

# King James' Park

Newmarket



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## Development plan

King James' Park

Newmarket CB8 7XL | 01638 438202

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# King James' Park

## Newmarket



This plan 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. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.



## Specification

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# King James' Park

## Newmarket

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	3 bedroom	4 bedroom
Symphony Koncept 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 hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood			■	■	■
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■
White batten holder			■	■	■
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 Tempo sanitaryware			■	■	■
Ideal Standard close coupled WC to cloakroom			■	■	■
Just Trays shower tray with glass enclosure in en suite			■		
Handheld hair wash attachment in bathroom			■		
Shower with glass screen over the bath				■	
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath^, and full-height to shower cubicle)			■	■	■
White batten light holder			■	■	■

## Kitchen

■ Symphony Koncept 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 hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood
■ Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood
■ White batten holder
■ 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 Tempo sanitaryware	■
Ideal Standard close coupled WC to cloakroom	■
Just Trays shower tray with glass enclosure in en suite	■
Handheld hair wash attachment in bathroom	■
Shower with glass screen over the bath	
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath^, and full-height to shower cubicle)	■
White batten light holder	■



## 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 Satin finish handles	■	■	■	■	■	■	■
Paving outside French doors and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

## General

Electric vehicle charging point	▪	▪	▪	▪	▪	▪	▪
Photovoltaic (PV) solar panels	▪	▪	▪	▪	▪	▪	▪
Waste water heat recovery system	▪	▪	▪	▪	▪	▪	▪
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)	▪	▪	▪	▪	▪	▪	▪
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)	▪	▪	▪	▪	▪	▪	▪
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	▪	▪	▪	▪	▪	▪	▪

- Fitted as standard - included in the property

\* Subject to stage of construction

Subject to stage of construction.



## The Foxglove

2 bedroom home

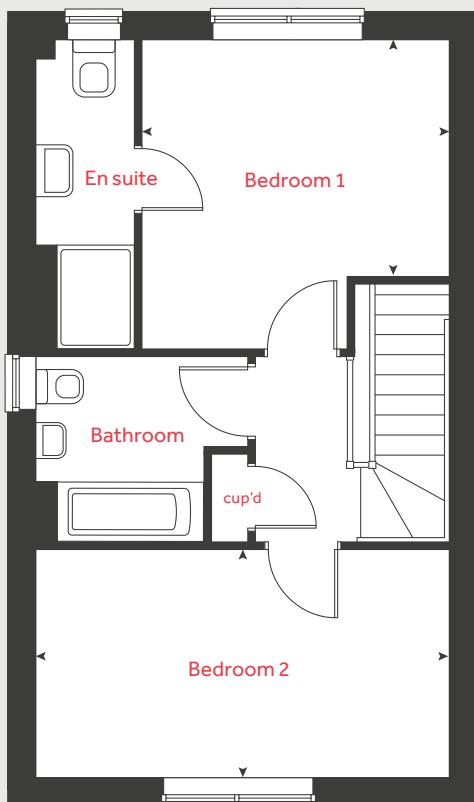
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## First floor



# The Foxglove

2 bedroom home

## Ground floor

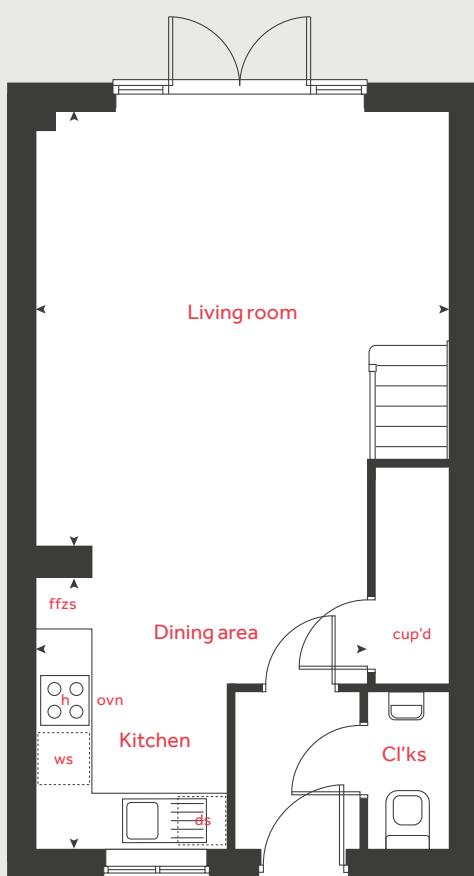
Kitchen / dining area	10' 2" x 9' 7"
3.10m x 2.95m	
Living room	17' 4" x 15' 8"
5.28m x 4.79m	

