

# Summerville Meadows

## Stockton-on-Tees

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 Jasmine  
**3 bedroom**  
The Bluebell  
The Heather  
The Orchid  
The Sunflower  
The Tulip  
**4 bedroom**  
The Camellia  
The Lily  
The Lupin

### Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Electric hob with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■			
Electric hob with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood						■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics (where applicable)	■	■	■	■	■	■	■	■
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 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 Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■

### Bedrooms

Built in builders wardrobe to bedroom 1	■	■	■	■		■		■
Built in builders wardrobe to bedroom 2			■	■	■	■	■	
Built in builders wardrobe to bedroom 3			■				■	

### 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 cottage style pre-primed with satin chrome finish handles	■	■	■	■	■	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Media plate to lounge and family room (where applicable)	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■
Air sourced heat pump, cylinder and thermostat	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■
Electric vehicle charging point	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■

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

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.

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