



northfields*
a new community for colchester



Northfields: A new community for Colchester.

An innovative 21st Century development where modern design sits comfortably alongside green open spaces, and traditional values are combined with contemporary culture and excellent transport connections.

Linden Homes, three times winner of the prestigious Housebuilder of the Year award, has long been highly commended for its ambition, design diversity and commitment to brownfield development. Specialist local knowledge and an exceptional record in providing high quality homes ensures Northfields is set to be Colchester's most outstanding new sustainable neighbourhood.

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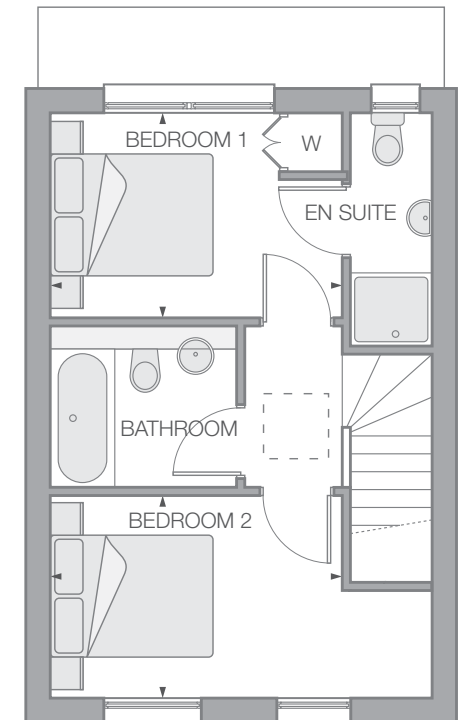
The Ardleigh

A two bedroom terraced home with open plan living/dining area and separate kitchen featuring sliding glass doors leading to the rear garden.

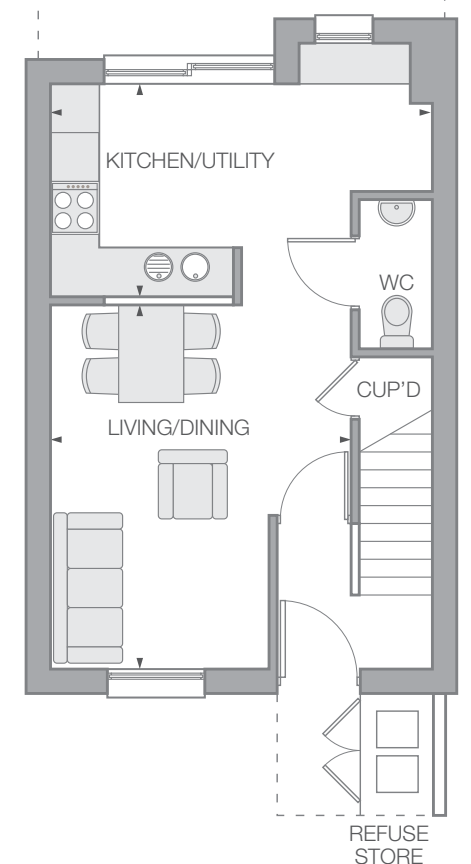


Above: Computer generated image of plot B11, B12 and B13.

LIVING/DINING	4.25m x 3.55m	13'11" x 11'7"
KITCHEN/UTILITY	4.65m x 2.75m	15.3" x 9'0"
BEDROOM 1	3.55m x 2.45m	11'7" x 8'0"
BEDROOM 2	3.55m x 2.45m	11'7" x 8'0"
TOTAL AREA	67 sq.m	727 sq.ft



FIRST FLOOR



GROUND FLOOR

*Handed homes
**Affordable houses

Please note: Floor plans are not to scale and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Please ask your Sales Advisor for specific details.

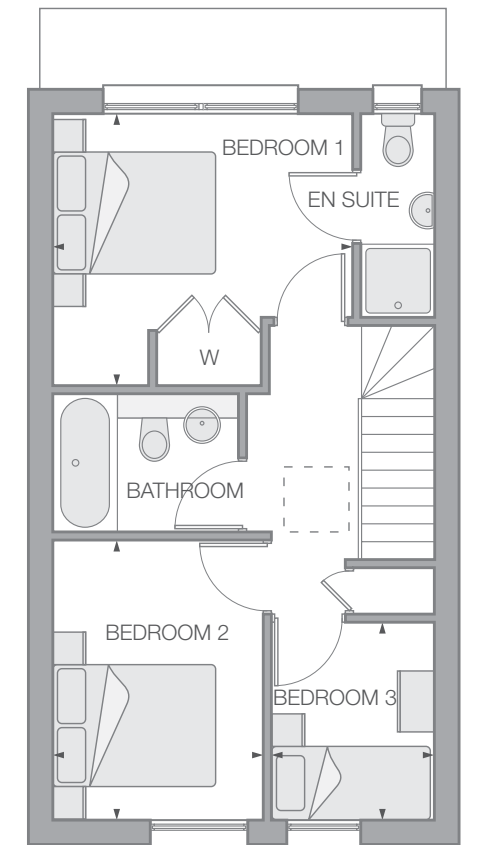
The Farnham

A three bedroom terraced home with open plan living/dining area and separate kitchen featuring sliding glass doors leading to the rear garden.

