

# Knowle Gardens

Matford Brook, Exeter



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## Matford Brook Exeter

This exciting new development of 2, 3 and 4-bedroom homes is close to Devon's ancient city of Exeter, the scenic River Exe and less than half an hour's drive from the south coast.

Matford Brook is ideally located less than 3 miles to the center of Exeter, brimming with shops, restaurants and cafes, as well as historic landmarks such as its impressive cathedral that dates back almost 1,000 years. There are schools, health, sports and leisure facilities including cinemas and theatres in and around the city, as

well as nature reserves and riverside parks within easy reach of the development.

So, if you're looking for a quality new home close to a vibrant Devon city near the south coast, your search ends here!

**Matford Brook**

Exeter, Devon EX2 8XW | 01392 914188

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# Matford Brook Exeter

## Development layout



### 4 bedroom homes

- The Aslin
- The Burnet
- The Mylne
- The Pembroke
- The Knightley

### 3 bedroom homes

- Sage Home
- The Eveleigh
- The Sunflower
- The Primrose

### 2 bedroom home

- Sage Home

### Pre-sold homes

- 3 bedroom homes

**Sage Homes**  
built by Linden Homes

v visitor space

This plan 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. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



# The Hardwick

2 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

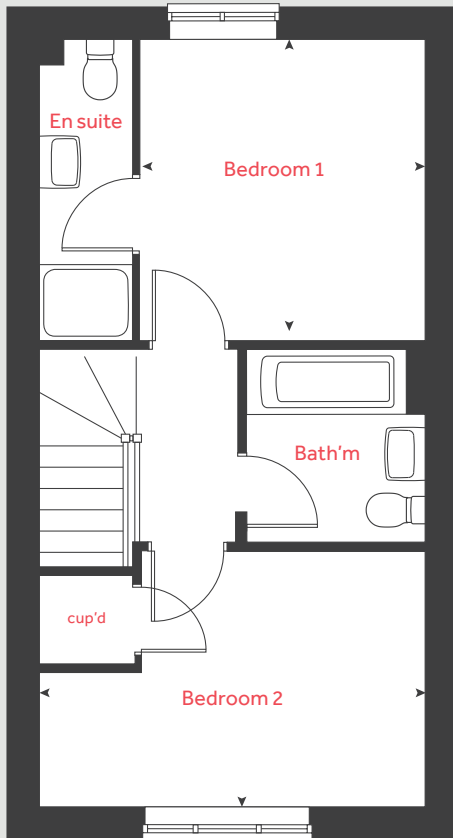
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# The Hardwick

2 bedroom home

## First floor



### Ground floor

Kitchen / dining area  
4.08m x 3.15m 13' 5" x 10' 4"

Living room  
4.08m x 3.70m 13' 5" x 12' 2"

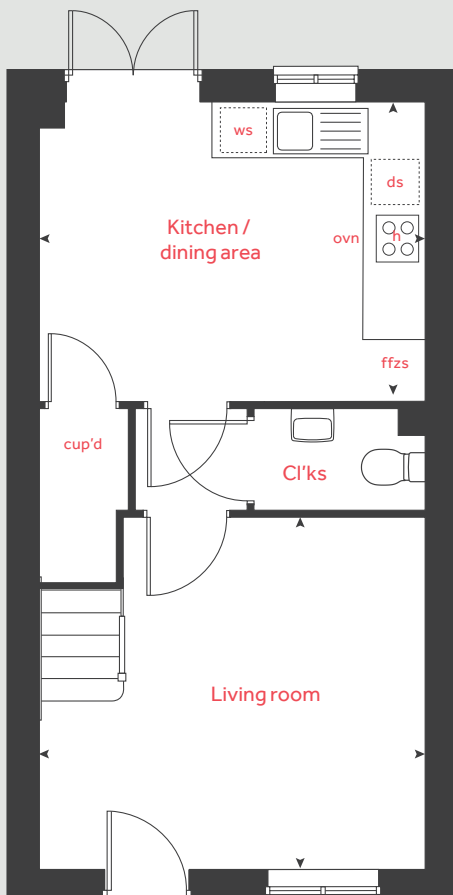
### First floor

Bedroom 1  
3.15m x 2.99m 10' 4" x 9' 10"

Bedroom 2  
4.08m x 2.68m 13' 5" x 8' 10"

<b>h</b>	hob	<b>ffzs</b>	fridge freezer space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ws</b>	washing machine space	◀ ▶	measuring points
<b>ds</b>	dishwasher space		

## Ground floor



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# The Emmett

3 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

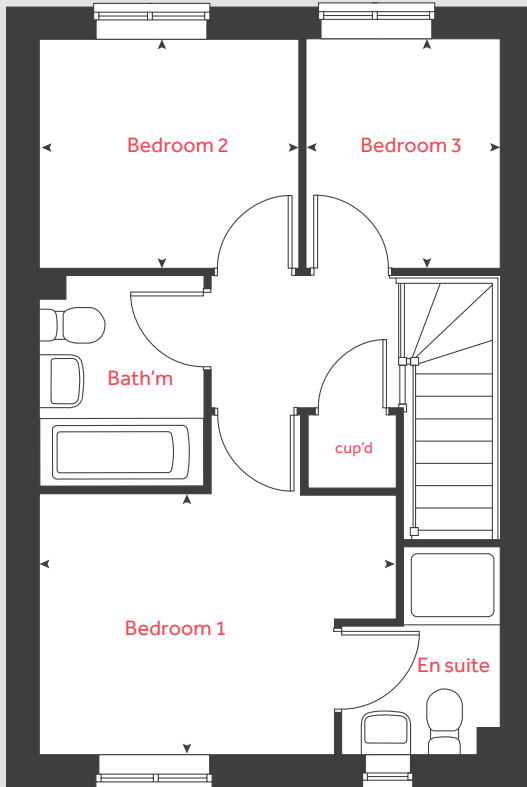
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# The Emmett

3 bedroom home

## First floor



### Ground floor

Kitchen / dining room  
4.75m x 2.96m 15' 7" x 9' 9"

Living room  
4.34m x 3.77m 14' 2" x 12' 4"

### First floor

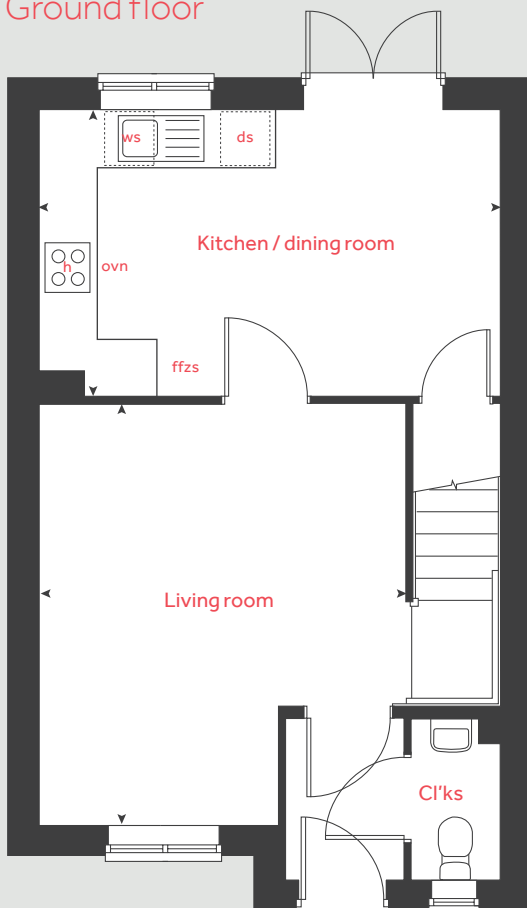
Bedroom 1  
3.67m x 2.68m 12' 1" x 8' 9"

Bedroom 2  
2.67m x 2.36m 8' 9" x 7' 9"

Bedroom 3  
2.36m x 1.99m 7' 9" x 6' 7"

