

Specification Homes 47 to 50 and 178 to 271

We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes
Kitchen				
Symphony fitted kitchen with soft close doors, laminate worktops and matching upstands	■	■	■	■
Single under-counter oven in stainless steel	■	■		
Double under-counter oven in stainless steel			■	■
4 burner gas hob with stainless steel splashback behind hob	■	■	■	■
Integrated extractor hood	■	■		
Chimney hood in stainless steel			■	■
Space for dishwasher* and washing machine with plumbing and electrical supply	■	■	■	■
Integrated fridge freezer			■	■
Single bowl stainless steel sink with mixer tap	■	■		
1½ bowl stainless steel sink with single lever mixer tap			■	■
Single bowl stainless steel sink with single lever mixer tap to utility (where applicable)			■	■
Multigrid switch to kitchen appliances	■	■	■	■
Bathroom, ensuite & cloakroom				
Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	■	■	■	■
Close-coupled WC's with soft close seat and cover	■	■	■	■
Shower cubicles (where applicable) and thermostatic shower, clear glass and silver framed enclosures	■	■	■	■
Half-height tiling to the perimeter of bath*, and full-height to shower cubicle (where applicable)	■	■	■	■
Full height tiling to shower cubicles	■	■	■	■
Splashback tiling to all basins	■	■	■	■
Electrical				
White pendant lights throughout	■	■	■	■
TV and BT points as working drawing	■	■	■	■
White switchplates and sockets throughout	■	■	■	■
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	■	■	■	■
Heating				
'A' rated energy efficient gas boiler	■	■	■	■
7 day programmable thermostat control to each heating zone	■	■	■	■
Round tap radiators with thermostatic radiator valves	■	■	■	■
Internal Finishes				
White internal doors with satin chrome ironmongery	■	■	■	■
Timber staircase with gloss painted woodwork	■	■	■	■
Walls in Supermatt White emulsion	■	■	■	■
Splashback tiling above basin only	■	■	■	■
Ceilings – flush smooth finish in white emulsion	■	■	■	■
External				
GRP main entrance door with multi point locking system	■	■	■	■
GRP rear entrance door with multi point locking system (where applicable)	■	■	■	■
PVCu windows and French casement doors with multi point locking system	■	■	■	■
External light to front with PIR and dusk to dawn sensor	■	■	■	■
Mains operated doorbell	■	■	■	■
Buff riven paving slabs to paths and patio	■	■	■	■

*When an upgraded high-level shower pack is selected, full height tiling to length and sides of bath is applied as part of an upgrade pack.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Executive for more information. October 2021.

Linden
HOMES