

Willow Woods

Ely



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Willow Woods Ely

A collection of 2, 3, 4 & 5 bedroom homes in the beautiful cathedral city of Ely.

These brand new homes are located in historic Ely, in a picturesque, peaceful location.

Close to home you'll find an abundance of shops, restaurants and bars, with Ely's vibrant city centre less than 10 minutes away in the car.

The fantastic commuter links into Cambridge – around 40 minutes by road and 20 minutes on the train – and variety

of open green spaces nearby also make it easy to achieve the perfect work/life balance.

There are a number of scenic parks with play areas in the city which are ideal for children, while the banks of the picturesque River Great Ouse are ideal for a relaxing stroll.

Parents will also be pleased to find a good range of schools for all ages nearby.

Willow Woods

Willow Woods, Ely CB7 4QD | 01353 260 144

[lindenhomes.co.uk/willowwoods](https://www.lindenhomes.co.uk/willowwoods)

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5 bedroom home

- The Fletcher

4 bedroom homes

- The Aslin
- The Grainger
- The Knightley
- The Mylne
- The Pembroke

3 bedroom homes

- The Aslin 3
- The Eveleigh
- The Mountford

2 bedroom homes

- The Cartwright
- The Hardwick

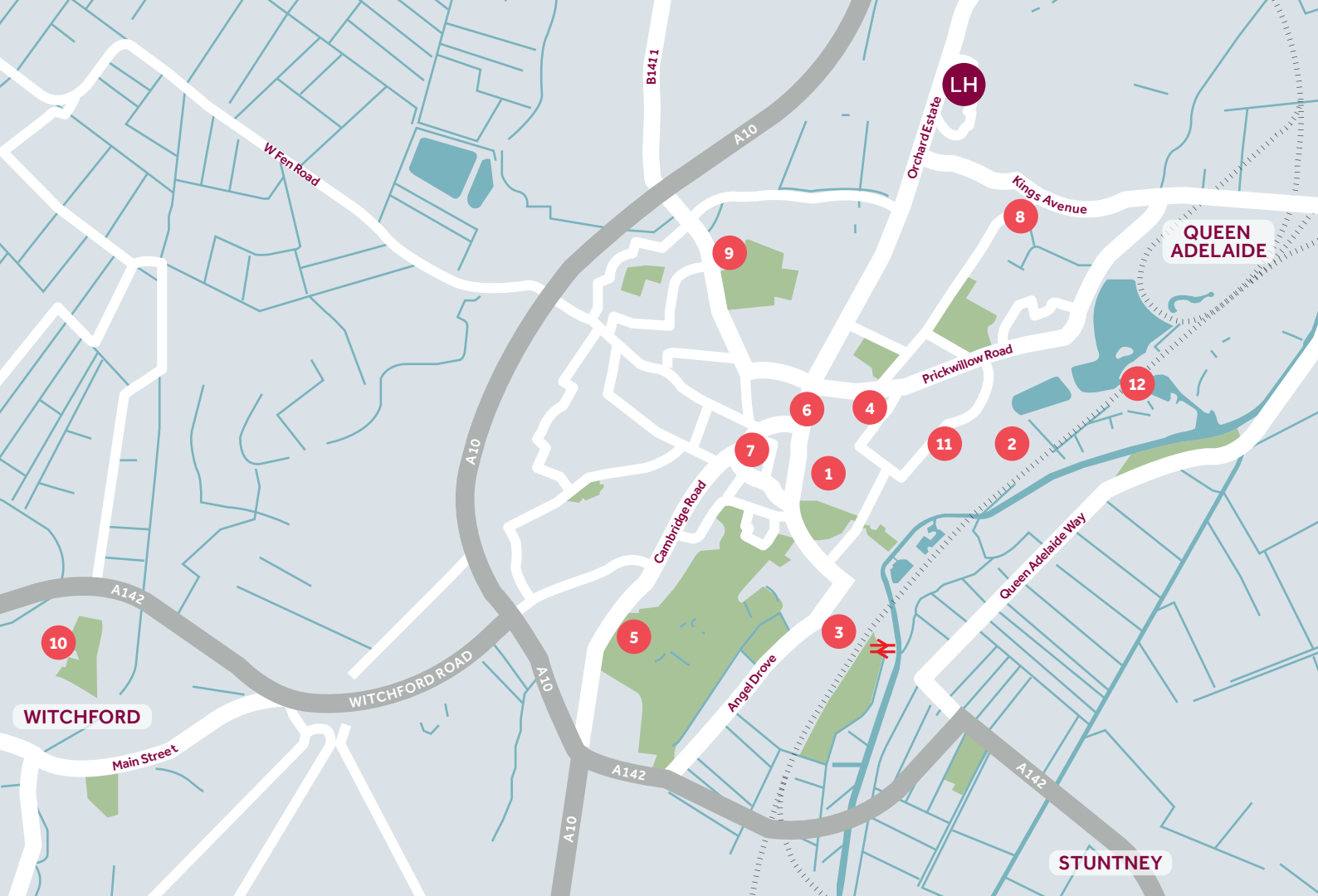
Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

cs cycle store v visitor parking 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.

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.



Around the local neighbourhood

- | | | |
|--------------------------------------|---|--|
| 1 Ely Cathedral
CB7 4DL | 5 Ely City Golf Club
CB7 4HX | 9 Ely College
CB6 2SH |
| 2 Ely Country Park
CB7 4PU | 6 Ely Museum
CB7 4LS | 10 Witchford Village College
CB6 2JA |
| 3 Tesco Superstore
CB7 4DJ | 7 Oliver Cromwell's House
CB7 4HF | 11 Sainsbury's
CB7 4AS |
| 4 Waitrose
CB7 4QJ | 8 Ely St Mary's Junior School
CB7 4RB | 12 Roswell Pits Nature Reserve
CB7 4TT |

Linden Homes, East Anglia region.

Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. T: 01732 280400

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). Produced by Oliver. When you have finished with this leaflet please recycle it. 4191727 / 02.24

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CODE FOR
HOME BUILDERS**

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**Linden
HOMES**



Specification

We give you so much more

Willow Woods

Ely CB7 4QD | 01353 260 144

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Specification

Applicable to plots 55, 56, 57, 58, 60, 66, 67, 68, 71, & 72

We give you so much more

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

2 and 3 bedroom homes

4 and 5 bedroom homes

Kitchen

Symphony fitted kitchen wit laminate worktop & upstands	■	■
Single under-counter oven in stainless steel	■	
Double under-counter oven in stainless steel		■
4 burner gas hob with stainless steel splashback behind hob	■	■
Integrated extractor hood	■	
Chimney hood		■
Integrated fridge freezer		■
Space for dishwasher and washing machine with plumbing and electrical supply	■	■
Single bowl stainless steel sink with mixer tap	■	
1½ bowl stainless steel sink with mixer tap		■
Single bowl stainless steel sink with mixer tap to utility (where applicable)		■
Multigrid switch to kitchen appliances	■	■

Bathroom, En suite and Cloakroom

Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	■	■
Close-coupled WC's with soft close seat & cover	■	■
Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures	■	■
Tiling to perimeter of bath (approx. 400mm above bath)	■	■
Full height tiling to en suite shower area	■	■
Splashback tiling to all basins	■	■

Electrical

White pendant lights throughout	■	■
TV and BT points as working drawing	■	■
White switchplates and sockets throughout	■	■
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	■	■

Heating

A-rated energy efficient gas boiler	■	■
Honeywell 7 day programmable thermostat control	■	■
Myson radiators with thermostatic valves	■	■

Internal finishes

White internal doors with satin chrome ironmongery	■	■
Timber staircase with gloss painted woodwork	■	■
Internal woodwork in gloss white	■	■
Walls in white emulsion	■	■
Ceilings – flush smooth finish in white emulsion	■	■

External

GRP main entrance door with multi point locking system	■	■
GRP rear entrance door with multi point locking system (where applicable)	■	■
PVCu white windows and casement doors with multi point locking system	■	■
Contemporary external light to front	■	■
Mains operated doorbell	■	■
Buff riven paving slabs to paths and patio	■	■

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please see our sales consultant.

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Specification

Applicable from June 2023

We give you so much more

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

2 and 3 bedroom homes

4 and 5 bedroom homes

Kitchen

Symphony fitted kitchen with laminate worktop & upstands	■	■
Single under-counter oven in stainless steel	■	■
4 burner gas hob with stainless steel splashback behind hob	■	■
Integrated extractor hood	■	
Chimney hood		■
Space for dishwasher and washing machine with plumbing and electrical supply	■	■
Single bowl stainless steel sink with mixer tap	■	■
Single bowl stainless steel sink with mixer tap to utility (where applicable)		■
Multigrid switch to kitchen appliances	■	■

Bathroom, En suite and Cloakroom

Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	■	■
Close-coupled WC's with soft close seat & cover	■	■
Shower cubicles (where applicable) with thermostatic shower and clear glass and silver framed enclosures	■	■
Tiling to perimeter of bath (approx. 400mm above bath)	■	■
Full height tiling to en suite shower area	■	■
Splashback tiling to all basins	■	■

Electrical

White pendant lights throughout	■	■
TV and BT points as working drawing	■	■
White switchplates and sockets throughout	■	■
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	■	■

Heating

A-rated energy efficient gas boiler	■	■
Honeywell 7 day programmable thermostat control	■	■
Myson radiators with thermostatic valves	■	■

Internal finishes

White internal doors with satin chrome ironmongery	■	■
Timber staircase with gloss painted woodwork	■	■
Internal woodwork in gloss white	■	■
Walls in white emulsion	■	■
Ceilings – flush smooth finish in white emulsion	■	■

External

GRP main entrance door with multi point locking system	■	■
GRP rear entrance door with multi point locking system (where applicable)	■	■
PVCu white windows and casement doors with multi point locking system	■	■
Contemporary external light to front	■	■
Buff riven paving slabs to paths and patio	■	■

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The Fletcher

5 bedroom home

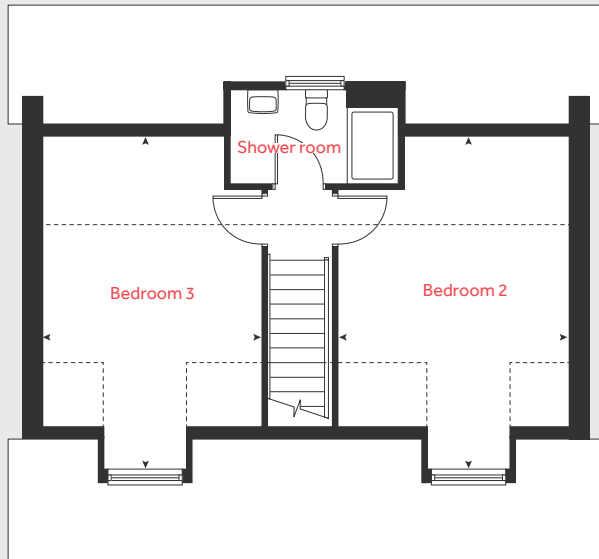
Willow Woods

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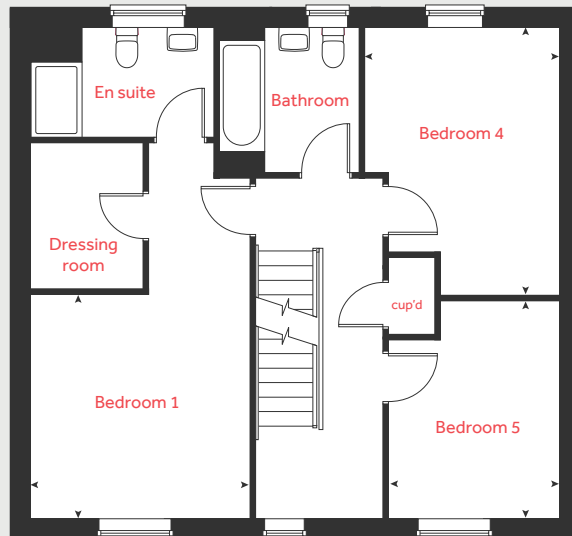
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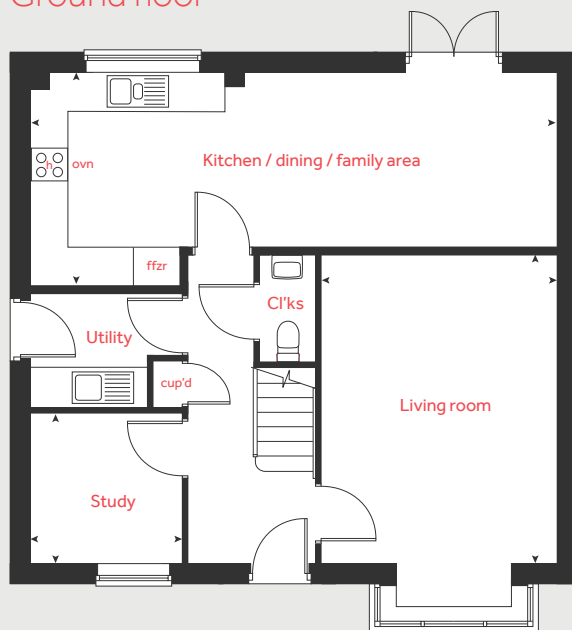
Second floor