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

## Ground floor



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# The Eveleigh

3 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

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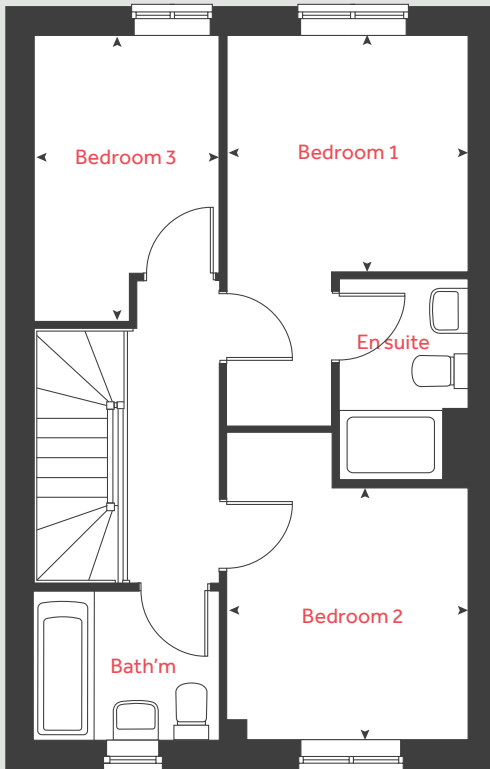
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# The Eveleigh

3 bedroom home

## First floor



### Ground floor

Kitchen / dining area  
4.79m x 2.80m 15' 8" x 9' 2"

Living room  
4.98m x 3.19m 16' 4" x 10' 6"

### First floor

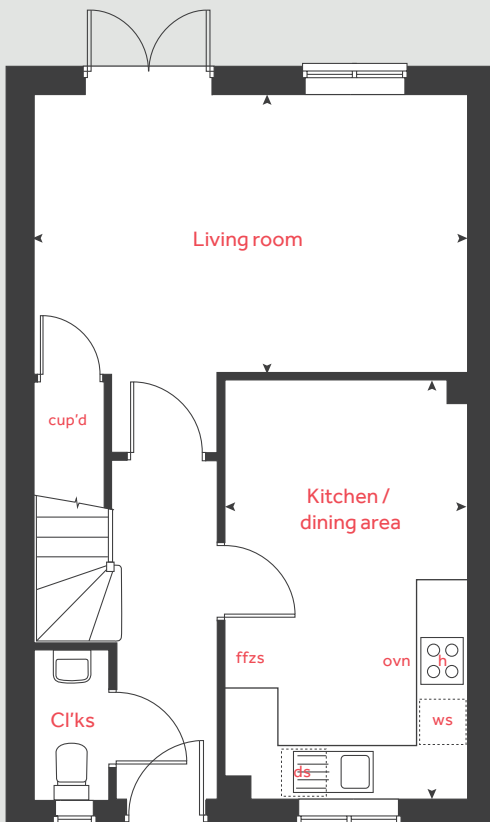
Bedroom 1  
2.77m x 2.71m 9' 1" x 8' 11"

Bedroom 2  
2.89m x 2.77m 9' 6" x 9' 1"

Bedroom 3  
3.19m x 2.12m 10' 6" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

## Ground floor



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# The Sunflower

3 bedroom home

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Exeter, Devon EX2 8XW

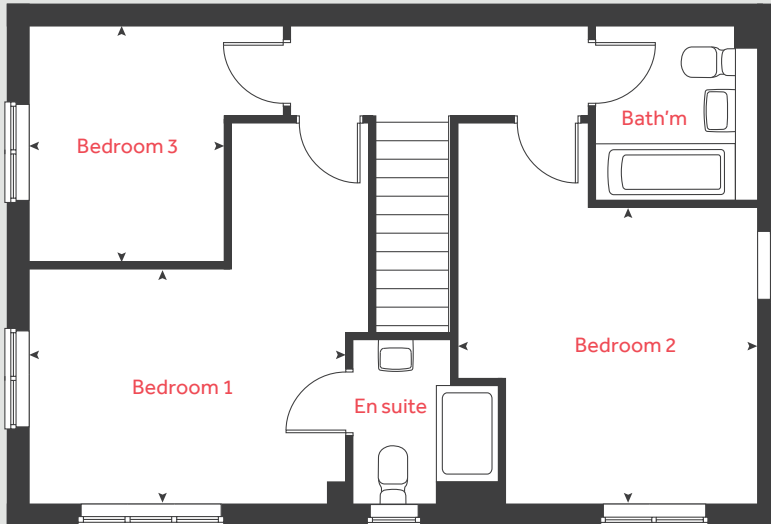
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# The Sunflower

3 bedroom home

## First floor



### Ground floor

Kitchen / dining area  
5.84m x 4.15m 19' 2" x 13' 7"

Living room  
4.25m x 3.67m 13' 11" x 12' 1"

### First floor

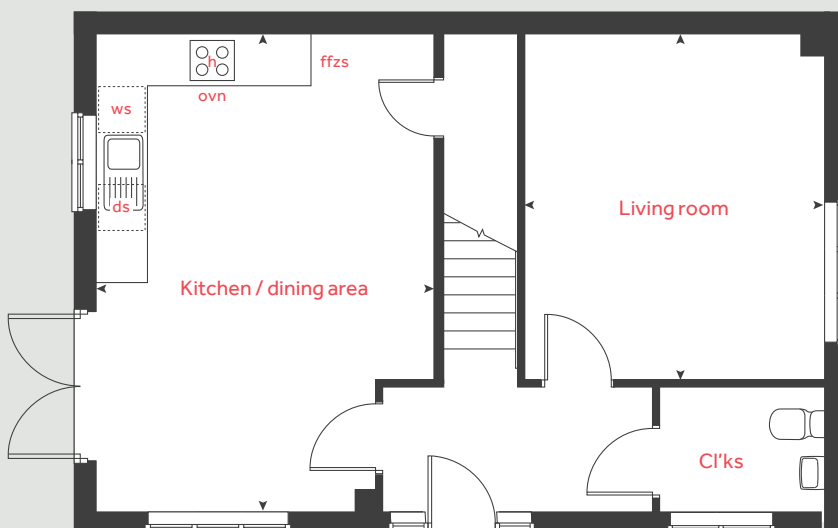
Bedroom 1  
3.89m x 2.87m 12' 9" x 9' 5"

Bedroom 2  
3.70m x 3.64m 12' 2" x 11' 11"

Bedroom 3  
2.88m x 2.38m 9' 5" x 7' 10"

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

## Ground floor



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# The Primrose

3 bedroom home

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Exeter, Devon EX2 8XW

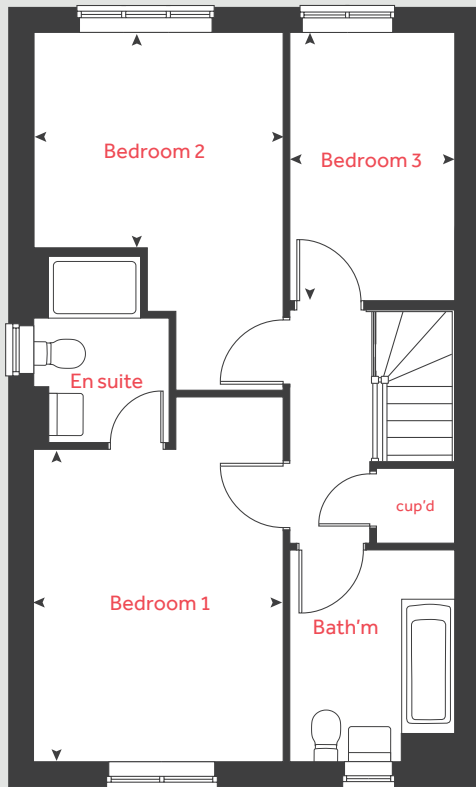
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# The Primrose

3 bedroom home

First floor



## Ground floor

Kitchen / dining area  
5.53m x 3.13m 18' 2" x 10' 3"

Living room  
4.41m x 3.40m 14' 6" x 11' 2"

## First floor

Bedroom 1  
4.10m x 3.28m 13' 6" x 10' 9"

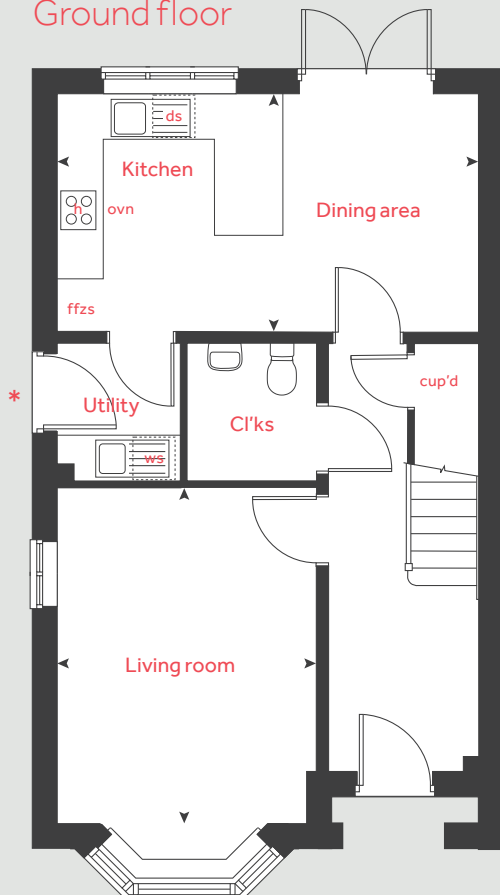
Bedroom 2  
3.28m x 2.83m 10' 9" x 9' 3"

Bedroom 3  
3.52m x 2.16m 11' 7" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

\* Side door applies to selected plots only.  
Please see sales consultant for further details.

