Kings Brook

Conisbrough

NEW HOMES QUALITY CODE

Linden Homes



A taste of **local life**

A brand new community in the township of Conisbrough, Kings Brook places you within easy reach of everything South Yorkshire has to offer.

Kings Brook

Old Road, Conisbrough, DN12 3LR | **01709 264 366**

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Welcome to **Kings Brook**

Step into the ideal example of countryside life in this development of 2, 3, and 4-bedroom homes in Conisbrough, set amongst the picturesque villages of Hooton Roberts, Thrybergh, and Ravenfield.

Located between Doncaster and Rotherham, and just 15 miles from the city of Sheffield, Conisbrough is a welcoming, well-connected village that has everything you need to live life at your own pace.

There's green open space just a few steps from your front door, with walking and cycling routes to keep you active, and the town centre of Conisbrough has all the amenities you'll need. With supermarkets, pubs, well regarded schools and parks, all close at hand.





The perfect **location**

Enjoy the peace and quiet of village life with excellent connectivity, daily amenities, and ample outdoor space, all centered around a welcoming, family-friendly community.

Convenience on one side, and countryside on the other; the perfect combination. Kings Brook is situated on the edge of Conisbrough, with its restaurants, shops, pubs, and historic attractions. Green open space spreads out to the south, east, and west of the development, with convenient road access to Hooton Roberts and Thrybergh.

Everything you need, right on your doorstep

From daily essentials to days out, Conisbrough and the surrounding areas have everything you'll need. ASDA supermarket is 2 miles away, with Sainsbury's Local and a range of convenience stores all within a mile. For families with children, there are several well-regarded primary and secondary schools in the area.

You'll be spoilt for choice for cafés, restaurants and pubs in Conisbrough itself, the charming neighbouring villages, and nearby Doncaster and Rotherham. For outdoor lovers, there's walking and cycling routes aplenty. Take in the history of the area and explore Conisbrough Castle, or admire the views of the River Don and the sprawling green countryside of Conisbrough Viaduct.

Homes designed for modern living

From first-time buyers to growing families, and buyers who are looking for a better fit, Kings Brook has a home for everyone. As a 5-star HBF Housebuilder for 7 years running, we pride ourselves on building high quality, spacious and energy efficient homes that are a joy to live in.

Relax in your cosy living room, host your friends and family in your kitchen/dining area, or enjoy outdoor living in your private garden. Thanks to energy efficient appliances, and features like EV charging points and solar panels, our homes are 21% cheaper to run than older properties - that's an average saving of £420 a year.*

Explore, escape, enjoy

Take a walk through one of Conisbrough's many parks, Thrybergh Country Park, or head to the Sprotborough Flash nature reserve just 10 minutes away to connect with wildlife. Golf fans can grab their clubs and tee off at Crookhill Park Golf Course, and Dearne Valley Leisure Centre offers plenty of options for staying active.

Commuters and day trippers are well catered for, too. With Conisbrough Station just a mile away, you can hop on a train and head to Doncaster, or visit the expansive city of Sheffield, with various connections to major stations around the country. For trips even further afield, you can reach Leeds Bradford Airport in just over an hour via the M1. Other key roads nearby include the A1 (M), and the M18.

Kings Brook - Your dream home, your perfect lifestyle.

Kings Brook

- **Conisbrough Castle**
  1 mile | 3 mins drive
- **Conisbrough Train Station**
  1.6 miles | 4 mins drive
- **Crookhill Park Golf Course**
  1.9 miles | 5 mins drive
- **ASDA Conisbrough**
  2.2 miles | 5 mins drive
- **Thrybergh Country Park**
  2.4 miles | 5 mins drive
- **Montagu Hospital**
  3.2 miles | 9 mins drive
- **Parkgate Shopping Centre**
  5.8 miles | 12 mins drive
- **Hellaby Hall**
  5.8 miles | 13 mins drive







Purchase assistance **schemes**

Wherever you are in the home-buying market - a **first-time buyer,** looking to **step up** the property ladder or a **downsizer** - we have a variety of great purchase assistance schemes!



Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We work with the estate agents to sell your home and even pay the estate agents' fees!

Key Worker

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



GREENER BY DESIGN

Green living **starts here**

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£30,000** in initiatives to support the community surrounding your new home in Conisbrough.

Our homes are **Greener by Design**! From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.







Green initiatives found at Kings Brook:

HEDGEHOG HIGHWAYS TO ALL PLOTS

WASTE WATER HEAT RECOVERY SYSTEMS

VEHICLE CHARGING POINTS TO ALL PLOTS

2.5km
OF NEW HEDGEROWS

PV PANELS TO EVERY HOME

TONNES OF WASTE DIVERTED

Some of our **community contributions** include:

IMPROVED PUBLIC TRANSPORT FACILITIES

PUBLIC OPEN SPACES

NEW CYCLE ROUTES

HIGHWAY AND ROAD IMPROVEMENT

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for directions

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Old Road, Conisbrough, DN12 3LR

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Cover photography of Conisbrough Castle. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Yorkshire region
Suite 2/3, 1175 Thorpe Park, Century Way, Leeds, LS15 8ZB. Telephone: 0113 204 4400

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Development **plan**

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Kings Brook

Development plan

The Ashburn
2 bedroom home

The Crake
2 bedroom home

The Cuckmere
2 bedroom home

The Lemon
2 bedroom home

The Churn
3 bedroom home

The Tove
3 bedroom home

The Nar
3 bedroom home

The Blythe
3 bedroom home

The Beaulieu
3 bedroom home

The Greta
3 bedroom home

The Meon
4 bedroom home

The Blackwater
4 bedroom home

The Esk
4 bedroom home

The Forth
4 bedroom home

The Wansbeck
4 bedroom home

The Sheppey
4 bedroom home



POS Public Open Space
BCP Bin Collection Point
V Visitor Parking
SS Sub Station

N
Sunset
Sunrise

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production. There is a mix of masonry and timber-framed homes on this development, please confirm with the sales adviser on each individual plot

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The Cuckmere

2 bedroom home

- A chic two-bedroom semi-detached, blending modernity with flexibility
- Two spacious bedrooms, each bathed in natural light through dual windows
- A stylish lounge-diner with stunning French doors complementing a separate kitchen
- Thoughtfully designed with sustainable, energy-efficient features

