



Your Home in detail, designed by Linden Homes.



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JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
XMLIDS98	BlueBell Spec Sheet	1	4	17/05/2012	210x297mm @ 100%
DESIGNER	Org A/W A/W AMENDS			C:	DATE:
	MR MR, ST, DS				



KITCHEN/UTILITY ROOMS

- Choice* of kitchen units and carcass with soft close hinges
- Laminate worktop with matching up-stand and stainless steel splash back behind hob, with stainless steel 1.5 bowl sink and drainer
- Matching worktop and up-stand with stainless steel single bowl sink and drainer to utility rooms, where applicable
- Zanussi stainless steel integrated appliances including single built under fan oven, four burner gas hob, chimney extractor hood and fully integrated dishwasher
- Space for free standing fridge/freezer plus space and plumbing for washing machine and, where practical, space for tumble dryer (refer to separate kitchen/utility layout for detail)
- Choice of Saloni ceramic tiled floors to kitchens and utility rooms*, please check with the sales executive for details

BATHROOM AND EN-SUITE

- White sanitary ware from Roca
- Baths include wall mounted bath shower mixer and bath screen
- Mira Flight resin stone shower trays, where applicable
- Half height tiling to all walls where sanitary ware is fitted*
- Fitted white towel radiators to all bathrooms and en-suites (where space permits)
- Splash back tiling to basins in cloakrooms*
- Shaver socket to master bedroom en-suite or family bathroom, where applicable

DECORATION

- Internal walls finished in Almond White matt emulsion
- Smooth ceilings finished in white matt emulsion
- Internal woodwork and staircases finished in white gloss
- Vicaima Oak internal doors with contemporary chrome furniture
- Wardrobes to master bedroom with internal shelf and hanging rail (refer to individual layouts for detail)

ENTERTAINMENT AND COMMUNICATION

- Generously provided with power, BT and TV points (as design)
- A splitter/amplifier box is provided in the loft allowing distribution of TV and FM to all points and capable of distributing DVD, Sky or video when corresponding equipment is installed.

HEATING AND LIGHTING

- Gas central heating with energy efficient boiler and thermostatically controlled radiators
- Chrome ceiling track mounted spotlights to kitchen area plus under pelmet lighting to either side of hob
- External Globe style lantern with dusk to dawn operation to front and rear doors where practical (please refer to the Sales Executive for details and locations)
- Mains powered smoke detectors with rechargeable battery back up
- Pre-installed wiring for alarm system
- Carbon Monoxide detector provided
- Choice of fire surround with electric spur or gas point provided in living room* (refer to Sales Executive for detail)

EXTERNAL FEATURES

- UPVC double glazed windows with multi point locking systems
- UPVC French casement doors with safety glazing
- GRP front and rear doors with Cotswold glass features and silver finish ironmongery
- Mains powered door bell
- House number on frosted acrylic panel
- UPVC fascias, soffits and cladding
- Buff riven paved patios and paths
- Pre-treated close board fencing and gates (see hard landscaping layout for detail)
- Turf and planting scheme to front garden (as design)

PEACE OF MIND

- Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home

Linden Homes subscribes to the consumer Code of Conduct. Please refer to Sales Executive for details.

Specification may be amended at any time without notice. Please check specific plot details with your Sales Executive prior to commitment, particularly on items which are more important to you.

**Choice where stage of construction permits*