Willow Woods

Ely

NEW HOMES QUALITY CODE

Linden HOMES



Development **plan**

Willow Woods

Ely, CB7 4QD | **01353 260144**

Linden Homes

Willow Woods

Ely

2 bedroom homes

- The Cartwright
- The Hardwick

3 bedroom homes

- The Aslin 3
- The Eveleigh
- The Mountford
- Sage Home

4 bedroom homes

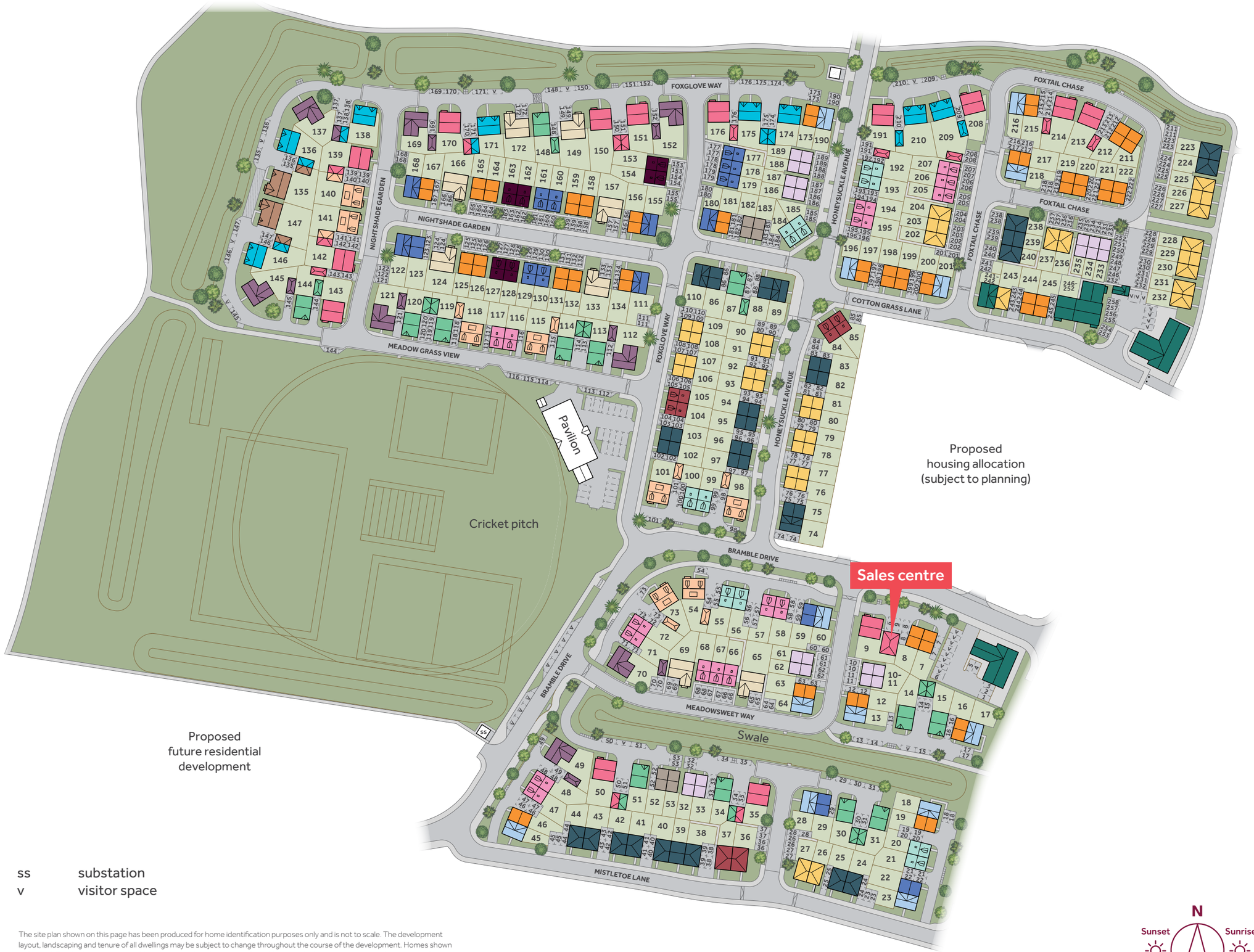
- The Aslin
- The Grainger
- The Knightley
- The Mylne
- The Pembroke
- The Leverton
- The Cottingham
- Sage Home

5 bedroom homes

- The Fletcher

Pre-sold homes

- 1 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes



The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Scan me
for directions

Willow Woods

Ely

CB7 4QD

01353 260144

Cover photograph of Burrows Field. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Anglia region
Ashurst, Southgate Park, Bakewell Road, Orton Southgate, Peterborough PE2 6YS. Telephone: 01733 396 600

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The Hardwick

2 bedroom home

Willow Woods

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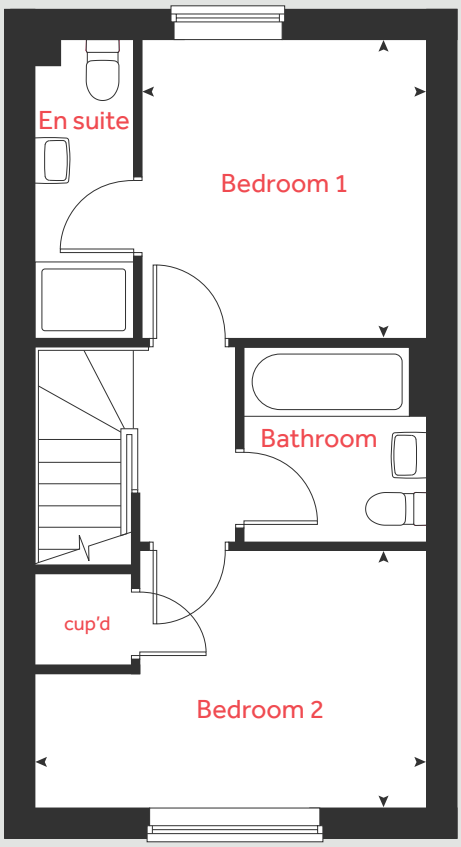
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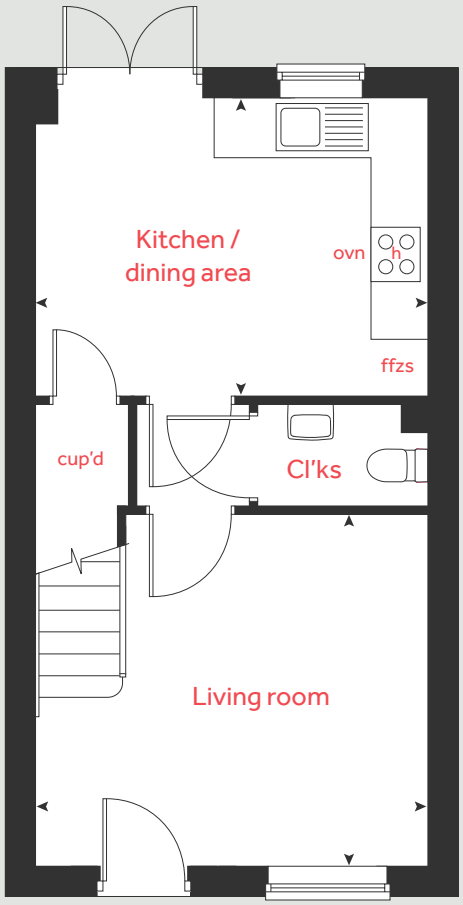
The Hardwick

