

# 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



## 4 bedroom homes

- The Knightley
- The Pembroke
- The Aldridge
- The Lavender

## 3 bedroom homes

- The Becket
- The Elmslie
- The Poppy
- The Sunflower

## 2 bedroom homes

- The Foxglove
- The Cartwright

## Pre-sold homes

- 1 and 2 bedroom apartments
- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

v visitor space

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 The Foxglove The Cartwright				3 bedroom The Poppy The Sunflower The Elmslie The Becket				4 bedroom The Aldridge The Lavender The Knightley The Pembroke			
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 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)		2 bedroom The Foxglove The Cartwright				3 bedroom The Poppy The Sunflower The Elmslie The Becket				4 bedroom The Aldridge The Lavender The Knightley The Pembroke			
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		2 bedroom The Foxglove The Cartwright				3 bedroom The Poppy The Sunflower The Elmslie The Becket				4 bedroom The Aldridge The Lavender The Knightley The Pembroke			
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  
^ Full height tiling over bath to The Cartwright only



# The Foxglove

2 bedroom home

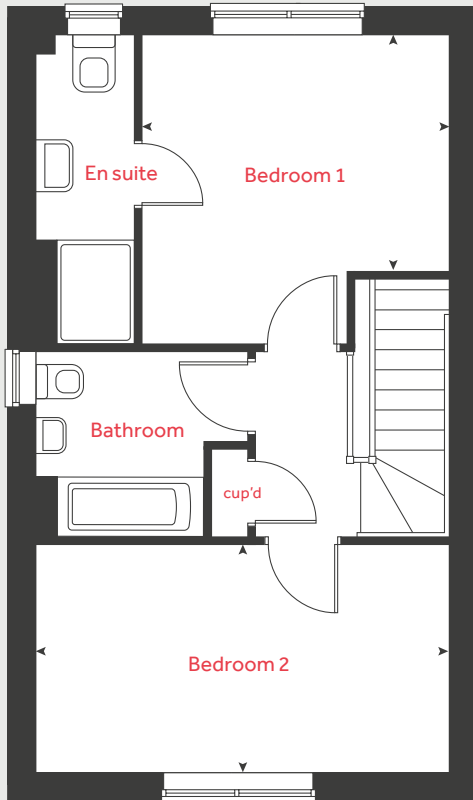
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## First floor



# The Foxglove

## 2 bedroom home

### Ground floor

Kitchen / dining area  
3.10m x 2.95m 10' 2" x 9' 7"

Living room  
5.28m x 4.79m 17' 4" x 15' 8"

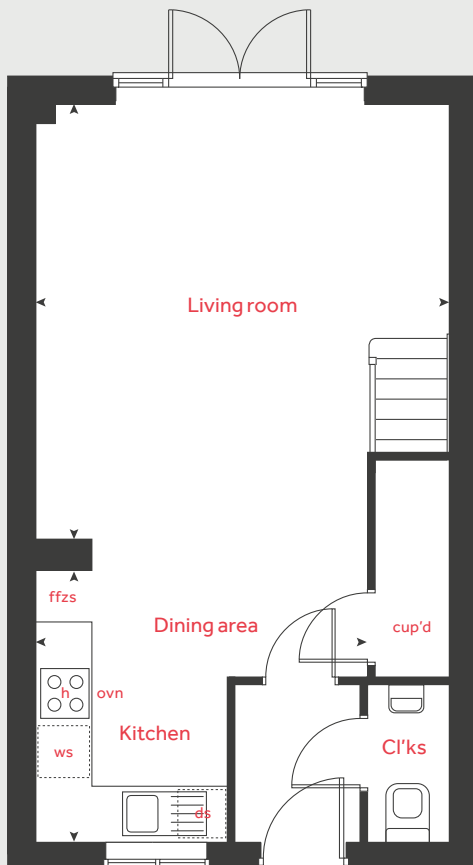
### First floor

Bedroom 1  
3.57m x 3.00m 11' 7" x 9' 8"

Bedroom 2  
4.74m x 2.58m 14' 7" x 8' 5"

