

Specification



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Twigworth Green

Twigworth

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.

Kitchen	3 bedroom	The Elmslie	The Becket	4 bedroom	The Aslin	The Mlyne	The Leverton	The Pembroke	The Knightley	The Cottinghar	The Papworth
Symphony Koncept 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		•	•		•	•	•		•	•	•
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)							•	•			
White batten light holder											
Bedrooms				_							
Dressing area to bedroom 1											

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







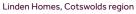
The Elmslie	ne Becket	bedroom	ne Aslin	e Mlyne
The	The	4 be	The	The

Doors and Windows

Doors and Windows									
Front door with multi-point security locking system and security chain	-	-	•	•	•	•	-	•	•
PVCu double glazing to windows	•	-	•	•	•	•	-	•	•
Double glazed PVCu French doors			•	•	•	•	-	•	•
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)	•	-	•	•	•	•	•		
Ideal system boiler and separate hot water cylinder, 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	•	-	•	•	•	•	•	•	•

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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