

**LOVELL**  
HOMES

PRESENTS

A close-up photograph of several lavender flower sprigs. The flowers are in various stages of bloom, with some showing vibrant purple petals and others as buds. The background is softly blurred, creating a bokeh effect of purple and green. The overall lighting is bright and natural, suggesting an outdoor setting.

LAVENDER  
CHASE

Hunstanton

WELCOME TO



LAVENDER  
CHASE  
Hunstanton

Enviably located in the seaside town of Hunstanton, known for its unique striped cliffs and magnificent sunsets, Lavender Chase is a stunning collection of 2, 3 and 4 bedroom homes.

Perfect for young professionals, growing families or those looking to rightsize, 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 and underfloor heating 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.



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



Aspen show home, Briarswood



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.**



Milford show home, Bowlers Green



Milford show home, Bowlers Green



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.

  
LAVENDER  
CHASE  
Hunstanton



## LIFE AT LAVENDER CHASE

The seaside resort of Hunstanton offers everything you need for modern life, and more. It boasts a lively town centre and thriving local community, good connections to nearby villages and towns, and mile after mile of stunning beaches and coastal walks. What's more, as the only West-facing resorts in Norfolk, Hunstanton and nearby Heacham are two of the sunniest destinations in the county, with sunsets that are nothing short of spectacular!

There's a great choice of amenities in Hunstanton including independent shops, supermarkets, pubs and eateries, as well as a popular weekly market held on the seafront. The town truly offers something for the whole family, young or old. With traditional seaside attractions including a funfair and arcades, crazy golf, pitch-and-putt and some of the best traditional fish & chips in Norfolk. By walking a small stretch of the Norfolk Coast Area of Outstanding Natural Beauty or taking a short bus journey, you can bathe in the slower pace of life in Old Hunstanton. Famed for its distinctive striped cliffs, picturesque beach huts, lighthouse and ruins of St Edmund's Chapel and views across The Wash, its quiet character makes it the ideal location to spend the day before taking in one of those famous sunsets!

It's the perfect place to call home.



**LAVENDER  
CHASE**  
Hunstanton





Hunstanton promenade



Hunstanton Town Centre



Hunstanton striped cliffs



Hunstanton beach huts



## PLACES TO SEE, LOCATIONS TO EXPLORE



Henry Styleman le Strange statue



Hunstanton lighthouse



Norfolk Lavender

Hunstanton takes its name from local landowner, Henry Styleman le Strange who created the resort in the mid-19th Century. Today his bronze statue overlooks the town's famous Green, from where the Heritage Gardens stretch through the Esplanade Gardens to Hunstanton's landmark cliff top lighthouse. Here you'll find St Edmund's Chapel, now a small ruin, framing postcard-perfect views over the sea.

For the perfect place to while away a few hours, follow the coast road East to picturesque Burnham Market and enjoy browsing its galleries and independent shops. For a bite to eat, there's a great choice of cafes, restaurants and pubs.

Foodies should make time to stop off at Brancaster, known for its oysters and seafood.

Lovers of the great outdoors are spoilt for choice with landscapes rich in contrasts – from the rolling sea dunes at Norfolk Wildlife Trust’s Holme Dunes Nature Reserve, to acres of lavender fields at England’s premier lavender farm, Norfolk Lavender, just a short drive from Lavender Chase.

With its nature reserve, gardens and adventure play area, Pensthorpe in nearby Fakenham makes for many a great day out. Or why not visit Sandringham Estate, the private country retreat of their majesties King Charles III and Queen Camilla where you can immerse yourself in history, tour the Jacobean-style house and explore acres of glorious gardens and parkland.

Houghton Hall – built in the 1720s for Britain’s first Prime Minister, Sir Robert Walpole – features something for everyone, with its fallow deer, walled garden, sculpture park and busy events programme.



Brancaster



Sandringham Estate

Younger members of the family are well catered for with sandcastles, fairground rides and candyfloss, indoor play venues and the popular Sealife Centre at home in Hunstanton. Or why not head over to Snettisham Park, a working farm near King’s Lynn, offering seasonal adventures including red deer safaris and pony rides.

King’s Lynn with its rich maritime heritage and Fakenham, the largest town in North Norfolk, famed for its market and horse racing are both within easy reach. And for everything you could wish for by way of arts, culture, shopping and entertainment, the vibrant city of Norwich can be reached in around an hour.

## IDEALLY LOCATED

Good road links make for easy journeys to and from Hunstanton. The nearest train station is King's Lynn, with regular trains to London King's Cross via Cambridge, Ely, and Downham Market.



Hunstanton town sign



\* Distances taken from Google Maps.