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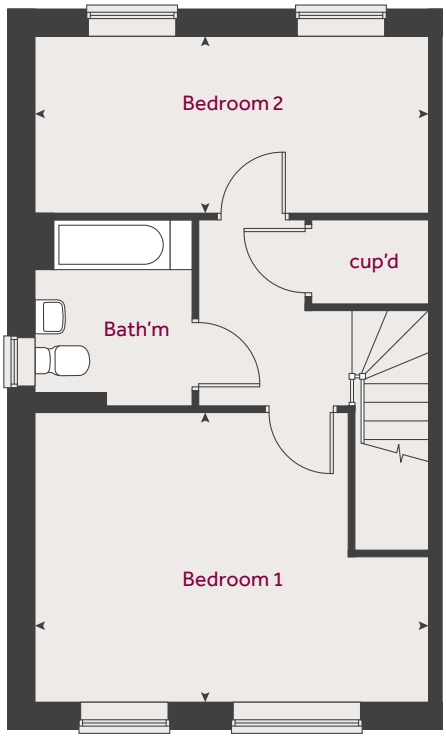
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The Cuckmere

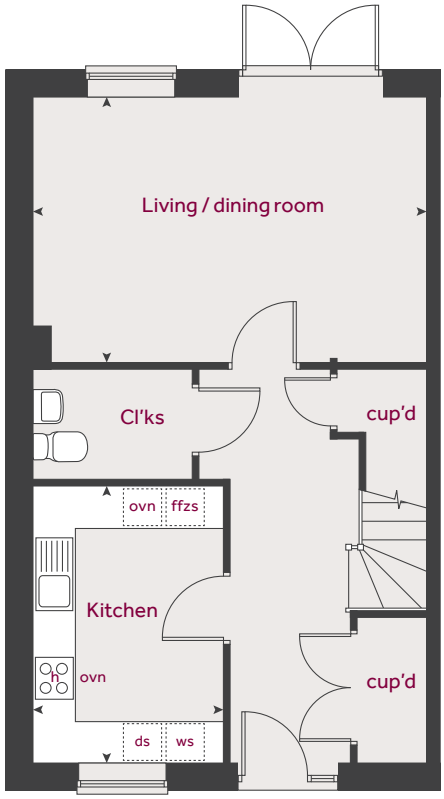
2 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Living / dining area	5.60 x 3.71	18' 5" x 12' 2"
Kitchen	3.89 x 2.69	12' 9" x 8' 10"

First floor		
Bedroom 1	5.60 x 4.10	18' 5" x 13' 6"
Bedroom 2	5.60 x 2.50	18' 5" x 8' 2"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Cuckmere | Kings Brook |

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The Crake

2 bedroom home

- Two-bedroom semi-detached bungalow, perfectly designed for single floor living
- Two adaptable bedrooms, featuring a main with fitted wardrobes
- Flexible kitchen/dining space paired with beautiful lounge, complete with French doors
- Energy-efficient features blended seamlessly with sustainable, modern design

Kings Brook

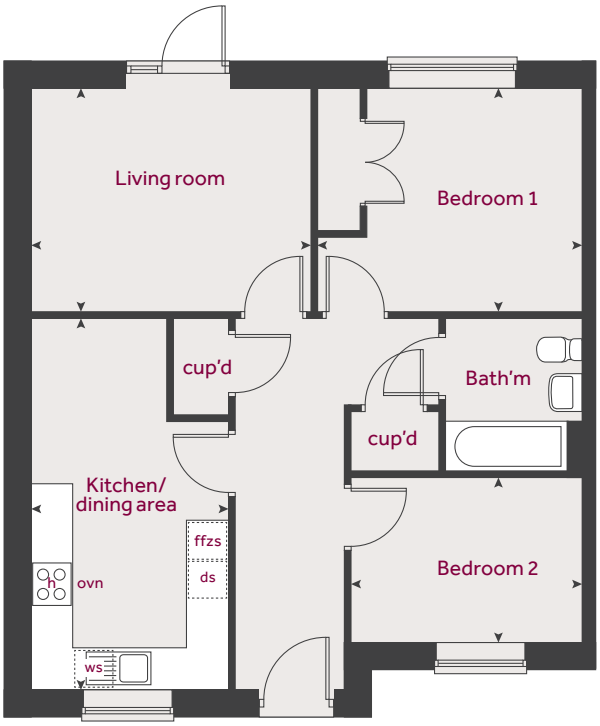
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The Crake

2 bedroom home

Ground floor





Ground floor	metres	feet / inches
Kitchen / dining area	5.23 x 2.79	17' 2" x 9' 2"
Living room	3.95 x 3.16	12' 11" x 10' 4"
Bedroom 1	3.16 x 3.03	10' 4" x 9' 11"
Bedroom 2	3.23 x 2.33	10' 7" x 7' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Crake | Kings Brook |

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The Tove

3 bedroom home

- Three bedrooms, including a double and two convenient single bedrooms
- Spacious inviting lounge with front-facing views
- Open kitchen-diner flows through to the garden through French doors
- Eco-friendly design with energy efficiency in mind

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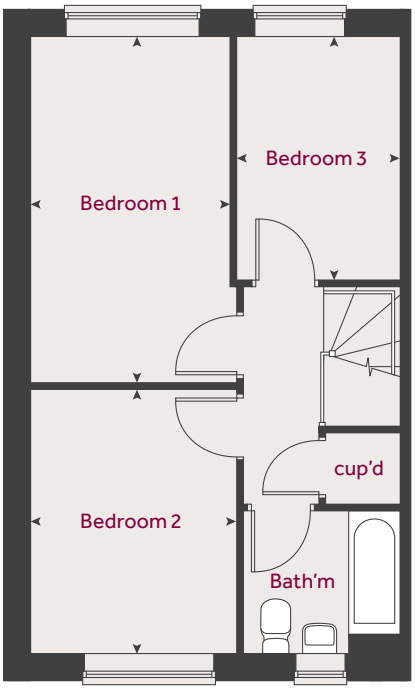
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The Tove