First floor



Ground floor



The Fletcher

5 bedroom home

Homes 54 & 73

Ground floor

Living room	4.83m x 3.71m	15'10" x 12'2"
Kitchen / dining / family area	8.29m x 3.35m	27'2" x 11'0"
Study	2.40m x 2.36m	7'10" x 7'9"

First floor

Bedroom 1	3.52m x 3.45m	11'7" x 11'4"
Bedroom 4	4.22m x 3.04m	13'10" x 10'0"
Bedroom 5	3.42m x 2.67m	11'3" x 8'9"

Second floor

Bedroom 2	3.96m x 3.66m	13'0" x 12'0"
Bedroom 3	3.96m x 3.45m	13'0" x 11'4"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◀ ▶	measuring points
cup'd	cupboard	- - -	reduced ceiling height

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The Aslin

4 bedroom home

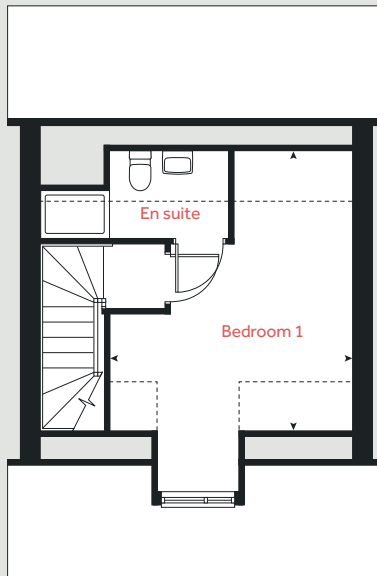
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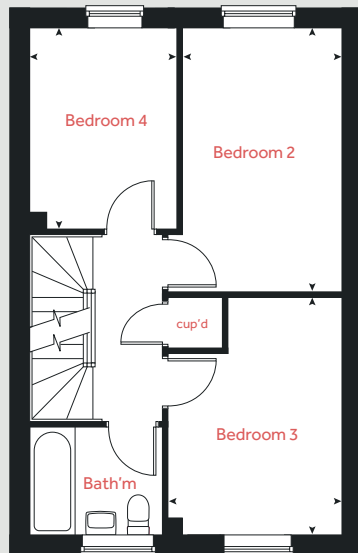
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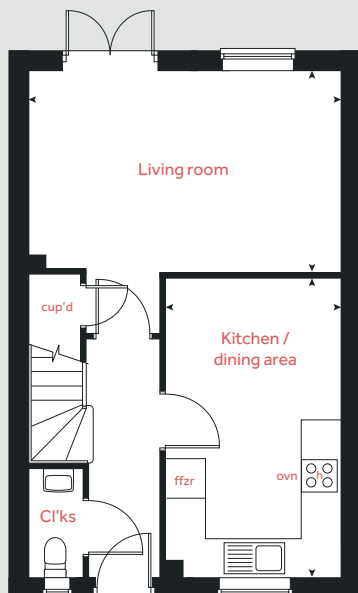
Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Homes 20, 21, 55 & 56

Ground floor

Living room

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

Kitchen / dining area

4.77m x 2.80m 15'8" x 9'2"

First floor

Bedroom 2

4.20m x 2.52m 13'9" x 8'3"

Bedroom 3

3.78m x 2.77m 12'5" x 9'1"

Bedroom 4

3.19m x 2.37m 10'6" x 7'9"

Second floor

Bedroom 1

4.30m x 3.88m 14'1" x 12'9"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◀ ▶	measuring points
cup'd	cupboard	- - -	reduced ceiling height

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The Grainger

4 bedroom home

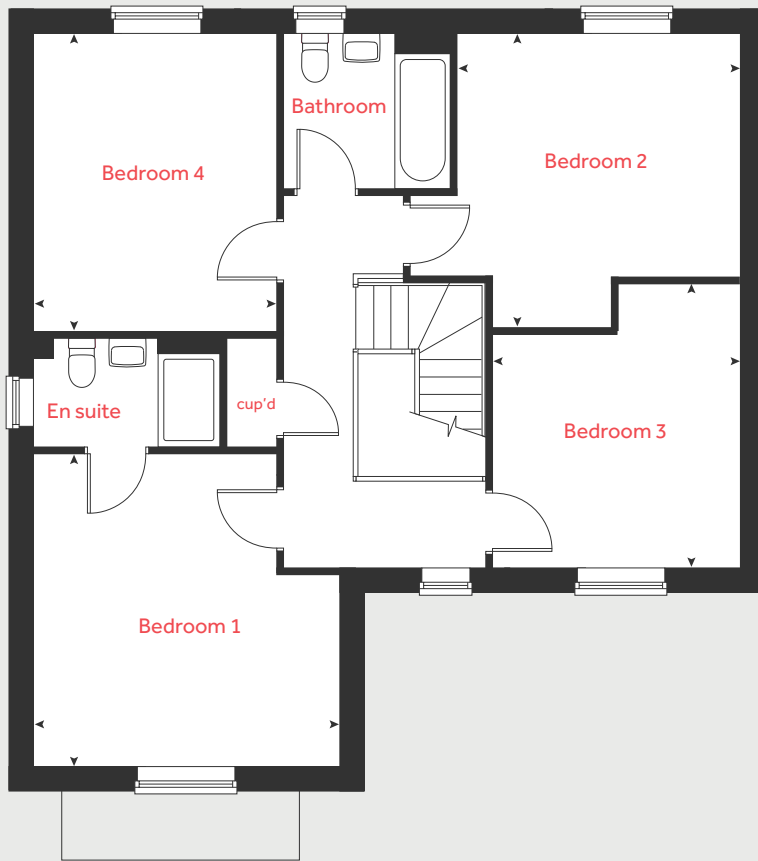
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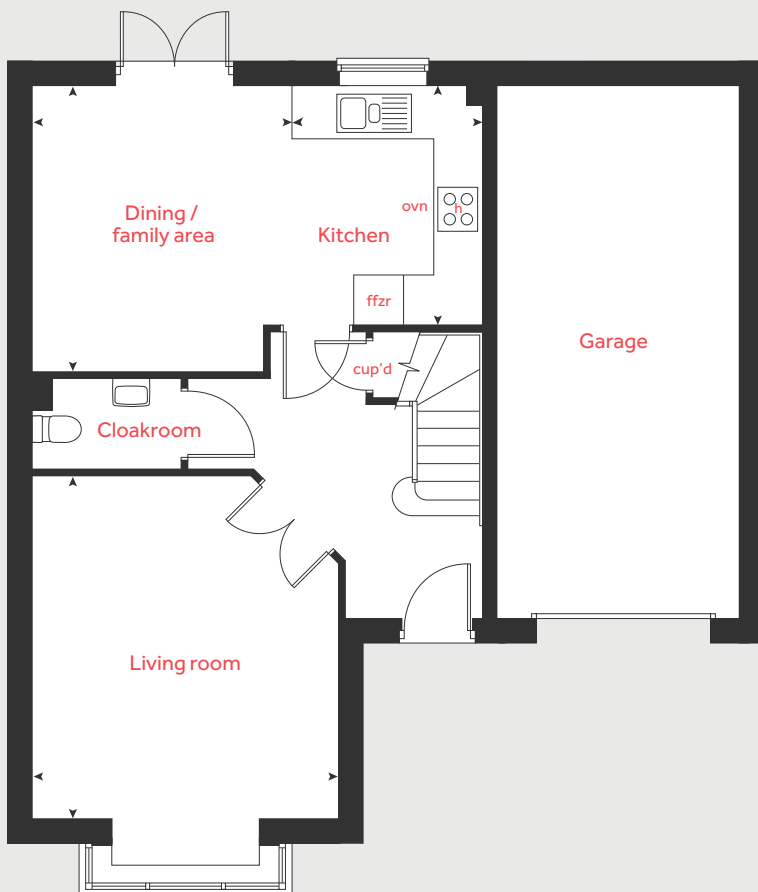
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First floor