2 bedroom home

First floor



Ground floor



Ground floor

Living room
4.08m x 3.69m 13'5" x 12'1"

Kitchen / dining area
4.08m x 3.14m 13'5" x 10'4"

First floor

Bedroom 1
3.15m x 3.00m 10'4" x 9'10"

Bedroom 2
4.08m x 2.69m 13'5" x 8'10"

h	hob	ffzs	fridge freezer space
ovn	oven	◄ ►	measuring points
cup'd	cupboard		

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The Cartwright

2 bedroom home

- Low energy lighting and ventilation systems
- High quality insulation
- Increased ventilation for excellent air quality
- PV solar panels

Willow Woods

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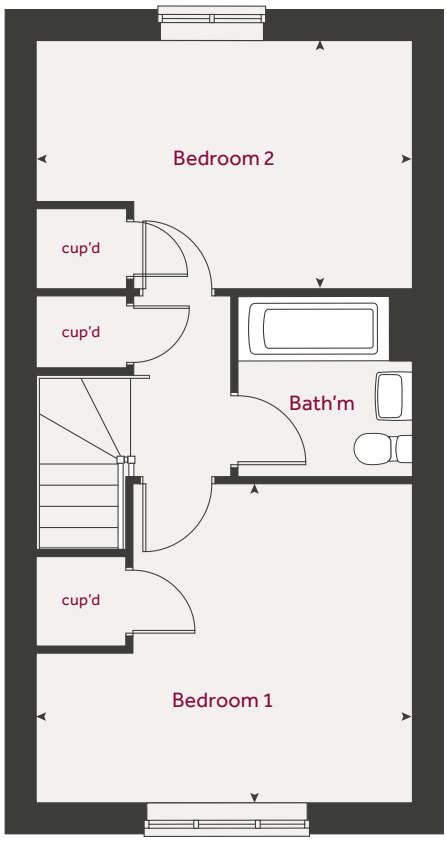
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The Cartwright

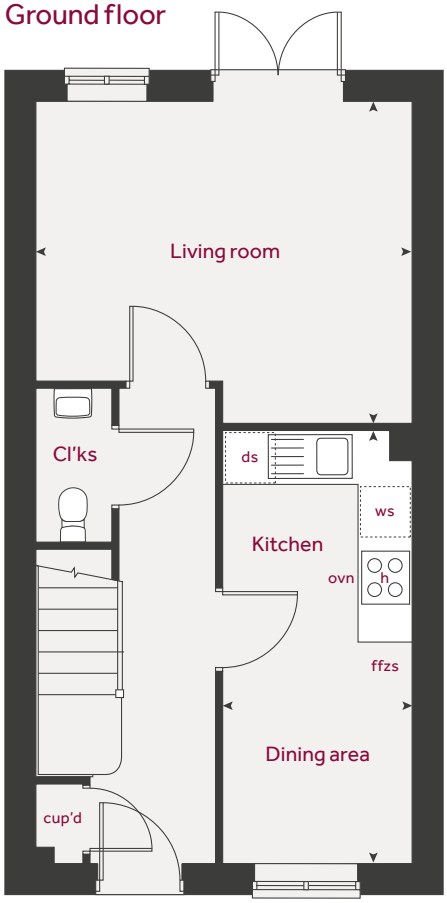
2 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.13	15' 10" x 7' 0"
Living room	4.20 x 3.58	13' 9" x 11' 9"

First floor		
Bedroom 1	4.20 x 3.58	13' 9" x 11' 9"
Bedroom 2	4.20 x 2.76	13' 9" x 9' 1"

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

The Cartwright | Willow Woods |

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The Eveleigh

3 bedroom home

- Low energy lighting and ventilation systems
- High quality insulation
- Increased ventilation for excellent air quality
- PV solar panels

Willow Woods

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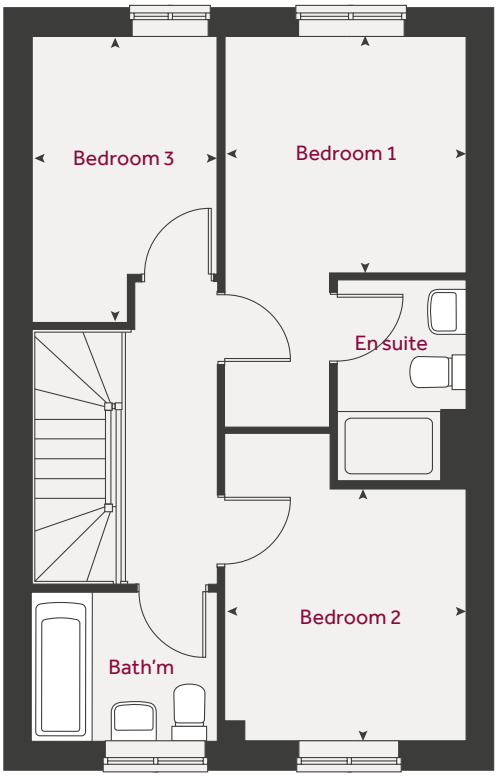
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The Eveleigh

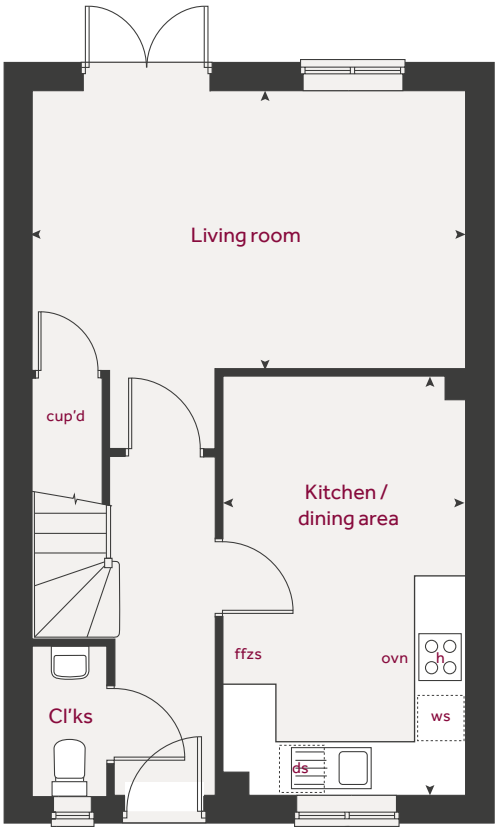
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor		
Bedroom 1	2.81 x 2.74	9' 2" x 8' 11"
Bedroom 2	2.92 x 2.81	9' 6" x 9' 2"
Bedroom 3	3.23 x 2.16	10' 7" x 7' 1"