## First floor

Bedroom 1	11' 7" x 9' 8"
3.57m x 3.00m	
Bedroom 2	14' 7" x 8' 5"
4.74m x 2.58m	

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

## Ground floor



### The Foxglove | King James' Park

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## The Cartwright

2 bedroom home

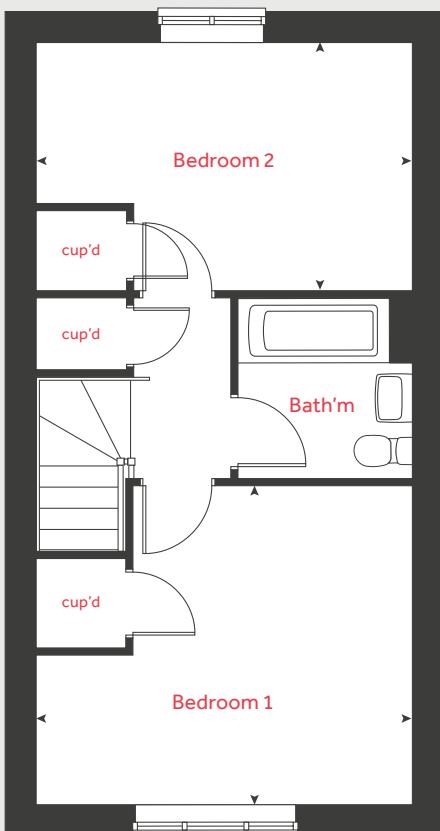
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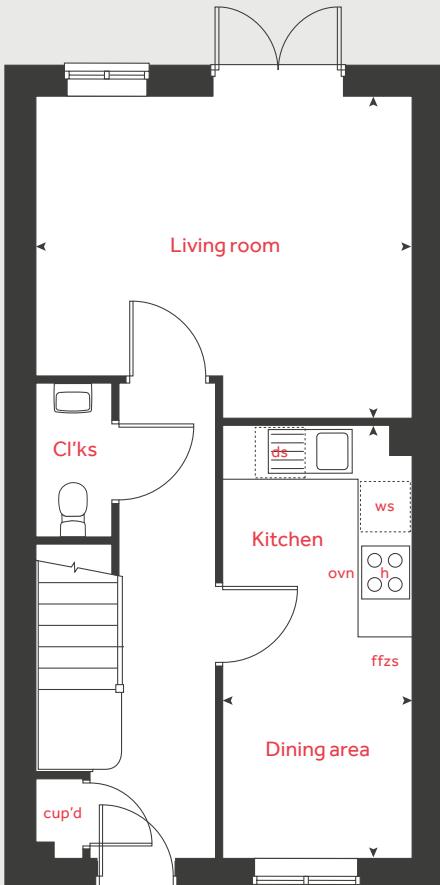
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## First floor



## Ground floor



# The Cartwright

2 bedroom home

## Ground floor

### Kitchen / dining area

4.82m x 2.13m 15' 10" x 7' 0"

### Living room

4.20m x 3.58m 13' 9" x 11' 9"

## First floor

### Bedroom 1

4.20m x 3.58m 13' 9" x 11' 9"

### Bedroom 2

4.20m x 2.80m 13' 9" x 9' 2"

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

## The Cartwright | King James' Park

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## The Poppy

3 bedroom home

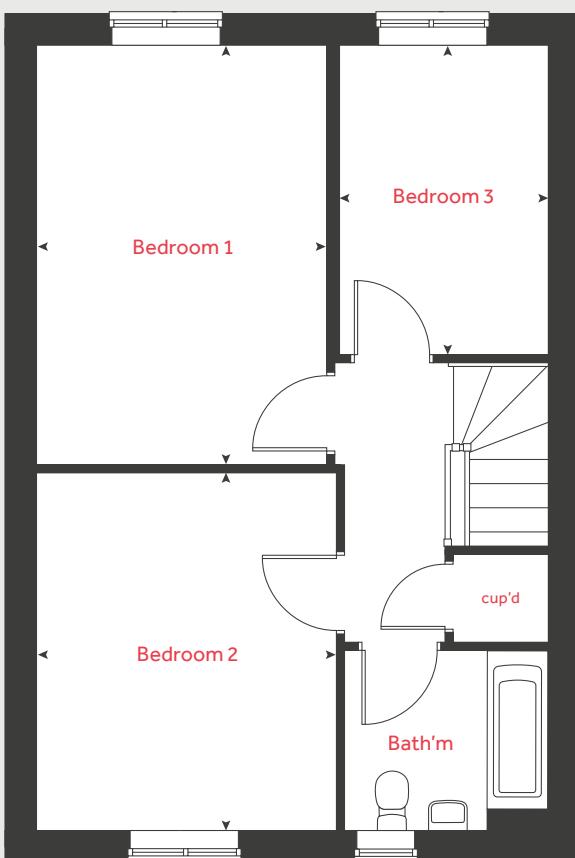
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## First floor



