Wain

HOMES

A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.
YOUR KIND OF perfect

CHARTER WALK

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CHARTER WALK SPECIFICATION

KITCHENS

- Glass Splashback
- Stainless Electric Oven and Gas Hob, Extractor over (as per plot specific working drawing)
- Worktop and Upstand
- Soft Closers and Pelmets
- Downlighters
- Under Unit Lighting
- All Appliances as per Kitchen Layout
- USB Charger Socket
- Brushed Chrome Switches/Sockets

BATHROOMS

- Contemporary White Sanitary Ware
- Chrome Bath Pillar Taps
- Shaver Socket to Bathroom and En-suite

WALL TILING

Cloaks

- Wall Tiling to splashback only in Cloaks

Bathroom

- Half Height Tiling throughout
- Full Height to Shower Cubicle
- Full Height Tiling around Bath if Shower over
- Tiled Window Cills where applicable

En-Suites

- Full Height Tiling to Shower Cubicle and Half Height to all Other Walls
- Tiled Window Cills where applicable

HEATING SYSTEM

- Gas Central Heating to all Properties

INTERNAL FEATURES

- Staircase White, Oak Handrail
- Switches and Sockets White to all Rooms except Kitchen
- Wain Home Cream Painted Walls
- BT & TV points Lounge and Bedroom 1
- Data Point Bed 1
- Vertical Grooved Internal Doors, White Gloss
- Smoke Detectors
- Pencil Round Skirting Boards and Architraves
- Flat Finish Ceilings to all Rooms in White Matt

EXTERNAL FEATURES

- UPVC Fascia and Soffit Boards
- PVCu Double Glazed to all Windows (except Garage) to suit external elevations
- French Doors and Paved Patio where applicable
- GRP Front/Rear Doors
- Electric Front Door Bell
- 1.8m Palisade Fencing
- Division Fencing 1.8m Palisade
- External Lights to be fitted Front and Rear Elevations, Energy Efficient Fittings
- Paving Slab Paths to serve Front and Side Entrances as per the External Working Drawings
- UPVC rainwater goods

WARRANTIES

- NHBC Ten Year Cover

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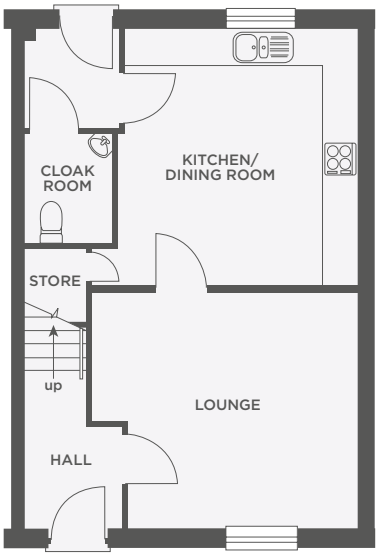
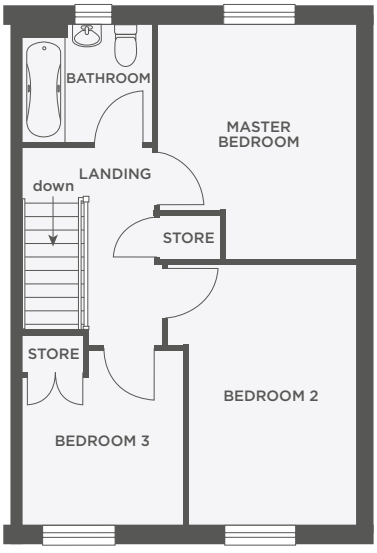
THE BAYTREE

3 BEDROOM HOME





Lounge	4435 x 3931	14'6" x 12'9"
Kitchen/Dining Room	3998 x 4250	13'2" x 13'10"

Master Bedroom	3298 x 3915	10'9" x 12'9"
Bedroom 2	2791 x 4328	9'2" x 14'2"
Bedroom 3	2672 x 2904	8'8" x 9'6"

