Poppyfields

Wellingborough

NEW HOMES QUALITY CODE

Linden HOMES



Poppyfields at Stanton Cross, Wellingborough

An exciting development of brand new homes in vibrant Stanton Cross

Poppyfields is in the heart of Stanton Cross, on the edge of Wellingborough. Wellingborough train station is just a mile away, with direct access to London St Pancras. Stanton Cross centre, with its new primary school, forthcoming Neighbourhood centre and Ridge Park is just 100 metres away.

Find many of your favourite stores just off the A45 at Rushden Lakes. This waterside centre has more than 40 shops and cafes including M&S, House of Fraser and many leading fashion outlets.

You can also find a wide range of supermarkets within easy reach.

Stanton Cross is an exciting community on the eastern edge of the historic town of Wellingborough. This flagship development will offer fantastic opportunities for home buyers, with 3,650 new homes on the way, together with leisure, retail and office space. The Southill Fields phase plays host to Linden Homes' Poppyfields.

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | **01933 558270**

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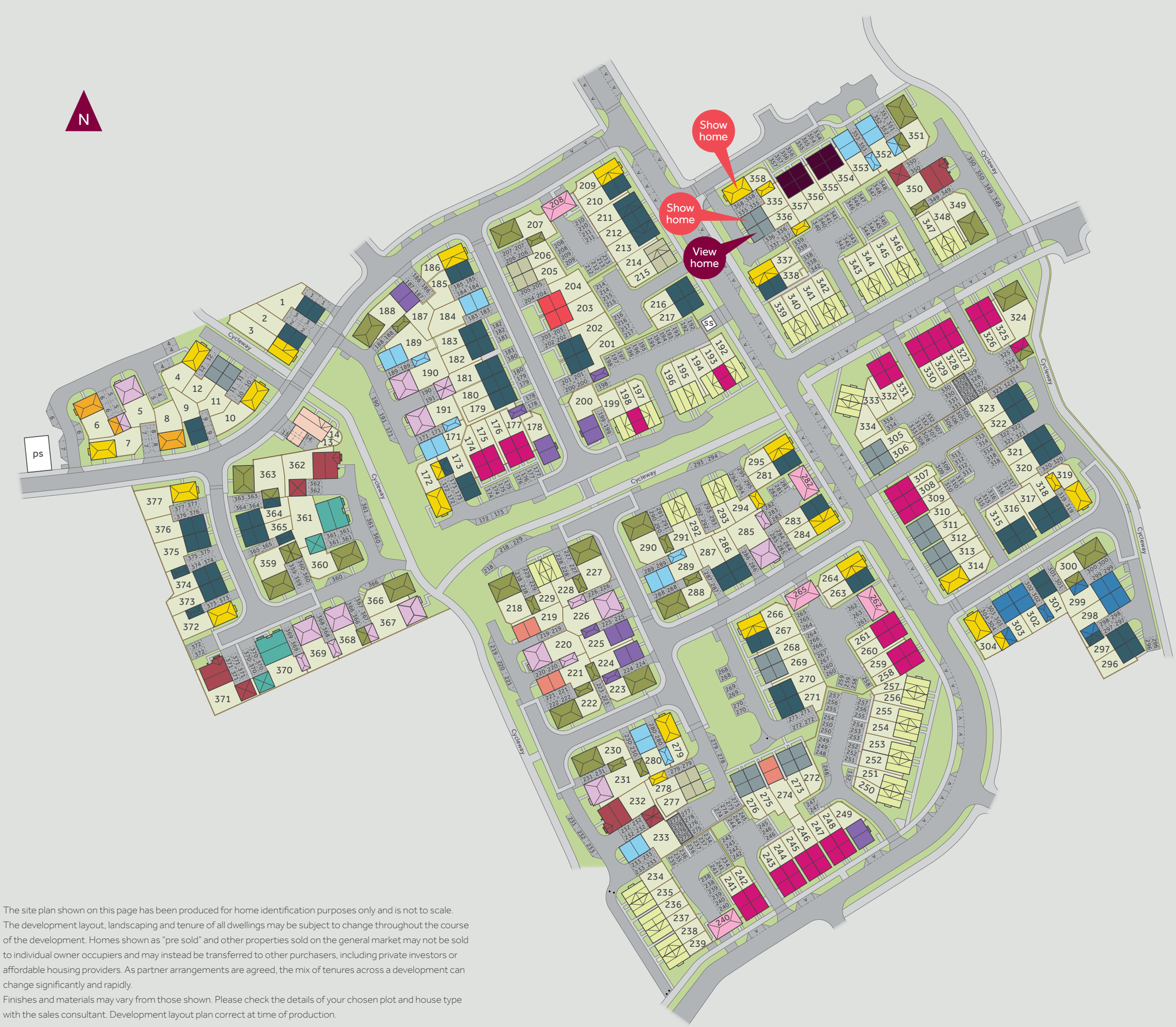
Poppyfields
Wellingborough
Development layout



5 bedroom home

- The Ivy
- The Azalea
- The Peony

4 bedroom home

- The Lupin
- The Lavender
- The Dahlia
- The Dahlia II

3 bedroom home

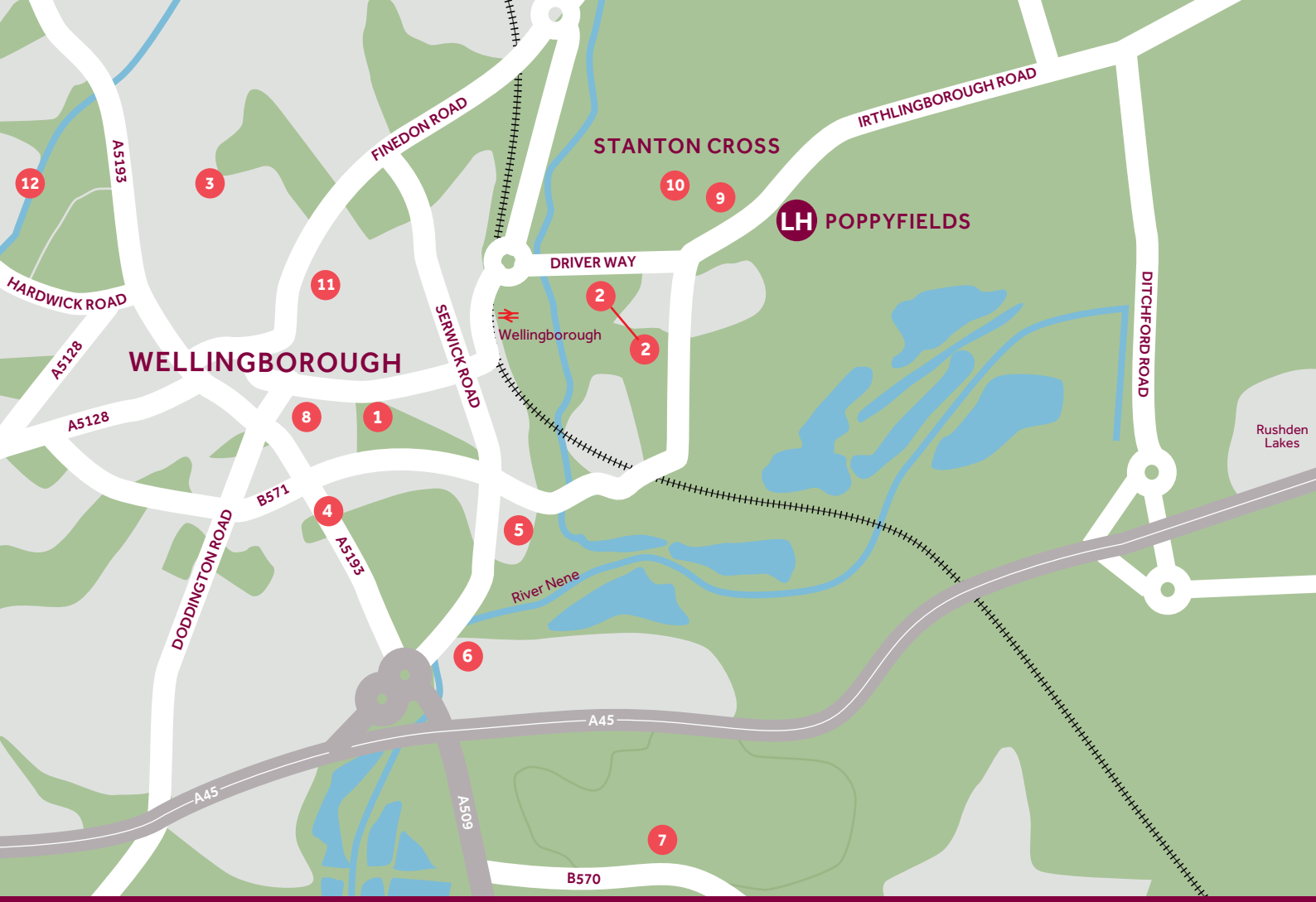
- The Forget Me Not
- The Lily
- The Tulip
- The Sunflower
- The Sunflower II
- The Bluebell
- The Poppy
- The Poppy II

2 bedroom home

- The Daisy
- The Sweetpea
- The Snowdrop
- The Twinflower

ss substation
v visitor space
car barn
ps pumping station
● bollards

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.
Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

1. All Saints CEVA Primary School and Nursery
   NN8 1LS
2. Ise View Play Park (South) and The Grange Play Park
   NN8 1FU and NN8 1TL
3. Sir Christopher Hatton Academy
   NN8 4RP
4. Wellingborough School and Wrenn School
   NN8 2BX
5. Nene Court Shopping Village
   NN8 1LD
6. Embankment Splash Park
   NN8 1LD
7. Irchester Country Park & Jungle Parc UK
   NN29 7DL
8. Castle Theatre
   NN8 1XA
9. Stanton Cross Primary School
   NN8 1GN
10. Ridge Park
    NN8 1GN
11. Waendel Leisure Centre
    NN8 1DZ
12. Glamis Meadow and Wood
    NN8 5AL

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 Northern Home Counties region
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. T: 01908 088550
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The Snowdrop

