

Poppyfields

Wellingborough



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Poppyfields at Stanton Cross, Wellingborough

An exciting development of brand new homes in vibrant Stanton Cross

Poppyfields is in the heart of Stanton Cross, on the edge of Wellingborough. Wellingborough train station is just a mile away, with direct access to London St Pancras. Stanton Cross centre, with its new primary school, forthcoming Neighbourhood centre and Ridge Park is just 100 metres away.

Find many of your favourite stores just off the A45 at Rushden Lakes. This waterside centre has more than 40 shops and cafes including M&S, House of Fraser and many leading fashion outlets.

You can also find a wide range of supermarkets within easy reach.

Stanton Cross is an exciting community on the eastern edge of the historic town of Wellingborough. This flagship development will offer fantastic opportunities for home buyers, with 3,650 new homes on the way, together with leisure, retail and office space. The Southill Fields phase plays host to Linden Homes' Poppyfields.

Poppyfields

Irthlingborough Road, Wellingborough NN8 1GP | **01933 558270**

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Wellingborough

Development layout



5 bedroom home

- The Ivy
- The Azalea
- The Peony

4 bedroom home

- The Lupin
- The Lavender
- The Dahlia
- The Dahlia II

3 bedroom home

- The Forget Me Not
- The Lily
- The Tulip
- The Sunflower
- The Sunflower II
- The Bluebell
- The Poppy
- The Poppy II

2 bedroom home

- The Daisy
- The Sweetpea
- The Snowdrop
- The Twinflower

- | | |
|------------------------|---------------------------|
| ss substation | ps pumping station |
| v visitor space | • bollards |

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

- | | | |
|---|--|--|
| <p>1 All Saints CEVA Primary School and Nursery
NN8 1LS</p> | <p>5 Nene Court Shopping Village
NN8 1LD</p> | <p>9 Stanton Cross Primary School
NN8 1GN</p> |
| <p>2 Ise View Play Park (South) and The Grange Play Park
NN8 1FU and NN8 1TL</p> | <p>6 Embankment Splash Park
NN8 1LD</p> | <p>10 Ridge Park
NN8 1GN</p> |
| <p>3 Sir Christopher Hatton Academy
NN8 4RP</p> | <p>7 Irchester Country Park & Jungle Parc UK
NN29 7DL</p> | <p>11 Waendel Leisure Centre
NN8 1DZ</p> |
| <p>4 Wellingborough School and Wrenn School
NN8 2BX</p> | <p>8 Castle Theatre
NN8 1XA</p> | <p>12 Glamis Meadow and Wood
NN8 5AL</p> |

The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry Northern Home Counties region
 Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. T: 01908 088550
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The Snowdrop

2 bedroom home

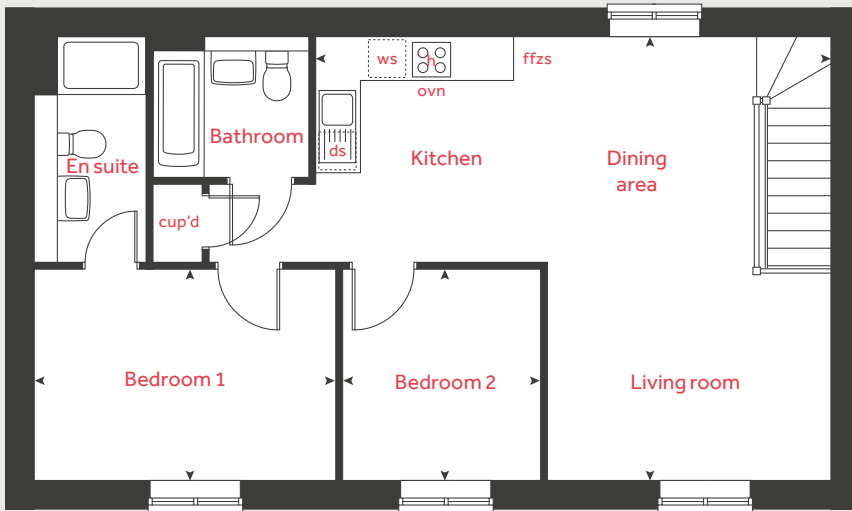
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First floor



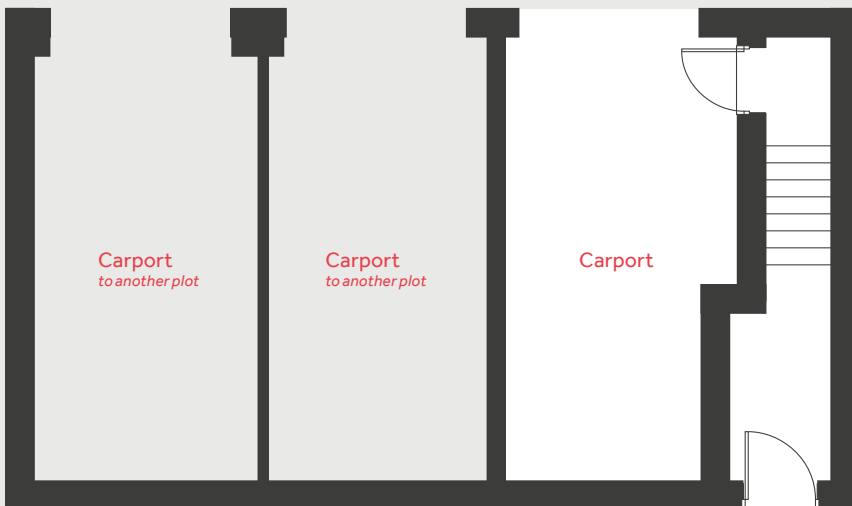
The Snowdrop

2 bedroom home

First floor	metres	feet / inches
Kitchen / living / dining area	6.93 x 5.98	22' 8" x 19' 7"
Bedroom 1	4.03 x 2.84	13' 2" x 9' 3"
Bedroom 2	2.84 x 2.61	9' 3" x 8' 6"

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

Ground floor



The Snowdrop | Poppyfields |

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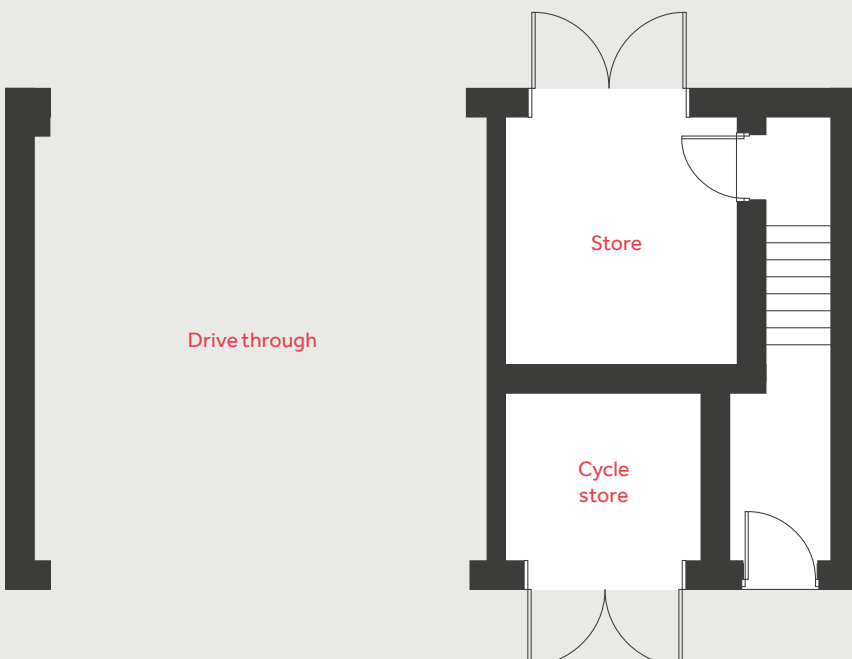
- 1 Alternative layout applies to selected plots only. Please speak to our sales consultant for further details.

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The Sweetpea

2 bedroom home

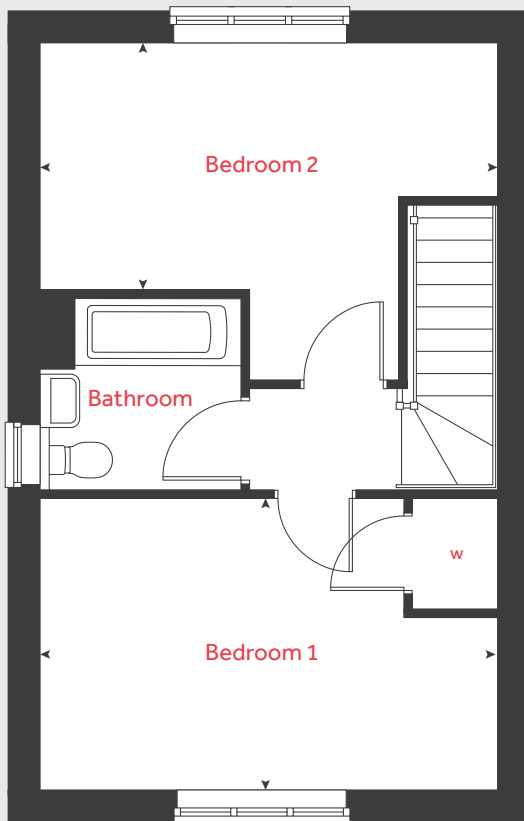
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First floor



The Sweetpea

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	3.92 x 3.60	12' 10" x 11' 10"
Living room	4.61 x 3.39	15' 0" x 11' 1"

