King Edward's Park

Morpeth

lindenhomes.co.uk

Linden Homes

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Morpeth | **01670 751 156**
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Linden Homes

A taste of **local life**

This exciting new development is located in the picturesque town of Morpeth and is within easy reach of Newcastle city centre.

King Edward's Park

Morpeth, Northumberland, NE61 2GF | **01670 751 156**

Linden Homes

Welcome to the next stage of **King Edward's Park, Morpeth**

Discover the stunning new collection from Linden Homes, perfectly positioned in one of Northumberland's most desirable locations.

Set against a beautiful backdrop and benefiting from the historic market town's excellent amenities, this development truly offers the best of both worlds: premium new build quality and a wonderful community setting.

Our new phase features an elegant mix of semi-detached and detached homes, designed with light, modern living in mind. With a stunning range of two, three, four and five bedroom homes available, now is the ideal time to secure your move to this much-loved neighbourhood.

A Place to Live, A Place to Love: **Morpeth**

King Edward's Park is positioned in a truly outstanding location, offering an unrivalled quality of life in the heart of Northumberland. Morpeth is widely celebrated for its rich history, exceptional charm and beautifully maintained green spaces. It is a market town where community spirit thrives and modern convenience meets peaceful, riverside living. We are proud to build our homes in this highly sought-after and genuinely lovely area.

Excellent Connections for Every Journey

Commuting and travel are effortless from King Edward's Park. Road users benefit from swift access to the A1 bypass, providing excellent north-south connections to Edinburgh and Newcastle. Morpeth Train Station, a major mainline stop, offers direct rail services, making the journey to Newcastle, Edinburgh and beyond quick and simple. The town's central bus station provides reliable local services across the county, ensuring you are well-connected whether you are travelling for work or leisure.

Family Life and Education

Families moving to King Edward's Park will appreciate the area's strong reputation for outstanding education. Nearby you will find a choice of high-quality Primary Schools and well-regarded Secondary Schools. The local educational provision, including the prestigious King Edward VI Academy (Rated Outstanding by OFSTED), ensures children have access to excellent facilities throughout their academic journey.

Retail, Leisure and Amenities

Morpeth offers a vibrant mix of retail therapy and relaxation. The town centre's bustling high street is home to independent boutiques and well-known retailers, anchored by the popular Sanderson Arcade. For leisure, walks along the River Wansbeck or through Carlisle Park create the perfect setting for a family day out or simply make the most of the peaceful local environment. Furthermore, the development provides easy access to the dramatic Northumberland coastline and the expansive Northumberland National Park, offering endless opportunities for outdoor pursuits.

Proximity to Key Services

The area boasts strong local employers across various sectors and excellent access to hospitals and healthcare. Residents benefit from the proximity to the Northumbria Specialist Emergency Care Hospital, ensuring high-quality medical services are always within easy reach.

King Edward's Park - Your dream home, your perfect lifestyle.

King Edward's Park

Sanderson Arcade Town Centre Shopping
0.6 miles | 5 mins drive

Morpeth Road Academy Primary School
0.8 miles | 6 mins drive

Carlisle Park
0.9 miles | 6 mins drive

Northumberland County Council
0.9 miles | 10 mins drive

Morpeth First School Primary School
1.1 miles | 9 mins drive

The King Edward VI Secondary School
1.3 miles | 6 mins drive

Newbiggin-by-the-Sea
8.6 miles | 19 mins drive

Northumbria Specialist Emergency Care Hospital
9.6 miles | 21 mins drive

Purchase assistance **schemes**

Wherever you are in the home-buying market - a **first-time buyer,** looking to **step up** the property ladder or a **downsizer** - we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Key Worker

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

Armed Forces

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.

Deposit Unlock

With **Deposit Unlock**, whether you are a first time or next time buyer, you could purchase a new Linden home with just a 5% deposit up to the value of £750,000!

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.

A community to be **proud** of

At Linden Homes, we're passionate about creating communities where everyone can find somewhere to call home. Our approach goes beyond simply building houses - we focus on building thriving, welcoming neighbourhoods that bring people together.

A key part of this vision is our mixed tenure model. Our communities offer a diverse mix of ownership options to ensure that everyone, has the opportunity to call somewhere home. Whether you're a first-time buyer, a growing family, someone looking to downsize, looking for a private rental home or seeking affordable housing, our developments provide a range of homes to suit different lifestyles and budgets.

We believe that great places to live are built on more than just bricks and mortar - they're built on a sense of belonging. That's why our mixed tenure developments are thoughtfully designed to welcome people from all walks of life. By offering a blend of private sale, shared ownership, and affordable homes, we create inclusive spaces where everyone feels at home and valued.