2 bedroom home

Poppyfields

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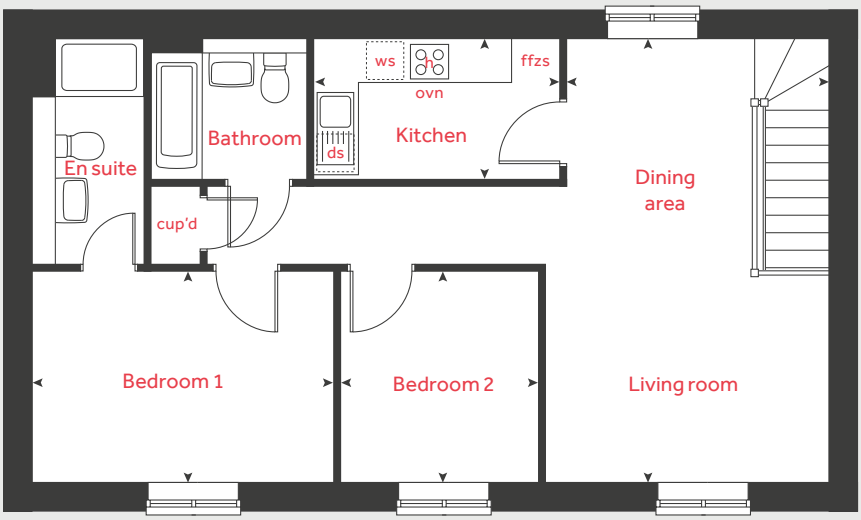
Linden HOMES

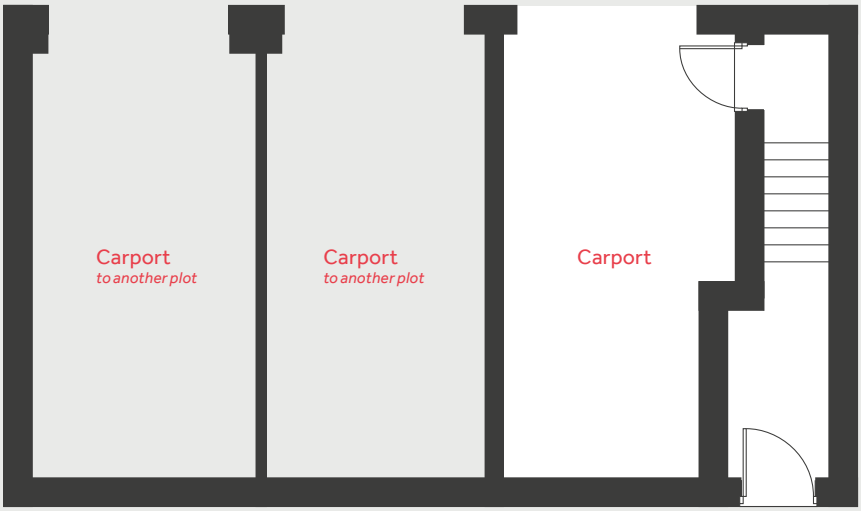
The Snowdrop

2 bedroom home

First floor



Ground floor



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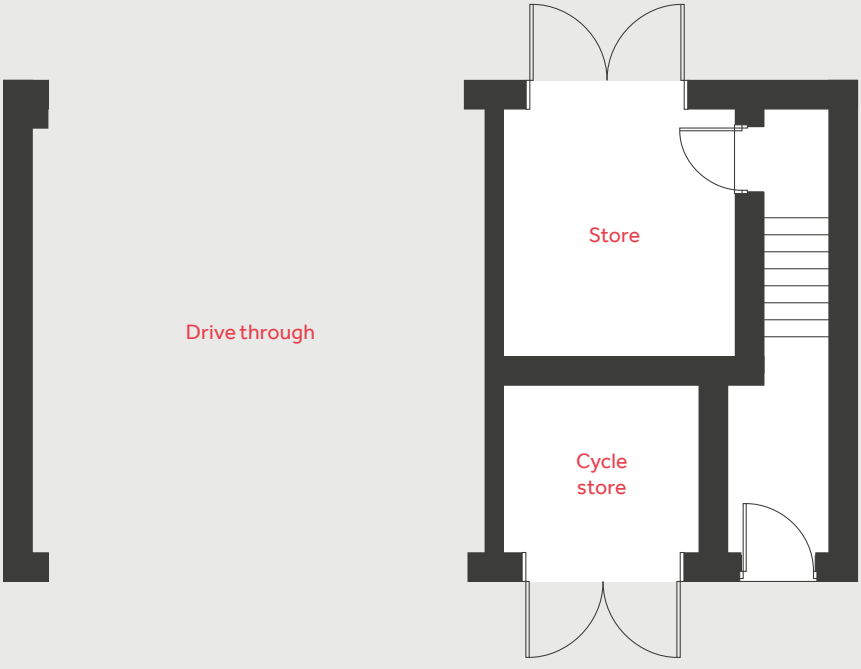

First floor	metres	feet / inches
Kitchen	3.59 x 2.24	11' 9" x 7' 4"
Living room / dining area	5.99 x 3.23	19' 8" x 10' 7"
Bedroom 1	4.03 x 2.84	13' 2" x 9' 3"
Bedroom 2	2.84 x 2.61	9' 3" x 8' 6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Snowdrop | Poppyfields |

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The Sweetpea

2 bedroom home

Poppyfields

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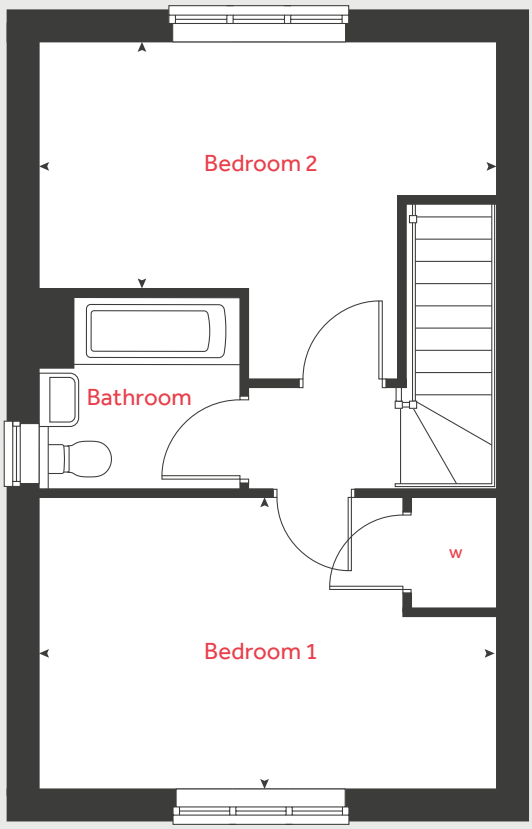
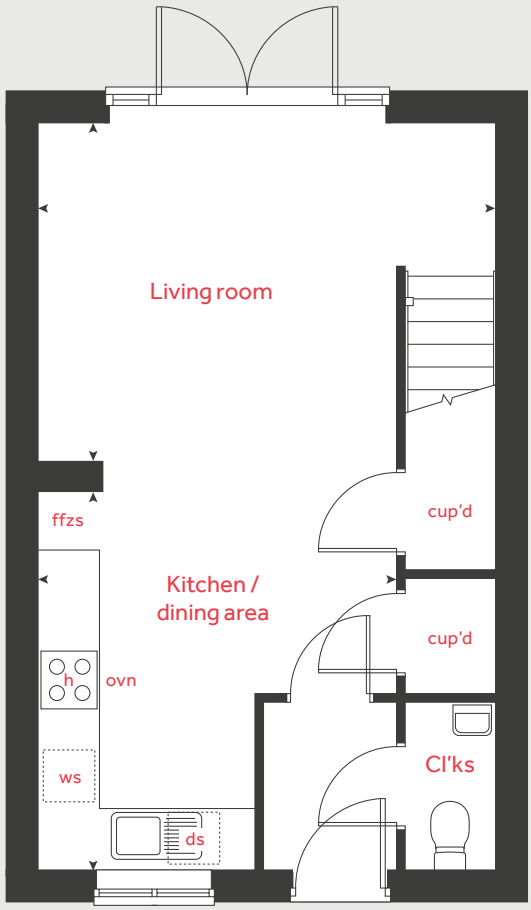
The Sweetpea

2 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	3.92 x 3.60	12' 10" x 11' 10"
Living room	4.61 x 3.39	15' 0" x 11' 1"

First floor		
Bedroom 1	4.61 x 2.97	15' 1" x 9' 9"
Bedroom 2	4.61 x 2.51	15' 1" x 8' 2"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Sweetpea | Poppyfields |

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The Daisy

2 bedroom home

Poppyfields

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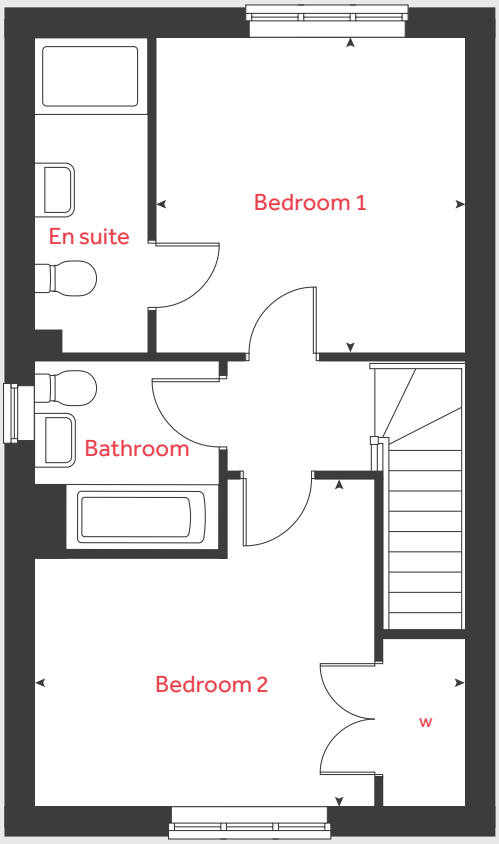
Linden HOMES

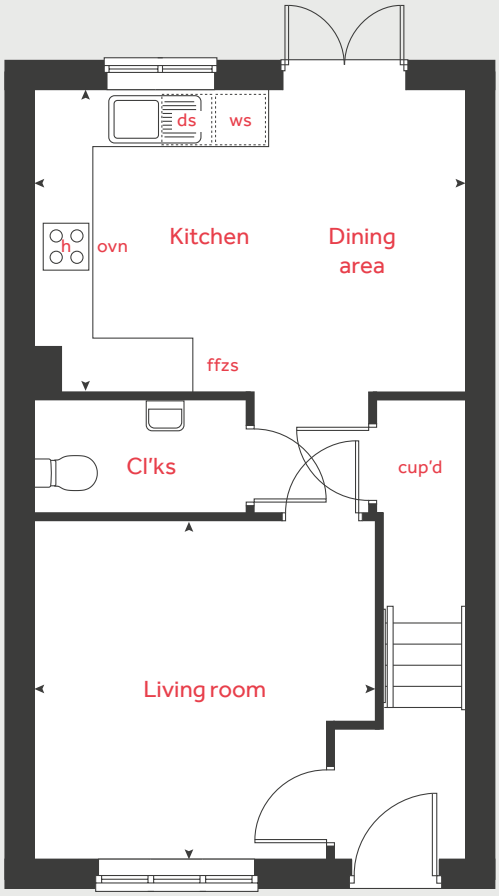
The Daisy

2 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.73 x 3.29	15' 6" x 10' 9"
Living room	3.75 x 3.71	12' 3" x 12' 2"

