

A young boy with short brown hair, wearing a light blue button-down shirt, is leaning over a kitchen sink. He is drinking water from a modern, high-arc chrome faucet. The water is cascading over his face and into the sink. The background shows a kitchen counter with a wire basket of oranges and a vase of bright yellow sunflowers. The overall scene is bright and cheerful, suggesting a clean and healthy home environment.

FULL OF *good* THINGS

*Wain*  
HOMES

# THE BLUEBELLS SPECIFICATION

## KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen and Utility with Matching Upstands
- Stainless Steel AEG Double Electric Oven, 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Dishwasher
- Integrated Fridge Freezer
- Inset Stainless Steel Sink with Hansgrohe Mixer
- Stainless Steel Sockets & Switches including Open Plan Areas (where applicable)
- LED Pelmet Lighting to Wall Units
- Downlights to Kitchen Area only

## BATHROOM AND EN-SUITE

- Roca Victoria Plus/Debba Sanitaryware in White
- Hansgrohe Taps
- Thermostatic Hansgrohe 'Tablet' Showers, Bath/Shower Mixers
- Half Tiled with a Choice of Wall Tiles from Wain Homes Tileflair Range
- Full Height Tiling to all Shower Enclosures
- Shaver Sockets as standard
- Chrome Heated Towel Rails as standard
- Downlights as standard

## BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Data Point with Cat 6 Wiring to Master Bedroom

## HEATING SYSTEM

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

## OTHER INTERNAL FEATURES

- Ceilings Painted White
- Walls Painted in Wain Homes Soft Cream
- White Stop Chamfered Newel Posts and Spindles
- Oak Handrail and Oak Flat Top Newel Caps
- Satin Nickel Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with Cat 6 Wiring to Lounge and Family Room (where applicable)
- Fibre to the Premises
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Vertical 5 Panel Internal Doors Painted White
- Smoke Detectors
- Fitted Security Alarm

## EXTERNAL FEATURES

- PVCu Windows and French Doors/Bifold Doors (plot specific, please see Sales Executive)
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Integral and Detached Garages within the Plot Curtilage
- External Tap
- Turfed and Planting to the Front Garden
- Rotavated Rear Garden
- 1.8m Close Boarded/Panel Divisional Fencing to Rear Garden

## WARRANTIES

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