# The Poppy

3 bedroom home

## Ground floor

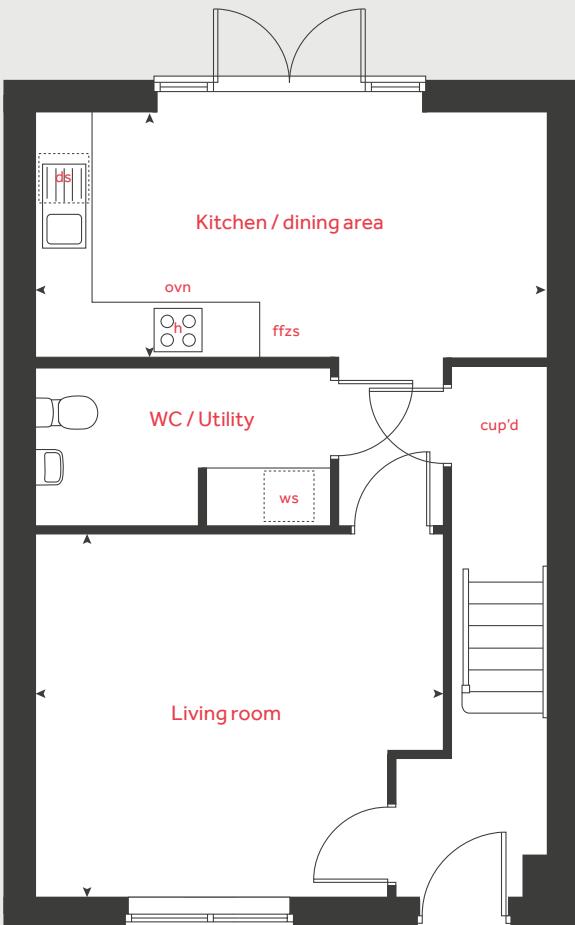
Kitchen / dining area	5.59m x 2.65m	18' 3" x 8' 7"
Living room	4.46m x 3.90m	14' 6" x 12' 8"

## First floor

Bedroom 1	4.50m x 3.20m	14' 8" x 10' 5"
Bedroom 2	3.86m x 2.28m	12' 7" x 7' 5"
Bedroom 3	3.34m x 2.28m	10' 11" x 7' 5"

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

## Ground floor



## The Poppy | King James' Park

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## The Sunflower

3 bedroom home

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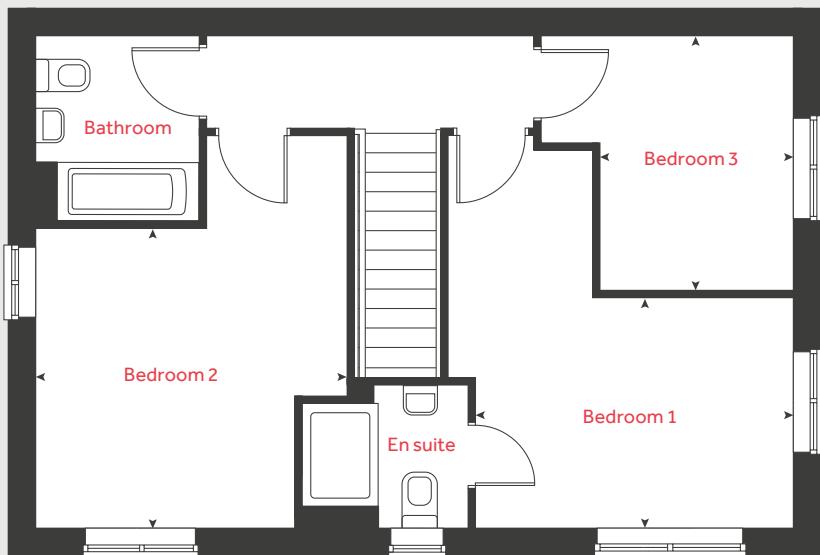
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# The Sunflower

