOOR

- Kitchen/Breakfast Room** 3919mm x 4387mm (max) 12'10" x 14'4" (max)
- Living Room** 4170mm x 4812mm (max) 13'8" x 15'9" (max)
- Dining Room** 2992mm x 3278mm (max) 9'9" x 10'9" (max)
- Study** 2971mm x 1919mm (max) 9'9" x 6'3" (max)
- Utility Room** 1882mm x 1665mm (max) 6'2" x 5'5" (max)
- Cloaks** 997mm x 1665mm (max) 3'3" x 5'5" (max)



FIRST FLOOR

- Bedroom 1 (inc. wardrobes)** 3252mm x 4554mm (max) 10'8" x 14'11" (max)
- En-Suite** 1764mm x 2928mm (max) 5'9" x 9'7" (max)
- Bedroom 2** 2971mm x 3536mm (max) 9'9" x 11'7" (max)
- Bedroom 3** 2992mm x 2920mm (max) 9'9" x 9'7" (max)
- Jack & Jill En-Suite** 1972mm x 2421mm (max) 6'5" x 7'11" (max)
- Bedroom 4** 2968mm x 2951mm 9'8" x 9'8"
- Bathroom** 1918mm x 2100mm (max) 6'3" x 6'10" (max)

Please note: Plot 12 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

AS

ALL SAINTS
GREEN

Stradbroke



ASHDOWN

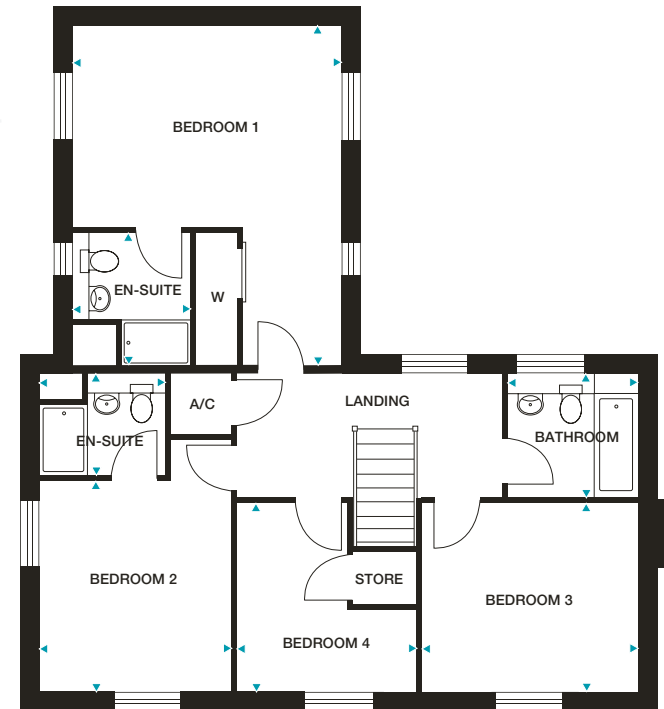
4 bedroom home

Plots 10, 13 and 56



GROUND FLOOR

- Kitchen** 4415mm x 3403mm (max) 14'5" x 11'2" (max)
- Living Room** 3591mm x 5200mm 11'9" x 17'0"
- Dining/Family Room** 4083mm x 5200mm 13'4" x 17'0"
- Utility Room** 4415mm x 2164mm (max) 14'5" x 7'1" (max)
- Cloaks** 2045mm x 1749mm (max) 6'8" x 5'8" (max)



FIRST FLOOR

- Bedroom 1 (inc. wardrobes)** 4415mm x 5673mm (max) 14'5" x 18'7" (max)
- En-Suite 1** 1989mm x 2243mm (max) 6'6" x 7'4" (max)
- Bedroom 2** 3195mm x 3449mm 10'5" x 11'3"
- En-Suite 2** 2141mm x 1646mm (max) 7'0" x 5'4" (max)
- Bedroom 3** 3591mm x 3095mm 11'9" x 10'1"
- Bedroom 4** 2946mm x 3099mm (max) 9'8" x 10'2" (max)
- Bathroom** 2129mm x 2000mm (max) 6'11" x 6'6" (max)

Please note: Plots 10 and 56 are handed.

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LOVELL
HOMES

THE
SPECIFICATION

AS

ALL SAINTS
GREEN

Stradbroke

SPECIFICATION

All housetypes include:

- **10 year NHBC Warranty** • 2 Year emergency cover • Air source heat pump heating system
- **Symphony kitchen** with soft closers to cupboards & drawers • Laminate worktop with upstands • Fan assisted oven in brushed steel
- Ceramic 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 (4 bed homes only)
- 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 garden*****
 - 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



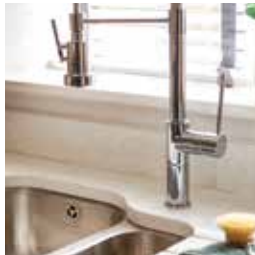
LOVELL INSPIRATIONS

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
- 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
- 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.

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