First floor

Bedroom 1	4.61 x 2.97	15' 1" x 9' 9"
Bedroom 2	4.61 x 2.51	15' 1" x 8' 2"

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

The Sweetpea | Poppyfields |

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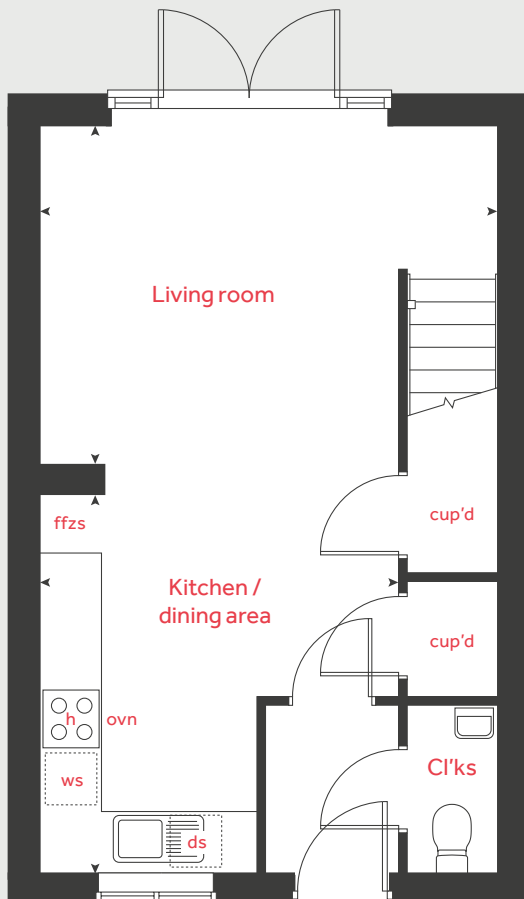
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Ground floor



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The Daisy

2 bedroom home

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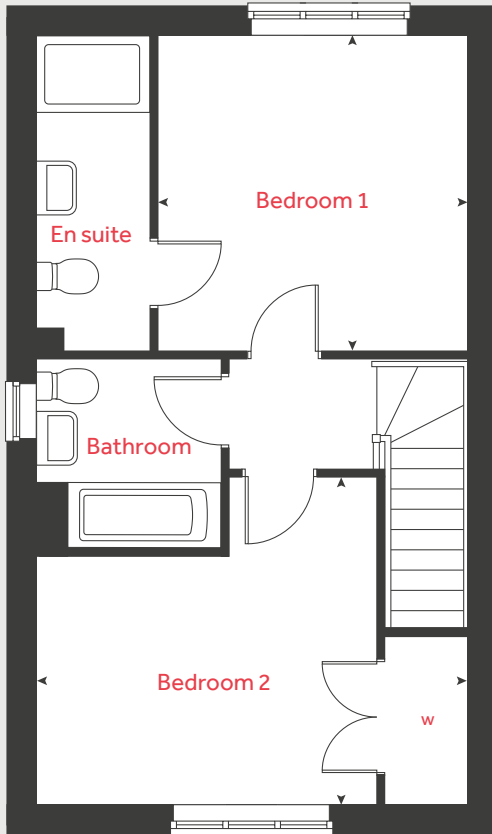
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The Daisy

2 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.73 x 3.29	15' 6" x 10' 9"
Living room	3.75 x 3.71	12' 3" x 12' 2"

First floor

Bedroom 1	3.43 x 3.42	11' 3" x 11' 2"
Bedroom 2	4.73 x 3.59	15' 6" x 11' 9"

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

The Daisy | Poppyfields |

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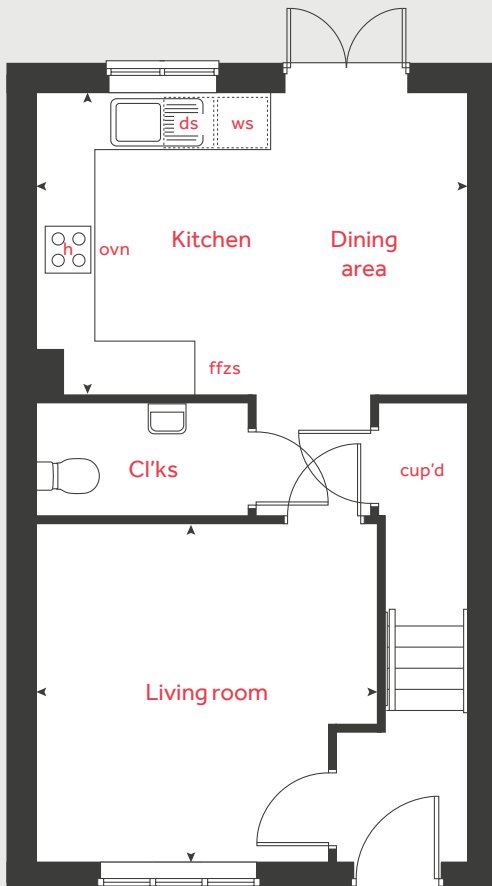
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Ground floor



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The Poppy

3 bedroom home

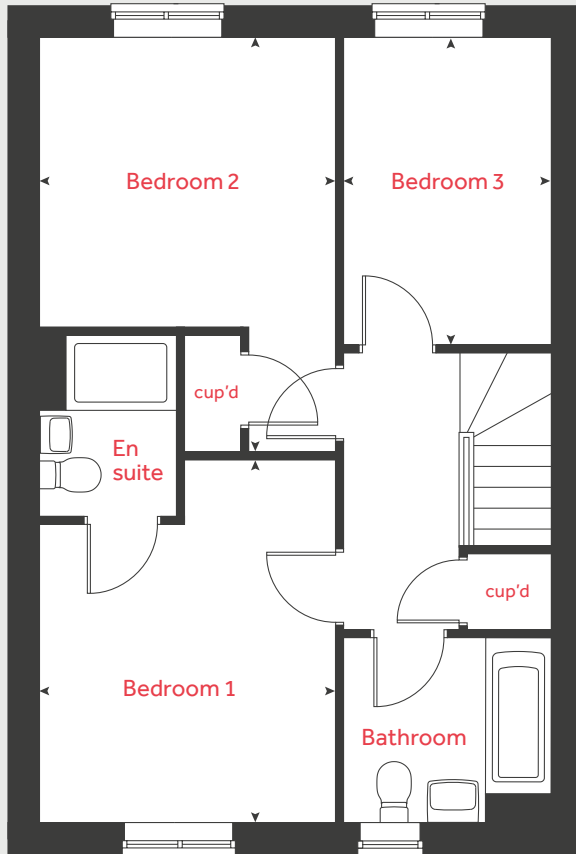
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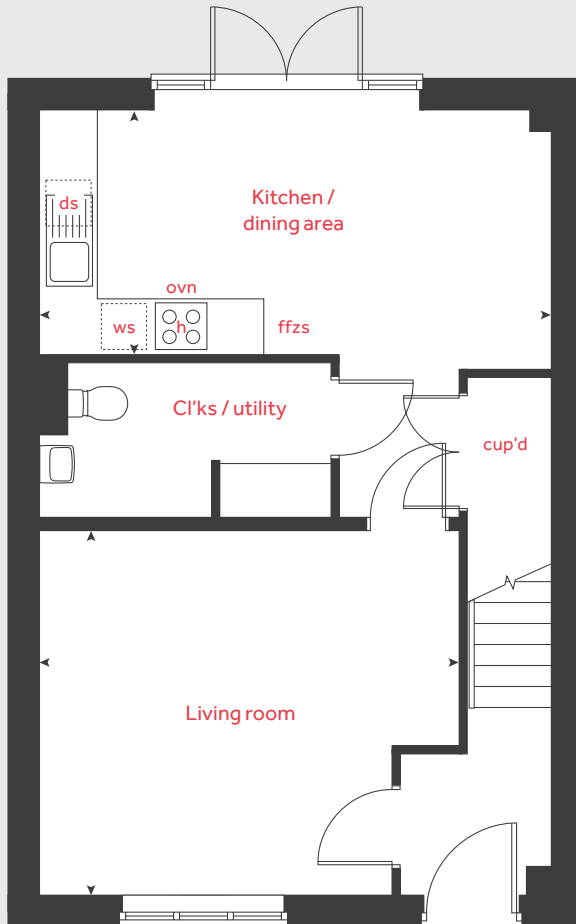
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First floor



Ground floor



The Poppy

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 2.61	18' 1" x 8' 6"
Living room	4.51 x 3.92	14' 9" x 12' 10"

First floor	metres	feet / inches
Bedroom 1	3.92 x 3.17	12' 10" x 10' 5"
Bedroom 2	4.38 x 3.17	14' 4" x 10' 5"
Bedroom 3	3.29 x 2.24	10' 9" x 7' 4"

