

Partridge Walk

Beaconside



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Development plan

Partridge Walk

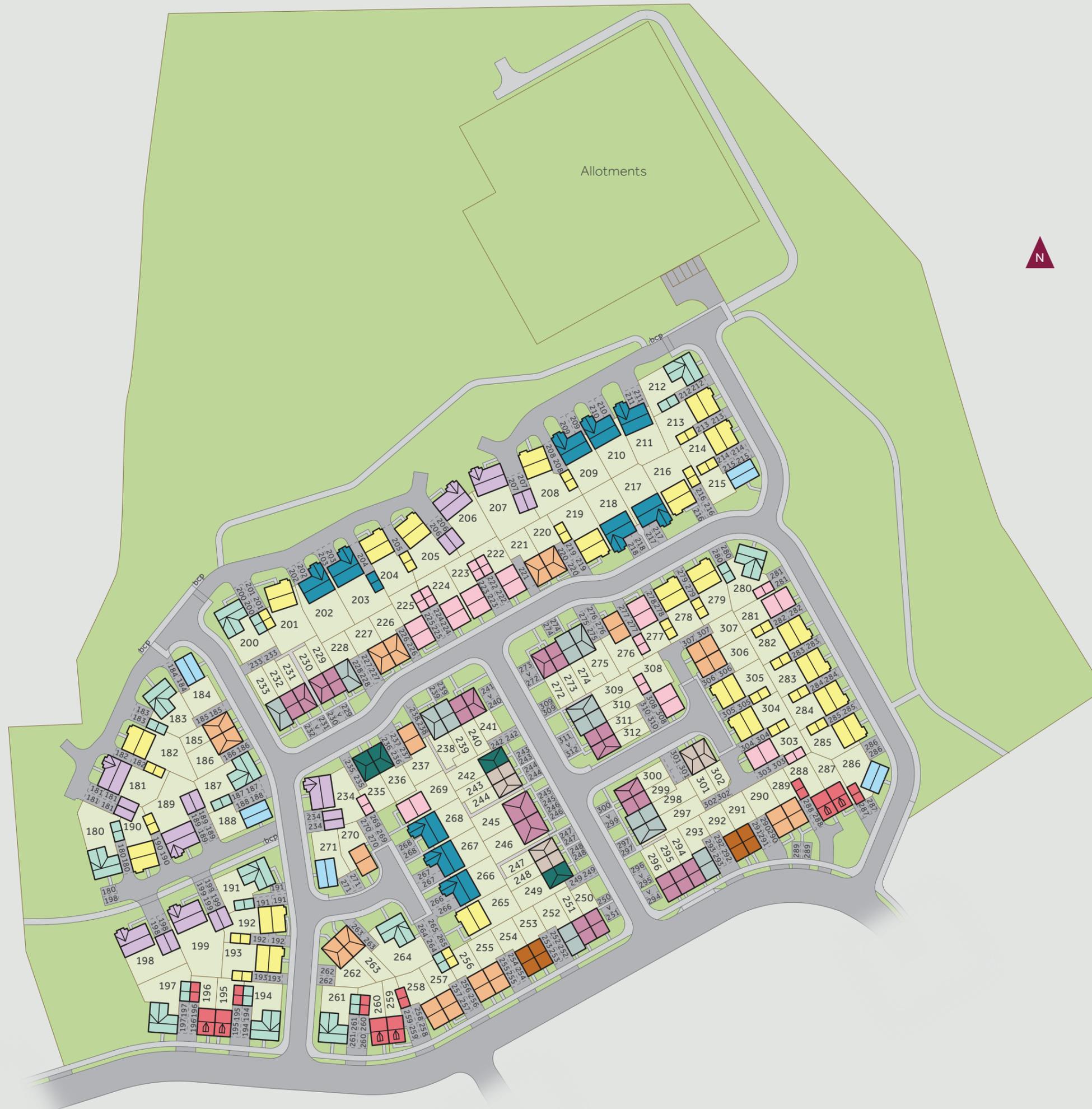
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Partridge Walk Beaconside

Development layout



4 bedroom home

- The Aslin
- The Mylne
- The Grainger
- The Pembroke
- The Knightley
- The Cottingham

