

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

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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

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Ely, Cambridgeshire

CB6 2SD

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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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