First floor		
Bedroom 1	3.43 x 3.42	11' 3" x 11' 2"
Bedroom 2	4.73 x 3.59	15' 6" x 11' 9"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Daisy | Poppyfields |

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The Poppy

3 bedroom home

Poppyfields

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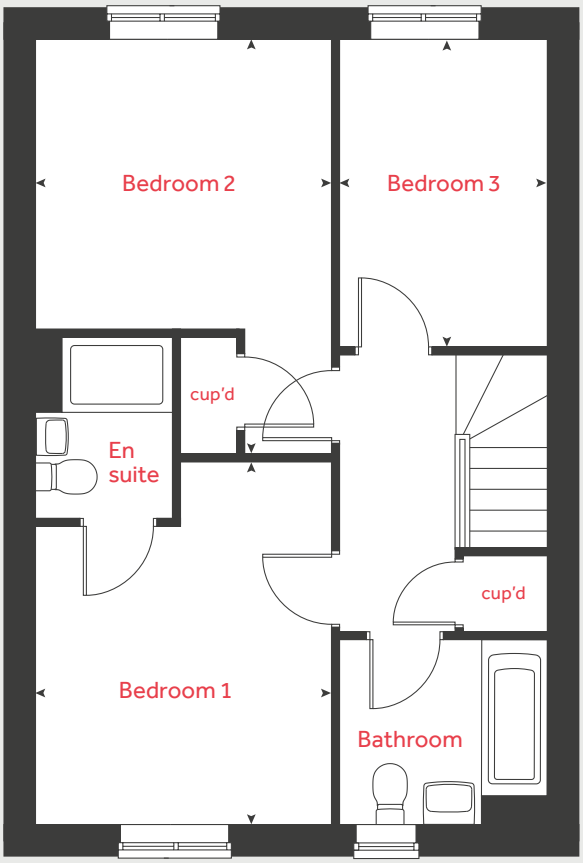
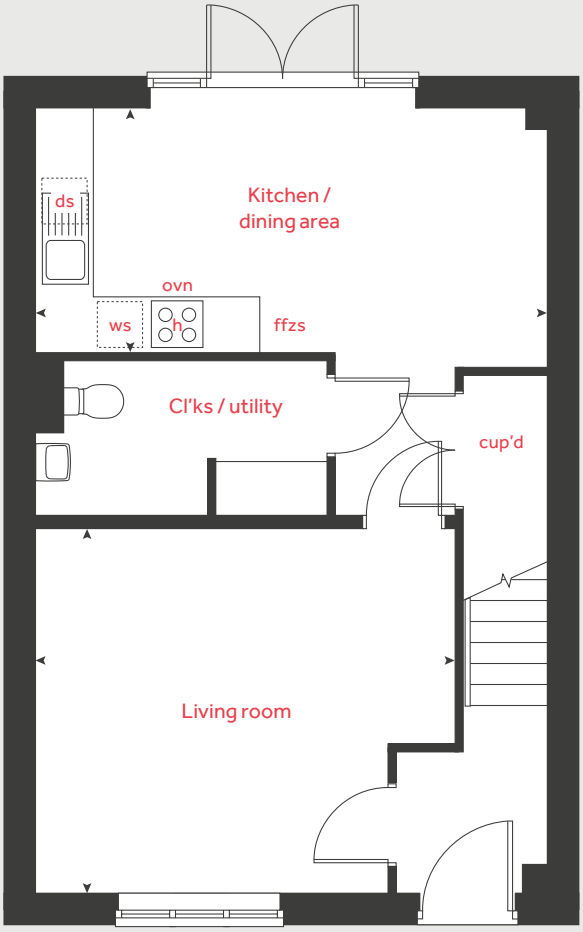
The Poppy

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 2.61	18' 1" x 8' 6"
Living room	4.51 x 3.92	14' 9" x 12' 10"

First floor		
Bedroom 1	3.92 x 3.17	12' 10" x 10' 5"
Bedroom 2	4.38 x 3.17	14' 4" x 10' 5"
Bedroom 3	3.29 x 2.24	10' 9" x 7' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Poppy | Poppyfields |

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The Poppy II

3 bedroom home

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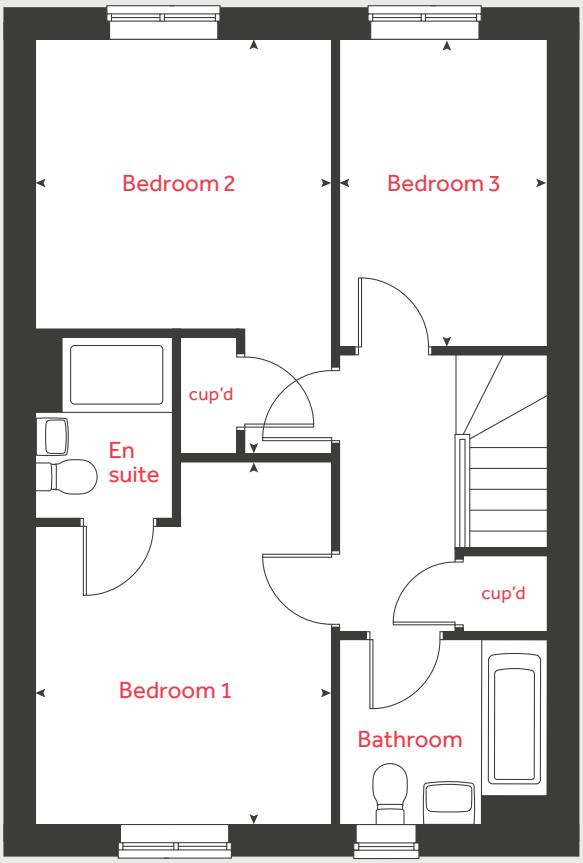
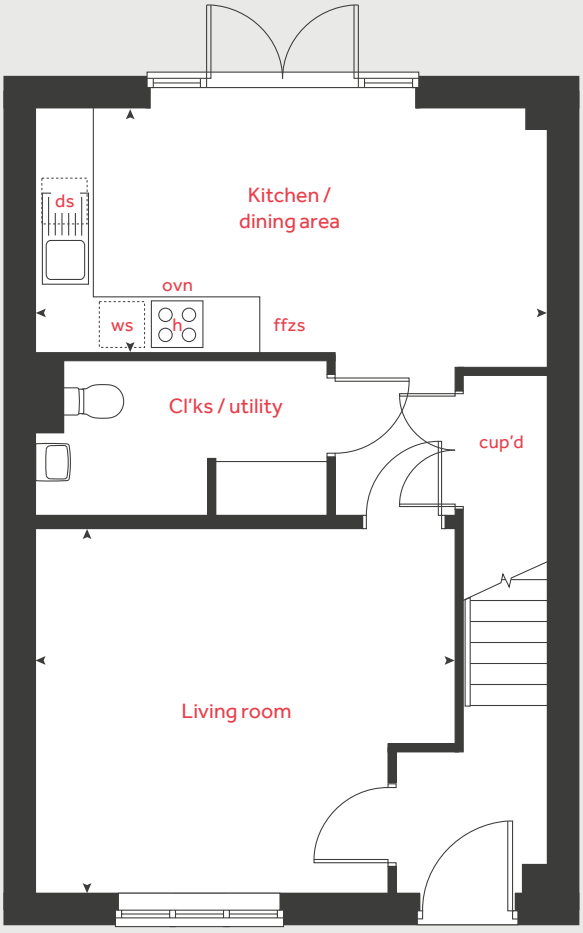
The Poppy II

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 2.61	18' 1" x 8' 6"
Living room	4.51 x 3.92	14' 9" x 12' 10"

First floor		
Bedroom 1	3.92 x 3.17	12' 10" x 10' 5"
Bedroom 2	4.38 x 3.17	14' 4" x 10' 5"
Bedroom 3	3.29 x 2.24	10' 9" x 7' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Poppy II | Poppyfields |

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The Bluebell

3 bedroom home

Poppyfields

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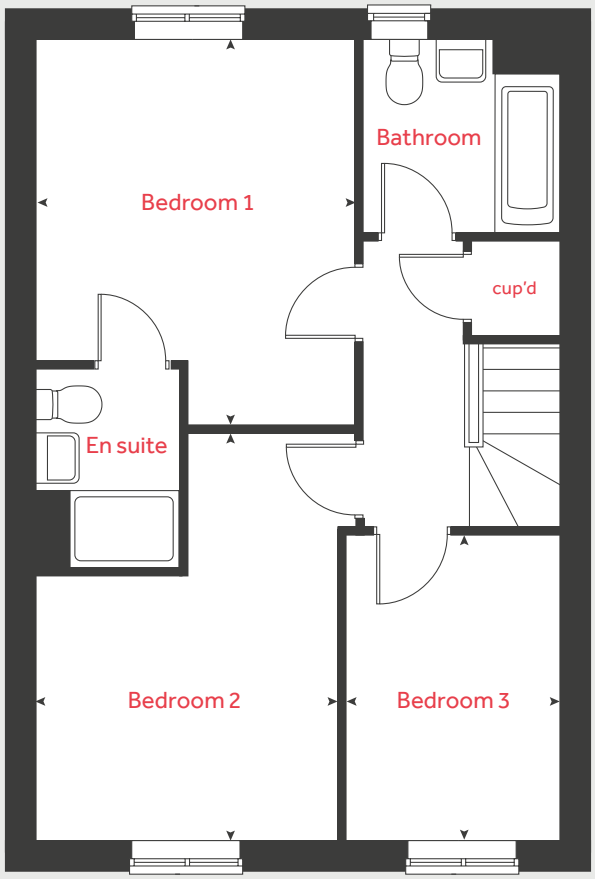
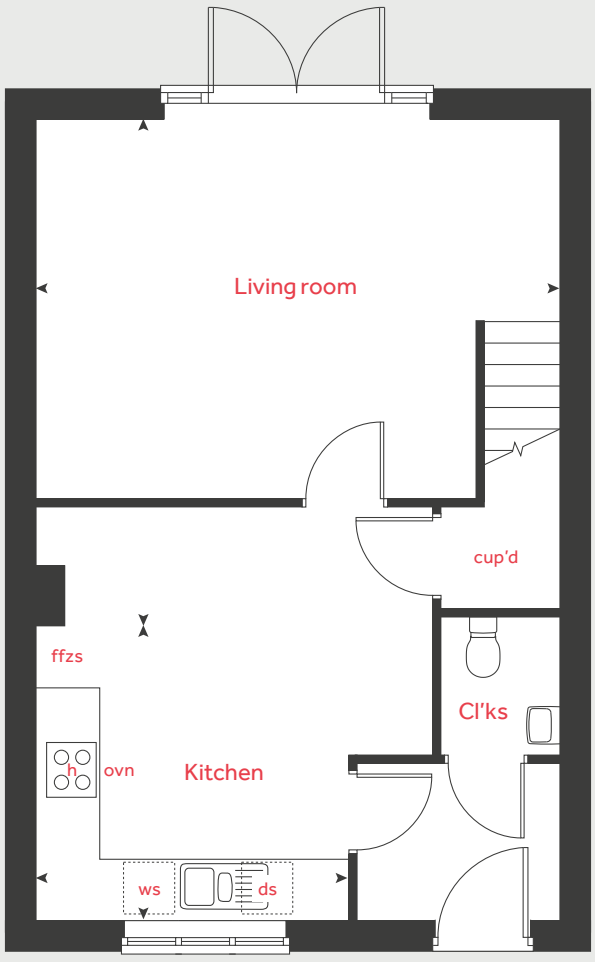
The Bluebell