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

The Eveleigh | Willow Woods |

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The Mountford

3 bedroom home

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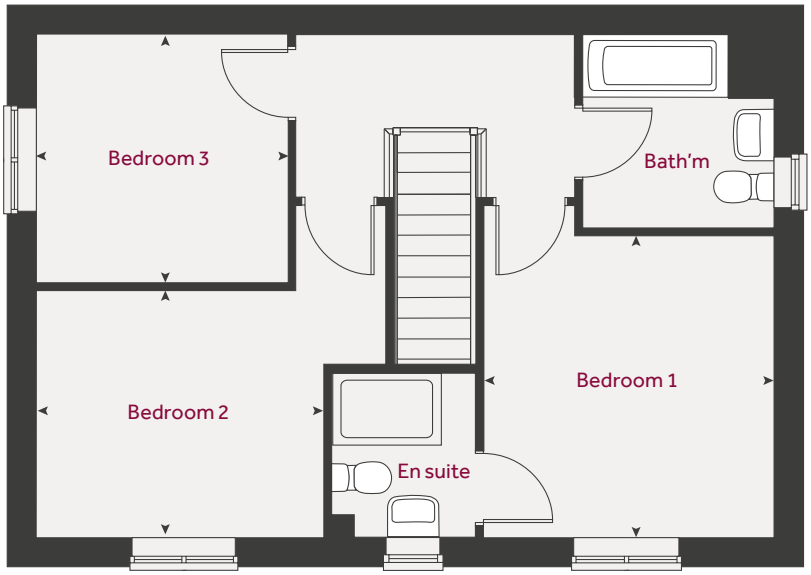
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The Mountford

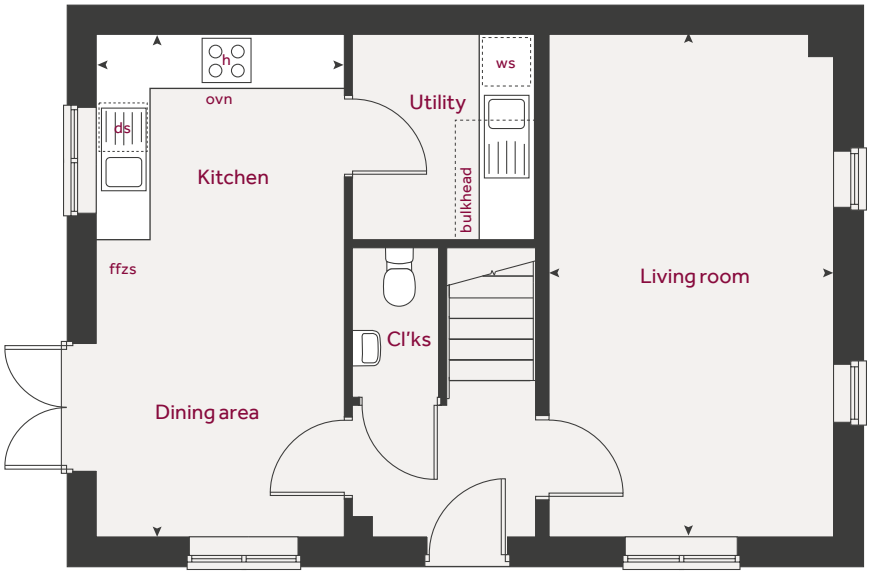
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.64 x 2.69	18' 5" x 8' 8"
Living room	5.64 x 3.11	18' 5" x 10' 3"

First floor		
Bedroom 1	3.39 x 3.21	11' 1" x 10' 6"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

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

The Mountford | Willow Woods |

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The Aslin

4 bedroom home

- Low energy lighting and ventilation systems
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- PV solar panels

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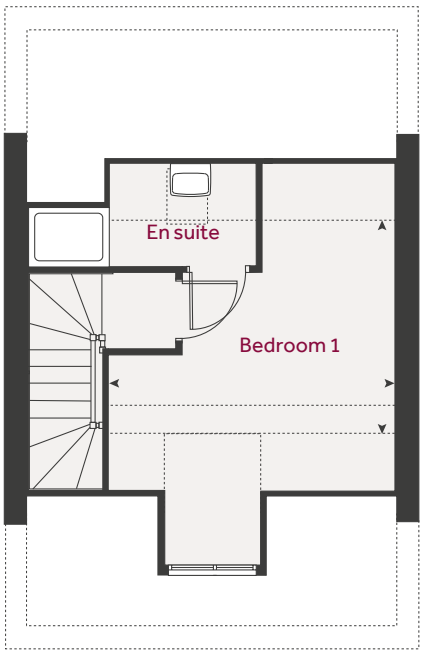
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The Aslin

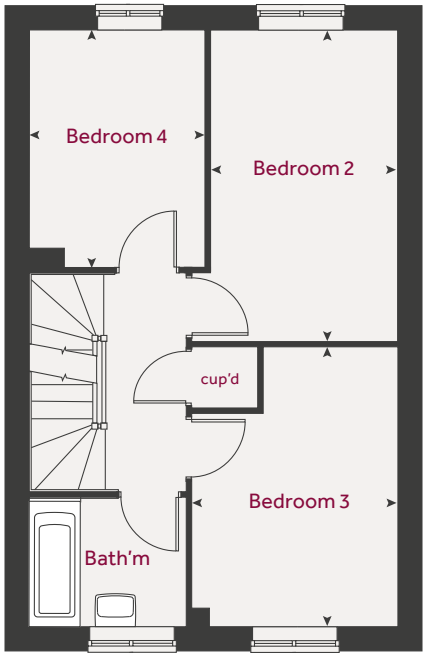
4 bedroom home



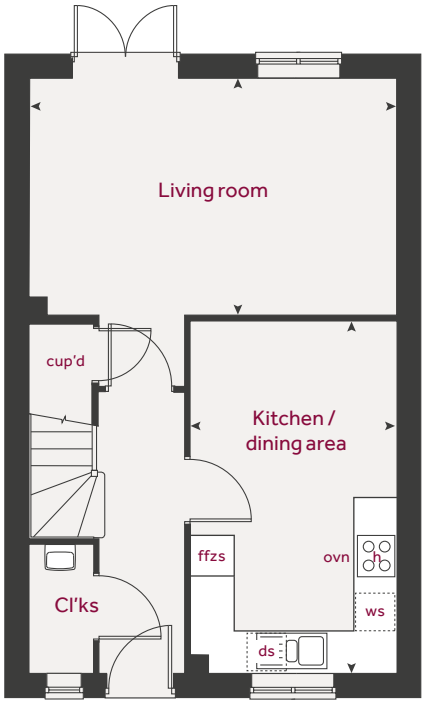
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	5.03 x 3.20	16' 6" x 10' 5"