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

## Ground floor



### The Foxglove | King James' Park |

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# The Cartwright

2 bedroom home

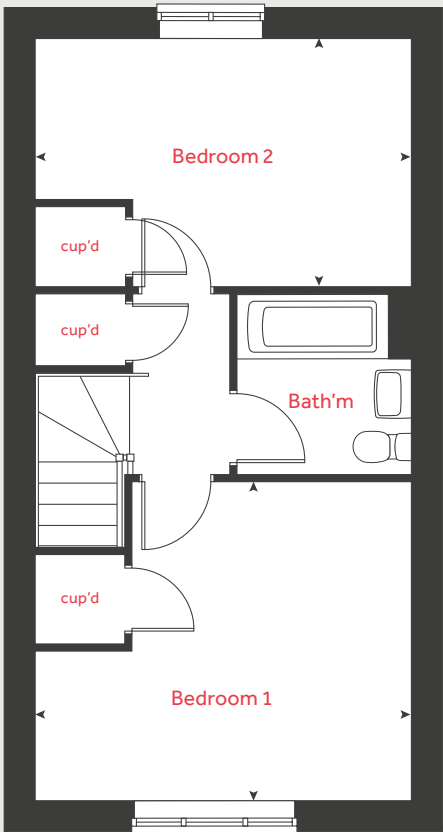
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First floor



# 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"

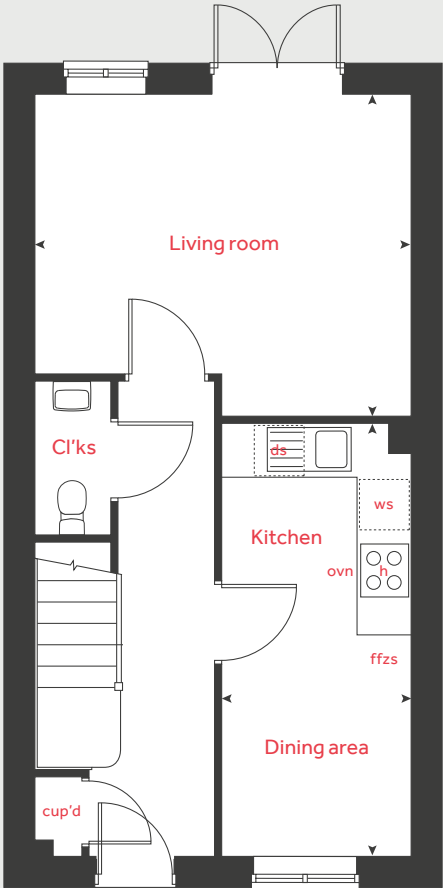
First floor

Bedroom 1  
4.20m x 3.58m      13' 9" x 11' 9"

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

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

Ground floor



The Cartwright | King James' Park |

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# The Poppy

3 bedroom home

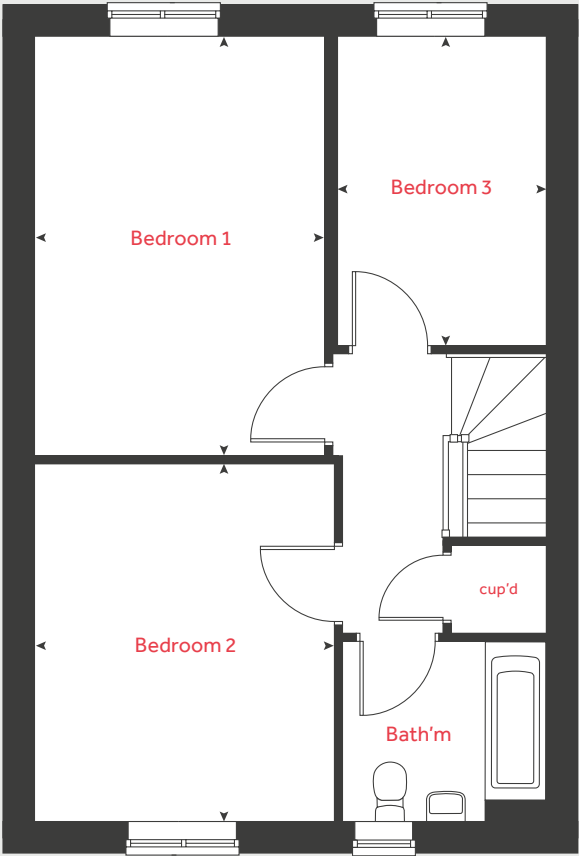
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First floor