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.34 x 3.07	10' 11" x 10' 1"
Living room	5.64 x 5.43	18' 6" x 17' 9"

First floor		
Bedroom 1	4.06 x 3.39	13' 3" x 11' 1"
Bedroom 2	4.28 x 3.20	14' 0" x 10' 6"
Bedroom 3	3.20 x 2.32	10' 6" x 7' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Bluebell | Poppyfields |

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The Sunflower

3 bedroom home

Poppyfields

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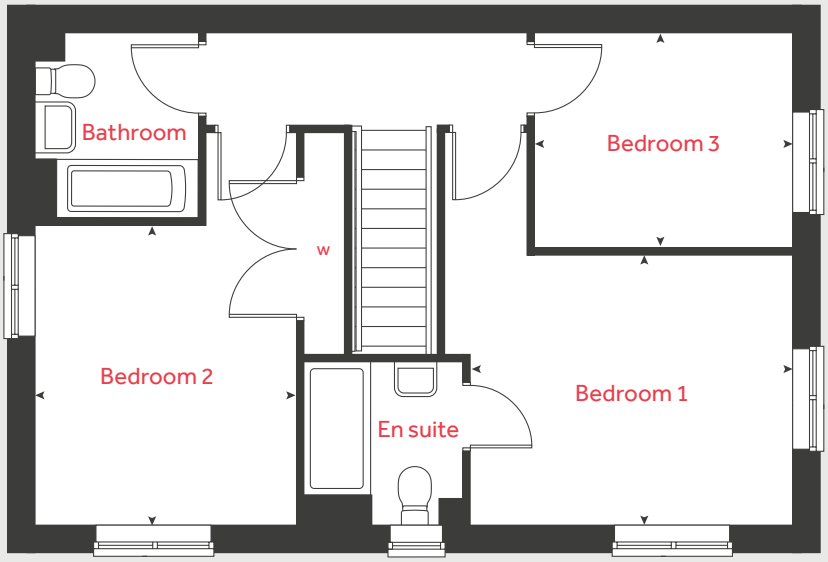
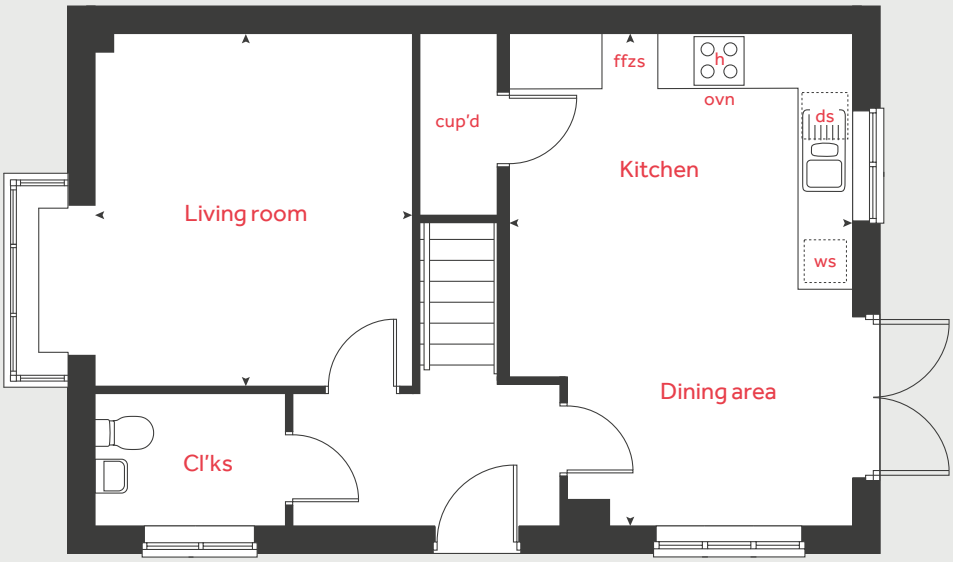
The Sunflower

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.76 x 4.02	18' 10" x 13' 2"
Living room	4.12 x 3.69	13' 6" x 12' 1"

First floor		
Bedroom 1	4.06 x 3.17	13' 3" x 10' 4"
Bedroom 2	3.49 x 3.05	11' 5" x 10' 0"
Bedroom 3	3.00 x 2.47	9' 10" x 8' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Sunflower | Poppyfields |

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Linden HOMES



The Sunflower II

3 bedroom home

Poppyfields

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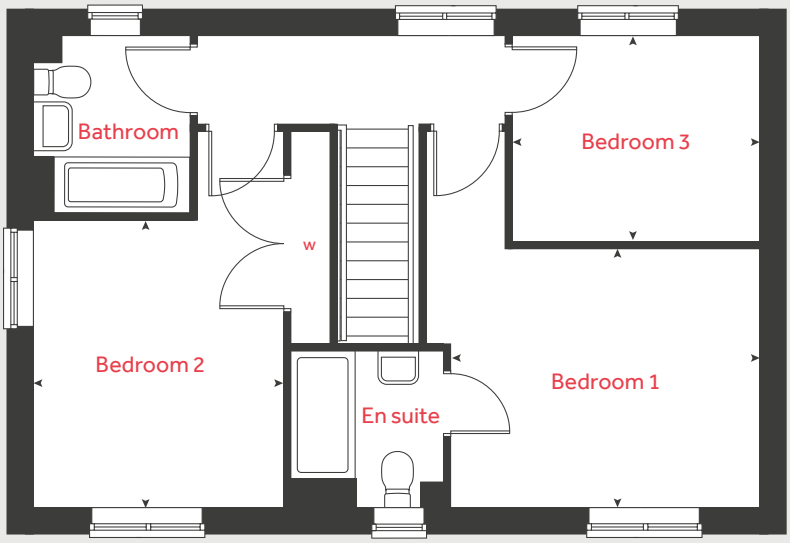
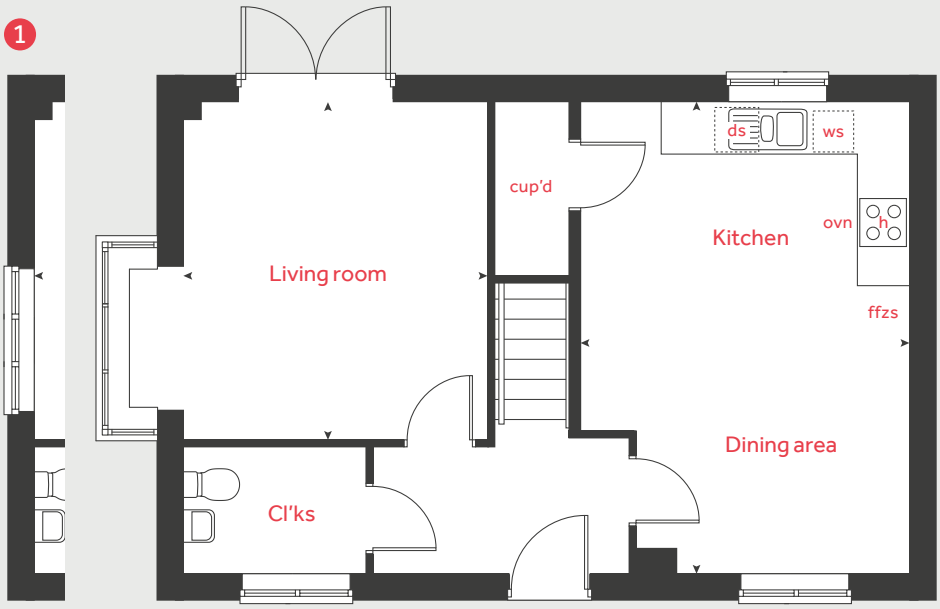
The Sunflower II

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.76 x 4.02	18' 10" x 13' 2"
Living room	4.66 x 3.69	15' 3" x 12' 1"

First floor		
Bedroom 1	4.06 x 3.17	13' 3" x 10' 4"
Bedroom 2	3.49 x 3.05	11' 5" x 10' 0"
Bedroom 3	3.00 x 2.47	9' 10" x 8' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Sunflower II | Poppyfields |

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The Tulip

3 bedroom home

Poppyfields

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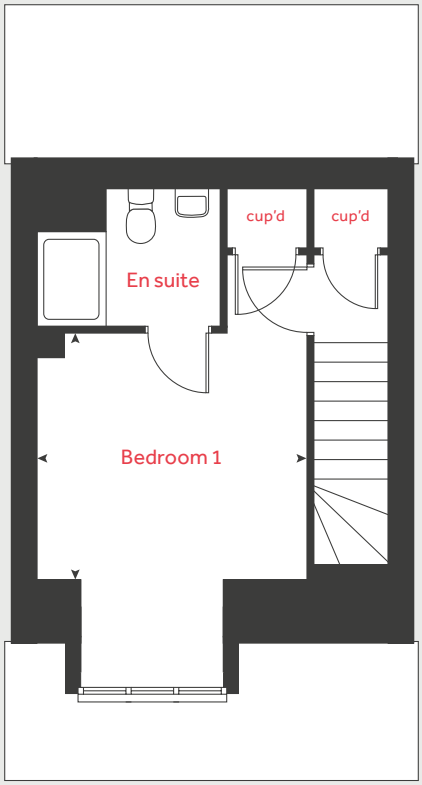
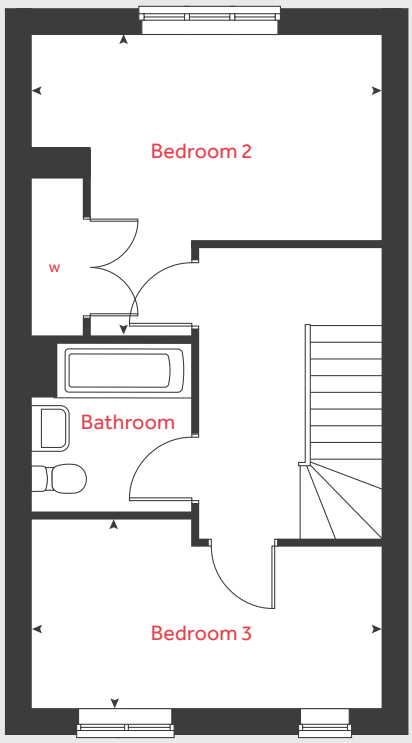
The Tulip

