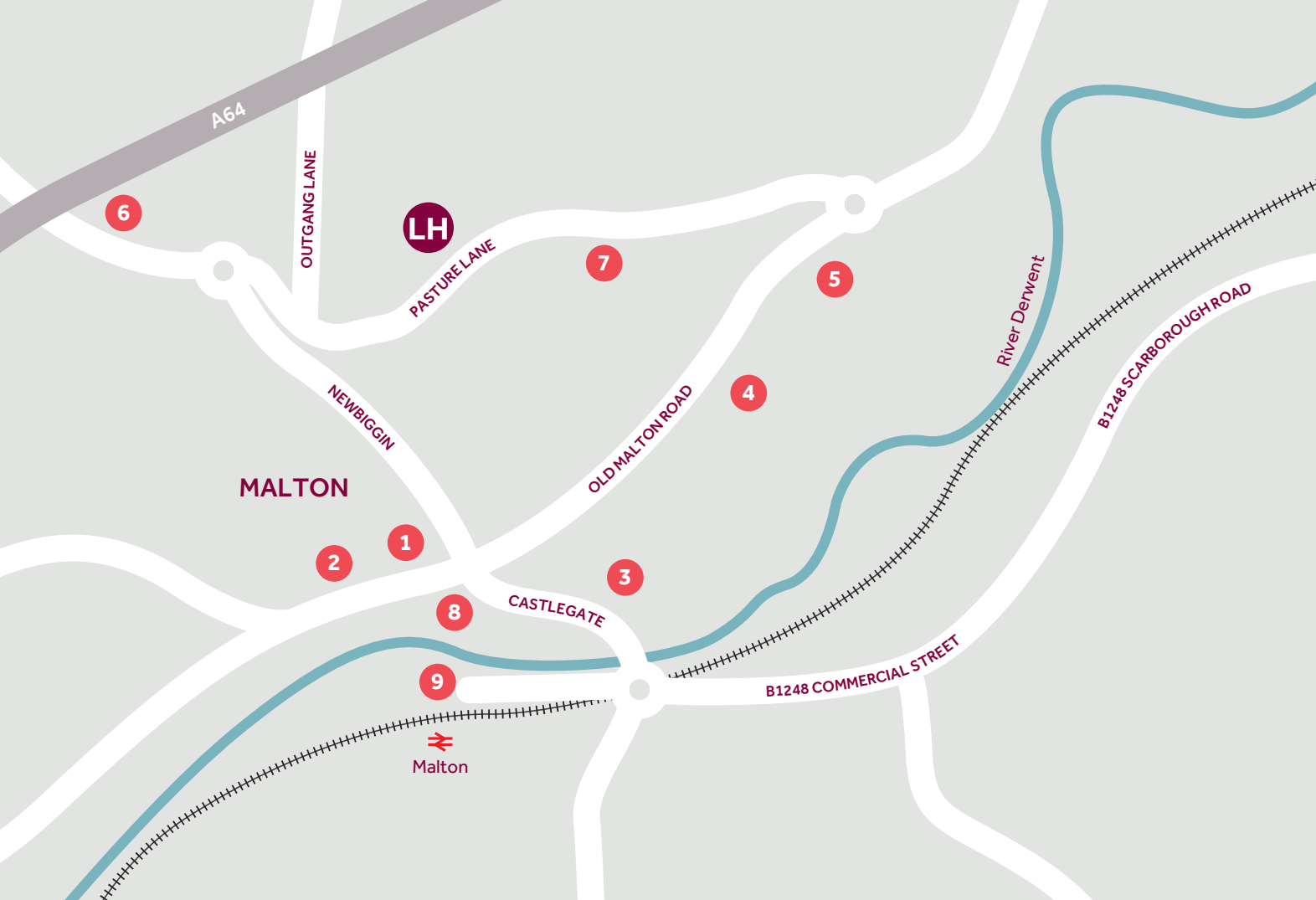


Copperfields

Malton



Around the local neighbourhood

- | | | |
|---|--|---|
| 1 Malton town centre
YO17 6SL | 4 Malton Cricket Club
YO17 7EY | 7 Malton Community
Primary School
YO17 7DB |
| 2 Malton Museum
YO17 7AB | 5 Malton and Norton Rugby Club
YO17 7EY | 8 Morrisons
YO17 7DT |
| 3 Castle Gardens
YO17 7DT | 6 Malton Community
Sports Centre
YO17 7BP | 9 Asda
YO17 9RD |

Copperfields Malton

Copperfields is a collection of traditionally inspired family homes ideally situated in the popular market town of Malton. Nestled on the edge of the North Yorkshire Moors, in some of the area's most beautiful countryside, is the rural market town of Malton.