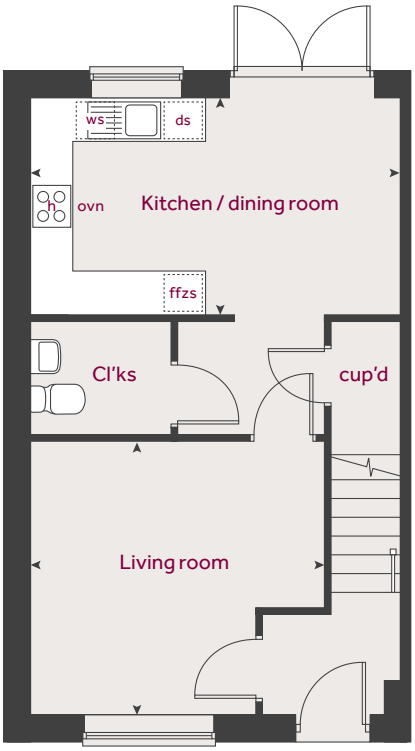
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Living	4.11 x 3.72	13' 6" x 12' 2"
Kitchen / dining area	5.15 x 2.98	16' 11" x 9' 9"

First floor		
Bedroom 1	4.73 x 2.76	15' 6" x 9' 1"
Bedroom 2	3.66 x 2.91	12' 0" x 9' 7"
Bedroom 3	3.35 x 2.30	11' 0" x 7' 6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Tove | Kings Brook |

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The Churn

3 bedroom home

- Three spacious bedrooms, including a double with its own en-suite
- Bright kitchen/diner with French doors opening to the garden
- Open, airy rooms perfect for relaxing or entertaining
- Energy-efficient design to help you live sustainably every day

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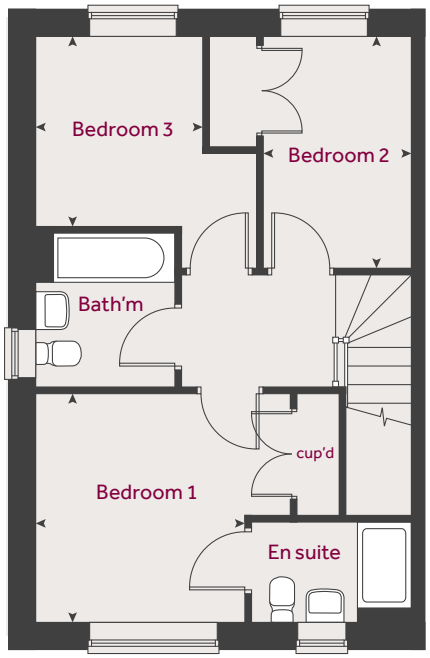
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The Churn

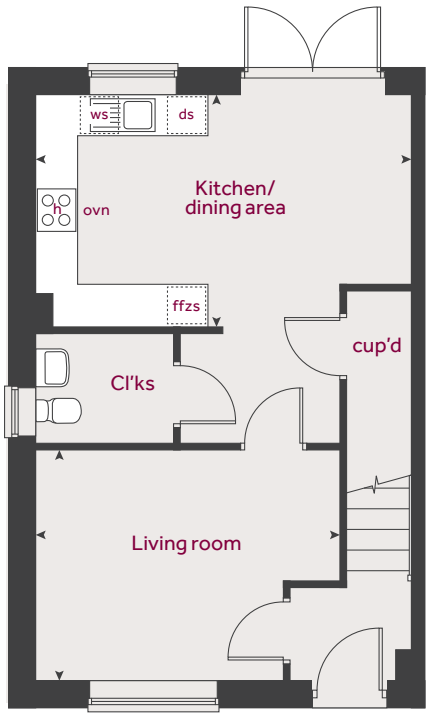
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.33 x 3.27	17' 6" x 10' 9"
Living room	4.30 x 3.21	14' 1" x 10' 6"

First floor		
Bedroom 1	3.61 x 3.25	11' 10" x 10' 8"
Bedroom 2	3.26 x 2.15	10' 8" x 7' 1"
Bedroom 3	3.12 x 2.68	10' 3" x 8' 9"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Churn | Kings Brook |

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The Blackwater

4 bedroom home

- Stunning four-bedroom detached home with bright, open interiors
- Includes lounge, study, and kitchen/diner with French doors
- Quality finishes with storage throughout and energy efficient features
- Two doubles plus en-suite retreat, and two adaptable single bedrooms

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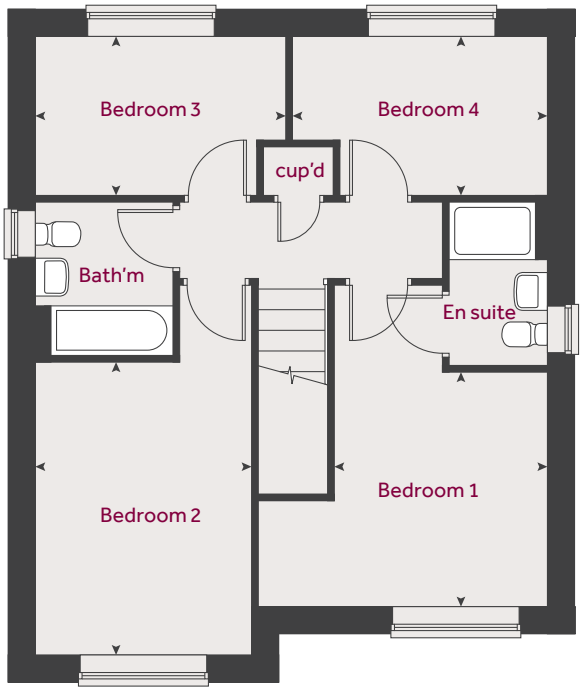
Linden Homes