3 bedroom home

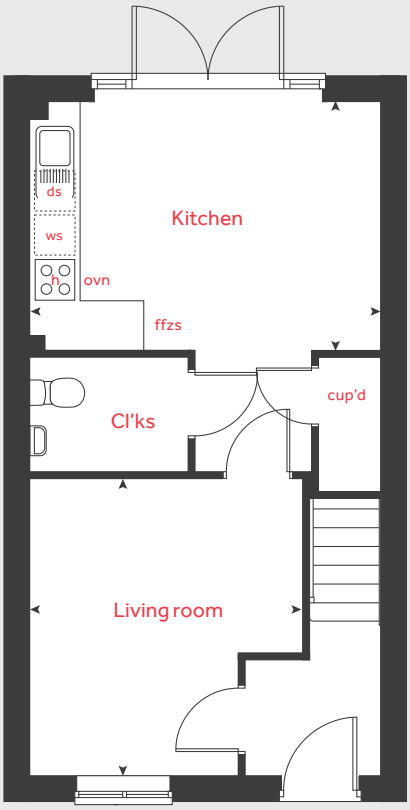
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	4.45 x 3.16	14' 7" x 10' 4"
Living room	3.78 x 3.45	12' 5" x 11' 4"

First floor		
Bedroom 2	4.45 x 3.82	14' 7" x 12' 7"
Bedroom 3	4.45 x 2.41	14' 7" x 7' 4"

Second floor		
Bedroom 1	3.37 x 3.37	11' 1" x 11' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Tulip | Poppyfields |

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The Lily

3 bedroom home

Poppyfields

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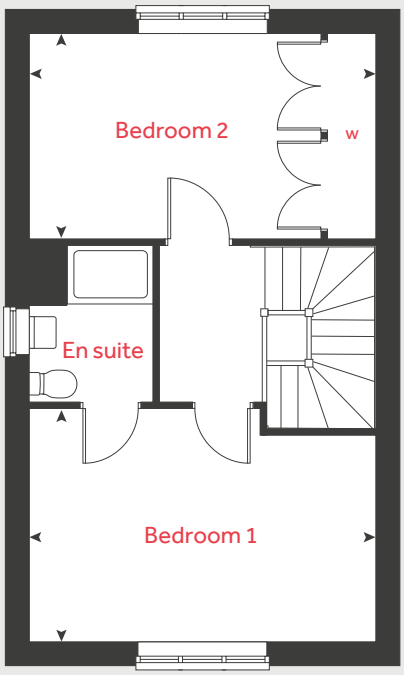
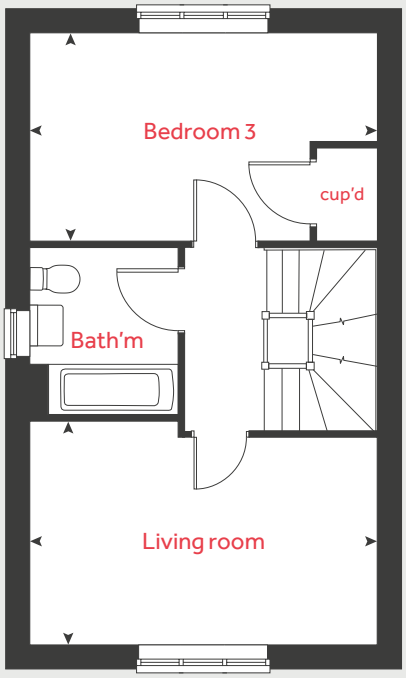
The Lily

3 bedroom home

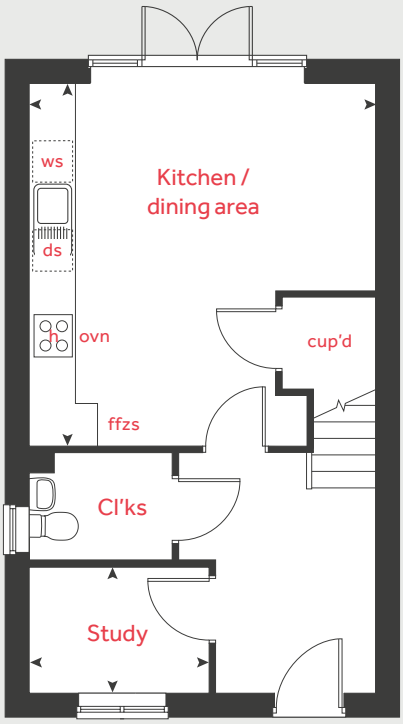
Second floor



First floor



Ground floor



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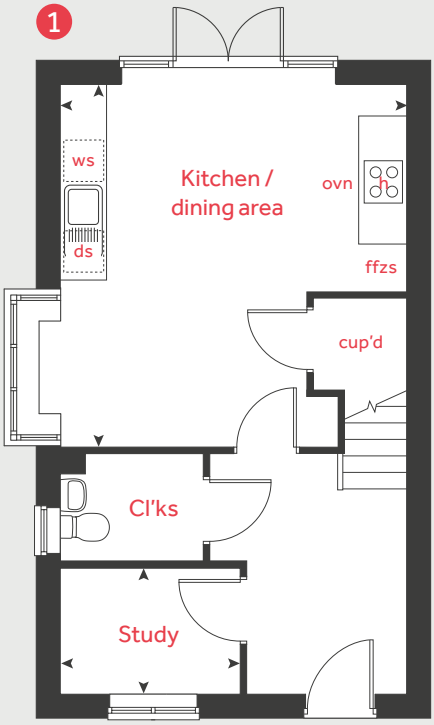

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.39	15' 7" x 14' 5"
Study	2.45 x 1.69	8' 0" x 5' 7"

First floor		
Living room	4.74 x 3.01	15' 7" x 9' 11"
Bedroom 3	4.74 x 2.81	15' 7" x 9' 3"

Second floor		
Bedroom 1	4.74 x 3.15	15' 7" x 10' 4"
Bedroom 2	4.74 x 2.81	15' 7" x 9' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Lily | Poppyfields |

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1 Alternative ground floor layout applies to selected plots only. Please speak to our sales consultant for further details.

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Linden HOMES



The Forget Me Not

3 bedroom home

Poppyfields

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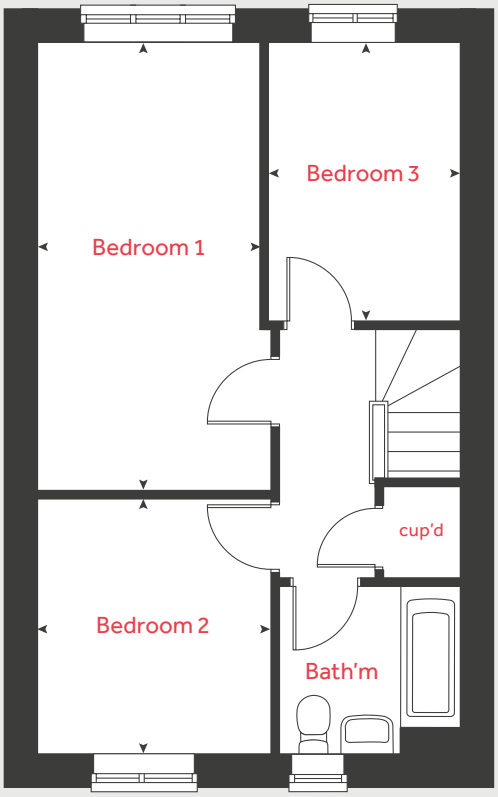
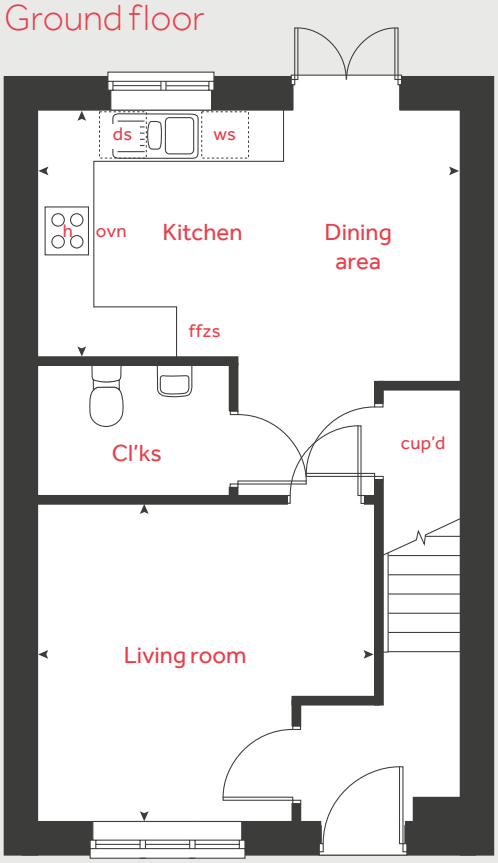
The Forget Me Not

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.99 x 2.95	16' 4" x 9' 8"
Living room	3.97 x 3.74	13' 0" x 12' 3"

First floor		
Bedroom 1	5.31 x 2.61	17' 5" x 8' 7"
Bedroom 2	3.03 x 2.74	9' 11" x 8' 11"
Bedroom 3	3.30 x 2.40	10' 10" x 7' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Forget Me Not | Poppyfields |