Our commitment to community goes further than the homes themselves. Every Linden Homes development is carefully planned with green spaces, play areas, and local amenities that encourage connection and support wellbeing. We design homes with quality craftsmanship, modern layouts, and sustainable features that make everyday living comfortable and future-proof.

At Linden Homes, we're not just building for today - we're creating places where people can grow, connect, and feel proud to call home. Our goal is to foster vibrant, resilient communities where everyone is proud to call it their home!

King Edward's Park

Morpeth

The Daisy
2 bedroom home

The Bluebell
3 bedroom home

The Sunflower
3 bedroom home

The Tulip
3 bedroom home

The Lily
4 bedroom home

The Lavender
4 bedroom home

The Hyacinth
4 bedroom home

The Lupin
4 bedroom home

The Larkspur
5 bedroom home

PRE Pre-sold homes

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.

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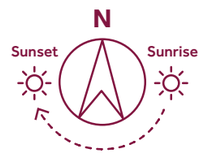

The Daisy

2 bedroom home

- Stunning French doors to the kitchen diner leading to your private garden
- Sociable open-plan kitchen and dining area perfect for entertaining
- Convenient downstairs WC and practical integrated storage space
- Generous main bedroom complete with its own private en suite
- Sustainable living with an energy-efficient air source heat pump
- Future-proofed with your own dedicated electric vehicle charging point

King Edward's Park

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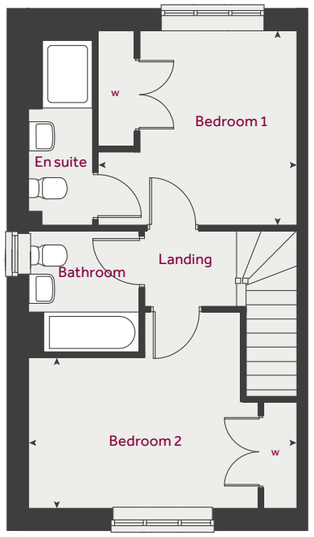
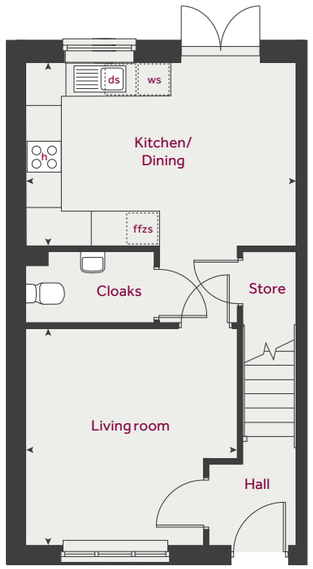
Linden Homes

First floor



Ground floor



The Daisy

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.83 x 3.25	15' 10" x 10' 8"
Living room	3.09 x 3.88	10' 1" x 12' 9"
First floor		
Bedroom 1	3.52 x 3.54	11' 6" x 11' 7"
Bedroom 2	4.83 x 2.70	15' 10" x 8' 10"

h	hob	ws	washing machine space
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Daisy | Morpeth |

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Linden Homes

The Bluebell

3 bedroom home

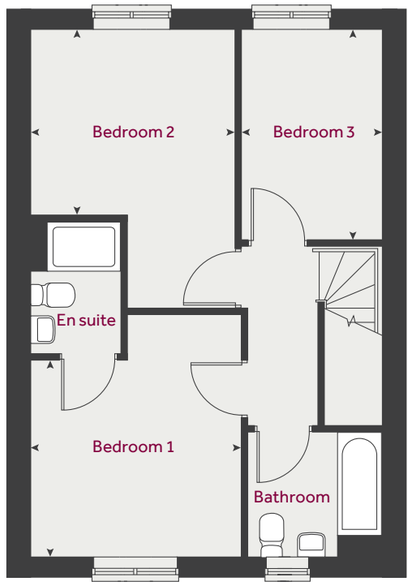
- Generous ground floor living room with a feature window to maximize natural light
- Expansive full-width kitchen and dining area, ideal for busy family life
- Essential downstairs WC and a handy under-stairs storage cupboard
- Impressive master bedroom featuring a private en suite shower room
- Lower energy costs thanks to advanced lighting and ventilation systems
- Eco-friendly heating with an advanced air source heat pump system