3 bedroom home

- The Becket
- The Elmslie
- The Eveleigh

2 bedroom home

- The Hardwick
- The Cartwright

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes

bcp bin collection point

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



The Hardwick

2 bedroom home

Partridge Walk

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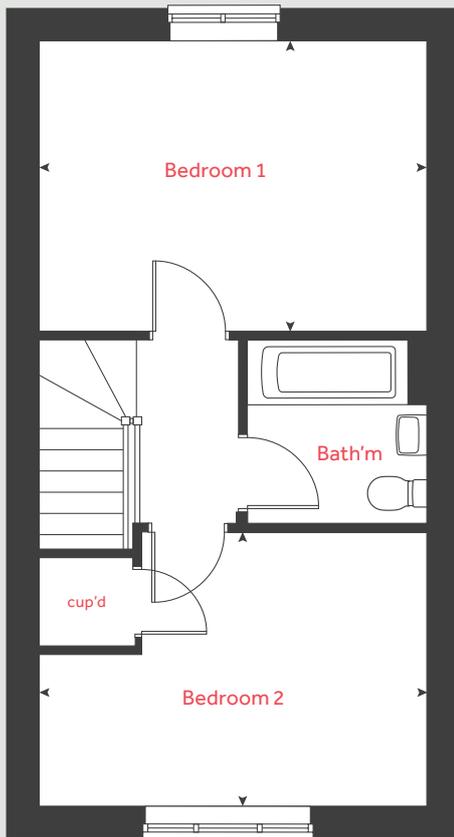
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The Hardwick

2 bedroom home

Homes 243, 244, 247, 248,
301 & 302

First floor



Ground floor

Kitchen / dining area

4.08m x 3.14m 13' 5" x 10' 4"

Living room

4.08m x 3.70m 13' 5" x 12' 1"

First floor

Bedroom 1

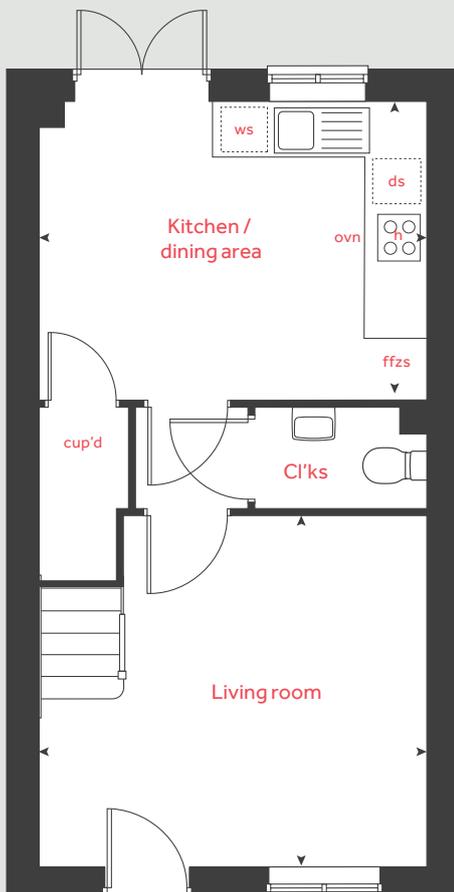
4.08m x 3.15m 13' 5" x 10' 4"

Bedroom 2

4.08m x 2.68m 13' 5" x 8' 10"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Cartwright