SAT NAV Postcode PE36 5FL

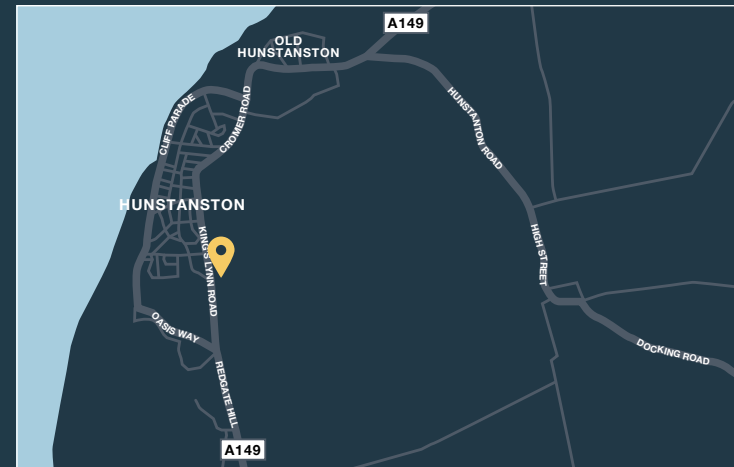
## FROM CROMER

Hunstanton may be reached via the scenic coast road, however the fastest route is to leave the town, picking up the A148. At the first roundabout, take the second exit and stay on the A148. At the next roundabout take the 3rd exit onto Norwich Rd, A148. At the following roundabout take the second exit onto Creake Rd. Take the next right onto the B1454 and continue through Docking and Sedgeford. Turn right onto the A149. At the roundabout, take the second exit onto Redgate Hill and continue straight onto King's Lynn Rd. Lavender Chase is located on the right.



## FROM NORWICH

Pick up the A1402 out of Norwich. Take the Reepham Rd, turning left at the roundabout onto the A1270. Remain on the A1270, taking the second exit at the roundabout onto Fakenham Rd, A1067. Remain on the A1067, heading towards Fakenham. At the roundabout, take the third exit onto Clipbush Lane, A1067 and the second exit at the next roundabout, Turn left at the next roundabout onto A148. Continue, taking the second exit at the next roundabout onto Creake Rd, A148. Turn right opposite Elm Lane onto B1454 and continue through Docking and Sedgeford. Turn right onto the A149. At the roundabout, take the second exit onto Redgate Hill and continue straight onto King's Lynn Rd. Lavender Chase is located on the right.



## FROM THE SOUTH

Approaching King's Lynn via the A17, A47 or A10 take the first exit onto Queen Elizabeth Way (A149) at the Hardwick Roundabout. Take the second exit at the Jubilee Roundabout, the second exit at the next roundabout, and the second exit on the Knight's Hill roundabout, staying on the A149. At the next roundabout, take the first exit and the second exit at the next roundabout onto Lynn Road. Take the second exit at the following roundabout onto Redgate Hill and continue straight onto King's Lynn Road, where Lavender Chase is located on the right.