King Edward's Park

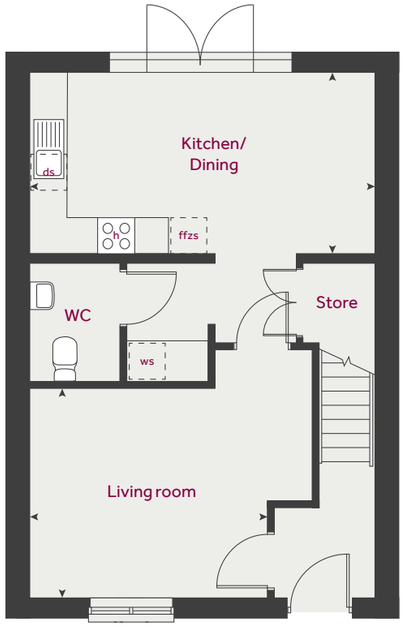
Morpeth, Northumberland, NE61 2GF | **01670 751 156**

Linden Homes

First floor



Ground floor



The Bluebell

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.73 x 3.01	18' 10" x 9' 10"
Living room	3.94 x 3.44	12' 11" x 11' 3"
First floor		
Bedroom 1	3.44 x 3.23	11' 4" x 10' 7"
Bedroom 2	3.34 x 3.04	11' x 10'
Bedroom 3	2.29 x 3.43	7' 6" x 11' 3"

h	hob	ws	washing machine space
ds	dishwasher space	◄ ►	measuring points
ffzs	fridge freezer space		

The Bluebell | Morpeth |

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Linden Homes

The Sunflower

3 bedroom home

- Lower energy costs thanks to advanced lighting and ventilation systems
- Open-plan kitchen/dining area with French doors opening out to the garden
- Welcoming entrance hall with a downstairs WC and useful storage space
- Master bedroom beautifully designed with a dedicated en suite
- Modern family bathroom serving two further well-proportioned bedrooms
- Designed for low-carbon living with an efficient air source heat pump

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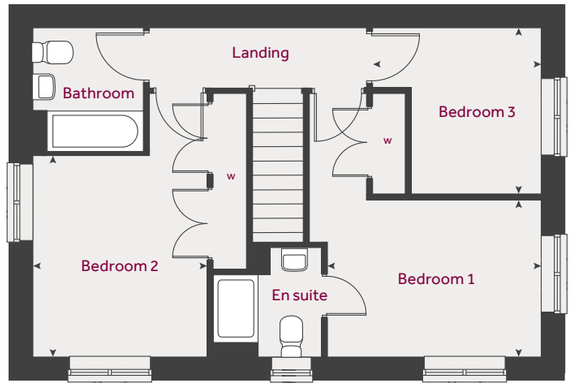
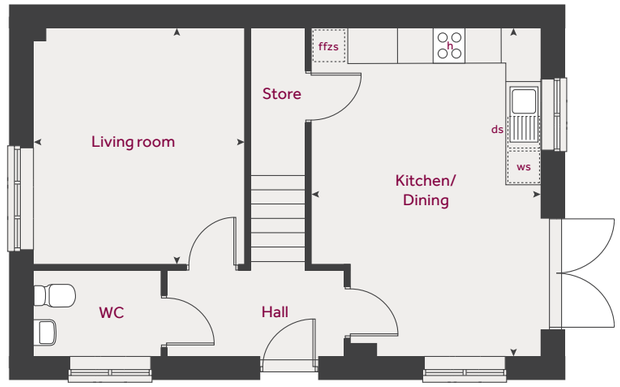
Linden Homes

First floor



Ground floor



The Sunflower

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.07 x 5.91	13' 4" x 13' 5"
Living room	3.76 x 4.20	12' 4" x 13' 9"

First floor		
Bedroom 1	3.84 x 2.84	12' 7" x 9' 4"
Bedroom 2	3.14 x 3.60	10' 4" x 11' 10"
Bedroom 3	3.05 x 2.98	10' x 9' 9"

h	hob	ws	washing machine space
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Sunflower | Morpeth |

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The Tulip

3 bedroom home

- Flexible three-storey living designed around modern family dynamics
- Large ground floor living room perfect for cozy family evenings
- Bright kitchen and dining area creating a wonderful heart of the home
- Highly practical downstairs WC and built-in storage off the main hallway
- Entire second floor dedicated to a stunning bedroom suite with an en suite and handy storage
- Eco-conscious features including low energy lighting and electric vehicle charging

