



Specification

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house 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.

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Cavendish View

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Cavendish View

Thurston

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.



Kitchen

	2 bedroom The Cartwright	3 bedroom The Becket Executive	4 bedroom The Mylne The Leverton The Pembroke The Kempthorne The Cottingham
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 gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	
Indesit gas hob (60cm) with Indesit 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 ensuite(s)

	2 bedroom The Cartwright	3 bedroom The Becket Executive	4 bedroom The Mylne The Leverton The Pembroke The Kempthorne The Cottingham
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 ensuite		■	■ ■ ■ ■ ■
Handheld hair wash attachment in bathroom		■	■ ■ ■ ■ ■
Shower with glass screen over the bath	■		
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■ ■ ■ ■ ■
Full height tiling to shower over bath area	■		
White batten light holder	■	■	■ ■ ■ ■ ■
Radiator in bathroom / ensuite	■	■	■ ■ ■ ■ ■
Waste Water Heat Recovery to ensuite / bathroom	■	■	■ ■ ■ ■ ■

Doors and Windows

	2 bedroom The Cartwright	3 bedroom The Becket Executive	4 bedroom The Mylne The Leverton The Pembroke The Kempthorne The Cottingham
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 Satin finish handles	■	■	■ ■ ■ ■ ■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■	■ ■ ■ ■ ■
Internal window guarding to bedrooms / habitable rooms on the first floor	■	■	■ ■ ■ ■ ■

General

	2 bedroom The Cartwright	3 bedroom The Becket Executive	4 bedroom The Mylne The Leverton The Pembroke The Kempthorne The Cottingham
White painted walls and smooth white ceilings	■	■	■ ■ ■ ■ ■
Media plate to lounge and family room (where applicable)	■	■	■ ■ ■ ■ ■
Master telephone socket to understairs cupboard	■	■	■ ■ ■ ■ ■
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)	■	■	■ ■ ■ ■ ■
Car charging point available on all homes	■	■	■ ■ ■ ■ ■
NHBC Buildmark cover	■	■	■ ■ ■ ■ ■
First two years' customer service support from Linden Homes	■	■	■ ■ ■ ■ ■
Photovoltaic panels to the roof	■	■	■ ■ ■ ■ ■

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