

PRESENTS



WELCOME TO



Located between Bury St Edmunds and Diss, in the Mid-Suffolk village of Walsham-le-Willows, The Acorns is a stylish collection of 2, 3, 4 and 5 bedroom homes and 3 bedroom bungalows.

The carefully selected range of house styles available will ensure that the development appeals to a wide range of buyers, from first time buyers and growing families, to empty nesters and those looking to downsize.





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.

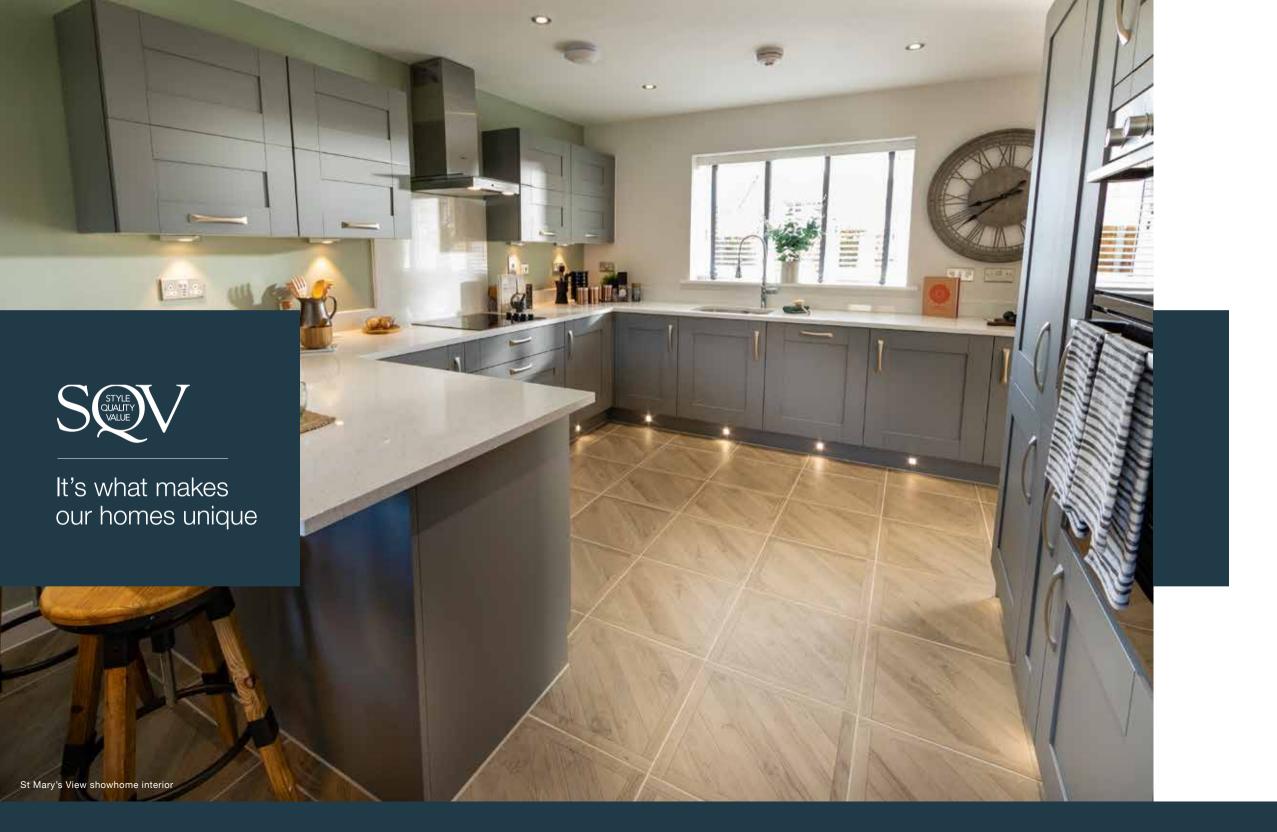
All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



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.





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.

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.