2 bedroom home

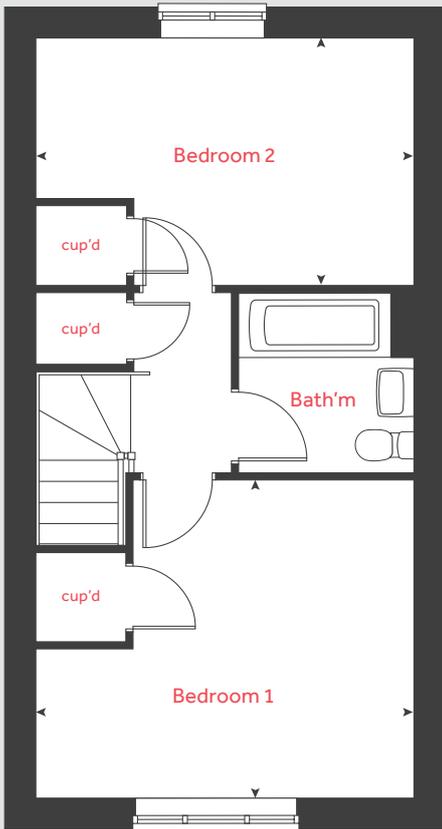
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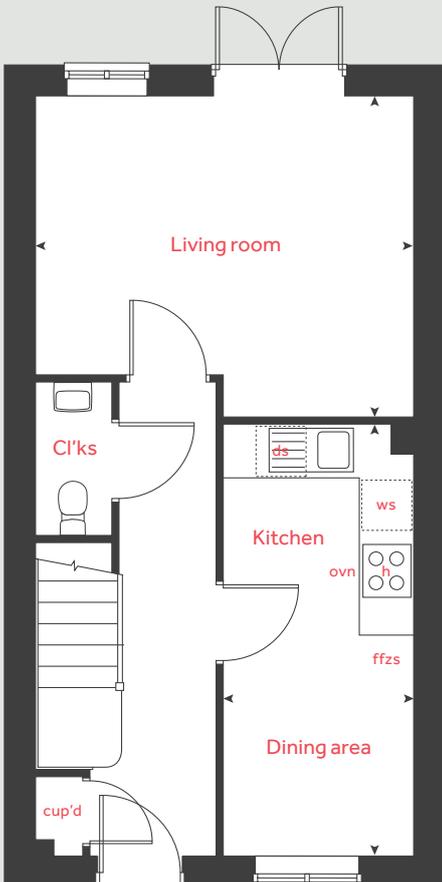
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First floor



Ground floor



The Cartwright

2 bedroom home

Homes 291, 292, 253 & 254

Ground floor

Kitchen / dining area

4.82m x 2.13m 15' 10" x 7' 0"

Living room

4.20m x 3.58m 13' 9" x 11' 9"

First floor

Bedroom 1

4.20m x 3.58m 13' 9" x 11' 9"

Bedroom 2

4.20m x 2.76m 13' 9" x 9' 1"

h	hob	cup'd	cupboard
ovn	oven	ws	washing machine space
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

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The Eveleigh

3 bedroom home

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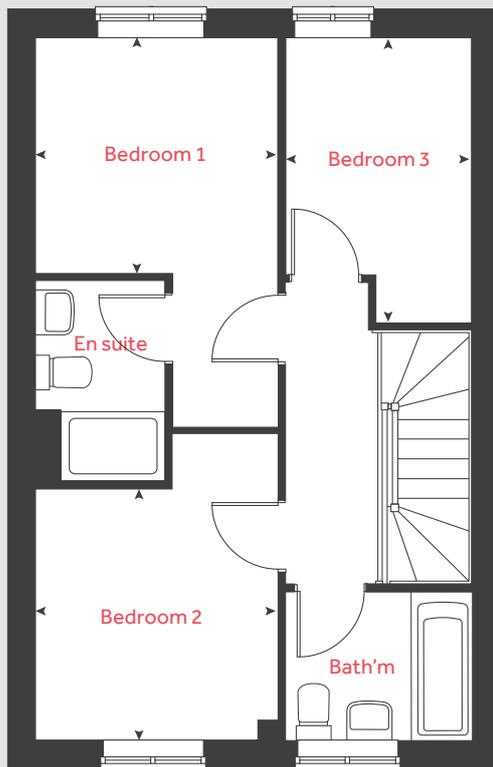
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The Eveleigh

3 bedroom home

Homes 235, 236, 242
& 249

First floor



Ground floor

Kitchen / dining area

4.78m x 2.80m 15' 8" x 9' 2"

Living room

4.98m x 3.19m 16' 4" x 10' 6"

First floor

Bedroom 1

2.77m x 2.71m 9' 1" x 8' 11"