First floor		
Bedroom 2	4.23 x 2.81	13' 9" x 9' 2"
Bedroom 3	3.12 x 2.81	10' 2" x 9' 2"
Bedroom 4	3.23 x 2.16	10' 7" x 7' 1"

Second floor		
Bedroom 1	4.29 x 3.89	14' 1" x 12' 9"

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

The Aslin | Willow Woods |

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The Cottingham

4 bedroom home

Willow Woods

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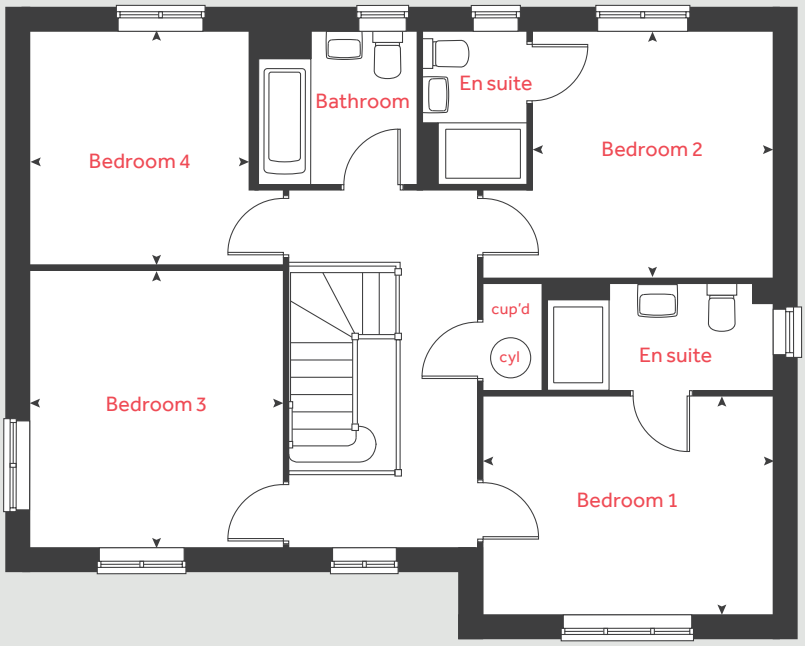
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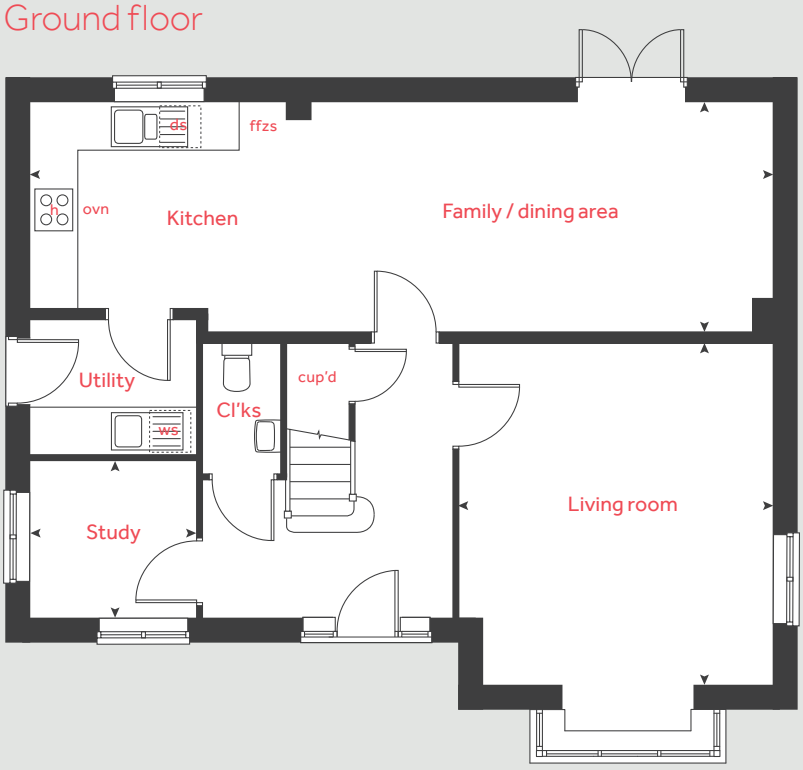
The Cottingham

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	9.97 x 3.09	32' 8" x 10' 1"
Living room	4.60 x 4.20	15' 1" x 13' 9"
Study	2.27 x 1.81	7' 5" x 5' 11"

First floor		
Bedroom 1	3.90 x 3.15	12' 9" x 10' 4"
Bedroom 2	3.23 x 3.14	10' 7" x 10' 4"
Bedroom 3	3.73 x 3.39	12' 2" x 11' 1"
Bedroom 4	3.73 x 2.93	12' 2" x 9' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	◄ ►	measuring points

The Cottingham | Willow Woods |

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The Mylne

4 bedroom home

Willow Woods

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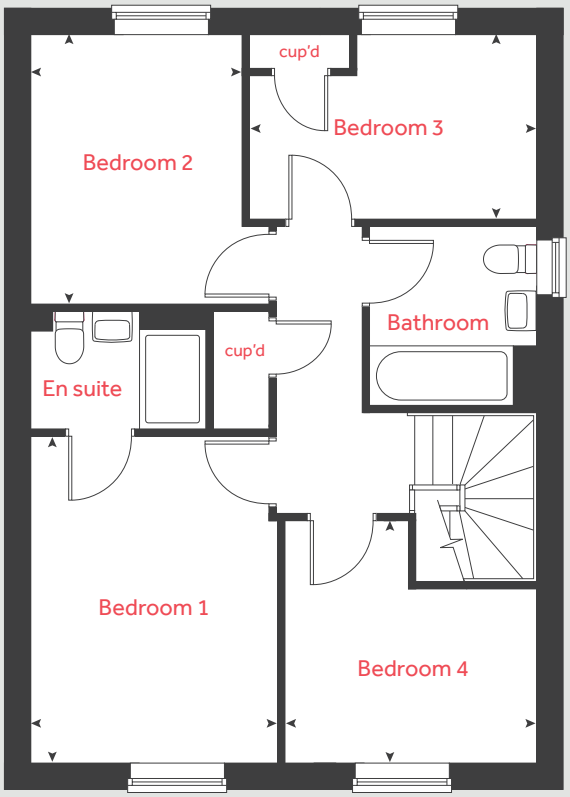
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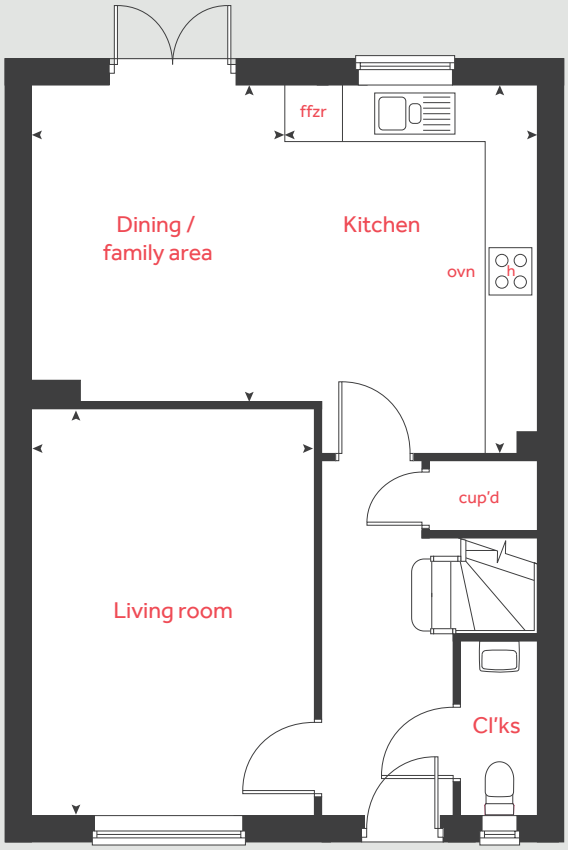
The Mylne

