


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*

LISTER GARDENS DEVELOPMENT PLAN



3 Bedroom Homes

- Bude (B)
- Padstow (P)
- Shackleton (S)

4 Bedroom Homes

- Jenner (J)
- Fistral (F)
- Priestley (PR)
- Watergate (W)
- Wren (WR)

5 Bedroom Homes

- Montgomery (M)
- Affordable Homes

LISTER GARDENS SPECIFICATION

BUDE | SHACKLETON | WREN | JENNER | PADSTOW

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single Electric Oven, 4 Ring Gas Hob with Glass Splashback and Extractor Hood
- Inset Stainless Steel Sink
- Integrated Fridge Freezer (4 Bedroom Properties Only)
- LED Pelmet Lighting to Wall Units

BATHROOMS

- Roca Victoria Plus/Debba Sanitaryware in White
- Hansgrohe Brassware
- Thermostatic Showers, Bath/Shower Mixers to En-suites and Bathrooms
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles from Wain Homes Tileflair Range
- Full Height Tiling to all Shower Enclosures
- Shaver Socket to all Bathrooms and En-suite
- Chrome Heated Towel Rail to Main Bathroom and En-suite

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 Panel Radiators
- Honeywell "Smart" Thermostats

OTHER INTERNAL FEATURES

- All Ceilings Painted White
- All Walls Painted Cream
- 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)
- USB Sockets to Lounge, Kitchen and all Bedrooms
- Vertical 5 Panel Internal Doors Painted White
- Oak Handrail and Newel Caps
- Smoke Detectors

EXTERNAL FEATURES

- White PVCu Windows and French Doors
- White PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Integral Garages (within the Plot Curtilage)
- External Tap
- Rotavated Rear Garden
- 1.8m Close Board and Panel Divisional Fencing to Rear Garden

WARRANTIES

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



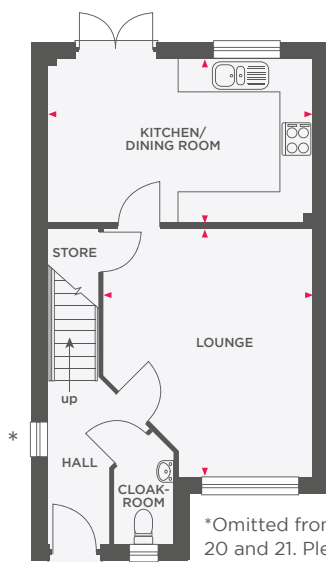
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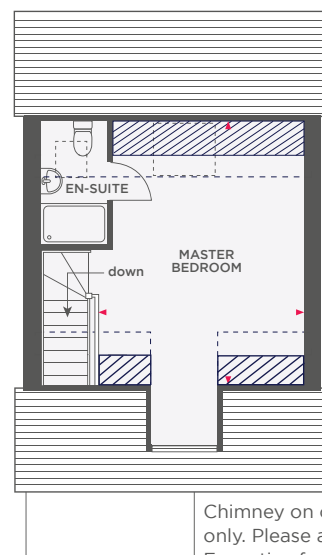
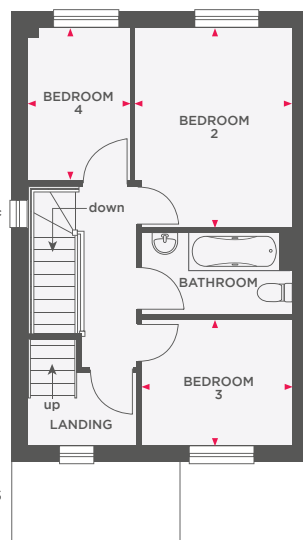


THE JENNER

4 BEDROOM HOME



*Omitted from Plots 20 and 21. Please ask Sales Executive for further details.



Chimney on certain plots only. Please ask Sales Executive for further details.

Lounge	3837 x 4535 (max)	12'6" x 14'9" (max)
Kitchen/ Dining Room	4810 (max) x 2995 (max)	15'9" (max) x 9'8" (max)

Bedroom 2	2865 x 3648	9'4" x 11'10"
Bedroom 3	2744 x 2286	9'0" x 7'5"
Bedroom 4	1852 x 2777	6'1" x 9'11"



Limited Use Area

Reduced head height below 1.5m

Master Bedroom	3760 x 5929 (max)	12'4" x 19'5" (max)
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