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

The Poppy | Poppyfields |

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The Poppy II

3 bedroom home

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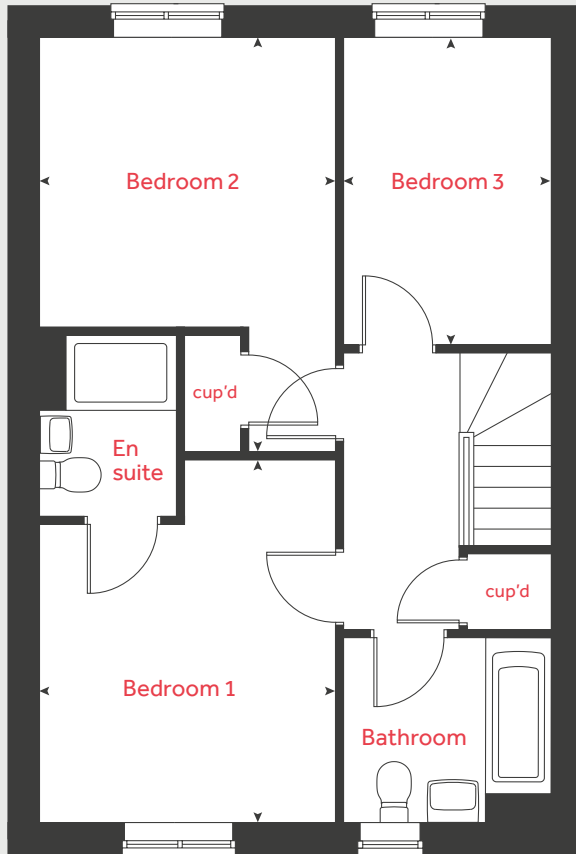
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The Poppy II

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.53 x 2.61	18' 1" x 8' 6"
Living room	4.51 x 3.92	14' 9" x 12' 10"

First floor	metres	feet / inches
Bedroom 1	3.92 x 3.17	12' 10" x 10' 5"
Bedroom 2	4.38 x 3.17	14' 4" x 10' 5"
Bedroom 3	3.29 x 2.24	10' 9" x 7' 4"

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

The Poppy II | Poppyfields |

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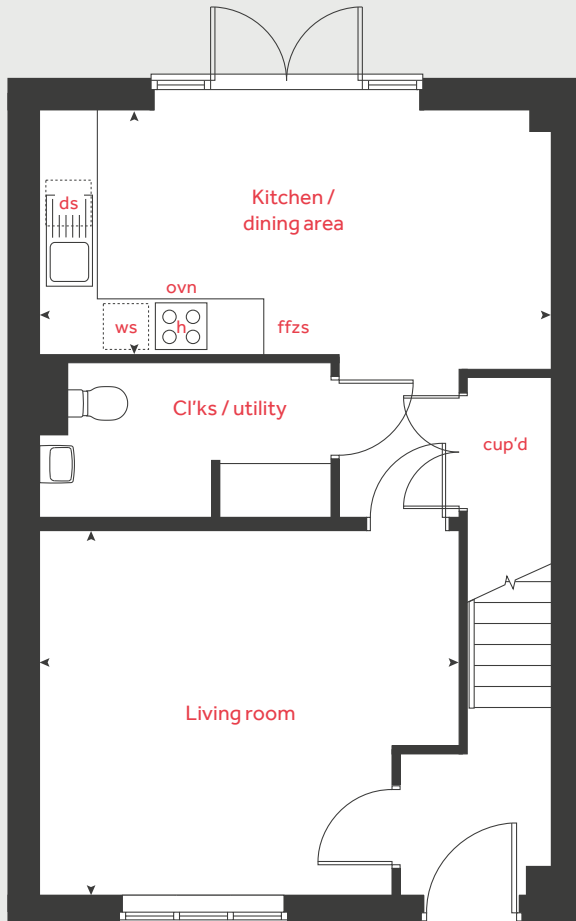
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Ground floor



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The Bluebell

3 bedroom home

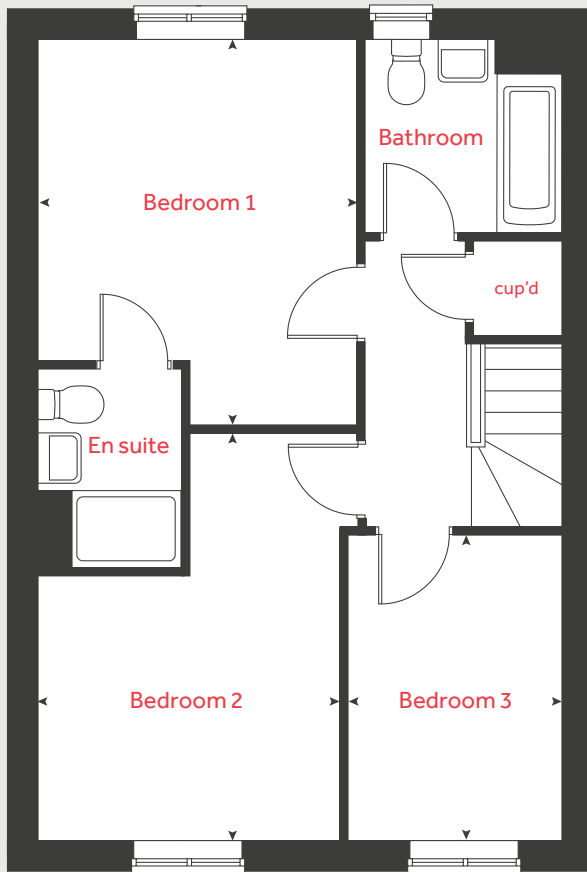
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First floor



The Bluebell

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.34 x 3.07	10' 11" x 10' 1"
Living room	5.64 x 5.43	18' 6" x 17' 9"

First floor	metres	feet / inches
Bedroom 1	4.06 x 3.39	13' 3" x 11' 1"
Bedroom 2	4.28 x 3.20	14' 0" x 10' 6"
Bedroom 3	3.20 x 2.32	10' 6" x 7' 7"

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

The Bluebell | Poppyfields |

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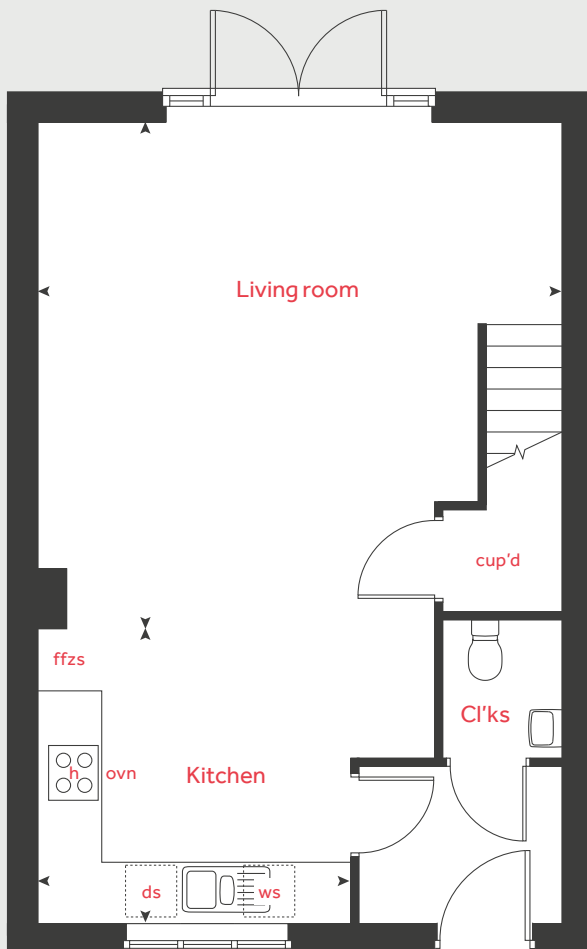
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Ground floor



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The Sunflower

3 bedroom home

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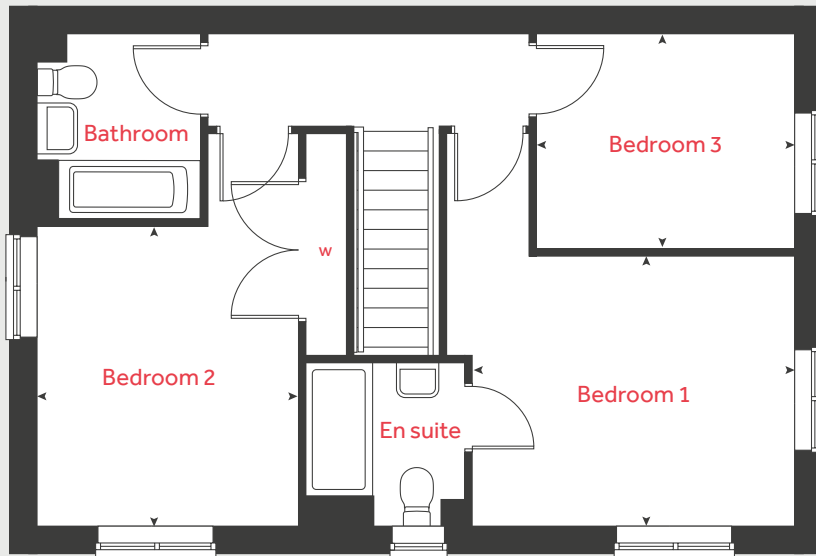
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The Sunflower

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.76 x 4.02	18' 10" x 13' 2"
Living room	4.12 x 3.69	13' 6" x 12' 1"

First floor

Bedroom 1	4.06 x 3.17	13' 3" x 10' 4"
Bedroom 2	3.49 x 3.05	11' 5" x 10' 0"
Bedroom 3	3.00 x 2.47	9' 10" x 8' 1"