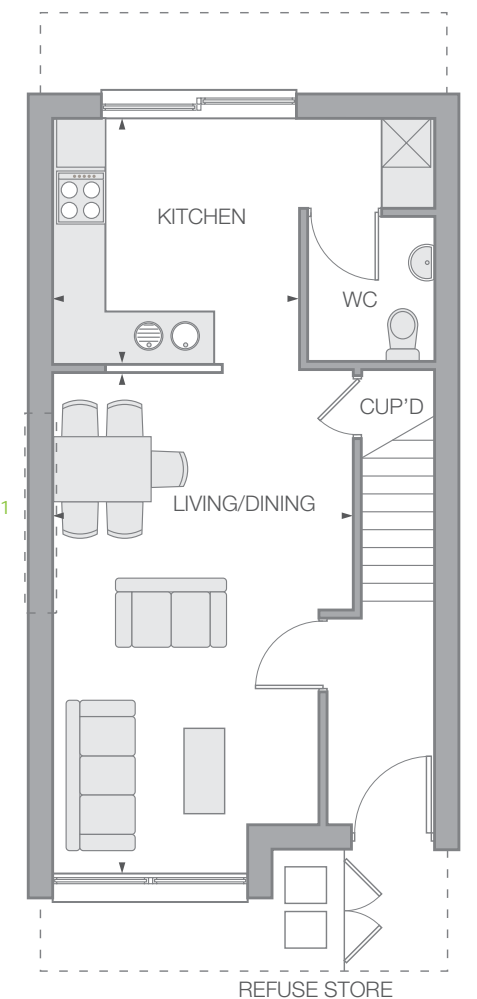


Above: Computer generated image of plot B03 and plot B04.

LIVING/DINING	6.05m x 3.55m	19'10" x 11'9"
KITCHEN	3.05m x 3.00m	10'0" x 9'10"
BEDROOM 1	3.55m x 3.05m	11'7" x 9'10"
BEDROOM 2	3.40m x 2.45m	11'1" x 8'0"
BEDROOM 3	2.25m x 2.10m	7'4" x 6'10"
TOTAL AREA	82 sq.m	886 sq.ft



FIRST FLOOR



GROUND FLOOR

- *Handed homes
- **Affordable houses
- 1. Window position differs to plot B16

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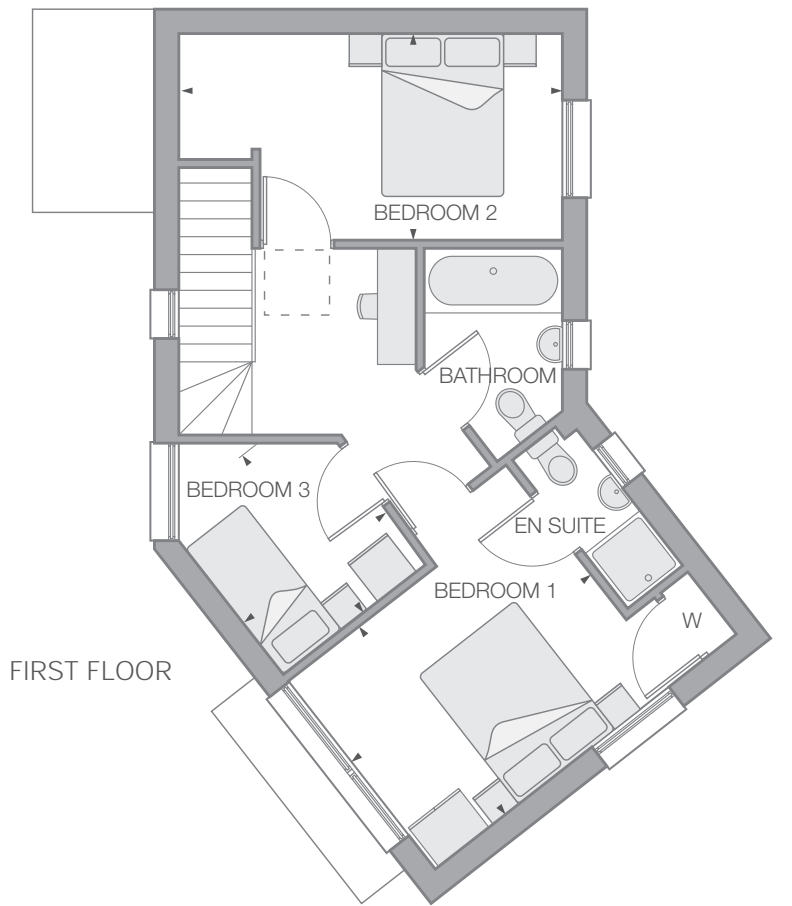
The Danbury