# 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

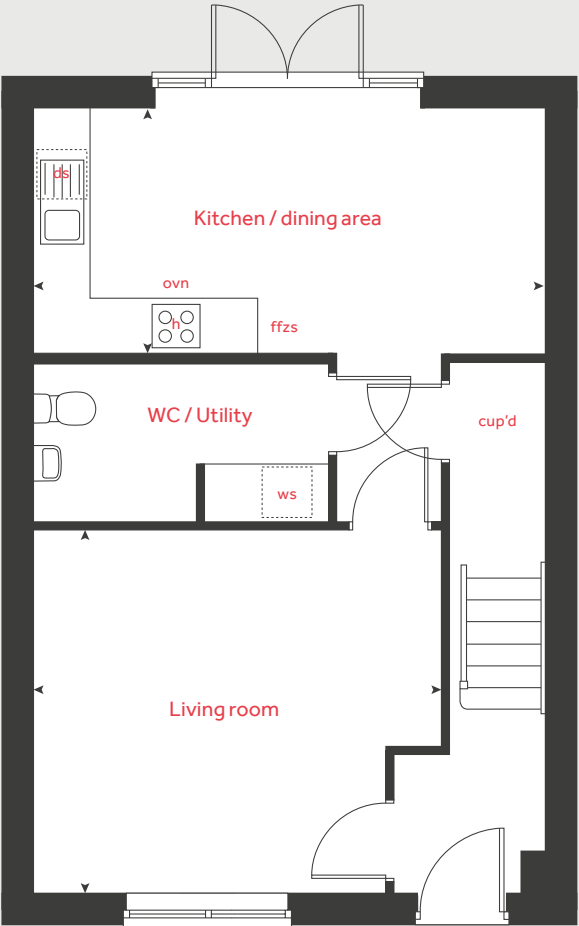
Bedroom 1  
4.50m x 3.20m 14' 8" x 10' 5"

Bedroom 2  
3.86m x 2.28m 12' 7" x 7' 5"

Bedroom 3  
3.34m x 2.28m 10' 11" x 7' 5"

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

Ground floor



### The Poppy | King James' Park |

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# The Sunflower

3 bedroom home

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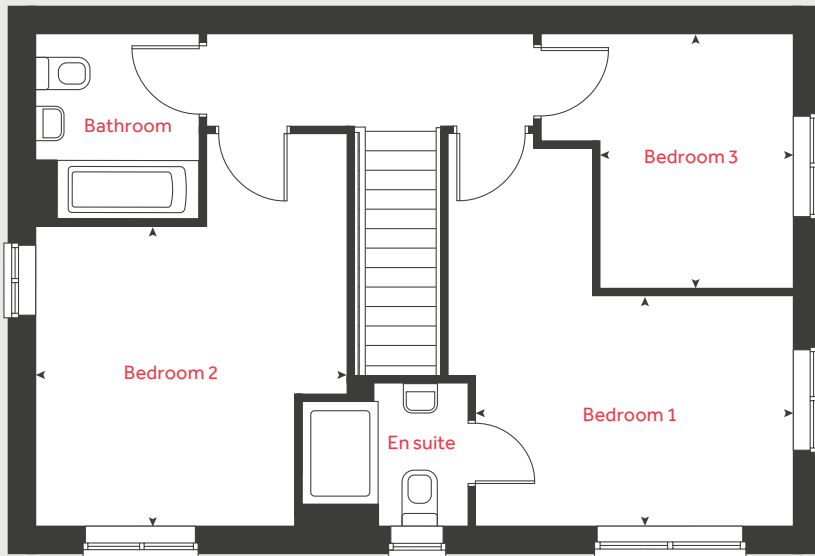
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# The Sunflower