First floor



3 bedroom home

## Ground floor

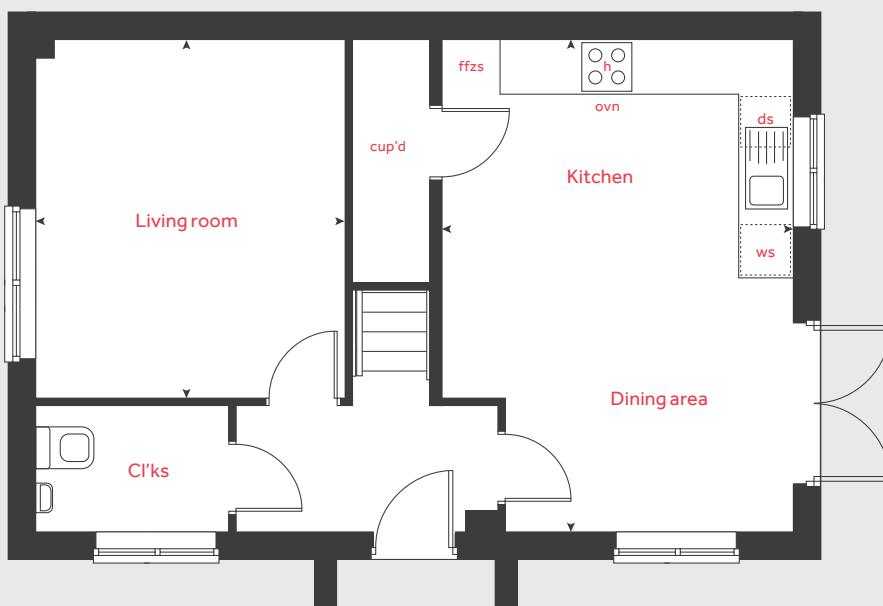
Kitchen / dining area	5.76m x 4.00m	18' 9" x 13' 1"
Living room	4.10m x 3.67m	13' 5" x 12' 0"

## First floor

Bedroom 1	3.77m x 2.70m	12' 4" x 8' 9"
Bedroom 2	3.46m x 3.04m	11' 4" x 9' 10"
Bedroom 3	2.92m x 2.28m	9' 6" x 7' 5"

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

Ground floor



## The Sunflower | King James' Park

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## The Elmslie

3 bedroom home

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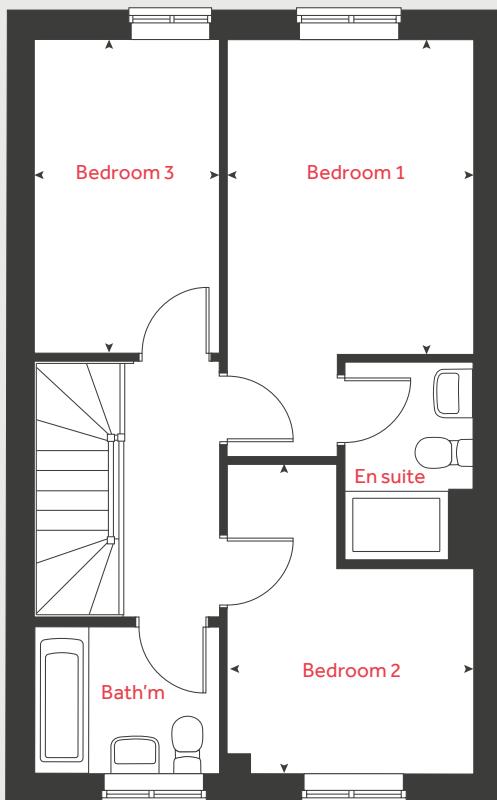
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# The Elmslie

First floor



3 bedroom home

## Ground floor

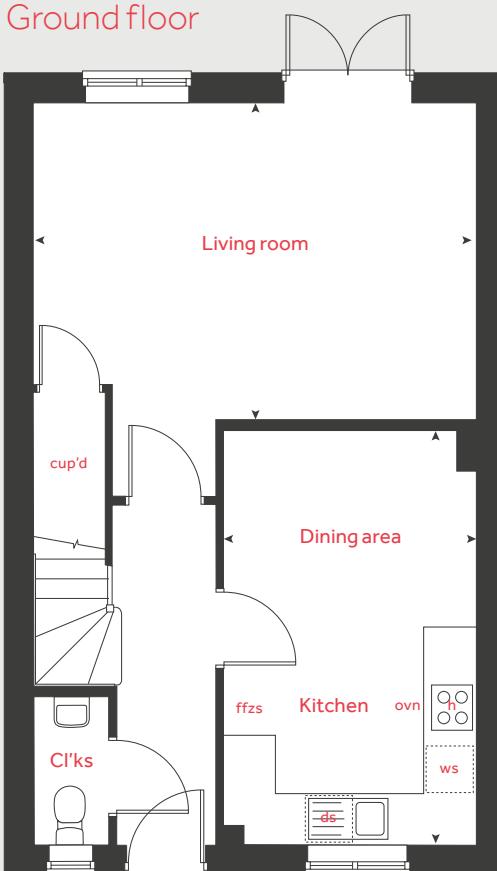
**Kitchen / dining area**  
4.78m x 2.91m 15' 8" x 9' 6"  
**Living room**  
5.09m x 3.63m 16' 9" x 11' 11"