A detached three bedroom home with spacious open plan living/dining area featuring glazed double French doors and sliding glass doors leading to the rear garden.

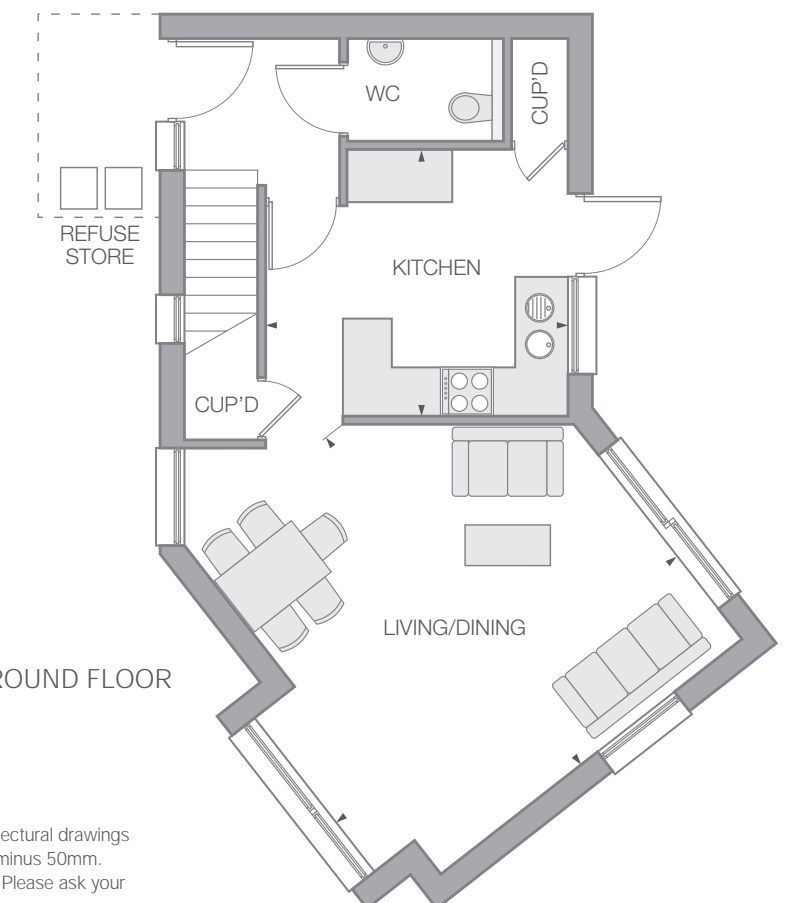


Above: Computer generated image of plot B15.

LIVING/DINING	5.35m x 4.70m	17'6" x 15'4"
KITCHEN	3.60m x 3.50m	11'5" x 9'10"
BEDROOM 1	3.58m x 2.85m	12'1" x 9'4"
BEDROOM 2	4.69m x 2.50m	11'9" x 8'2"
BEDROOM 3	2.45m x 2.25m	8'0" x 7'0"
TOTAL AREA	92 sq.m	993 sq.ft



FIRST FLOOR



GROUND FLOOR

**Affordable houses

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Waltham Place

The three storey landmark apartment building comprises 15 apartments, ranging from studio to two bedroom homes. Traditional brickwork and timber boarding is contrasted with modern, sleek balconies to the first and second floor levels. The addition of different coloured render further creates a visually interesting, textured façade.