The Blackwater

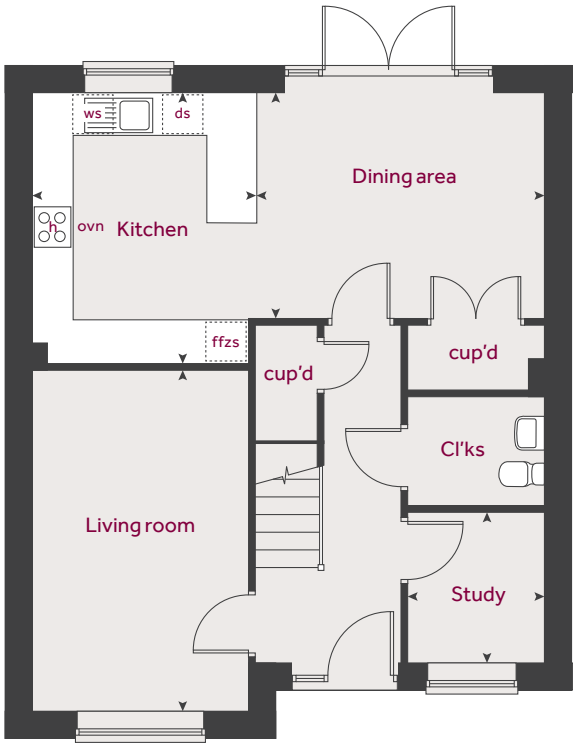
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	7.24 x 3.78	23' 9" x 12' 5"
Living room	4.78 x 3.07	15' 8" x 10' 1"

First floor		
Bedroom 1	4.08 x 3.30	13' 5" x 10' 10"
Bedroom 2	4.13 x 3.07	13' 6" x 10' 1"
Bedroom 3	3.54 x 2.25	11' 7" x 7' 5"
Bedroom 4	3.61 x 2.25	11' 10" x 7' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Blackwater | Kings Brook |

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The Meon

4 bedroom home

- Inviting four-bedroom detached home created for modern family lifestyles
- Bright kitchen/diner with quality finishes and French doors to garden
- Contemporary lounge, welcoming entrance hallway, and handy downstairs cloakroom
- Spacious main bedroom with en-suite plus three versatile bedrooms

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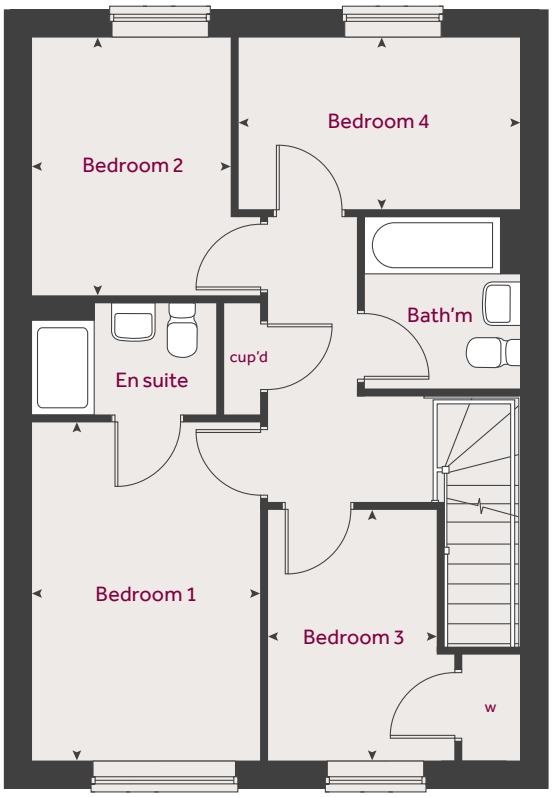
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The Meon

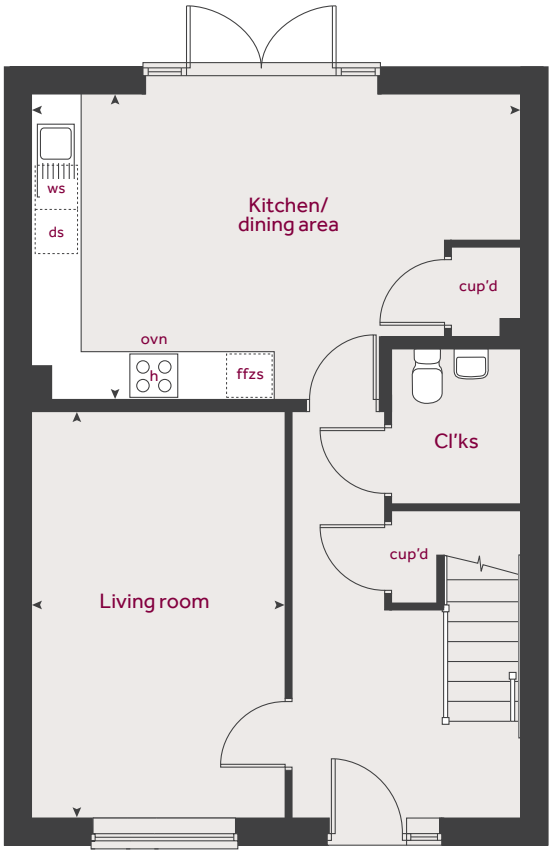
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.05 x 3.83	19' 10" x 12' 7"
Living room	5.07 x 3.17	16' 7" x 10' 5"

First floor		
Bedroom 1	4.22 x 2.85	13' 10" x 9' 4"
Bedroom 2	3.25 x 2.48	10' 8" x 8' 2"
Bedroom 3	3.13 x 2.37	10' 3" x 7' 9"
Bedroom 4	3.48 x 2.17	11' 5" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Meon | Kings Brook |

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The Forth

4 bedroom home

- Stylish four-bedroom semi-detached home arranged over three floors
- Bright kitchen/diner featuring sleek fitted units and French doors
- Spacious flexible bedrooms for all the family
- Private top-floor master suite with en-suite and ample storage

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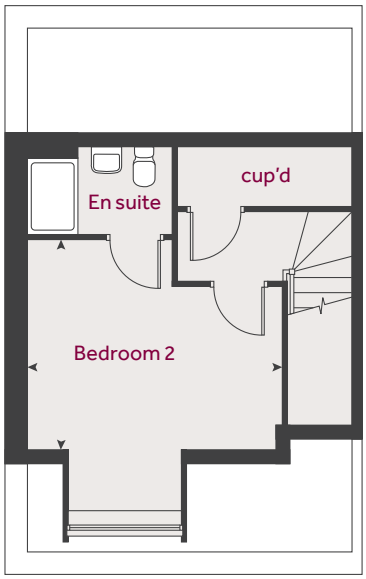
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The Forth