## First floor

**Bedroom 1**  
3.66m x 2.86m 12' 0" x 9' 4"  
**Bedroom 2**  
3.60m x 2.88m 11' 8" x 9' 4"  
**Bedroom 3**  
3.65m x 2.15m 12' 0" x 7' 1"

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

Ground floor



## The Elmslie | King James' Park |

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## The Becket

3 bedroom home

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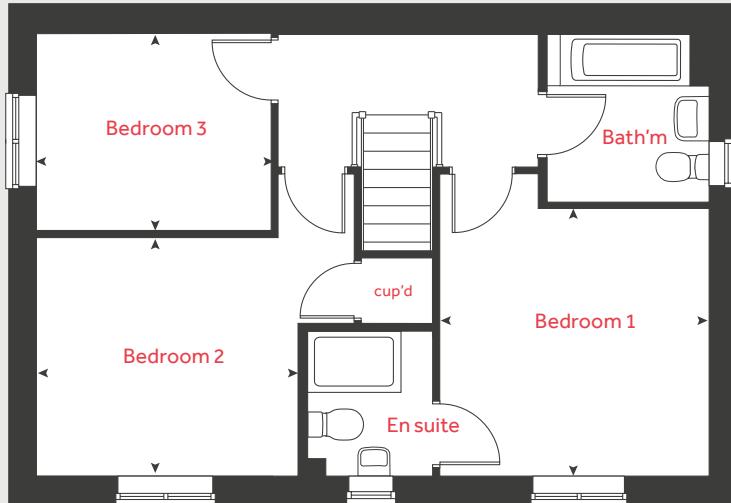
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# The Becket

3 bedroom home

## First floor



### Ground floor

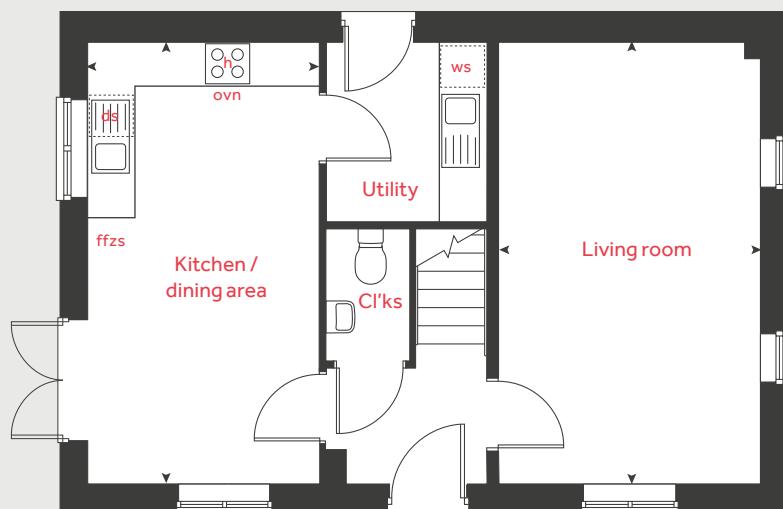
Kitchen / dining area	18' 4" x 9' 6"
5.59m x 2.90m	
Living room	18' 4" x 10' 11"
5.59m x 3.33m	

### First floor

Bedroom 1	11' 3" x 10' 10"
3.45m x 3.33m	
Bedroom 2	11' 2" x 9' 7"
3.44m x 2.95m	
Bedroom 3	9' 10" x 8' 5"
2.99m x 2.56m	