Ground floor



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# The Elmslie

3 bedroom home

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Exeter, Devon EX2 8XW

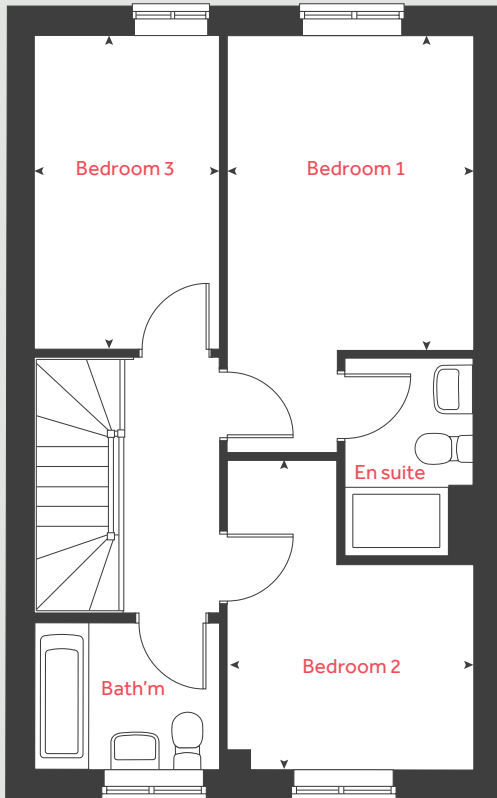
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# The Elmslie

## 3 bedroom home

### First floor



### Ground floor

#### Kitchen / dining area

4.76m x 2.91m 15' 7" x 9' 6"

#### Living room

5.09m x 3.63m 16' 9" x 11' 11"

### First floor

#### Bedroom 1

3.66m x 2.86m 12' 0" x 9' 4"

#### Bedroom 2

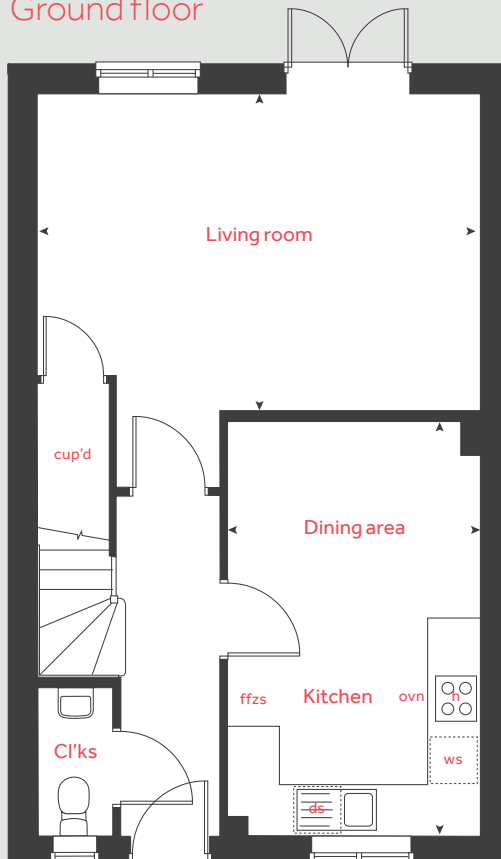
2.85m x 2.37m 9' 4" x 7' 9"

#### Bedroom 3

3.65m x 2.15m 11' 11" x 7' 1"

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

### Ground floor



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# The Becket

3 bedroom home

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Exeter, Devon EX2 8XW

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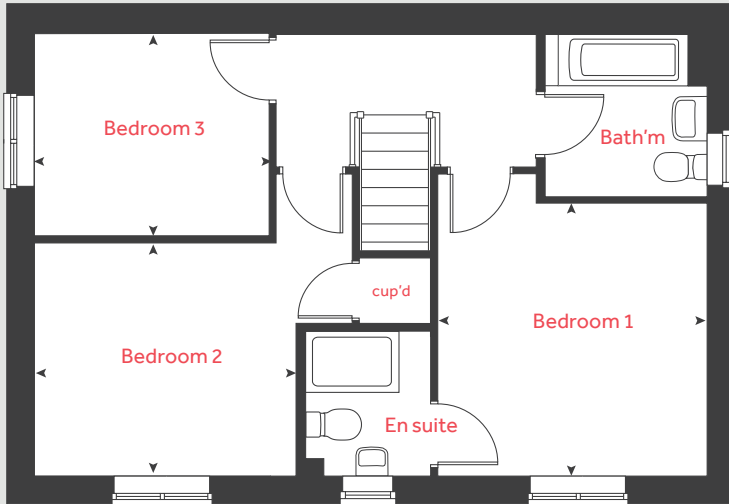
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# The Becket

3 bedroom home

## First floor



### Ground floor

#### Kitchen / dining area

5.59m x 2.94m 18' 4" x 9' 8"

#### Living room

5.59m x 3.33m 18' 4" x 10' 11"

### First floor

#### Bedroom 1

3.43m x 3.39m 11' 3" x 11' 2"

#### Bedroom 2

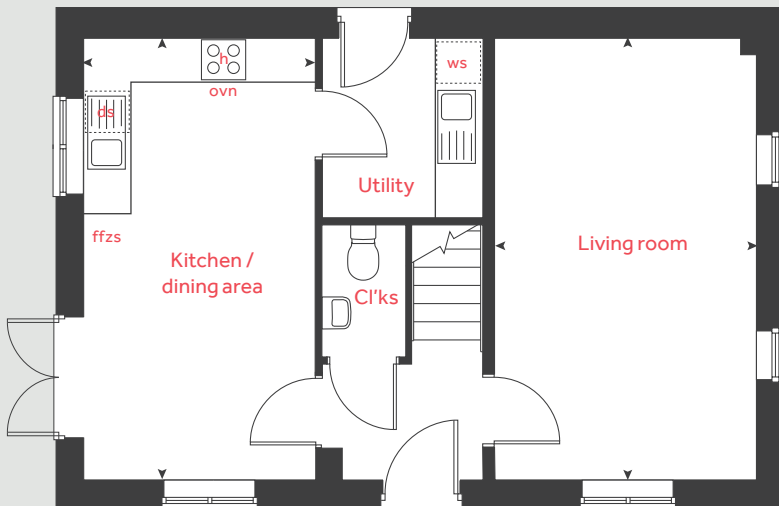
3.34m x 2.94m 10' 11" x 9' 8"

#### Bedroom 3

2.99m x 2.56m 9' 10" x 8' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

## Ground floor



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# The Aldridge

4 bedroom home

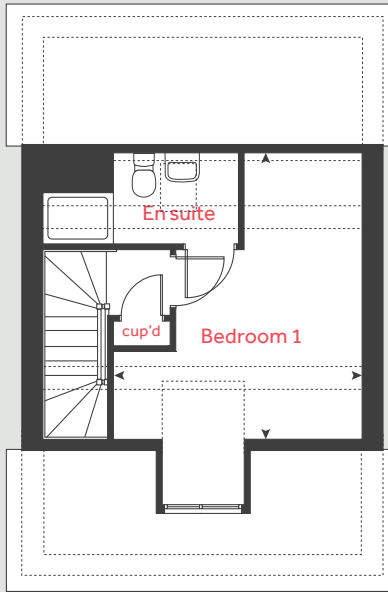
Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