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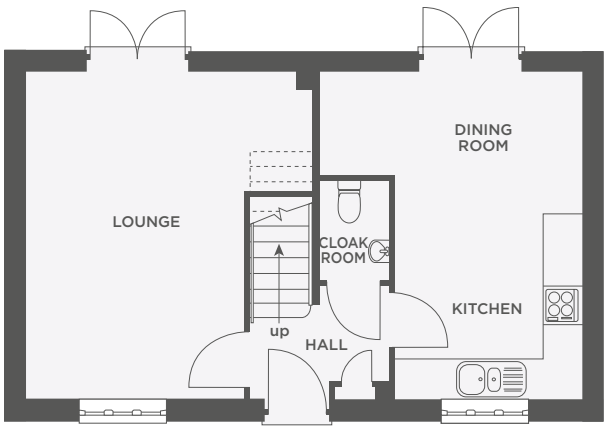
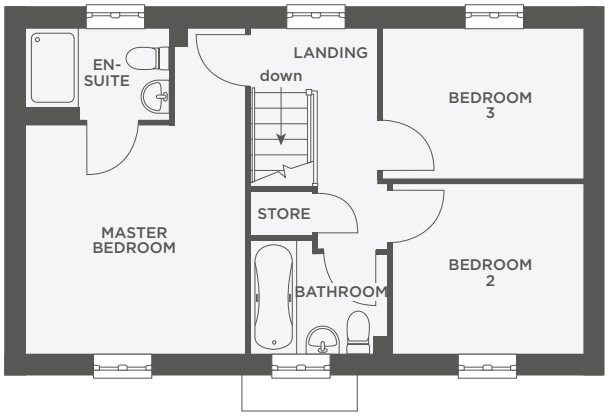
Wain HOMES

THE BRANCASTER

3 BEDROOM HOME





Lounge	3315 x 4960	10'10" x 16'3"
Kitchen/Dining Room	2838 x 4960	9'4" x 16'3"

Master Bedroom	3315 x 3485	10'10" x 11'5"
Bedroom 2	2875 x 2586	9'5" x 8'5"
Bedroom 3	3030 x 2285	9'11" x 7'5"

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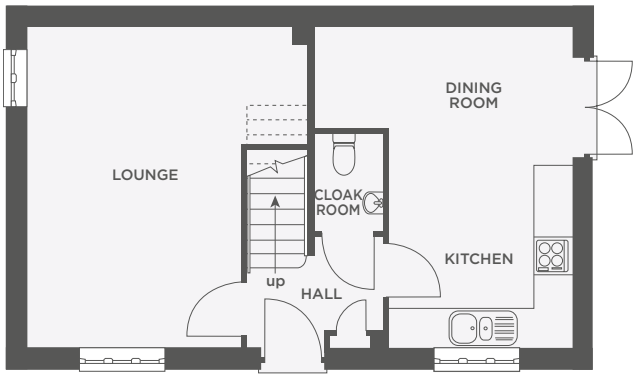
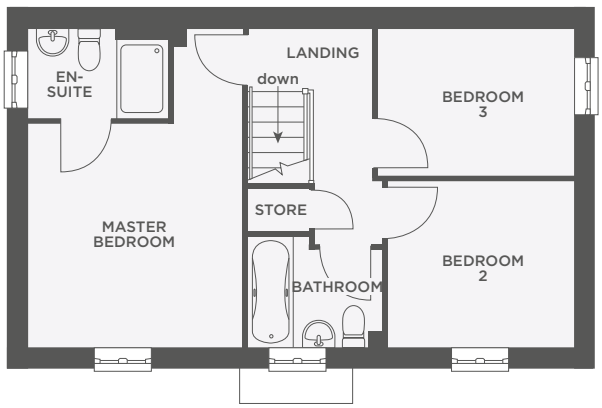
Wain HOMES

THE BRANCASTER S

3 BEDROOM HOME





Lounge	3315 x 4960	10'10" x 16'3"
Kitchen/Dining Room	2838 x 4960	9'4" x 16'3"

Master Bedroom	3315 x 3485	10'10" x 11'5"
Bedroom 2	2875 x 2586	9'5" x 8'5"
Bedroom 3	3030 x 2285	9'11" x 7'5"