Bedroom 2

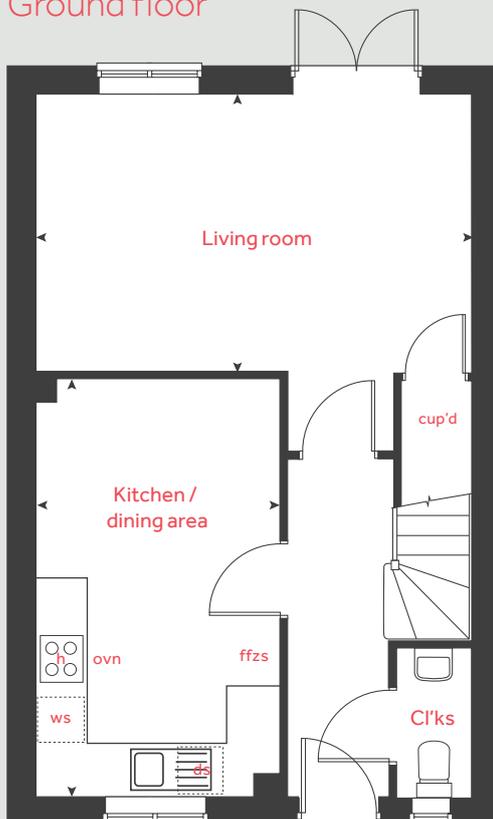
2.89m x 2.77m 9' 6" x 9' 1"

Bedroom 3

3.19m x 2.12m 10' 6" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

Ground floor



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The Elmslie

3 bedroom home

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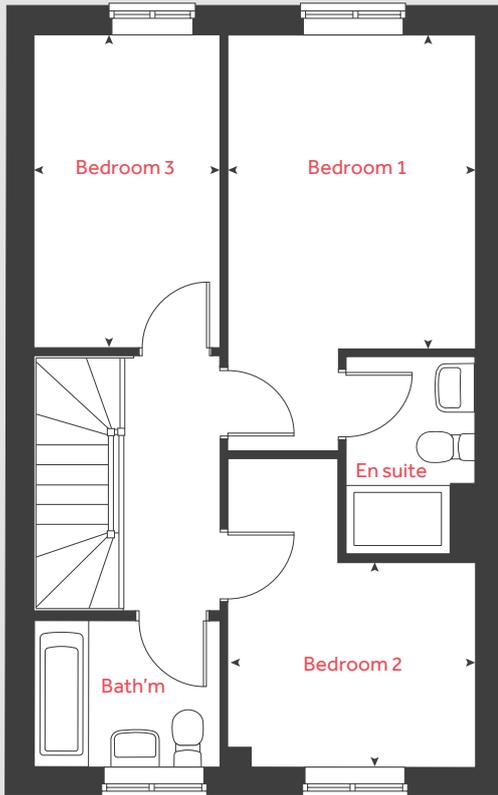
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The Elmslie

3 bedroom home

Homes **185, 186, 220, 221, 226, 227, 237, 255, 256, 257, 258, 262, 263, 270, 276, 289, 290, 306 & 307**

First floor



Ground floor

Kitchen / dining area

4.76m x 2.91m 15' 7" x 9' 7"

Living room

5.09m x 3.63m 16' 9" x 11' 11"

First floor

Bedroom 1

3.66m x 2.86m 12' 0" x 9' 4"

Bedroom 2

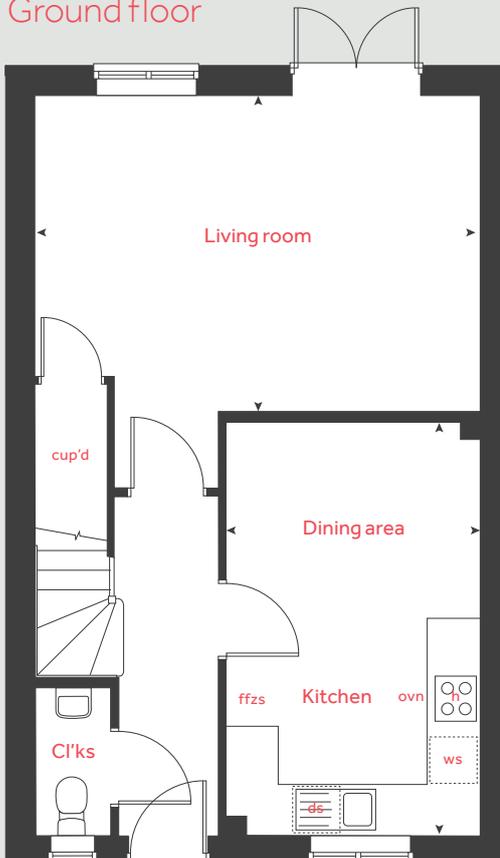
2.85m x 2.37m 9' 4" x 7' 9"

Bedroom 3

3.65m x 2.15m 12' 0" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Knightley