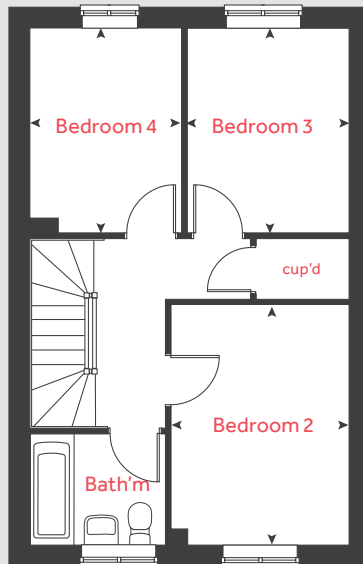
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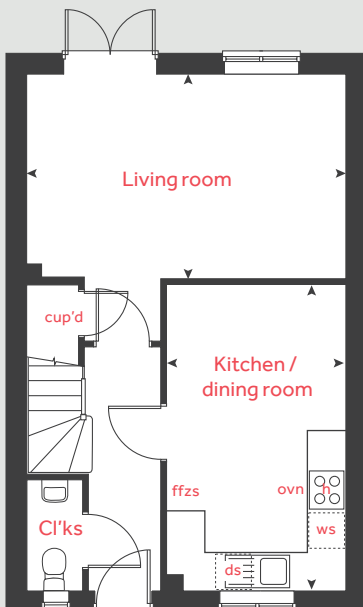
## Second floor



## First floor



## Ground floor



# The Aldridge

4 bedroom home

### Ground floor

Kitchen / dining area  
4.78m x 2.80m 15' 8" x 9' 2"

Living room  
4.98m x 3.19m 16' 4" x 10' 6"

### First floor

Bedroom 2  
3.74m x 2.77m 12' 3" x 9' 1"

Bedroom 3  
3.19m x 2.53m 10' 6" x 8' 3"

Bedroom 4  
3.19m x 2.36m 10' 6" x 7' 9"

### Second floor

Bedroom 1  
4.29m x 3.88m 14' 1" x 12' 9"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points
ds	dishwasher space		

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# The Aslin

4 bedroom home

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Exeter, Devon EX2 8XW

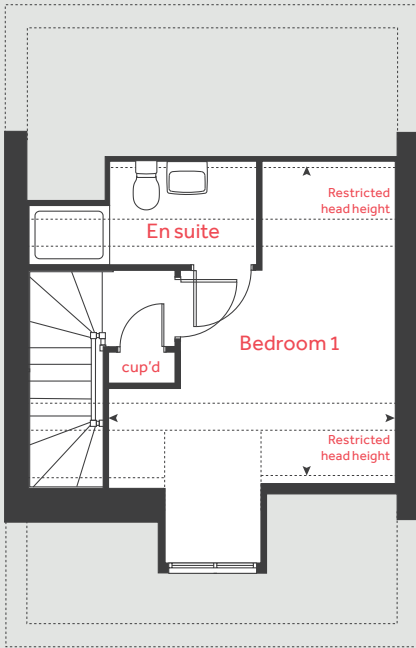
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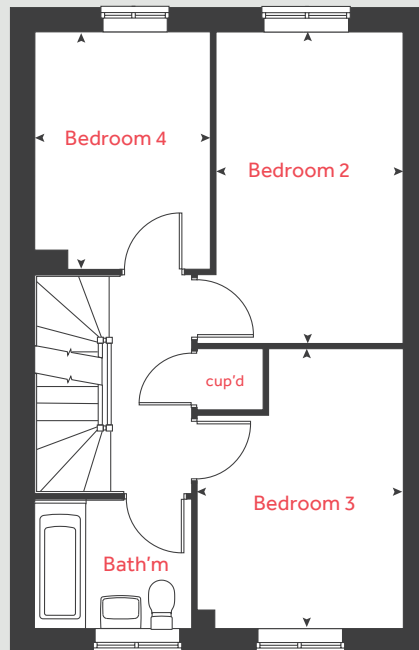
# The Aslin

4 bedroom home

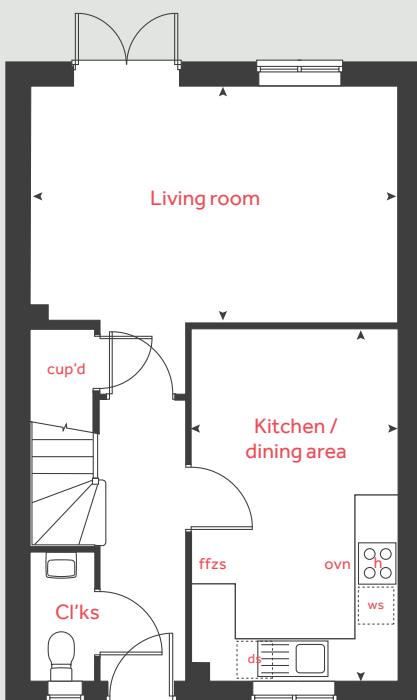
## Second floor



## First floor



## Ground floor



### Ground floor

Kitchen / dining area  
4.78m x 2.80m 15' 8" x 9' 2"

Living room  
4.98m x 3.21m 16' 4" x 10' 6"

### First floor

Bedroom 2  
4.19m x 2.52m 13' 9" x 8' 3"

Bedroom 3  
3.76m x 2.76m 12' 4" x 9' 1"

Bedroom 4  
3.17m x 2.37m 10' 5" x 7' 9"

### Second floor

Bedroom 1  
4.29m x 3.85m 14' 1" x 12' 8"

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

\* Windows apply to selected plots only. Please see sales consultant for further details.

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# The Burnet

4 bedroom home

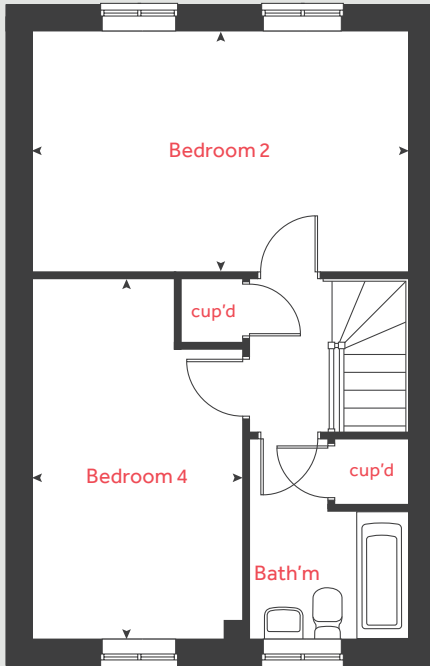
Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

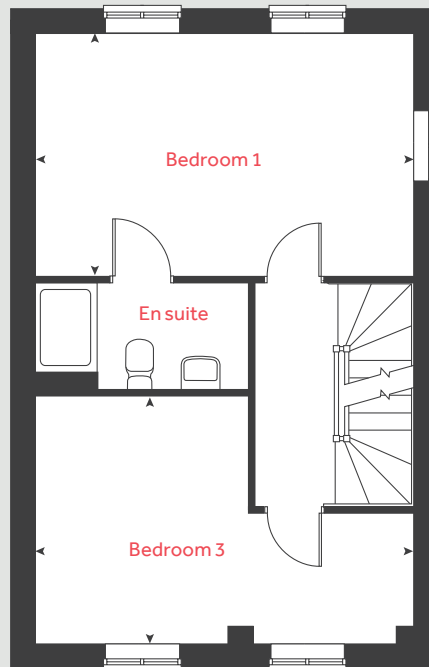
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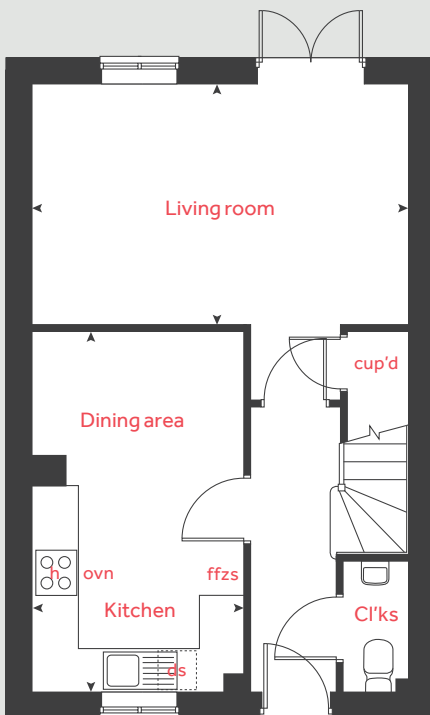
## Second floor



## First floor



## Ground floor



# The Burnet

4 bedroom home

### Ground floor

Kitchen / dining area  
4.82m x 2.80m 15' 10" x 9' 2"

Living room  
4.98m x 3.16m 16' 4" x 10' 4"

### First floor

Bedroom 1  
4.98m x 3.20m 16' 4" x 10' 6"

Bedroom 3  
4.98m x 3.27m 16' 4" x 10' 9"

### Second floor

Bedroom 2  
4.98m x 3.20m 16' 4" x 10' 6"

Bedroom 4  
4.78m x 2.79m 15' 8" x 9' 2"

h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	< >	measuring points

### The Burnet | L1297 Matford Brook |

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.