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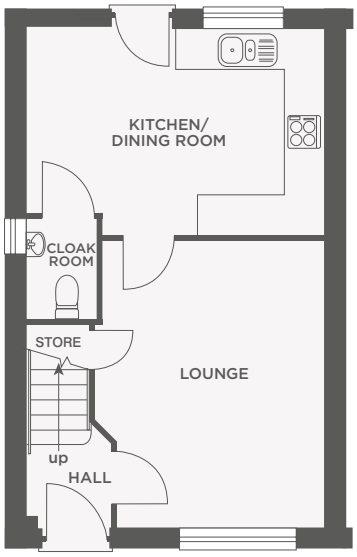
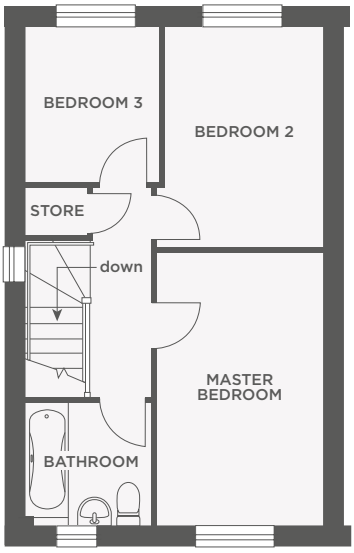
THE CHURCHILL

3 BEDROOM HOME





Lounge	3425 x 4287	11'3" x 14'1"
Kitchen/Dining Room	4450 x 3075	14'6" x 10'1"

Master Bedroom	2487 x 4075	8'2" x 13'4"
Bedroom 2	2375 x 3287	7'8" x 10'8"
Bedroom 3	1987 x 2312	6'6" x 7'6"

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THE COLLIFORD

2 BEDROOM HOME

Kitchen/Dining Room	5308 x 4385	17'5" x 14'4"
Bedroom 2	3098 x 4250	10'2" x 13'10"

Lounge	5308 x 4385	17'5" x 14'4"
Master Bedroom	3160 x 4225	10'4" x 13'9"

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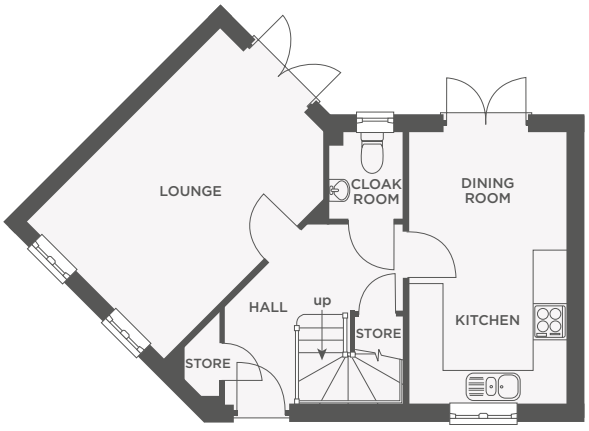
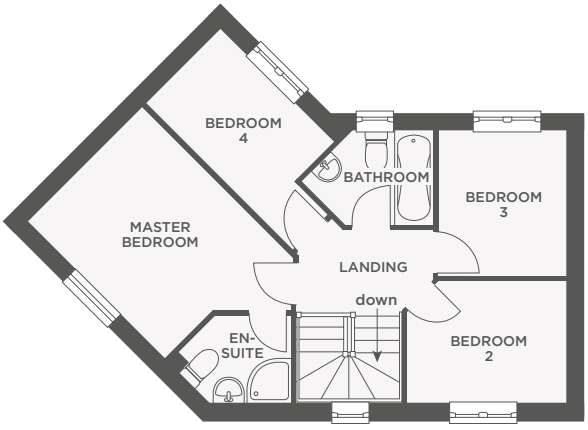
THE DALTON

4 BEDROOM HOME





Lounge	4960 x 3500	16'3" x 11'5"
Kitchen/Dining Room	4960 x 2850	16'3" x 9'4"

Master Bedroom	3554 x 2927	11'7" x 9'7"
Bedroom 2	2912 x 2228	9'6" x 7'4"
Bedroom 3	2645 x 2327	8'7" x 7'7"
Bedroom 4	2935 x 1945	9'7" x 6'4"