## 3 bedroom home

### First floor



#### Ground floor

##### Kitchen / dining area

5.77m 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

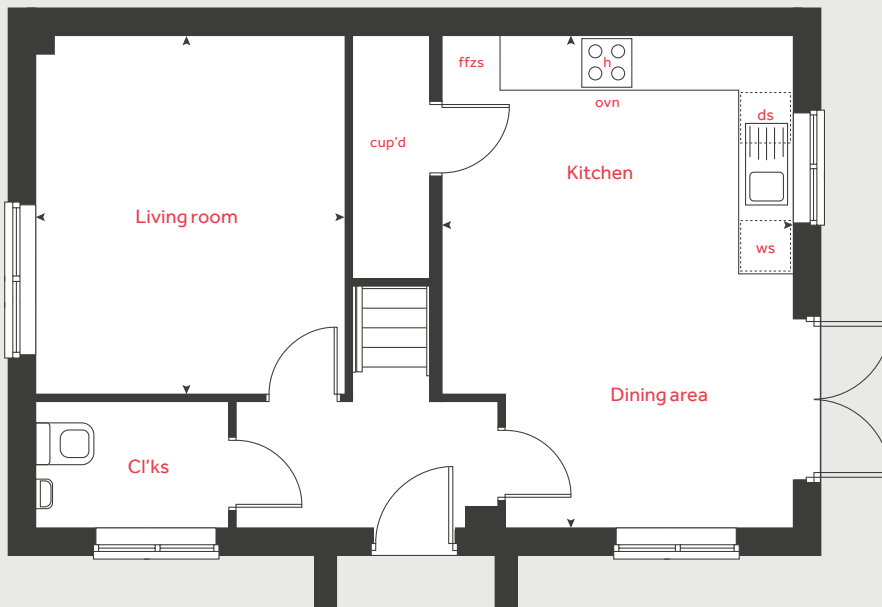
3.46m x 3.04m 11' 4" x 9' 10"

##### 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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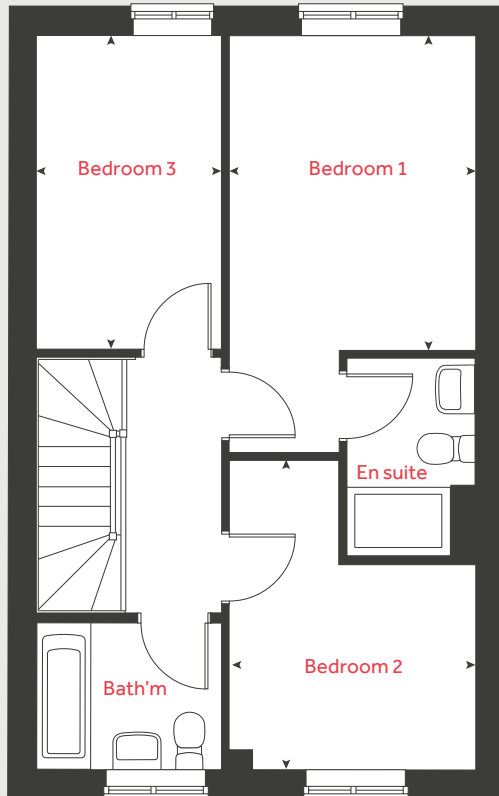
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# The Elmslie

## 3 bedroom home

### First floor



### 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

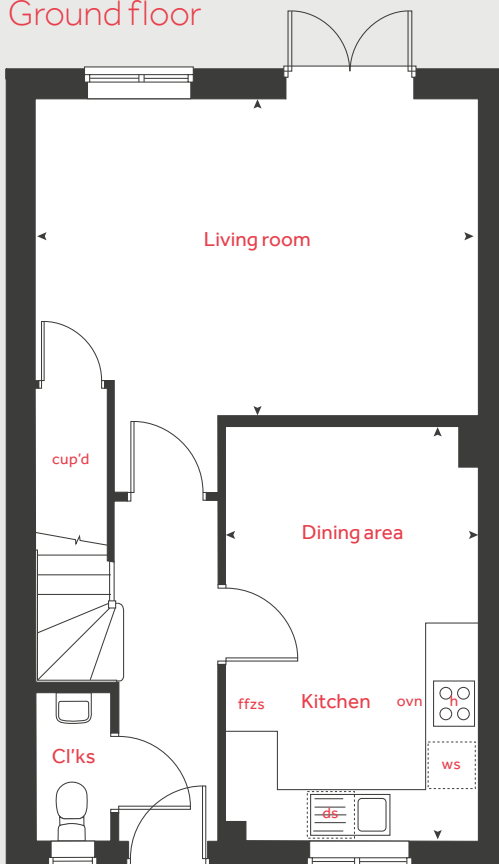
3.60m x 2.88m 11' 8" x 9' 4"