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

The Sunflower | Poppyfields |

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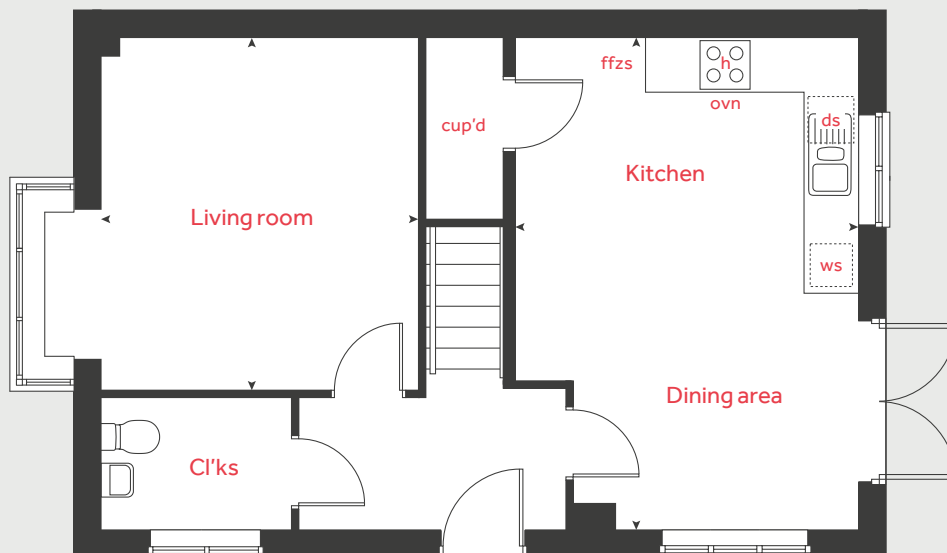
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Ground floor



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The Sunflower II

3 bedroom home

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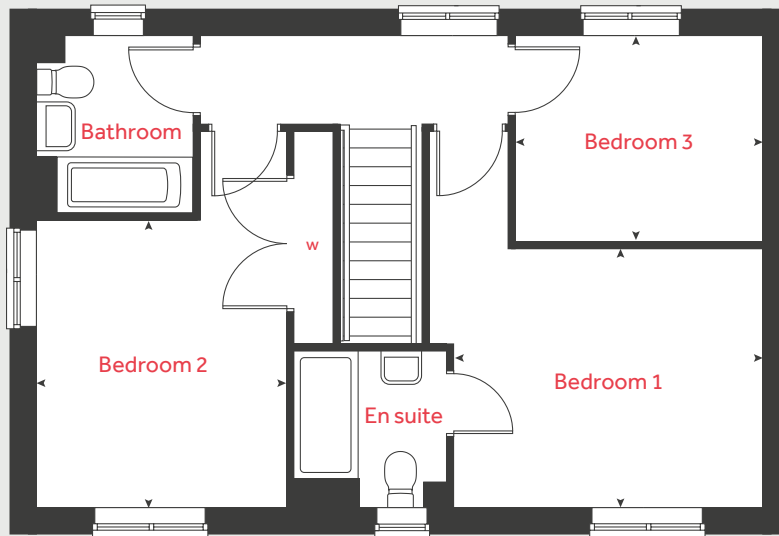
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The Sunflower II

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.76 x 4.02	18' 10" x 13' 2"
Living room	4.66 x 3.69	15' 3" x 12' 1"

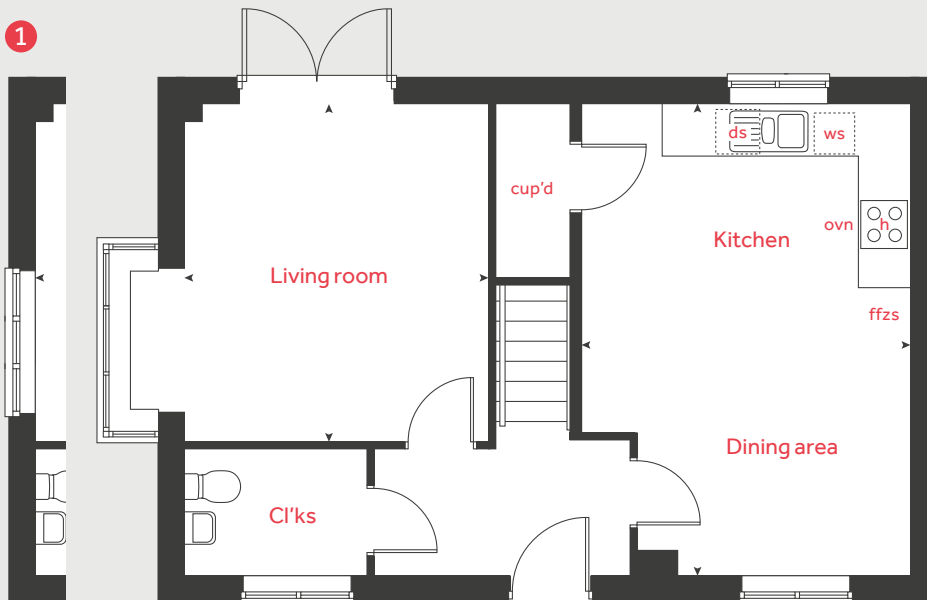
First floor

Bedroom 1	4.06 x 3.17	13' 3" x 10' 4"
Bedroom 2	3.49 x 3.05	11' 5" x 10' 0"
Bedroom 3	3.00 x 2.47	9' 10" x 8' 1"

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

Ground floor

1



The Sunflower II | Poppyfields |

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The Tulip

3 bedroom home

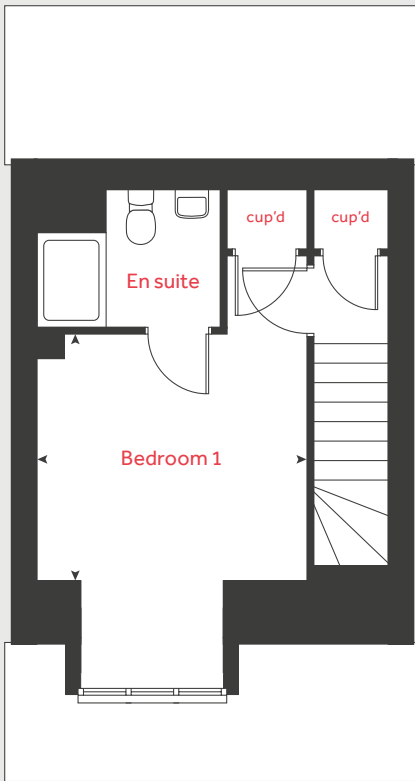
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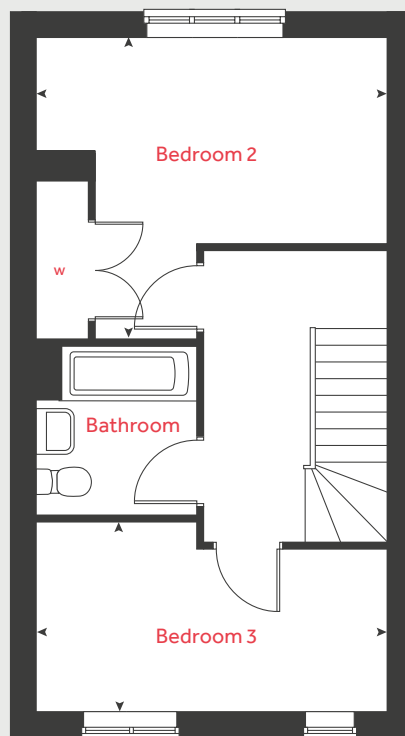
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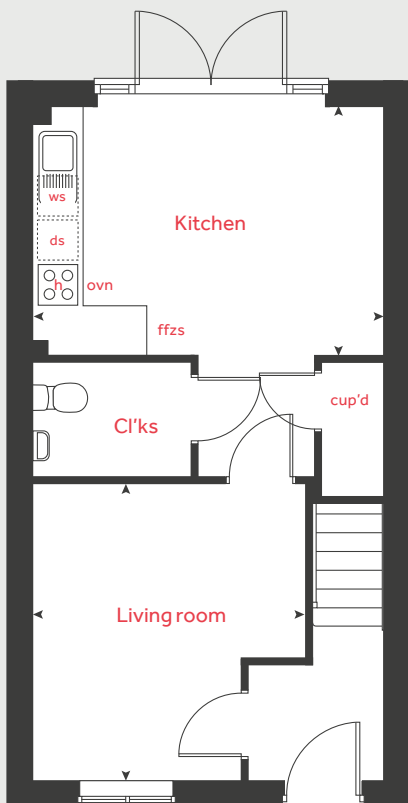
Second floor



First floor



Ground floor



The Tulip

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.45 x 3.16	14' 7" x 10' 4"
Living room	3.78 x 3.45	12' 5" x 11' 4"

First floor	metres	feet / inches
Bedroom 2	4.45 x 3.82	14' 7" x 12' 7"
Bedroom 3	4.45 x 2.41	14' 7" x 7' 4"

Second floor	metres	feet / inches
Bedroom 1	3.37 x 3.37	11' 1" x 11' 1"