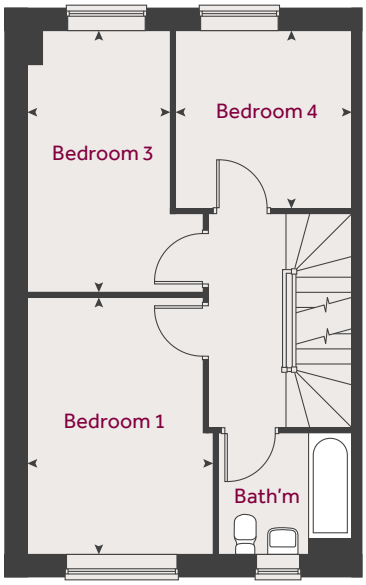
4 bedroom home



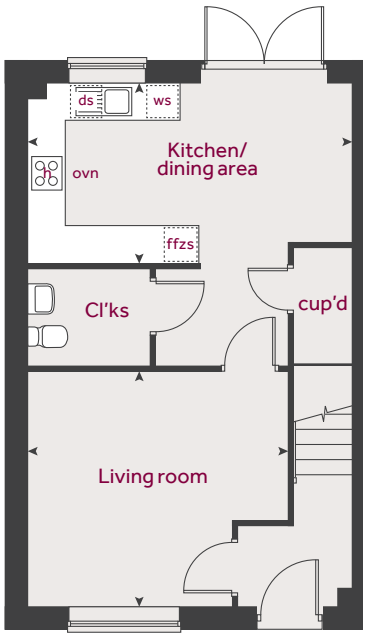
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.12 x 2.87	16' 9" x 9' 5"
Living room	4.08 x 3.78	13' 5" x 12' 5"

First floor		
Bedroom 1	4.12 x 2.88	13' 6" x 9' 5"
Bedroom 3	4.16 x 2.28	13' 8" x 7' 6"
Bedroom 4	2.83 x 2.75	9' 3" x 9' 0"

Second floor		
Bedroom 2	3.97 x 3.35	13' 0" x 11' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Forth | Kings Brook |

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The Esk

4 bedroom home

- A vibrant four-bedroom home designed for modern living
- Open-plan kitchen/diner with French doors framing garden views
- Spacious lounge, versatile utility, and clever storage solutions throughout
- Quality finishes including the latest energy efficient features and sleek modern fittings

Kings Brook

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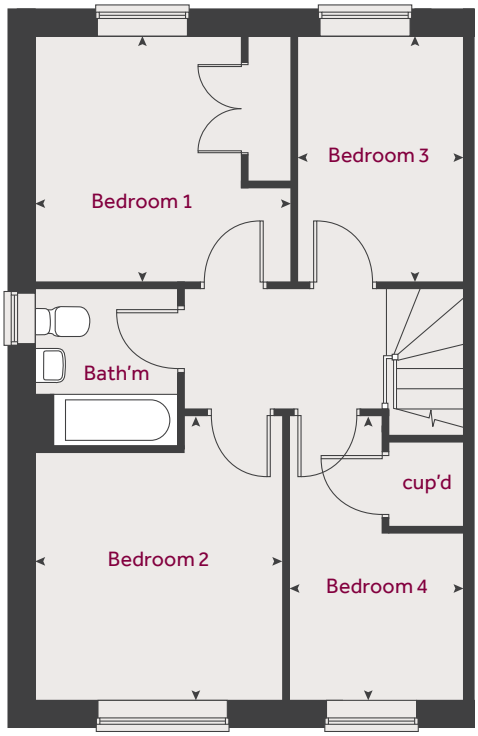
Linden Homes

The Esk

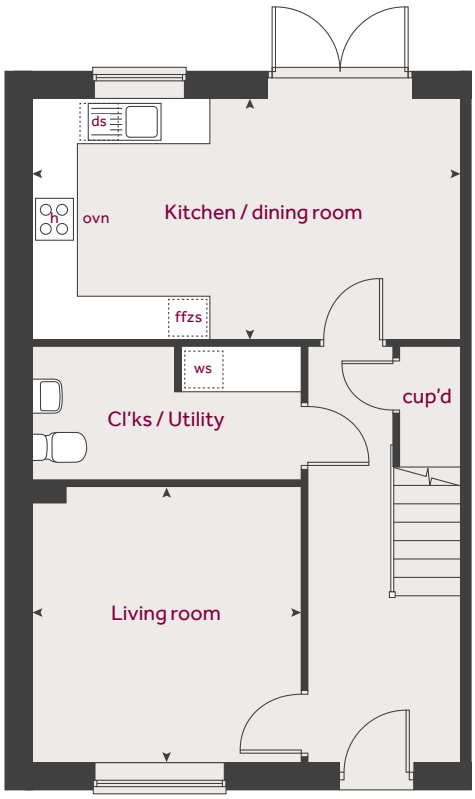
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Living	3.82 x 3.69	12' 6" x 12' 1"
Kitchen / dining area	5.91 x 3.29	19' 5" x 10' 9"

First floor		
Bedroom 1	3.40 x 2.82	11' 2" x 9' 3"
Bedroom 2	3.43 x 3.40	11' 3" x 11' 2"
Bedroom 3	3.40 x 2.31	11' 2" x 7' 7"
Bedroom 4	2.41 x 2.31	7' 11" x 7' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Esk | Kings Brook |

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The Wansbeck

4 bedroom home

- Superb four-bedroom detached home designed for modern family living
- Bright and airy lounge with triple windows, ideal for unwinding together
- Flexible kitchen/diner with French doors and quality finishes
- Four versatile bedrooms, including en-suite to the main