THE  
DEVELOPMENT

LAVENDER  
CHASE

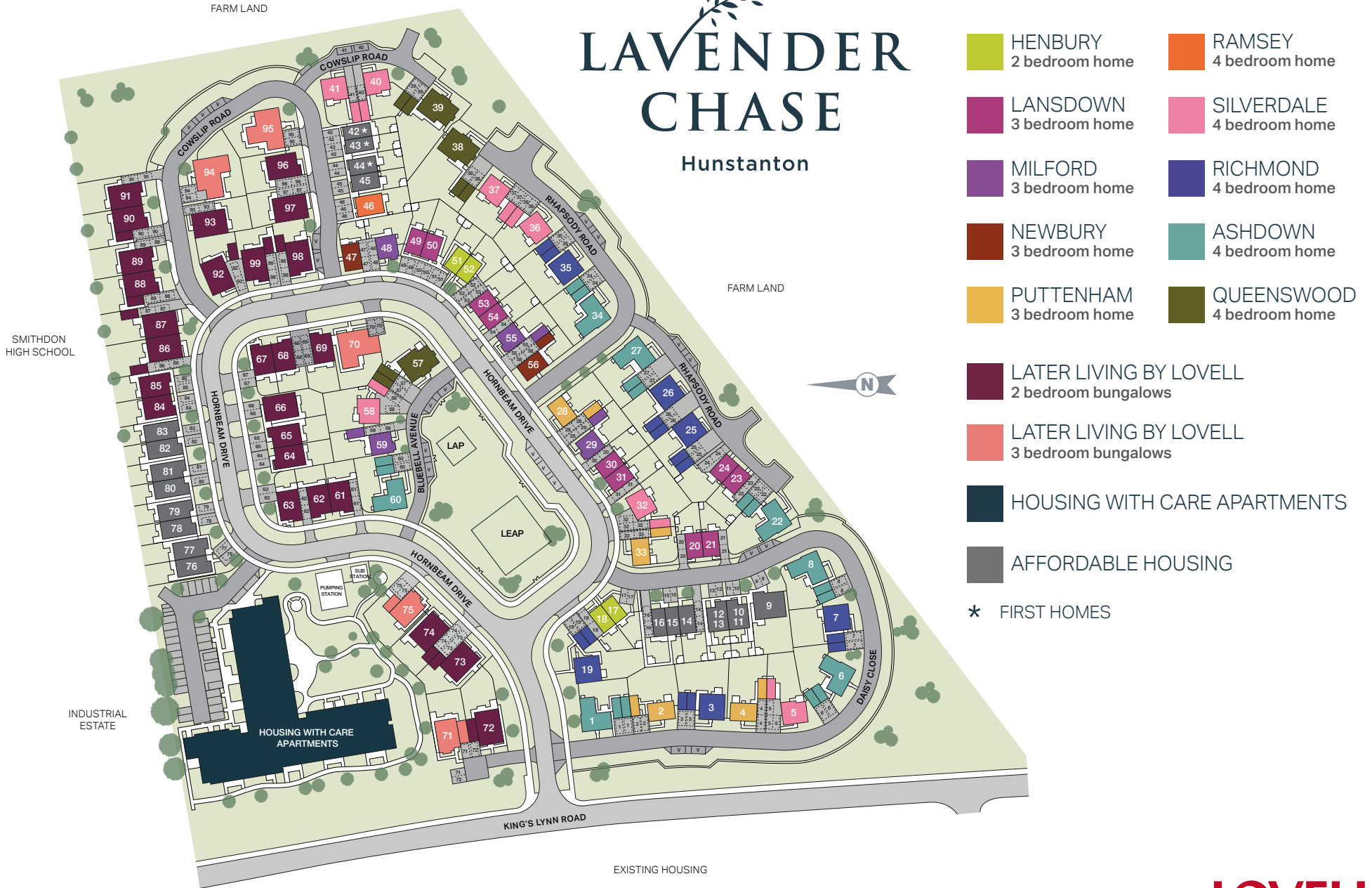
Hunstanton



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

# LAVENDER CHASE

Hunstanton



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

HENBURY  
2 bedroom home

LAVENDER  
CHASE  
Hunstanton

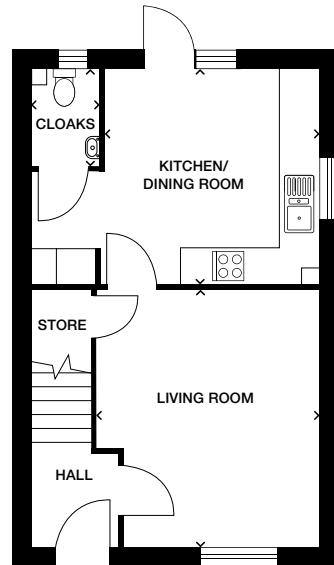




# HENBURY

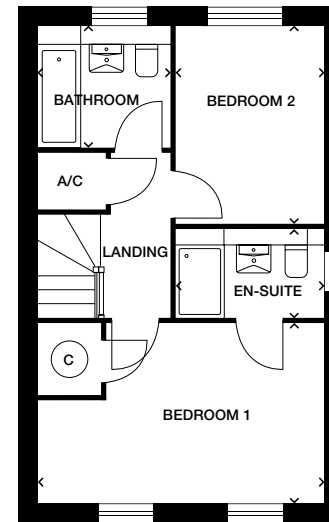
## 2 bedroom home

Plots 17, 18, 51 and 52



GROUND FLOOR

**Kitchen/Dining Room** 3530mm x 3490mm 11'8" x 11'6"  
**Living Room** 4150mm x 3630mm (max) 13'7" x 11'11" (max)  
**Cloaks** 1134mm x 1600mm (max) 3'9" x 5'3" (max)



FIRST FLOOR

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

**Please note: No side elevation Kitchen/Dining Room window to plots 51 and 52. Plots 17 and 51 are handed.**

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

**LOVELL  
HOMES**

LANSDOWN  
3 bedroom home

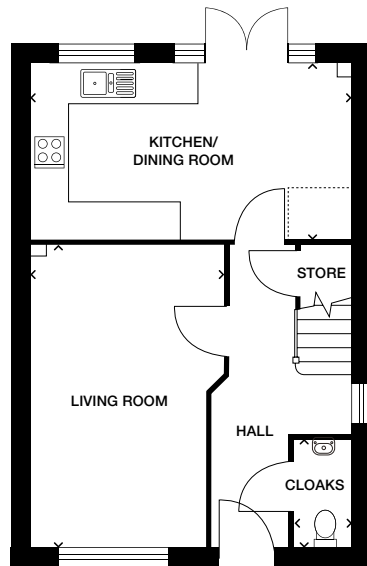
LAVENDER  
CHASE  
Hunstanton



# LANSDOWN

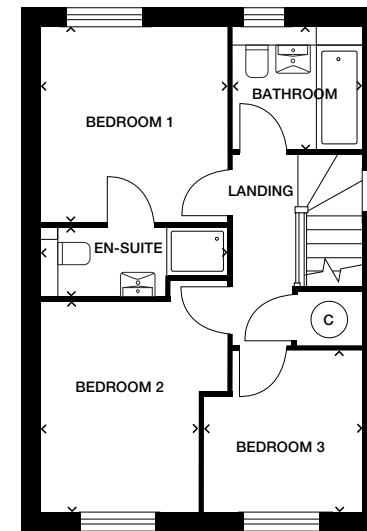
## 3 bedroom home

Plots 20, 21, 23, 24, 30, 31, 49, 50, 53 and 54



GROUND FLOOR

**Kitchen/Dining Room** 5240mm x 2870mm 17'3" x 9'5"  
**Living Room** 4980mm x 3140mm (max) 16'4" x 10'4" (max)  
**Cloaks** 950mm x 1800mm (max) 3'1" x 5'11" (max)



FIRST FLOOR

**Bedroom 1** 3180mm x 3080mm 10'5" x 10'1"  
**En-suite** 3080mm x 1120mm 10'1" x 3'8"  
**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 6'9" x 6'6"

Please note: Plots 20, 23, 30, 49 and 53 are handed.