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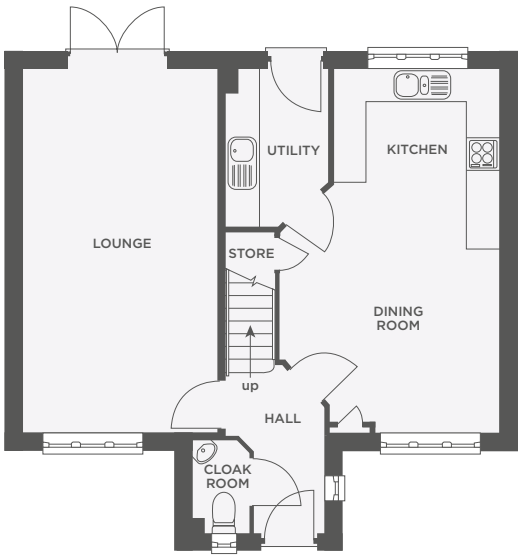
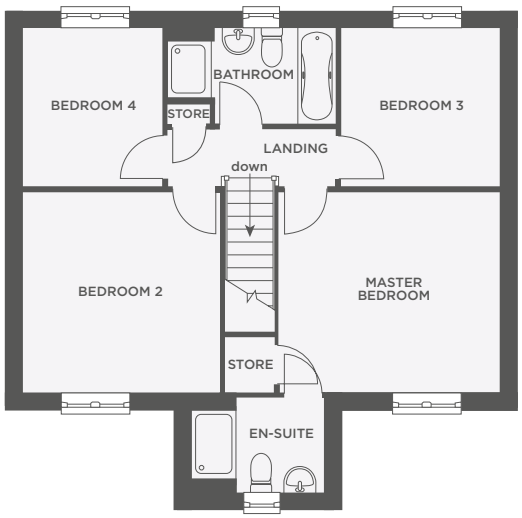
THE DAVY

4 BEDROOM HOME





Lounge	3491 x 6535	11'5" x 21'5"
Kitchen/Dining Room	3956 x 6535	13'0" x 21'5"
Utility	1862 x 2838	6'1" x 9'4"

Master Bedroom	3956 x 3605	13'0" x 11'9"
Bedroom 2	3553 x 3605	11'7" x 11'9"
Bedroom 3	2847 x 2842	9'4" x 9'4"
Bedroom 4	2510 x 2842	8'3" x 9'4"

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THE LONGSTONE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

Master Bedroom	3198 x 4360	10'6" x 14'4"
Lounge/Dining Room	3886 x 5763	12'9" x 18'11"
Kitchen	2985 x 3523	9'10" x 11'7"
Bedroom 2	4527 x 3039	14'10" x 10'0"
Bedroom 3	4883 x 2539	16'0" x 8'4"
Bedroom 4	4883 x 3040	16'0" x 10'0"

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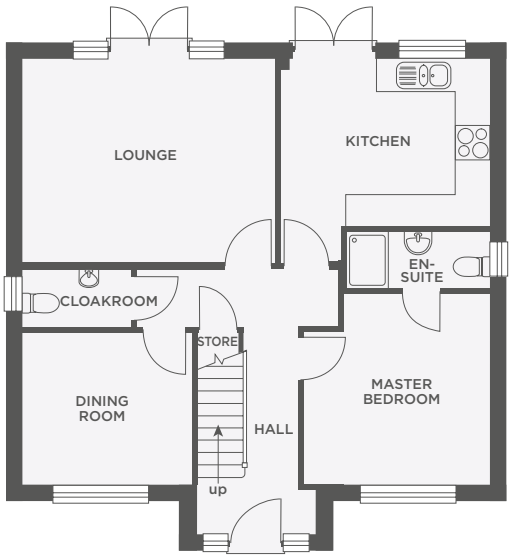
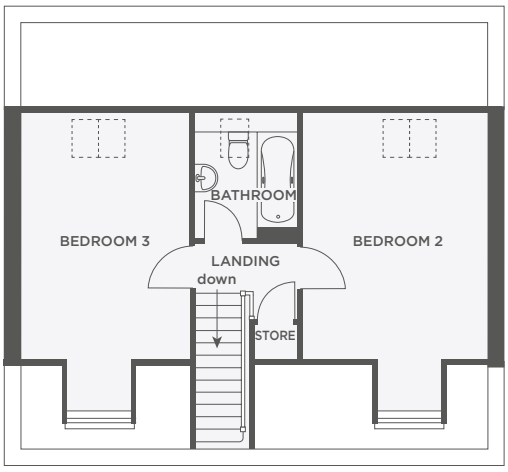
THE MILTON

3 BEDROOM DETACHED HOME





Lounge	4581 x 3653	15'1" x 11'10"
Kitchen	3781 x 3039	12'5" x 9'10"
Dining Room	3062 x 2765	10'1" x 9'1"
Master Bedroom	3357 x 3417	11'1" x 11'3"

Bedroom 2	3060 x 4517	10'1" x 14'9"
Bedroom 3	3332 x 4517	10'10" x 14'9"

