

# Mill Brook Green

## Axminster

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.



- 1 bedroom**  
The Weycroft
- 2 bedroom**  
The Harcourt  
The Ashbee
- 3 bedroom**  
The Emmett  
The Eveleigh  
The Mountford  
The Beckett
- 4 bedroom**  
The Buckland  
The Mynster  
The Roman  
The Mlyne  
The Pembroke

### Kitchen

Moores fitted 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 oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■				
Indesit hob (60 cm) with built-in single 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 Arc sanitary ware suite	■	■	■	■	■	■	■	■	■
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)*	■	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■	■	■	■

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
Front door number - chrome plated door numeral	■	■	■	■	■	■	■	■	■

### Doors and Windows

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

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



### Kitchen

**2 bedroom**  
Homes 227, 228 & 229  
Home 114

**3 bedroom**  
Homes 231, 232, 233, 234 & 235  
Homes 117, 223, 224, 225 & 226  
Homes 115 & 118

**4 bedroom**  
Homes 213 & 221

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

### 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	■	■	■	■	■

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

### 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 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 to each floor (where applicable)	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided to ground floor	■	■	■	■	■
Power and lighting to garage where in curtilage of the plot (where applicable)		■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■
NHBC Buildmark choice cover	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■

**2 bedroom**  
Homes 227, 228 & 229  
Home 114

**3 bedroom**  
Homes 231, 232, 233, 234 & 235  
Homes 117, 223, 224, 225 & 226  
Homes 115 & 118

**4 bedroom**  
Homes 213 & 221