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# The Mylne

4 bedroom home

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Exeter, Devon EX2 8XW

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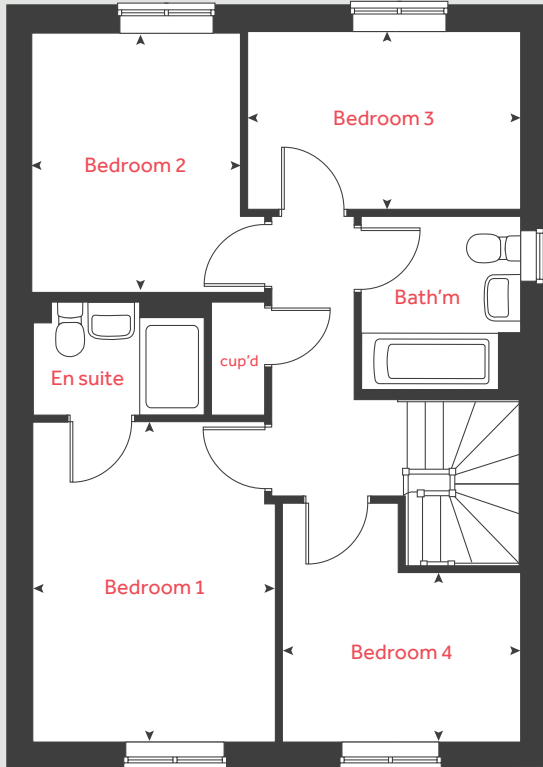
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# The Mylne

4 bedroom home

## First floor



### Ground floor

Kitchen / dining / family area

6.08m x 3.80m 19' 9" x 12' 5"

Living room

4.83m x 3.39m 15' 10" x 11' 2"

### First floor

Bedroom 1

3.94m x 2.95m 12' 11" x 9' 8"

Bedroom 2

3.21m x 2.52m 10' 6" x 8' 3"

Bedroom 3

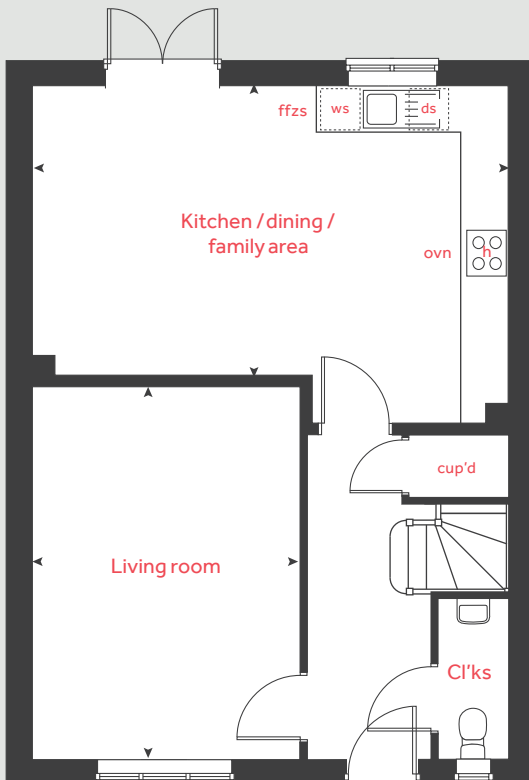
3.43m x 2.19m 11' 3" x 7' 2"

Bedroom 4

3.00m x 2.09m 9' 10" x 6' 10"

<b>h</b>	hob	<b>ds</b>	dishwasher space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ffzs</b>	fridge freezer space	◀ ▶	measuring points
<b>ws</b>	washing machine space		

## Ground floor



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# The Leverton

4 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

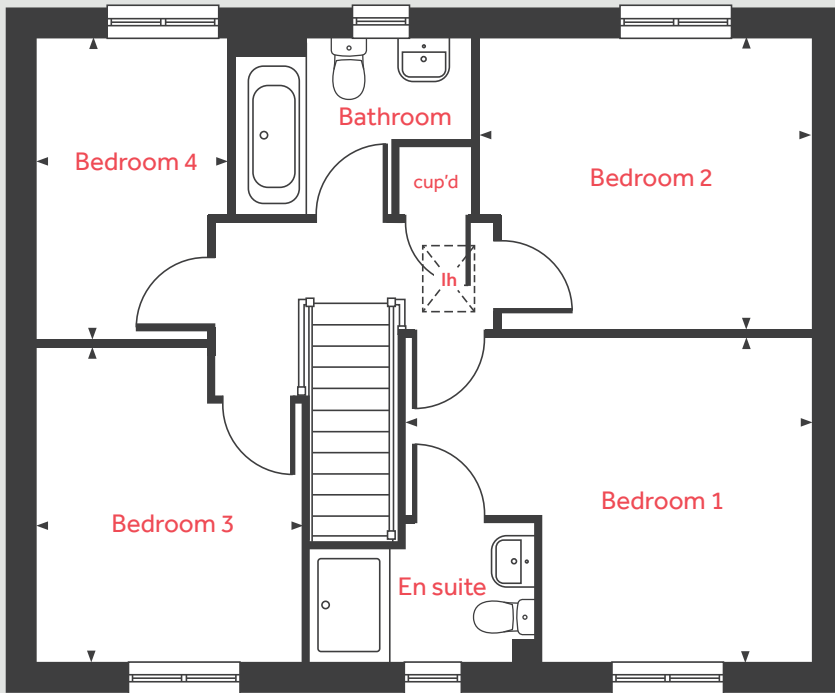
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# The Leverton

4 bedroom home

## First floor



### Ground floor

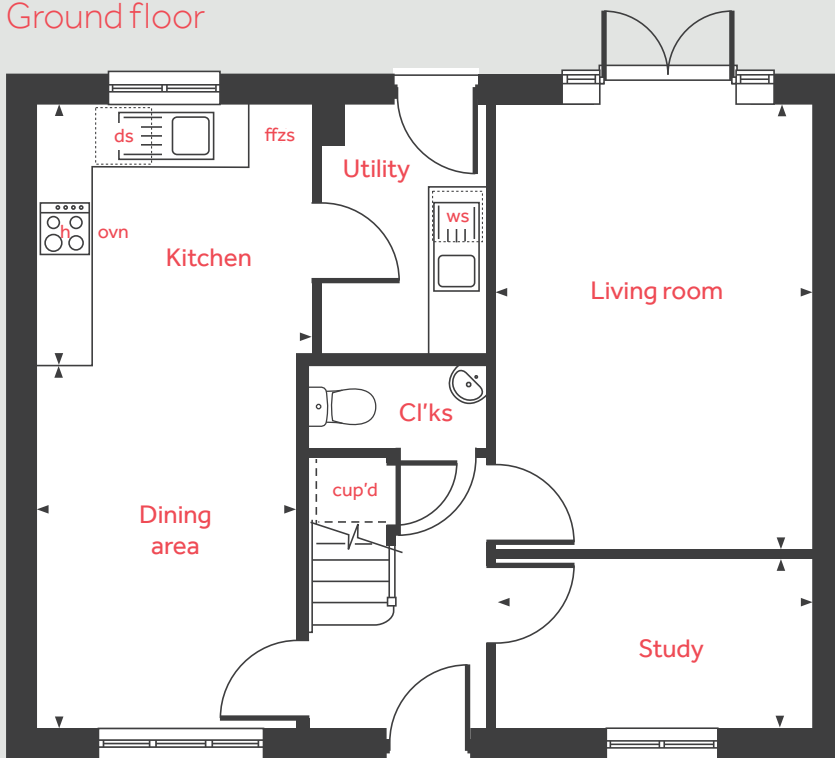
<b>Kitchen</b>	2.98m x 2.80m	9' 9" x 9' 2"
<b>Living room</b>	4.81m x 3.39m	15' 9" x 11' 1"
<b>Dining area</b>	3.91m x 2.81m	12' 10" x 9' 2"
<b>Study</b>	3.39m x 1.82m	11' 1" x 5' 11"

