

# PINFOLD MANOR SPECIFICATION

BEAUFORT | CAVENDISH | GAINSBOROUGH | RICHMOND

## KITCHENS

- Luxury Fitted Kitchen from our Standard Range with Soft Close Mechanisms in a Choice of Finishes\*\*
- Quartz Worktops to Kitchen and Utility with Matching Upstands and Splashback In a Choice of Finishes
- Undermount Stainless Steel Sink & Upgraded Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & standard Tap to the Utility
- Stainless Steel AEG Electric Double Oven, AEG Maxisense 5 Cooking Section Induction Hob and Stainless Steel Extractor Hood
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- AEG fully Integrated Microwave
- AEG Integrated Wine Fridge
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

## BATHROOMS

- Roca Gap Sanitaryware in White with White Gloss Vanity Units to Bathrooms and En-suites
- Methven Tasman Brassware
- Methven Aio Cool to Touch Thermostatic Shower with Rain Shower Head and Handset
- Bathroom and En-suites to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Heated Towel Rail to Bathroom and En-suites in Grey Sparkle Painted Finish
- Downlights to be Installed to Wet Rooms

## BEDROOMS

- Fitted Wardrobes to Master Bedroom-
- 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 Panel Radiators
- Honeywell Smart Thermostat

## OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted 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 Oak Veneer Internal Doors with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband\*
- Media Plate with Television Aerial Point and CAT 5 Data Point to Lounge+
- Chrome Media Plate to Family Rooms (where applicable)
- 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
- Risco Smart Wireless Alarm System^

## EXTERNAL FEATURES

- Black PVCu Windows, Rear/Side/French Doors (white Internally)
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Black Glazed Garage Doors to all Integral and Detached Garages
- Roof Integrated Solar Photovoltaic Panels
- External Lights to Front and Rear
- Power and Lighting to all Garages
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

## WARRANTIES

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

**AEG**

**ZANUSSI**

**Roca**

**METHVEN**  
EST 1886

**PORCELANOSA**  
THE POWER OF CONNECTION

**Honeywell**  
THE POWER OF CONNECTED

\*\* Upgraded Kitchen Choices available - Excluding mirrors \*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. ^Smart Features subject to subscription

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**Wain**  
HOMES

# PINFOLD MANOR SPECIFICATION

EGERTON | ETON | HAVERSHAM | NELSON | NEWTON | OXFORD | PRIESTLEY  
SHAKESPEARE | WINCHESTER | WORDSWORTH | WREN

## 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 Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility (where applicable)
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

## BATHROOMS

- Roca Gap Sanitaryware in White
- Methven Tasman Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Aio Handset
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling (Nelson and Wren only)
- Chrome Heated Towel Rail to Bathroom 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 Panel Radiators
- Honeywell Smart Thermostat

## OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted 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 Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband\*
- Media Plate with Television Aerial Point and CAT 5 Data Point to Lounge+
- Chrome Media Plate to Family Rooms (where applicable)
- 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
- Risco Smart Wireless Alarm System^

## EXTERNAL FEATURES

- Black PVCu Windows, Rear/Side/French Doors (white Internally)
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Black Glazed Garage Doors to all Integral and Detached Garages
- Roof Integrated Solar Photovoltaic Panels
- External Lights to Front and Rear
- Power and Lighting to all Garages
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 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.

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# PINFOLD MANOR SPECIFICATION

BAIRD | BELL | CLAYDON

## 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 Zanussi Electric Single Oven, Zanussi 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas

## BATHROOMS

- Roca Debba Sanitaryware in White
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Fitted with a Choice of Porcelanosa Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling

## 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 Panel Radiators
- Honeywell Digital Thermostat

## OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished In White Gloss
- Staircase, including Newel Posts, Caps, Handrails, Spindles to be Finished in White Gloss
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome 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

- Black PVCu Windows, Rear/Side/French Doors (white internally)
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Roof Integrated Solar Photovoltaic Panels
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

## WARRANTIES

- 10 Year NHBC Buildmark Warranty
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