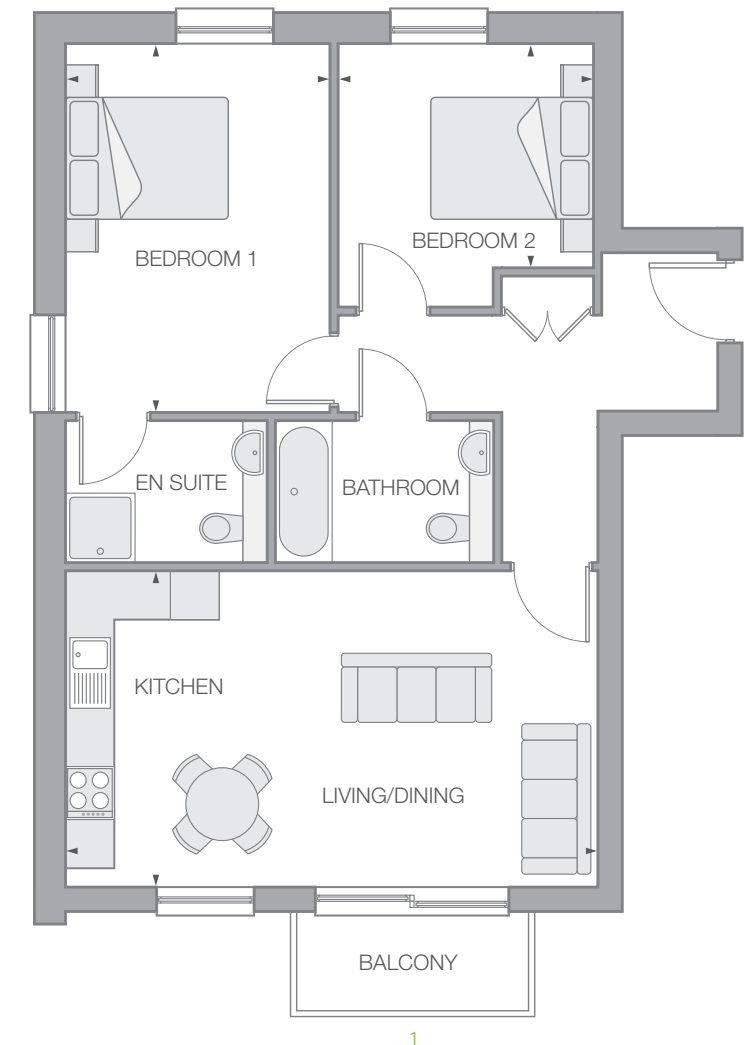
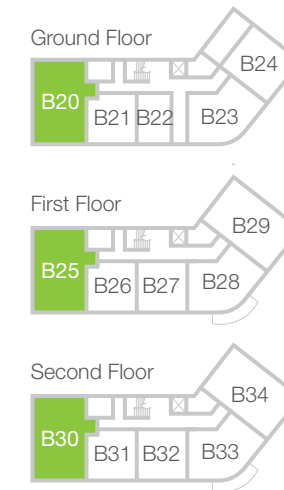
Above: Computer generated image of Waltham Place.



Apartment B20/B25/B30

A two bedroom apartment with en suite to the spacious master bedroom, and an open plan living/dining area featuring sliding glass doors leading onto the balcony.

KITCHEN/LIVING/DINING	6.45m x 3.85m	21'1" x 12'7"
BEDROOM 1	4.45m x 3.20m	14'7" x 10'5"
BEDROOM 2	3.10m x 2.70m	10'2" x 8'10"
TOTAL AREA	69 sq.m	746 sq.ft



** Affordable houses
1. No balcony to plot B20

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Apartments B21/B26/B31

A one bedroom apartment with open plan living/dining area featuring sliding glass doors leading onto the balcony.

KITCHEN/LIVING/DINING	5.45m x 3.25m	17'10" x 10'7"
BEDROOM	3.45m x 2.95m	11'3" x 9'8"
TOTAL AREA	38 sq.m	410 sq.ft