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

**LOVELL**  
HOMES

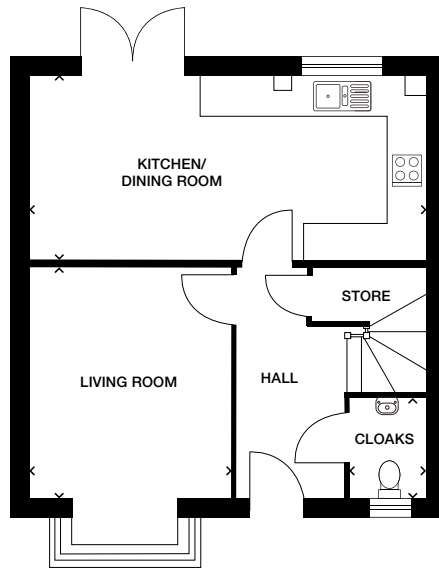
MILFORD  
3 bedroom home

LAVENDER  
CHASE  
Hunstanton

# MILFORD

## 3 bedroom home

Plots 29, 48, 55 and 59

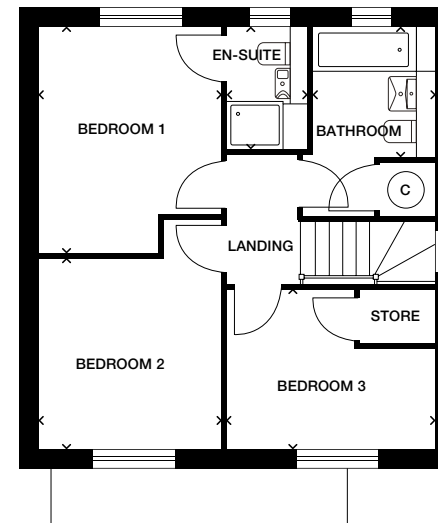


GROUND FLOOR

**Kitchen/Dining Room** 6480mm x 3020mm 21'3" x 9'11"

**Living Room** 3170mm x 3310mm 12'4" x 10'10"

**Cloaks** 1246mm x 1663mm (max) 4'1" x 5'6" (max)



FIRST FLOOR

**Bedroom 1** 3690mm x 3030mm 12'2" x 9'11"

**En-suite** 1990mm x 1300mm 6'7" x 4'3"

**Bedroom 2** 3760mm x 3030mm (max) 12'4" x 9'11" (max)

**Bedroom 3** 3360mm x 2620mm (max) 11'0" x 8'7" (max)

**Bathroom** 3070mm x 1970mm (max) 10'1" x 6'6" (max)

Please note: Plots 29, 48 and 55 are handed.

