



# Specification

We give you so much more

**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
<b>Kitchen</b>		
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	■ ■	■
<b>Bathroom, en suite(s)</b>		
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	■ ■ ■	■ ■
<b>Doors &amp; Windows</b>		
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)	■ ■ ■	■ ■
<b>Other</b>		
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	■ ■ ■	■ ■