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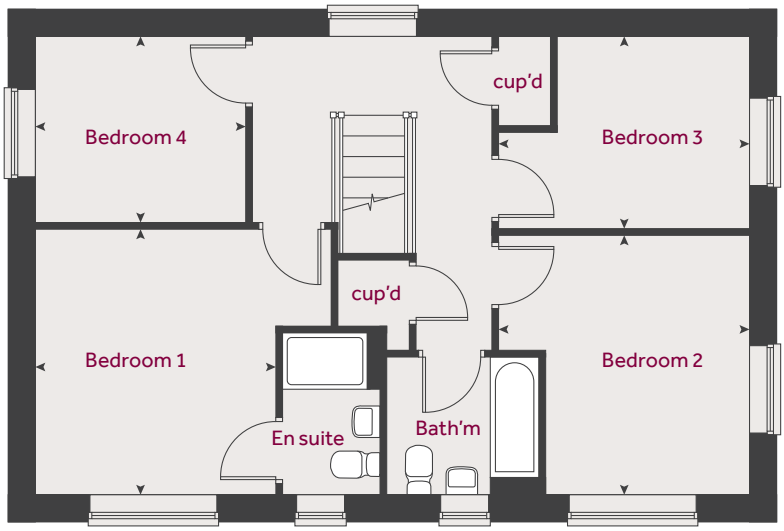
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The Wansbeck

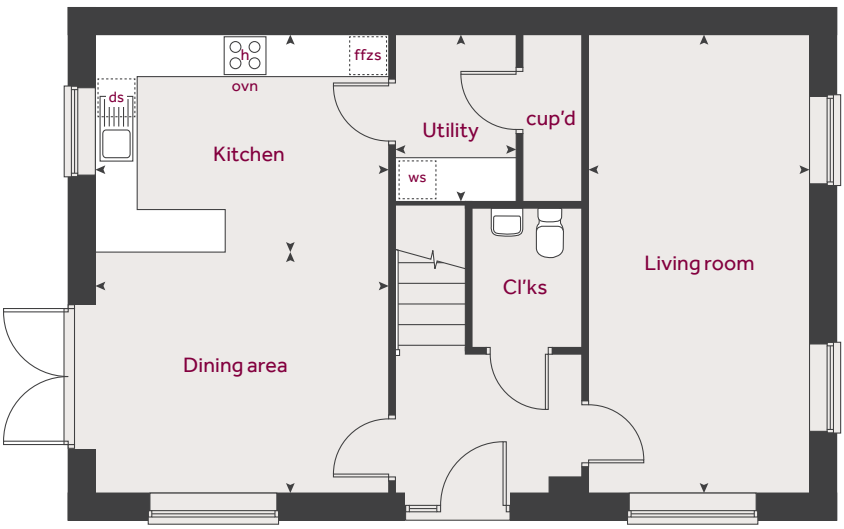
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.46 x 4.11	21'2" x 13'6"
Living room	6.46 x 3.07	21'2" x 10'1"

First floor		
Bedroom 1	3.74 x 3.37	12'3" x 11'1"
Bedroom 2	3.64 x 3.55	11'11" x 11'8"
Bedroom 3	3.55 x 2.73	11'8" x 8'11"
Bedroom 4	2.97 x 2.63	9'9" x 8'8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Wansbeck | Kings Brook |

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The Sheppey

4 bedroom home

- Stunning four-bedroom detached home with modern, spacious design
- Bright kitchen/diner with French doors for outdoor connection
- Inviting lounge and integral garage for convenience
- Energy efficient features including solar panels and electric vehicle charger

Kings Brook

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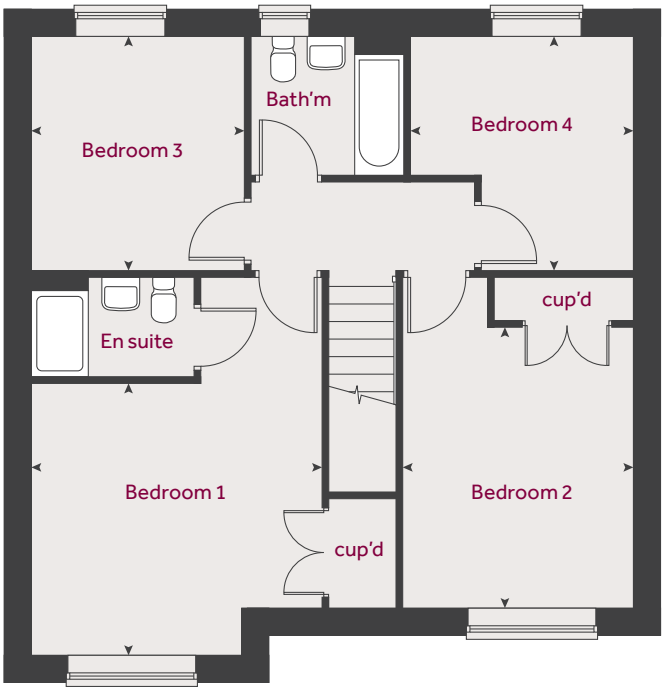
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The Sheppey

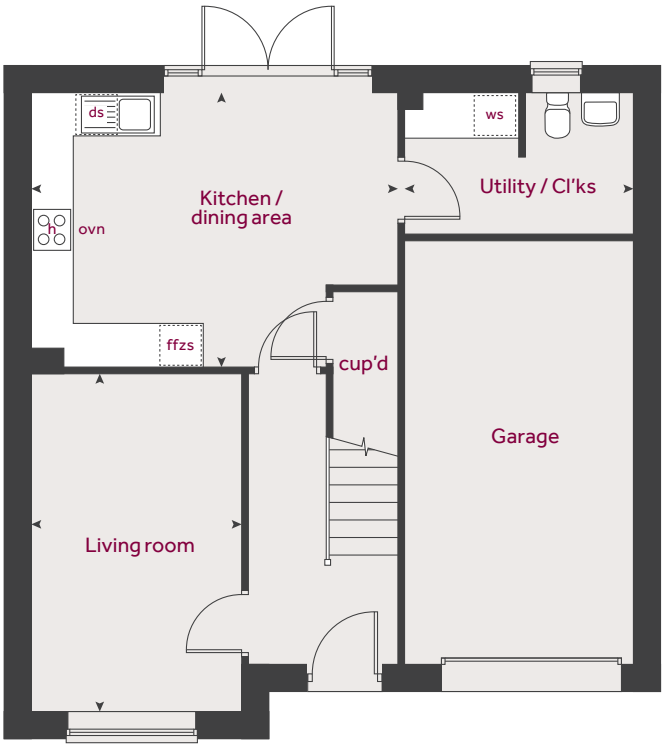
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.13 x 3.84	16' 10" x 12' 7"
Living room	4.72 x 2.97	15' 6" x 9' 9"