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

The Tulip | Poppyfields |

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The Lily

3 bedroom home

Poppyfields

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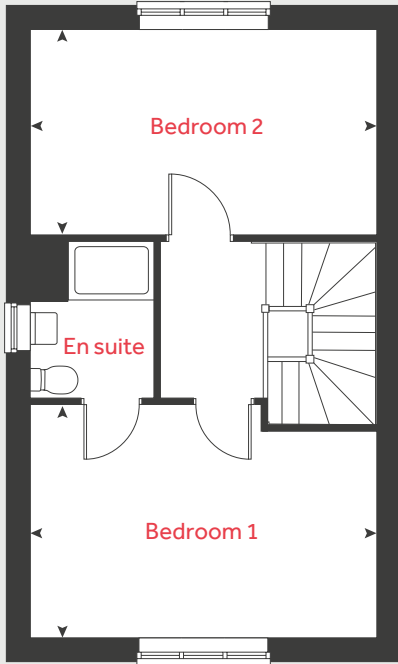
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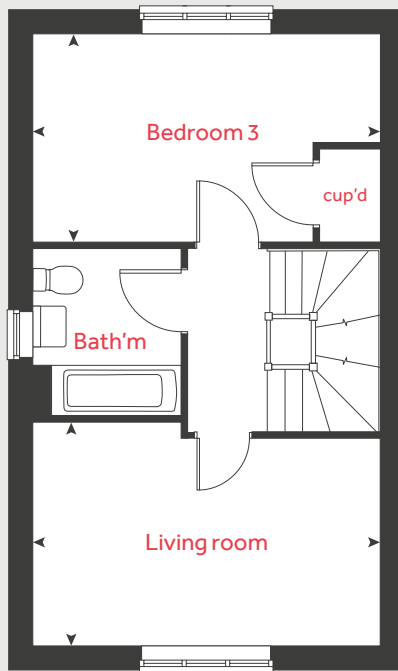
The Lily

3 bedroom home

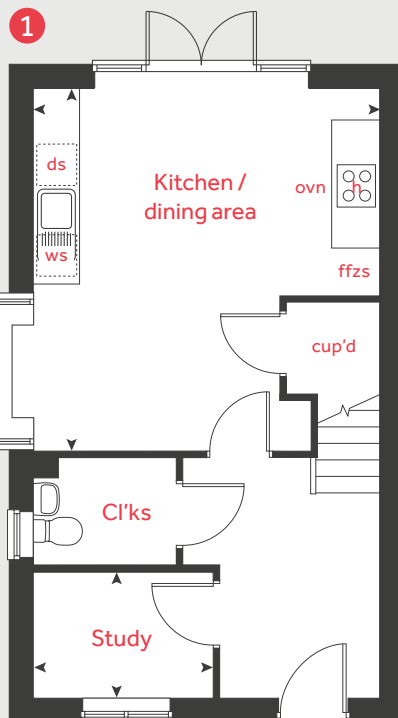
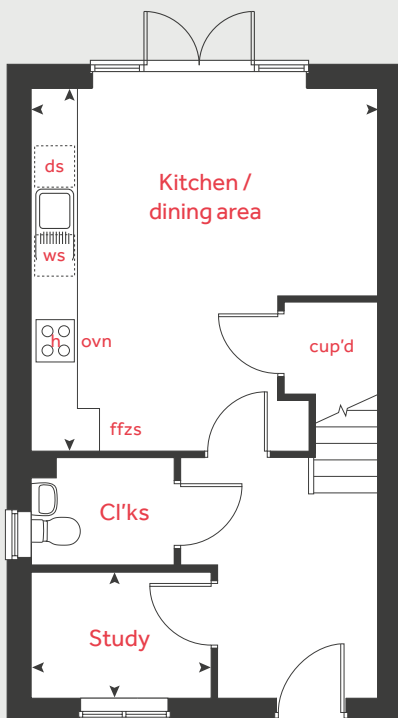
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.39	15' 7" x 14' 5"
Study	2.45 x 1.69	8' 0" x 5' 7"

First floor	metres	feet / inches
Living room	4.74 x 3.01	15' 7" x 9' 11"
Bedroom 3	4.74 x 2.81	15' 7" x 9' 3"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 3.15	15' 7" x 10' 4"
Bedroom 2	4.74 x 2.81	15' 7" x 9' 3"

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

The Poppy | Poppyfields |

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The Forget Me Not

3 bedroom home

Poppyfields

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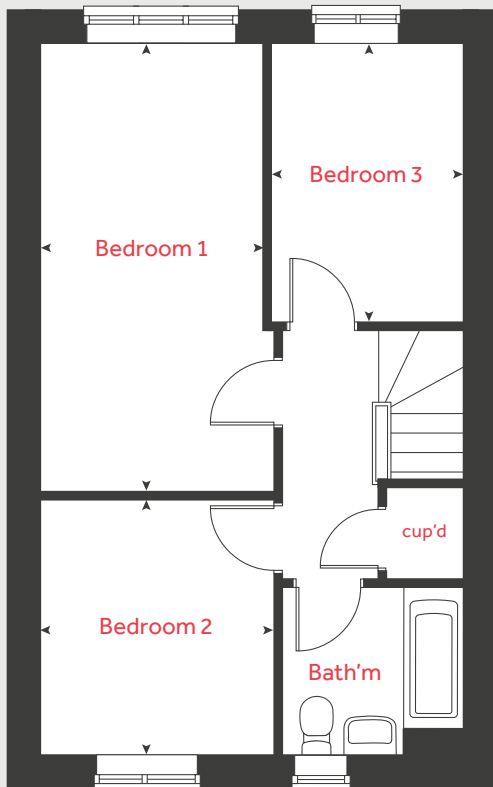
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The Forget Me Not

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.99 x 2.95	16' 4" x 9' 8"
Living room	3.97 x 3.74	13' 0" x 12' 3"

First floor	metres	feet / inches
Bedroom 1	5.31 x 2.61	17' 5" x 8' 7"
Bedroom 2	3.03 x 2.74	9' 11" x 8' 11"
Bedroom 3	3.30 x 2.40	10' 10" x 7' 10"

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

The Forget Me Not | Poppyfields |

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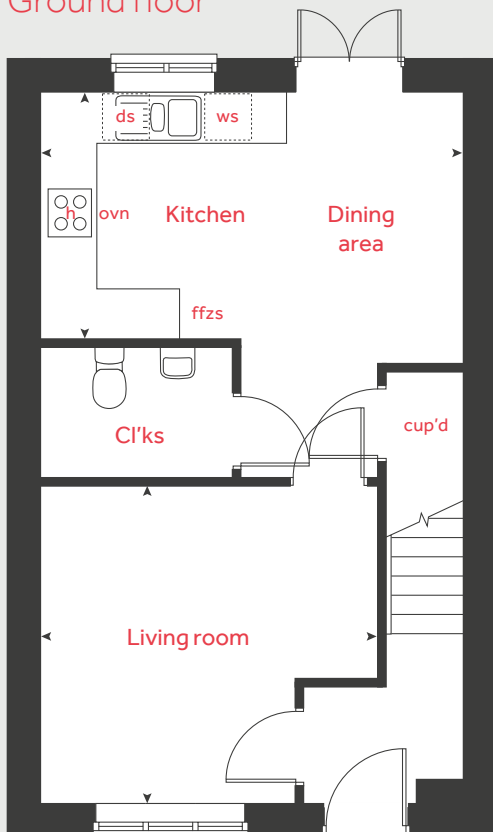
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Ground floor



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The Dahlia

4 bedroom home

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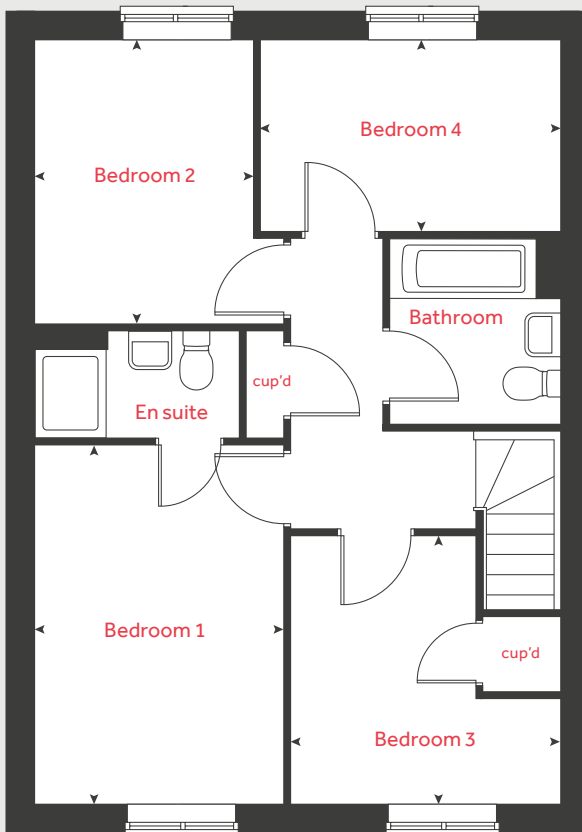
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The Dahlia

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.98 x 3.80	19' 7" x 12' 5"
Living room	4.84 x 3.24	15' 10" x 10' 7"

First floor

Bedroom 1	4.12 x 2.77	13' 6" x 9' 1"
Bedroom 2	3.21 x 2.41	10' 6" x 7' 10"
Bedroom 3	3.10 x 3.05	10' 2" x 10' 0"
Bedroom 4	3.46 x 2.15	11' 4" x 7' 0"

