



Specification

King James' Park

Newmarket CB8 7XL | 01638 438202

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Linden
HOMES



- 2 bedroom**
- The Foxglove
- The Cartwright
- 3 bedroom**
- The Poppy
- The Sunflower
- The Elmslie
- The Becket
- 4 bedroom**
- The Aldridge
- The Lavender
- The Knightley
- 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	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Satin finish handles	■	■	■	■	■	■	■
Paving outside French doors and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

General

Electric vehicle charging point	■	■	■	■	■	■	■
Photovoltaic (PV) solar panels	■	■	■	■	■	■	■
Waste water heat recovery system	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted)	■	■	■	■	■	■	■
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
- ^ Full height tiling over bath to The Cartwright only

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.

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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