First floor		
Bedroom 1	4.09 x 3.84	13' 5" x 12' 7"
Bedroom 2	4.65 x 3.26	15' 3" x 10' 8"
Bedroom 3	3.29 x 3.01	10' 10" x 9' 10"
Bedroom 4	3.29 x 3.15	10' 10" x 10' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Sheppey | Kings Brook |

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The Forth

4 bedroom home

- Stylish four-bedroom semi-detached home arranged over three floors
- Bright kitchen/diner featuring sleek fitted units and French doors
- Spacious flexible bedrooms for all the family
- Private top-floor master suite with en-suite and ample storage

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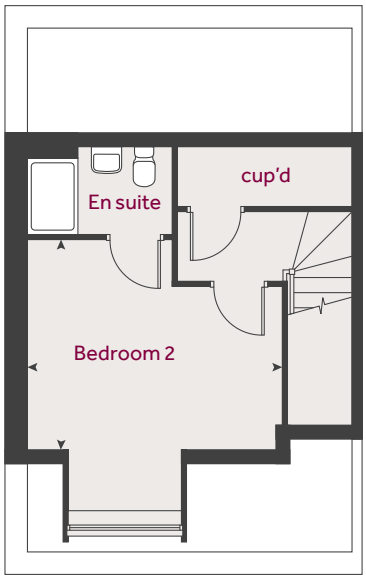
The Forth

4 bedroom home

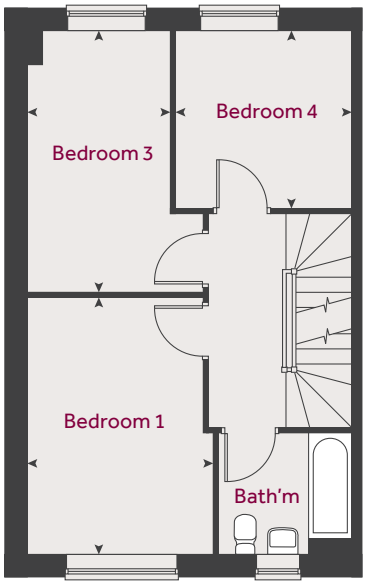
Timber framed home



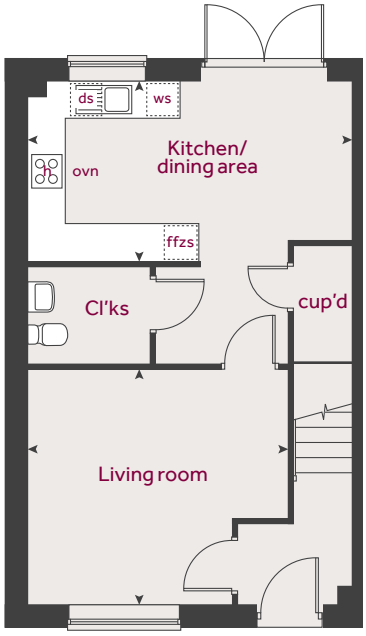
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.12 x 2.87	16' 9" x 9' 5"
Living room	4.08 x 3.74	13' 5" x 12' 3"

First floor		
Bedroom 1	4.12 x 2.88	13' 6" x 9' 5"
Bedroom 3	4.16 x 2.28	13' 8" x 7' 6"
Bedroom 4	2.83 x 2.75	9' 3" x 9' 0"

Second floor		
Bedroom 2	3.97 x 3.35	13' 0" x 11' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Forth | Kings Brook |

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The Esk

4 bedroom home

- A vibrant four-bedroom home designed for modern living
- Open-plan kitchen/diner with French doors framing garden views
- Spacious lounge, versatile utility, and clever storage solutions throughout
- Quality finishes including the latest energy efficient features and sleek modern fittings

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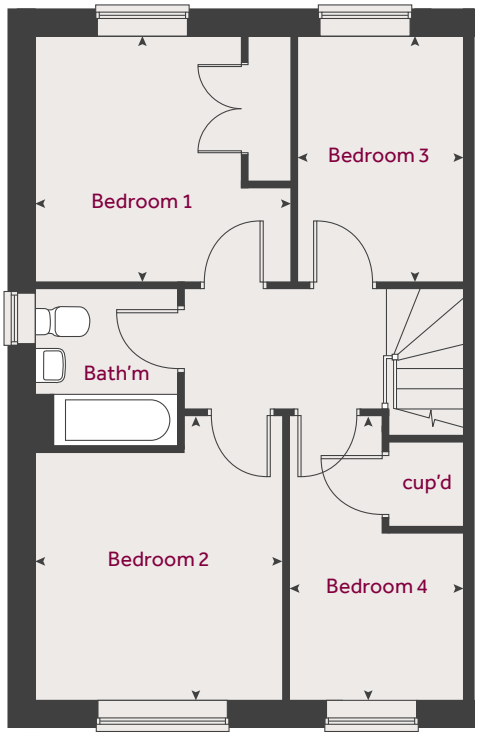
The Esk

4 bedroom home

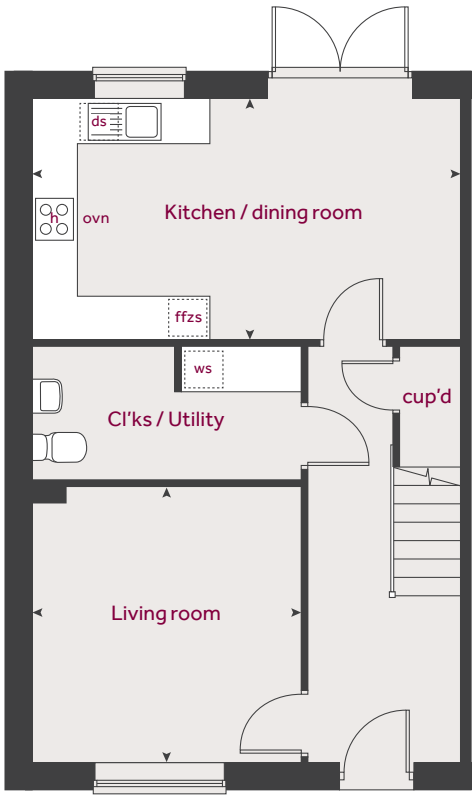
Timber framed home



First floor



Ground floor



Ground floor	metres	feet / inches
Living	3.82 x 3.69	12' 6" x 12' 1"
Kitchen / dining area	5.85 x 3.31	19' 3" x 10' 10"