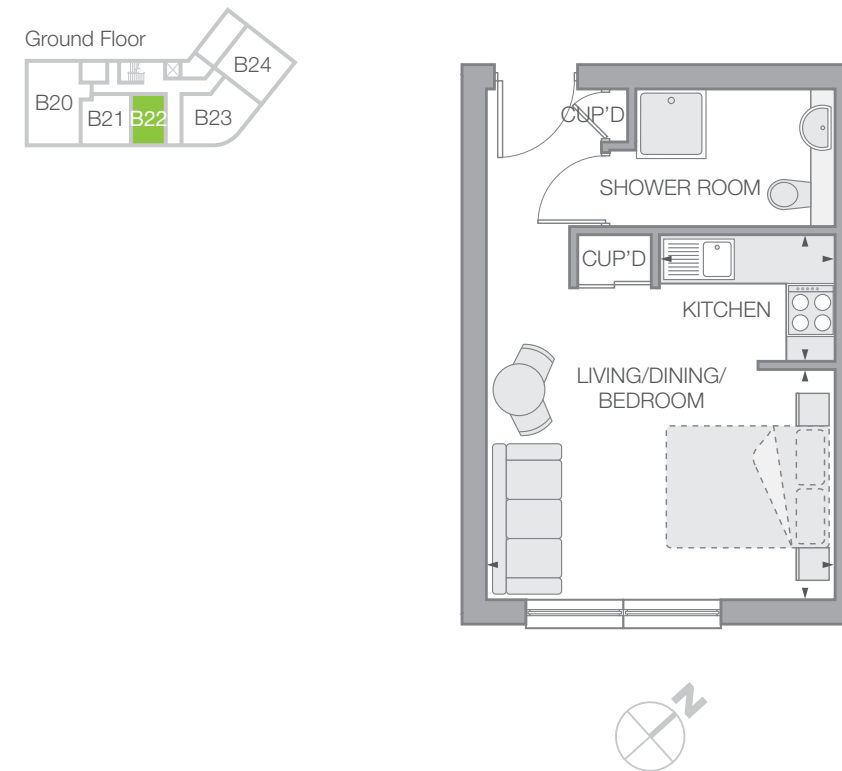
- 1. No balcony to plot B21
- 2. Window position differs to plot B31

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Apartment B22

A ground floor, open plan studio apartment with separate bathroom and fitted kitchen.

KITCHEN	2.15m x 1.55m	7'0" x 5'1"
LIVING/DINING/BEDROOM	4.20m x 2.80m	13'9" x 9'2"
TOTAL AREA	26 sq.m	280 sq.ft

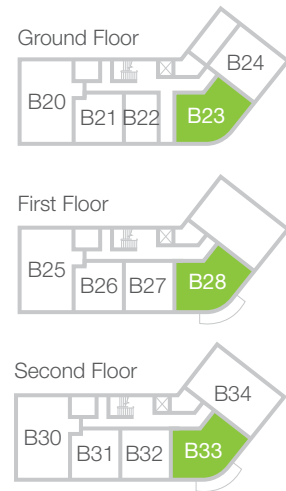
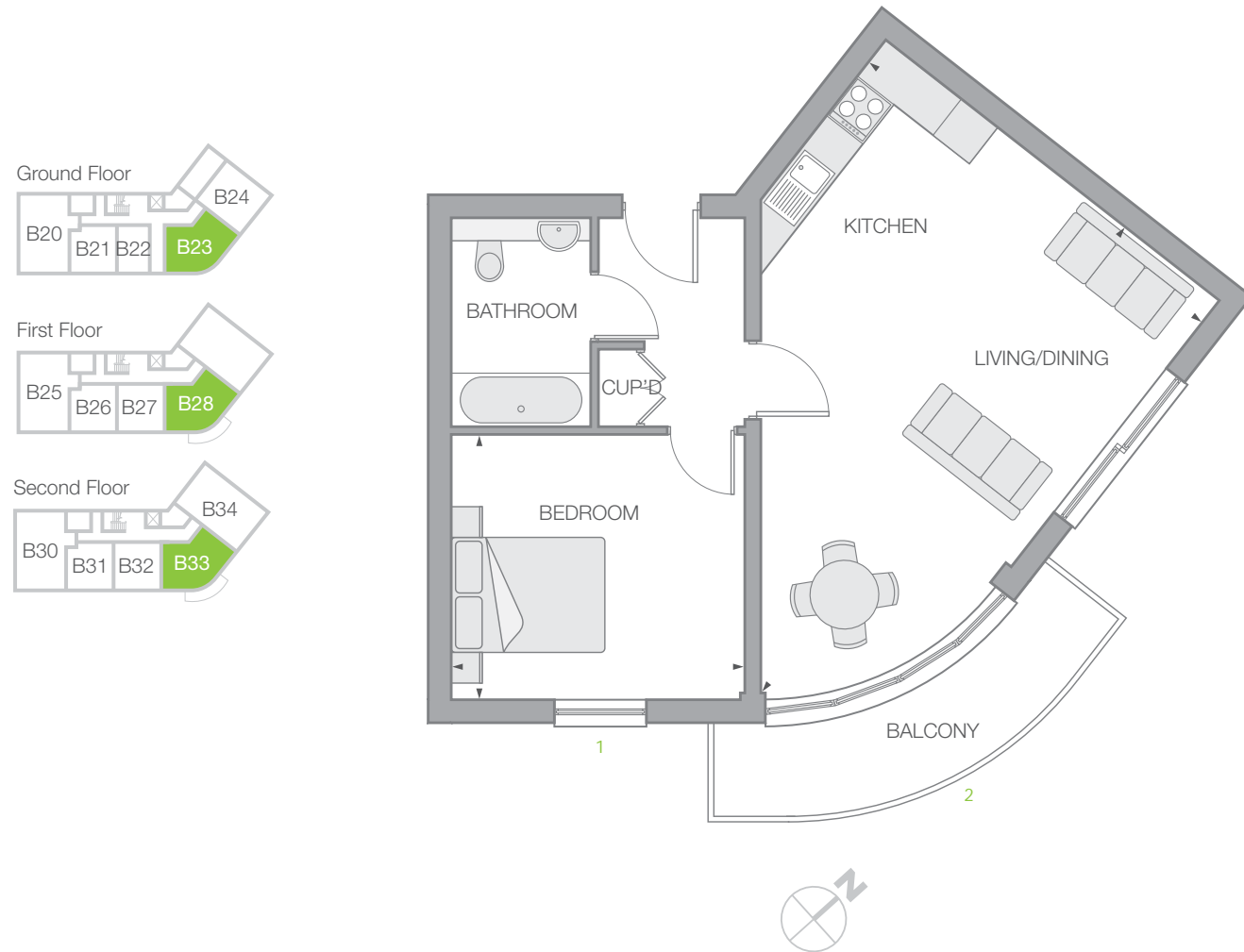