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

The Dahlia | Poppyfields |

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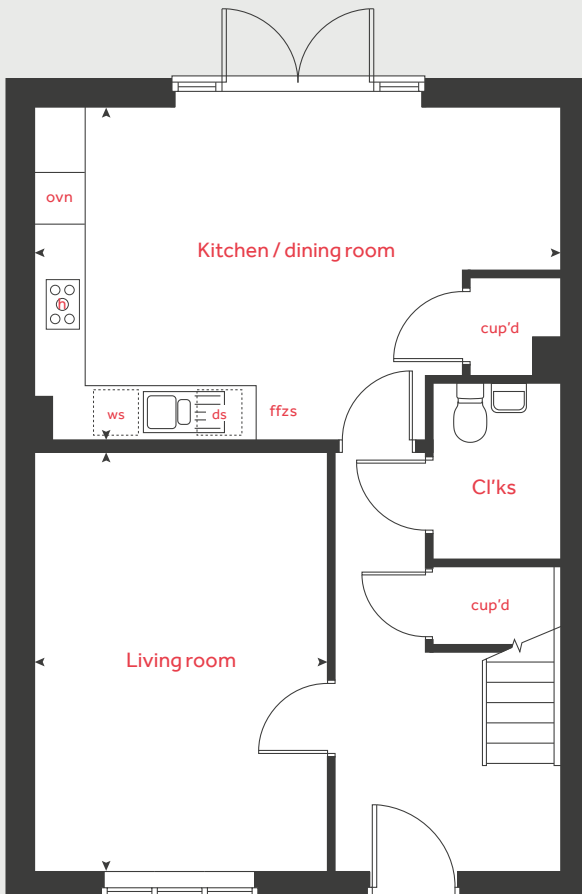
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Ground floor



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The Dahlia II

4 bedroom home

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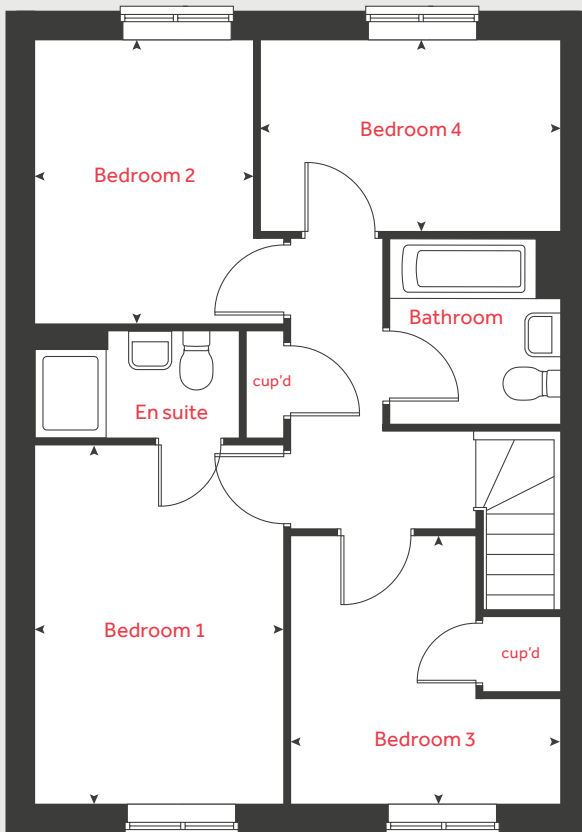
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The Dahlia II

4 bedroom home

First floor



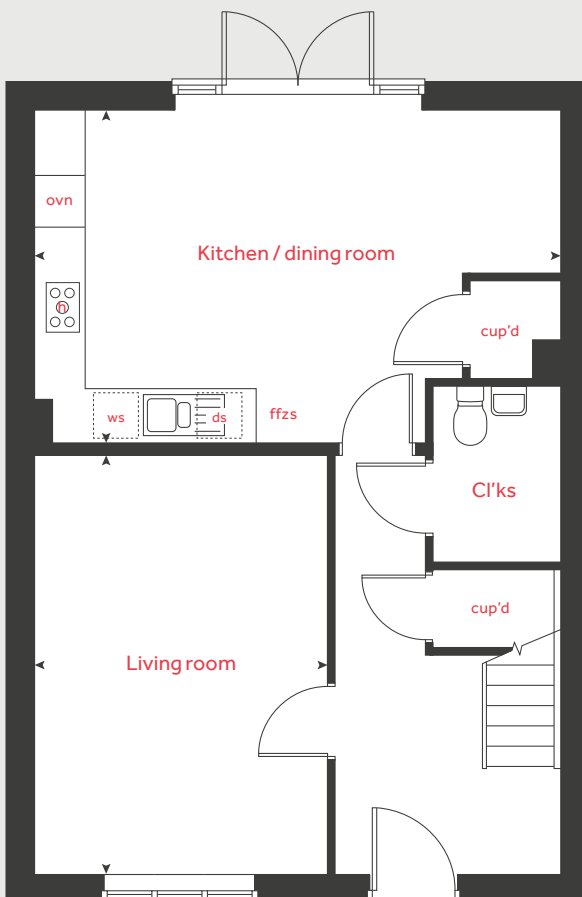
Ground floor	metres	feet / inches
Kitchen / dining area	5.98 x 3.80	19' 7" x 12' 5"
Living room	4.84 x 3.24	15' 10" x 10' 7"

First floor

Bedroom 1	4.12 x 2.77	13' 6" x 9' 1"
Bedroom 2	3.21 x 2.41	10' 6" x 7' 10"
Bedroom 3	3.10 x 3.05	10' 2" x 10' 0"
Bedroom 4	3.46 x 2.15	11' 4" 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



The Dahlia II | Poppyfields |

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The Lavender

4 bedroom home

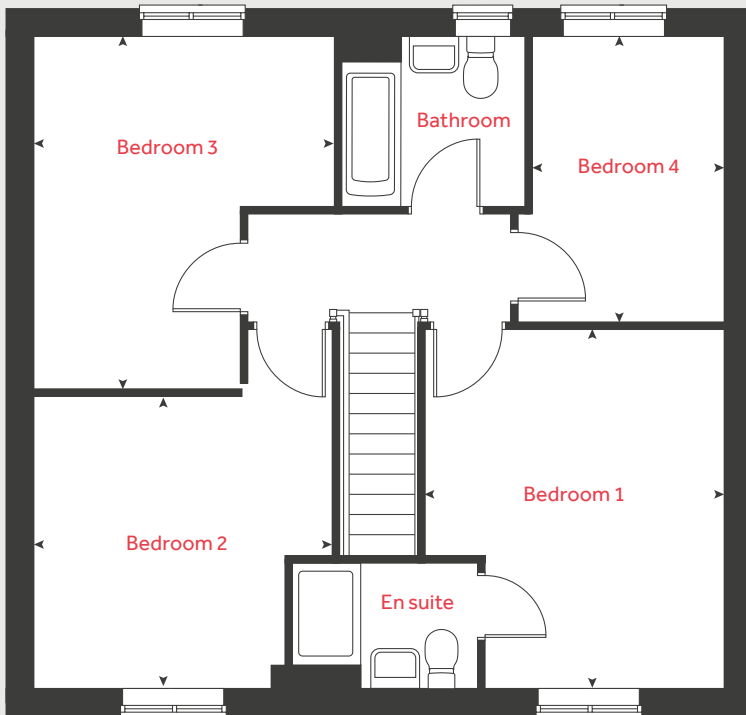
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First floor



The Lavender

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	8.01 x 3.18	26' 3" x 10' 5"
Living room	4.22 x 3.40	13' 10" x 11' 2"
Study	2.36 x 1.69	7' 9" x 5' 6"

First floor

Bedroom 1	4.19 x 3.44	13' 9" x 11' 3"
Bedroom 2	3.37 x 3.36	11' 0" x 11' 0"
Bedroom 3	4.08 x 3.40	13' 4" x 11' 1"
Bedroom 4	3.25 x 2.28	10' 8" x 7' 5"

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

The Lavender | Poppyfields |

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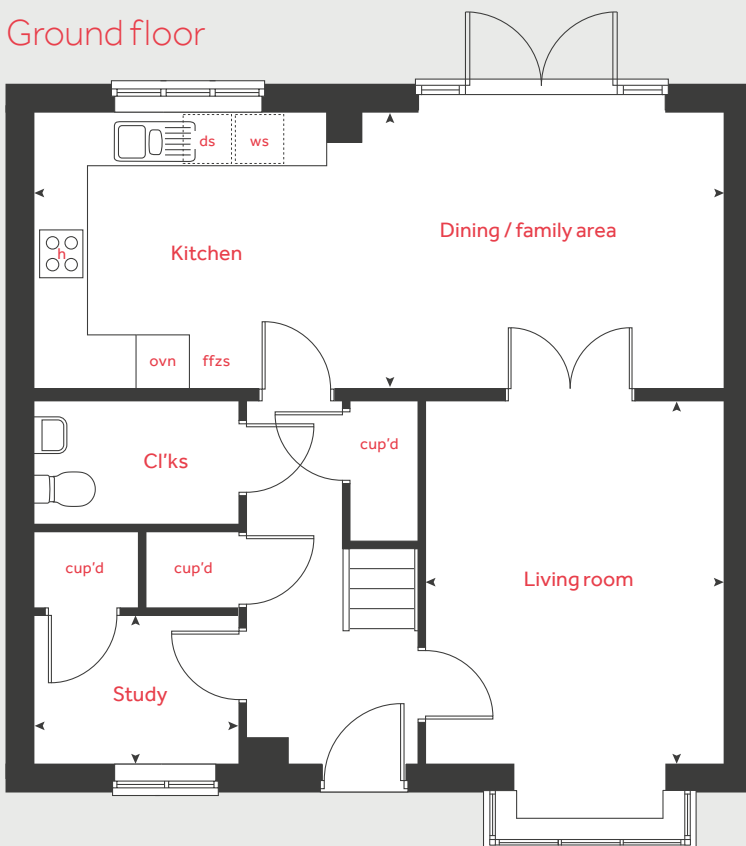
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Ground floor