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

## Ground floor



### The Becket | King James' Park |

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## The Aldridge

4 bedroom home

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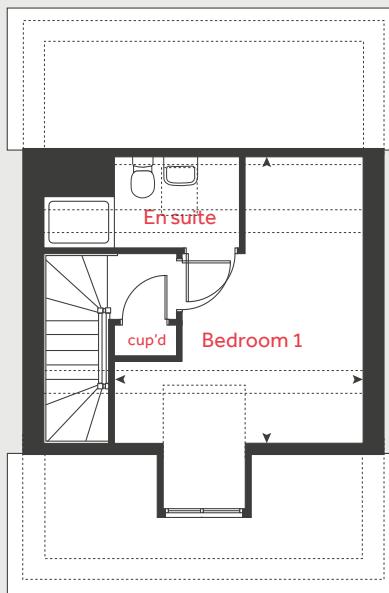
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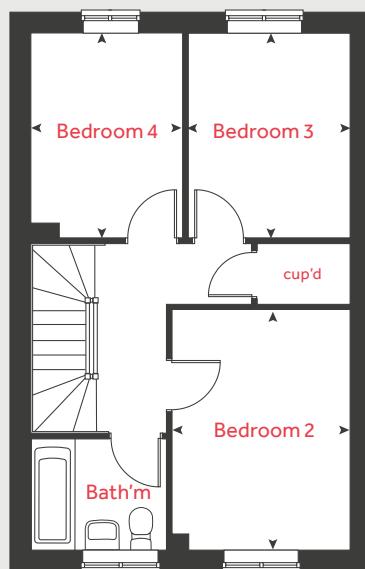
# The Aldridge

4 bedroom home

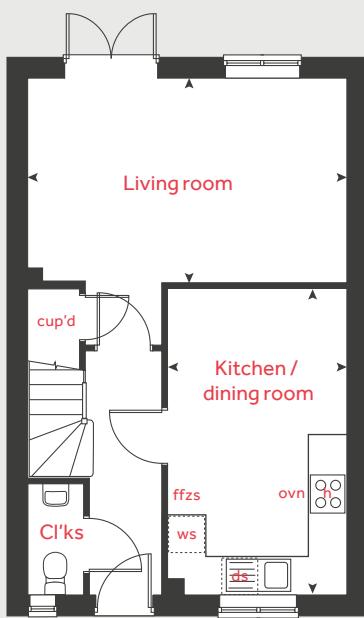
Second floor



First floor



Ground floor



## Ground floor

Kitchen / dining area

4.76m x 2.79m 15' 7" x 9' 1"

Living room

4.98m x 3.21m 16' 4" x 10' 6"

## First floor

Bedroom 2

3.74m x 2.77m 12' 3" x 9' 1"

Bedroom 3

3.19m x 2.53m 10' 5" x 8' 3"

Bedroom 4

3.19m x 2.37m 10' 5" x 7' 9"

## Second floor

Bedroom 1

4.43m x 3.87 14' 5" x 12' 7"

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

## The Aldridge | King James' Park |

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## The Lavender

4 bedroom home

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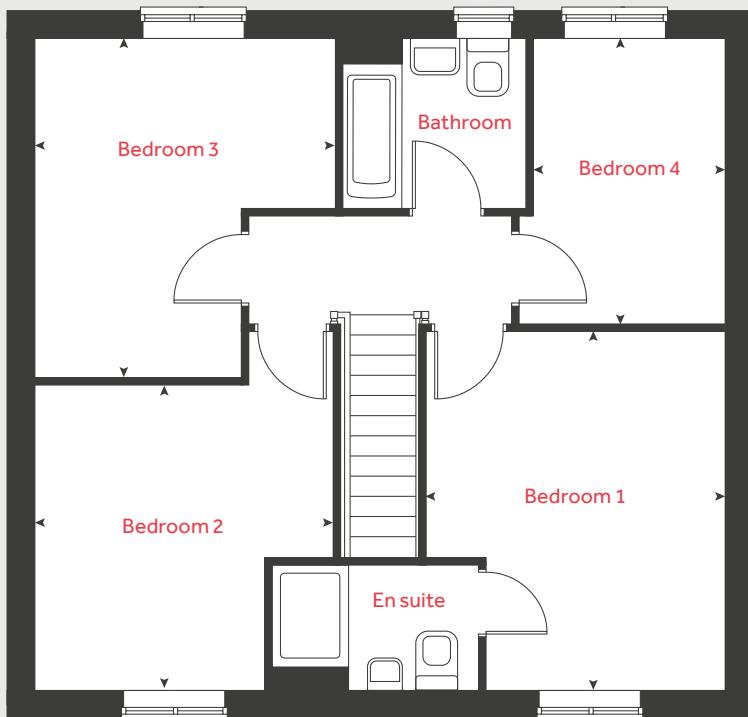
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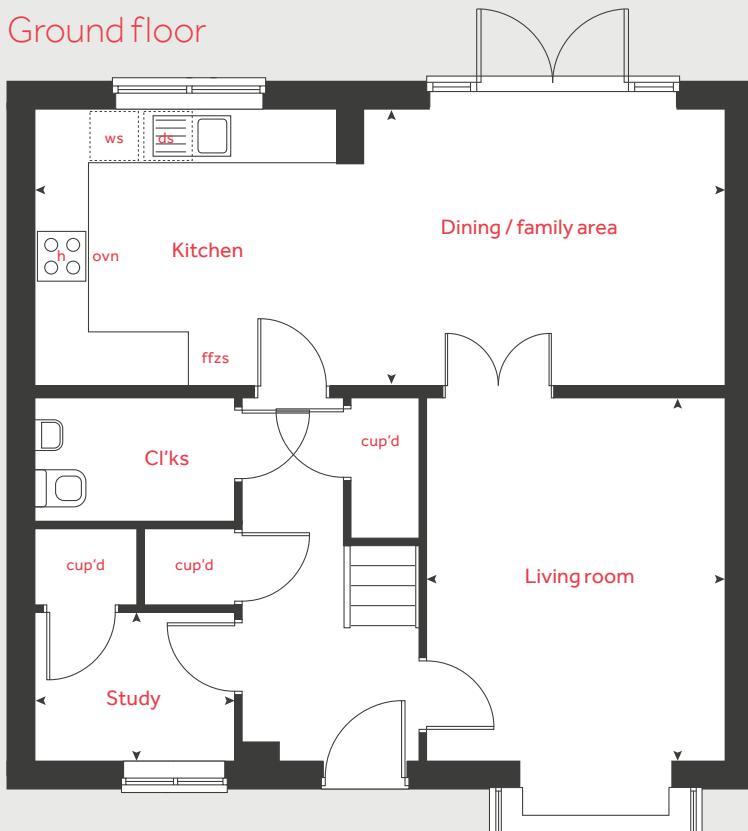
# The Lavender

