



Specification

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Blue Birch Fields

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Linden
HOMES

Specification

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Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	3 bedroom	The Elmslie	The Mountford	The Bloomfield	4 bedroom	The Mlyne	The Goodridge
Kitchen							
Symphony Konzept 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		■					■
Bathroom, en suite(s)							
Contemporary white sanitaryware	■	■	■			■	■
Close coupled WC to cloakroom	■	■	■			■	■
Low profile shower tray with glass enclosure in ensuite	■	■	■			■	■
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	■	■	■			■	■
Doors & 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 Brass Satin finish handles	■	■	■			■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■			■	■
Other							
PV Solar Panels	■	■	■			■	■
EV Charging Point	■	■	■			■	■
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) 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 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.
JP/05.26

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.