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



LIFE AT THE ACORNS

Set in the heart of the Suffolk countryside, Walsham-le-Willows is a picturesque village with plenty to offer.

As you'd expect from such a stunning location there's lots to explore, with many walks and trails taking you on journeys through the beautiful woodlands and the green lanes found nearby.

Walsham Open Gardens Weekend sees people visit from throughout the county and beyond to enjoy not only the gardens, but also live music, art exhibitions, a farmers market and a fantastic selection of refreshments.

Held every August Bank Holiday weekend since 1980, it really is a traditional village summer fayre.

The Acorns isn't lacking in amenities either, with a café, a butchers, and both pre- and primary schools within the village. There's also a mobile post office available twice a week from the Village Hall as well as two pubs - the Blue Boar and the Six Bells - which have long histories and can be traced back over 500 years!





PLACES TO SEE, LOCATIONS TO EXPLORE

A fantastic destination for a bite to eat or a spot of retail therapy, the town is brimming with cosy restaurants and wonderful boutique shops. Bury St Edmunds is also home to the Arc Shopping Centre, where you'll find many familiar high street names.

Just a few hundred metres from the Arc is a multi-screen cinema, along with a number of popular restaurant chains - perfect for a family treat. For a night out, The Apex is an award-winning venue hosting many music and comedy acts throughout the year.

Diss is the gateway to the Waveny Valley, an unspoilt haven of wildlife, tranquil surroundings and warm hospitality. It's certainly a relaxing place - so much so that Diss is part of the Cittaslow project, a scheme promoting towns which have a slower way of life.



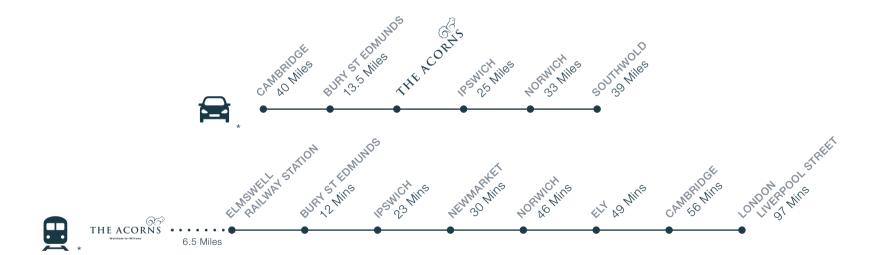
From The Acorns you won't have to travel far to reach the historic market towns of Bury St Edmunds and Diss, and everything they have to offer.

Bury St Edmunds is a jewel in Suffolk's crown, home to the county's only Cathedral as well as the impressive abbey ruins and adjoining gardens. It's a town that's a must visit for theatre lovers too, with the only surviving regency playhouse in Britain.



IDEALLY LOCATED

Located just south of the A143 between Bury St Edmunds and Diss, and with nearby Elmswell Railway Station on the Ely to Ipswich line, you'll find yourself in a location that's perfect for travel throughout East Anglia and beyond.





* Distances and times taken from Google Maps.

FROM NORWICH / THE NORTH

Head south along the A140 following signs for Ipswich.

Upon entering Suffolk, take the third exit at the roundabout onto the A143 towards Bury St Edmunds. Continue along the A143 for nine miles until you reach Wattisfield. Turn right onto The Street, then bear left onto Walsham Road.

Continue for a further mile before reaching The Acorns, which is situated on your right.

FROM CAMBRIDGE / THE WEST

Head east along the A14 following signs for
Bury St Edmunds. Exit at Junction 43, taking the A143
towards Diss. After seven miles, upon reaching Ixworth,
take the third exit at the first roundabout and then the third
exit at the next roundabout on to Walsham Road. Continue
for four miles before turning left onto Wattisfield Road.
The Acorns is situated on your left after a further half-mile.





FROM IPSWICH / THE SOUTH

Head north along the A14 before exiting at Junction 47, taking the A1088 towards Ixworth. Continue for three and a half miles before turning right, following signs for Walsham-le-Willows. After four miles turn right upon reaching St Mary's Church, then left onto Wattisfield Road.