4 bedroom home

First floor



Ground floor



## Ground floor

Kitchen / dining / family area	26' 2" x 10' 5"
8.00m x 3.20m	
Living room	13' 9" x 11' 2"
4.24m x 3.41m	
Study	7' 4" x 5' 7"
2.27m x 1.70m	

## First floor

Bedroom 1	13' 6" x 11' 3"
4.16m x 3.45m	
Bedroom 2	11' 4" x 11' 1"
3.50m x 3.38m	
Bedroom 3	13' 1" x 11' 3"
3.99m x 3.44m	
Bedroom 4	10' 9" x 7' 2"
3.31m x 2.18m	

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

## The Lavender | King James' Park |

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## The Knightley

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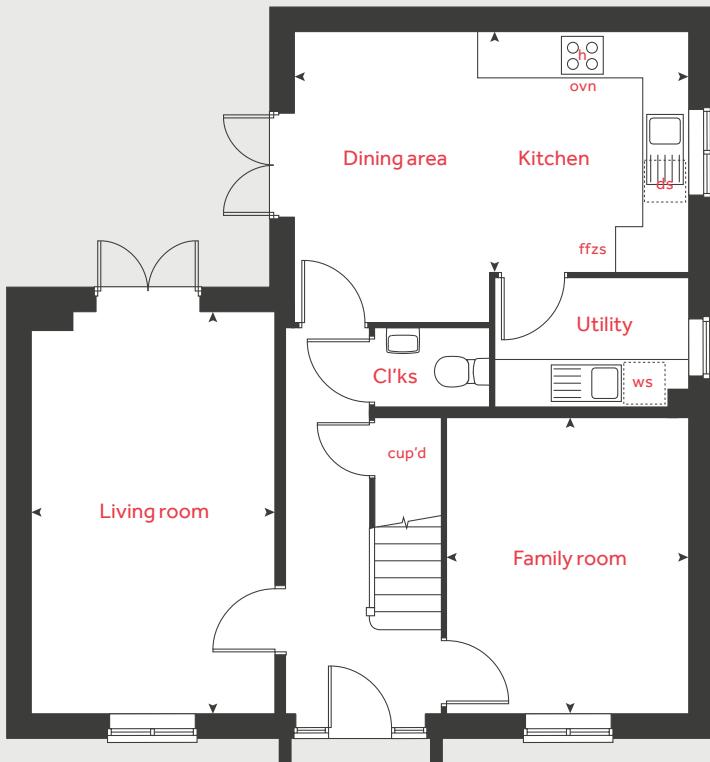
# The Knightley

4 bedroom home

First floor



Ground floor



## Ground floor

Kitchen / dining area	5.25m x 3.20m	17' 2" x 10' 5"
Living room	5.36m x 3.22m	17' 7" x 10' 7"
Family room	3.93m x 3.21m	12' 10" x 10' 5"

## First floor

Bedroom 1	3.20m x 2.98m	10' 6" x 9' 10"
Bedroom 2	3.58m x 3.21m	10' 7" x 11' 9"
Bedroom 3	3.17m x 3.01m	10' 5" x 9' 11"
Bedroom 4	3.52m x 2.15m	11' 7" x 7' 1"