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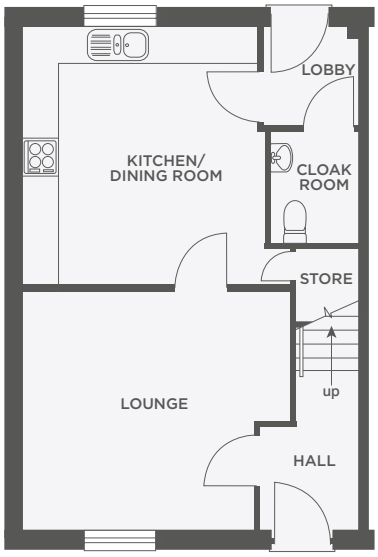
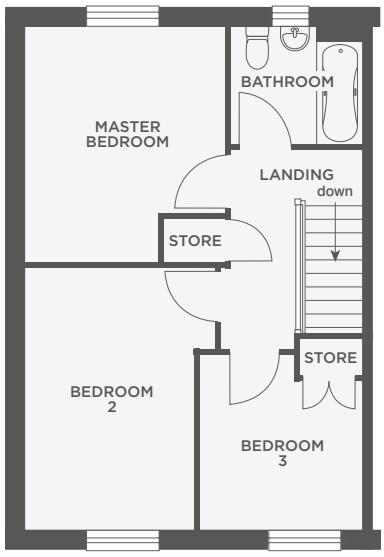
THE MORLEY

3 BEDROOM HOME





Lounge	4435 x 3931	14'6" x 12'9"
Kitchen/Dining Room	3887 x 4250	12'8" x 13'9"

Master Bedroom	3298 x 3903	10'8" x 12'8"
Bedroom 2	2791 x 4328	9'2" x 14'2"
Bedroom 3	2672 x 2904	8'8" x 9'5"

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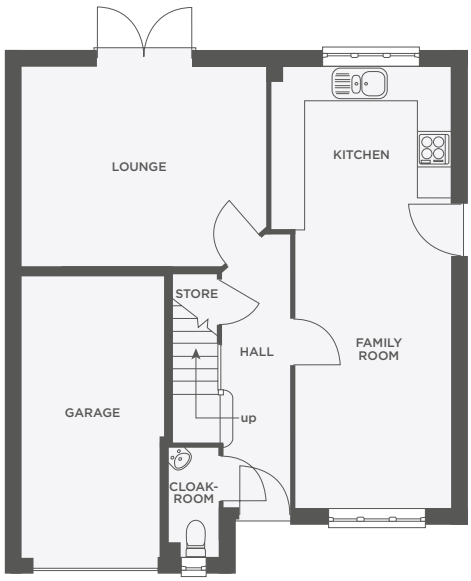
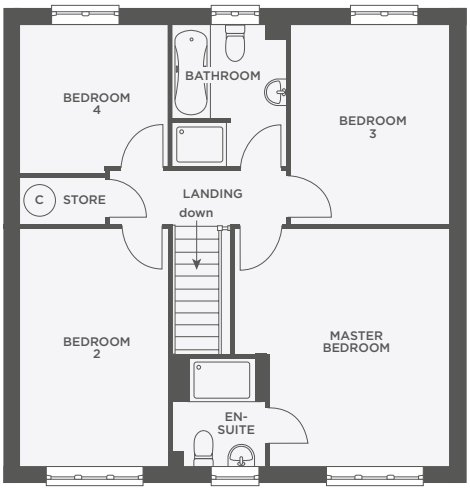
THE SANDOWN

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE





Lounge	4500 x 3663	14'8" x 12'1"
Kitchen/Family Room	8110 x 2862	26'7" x 9'4"

Master Bedroom	4365 x 3940	14'4" x 12'10"
Bedroom 2	4365 x 2707	14'4" x 8'9"
Bedroom 3	3658 x 2908	12'1" x 9'6"
Bedroom 4	2707 x 2727	8'9" x 8'10"