The Acorns is situated on your left after a further half-mile.

HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



REGISTER

Register your interest with Lovell and we will put you in touch with an Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial

Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). The Acorns 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.







Wattisfield Road, Walsham-le-Willows, Bury St Edmunds IP31 3DE **T:** 01359 758 640













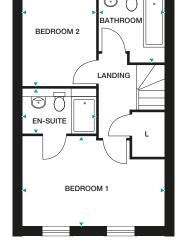






Plots 11 and 12





GROUND FLOOR

 Kitchen/Dining Room
 3512mm x 3530mm (max)
 11'6" x 11'7" (max)

 Living Room
 3579mm x 4212mm (max)
 11'8" x 13'9" (max)

 Utility Area
 1027mm x 1751mm (max)
 3'4" x 5'8" (max)

 Cloaks
 1094mm x 1676mm (max)
 3'7" x 5'6" (max)

FIRST FLOOR

 Bedroom 1
 4709mm x 2945mm (max)
 15'5" x 9'7" (max)

 En-Suite
 2426mm x 1467mm (max)
 7'11" x 4'9" (max)

 Bedroom 2
 2426mm x 3227mm
 7'11" x 10'7"

 Bathroom
 2180mm x 2452mm (max)
 7'1" x 8'0" (max)









Plots 3, 4, 8 and 9

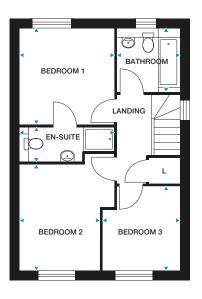


GROUND FLOOR

 Kitchen/Dining Room
 5245mm x 2872mm (max)
 17'2" x 9'5" (max)

 Living Room
 3145mm x 4945mm (max)
 10'3" x 16'2" (max)

 Cloaks
 995mm x 1744mm (max)
 3'3" x 5'8" (max)



FIRST FLOOR

 Bedroom 1
 3085mm x 3185mm
 10'1" x 10'5"

 En-Suite
 3085mm x 1107mm (max)
 10'1" x 3'7" (max)

 Bedroom 2
 2620mm x 3460mm
 8'7" x 11'4"

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

 Bathroom
 2070mm x 2085mm (max)
 6'9" x 6'10" (max)

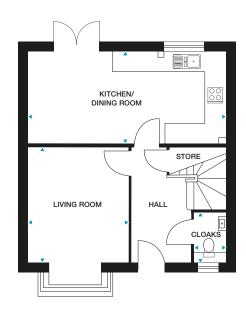


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Plots 33, 42 and 59

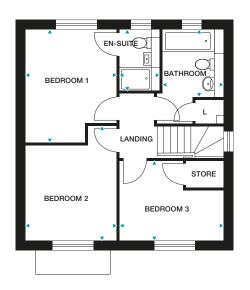


GROUND FLOOR

 Kitchen/Dining Room
 6495mm x 3014mm (max)
 21'3" x 9'10" (max)

 Living Room
 3314mm x 3766mm
 10'10" x 12'4"

 Cloaks
 1018mm x 1634mm (max)
 3'4" x 5'4" (max)



FIRST FLOOR

 Bedroom 1
 2995mm x 3697mm (max)
 9'9" x 12'1" (max)

 En-Suite
 1324mm x 1995mm (max)
 4'4" x 6'6" (max)

 Bedroom 2
 2995mm x 3768mm (max)
 9'9" x 12'4" (max)

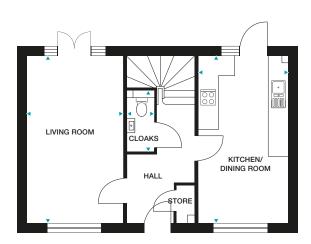
 Bedroom 3 (inc. store)
 3397mm x 2623mm (max)
 11'1" x 8'7" (max)