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**LOVELL  
HOMES**

NEWBURY  
3 bedroom home

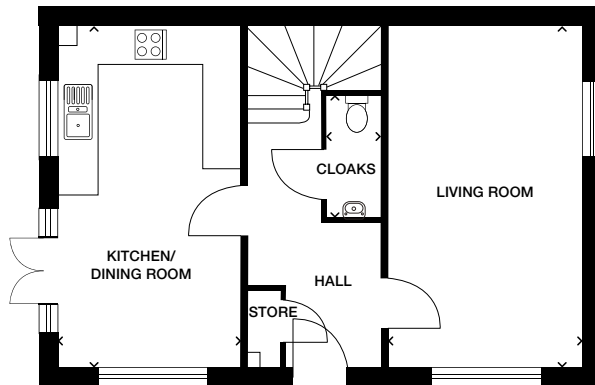
LAVENDER  
CHASE  
Hunstanton



# NEWBURY

## 3 bedroom home

Plots 47 and 56

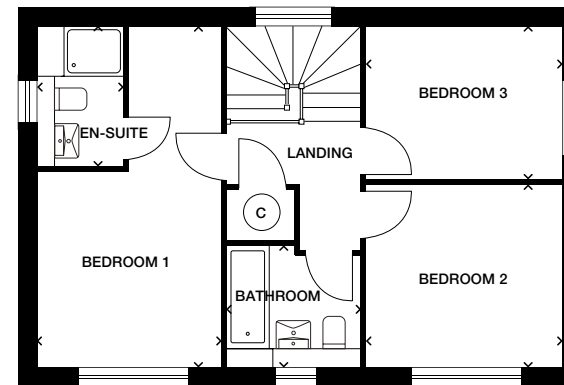


### GROUND FLOOR

**Kitchen/Dining Room** 5580mm x 2970mm 18'4" x 9'9"

**Living Room** 5580mm x 3150mm 18'4" x 10'4"

**Cloaks** 933mm x 2078mm (max) 3'1" x 6'10" (max)



### FIRST FLOOR

**Bedroom 1** 5580mm x 3020mm (max) 18'4" x 9'11" (max)

**En-suite** 2280mm x 1410mm 7'6" x 4'8"

**Bedroom 2** 3210mm x 2970mm (max) 10'6" x 9'9" (max)

**Bedroom 3** 3210mm x 2520mm 10'6" x 8'3"

**Bathroom** 2190mm x 1970mm (max) 7'2" x 6'6" (max)

**Please note: Plot 56 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**

PUTTENHAM  
3 bedroom home

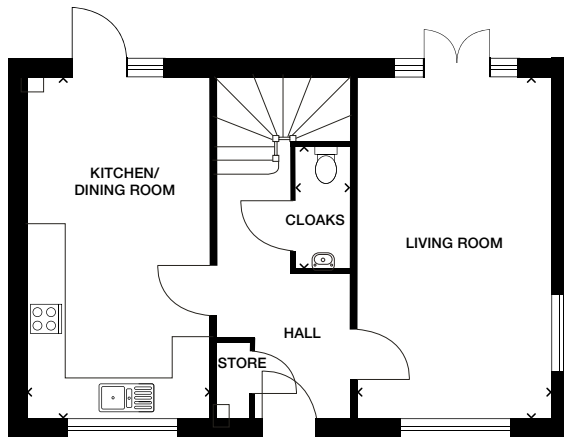
LAVENDER  
CHASE  
Hunstanton



# PUTTENHAM

## 3 bedroom home

Plots 2, 4, 28 and 33

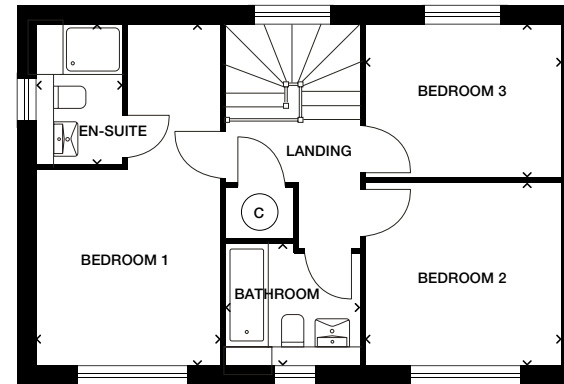


### GROUND FLOOR

**Kitchen/Dining Room** 5580mm x 2970mm 18'4" x 9'9"

**Living Room** 5580mm x 3150mm 18'4" x 10'4"

**Cloaks** 933mm x 2078mm (max) 3'1" x 6'10" (max)



### FIRST FLOOR

**Bedroom 1** 5580mm x 3020mm (max) 18'4" x 9'11" (max)

**En-suite** 2280mm x 1410mm 7'6" x 4'8"

**Bedroom 2** 3210mm x 2970mm (max) 10'6" x 9'9" (max)

**Bedroom 3** 3210mm x 2520mm 10'6" x 8'3"

**Bathroom** 2190mm x 1970mm (max) 7'2" x 6'6" (max)

**Please note: No side elevation Living Room window to plots 2 and 4. Plots 4 and 28 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**