Ground floor



The Grainger

4 bedroom home

Homes 65 & 69

Ground floor

Living room
4.39m x 3.97m 14'5" x 13'0"

Kitchen
3.03m x 2.50m 9'11" x 8'2"

Dining / family area
3.63m x 3.36m 11'11" x 11'0"

First floor

Bedroom 1
4.02m x 3.91m 13'2" x 12'10"

Bedroom 2
3.59m x 3.09m 11'9" x 10'2"

Bedroom 3
3.14m x 2.97m 10'4" x 9'9"

Bedroom 4
3.80m x 3.11m 12'6" x 10'2"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

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The Knightley

4 bedroom home

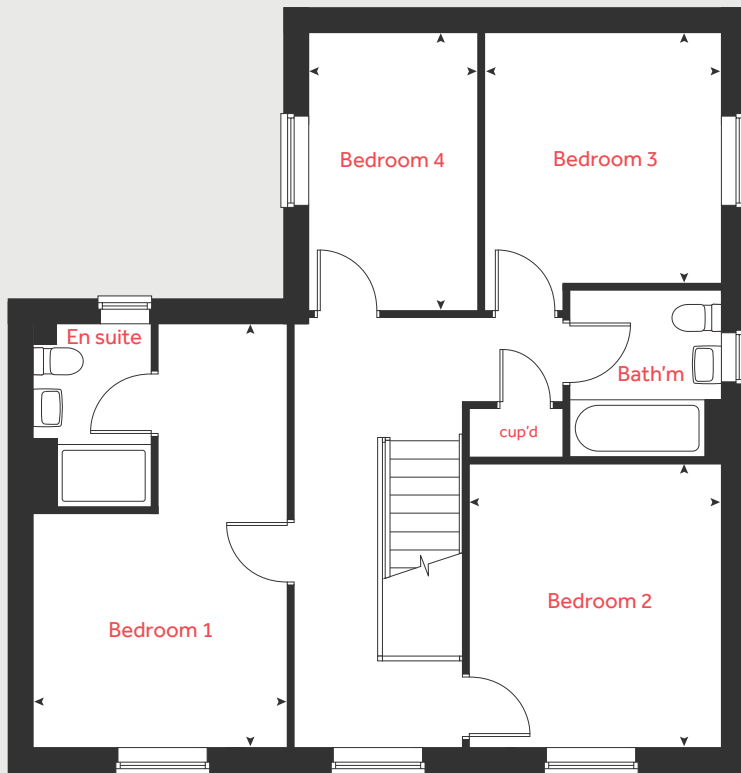
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First floor



The Knightley

4 bedroom home

Homes 49 & 70

Ground floor

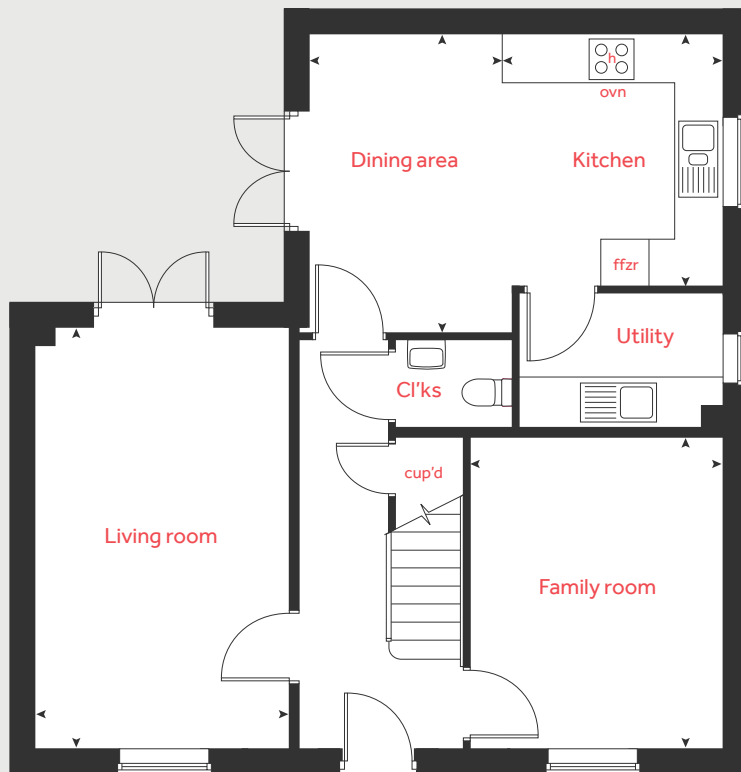
Living room	5.37m x 3.23m	17'7" x 10'7"
Kitchen	3.20m x 2.80m	10'5" x 9'2"
Dining area	3.79m x 2.45m	12'4" x 8'0"
Family room	3.94m x 3.22m	12'11" x 10'7"