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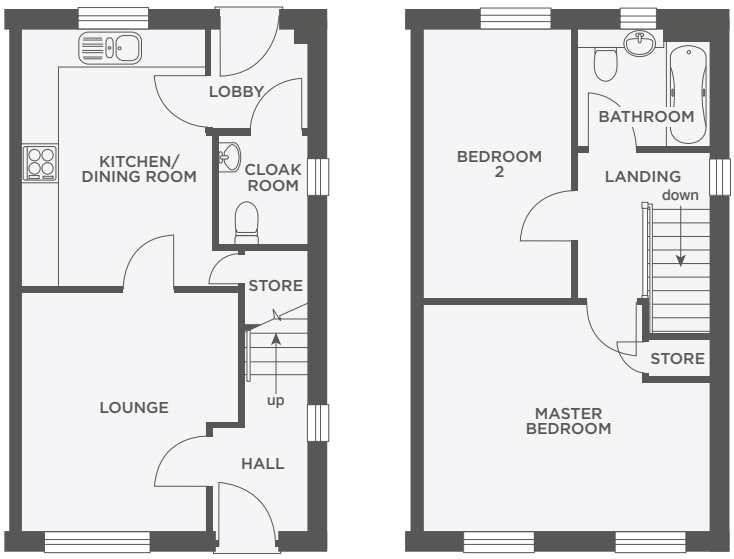
THE TAVENER

2 BEDROOM HOME



Lounge	3031 x 3947	9'10" x 12'10"
Kitchen/Dining Room	3138 x 4250	10'3" x 13'11"

Master Bedroom	4703 x 3744	15'5" x 12'3"
Bedroom 2	2438 x 4453	8'0" x 14'7"

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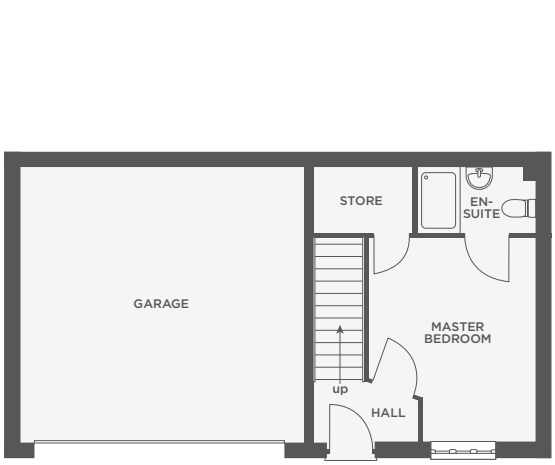
Wain HOMES

THE TREMOR

3 BEDROOM HOME WITH INTEGRAL GARAGE



Master Bedroom	3240 x 3850	10'7" x 12'7"

Lounge	4111 x 3077	13'5" x 10'1"
Kitchen/Dining Room	4111 x 3933	13'5" x 12'10"
Bedroom 2	3152 x 3885	10'4" x 12'8"
Bedroom 3	3152 x 3125	10'4" x 10'3"

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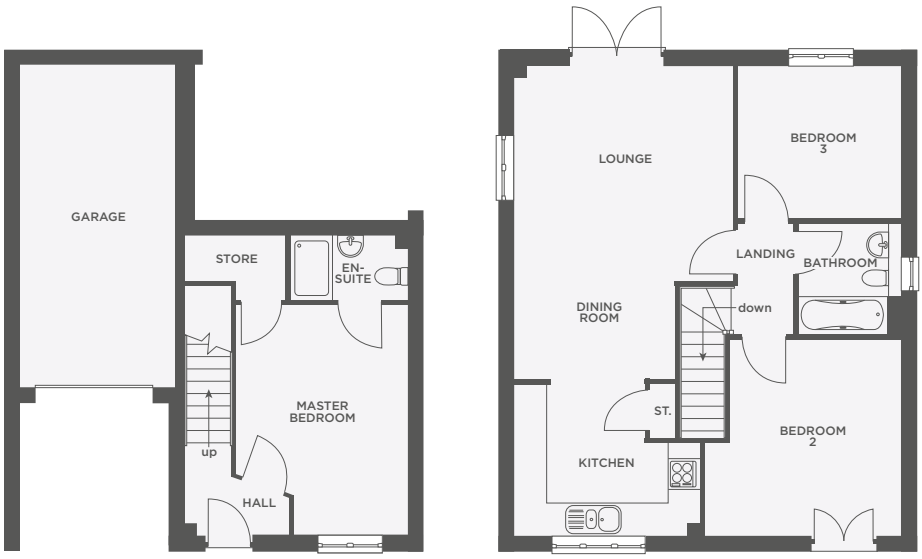
Wain HOMES

THE WENFORD

3 BEDROOM HOME WITH INTEGRAL GARAGE



Master Bedroom	3238 x 4360	10'7" x 14'4"