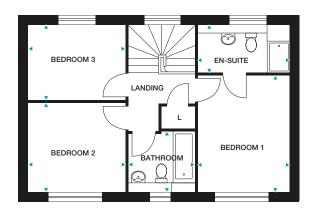
 Bathroom
 1970mm x 2222mm (max)
 6'5" x 7'3" (max)











GROUND FLOOF

 Kitchen/Dining Room
 2981mm x 5472mm (max)
 9'9" x 17'11" (max)

 Living Room
 3166mm x 5472mm
 10'4" x 17'11"

 Cloaks
 905mm x 2036mm (max)
 2'11" x 6'8" (max)

FIRST FLOOR

 Bedroom 1
 3028mm x 3808mm
 9'11" x 12'5"

 En-Suite
 3028mm x 1572mm (max)
 9'11" x 5'1" (max)

 Bedroom 2
 3213mm x 2910mm
 10'6"" x 9'6"

 Bedroom 3
 3213mm x 2470mm
 10'6" x 8'1"

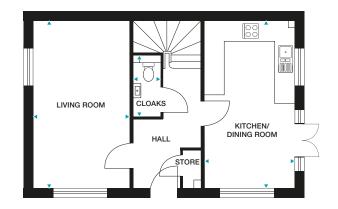
 Bathroom
 2186mm x 1971mm (max)
 7'2" x 6'5" (max)

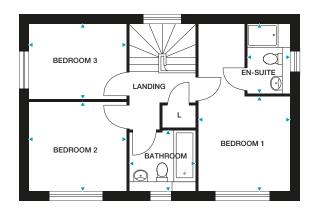






Plots 25 and 32





GROUND FLOOR

Kitchen/Dining Room 2979mm x 5472mm (max) 9'9" x 17'11" (max) **Living Room** 3164mm x 5472mm 10'4" x 17'11"

Cloaks 905mm x 2036mm (max) 2'11" x 6'8" (max)

FIRST FLOOR

 Bedroom 1
 3028mm x 3100mm
 9'11" x 10'2"

 En-Suite
 1410mm x 2280mm (max)
 4'7" x 7'5" (max)

 Bedroom 2
 3213mm x 2910mm
 10'6" x 9'6"

 Bedroom 3
 3213mm x 2470mm
 10'6" x 8'1"

 Bathroom
 2186mm x 1971mm (max)
 7'2" x 6'5" (max)

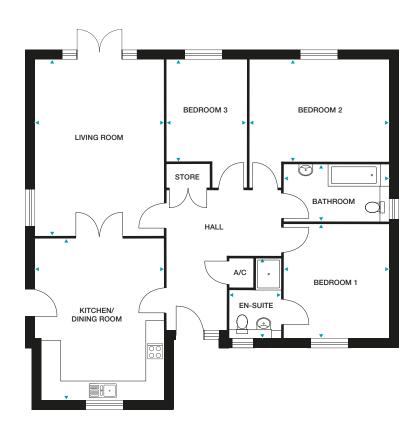
Please note: Plot 25 is handed.







Plots 1, 2 and 7



GROUND FLOOR

Kitchen/Dining Room 4238mm x 5313mm (max) 13'10" x 17'5" (max)

Living Room 4237mm x 5804mm 13'10" x 19'0"

Bedroom 1 3454mm x 3755mm 11'4" x 12'3"

En-Suite 1691mm x 2612mm (max) 5'6" x 8'6" (max)

Bedroom 2 4585mm x 3351mm 15'0" x 10'11"

Bedroom 3 2646mm x 3340mm 8'8" x 10'11"

Bathroom 3454mm x 1884mm (max) 11'4" x 6'2" (max)









Plots 10, 13, 14, 26, 31 and 41



GROUND FLOOR

 Kitchen/Dining Room
 7946mm x 3552mm (max)
 26'1" x 11'7" (max)

 Living Room
 3902mm x 4364mm
 12'9" x 14'3"

 Utility Room
 1750mm x 1729mm (max)
 5'8" x 5'8" (max)

 Cloaks
 1750mm x 1787mm (max)
 5'8" x 5'10" (max)



FIRST FLOOR

Bedroom 1 (inc. wardrobes) 2958mm x 4239mm 9'8" x 13'10"

En-Suite 1883mm x 2397mm (max) 6'2" x 7'10" (max)

Bedroom 2 2911mm x 4124mm 9'6" x 13'6"

Bedroom 3 2640mm x 2941mm 8'7" x 9'7"

Bedroom 4 3022mm x 1930mm 9'11" x 6'4"

Bathroom 2090mm x 3044mm (max) 6'10" x 9'11" (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.





