

GOLD SPECIFICATION

WALNUT | MARLBERRY | HOLLY | LIEX

KITCHENS

- Luxury Fitted Kitchen from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes**
- Stainless Steel AEG Electric Double Oven, AEG 5 Ring Gas Hob with Glass Splashback and 90cm Extractor Hood
- Integrated Zanussi Fridge Freezer (excluding Liex)
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility (where applicable)
- White Recessed Spot Lights
- Aluminium LED Pelmet Strip lighting to Kitchen

BATHROOMS

- ROCA Sanitaryware in White
- Hansgrohe Mixer Tap
- Hansgrohe ThermoStic Shower (where applicable)
- Bathroom and En-suites to be Half Tiled with a Choice of Tileflair Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Tileflair Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted in Wain Homes Soft Cream
- All Woodwork to be Finished In White Gloss
- Staircase, including Newel Posts and Spindles, to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Oak Doors Veneered "Mexicano" with Satin Nickel Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- Television Aerial Point and CAT 5 Data Point to Lounge+
- Chrome Sockets to Kitchen and adjoining Room
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Telephone Point to Lounge and Study
- USB Socket to Lounge, Kitchen and Study
- Hard Wired Smoke Detectors with Battery Backup
- Fitted security alarm with PIRS to all downstairs rooms and landings complete with "Pet Proof Feature"

EXTERNAL FEATURES

- Anthracite Grey PVC Windows, Rear/Side Doors (white Internally)
- Bifold Doors (where applicable)
- Anthracite Grey PVCu Fascias and Soffits
- Black Rainwater Goods
- Anthracite Grey Composite Front Door
- Anthracite Grey Glazed Garage Doors to all Integral and Detached Garages
- External Lights to Front and Rear
- Power and Lighting to all Garages (where applicable)
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty



**Upgraded Kitchen Choices available *Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before - the next generation of internet, as fibre optic technology evolves, you'll already have everything that you need in your property to get the benefits. +allowing your smart TV or Console direct connectivity to Ultrafast Broadband.

Wain Homes Policy is continuous product and specification development. Images shown are for illustrative purposes only. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Specification choices are subject to build stage. Please consult with our Sales Executive to obtain the current specification or the specification of any particular plot. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (August 2023)



SILVER SPECIFICATION

TULIPWOOD | LAVENDER | ALDER | WHITEBEAM

KITCHENS

- Luxury Fitted Kitchen from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes**
- Stainless Steel AEG Electric Single Oven, AEG 4 Ring Gas Hob with Glass Splashback and Extractor Hood
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility (where applicable)
- White Recessed Spot Lights
- Aluminium LED Pelmet Strip lighting to Kitchen

BATHROOMS

- Roca Sanitaryware in White
- Hansgrohe Downtown Mixer Tap
- Hansgrohe Thermostatic Shower
- Bathroom and En-suites to be Half Tiled with a Choice of Tileflair Wall Tiles
- Shower Enclosures to be Fully Fitted with a Choice of Tileflair Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted in Wain Homes Soft Cream
- All Woodwork to be Finished In White Gloss
- Staircase, including Newel Posts and Spindles, to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Oak Doors Veneered "Mexicano" with Satin Nickel Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Anthracite Grey PVCu Windows, Rear/Side/French Doors (white internally)
- Bifold Doors (where applicable)
- Anthracite Grey PVCu Fascias and Soffits
- Black Rainwater Goods
- Anthracite Grey Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Integral and Detached Garages within the curtilage of the plot
- External Tap to Rear
- Gardens Landscaped to Front
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty



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