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Linden HOMES



The Dahlia

4 bedroom home

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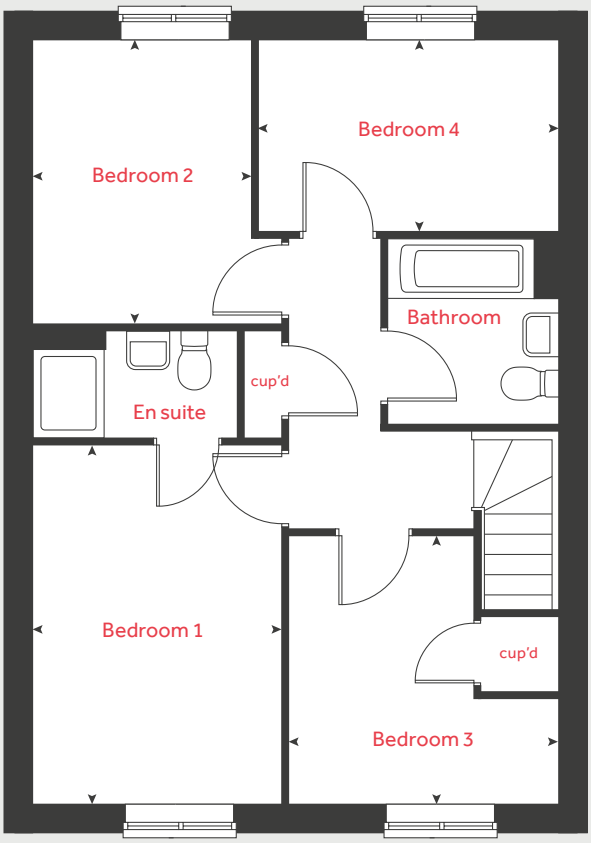
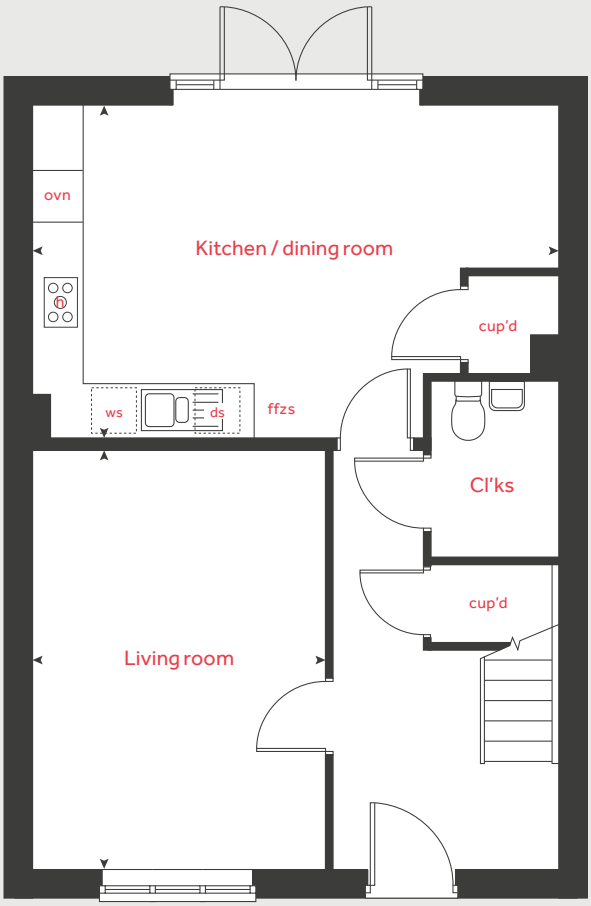
The Dahlia

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.98 x 3.80	19' 7" x 12' 5"
Living room	4.84 x 3.24	15' 10" x 10' 7"

First floor		
Bedroom 1	4.12 x 2.77	13' 6" x 9' 1"
Bedroom 2	3.21 x 2.41	10' 6" x 7' 10"
Bedroom 3	3.10 x 3.05	10' 2" x 10' 0"
Bedroom 4	3.46 x 2.15	11' 4" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Dahlia | Poppyfields |

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Linden HOMES



The Dahlia II

4 bedroom home

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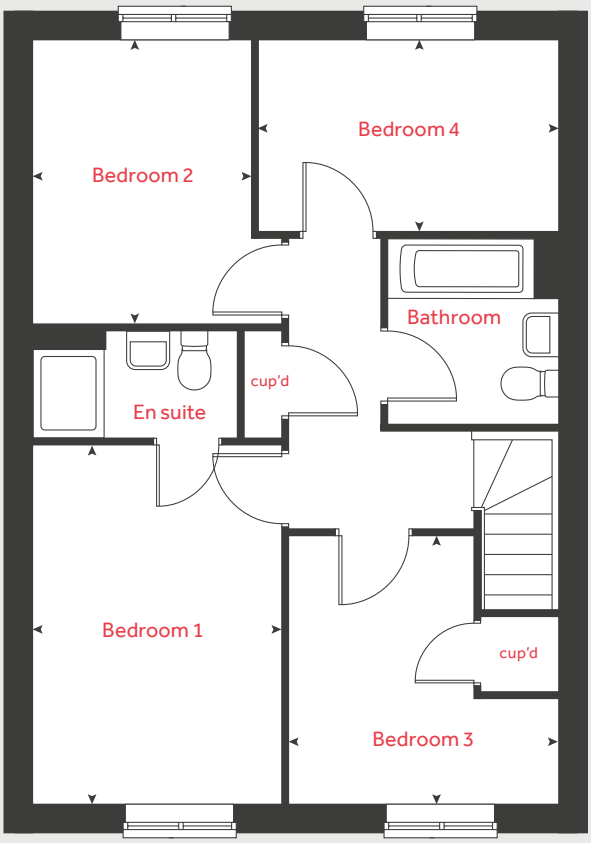
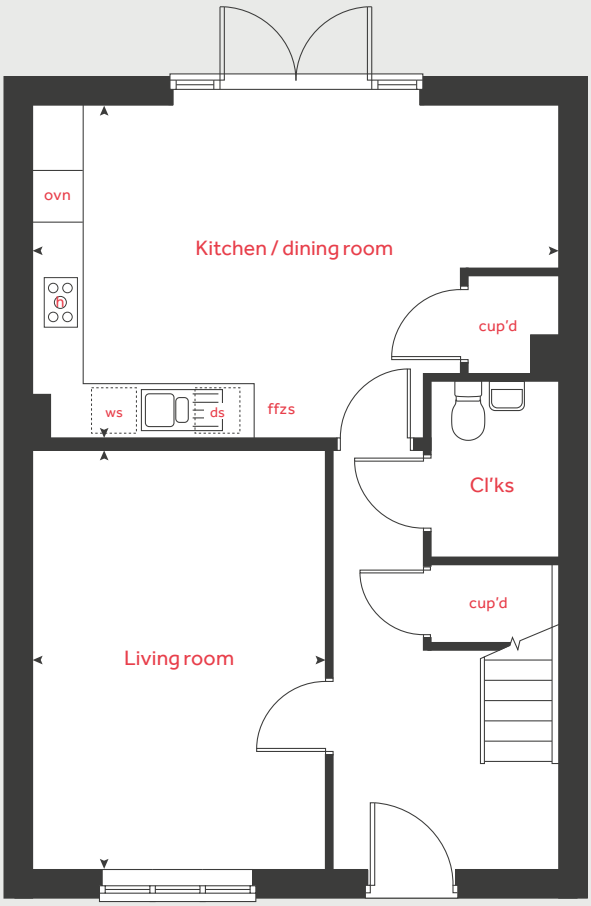
The Dahlia II

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.98 x 3.80	19' 7" x 12' 5"
Living room	4.84 x 3.24	15' 10" x 10' 7"

First floor		
Bedroom 1	4.12 x 2.77	13' 6" x 9' 1"
Bedroom 2	3.21 x 2.41	10' 6" x 7' 10"
Bedroom 3	3.10 x 3.05	10' 2" x 10' 0"
Bedroom 4	3.46 x 2.15	11' 4" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Dahlia II | Poppyfields |

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The Lavender

4 bedroom home

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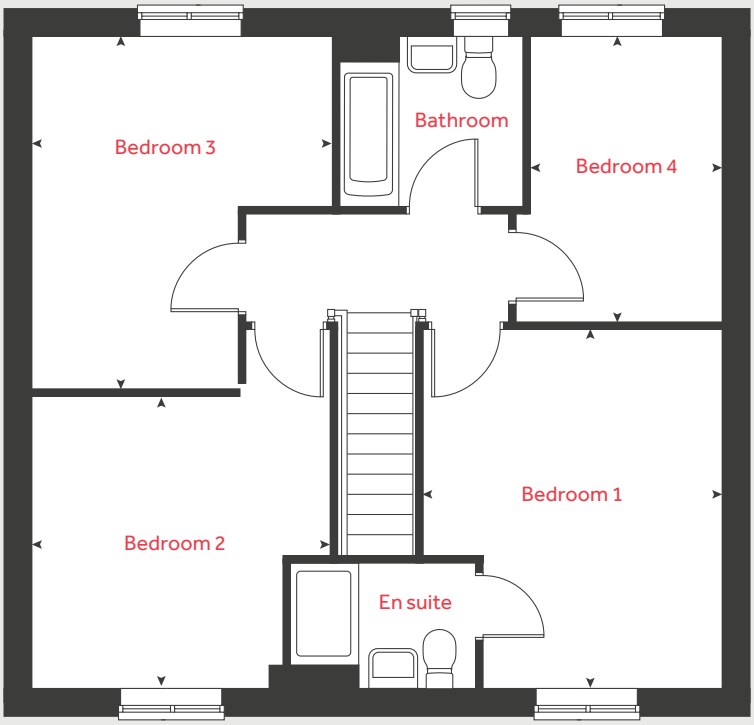
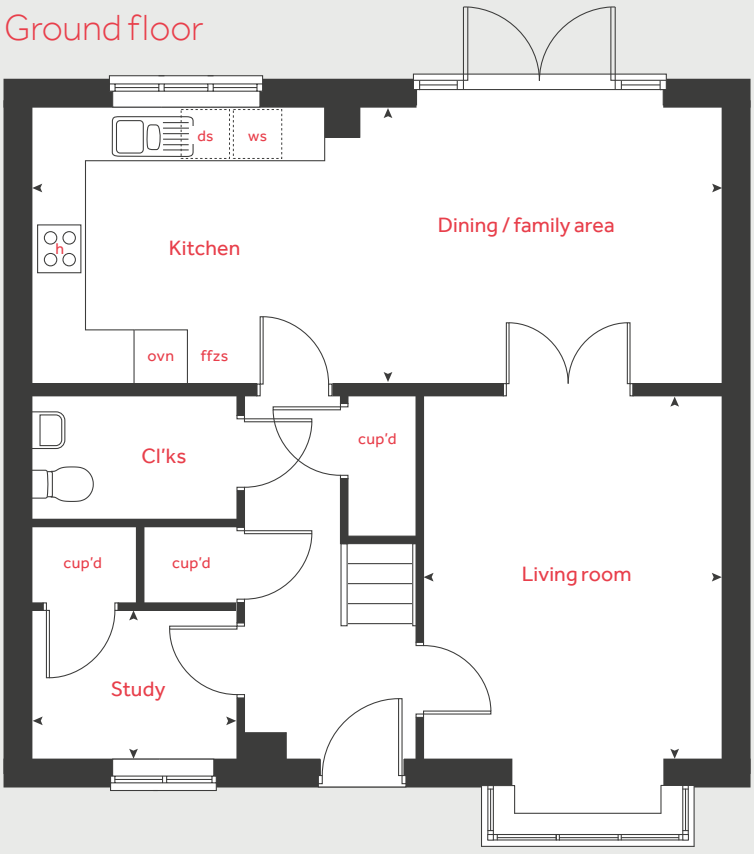
The Lavender