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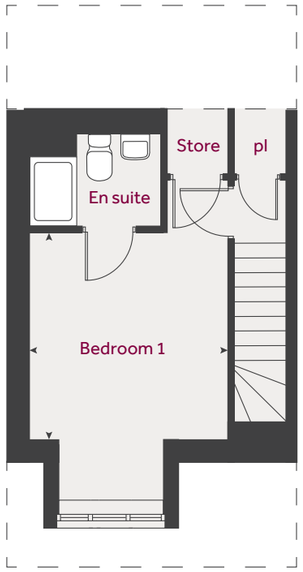
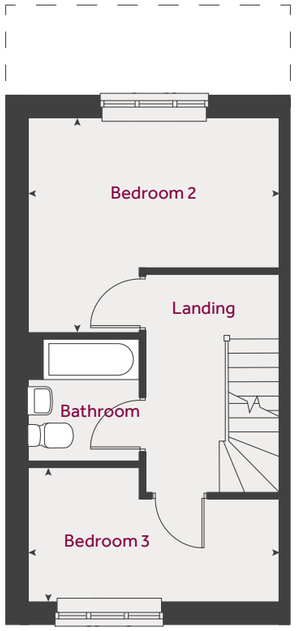
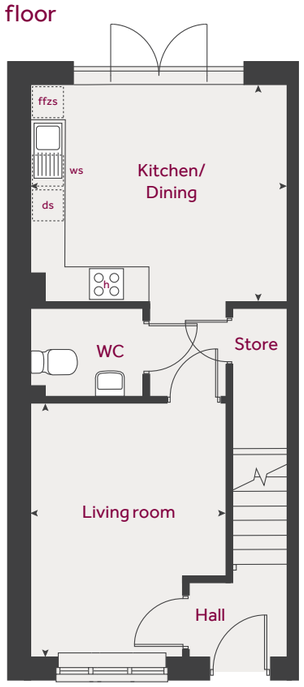
Second floor



First floor



Ground floor



The Tulip

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.49 x 3.78	14' 9" x 12' 5"
Living room	2.70 x 4.43	8' 10" x 14' 6"
First floor		
Bedroom 2	4.49 x 3.84	14' 9" x 12' 7"
Bedroom 3	4.49 x 2.43	14' 9" x 8'
Second floor		
Bedroom 1	3.44 x 3.18	11' 3" x 10' 5"

h	hob	ws	washing machine space
ovn	oven	pl	plant room
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Tulip | Morpeth |

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The Lily

4 bedroom home

- Elegant detached family home complete with an integral garage
- Eco-conscious features including low energy lighting and electric vehicle charging
- Stunning Open-plan kitchen/dining room for hosting friends and family with French doors to private rear garden
- Separate dedicated utility room and a useful ground floor WC
- Luxury main bedroom featuring a spacious layout and private en suite
- Three additional spacious bedrooms sharing a contemporary family bathroom

King Edward's Park

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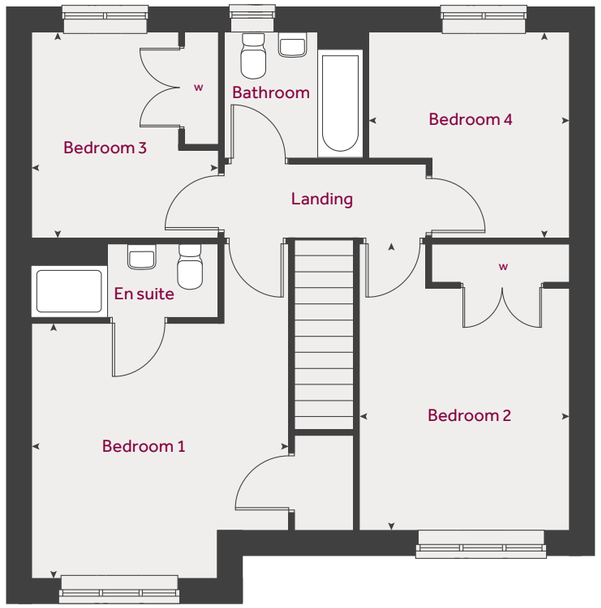
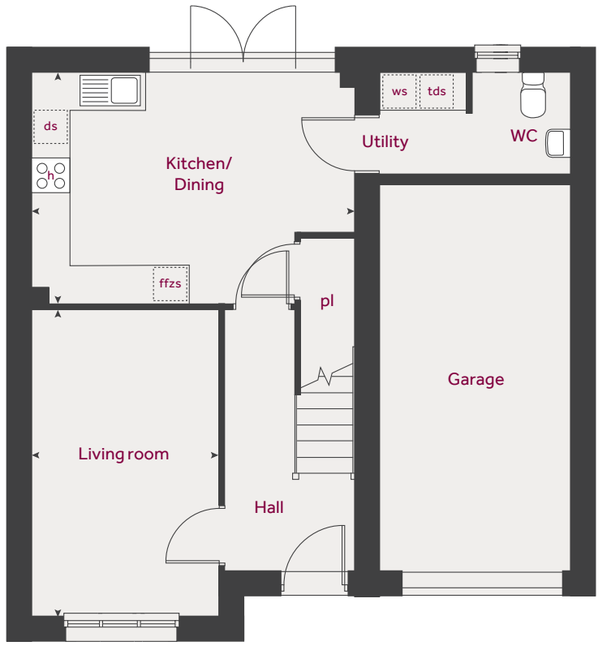
Linden Homes