RAMSEY  
4 bedroom home

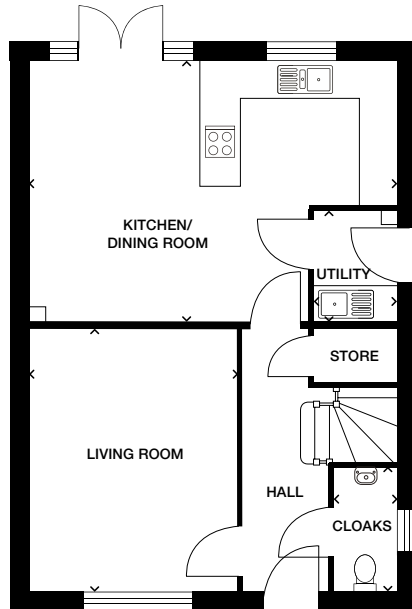
LAVENDER  
CHASE  
Hunstanton



# RAMSEY

## 4 bedroom home

Plot 46



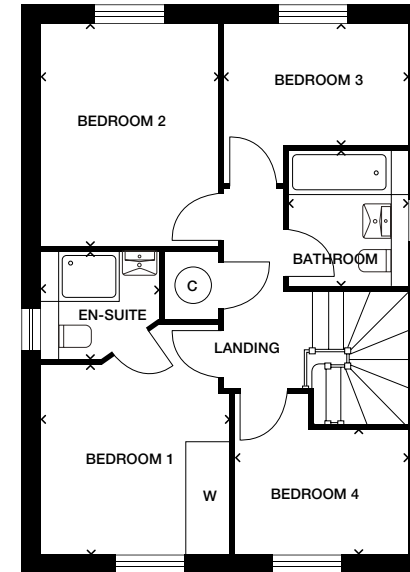
### GROUND FLOOR

**Kitchen/Dining Room** 4280mm x 6040mm 14'0" x 19'8"

**Living Room** 3400mm x 4300mm 11'2" x 14'1"

**Utility** 1350mm x 1830mm 4'4" x 6'0"

**Cloaks** 1050mm x 2055mm (max) 3'5" x 6'9" (max)



### FIRST FLOOR

**Bedroom 1** 3080mm x 3770mm (max) 10'1" x 12'4" (max)

**En-suite** 1780mm x 1960mm (max) 5'8" x 6'4" (max)

**Bedroom 2** 2900mm x 3650mm 9'5" x 12'0"

**Bedroom 3** 2630mm x 3040mm (max) 8'6" x 10'0" (max)

**Bedroom 4** 2610mm x 2860mm (max) 8'6" x 9'4" (max)

**Bathroom** 1970mm x 2210mm 6'5" x 7'3"

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

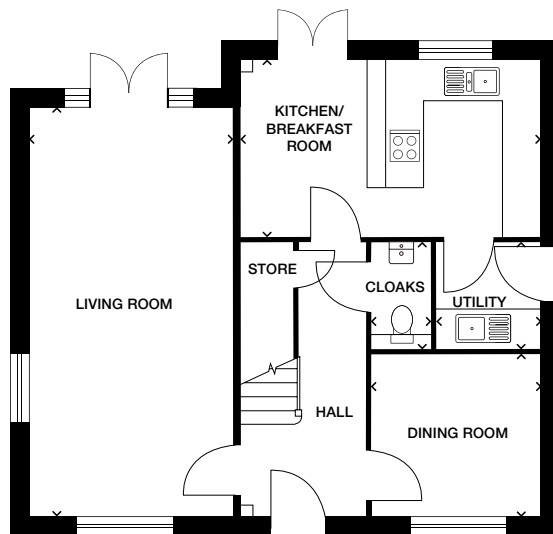
LAVENDER  
CHASE  
Hunstanton



# SILVERDALE

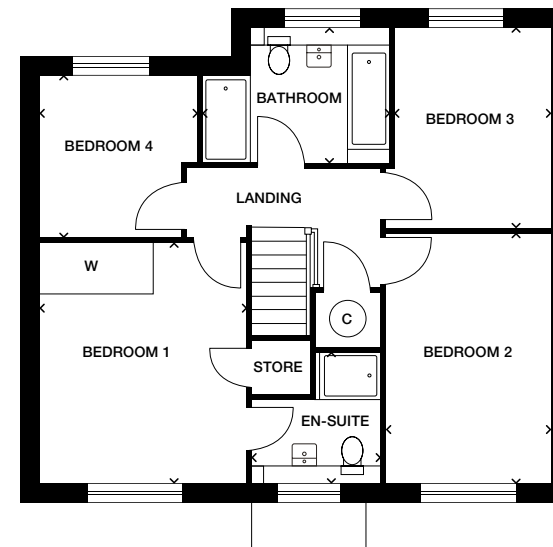
## 4 bedroom home

Plots 5, 32, 36, 37, 40, 41 and 58



GROUND FLOOR

**Kitchen/Breakfast Room** 4900mm x 2900mm 16'1" x 9'6"  
**Living Room** 6700mm x 3330mm 22'0" x 10'11"  
**Dining Room** 2760mm x 2650mm 9'1" x 8'9"  
**Utility** 1740mm x 1690mm 5'9" x 5'7"  
**Cloaks** 1002mm x 1775mm (max) 3'3" x 5'10" (max)



FIRST FLOOR

**Bedroom 1** 3980mm x 3390mm 13'1" x 11'2"  
**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) 7'5" x 6'11" (max)

**Please note: No side elevation Living Room window to plots 5, 32, 36, 37, 40 and 58. Plots 5, 37 and 41 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.

RICHMOND  
4 bedroom home

LAVENDER  
CHASE  
Hunstanton

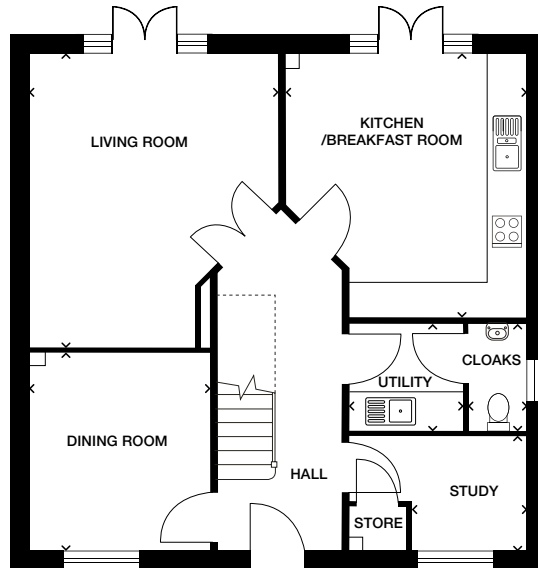


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# RICHMOND

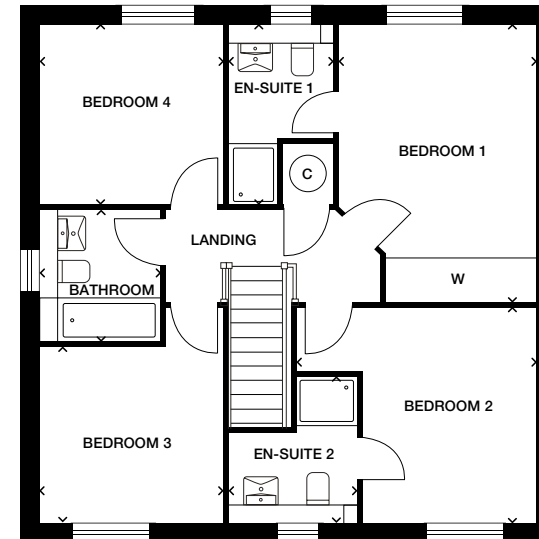
## 4 bedroom home

Plots 3, 7, 19, 25, 26 and 35



GROUND FLOOR

<b>Kitchen/Breakfast Room</b>	4310mm x 3960mm	14'2" x 13'0"
<b>Living Room</b>	4760mm x 4060mm	15'7" x 13'4"
<b>Dining Room</b>	3260mm x 2960mm	10'8" x 9'8"
<b>Study</b>	2930mm x 1830mm	9'7" x 6'0"
<b>Utility</b>	1987mm x 1780mm (max)	6'6" x 5'10" (max)
<b>Cloaks</b>	990mm x 1780mm (max)	3'3" x 5'10" (max)



FIRST FLOOR

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

Please note: Plots 3, 7, 19 and 25 are handed.

