

FULL OF *good* THINGS



Wain
HOMES

KINGSLEY MANOR SPECIFICATION

CAVENDISH | ETON | HAVERSHAM | MONTGOMERY | NEWTON | OXFORD
RICHMOND | SANDOWN | SHAKESPEARE | WHITEMOOR

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
- Quartz Worktop Package with Undermount Blanco Stainless Steel Sink and Upgraded Tap in Richmond housetype
- Stainless Steel AEG Double Electric Oven, Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Fridge Freezer
- Integrated Dishwasher
- Chrome Sockets and Switches to Kitchens including Adjoining Open Plan Areas
- Chrome Downlights to Kitchens excluding Adjoining Open Plan Areas
- Pelmet Lighting to Kitchen

BATHROOMS

- Roca Debba Sanitaryware in White
- Deva 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 and En-suites
- Chrome Downlights to all Wet Rooms in Richmond housetype

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
- Staircase Handrail and Newel Caps to be finished in Oak
- Vertical 5 Panel Internal Doors to be finished in White Gloss with Chrome Effect Internal Door Furniture
- Multimedia Point to Lounge
- Data Points with CAT 5 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, all Bedrooms and Study (where applicable)
- Hard Wired Smoke Detectors with Battery Backup
- Smart Enabled Wireless Alarm System (Smart Features subject to subscription)

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

WARRANTIES

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

KINGSLEY MANOR SPECIFICATION

BAIRD | BRANCASTER | CLAYDON | JENNER | NELSON | NIGHTINGALE
TREVITHICK | WREN

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 with Silver Glass Splashback and Extractor Hood
- Integrated Fridge Freezer to 4 bedroom homes
- Chrome Sockets and Switches to Kitchens including Adjoining Open Plan Areas

BATHROOMS

- Roca Debba Sanitaryware in White
- Deva 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 and 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

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- Staircase Handrail and Newel Caps to be finished in Oak
- 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)
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