



# Specification

**Orchard Grove**

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**Linden**  
HOMES

# Orchard Grove

## Taunton

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 Cartwright	3 bedroom	The Elmslie	The Becket	4 bedroom	The Aldridge	The Mylne	The Pembroke
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 (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		■			■	■		■	■	
Integrated (Indesit) 50/50 fridge freezer										■
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 sanitaryware		■			■	■		■	■	■
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		■			■	■		■	■	■

		2 bedroom	The Cartwright	3 bedroom	The Elmslie	The Becket	4 bedroom	The Aldridge	The Mylne	The Pembroke
Doors and Windows										
Front door with multi-point security locking system and security chain	■		■	■			■	■	■	
PVCu double glazing to windows	■		■	■			■	■	■	
Double glazed PVCu French doors	■		■	■			■	■	■	
White pre-primed internal doors 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)	■		■	■			■	■	■	
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 on ground 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