ASHDOWN

4 bedroom home

Plots 34, 39, 58 and 60



GROUND FLOOR

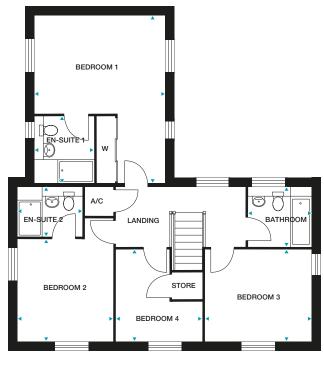
Kitchen 4425mm x 3416mm (max) 14'6" x 11'2" (max)

Dining/Family Room (inc. bay) 4716mm x 5199mm (max) 15'5" x 17'0" (max)

Living Room 3591mm x 5199mm (max) 11'9" x 17'0" (max)

Utility Room 4425mm x 2164mm (max) 14'6" x 7'1" (max)

Cloaks 2060mm x 1761mm (max) 6'9" x 5'9" (max)



FIRST FLOOR

 Bedroom 1
 4415mm x 5673mm (max)
 14'5" x 18'7" (max)

 En-Suite 1
 2002mm x 2256mm (max)
 6'6" x 7'4" (max)

 Bedroom 2
 3195mm x 3449mm
 10'5" x 11'3"

 En-Suite 2
 2153mm x 1658mm (max)
 7'0" x 5'5" (max)

 Bedroom 3
 3603mm x 3095mm
 11'0" x 10'1"

 Bedroom 4 (inc. store)
 2936mm x 3095mm (max)
 9'7" x 10'1" (max)

 Bathroom
 2141mm x 2012mm (max)
 7'0" x 6'7" (max)

Please note: Plots 34, 39 and 58 are handed

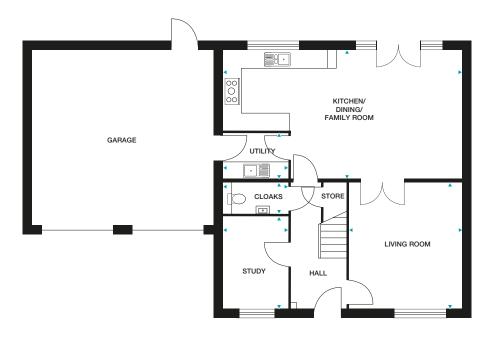
LOVELL HOMES

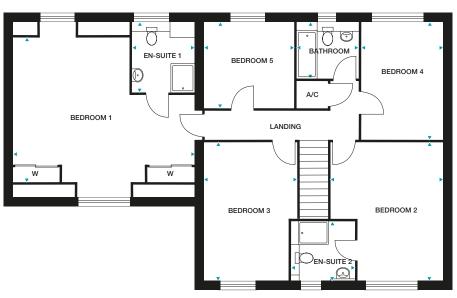


WOODBURY

5 bedroom home

Plots 5, 6, 35 and 36





GROUND FLOOR

Kitchen/Dining/Family Room 8272mm x 4457mm (max) 27'1" x 14'7" (max)

Living Room 3909mm x 4373mm 12'9" x 14'4"

Study 2260mm x 3200mm 7'5"x 10'6"

Utility Room 2262mm x 1580mm (max) 7'5" x 5'2" (max)

Cloaks 2260mm x 1055mm (max) 7'5" x 3'5" (max)

FIRST FLOOR

Bedroom 1 (inc. wardrobes) 6266mm x 5028mm 20'6" x 16'6"