4 bedroom home

First floor



Ground floor



Ground floor

Living room
4.84m x 3.40m 15'11" x 11'2"

Kitchen
4.38m x 3.07m 14'4" x 10'1"

Dining / family area
3.76m x 2.97m 12'4" x 9'9"

First floor

Bedroom 1
3.94m x 2.95m 12'11" x 9'8"

Bedroom 2
3.21m x 2.52m 10'6" x 8'3"

Bedroom 3
3.43m x 2.19m 11'3" x 7'2"

Bedroom 4
3.00m x 2.93m 9'10" x 9'7"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◄ ►	measuring points
cup'd	cupboard		

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The Grainger

4 bedroom home

Willow Woods

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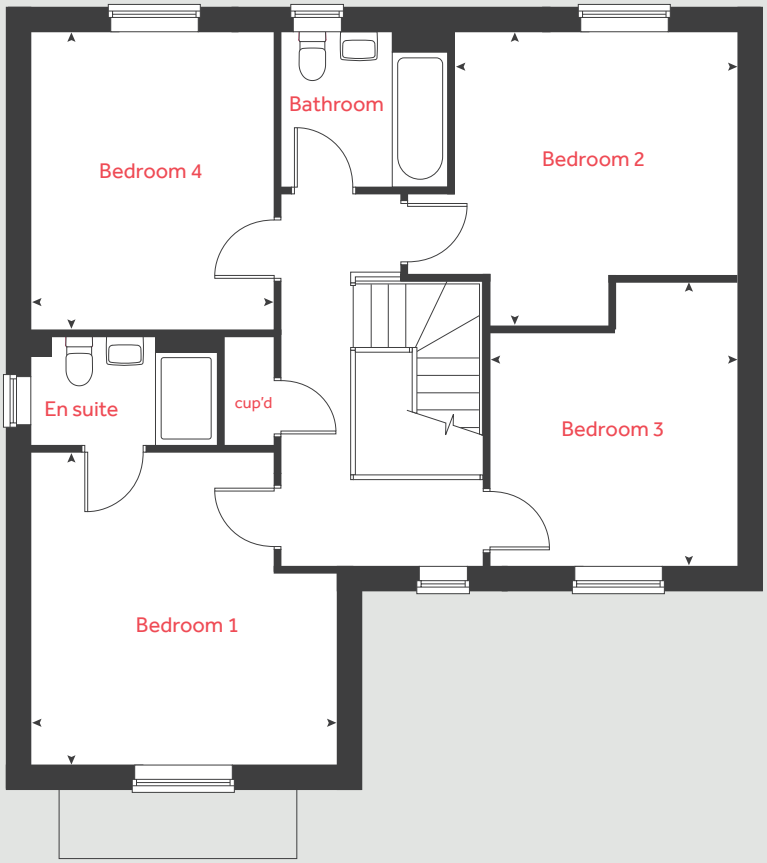
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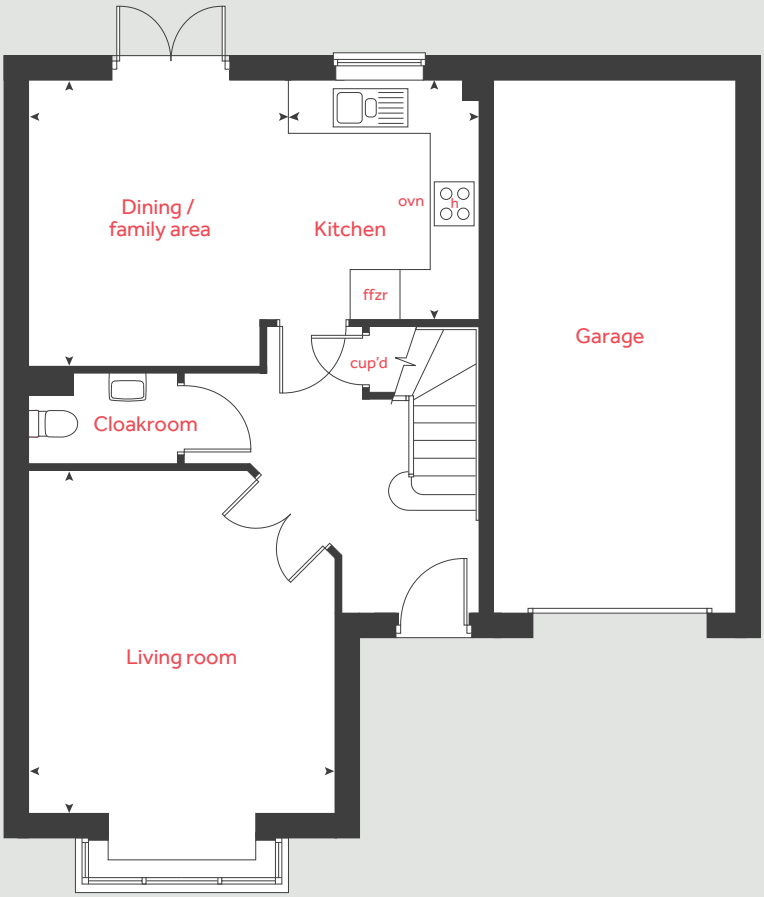
The Grainger

4 bedroom home

First floor



Ground floor



Ground floor

Living room
4.39m x 3.97m 14'5"x 13'0"

Kitchen
3.03m x 2.50m 9'11" x 8'2"

Dining / family area
3.63m x 3.36m 11'11" x 11'0"

First floor

Bedroom 1
4.02m x 3.91m 13'2" x 12'10"

Bedroom 2
3.59m x 3.09m 11'9" x 10'2"