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	8.01 x 3.18	26' 3" x 10' 5"
Living room	4.22 x 3.40	13' 10" x 11' 2"
Study	2.36 x 1.69	7' 9" x 5' 6"

First floor		
Bedroom 1	4.19 x 3.44	13' 9" x 11' 3"
Bedroom 2	3.37 x 3.36	11' 0" x 11' 0"
Bedroom 3	4.08 x 3.40	13' 4" x 11' 1"
Bedroom 4	3.25 x 2.28	10' 8" x 7' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Lavender | Poppyfields |

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The Lupin

4 bedroom home

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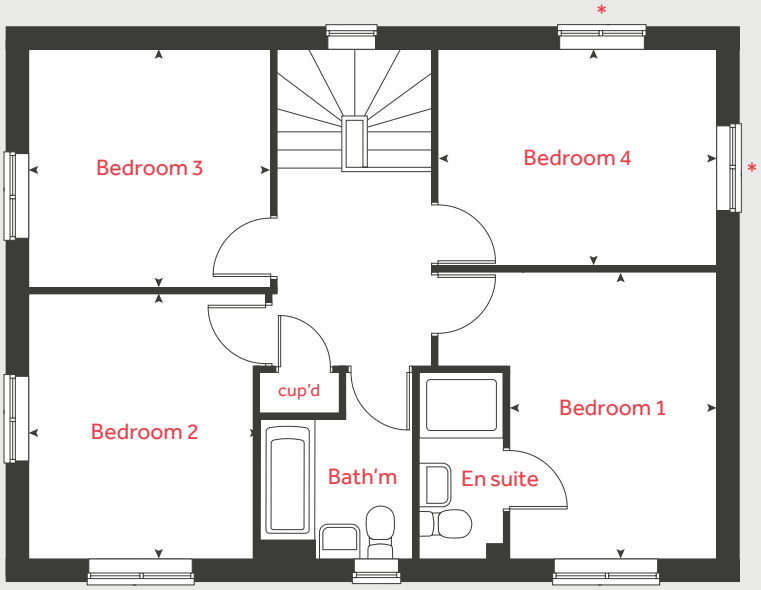
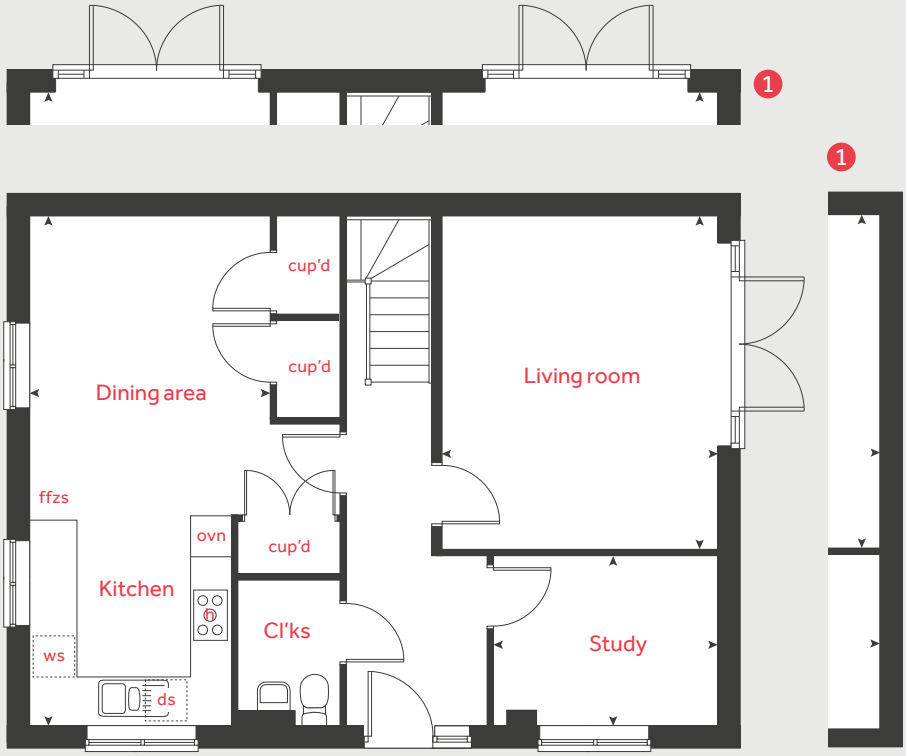
The Lupin

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.99 x 3.27	22' 11" x 10' 9"
Living room	4.58 x 3.78	15' 0" x 12' 5"
Study	3.04 x 2.30	9' 11" x 7' 6"

First floor		
Bedroom 1	3.90 x 2.79	12' 9" x 9' 2"
Bedroom 2	3.66 x 3.08	12' 0" x 10' 1"
Bedroom 3	3.30 x 3.21	10' 10" x 10' 6"
Bedroom 4	3.78 x 2.94	12' 5" x 9' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Lupin | Poppyfields |

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* Windows apply to selected plots only. Please speak to our sales consultant for further details.

1 Alternative layout applies to selected plots only. Please speak to our sales consultant for further details.

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The Peony

5 bedroom home

Poppyfields

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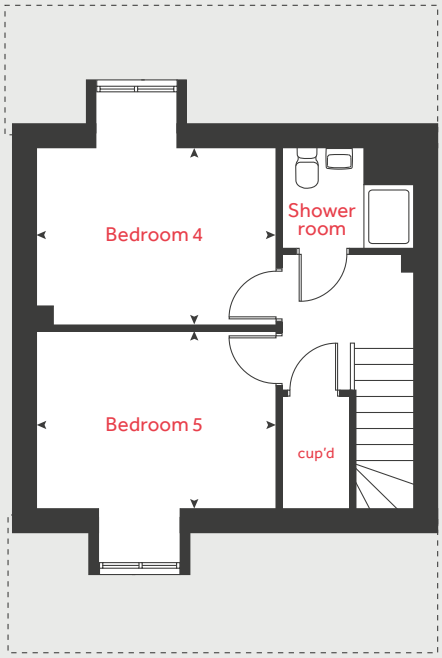
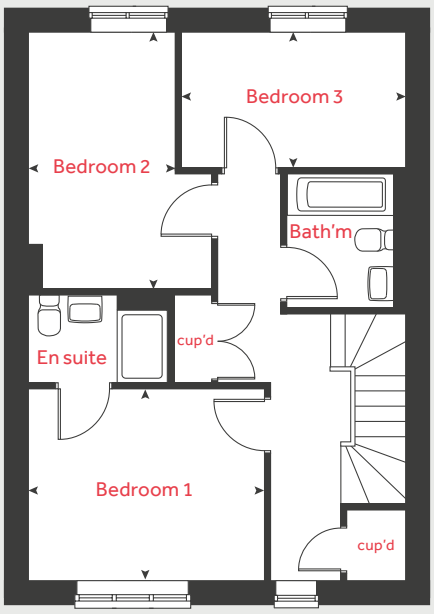
The Peony

5 bedroom home

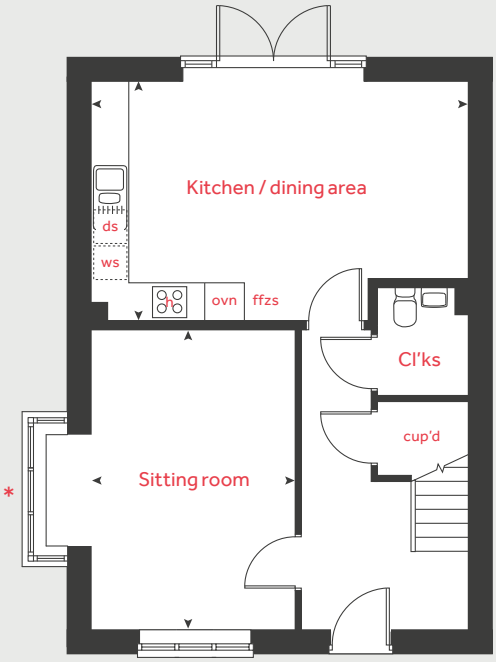
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.30 x 3.53	20' 8" x 11' 7"
Living room	4.04 x 3.85	13' 3" x 12' 8"

First floor		
Bedroom 1	3.70 x 3.09	12' 2" x 10' 2"
Bedroom 2	4.09 x 2.30	13' 5" x 7' 6"
Bedroom 3	3.57 x 2.14	11' 8" x 7' 0"

Second floor		
Bedroom 4	3.91 x 2.95	12' 10" x 9' 8"
Bedroom 5	2.62 x 2.31	8' 7" x 7' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Peony | Poppyfields |

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* Bay window applies to selected plots only.
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Linden HOMES