En-Suite 1 2155mm x 2413mm (max) 7'0" x 7'11" (max)

Bedroom 2 3908mm x 4807mm (max) 12'9" x 15'9" (max)

En-Suite 2 2210mm x 2062mm (max) 7'3" x 6'9" (max)

Bedroom 3 3209mm x 4807mm (max) 10'6" x 15'9" (max)

Bedroom 4 2837mm x 4060mm 9'3" x 13'3"

Bedroom 5 3102mm x 2953mm 10'2" x 9'8"

Bathroom 2159mm x 1922mm (max) 7'1" x 6'3" (max)

Please note: Plots 6 and 35 are handed.

Dimensions for such purposes must be kindividual plot details with our sales team.





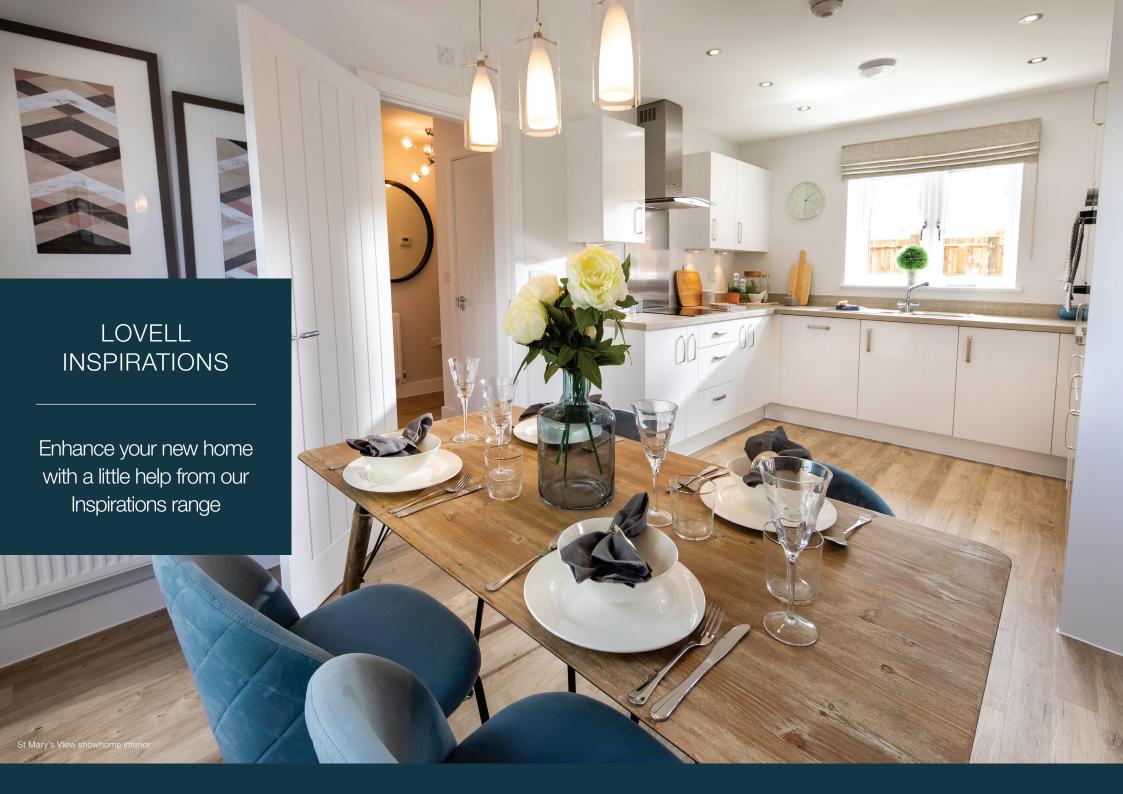
All housetypes include:

- 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 & 5 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 & 5 bed homes only)
 - Chrome towel radiator to en-suites (4 & 5 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 & 5 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



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
Turf
Flagstones
External tap
Power socket
Sheds
External lights