Bedroom 3
3.14m x 2.97m 10'4" x 9'9"

Bedroom 4
3.80m x 3.11m 12'6" x 10'2"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◄ ►	measuring points
cup'd	cupboard		

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The Knightley

4 bedroom home

Willow Woods

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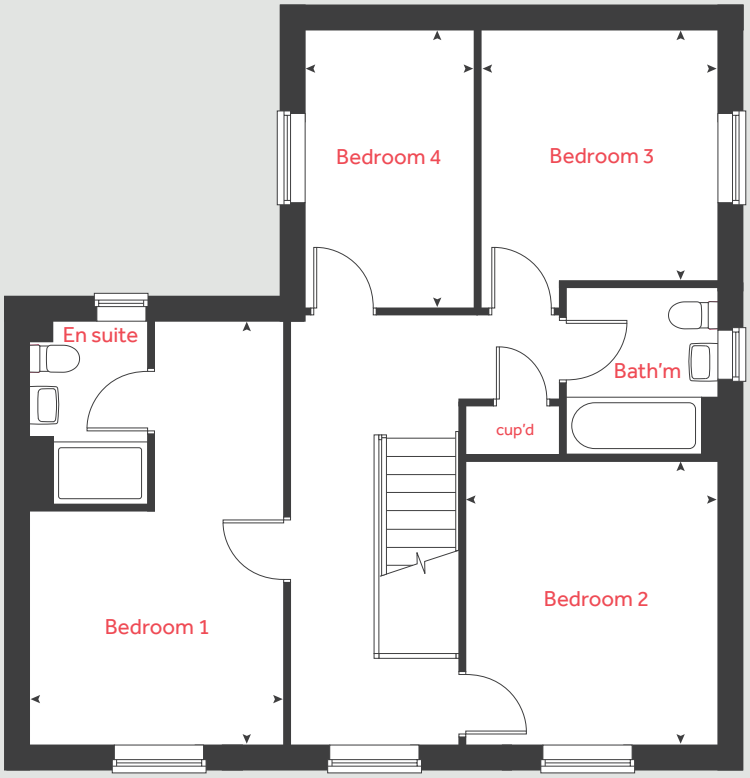
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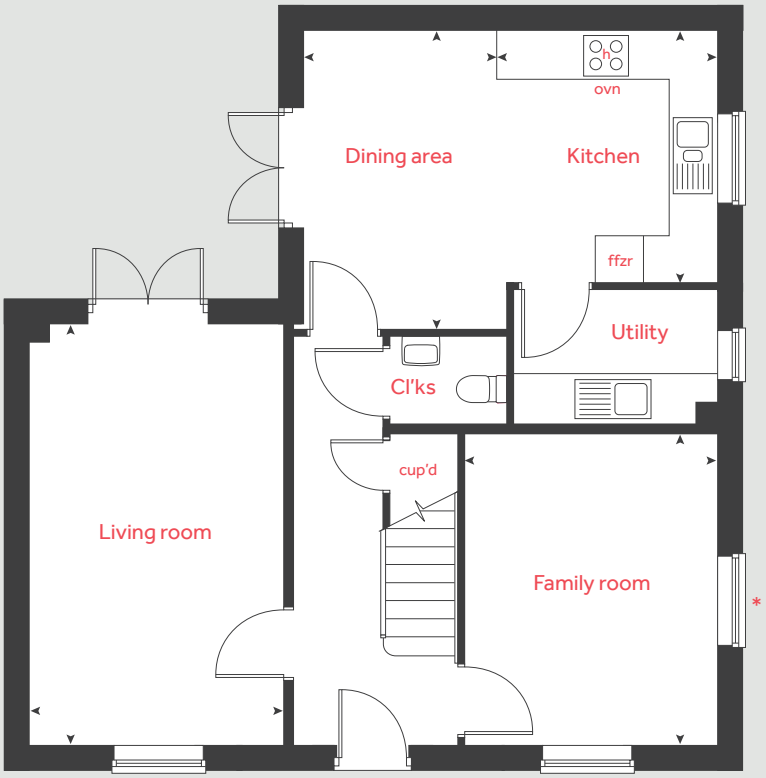
The Knightley

4 bedroom home

First floor



Ground floor



Ground floor

Living room
5.37m x 3.23m 17'7" x 10'7"

Kitchen
3.20m x 2.80m 10'5" x 9' 2"

Dining area
3.79m x 2.45m 12'4" x 8' 0"

Family room
3.94m x 3.22m 12'11" x 10'7"

First floor

Bedroom 1
5.36m x 3.20m 17'7" x 10'5"

Bedroom 2
3.59m x 3.22m 11'9" x 10'7"

Bedroom 3
3.18m x 3.02m 10'5" x 9'11"

Bedroom 4
3.53m x 2.15m 11'7" x 7'1"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◄ ►	measuring points
cup'd	cupboard		

* Window applies to plots 137 and 145. Please see sales consultant for further details.