### First floor

<b>Bedroom 1</b>	4.40m x 3.49m	14' 5" x 11' 5"
<b>Bedroom 2</b>	3.59m x 3.15m	11' 9" x 10' 4"
<b>Bedroom 3</b>	3.38m x 2.88m	11' 1" x 9' 5"
<b>Bedroom 4</b>	3.26m x 2.08m	10' 8" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	lh	loft hatch
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

## Ground floor



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# The Pembroke

4 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

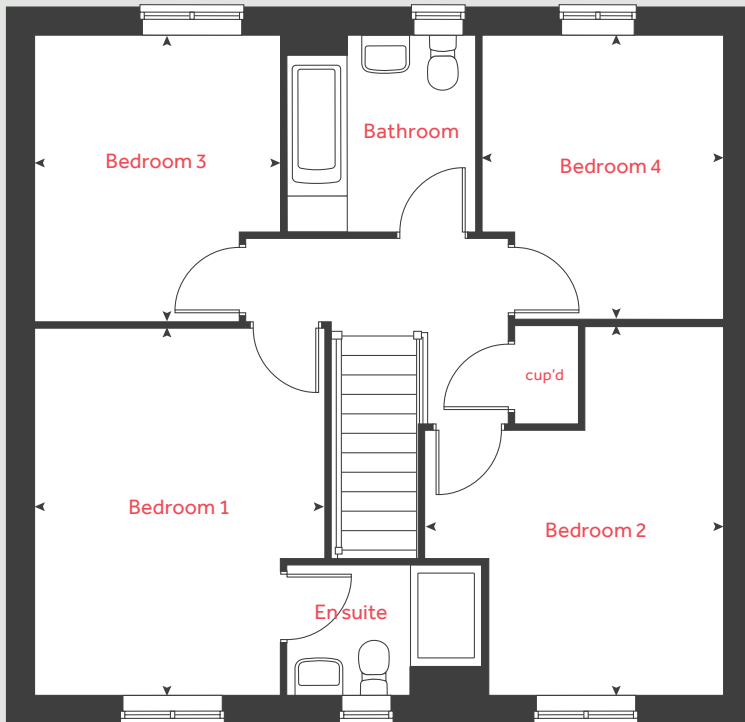
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# The Pembroke

4 bedroom home

## First floor



### Ground floor

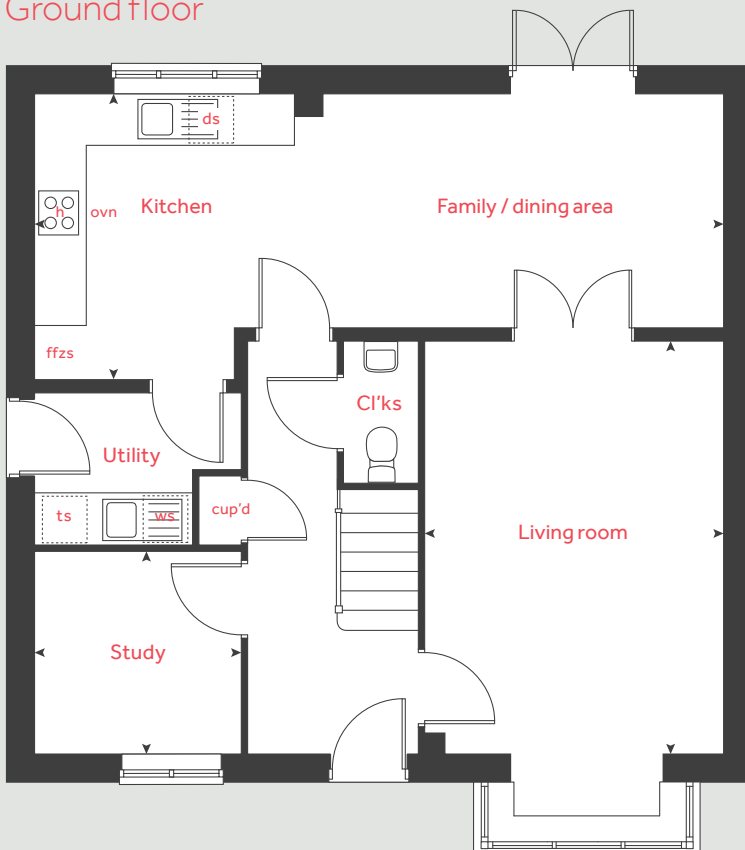
Kitchen / family / dining area		
8.07m x 3.36m	26' 6" x 11' 0"	
Living room		
4.83m x 3.48m	15' 10" x 11' 5"	
Study		
2.40m x 2.35m	7' 11" x 7' 9"	

### First floor

Bedroom 1		
4.29m x 3.38m	14' 1" x 11' 1"	
Bedroom 2		
4.31m x 3.48m	14' 2" x 11' 5"	
Bedroom 3		
3.35m x 2.87m	11' 0" x 9' 5"	
Bedroom 4		
3.32m x 2.81m	10' 11" x 9' 3"	

h	hob	ffzs	fridge freezer space
ovn	oven	ts	tumble dryer space
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

## Ground floor



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# The Knightley

4 bedroom home

Knowle Gardens, Matford Brook

Exeter, Devon EX2 8XW

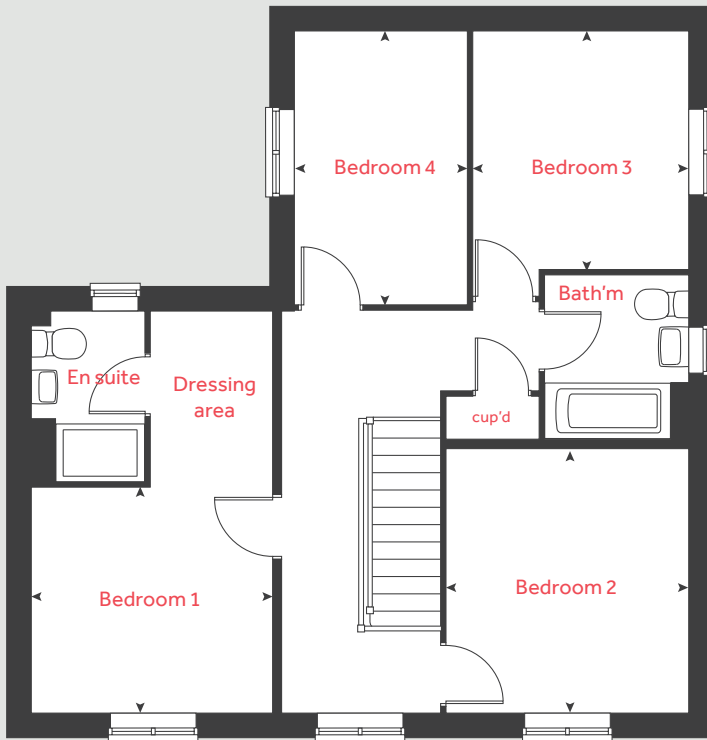
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**Linden**  
HOMES