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Apartments B23/B28/B33

A one bedroom apartment with spacious open plan kitchen/living/dining area, leading onto the extensive crescent balcony.

KITCHEN/LIVING/DINING	7.60m x 5.45m	24'11" x 17'10"
BEDROOM	3.80m x 3.40m	12'5" x 11'1"
TOTAL AREA	55 sq.m	597 sq.ft



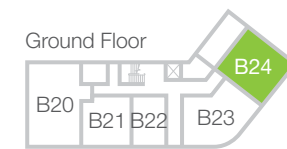
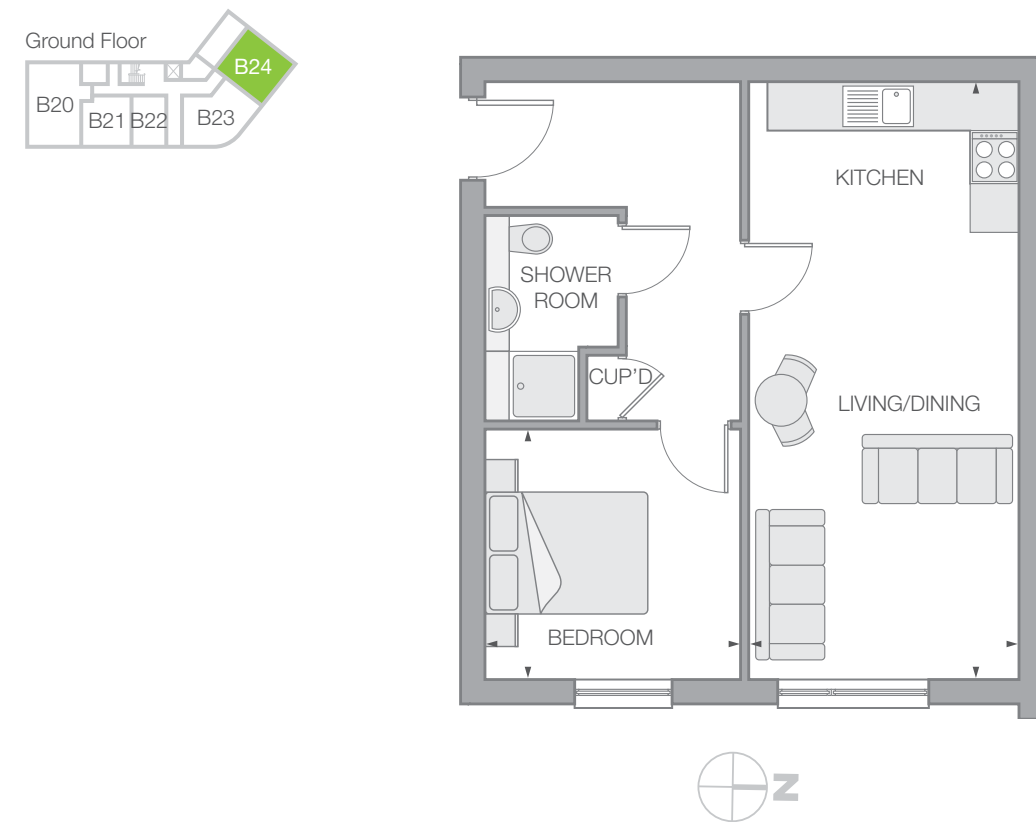
- 1. Window position differs to plot B28
- 2. No balcony to plot B23

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Apartment B24

A one bedroom apartment with spacious open plan living/dining area leading to a separate kitchen area.