4 bedroom home

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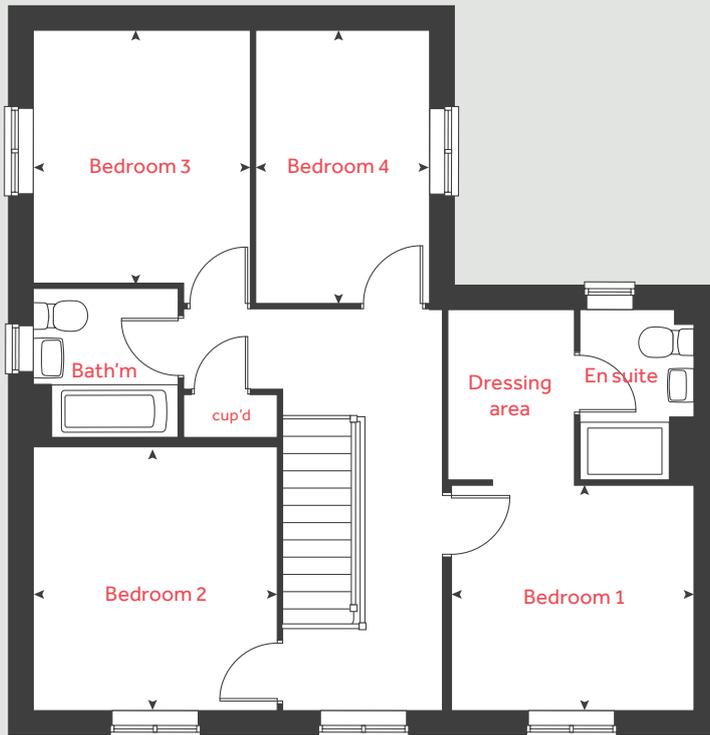
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The Knightley

4 bedroom home

Homes 180, 183, 187,
191, 194, 197, 200, 212,
261, 264 & 280

First floor



Ground floor

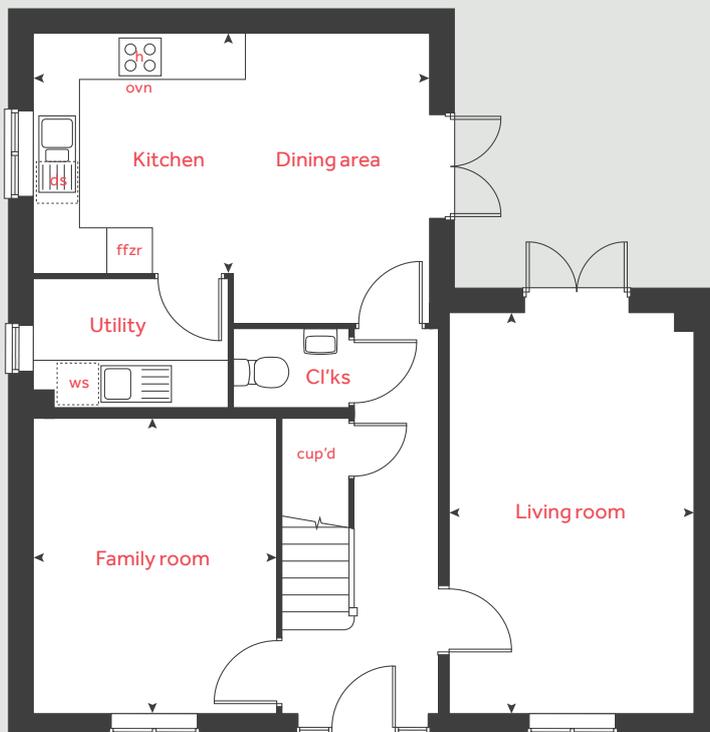
Kitchen / dining area	5.25m x 3.20m	17' 2" x 10' 5"
Living room	5.36m x 3.22m	17' 7" x 10' 7"
Family room	3.93m x 3.21m	12' 10" x 10' 5"

First floor

Bedroom 1	3.20m x 2.98m	10' 6" x 9' 10"
Bedroom 2	3.58m x 3.21m	11' 9" x 10' 7"
Bedroom 3	3.17m x 3.01m	10' 5" x 9' 11"
Bedroom 4	3.52m x 2.15m	11' 7" x 7' 1"

h	hob	ffzr	fridge freezer
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Aslin