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The Leverton

4 bedroom home

Willow Woods

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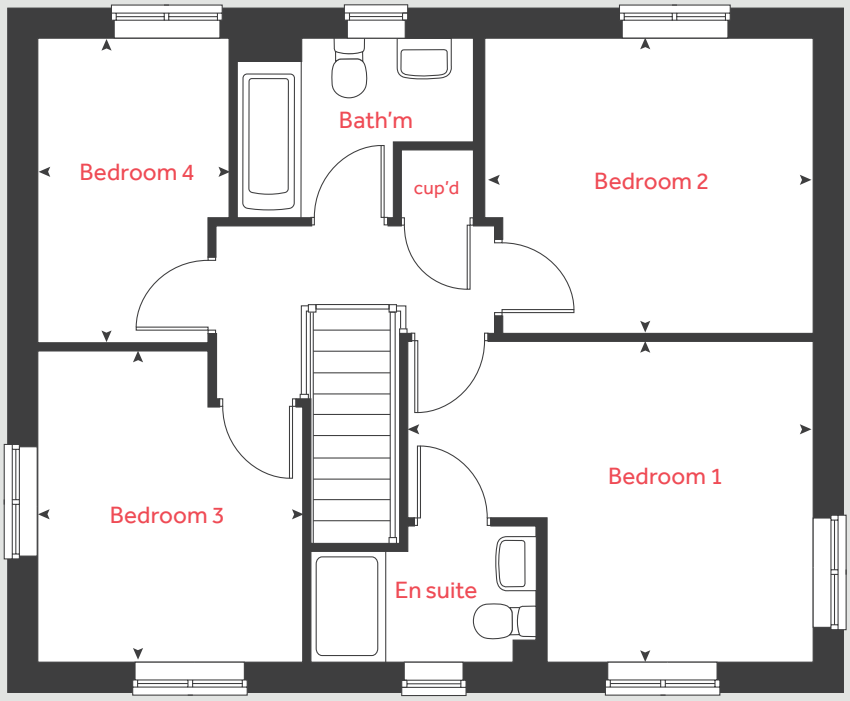
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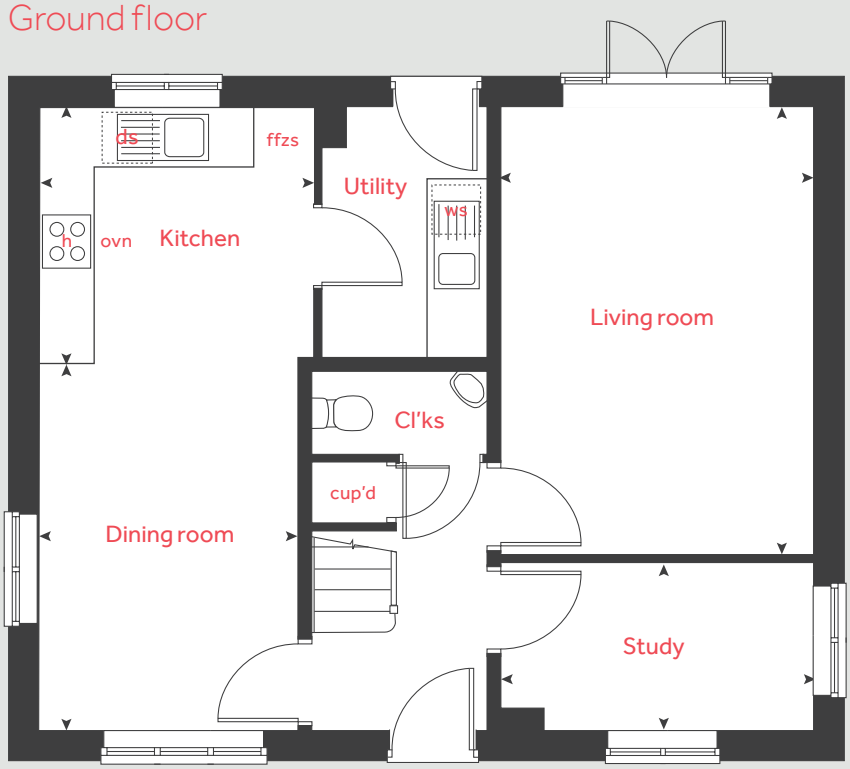
The Leverton

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.24 x 2.80	10' 7" x 9' 2"
Living room	4.81 x 3.39	15' 9" x 11' 1"
Dining area	3.91 x 2.81	12' 10" x 9' 2"
Study	3.39 x 1.82	11' 1" x 5' 11"

First floor		
Bedroom 1	4.40 x 3.49	14' 5" x 11' 5"
Bedroom 2	3.59 x 3.15	11' 9" x 10' 4"
Bedroom 3	3.38 x 2.88	11' 1" x 9' 5"
Bedroom 4	3.26 x 2.08	10' 8" x 6' 10"

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

The Leverton | Willow Woods |

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Linden HOMES



The Pembroke

4 bedroom home

Willow Woods

Willow Woods, Ely CB7 4QD | **01353 260 144**

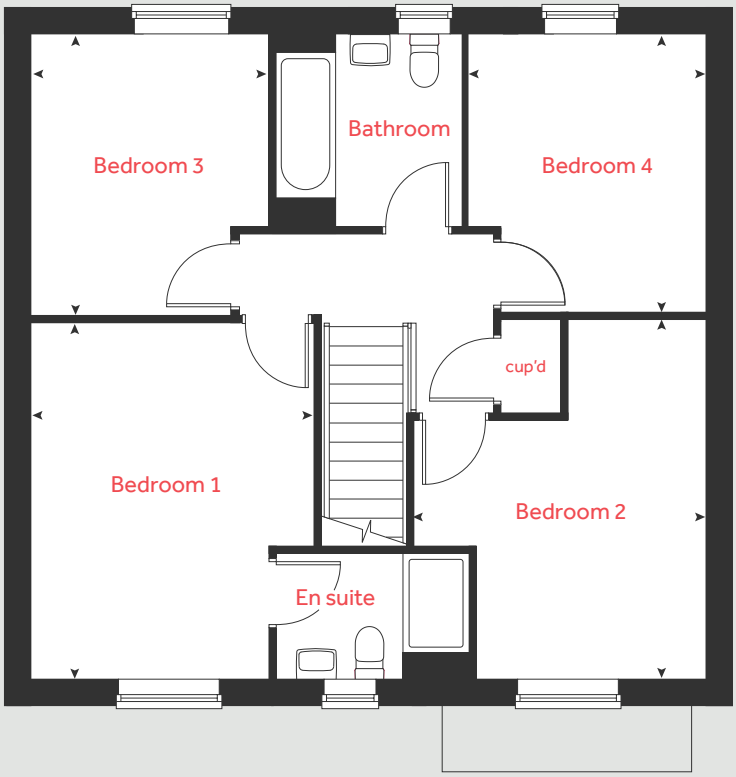
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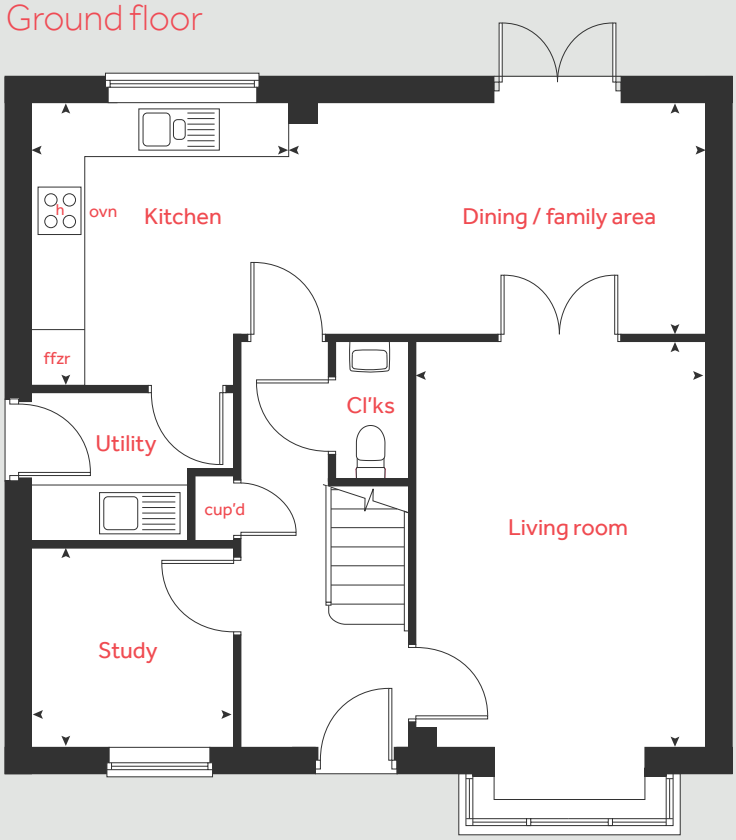
The Pembroke