KITCHEN/LIVING/DINING	7.25m x 3.25m	23'9" x 10'7"
BEDROOM	3.10m x 3.05m	10'2" x 10'0"
TOTAL AREA	47 sq.m	506 sq.ft

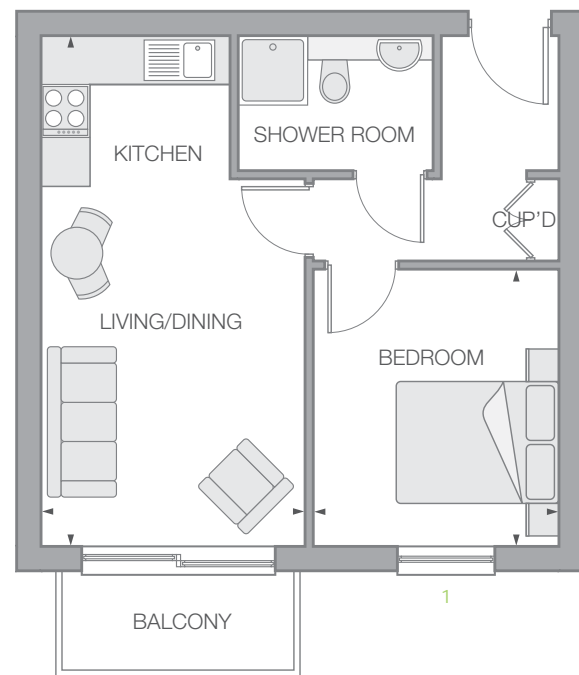


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Apartments B27/B32

A one bedroom apartment with spacious open plan living/dining area featuring sliding glass doors leading onto the balcony.

KITCHEN/LIVING/DINING	6.20m x 3.20m	20'4" x 10'5"
BEDROOM	3.35m x 3.00m	10'11" x 9'10"
TOTAL AREA	39 sq.m	421 sq.ft