Prosperous and thriving, offering an active local culture scene, Malton is perfectly situated between the city of York and the popular seaside town of Scarborough. Well placed with its many amenities, school, cafés and shops, the town is an ideal location for commuters wanting that feel of country living, with the Howardian Hills to the west, while being close to surrounding major centres.

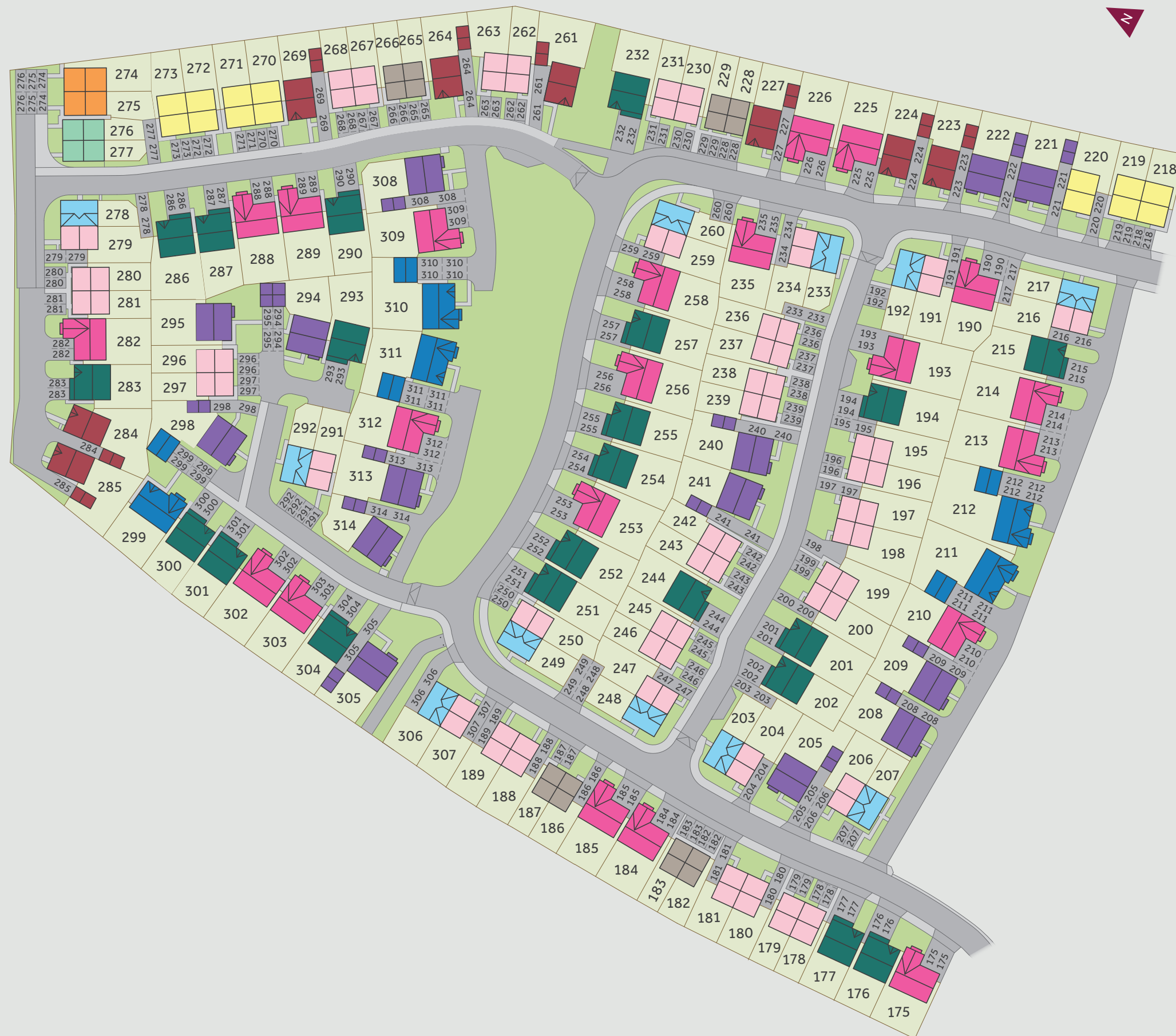
Malton is making a name for itself as a food town, built around its famous local produce, and monthly food market, as well as a growing artisan community of products made locally.