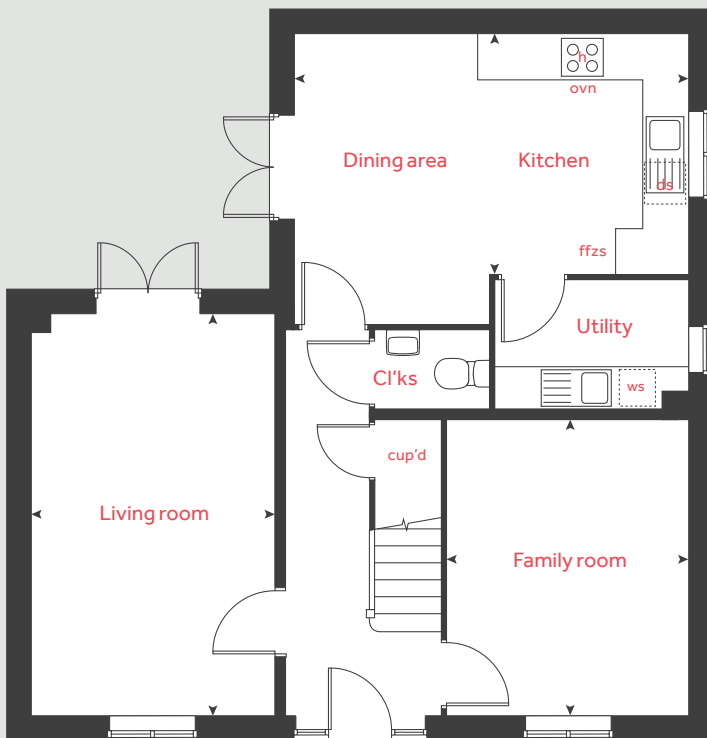
# The Knightley

4 bedroom home

First floor



Ground floor



## Ground floor

Kitchen / dining area  
5.25m x 3.20m 17' 2" x 10' 5"

Living room  
5.36m x 3.22m 17' 7" x 10' 7"

Family room  
3.93m x 3.21m 12' 10" x 10' 5"

## First floor

Bedroom 1  
3.20m x 2.98m 10' 6" x 9' 10"

Bedroom 2  
3.58m x 3.21m 10' 7" x 11' 9"

Bedroom 3  
3.17m x 3.01m 10' 5" x 9' 11"

Bedroom 4  
3.52m x 2.15m 11' 7" x 7' 1"

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

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# Specification

Knowle Gardens, Matford Brook

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# Knowle Gardens

Matford Brook

Exeter

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**  
The Hardwick
- 3 bedroom**  
The Emmett  
The Eveleigh  
The Sunflower  
The Primrose  
The Elmslie  
The Becket
- 4 bedroom**  
The Aldridge  
The Aslin  
The Mylne  
The Leverton  
The Pembroke  
The Knightley

### Kitchen

Symphony 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 (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood							■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility					■				■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■		■	■			

### Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitaryware suite. Tempo Arc for baths	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■	■	■	■	■
Shower over the bath											
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■	■	■	■	■	■

### Bedrooms

Dressing area to bedroom 1											■
----------------------------	--	--	--	--	--	--	--	--	--	--	---

### 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 doors to be ladder door style pre-primed with brass satin finish handles	■	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction



## 2 bedroom Sage Home

Homes 131, 132, 135, 136, 152 & 153



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# 2 bedroom Sage Home

Homes 131, 132,  
135, 136, 152 & 153

Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

## First floor

Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.68	13' 5" x 8' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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.

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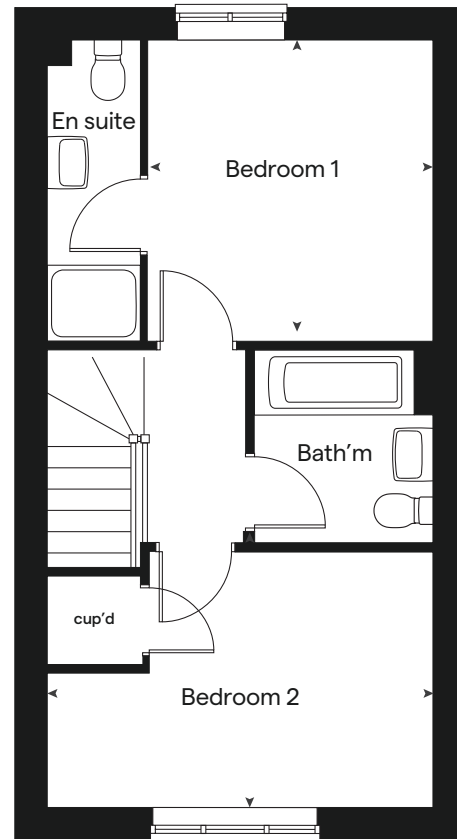
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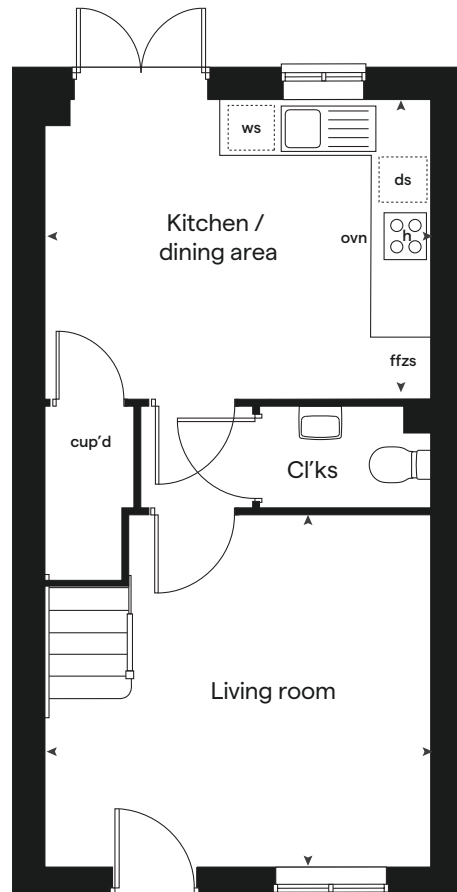
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## First floor



## Ground floor





## 3 bedroom Sage Home

Homes 149, 150, 151, 154, 156 & 157



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# 3 bedroom Sage Home

Homes 149, 150,  
151, 154, 156 & 157

Ground floor	metres	feet / inches
Kitchen / dining area	4.76 x 2.91	15' 7" x 9' 6"
Living room	5.09 x 3.63	16' 9" x 11' 11"

First floor	metres	feet / inches
Bedroom 1	3.66 x 2.86	12' 0" x 9' 4"
Bedroom 2	2.85 x 2.37	9' 4" x 7' 9"
Bedroom 3	3.65 x 2.15	11' 11" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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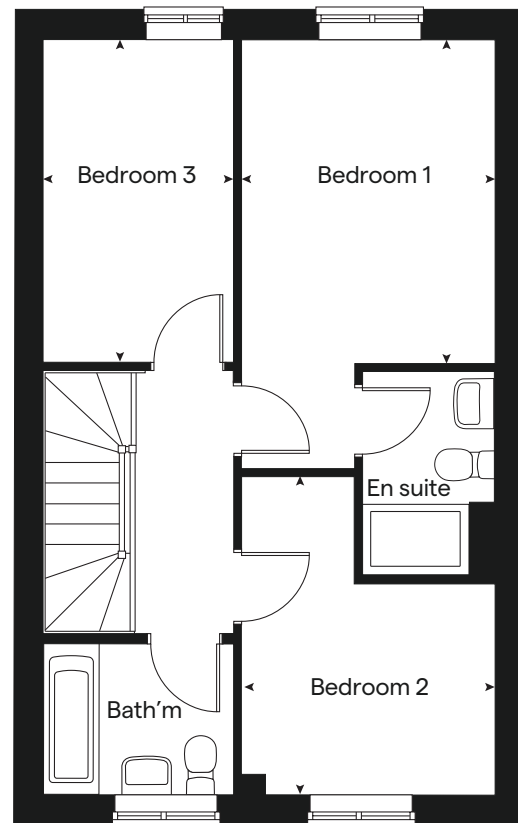
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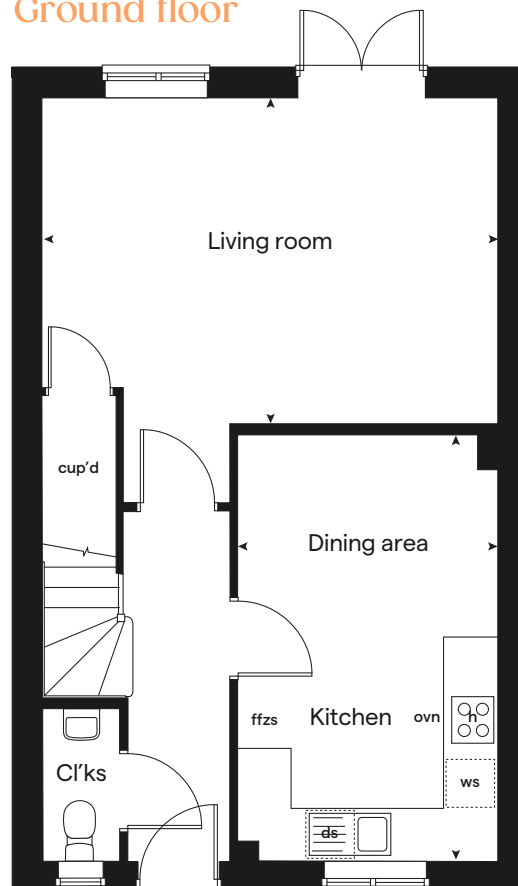
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## First floor