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ASHDOWN  
4 bedroom home

LAVENDER  
CHASE  
Hunstanton

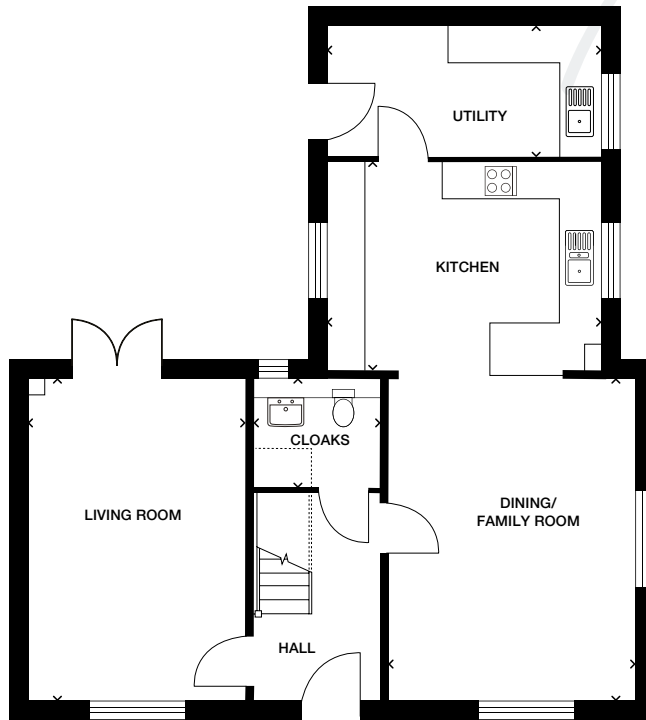




# ASHDOWN

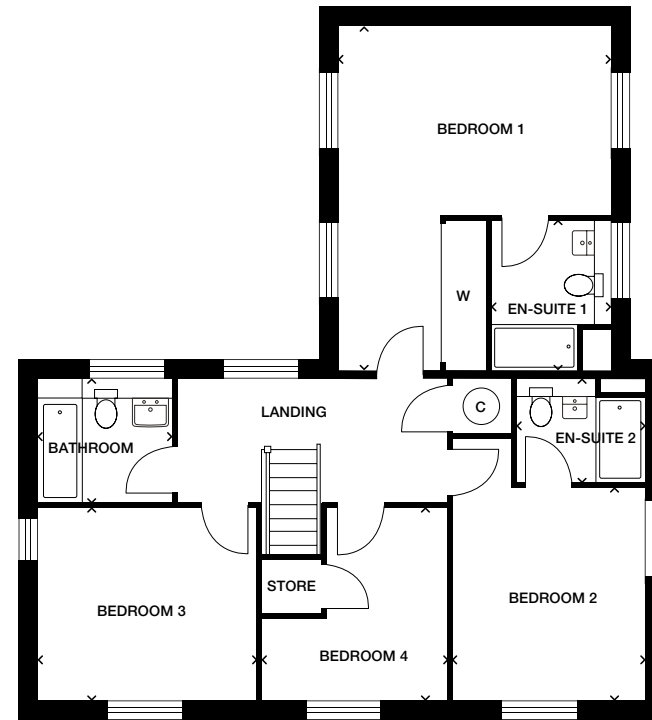
## 4 bedroom home

Plots 1, 6, 8, 22,  
27, 34 and 60



GROUND FLOOR

**Kitchen** 4450mm x 3460mm 14'7" x 11'4"  
**Dining/Family Room** 5240mm x 4040mm 17'2" x 13'3"  
**Living Room** 5240mm x 3540mm 17'2" x 11'8"  
**Utility** 4450mm x 2140mm 14'7" x 7'0"  
**Cloaks** 2122mm x 1801mm (max) 7'0" x 5'11" (max)



FIRST FLOOR

**Bedroom 1** 4450mm x 3100mm 14'7" x 10'2"  
**En-suite 1** 2100mm x 1650mm 6'11" x 5'5"  
**Bedroom 2** 3490mm x 3140mm 11'5" x 10'4"  
**En-suite 2** 2150mm x 1700mm (max) 7'1" x 5'7" (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 7'1" x 6'7"

Please note: Plots 1, 22, 34 and 60 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