The 17th century Talbot hotel, in its riverside location, is a hugely popular destination for both tourists and locals.

As a gateway to the Wolds, Malton is a popular choice with walkers. With its own bus station and railway station, plus an excellent surrounding road network, Malton is conveniently placed for those who want to travel a little further afield.

Copperfields Malton

Development layout



4 bedroom homes

- The Pembroke
- The Grainger
- The Mylne
- The Goodridge
- The Cottingham

3 bedroom homes

- The Eveleigh
- The Mountford

2 bedroom homes

- The Willow
- The Harcourt

North Yorkshire purchase scheme

- The Amber
- The Opal

v visitor space

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.



The Amber

2 bedroom home

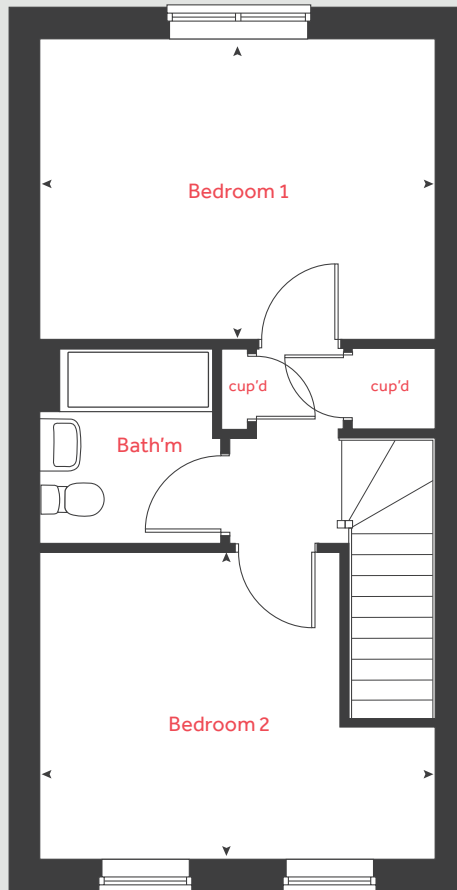
Copperfields

Malton, North Yorkshire YO17 7PJ | 01653 472 733

lindenhomes.co.uk

Linden
HOMES

First floor



The Amber

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 3.20	14' 9" x 10' 4"
Living room	4.41 x 3.33	10' 9" x 14' 4"

First floor	metres	feet / inches
Bedroom 1	4.37 x 3.32	14' 4" x 10' 8"
Bedroom 2	4.37 x 3.39	14' 4" x 11' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points

The Amber | A25 Copperfields |

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.

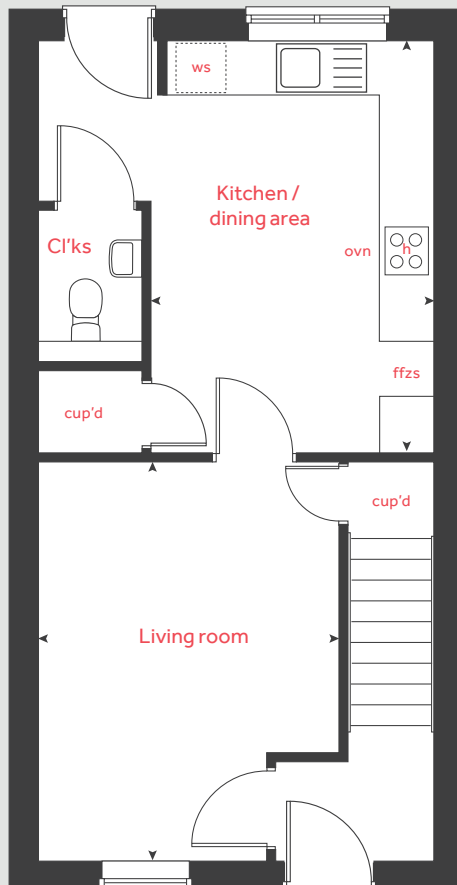
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles 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.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