4 bedroom home

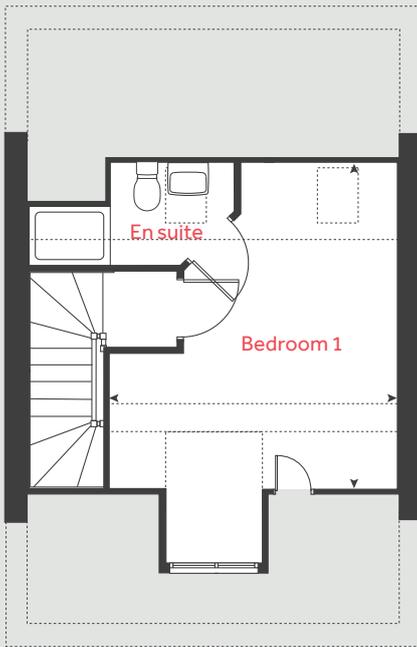
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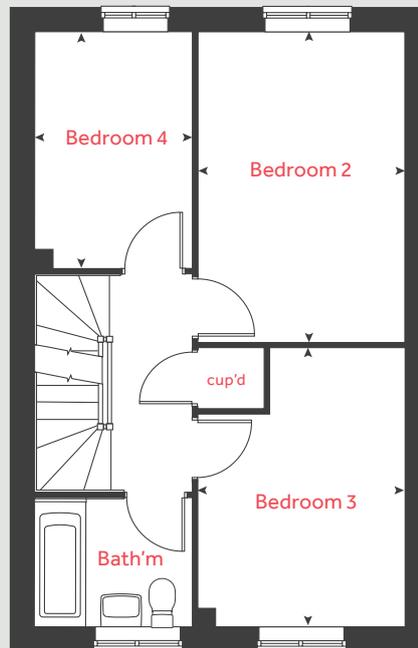
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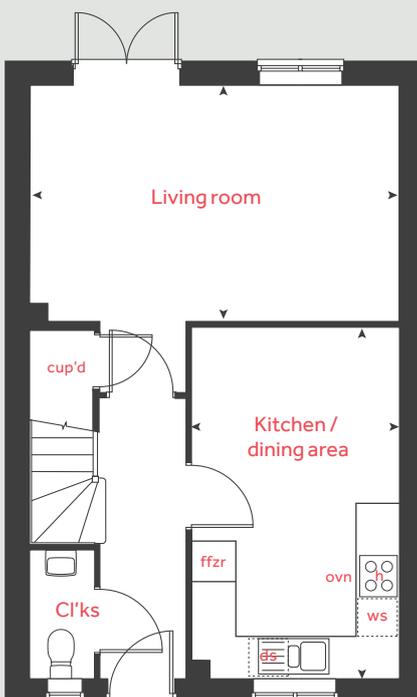
Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Homes 195, 196, 259,
260, 287 & 288

Ground floor

Kitchen / dining area
4.78m x 2.80m 15' 6" x 9' 2"

Living room
4.98m x 3.19m 16' 4" x 10' 5"

First floor

Bedroom 2
4.19m x 2.52m 13' 9" x 8' 3"

Bedroom 3
3.78m x 2.77m 12' 4" x 9' 0"

Bedroom 4
3.19m x 2.37m 10' 6" x 7' 9"

Second floor

Bedroom 1
4.45m x 3.88m 14' 7" x 12' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points
ds	dishwasher space		

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Specification

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Partridge Walk

Beaconside

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



2 bedroom
The Hardwick
The Cartwright

3 bedroom
The Eveleigh
The Elmslie
The Becket

4 bedroom
The Aslin
The Mlyne
The Grainger
The Pembroke
The Knightley
The Cottingham

Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■				■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■					
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■	■	■	■
White pendant light holder	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics		■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■	■			
Space for washing machine with plumbing and electrics in utility			■				■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom		■	■	■	■	■	■	■	■
Shower over the bath	■	■							
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■

Bedrooms

Dressing area to bedroom 1								■	
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Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)									■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■

2 bedroom
The Hardwick
The Cartwright

3 bedroom
The Eveleigh
The Elmslie
The Becket

4 bedroom
The Aslin
The Mlyne
The Grainger
The Pembroke
The Knightley
The Cottingham

■ Fitted as standard - included in the property
* Subject to stage of construction

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. T: 01785 714 412

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