QUEENSWOOD  
4 bedroom home

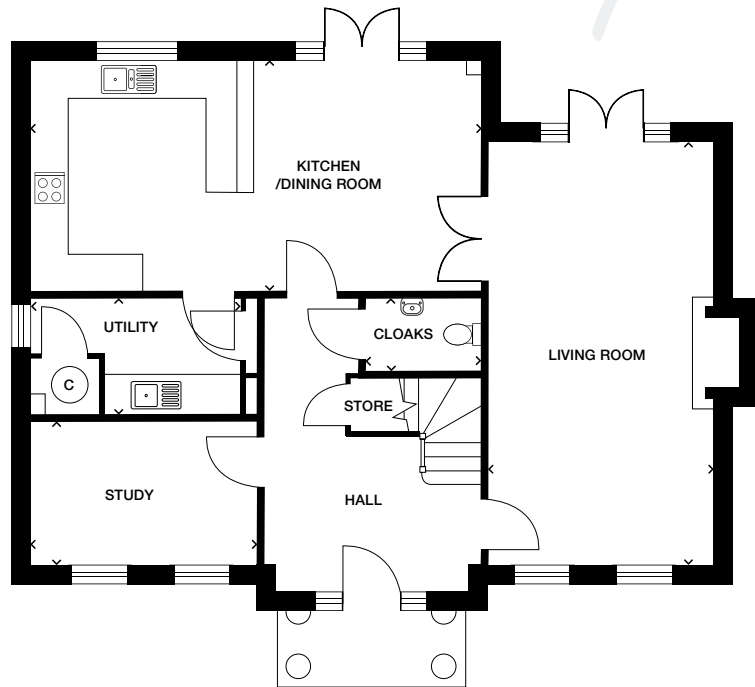
LAVENDER  
CHASE  
Hunstanton



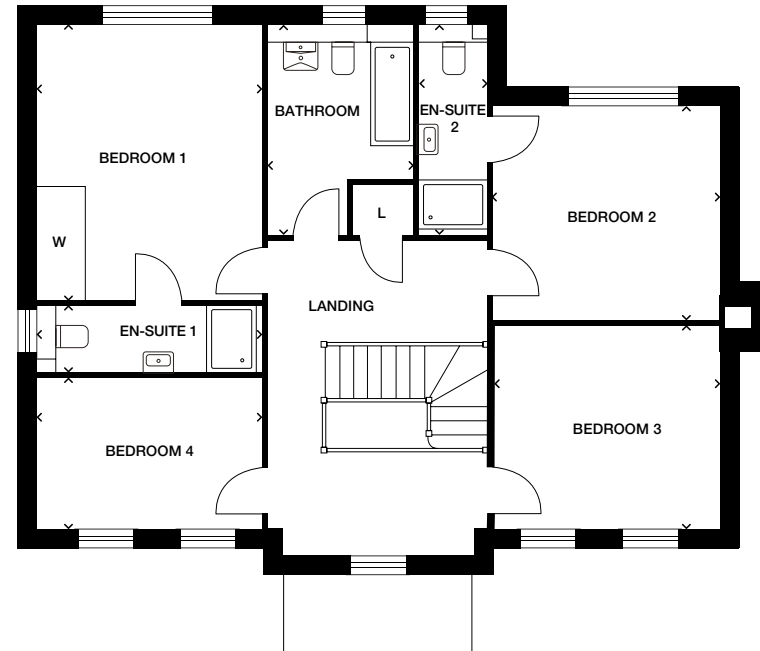
# QUEENSWOOD

## 4 bedroom home

Plots 38, 39 and 57



GROUND FLOOR



FIRST FLOOR

**Kitchen/Dining Room** 7435mm x 3829mm (max) 24'5" x 12'7" (max)

**Living Room** 3725mm x 6985mm (max) 12'3" x 22'11" (max)

**Study** 3751mm x 2371mm (max) 12'4" x 7'9" (max)

**Utility** 3751mm x 1935mm (max) 12'4" x 6'4" (max)

**Cloaks** 1910mm x 1217mm (max) 6'3" x 4'0" (max)

**Bedroom 1** 3731mm x 4571mm (max) 12'3" x 15'0" (max)

**En-suite 1** 3731mm x 1130mm (max) 12'3" x 3'9" (max)

**Bedroom 2** 3772mm x 3544mm (max) 12'5" x 11'8" (max)

**En-suite 2** 1130mm x 3491mm (max) 3'9" x 11'5" (max)

**Bedroom 3** 3725mm x 3378mm (max) 12'3" x 11'1" (max)

**Bedroom 4** 3731mm x 2508mm (max) 12'3" x 8'3" (max)

**Bathroom** 2438mm x 3491mm (max) 7'12" x 11'5" (max)

Please note: Plots 38 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**

THE  
SPECIFICATION

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Hunstanton

# SPECIFICATION

	Henbury	Lansdown	Milford	Newbury	Putterham	Ramsey	Silverdale	Richmond	Ashdown	Queenswood
<b>Kitchen</b>										
Symphony Kitchen Units	●	●	●	●	●	●	●	●	●	●
Soft Close Doors and Drawers	●	●	●	●	●	●	●	●	●	●
1.5 Bowl Stainless Sink	●	●	●	●	●	●	●	●	●	●
Dual Lever Chrome Tap	●	●	●	●	●	●	●	●	●	●
Electrolux Brushed Steel Single Electric Oven	●									
Electrolux Brushed Steel Double Electric Oven		●	●	●	●					
Bosch Brushed Steel Double Electric Oven						●	●	●	●	●
Electrolux Ceramic Hob	●	●	●	●	●					
Bosch Ceramic Hob						●	●	●	●	●
Stainless Steel Splashback to Hob	●	●	●	●	●	●	●	●	●	●
Electrolux Integrated Fridge Freezer	●	●	●	●	●	●	●	●	●	●
Space for Washing Machine	●	●	●	●	●					
Space for Dishwasher	●									
Electrolux Integrated Dishwasher		●	●	●	●	●	●	●	●	●
95mm Laminate Upstands to Match Worktops	●	●	●	●	●	●	●	●	●	●
Electrolux Brushed Steel Chimney Hood	●	●	●	●	●					
Bosch Brushed Steel Chimney Hood							●	●	●	
Electrolux 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 React Shower						●				
Johnson Tiling	●	●	●	●	●	●	●	●	●	●
Chrome Towel Rail		●	●	●	●	●	●	●	●	●
<b>Cloakroom</b>										
Ideal Standard Sanitaryware	●	●	●	●	●	●	●	●	●	●
Johnson Tiling	●	●	●	●	●	●	●	●	●	●

	Henbury	Lansdown	Milford	Newbury	Putterham	Ramsey	Silverdale	Richmond	Ashdown	Queenswood
<b>En-Suite</b>										
Ideal Standard Sanitaryware	●	●	●	●	●	●	●	●	●	●
Mira React Shower	●	●	●	●	●					
Mira Dual Outlet 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
- Amtico
- 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



# 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 our 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).

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LAVENDER  
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King's Lynn Road, Hunstanton, Norfolk PE36 5FL

T: 01485 370 088



 @lovell\_homes

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