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The Lupin

4 bedroom home

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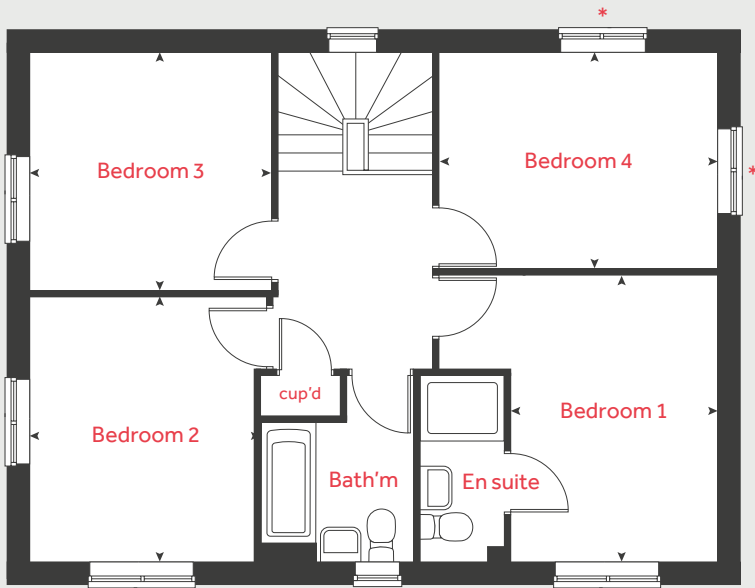
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The Lupin

4 bedroom home

First floor



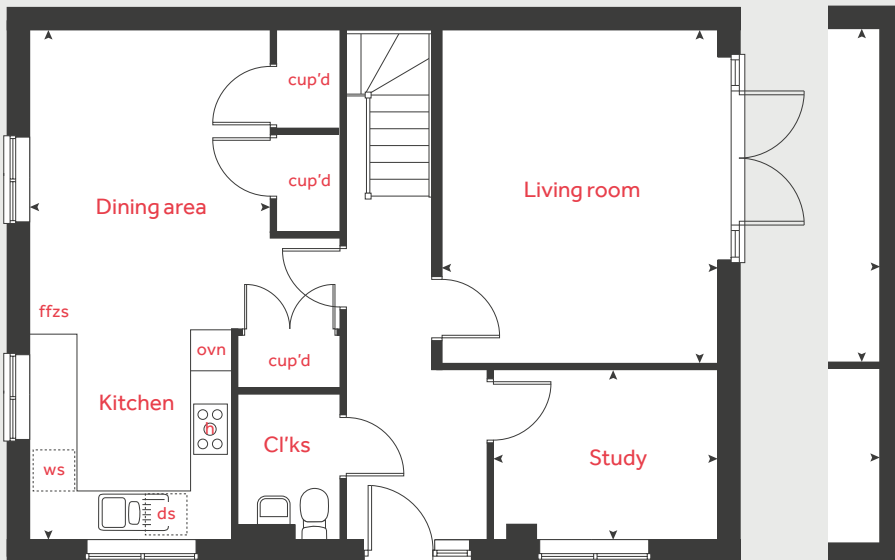
Ground floor	metres	feet / inches
Kitchen / dining area	6.99 x 3.27	22' 11" x 10' 9"
Living room	4.58 x 3.78	15' 0" x 12' 5"
Study	3.04 x 2.30	9' 11" x 7' 6"

First floor

Bedroom 1	3.90 x 2.79	12' 9" x 9' 2"
Bedroom 2	3.66 x 3.08	12' 0" x 10' 1"
Bedroom 3	3.30 x 3.21	10' 10" x 10' 6"
Bedroom 4	3.78 x 2.94	12' 5" x 9' 7"

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

Ground floor



The Lavender | Poppyfields |

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* Windows apply to selected plots only.
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1 Alternative layout applies to selected plots only.
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The Peony

5 bedroom home

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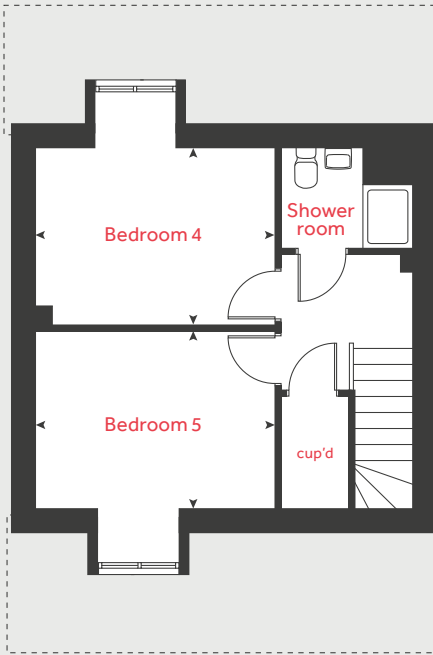
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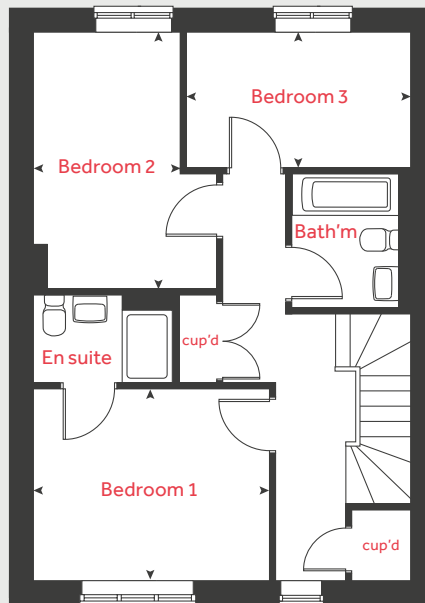
The Peony

5 bedroom home

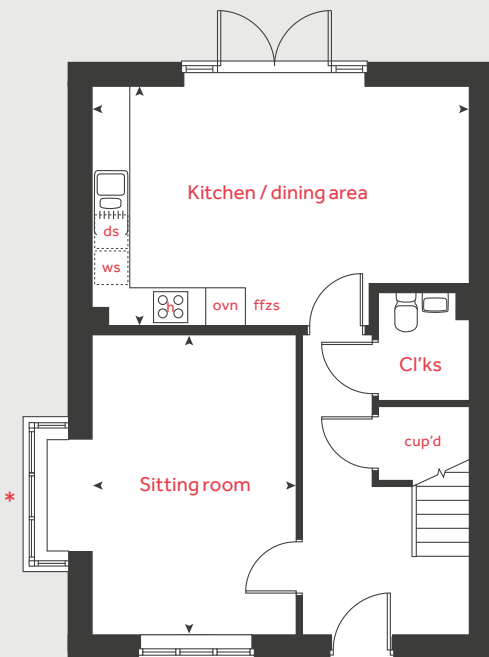
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.30 x 3.53	20' 8" x 11' 7"
Living room	4.04 x 3.85	13' 3" x 12' 8"

First floor	metres	feet / inches
Bedroom 1	3.70 x 3.09	12' 2" x 10' 2"
Bedroom 2	4.09 x 2.30	13' 5" x 7' 6"
Bedroom 3	3.57 x 2.14	11' 8" x 7' 0"

Second floor	metres	feet / inches
Bedroom 4	3.91 x 2.95	12' 10" x 9' 8"
Bedroom 5	2.62 x 2.31	8' 7" x 7' 7"

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

The Peony | Poppyfields |

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* Bay window applies to selected plots only. Please speak to our sales consultant for further details.

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The Azalea

5 bedroom home

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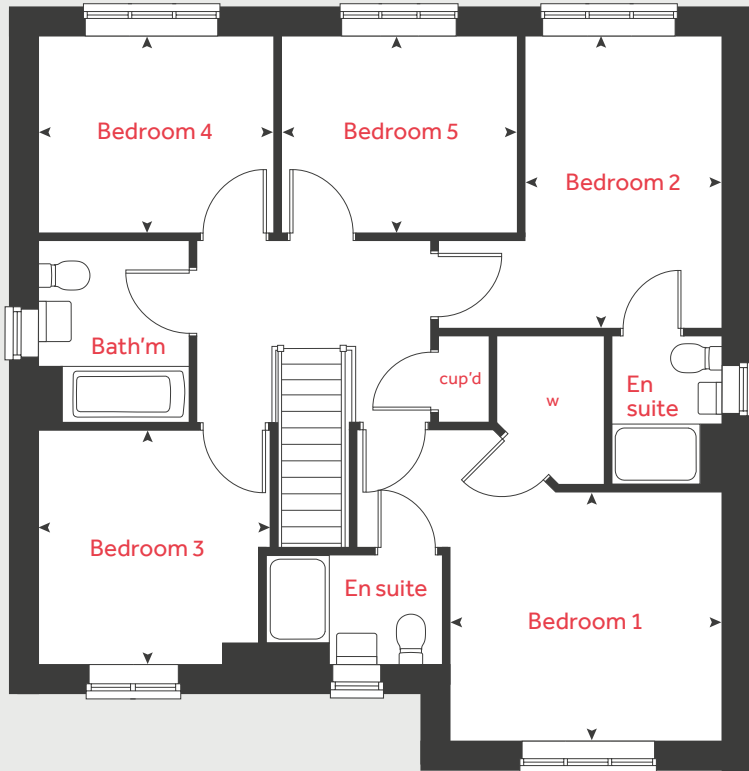
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The Azalea