XX0041 / 10.23

Ground floor



Linden

HOMES



The Opal

3 bedroom home

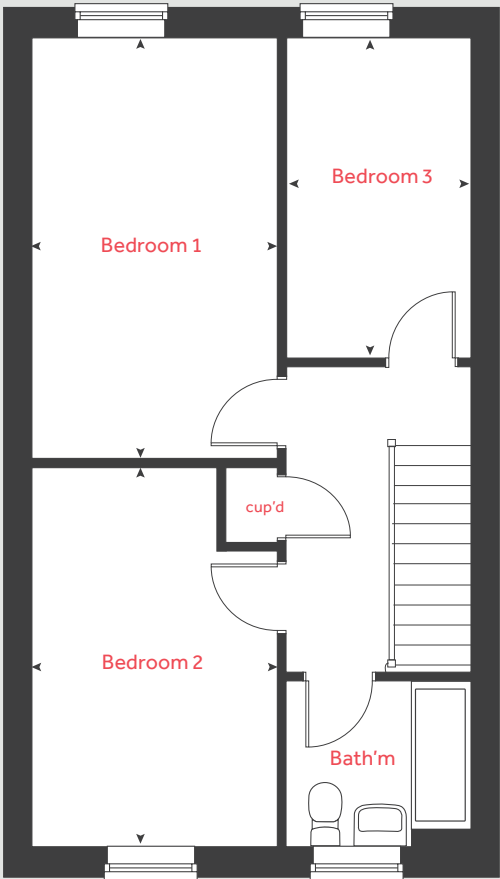
Copperfields

Malton, North Yorkshire YO17 7PJ | 01653 472 733

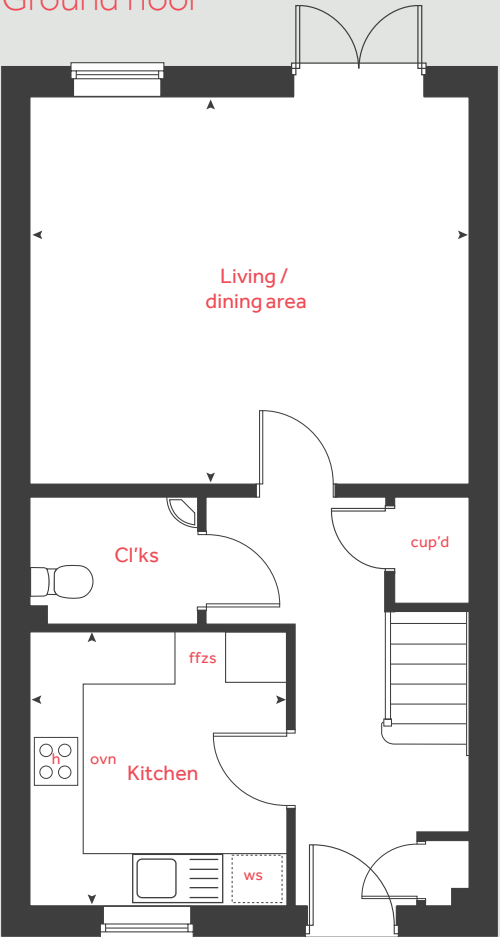
lindenhomes.co.uk

Linden
HOMES

First floor



Ground floor



The Opal

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	3.14 x 2.96	10' 3" x 9' 7"
Living room	5.05 x 4.49	16' 5" x 14' 7"

First floor	metres	feet / inches
Bedroom 1	4.85 x 2.80	15' 9" x 9' 1"
Bedroom 2	4.36 x 2.80	14' 3" x 9' 1"
Bedroom 3	3.68 x 2.15	12' 1" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points

The Opal | A31 Copperfields |
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.

Produced by Vistry Group Design Studio.
When you have finished with this leaflet please recycle it.
XX0041 / 10.23



Specification

We give you so much more

Copperfields

Malton, North Yorkshire, YO17 7PJ | 01653 472 733

lindenhomes.co.uk

Linden
HOMES

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 home

The Amber

3 bedroom home

The Opal



Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■
Pendant kitchen lights	■	■
Standard MDF kitchen cill	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■
Space for washing machine / dishwasher & fridge freezer with plumbing and electrics in kitchen	■	■

Bathroom and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■
Ideal Standard close coupled WC to cloakroom	■	■
Handheld hair wash attachment in bathroom	■	■
Choice of standard Porcelanosa wall tiling (splashback, and full height around the bath)	■	■
Shower over bath, bath filler & WHB taps	■	■

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 Brass Satin finish handles		
Paving outside French door and path*		

General

Master telephone socket to lounge or understairs (where applicable)	■	■
Ideal system boiler with Honeywell heating control and room thermostat(s)	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■
Mains wired smoke or heat detectors with battery back-up*	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided next to the boiler	■	■
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

* Please refer to plans and/or see sales consultant for further information

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

Produced by the Vistry Group Design Studio.

XX0041 / 10.23

Linden
HOMES