First floor

Bedroom 1	5.36m x 3.20m	17'7" x 10'5"
Bedroom 2	3.59m x 3.22m	11'9" x 10'7"
Bedroom 3	3.18m x 3.02m	10'5" x 9'11"
Bedroom 4	3.53m x 2.15m	11'7" x 7'1"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◀▶	measuring points
cup'd	cupboard		

Ground floor



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The Mylne

4 bedroom home

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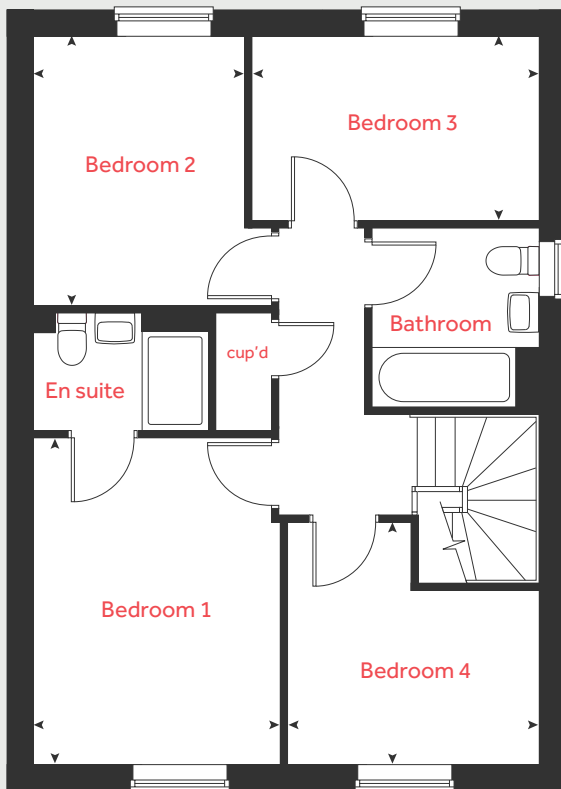
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The Mylne

4 bedroom home

Homes 14, 15, 30, 31,
34 & 51

First floor



Ground floor

Living room
4.84m x 3.40m 15'11" x 11'2"

Kitchen
4.38m x 3.07m 14'4" x 10'1"

Dining / family area
3.76m x 2.97m 12'4" x 9'9"

First floor

Bedroom 1
3.94m x 2.95m 12'11" x 9'8"

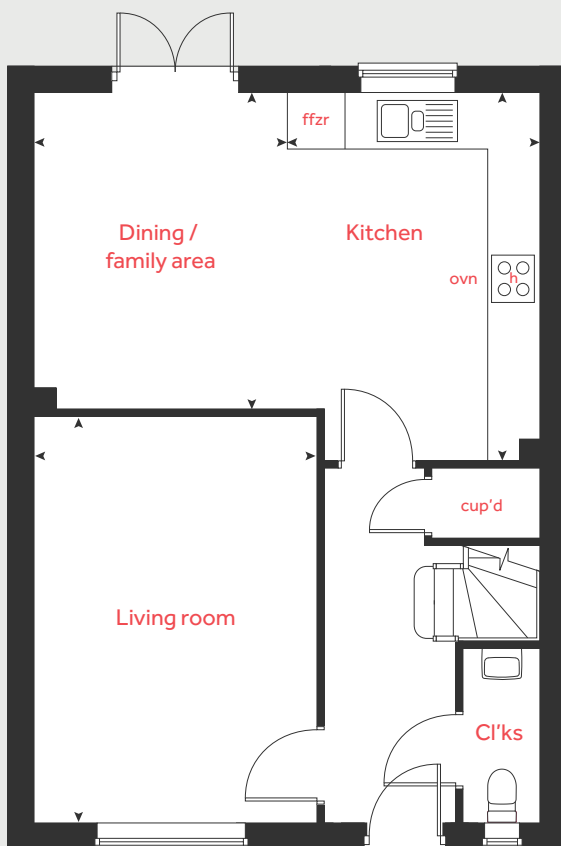
Bedroom 2
3.21m x 2.52m 10'6" x 8'3"

Bedroom 3
3.43m x 2.19m 11'3" x 7'2"

Bedroom 4
3.00m x 2.93m 9'10" x 9'7"

h hob ffzr integrated fridge freezer
ovn oven <> measuring points
cup'd cupboard

Ground floor



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The Pembroke

4 bedroom home

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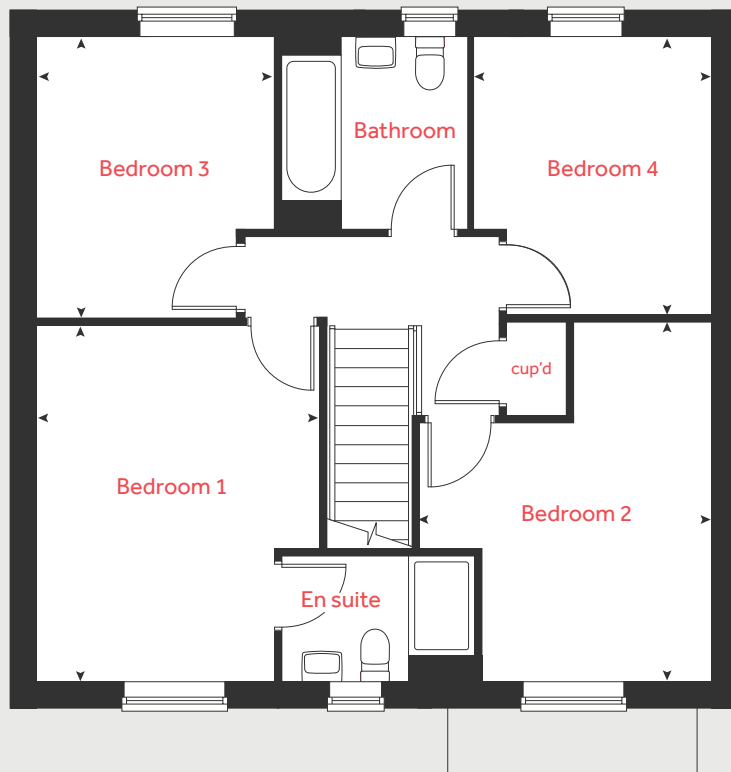
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The Pembroke

