



Specification

Bluebell Lawns

Sherford, Plymouth, Devon PL9 8FA | 01752 520431

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Linden
HOMES

Bluebell Lawns

Sherford

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 Cartwright
3 bedroom
The Elliot
The Elmslie
The Becket
4 bedroom
The Myline
The Leverton
The Burnet
The Pembroke
5 bedroom
The Ripley
The Lutyens
The Fletcher
The Colcutt

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 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 | ■ | ■ ■ ■ | ■ ■ ■ ■ | ■ ■ ■ ■ |
| 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) | ■ | ■ ■ ■ | ■ ■ ■ ■ | ■ ■ ■ ■ |

Bedrooms

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

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

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 / 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 to lounge and study where applicable | ■ | ■ ■ ■ | ■ ■ ■ ■ | ■ ■ ■ ■ |
| Ideal combi-boiler with Honeywell heating control and room thermostat(s) | ■ | ■ ■ ■ | ■ ■ ■ ■ | |
| Ideal system boiler and separate hot water cylinder, 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 | ■ | ■ ■ ■ | ■ ■ ■ ■ | ■ ■ ■ ■ |

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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

Linden Homes, South West region

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