


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*

KINGSLEY MANOR DEVELOPMENT PLAN



KINGSLEY MANOR SPECIFICATION

BELL

KITCHENS

- Luxury Fitted Kitchen with Soft Close Mechanisms in a Choice of Finishes
- Choice of Laminate Worktops to Kitchen with Matching Upstands and Blanco Inset Stainless Steel Sink & Tap
- Stainless Steel Zanussi Single Electric Oven
- Stainless Steel 4 Ring Gas Hob
- Silver Glass Splashback and Extractor Hood
- Chrome Sockets and Switches to Kitchens including Adjoining Open Plan Areas

BATHROOMS

- Roca Victoria Plus Sanitaryware in White
- Deva Insignia Brassware
- Methven Thermostatic Showers
- Bathroom and En-Suites to be Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rail to Bathroom & En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Data Point with CAT 5 Wiring to Master Bedroom

HEATING SYSTEM

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

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- Staircase, including Newel Posts and Spindles, to be finished in White Gloss
- Vertical 5 Panel Internal Doors to be finished in White Gloss with Chrome Effect Internal Door Furniture
- Data Points with CAT 5 Wiring to Lounge
- USB Sockets to Lounge, Kitchen and all Bedrooms
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows, Side/Rear/French Doors (where applicable)
- White PVCu Fascia and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Doorbell to Front Door
- External Lights to Front and Rear
- Power and Lighting to all Garages
- External Tap
- Gardens Turfed/Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden (where applicable)

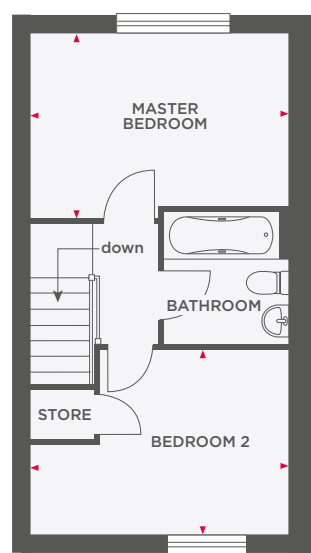
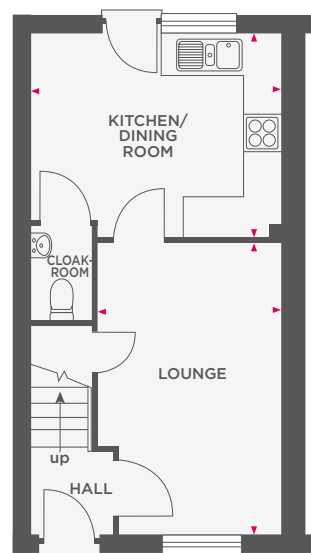
WARRANTIES

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



THE BELL

2 BEDROOM HOME



Lounge	2825 x 4300 (max)	9'3" x 14'1" (max)
Kitchen/Dining Room	3850 x 3063 (max)	12'7" x 10'0" (max)

Master Bedroom	3850 x 2800 (max)	12'7" x 9'2" (max)
Bedroom 2	3850 x 2687 (max)	12'7" x 8'9" (max)



Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. 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. (September 2023)