## Ground floor





## 3 bedroom Sage Home

Homes 130, 133, 134, 137, 140, 141,  
159, 160 & 161



Sage  
Homes

built  
by

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# 3 bedroom Sage Home

Homes 130, 133,  
134, 137, 140, 141,  
159, 160 & 161

Ground floor	metres	feet / inches
Kitchen / dining area	4.79 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor	metres	feet / inches
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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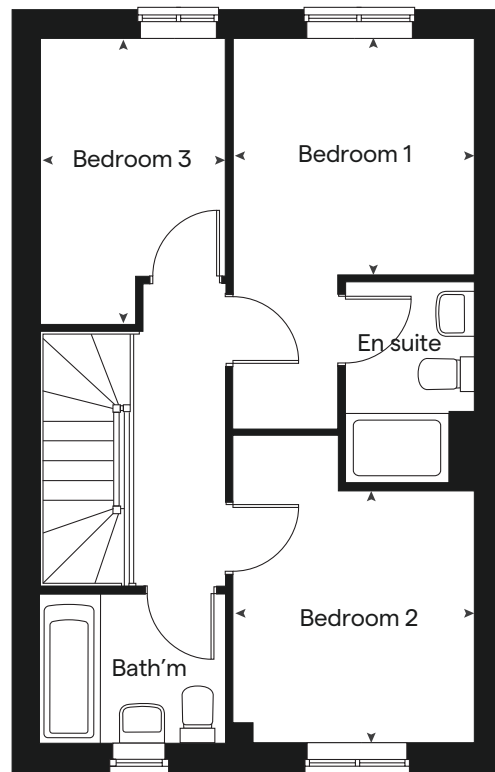
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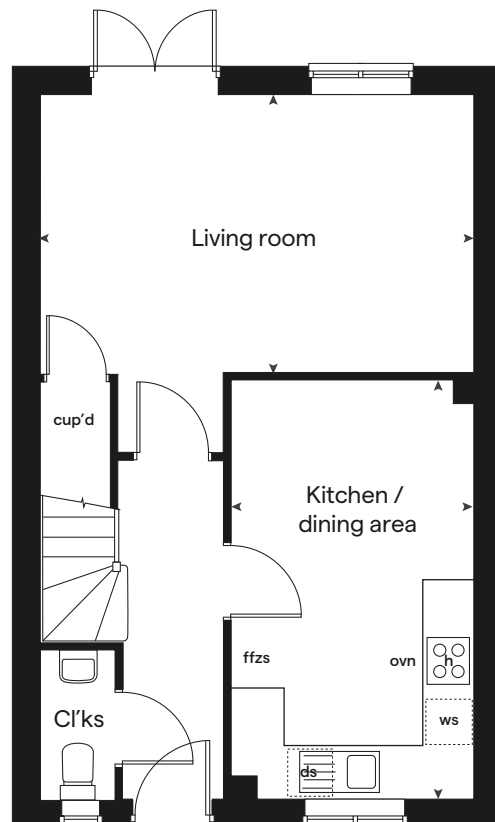
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## First floor



## Ground floor





# 3 bedroom Sage Home

Homes 138, 139, 155 & 162



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by

Linden  
HOMES



# 3 bedroom Sage Home

Homes 138, 139,  
155 & 162

Ground floor	metres	feet / inches
Kitchen / dining area	5.84 x 4.15	19' 2" x 13' 7"
Living room	4.25 x 3.67	13' 11" x 12' 1"

First floor	metres	feet / inches
Bedroom 1	3.89 x 2.87	12' 9" x 9' 5"
Bedroom 2	3.68 x 3.56	12' 1" x 11' 8"
Bedroom 3	2.88 x 2.38	9' 5" x 7' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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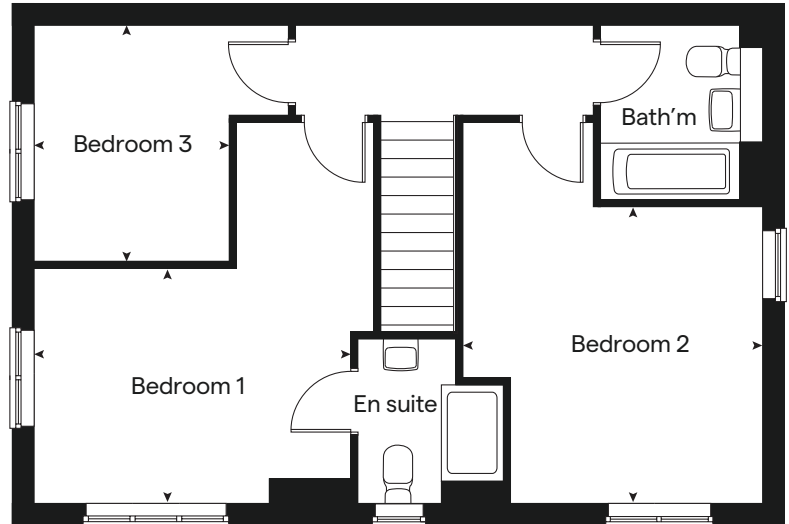
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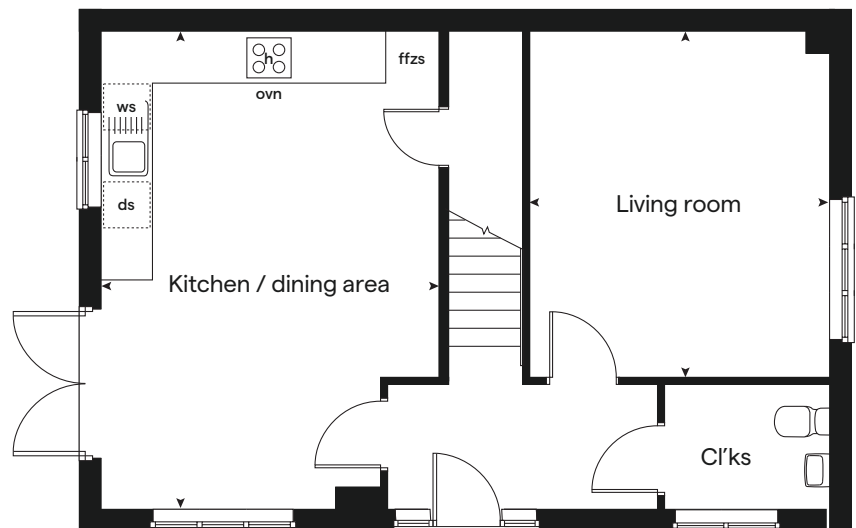
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## First floor



## Ground floor





# Knowle Gardens

Matford Brook, Exeter

## Specification



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# Knowle Gardens

## Matford Brook, Exeter

Use this guide to see what features are included in your new home.



### Kitchen

2 bedroom

Homes 131, 132, 135, 136, 152 & 153

3 bedroom

Homes 130, 133, 134, 137, 140, 141, 149, 150, 151, 154, 156, 157, 159, 160 & 161

Homes 138, 139, 155 & 162

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 (where applicable)			■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver 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 (where applicable)			■

### Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■
Handheld hair wash attachment in bathroom		■	■
Shower over the bath	■		
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■
White batten light holder	■	■	■
Water waste heat recovery system	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

### Doors and Windows

2 bedroom

Homes 131, 132, 135, 136, 152 & 153

3 bedroom

Homes 130, 133, 134, 137, 140, 141, 149, 150, 151, 154, 156, 157, 159, 160 & 161

Homes 138, 139, 155 & 162

Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■

### General

PV solar panels	■	■	■
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 (where applicable)	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
NHBC Buildmark choice cover	■	■	■
First two years' customer service support from Linden Homes	■	■	■

The specification shown is correct at the time of production. Sage 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 Sage 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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