



Specification

Knowle Gardens, Matford Brook
Exeter, Devon EX2 8XW | 01392 914188
lindenhomes.co.uk

Linden
HOMES

Knowle Gardens

Matford Brook

Exeter

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	3 bedroom The Emmett The Eveleigh The Sunflower The Primrose The Elmslie The Becket	4 bedroom The Aldridge The Aslin The Mylne The Leverton The Pembroke The Knightley	5 bedroom The Rose
Kitchen				
Symphony 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 (60cm) 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	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Space for washing machine with plumbing and electrics in utility			■ ■ ■ ■	■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■ ■ ■	■ ■ ■	
Bathrooms and en suite(s)				
Ideal Standard contemporary white Tempo sanitaryware suite. Tempo Arc for baths	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
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, half-height over bath, and full-height to shower cubicle)*	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
White batten light holder	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Radiator in bathroom / en suite	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Bedrooms				
Dressing area to bedroom 1				■

	2 bedroom The Hardwick	3 bedroom The Emmett The Eveleigh The Sunflower The Primrose The Elmslie The Becket	4 bedroom The Aldridge The Aslin The Mylne The Leverton The Pembroke The Knightley	5 bedroom The Rose
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 (plus to study where shown)	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■
Ideal combi-boiler 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	■	■ ■ ■ ■ ■ ■	■ ■ ■ ■ ■ ■	■

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



Knowle Gardens

Matford Brook, Exeter

Specification



Sage
Homes

built
by

Linden
HOMES

Knowle Gardens

Matford Brook, Exeter

Use this guide to see what features are included in your new home.

Kitchen

2 bedroom

Homes 131, 132, 135, 136, 152 & 153

3 bedroom

Homes 130, 133, 134, 137, 140, 141, 149, 150, 151, 154, 156, 157, 159, 160 & 161

Homes 138, 139, 155 & 162

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 (where applicable)			■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver 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 (where applicable)			■

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	■	■	■
Water waste heat recovery system	■	■	■

■ Fitted as standard - included in the property

* Subject to stage of construction



Doors and Windows

2 bedroom

Homes 131, 132, 135, 136, 152 & 153

3 bedroom

Homes 130, 133, 134, 137, 140, 141, 149, 150, 151, 154, 156, 157, 159, 160 & 161

Homes 138, 139, 155 & 162

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

PV solar panels	■	■	■
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)	■	■	■
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 (where applicable)	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
NHBC Buildmark choice cover	■	■	■
First two years' customer service support from Linden Homes	■	■	■