First floor		
Bedroom 1	3.40 x 2.82	11' 2" x 9' 3"
Bedroom 2	3.43 x 3.41	11' 3" x 11' 2"
Bedroom 3	3.40 x 2.31	11' 2" x 7' 7"
Bedroom 4	2.41 x 2.31	7' 11" x 7' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Esk | Kings Brook |

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The Blythe

3 bedroom home

- Inspiring three bedroom home with convenient en-suite to bedroom one
- Spacious inviting lounge with front-facing views
- Open plan kitchen/diner with French doors and handy utility space
- Energy-efficient design with sustainable features for greener living

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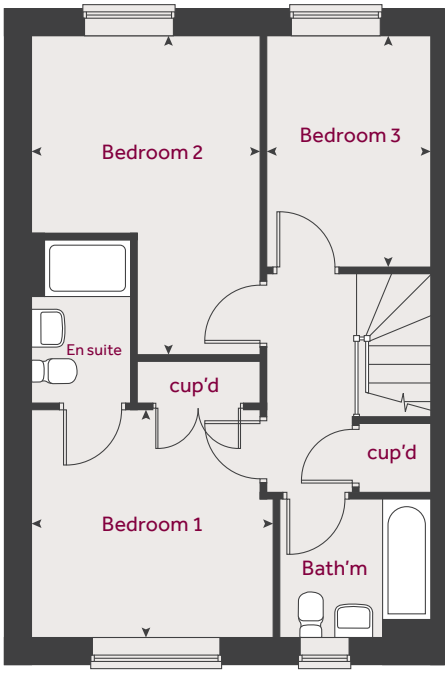
The Blythe

3 bedroom home

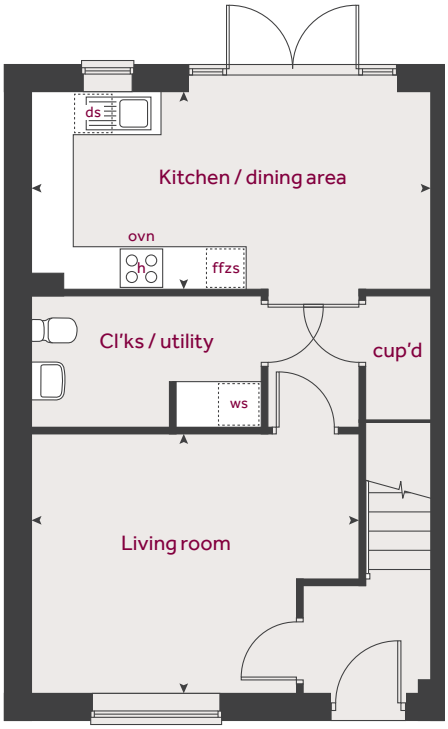
Timber framed home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.79	18' 4" x 9' 2"
Living room	4.61 x 3.70	15' 1" x 12' 2"

First floor		
Bedroom 1	3.41 x 3.21	11' 2" x 10' 6"
Bedroom 2	4.51 x 3.22	14' 9" x 10' 7"
Bedroom 3	3.26 x 2.34	10' 8" x 7' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Blythe | Kings Brook |

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Specification

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.

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Linden Homes

Kings Brook
Specification

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

	2 bedroom					3 bedroom						4 bedroom						
	The Crake	The Cuckmere	The Lemon	The Ashburn		The Tove	The Nar	The Churn	The Blythe	The Beaulieu	The Greta	The Esk	The Meon	The Blackwater	The Forth	The Wansbeck	The Sheppey
Kitchen																	
Standard range kitchen with laminate worktop	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■		■	■	■	■	■	■						
Stainless steel sink and drainer (Bowl and 1/2) with chrome mixer tap												■	■	■	■	■	■
Indesit ceramic hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■		■	■	■	■	■	■						
Indesit electric hob (60 cm) with built-in single high-level, 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										■	■					■	■
Bathrooms and en suite(s)																	
Ideal Standard contemporary white sanitaryware	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■
Shower over the bath (where no en suite)	■	■	■			■	■					■					
Ideal Standard low profile shower tray with glass enclosure in en suite to bedroom 1				■				■	■	■	■		■	■	■	■	■
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

* Subject to stage of construction and the range of choice available. Please see a sales consultant for details.

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.





	2 bedroom	The Crake	The Cuckmere	The Lemon	The Ashburn	3 bedroom	The Tove	The Nar	The Churn	The Blythe	The Beaulieu	The Greta	4 bedroom	The Esk	The Meon	The Blackwater	The Forth	The Wansbeck	The Sheppey
Doors and Windows																			
Front door with multi-point security locking system and security chain		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
Chrome plated front door numerals		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
PVCu double glazing to windows		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
Double glazed PVCu French doors		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
Internal ladder door style pre-primed with brass satin finish handles		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
Paving outside French doors		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
General																			
PV solar panels		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
EV charger points		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
White painted walls and smooth white ceilings		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
Combined usbc/double sockets in kitchen and bedroom 1		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
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)		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
Waste water heat recovery		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
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 adjacent to boiler position		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
Enclosed fenced/walled rear garden, and garden gate (where applicable)		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
Landscaped front garden		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
NHBC Buildmark cover		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■
First two years' customer service support from Linden Homes		■	■	■	■		■	■	■	■	■	■		■	■	■	■	■	■

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Sheffield Road, Conisbrough

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Vistry East Yorkshire region
Suite 2/3, Ground Floor, 1175 Thorpe Park, Century Way, Leeds LS15 8ZB. Telephone: 01132 044 400

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