The Azalea

5 bedroom home

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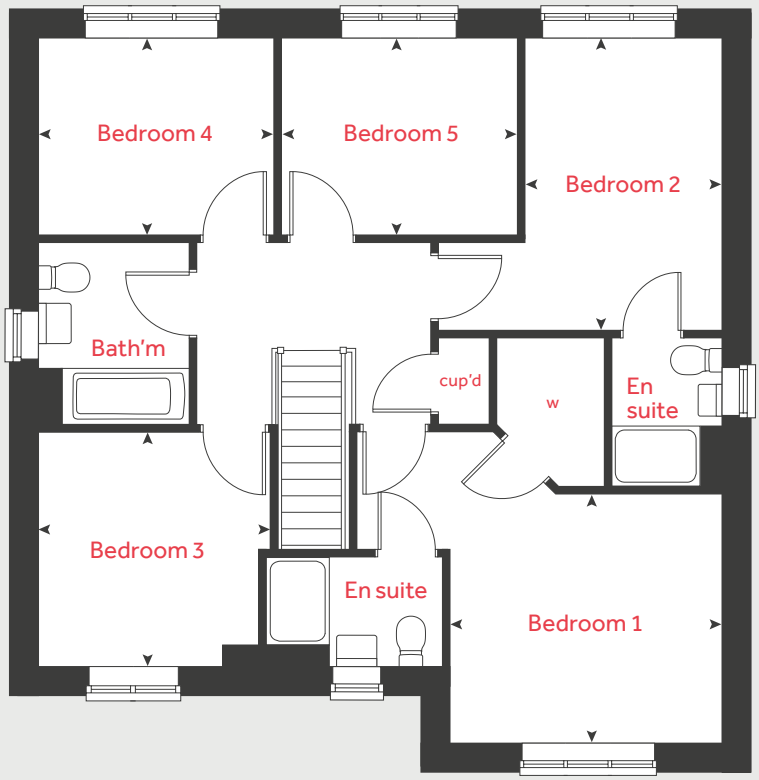
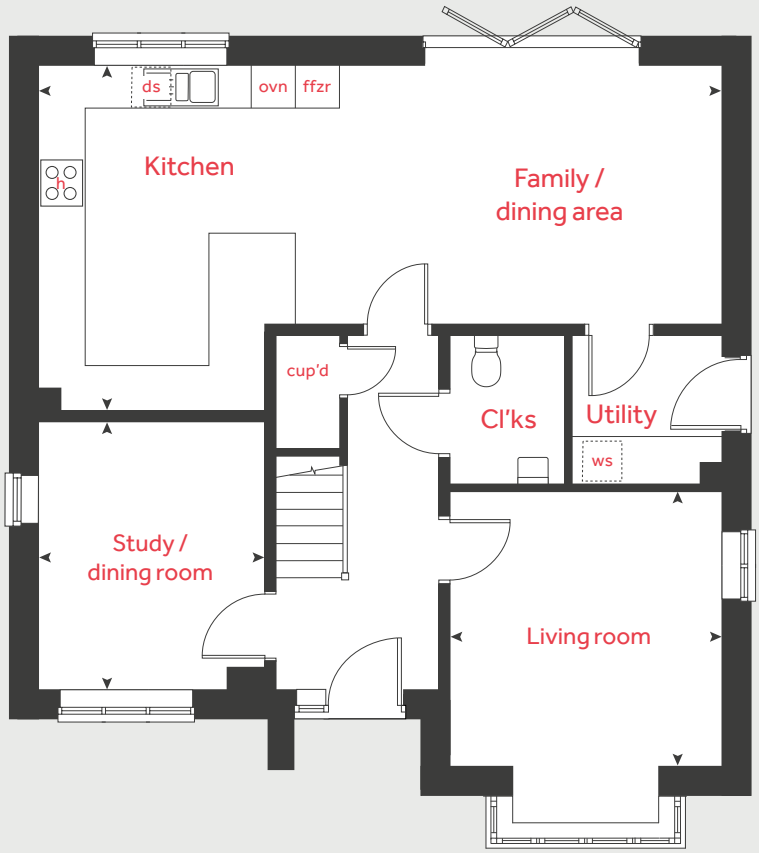
The Azalea

5 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / family / dining	9.13 x 4.62	29' 11" x 15' 2"
Living room	3.65 x 3.63	12' 0" x 11' 11"
Study / dining room	3.57 x 3.03	11' 9" x 9' 11"

First floor		
Bedroom 1	3.62 x 3.34	11' 10" x 11' 0"
Bedroom 2	3.83 x 2.64	12' 7" x 8' 8"
Bedroom 3	3.15 x 3.08	10' 4" x 10' 1"
Bedroom 4	3.13 x 2.55	10' 3" x 8' 4"
Bedroom 5	3.14 x 2.55	10' 4" x 8' 4"

h	hob	cup'd	cupboard
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	w	wardrobe
dw	dishwasher	◄ ►	measuring points
ws	washing machine space		

The Azalea | Poppyfields |

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Linden HOMES



The Ivy

5 bedroom home

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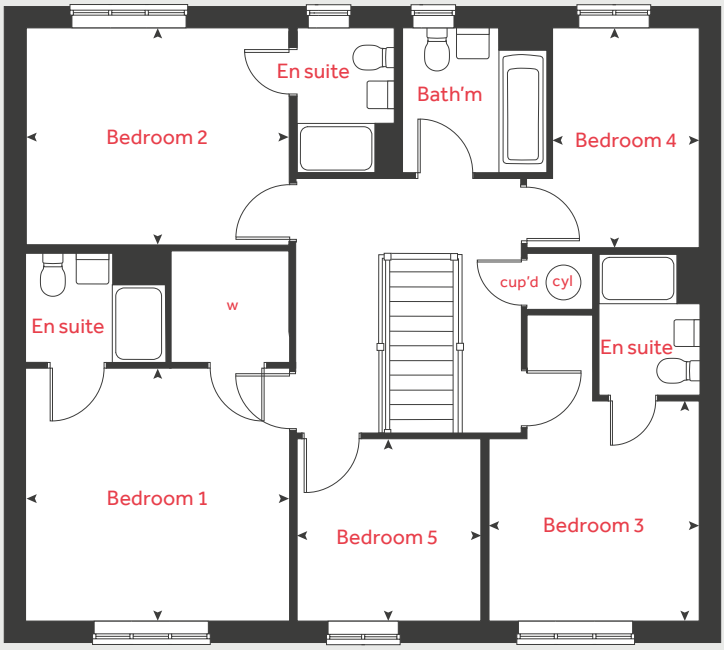
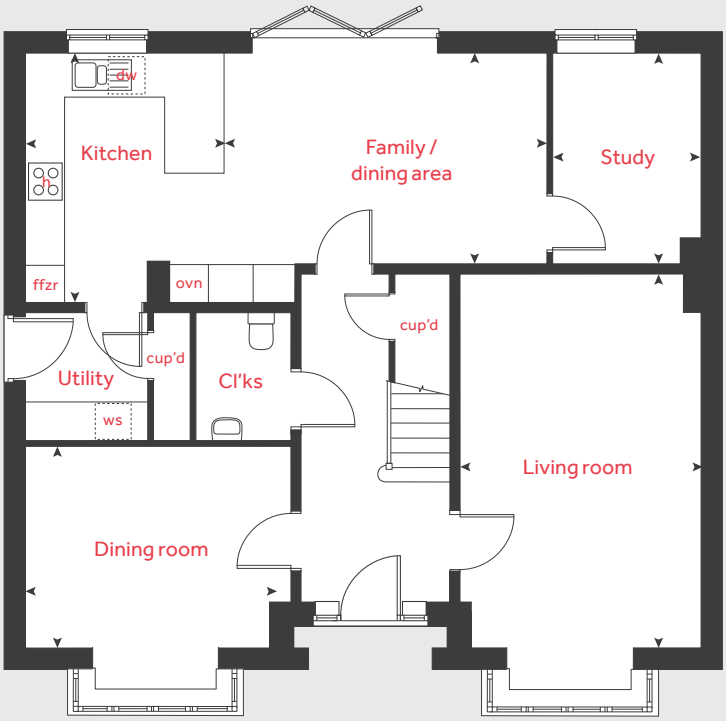
The Ivy

5 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen	3.82 x 3.01	12' 6" x 9' 11"
Living room	5.76 x 3.68	18' 11" x 12' 1"
Family / dining area	5.09 x 3.22	16' 8" x 10' 7"
Dining room	4.09 x 3.07	13' 5" x 10' 1"
Study	3.22 x 2.22	10' 7" x 7' 3"

First floor		
Bedroom 1	4.05 x 3.89	13' 3" x 12' 9"
Bedroom 2	4.05 x 3.31	13' 3" x 10' 10"
Bedroom 3	3.37 x 3.19	11' 1" x 10' 6"
Bedroom 4	3.38 x 2.20	11' 1" x 7' 3"
Bedroom 5	2.90 x 2.80	9' 6" x 9' 2"

h	hob	cup'd	cupboard
ovn	oven	w	wardrobe
ffzr	fridge freezer	cyl	hot water cylinder
dw	dishwasher	◄ ►	measuring points
ws	washing machine space		

The Ivy | Poppyfields |

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Specification

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Vistry Northern Home Counties region
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. T: 01908 088 500

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Poppyfields

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Linden HOMES

Poppyfields

Wellingborough

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			3 bedroom								4 bedroom				5 bedroom		
	The Snowdrop	The Sweetpea	The Daisy	The Poppy	The Poppy II	The Bluebell	The Sunflower	The Sunflower II	The Tulip	The Lily	The Forget Me Not	The Dahlia	The Dahlia II	The Lavender	The Lupin	The Peony	The Azalea	The Ivy
Kitchen																		
Symphony Koncept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■							
Stainless steel sink and a half, drainer with chrome mixer tap												■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for 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	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood	■	■	■	■	■	■	■	■	■	■	■							
Indesit hob (60 cm) with Indesit built-in single high-level oven, with stainless steel splashback and stainless steel chimney hood												■	■	■	■	■	■	■
Bathrooms and en suite(s)																		
Ideal Standard contemporary white sanitaryware suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Thermostatic shower within glass enclosure in en suite	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment to bath		■																
Thermostatic shower over bath with glazed screen		■																
Choice of standard Saloni wall tiling (splashback, half-height over bath and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Bedrooms																		
En suite to bedroom 1	■		■	■	■	■	■	■	■	■		■	■	■	■	■	■	■
En suite to bedroom 2																	■	■
Ensuite to bedroom 3																		■

■ 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.







	2 bedroom			3 bedroom								4 bedroom				5 bedroom		
	The Snowdrop	The Sweetpea	The Daisy	The Poppy	The Poppy II	The Bluebell	The Sunflower	The Sunflower II	The Tulip	The Lily	The Forget Me Not	The Dahlia	The Dahlia II	The Lavender	The Lupin	The Peony	The Azalea	The Ivy
Doors and Windows																		
Front door with multi-point security locking system, viewer and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ladder-style internal doors either pre-finished or primed	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Double glazed powder-coated aluminium bi-fold doors																	■	■
Paving outside door/s to the garden		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
General																		
White painted walls & ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Smoke detectors	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Landscaped front garden	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Master telephone socket (to ground floor)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Combi-boiler with heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■									
System boiler and separate hot water cylinder, with wall mounted heating control and room thermostat(s)										■	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of roomswith separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary porch light to front door and wiring only to the rear door (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke or heat detectors with battery back-up	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■					■	■	■	■	■		■	■	■	■	■	■	■
Landscaped front garden (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■