#### 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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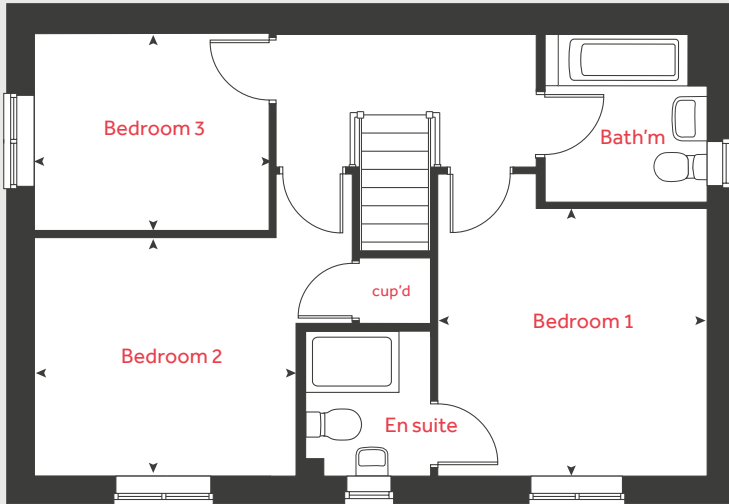
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# The Becket

## 3 bedroom home

### First floor



#### Ground floor

##### Kitchen / dining area

5.59m x 2.90m 18' 4" x 9' 6"

##### Living room

5.59m x 3.33m 18' 4" x 10' 11"

#### First floor

##### Bedroom 1

3.45m x 3.33m 11' 3" x 10' 10"

##### Bedroom 2

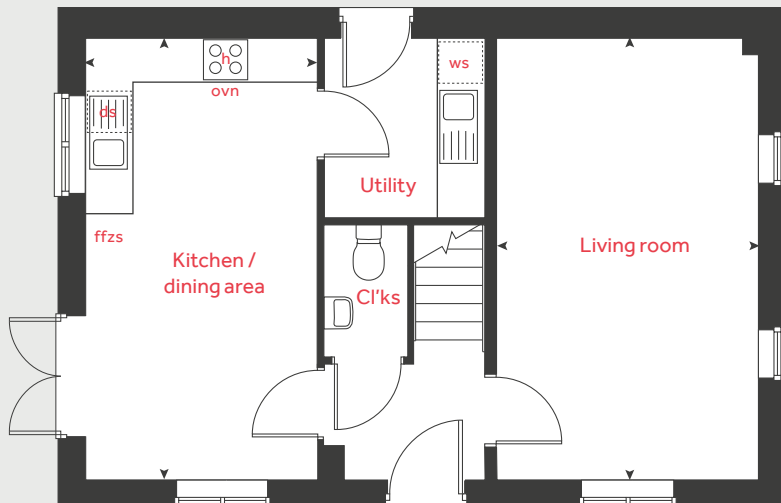
3.44m x 2.95m 11' 2" x 9' 7"

##### Bedroom 3

2.99m x 2.56m 9' 10" x 8' 5"

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

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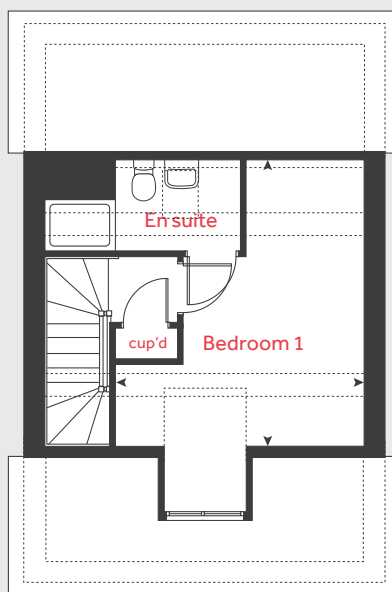
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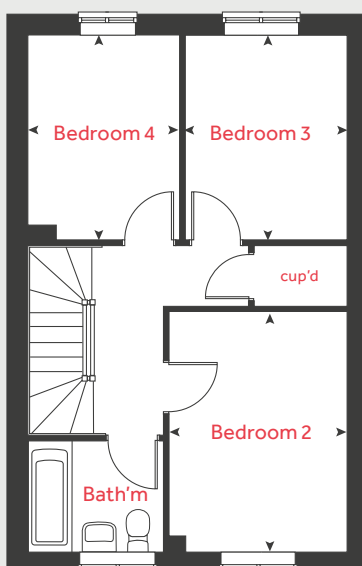
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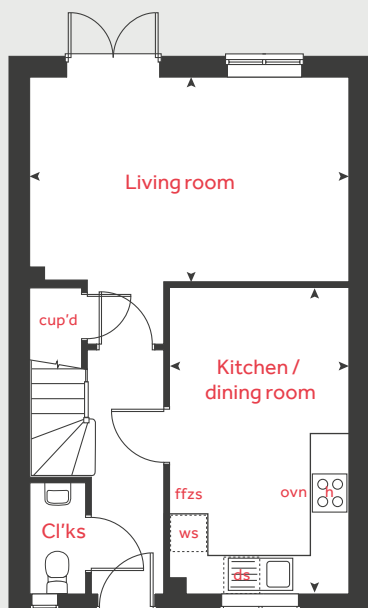
## Second floor