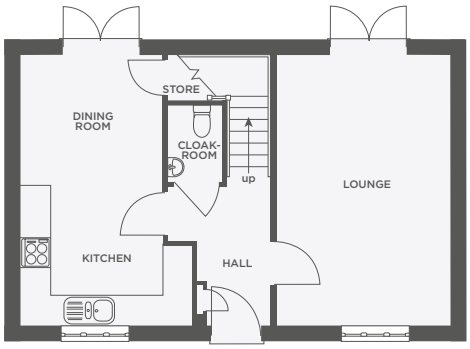
Lounge	5960 x 4153	19'6" x 13'7"
Kitchen	3508 x 2850	11'6" x 9'4"
Bedroom 2	3727 x 3704	12'3" x 12'2"
Bedroom 3	3082 x 2879	10'2" x 9'6"

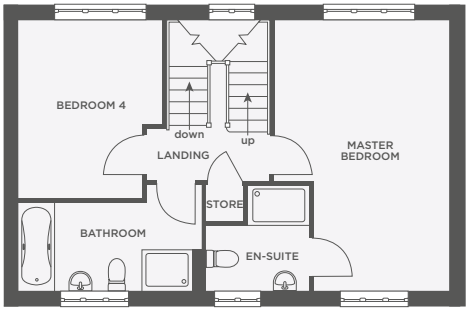
Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. 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. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. 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. (January 2022)

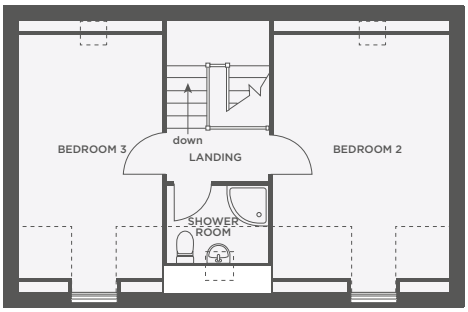
Wain HOMES

THE WORDSWORTH

4 BEDROOM DETACHED HOME







Lounge	3397 x 5298	11'1" x 17'4"
Kitchen/Family Room	2800 x 5298	9'2" x 17'4"
Master Bedroom	3457 x 5298	11'3" x 17'4"
Bedroom 4	2800 x 3510	9'2" x 11'5"
Bedroom 2	3457 x 4773	11'3" x 15'8"
Bedroom 3	2800 x 4773	9'2" x 15'8"

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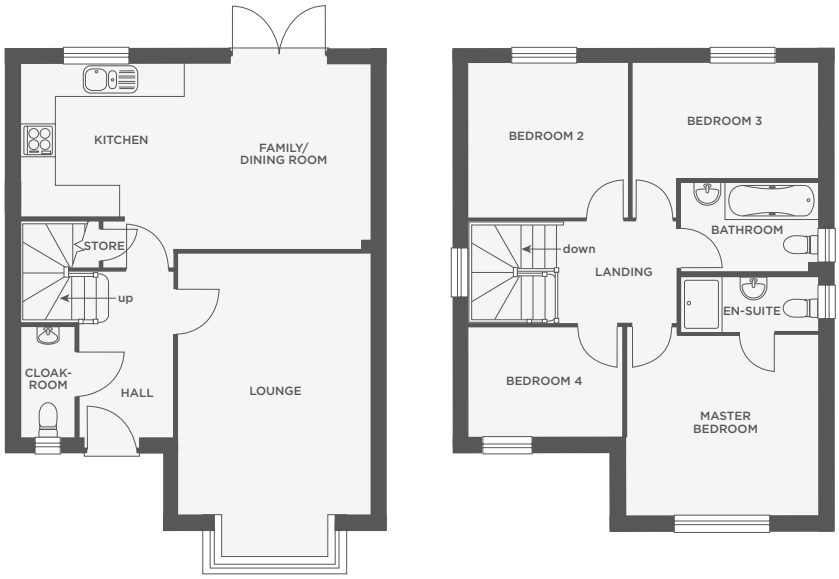
THE WREN

4 BEDROOM DETACHED HOME



Lounge	3552 x 4857	11'8" x 15'11"
Kitchen/Dining Room	3425 x 6490	11'3" x 21'4"

Master Bedroom	3555 x 3344	11'8" x 11'0"
Bedroom 2	2950 x 2837	9'8" x 9'4"
Bedroom 3	3453 x 2096	11'4" x 6'11"
Bedroom 4	2848 x 2037	9'4" x 6'8"

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