First floor



Ground floor



The Lily

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.15 x 3.62	16' 11" x 11' 10"
Living room	3.10 x 5.18	10' 2" x 17'

First floor		
Bedroom 1	3.10 x 4.22	10' 2" x 13' 10"
Bedroom 2	3.26 x 4.81	10' 8" x 15' 9"
Bedroom 3	2.99 x 3.37	9' 10" x 11' 1"
Bedroom 4	3.14 x 3.37	10' 4" x 11' 1"

h	hob	cup'd	cupboard
ws	washing machine space	w	wardrobe
ffzs	fridge freezer space	tds	tumble dryer space
ds	dishwasher space	◄ ►	measuring points
pl	plant room		

The Lily | Morpeth |

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The Lavender

4 bedroom home

- Exceptional detached home featuring a detached garage for secure parking
- Beautifully bright living room with a feature window to enhance the space
- Full-width kitchen and dining area creating a spectacular social space
- Quiet ground floor study perfect for anyone working or studying from home
- Master bedroom retreat complete with built-in wardrobes and an en suite
- Eco-credentials include high-efficiency air source heating and low energy lighting

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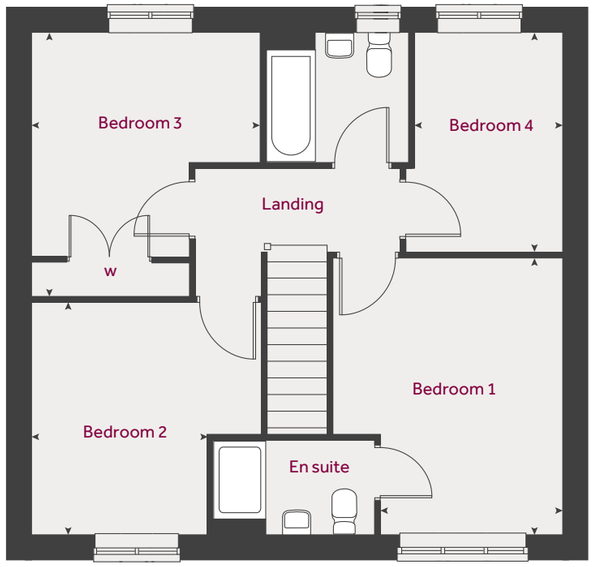
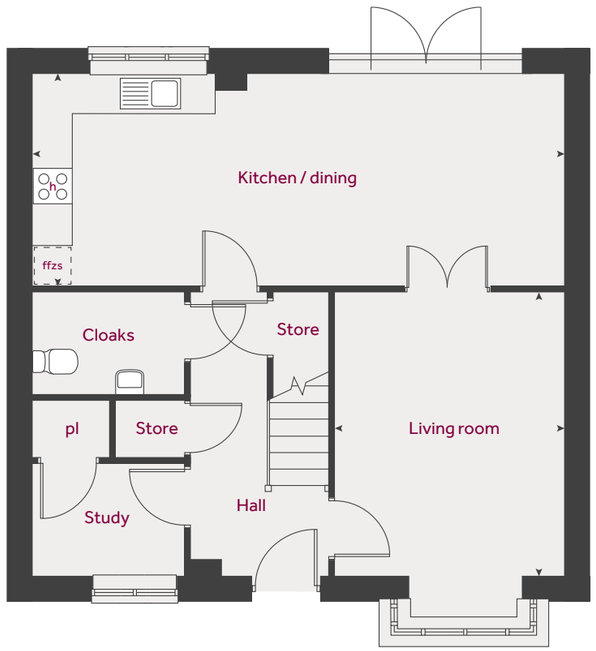
Linden Homes

First floor



Ground floor



The Lavender

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.16 x 3.25	26' 9" x 10' 8"
Living room	4.32 x 3.53	14' 2" x 11' 7"