## First floor



## Ground floor



# The Aldridge

## 4 bedroom home

### 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

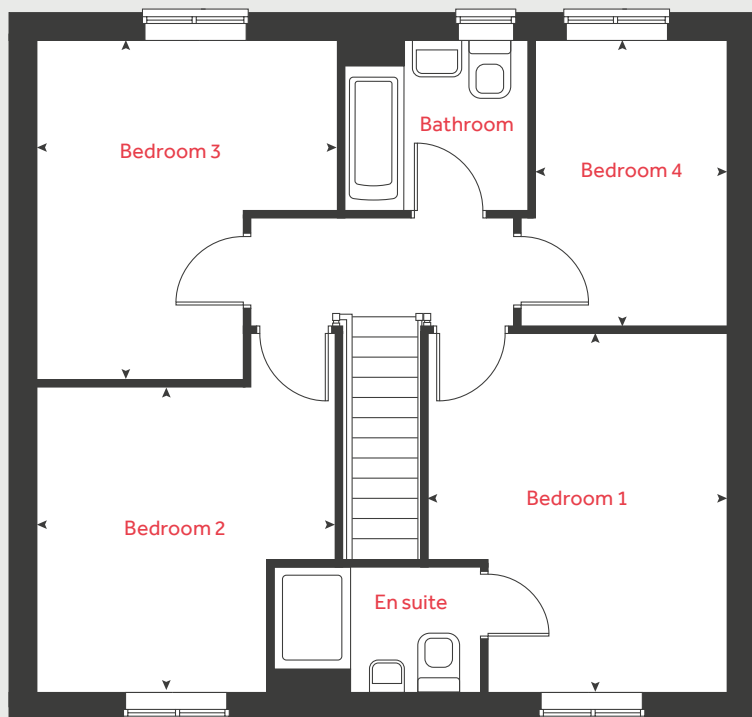
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## First floor



# The Lavender

## 4 bedroom home

### Ground floor

Kitchen / dining / family area  
8.00m x 3.20m 26' 2" x 10' 5"

Living room  
4.24m x 3.41m 13' 9" x 11' 2"

Study  
2.27m x 1.70m 7' 4" x 5' 7"

### First floor

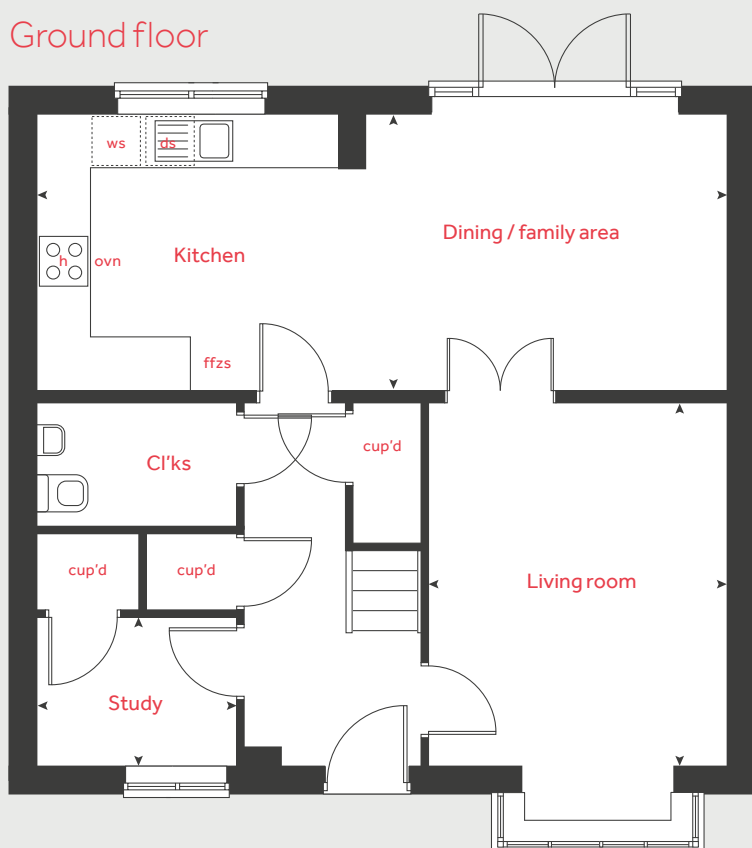
Bedroom 1  
4.16m x 3.45m 13' 6" x 11' 3"