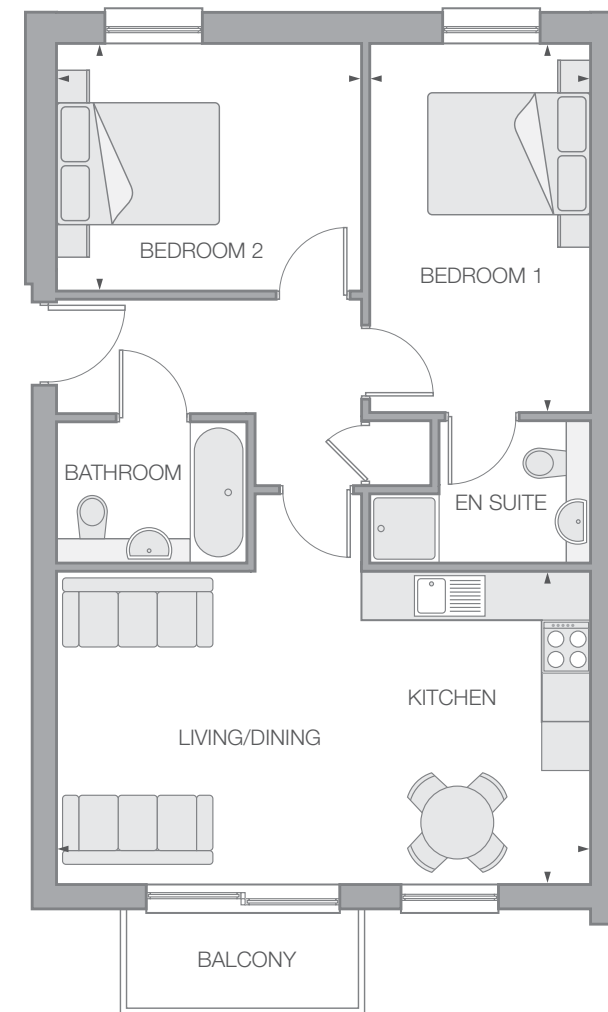
1. Window position differs to plot B32

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Apartment B29/B34

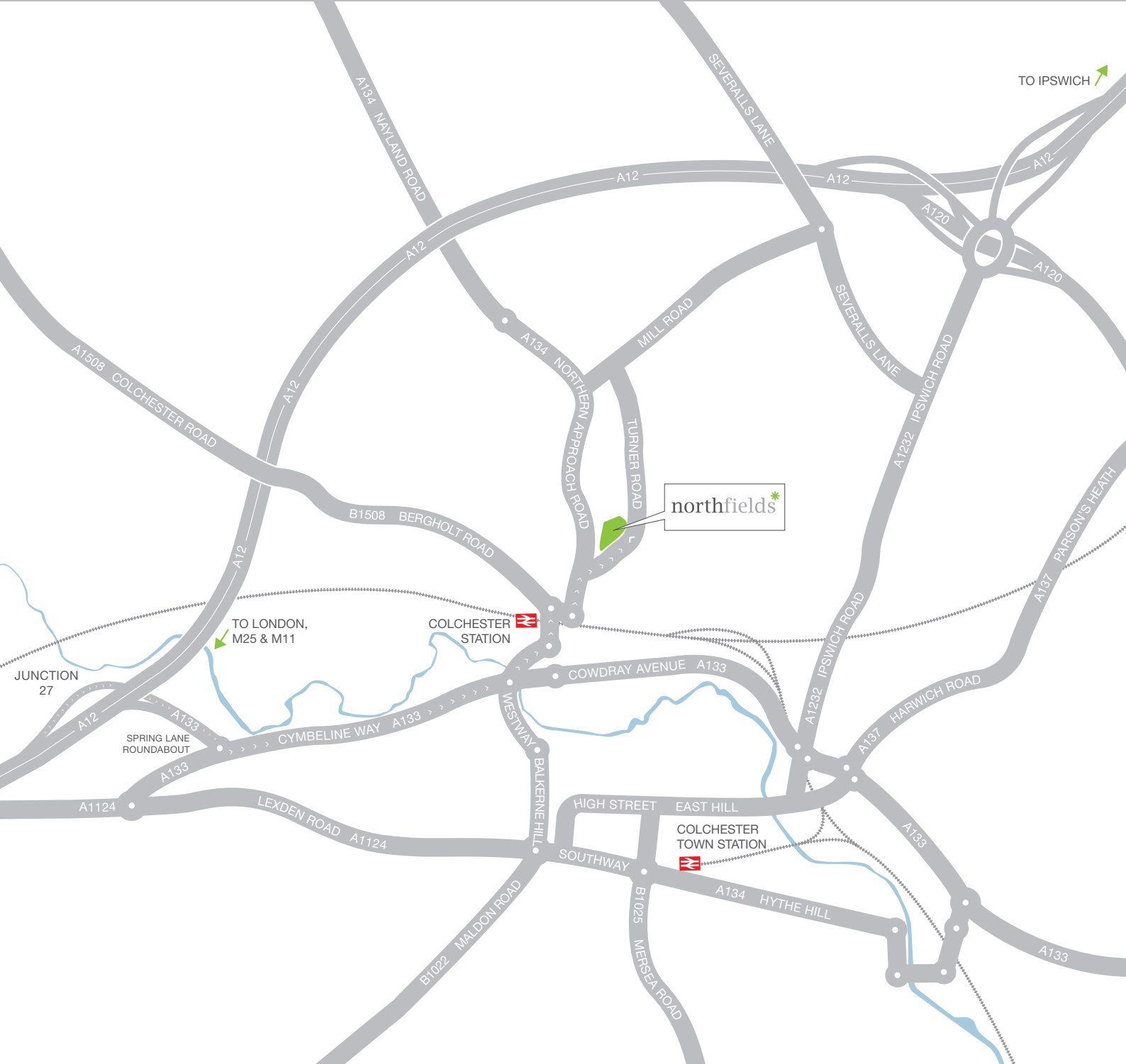
A two bedroom apartment with en suite to the spacious master bedroom, an open plan kitchen/dining area and a large living space featuring sliding glass doors leading onto the balcony.

KITCHEN/LIVING/DINING	6.45m x 3.75m	21'1" x 12'3"
BEDROOM 1	4.50m x 2.65m	14'9" x 8'8"
BEDROOM 2	3.70m x 3.00m	12'1" x 9'10"
TOTAL AREA	66 sq.m	719 sq.ft



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Getting Here



From the A12, leave at junction 27 (Colchester Central). At Spring Lane Roundabout take the second exit onto the A133 (Colchester). Take the first exit at the next roundabout, and the second at the next, onto the A134 (Sudbury). Pass under the bridge and bear right, passing two sets of traffic lights. At the third set of lights, turn left (Sudbury), and then right into Turner Road. Northfields is on your left.

Map not to scale.

Marketing Suite Sat Nav Ref: CO4 5JR





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