5 bedroom home

First floor



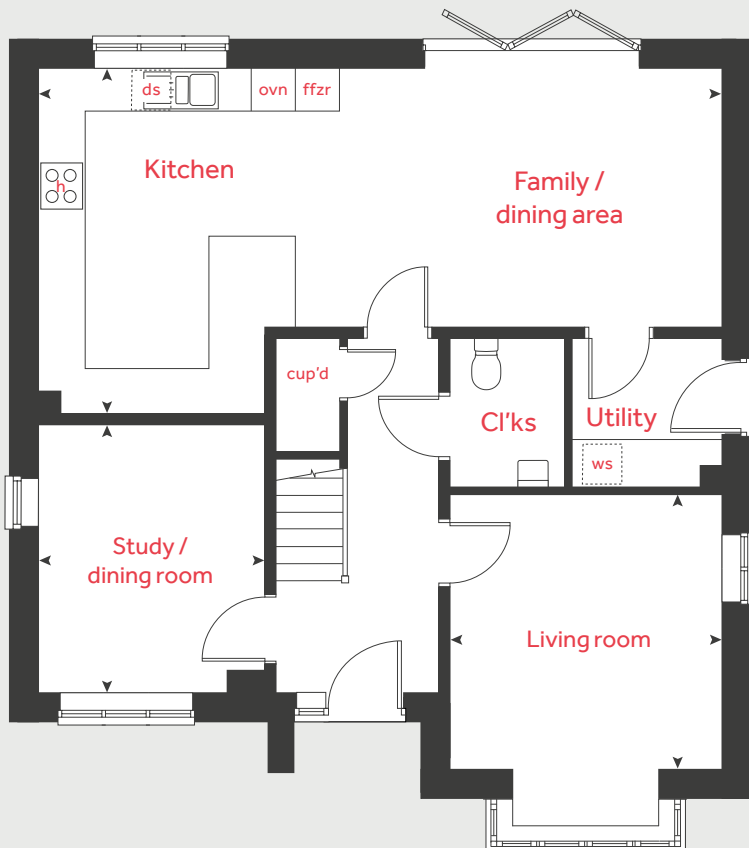
Ground floor	metres	feet / inches
Kitchen / family / dining	9.13 x 4.62	29' 11" x 15' 2"
Living room	3.65 x 3.63	12' 0" x 11' 11"
Study / dining room	3.57 x 3.03	11' 9" x 9' 11"

First floor

Bedroom 1	3.62 x 3.34	11' 10" x 11' 0"
Bedroom 2	3.83 x 2.64	12' 7" x 8' 8"
Bedroom 3	3.15 x 3.08	10' 4" x 10' 1"
Bedroom 4	3.13 x 2.55	10' 3" x 8' 4"
Bedroom 5	3.14 x 2.55	10' 4" x 8' 4"

h	hob	cup'd	cupboard
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	w	wardrobe
dw	dishwasher	< >	measuring points
ws	washing machine space		

Ground floor



The Azalea | Poppyfields |

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The Ivy

5 bedroom home

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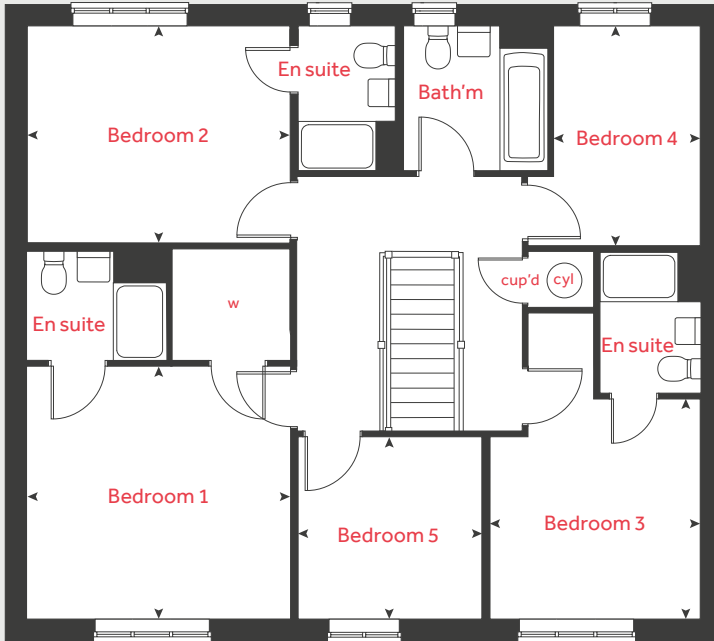
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The Ivy

5 bedroom home

First floor



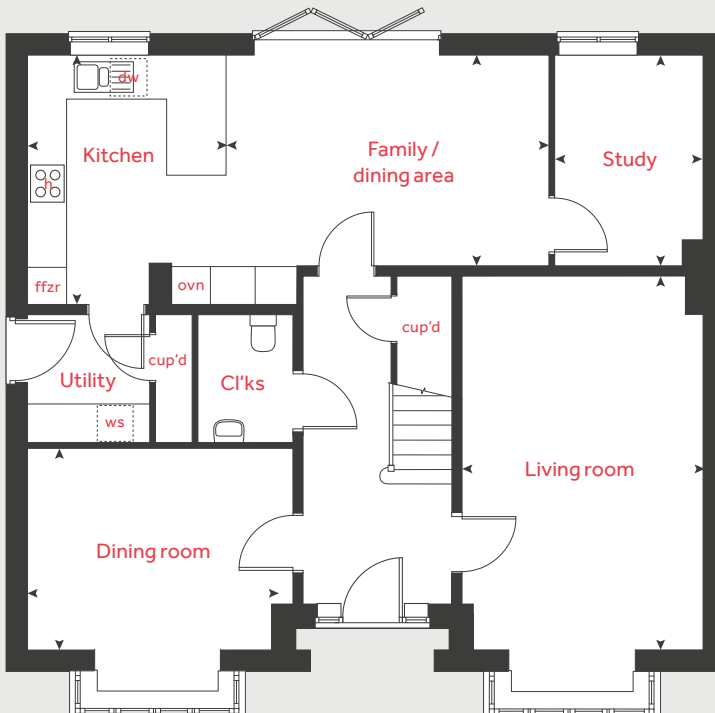
Ground floor	metres	feet / inches
Kitchen	3.82 x 3.01	12' 6" x 9' 11"
Living room	5.76 x 3.68	18' 11" x 12' 1"
Family / dining area	5.09 x 3.22	16' 8" x 10' 7"
Dining room	4.09 x 3.07	13' 5" x 10' 1"
Study	3.22 x 2.22	10' 7" x 7' 3"

First floor

Bedroom 1	4.05 x 3.89	13' 3" x 12' 9"
Bedroom 2	4.05 x 3.31	13' 3" x 10' 10"
Bedroom 3	3.37 x 3.19	11' 1" x 10' 6"
Bedroom 4	3.38 x 2.20	11' 1" x 7' 3"
Bedroom 5	2.90 x 2.80	9' 6" x 9' 2"

h	hob	cup'd	cupboard
ovn	oven	w	wardrobe
ffzr	fridge freezer	cyl	hot water cylinder
dw	dishwasher	< >	measuring points
ws	washing machine space		

Ground floor



The Ivy | Poppyfields |

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Specification

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Wellingborough

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 Snowdrop
- The Sweetpea
- The Daisy
- 3 bedroom**
- The Poppy
- The Poppy II
- The Bluebell
- The Sunflower
- The Sunflower II
- The Tulip
- The Lily
- The Forget Me Not
- 4 bedroom**
- The Dahlia
- The Dahlia II
- The Lavender
- The Lupin
- 5 bedroom**
- The Peony
- The Azalea
- The Ivy

Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■						
Stainless steel sink and a half, drainer with chrome mixer tap												■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for 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				■	■										■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood	■	■	■	■	■	■	■	■	■	■	■						
Indesit hob (60 cm) with Indesit built-in single high-level oven, with stainless steel splashback and stainless steel chimney hood															■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitaryware suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Thermostatic shower within glass enclosure in en suite	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment to bath		■															
Thermostatic shower over bath with glazed screen		■															
Choice of standard Saloni wall tiling (splashback, half-height over bath and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Bedrooms

En suite to bedroom 1	■		■	■	■	■	■	■	■	■	■	■	■	■			
En suite to bedroom 2															■	■	■
Ensuite to bedroom 3																	■

■ Fitted as standard - included in the property
 * Subject to stage of construction and the range of choice available.
 Please see a sales consultant for details.

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.

Doors and Windows

Front door with multi-point security locking system, viewer and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ladder-style internal doors either pre-finished or primed	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed powder-coated aluminium bi-fold doors															■	■	■
Paving outside door/s to the garden		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

General

White painted walls & ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Smoke detectors	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Landscaped front garden	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Master telephone socket (to ground floor)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Combi-boiler with heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■	■	■						
System boiler and separate hot water cylinder, with wall mounted heating control and room thermostat(s)												■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary porch light to front door and wiring only to the rear door (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke or heat detectors with battery back-up	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■											■	■	■	■	■	■
Landscaped front garden (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

- 2 bedroom**
- The Snowdrop
- The Sweetpea
- The Daisy
- 3 bedroom**
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- The Lily
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- The Dahlia
- The Dahlia II
- The Lavender
- The Lupin
- 5 bedroom**
- The Peony
- The Azalea
- The Ivy