Bedroom 2  
3.50m x 3.38m 11' 4" x 11' 1"

Bedroom 3  
3.99m x 3.44m 13' 1" x 11' 3"

Bedroom 4  
3.31m x 2.18m 10' 9" x 7' 2"

## Ground floor



h	hob	ffzs	fridge freezer space
ovr	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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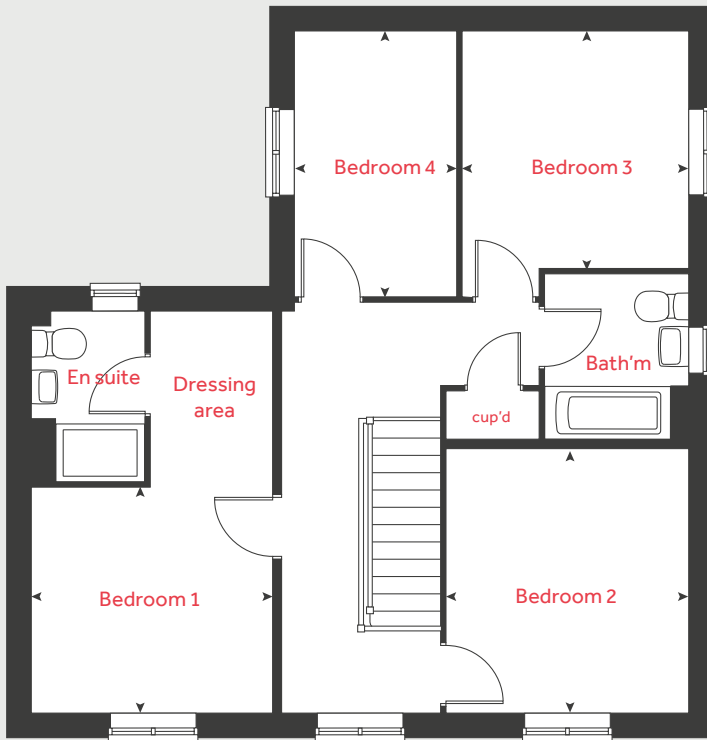
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# The Knightley

4 bedroom home

## First 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"

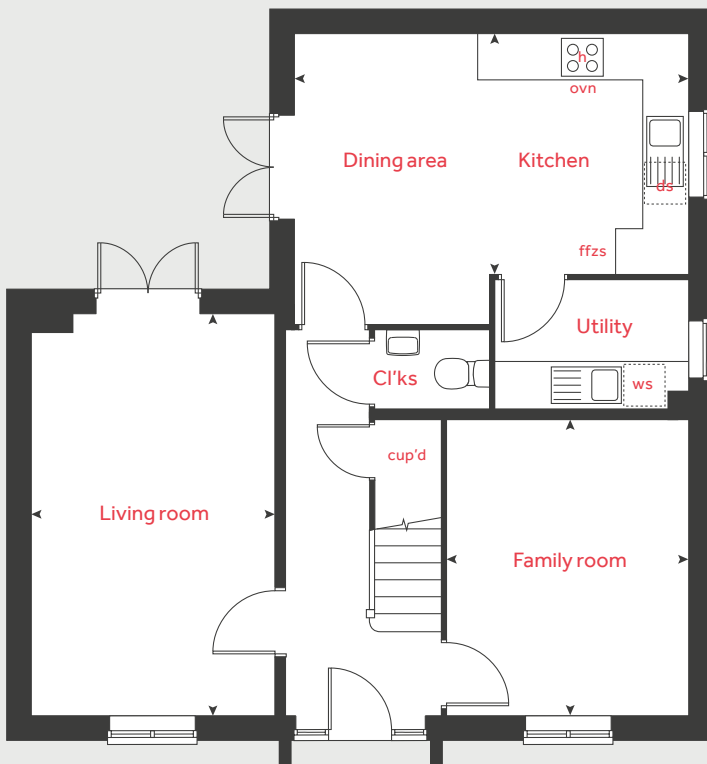
#### Bedroom 3

3.17m x 3.01m 10' 5" x 9' 11"