First floor		
Bedroom 1	2.84 x 4.28	9' 4" x 14'
Bedroom 2	2.73 x 3.58	8' 11" x 11' 9"
Bedroom 3	3.41 x 4.03	11' 2" x 13' 3"
Bedroom 4	2.32 x 3.34	7' 7" x 11'

h	hob	ws	washing machine space
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points
pl	plant room		

The Lavender | Morpeth |

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The Lupin

4 bedroom home

- Grand detached family residence offering an abundance of flexible living space
- Spacious family living room with a large feature window to the front
- Expansive open-plan kitchen and dining area flooded with natural light
- Private ground floor study offering a quiet sanctuary for remote working
- Magnificent principal bedroom featuring a contemporary en suite shower room
- Excellent storage solutions with multiple integrated cupboards on both floors
- High-specification sustainable features including an electric vehicle charging point

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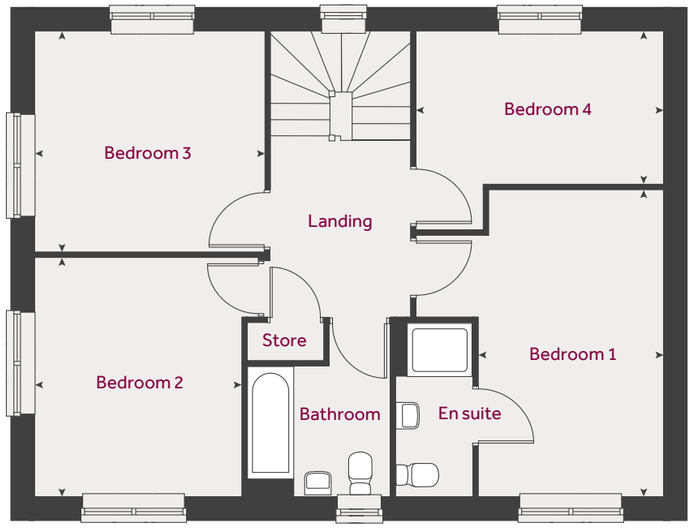
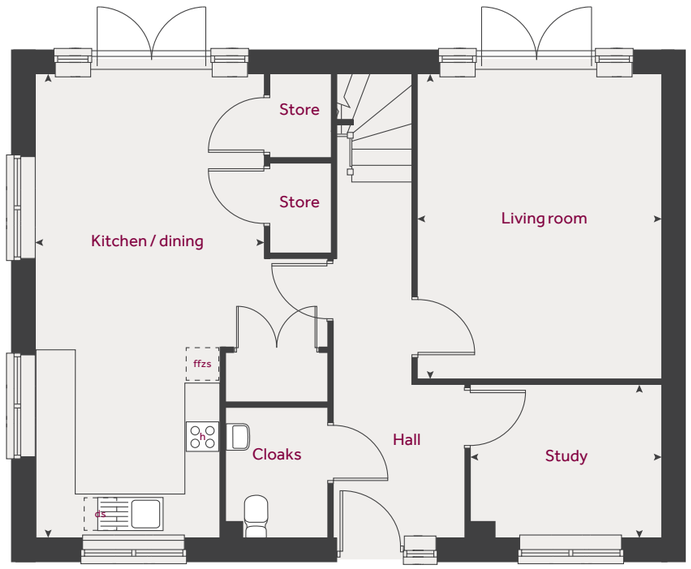
Linden Homes

First floor



Ground floor



The Lupin

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	3.52 x 7.15	11' 6" x 23' 5"
Living room	3.68 x 4.67	12' 1" x 15' 4"
Study	2.94 x 2.38	9' 8" x 7' 10"

First floor		
Bedroom 1	2.78 x 4.64	9' 1" x 15' 3"
Bedroom 2	3.20 x 3.72	10' 6" x 12' 2"
Bedroom 3	3.61 x 3.34	11' 10" x 10' 11"
Bedroom 4	3.73 x 2.41	12' 3" x 7' 11"

h	hob	ws	washing machine space
ffzs	fridge freezer space	◄ ►	measuring points
ds	dishwasher space		

The Lupin | Morpeth |

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Linden Homes

The Hyacinth

4 bedroom home

- Impressive double-fronted layout presenting ultimate kerb appeal
- Substantial open-plan kitchen, dining and family room spanning the full width of the property
- Elegant living room with a feature window making a beautiful focal point
- Thoughtfully designed utility room, downstairs WC and a separate quiet study
- Exceptional first floor layout boasting two luxurious en suite bedrooms
- High-specification sustainable features including an electric vehicle charging point

