



## 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.

**Cherrywood Place**

Fordham Road, Soham CB7 5AH | **01353 260229**

**Linden**  
Homes

# Cherrywood Place

## Specification

Phase One – Applicable to selected plots only\*

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 The Hardwick	3 bedroom The Eveleigh The Becket	4 bedroom The Myline The Knightley	5 bedroom The Nash The Ripley
<b>Kitchen</b>				
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 gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■ ■		
Indesit gas hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■ ■	■ ■
White batten light holder	■	■ ■	■ ■	■ ■
Fridge / freezer space	■	■ ■	■ ■	■ ■
Space for 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		■	■	■
<b>Bathrooms and en suite(s)</b>				
Ideal Standard contemporary white sanitaryware	■	■ ■	■ ■	■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■	■ ■	■ ■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■ ■	■ ■	■ ■
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■ ■	■ ■	■ ■
White batten light holder	■	■ ■	■ ■	■ ■

	2 bedroom The Hardwick	3 bedroom The Eveleigh The Becket	4 bedroom The Myline The Knightley	5 bedroom The Nash The Ripley
<b>Doors and Windows</b>				
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 style doors with satin finish handles	■	■ ■	■ ■	■ ■
Paving outside French door	■	■ ■	■ ■	■ ■
<b>General</b>				
PV Solar Panels	■	■ ■	■ ■	■ ■
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	■	■ ■	■ ■	■ ■
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 to be provided for each floor	■	■ ■	■ ■	■ ■
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	■	■ ■	■ ■	■ ■

■ Fitted as standard - included in the property

\* Only applicable to plots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 22, 23, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 55, 56, 57, 58, 161, 162, 168, 197, 198 and 199.

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.

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for directions



## Cherrywood Place

Fordham Road, Soham

CB7 5AH

**01353 260229**

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