#### Bedroom 4

3.52m x 2.15m 11' 7" x 7' 1"

## Ground floor



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

King James' Park

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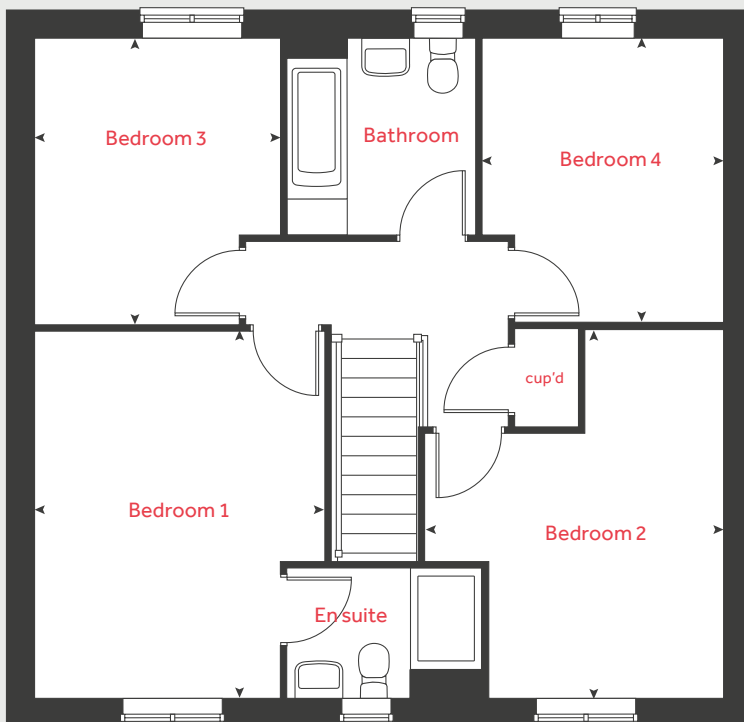
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**Linden**  
HOMES

# The Pembroke

4 bedroom home

## First 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"

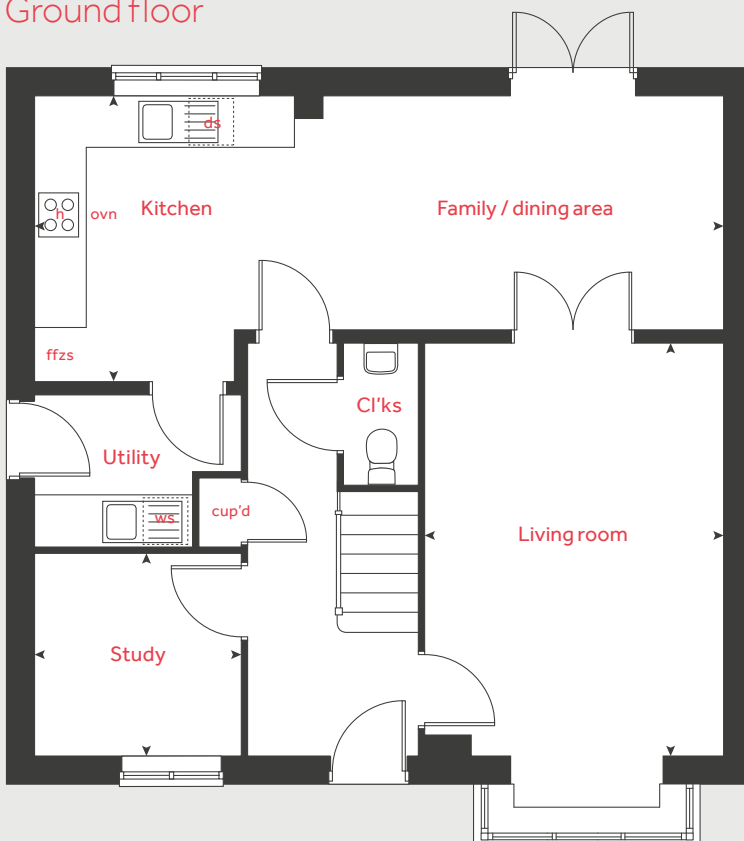
Bedroom 3

3.35m x 2.87m 11' 0" x 9' 5"

Bedroom 4

3.32m x 2.81m 10' 11" x 9' 3"

## Ground floor



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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