4 bedroom home

Homes 9, 35 & 50

First floor



Ground floor

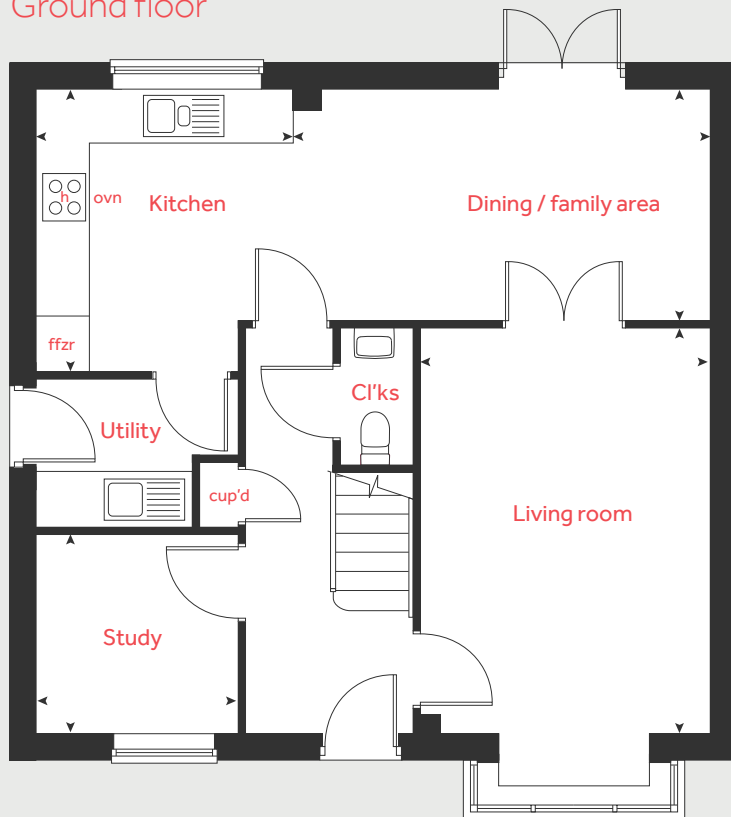
Living room	4.83m x 3.49m	15'10" x 11'5"
Kitchen	3.35m x 3.05m	11'0" x 10'0"
Dining / family area	5.02m x 2.75m	16'6" x 9'0"
Study	2.40m x 2.36m	7'11" x 7'9"

First floor

Bedroom 1	4.28m x 3.39m	14'1" x 11'1"
Bedroom 2	4.31m x 3.43m	14'2" x 11'3"
Bedroom 3	3.36m x 2.87m	11'0" x 9'5"
Bedroom 4	3.37m x 2.81m	11'1" x 9'3"

h	hob	ffzr	integrated fridge freezer
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

Ground floor



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The Aslin 3

3 bedroom home

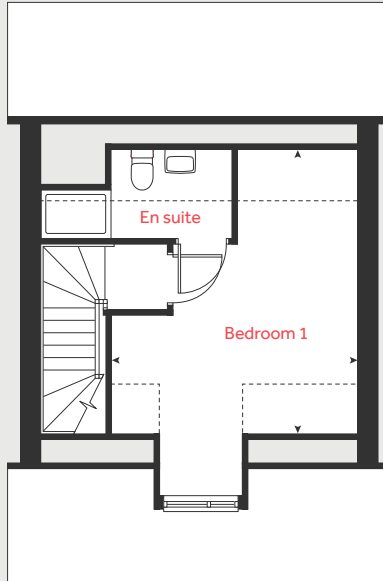
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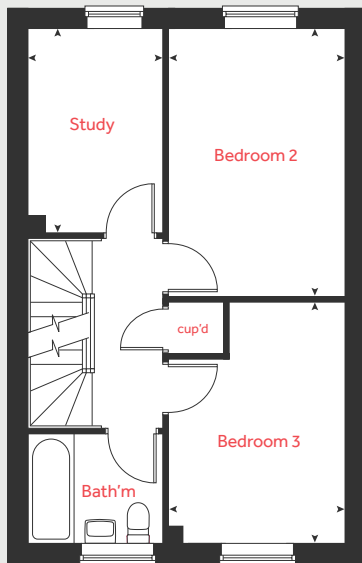
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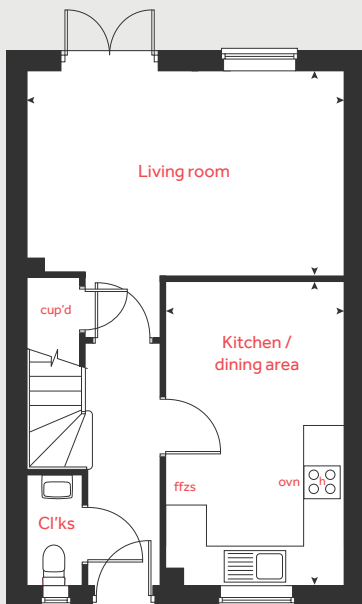
Second floor



First floor



Ground floor



The Aslin 3

3 bedroom home

Homes 47, 48, 57, 58, 66, 67, 68, 71 & 72

Ground floor

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

Kitchen / dining area
4.77m x 2.80m 15'8" x 9'2"

First floor

Study
3.19m x 2.12m 10'6" x 6'11"

Bedroom 2
4.20m x 2.77m 13'9" x 9'1"

Bedroom 3
3.78m x 2.77m 12'5" x 9'1"

Second floor

Bedroom 1
4.30m x 3.88m 14'1" x 12'9"

h	hob	ffzs	fridge freezer space
ovn	oven	◀▶	measuring points
cup'd	cupboard	---	reduced ceiling height