4 bedroom home

First floor



Ground floor



Ground floor

Living room
4.83m x 3.49m 15'10" x 11'5"

Kitchen
3.35m x 3.05m 11'0" x 10'0"

Dining / family area
5.02m x 2.75m 16'6" x 9'0"

Study
2.40m x 2.36m 7'11" x 7'9"

First floor

Bedroom 1
4.28m x 3.39m 14'1" x 11'1"

Bedroom 2
4.31m x 3.43m 14'2" x 11'3"

Bedroom 3
3.36m x 2.87m 11'0" x 9'5"

Bedroom 4
3.37m x 2.81m 11'1" x 9'3"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◄ ►	measuring points
cup'd	cupboard		

Please note, floorplans 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. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

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The Fletcher

5 bedroom home

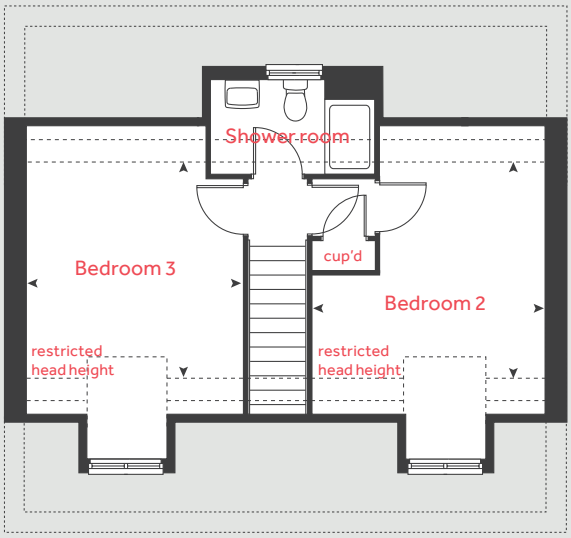
Willow Woods

Willow Woods, Ely CB7 4QD | **01353 260 144**

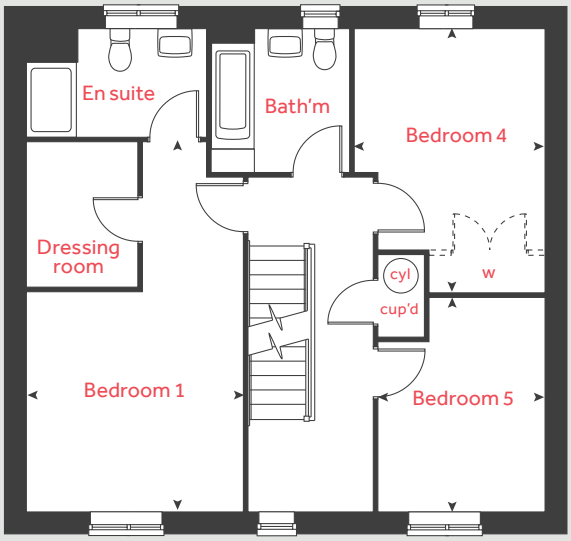
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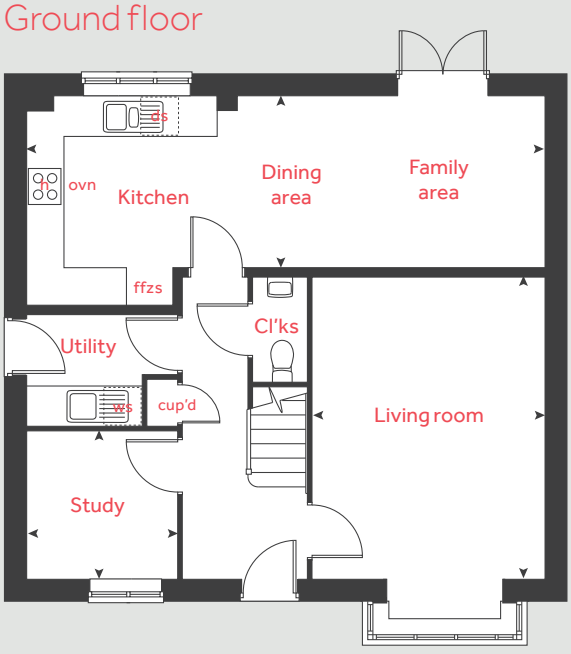
Second floor



First floor



Ground floor



The Fletcher

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	8.29 x 2.74	27' 2" x 9' 0"
Living room	4.83 x 3.72	15' 10" x 12' 2"
Study	2.41 x 2.37	7' 11" x 7' 9"

First floor		
Bedroom 1	3.52 x 3.45	11' 5" x 11' 3"
Bedroom 4	4.21 x 3.03	13' 8" x 9' 9"
Bedroom 5	3.42 x 2.67	11' 2" x 8' 8"

Second floor		
Bedroom 2	3.96 x 3.66	13' 0" x 12' 0"
Bedroom 3	3.96 x 3.45	13' 0" x 11' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	◄ ►	measuring points

The Fletcher | Willow Woods |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Wardrobe as standard specification if building to NDSS.

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Linden HOMES



Specification

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.

Willow Woods

Meadowsweet Way, Ely, Cambridgeshire CB6 2SD | **01353 260144**

Linden Homes

Willow Woods

Specification

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.







	2 bedroom		3 bedroom		4 bedroom							5 bedroom
Kitchen	The Hardwick	The Cartwright	The Eveleigh	The Mountford	The Aslin	The Mylne	The Grainger	The Leverton	The Cottingham	The Pembroke	The Knightley	The Fletcher
Standard range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■								
Stainless steel sink and drainer (bowl and half) with chrome mixer tap					■	■	■	■	■	■	■	■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■								
Indesit gas 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 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 sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■	■
Low profile shower tray with glass enclosure in ensuite	■	■	■	■	■	■	■	■	■	■	■	■
Shower over the bath (where no en-suite)									■			
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■	■

	2 bedroom		3 bedroom		4 bedroom							5 bedroom
Doors and Windows	The Hardwick	The Cartwright	The Eveleigh	The Mountford	The Aslin	The Mylne	The Grainger	The Leverton	The Cottingham	The Pembroke	The Knightley	The Fletcher
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■	■	■
Chrome plated front door numerals	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary ladder style internal doors with satin chrome finish handles	■	■	■	■	■	■	■	■	■	■	■	■
Paving outside French door	■	■	■	■	■	■	■	■	■	■	■	■
General												
PV solar panels	■	■	■	■	■	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■	■
Combined usbc / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
TV and telephone socket to lounge and study (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■	■	■	■
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/ walled rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■
Landscaped front garden	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

* Subject to stage of construction and the range of choice available. Please see a sales consultant for details.

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

Scan me
for directions

Willow Woods

Meadowsweet Way,

Ely, Cambridgeshire

CB6 2SD

01353 260144

Cover photograph of Burrows Field. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396 600

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