King Edward's Park

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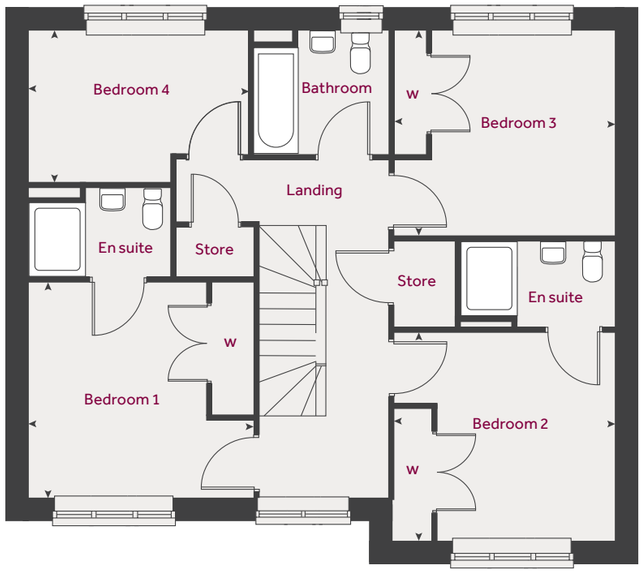
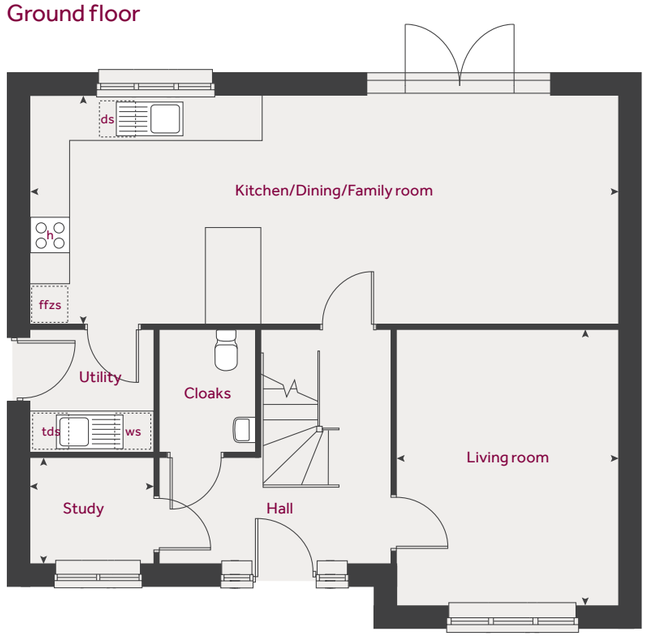
First floor



Ground floor



The Hyacinth

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family	9.51 x 3.68	31' 2" x 12' 1"
Living room	3.55 x 4.45	11' 8" x 14' 7"
Study	2.03 x 1.74	6' 8" x 5' 8"

First floor		
Bedroom 1	3.62 x 3.43	11' 10" x 11' 3"
Bedroom 2	3.55 x 3.24	11' 8" x 10' 7"
Bedroom 3	3.52 x 3.35	11' 7" x 11'
Bedroom 4	3.55 x 2.48	11' 8" x 8' 1"

h	hob	ws	washing machine space
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points
tds	tumble dryer space		

The Hyacinth | Morpeth |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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The Larkspur

5 bedroom home

- Spacious five-bedroom home thoughtfully designed across three stories of living space
- Large ground floor living room featuring a standout bay window
- Social kitchen and dining room alongside a practical utility room and WC
- Self-contained second floor with two spacious bedrooms and a dedicated shower room
- Impressive first floor main bedroom layout with its own private en suite
- Lower carbon emissions and running costs with an air source heat pump as standard