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The Eveleigh

3 bedroom home

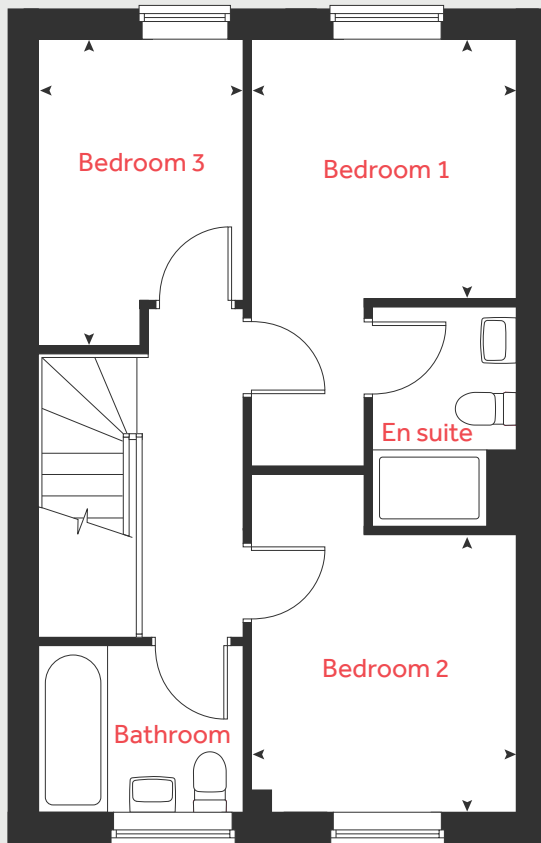
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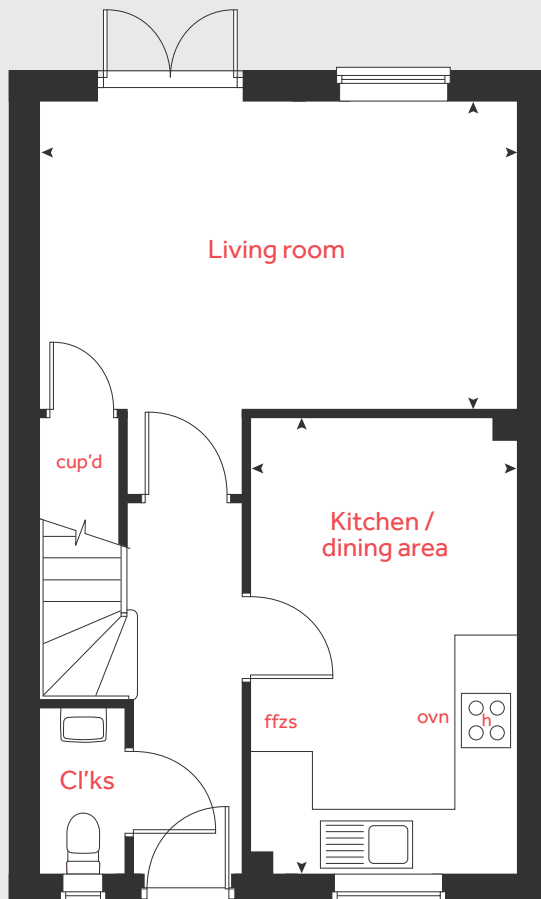
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First floor



Ground floor



The Eveleigh

3 bedroom home

Homes 7, 8, 12, 16, 19, 22, 29, 46, 59 & 63

Ground floor

Living room
4.98m x 3.19m 16'4" x 10'6"

Kitchen / dining area
4.78m x 2.80m 15'8" x 9'2"

First floor

Bedroom 1
2.77m x 2.71m 9'1" x 8'11"

Bedroom 2
2.89m x 2.77m 9'6" x 9'1"

Bedroom 3
3.19m x 2.12m 10'6" x 6'11"

h	hob	ffzs	fridge freezer space
ovn	oven	◀▶	measuring points
cup'd	cupboard		

* Window to plots 7 & 8 only.
Please see sales consultant for further details.

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The Mountford

3 bedroom home

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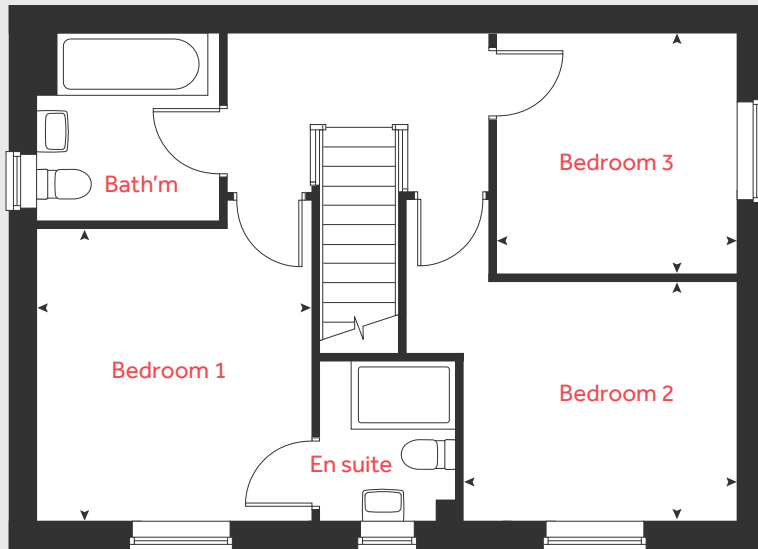
Linden
HOMES

The Mountford

3 bedroom home

Homes 13, 17, 18, 23, 28, 45, 60 & 64

First floor



Ground floor

Living room
5.59m x 3.12m 18'4" x 10'3"

Kitchen / dining area
5.59m x 2.70m 18'4" x 8'10"

First floor

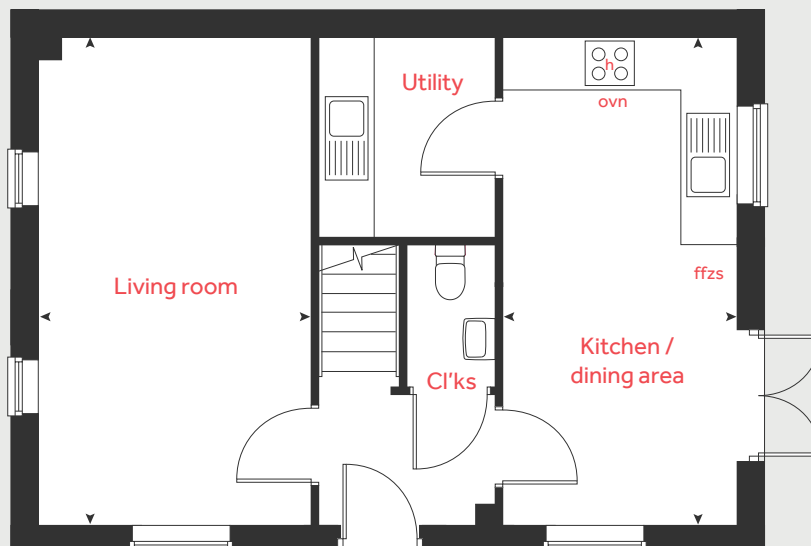
Bedroom 1
3.35m x 3.18m 11'0" x 10'5"

Bedroom 2
3.14m x 2.74m 10'4" x 9'0"

Bedroom 3
2.76m x 2.76m 9'1" x 9'1"

h hob ffzs fridge freezer space
ovn oven <> measuring points

Ground floor



The floor plan 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. When you have finished with this leaflet please recycle it. 2008124 / 05.22