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

## The Knightley | King James' Park |

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## The Pembroke

4 bedroom home

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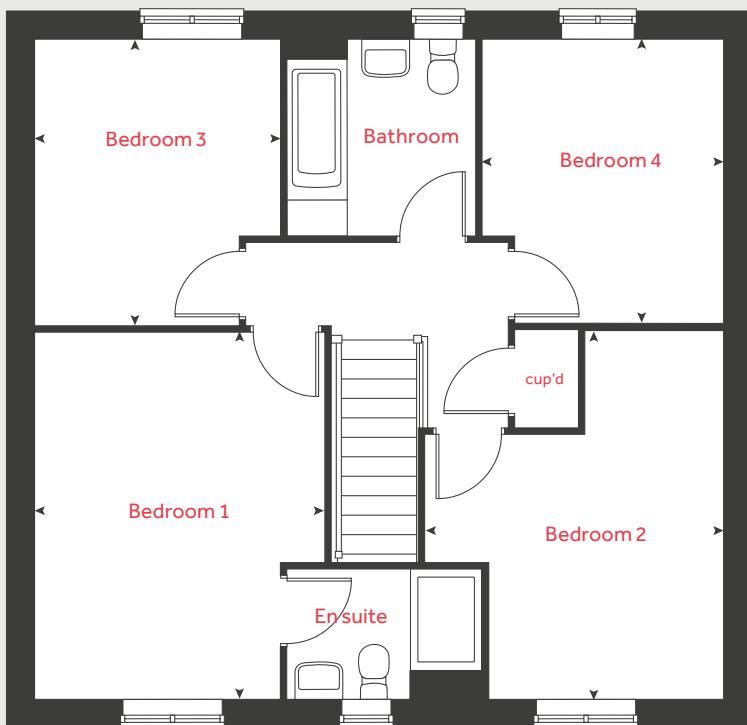
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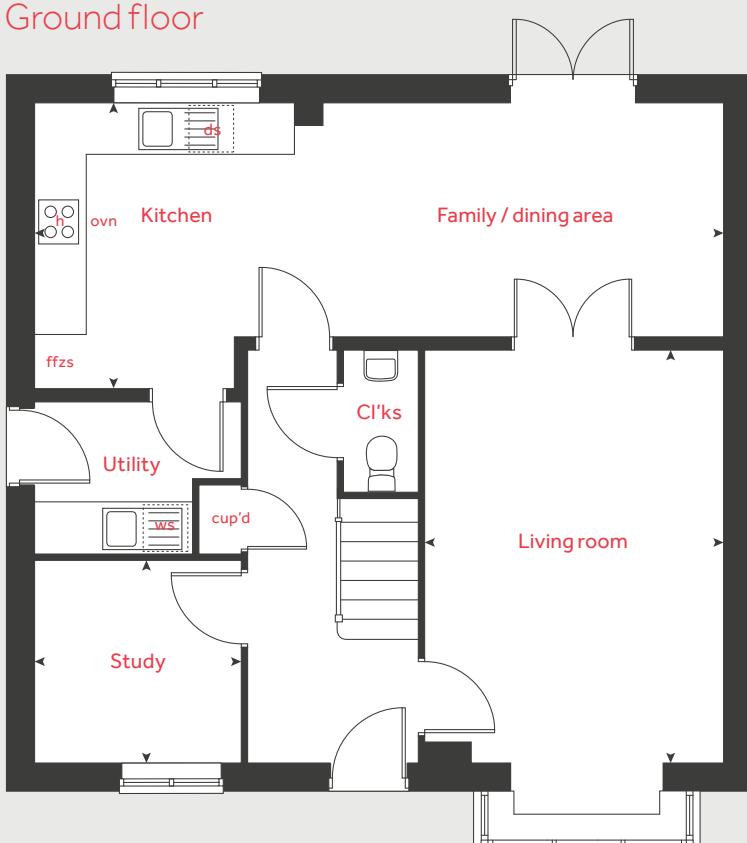
# The Pembroke

4 bedroom home

## First floor



## Ground floor



### Ground floor

Kitchen / family / dining area	8.07m x 3.36m	26' 6" x 11' 0"
Living room	4.83m x 3.48m	15' 10" x 11' 5"
Study	2.40m x 2.35m	7' 11" x 7' 9"

### First floor

Bedroom 1	4.29m x 3.38m	14' 1" x 11' 1"
Bedroom 2	4.31m x 3.49m	14' 1" x 11' 5"
Bedroom 3	3.35m x 2.87m	11' 0" x 9' 5"
Bedroom 4	3.32m x 2.81m	10' 11" x 9' 3"

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

### The Pembroke | King James' Park |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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