King Edward's Park

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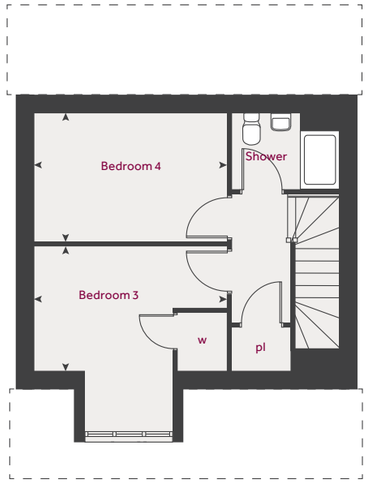
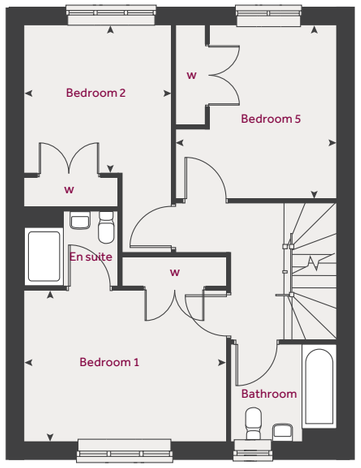
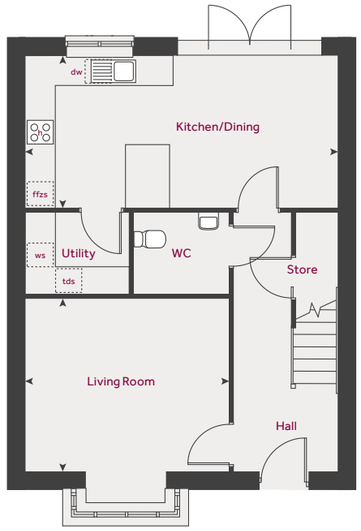
Second floor



First floor



Ground floor



The Larkspur

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining	6.47 x 3.28	21' 3" x 10' 9"
Living room	4.16 x 3.44	13' 8" x 11' 4"

First floor		
Bedroom 1	4.10 x 3.13	13' 5" x 10' 3"
Bedroom 2	3.00 x 3.79	9' 10" x 12' 5"
Bedroom 5	3.38 x 3.33	11' 1" x 10' 11"

Second floor		
Bedroom 3	3.06 x 2.73	10' x 8' 11"
Bedroom 4	4.06 x 3.32	13' 4" x 10' 11"

h	hob	ws	washing machine space
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	tds	tumble dryer space
pl	plant room	◄ ►	measuring points

The Larkspur | Morpeth |

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Linden Homes

King Edward's Park

Specification

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

	2 bedroom		3 bedroom				4 bedroom				5 bedroom	
	The Daisy		The Bluebell	The Sunflower	The Tulip		The Lily	The Lavender	The Lupin	The Hyacinth		The Larkspur
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							▪	▪	▪	▪		▪
Stainless steel sink and drainer with chrome mixer tap in utility							▪	▪	▪	▪		▪
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood	▪		▪	▪	▪							
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and stainless steel chimney hood							▪	▪	▪	▪		▪
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	▪		▪	▪	▪							
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	▪		▪	▪	▪		▪	▪	▪	▪		▪
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										▪		
Builders wardrobes as standard to selected bedrooms	▪						▪	▪		▪		▪

	2 bedroom		3 bedroom				4 bedroom				5 bedroom	
	The Daisy		The Bluebell	The Sunflower	The Tulip		The Lily	The Lavender	The Lupin	The Hyacinth		The Larkspur
Doors and Windows												
Front door with multi-point security locking system, viewer and security chain	▪		▪	▪	▪		▪	▪	▪	▪		▪
Ladder-style internal doors pre-primed and with Carlisle brass satin finish	▪		▪	▪	▪		▪	▪	▪	▪		▪
PVCu double glazing to windows	▪		▪	▪	▪		▪	▪	▪	▪		▪
Double glazed PVCu French doors	▪		▪	▪	▪		▪	▪	▪	▪		▪
Paving outside door/s to the garden	▪		▪	▪	▪		▪	▪	▪	▪		▪
General												
White painted walls and smooth white ceilings	▪		▪	▪	▪		▪	▪	▪	▪		▪
Master telephone socket (to ground floor)	▪		▪	▪	▪		▪	▪	▪	▪		▪
Air source heat pump with hot water cylinder	▪		▪	▪	▪		▪	▪	▪	▪		▪
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	▪		▪	▪	▪		▪	▪	▪	▪		▪
Contemporary porch light to front door and wiring only to the rear door	▪		▪	▪	▪		▪	▪	▪	▪		▪
Mains wired smoke detectors with battery back-up	▪		▪	▪	▪		▪	▪	▪	▪		▪
Electric vehicle charging point	▪		▪	▪	▪		▪	▪	▪	▪		▪
PV solar panels	▪		▪	▪	▪		▪	▪	▪	▪		▪
Battery powered Carbon Monoxide detector (wall mounted)	▪		▪	▪	▪		▪	▪	▪	▪		▪
Power and lighting to garage (where in curtilage of the plot)							▪					
Premier Guarantee 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 Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

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King Edwards Park

Palmerston Avenue, Morpeth,
Northumberland, NE61 2GF

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Vistry North East region
2 Esh Plaza, Sir Bobby Robson Way, Newcastle upon Tyne NE13 9BA. Telephone: 0191 227 1000

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