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The Cartwright

2 bedroom home

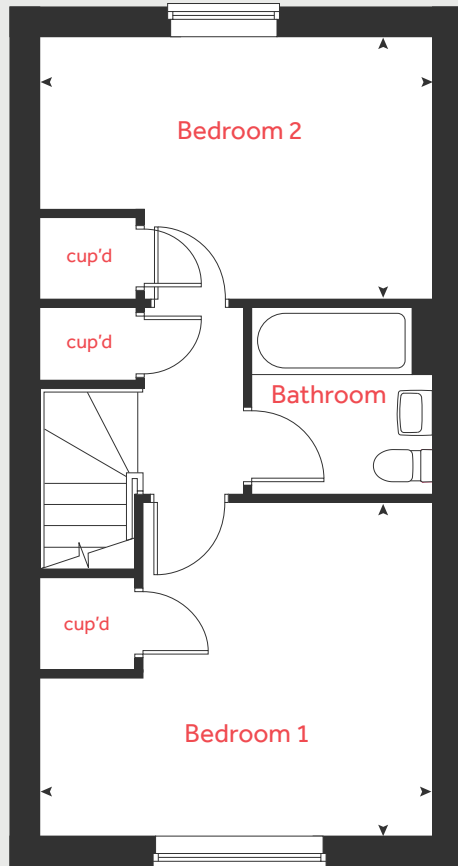
Willow Woods

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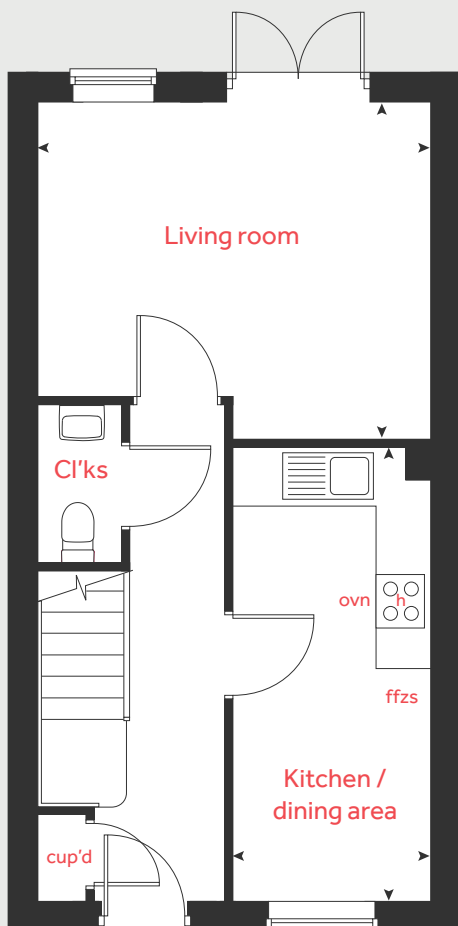
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First floor



Ground floor



The Cartwright

2 bedroom home

Homes 10, 11, 32, 33,
61 & 62

Ground floor

Living room
4.20m x 3.59m 13'9" x 11'9"

Kitchen / dining area
4.84m x 2.12m 15'11" x 6'11"

First floor

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

Bedroom 2
4.20m x 2.76m 13'9" x 9'1"

h	hob	ffzs	fridge freezer space
ovn	oven	◀ ▶	measuring points
cup'd	cupboard		

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The Hardwick

2 bedroom home

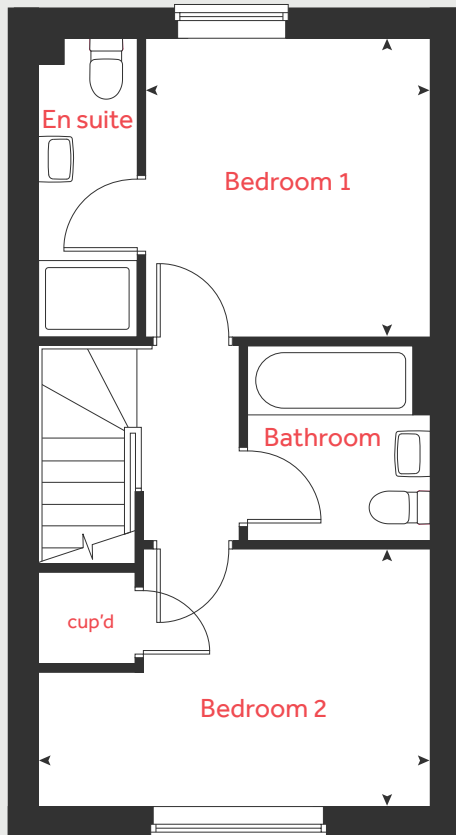
Willow Woods

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First floor



The Hardwick

2 bedroom home

Homes 52 & 53

Ground floor

Living room
4.08m x 3.69m 13'5" x 12'1"

Kitchen / dining area
4.08m x 3.14m 13'5" x 10'4"

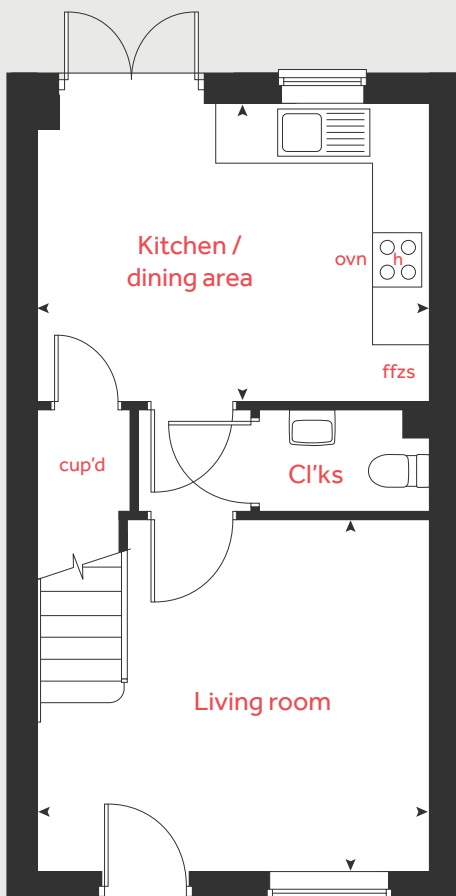
First floor

Bedroom 1
3.15m x 3.00m 10'4" x 9'10"

Bedroom 2
4.08m x 2.69m 13'5" x 8'10"

h	hob	ffzs	fridge freezer space
ovn	oven	◀▶	measuring points
cup'd	cupboard		

Ground floor



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