

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 he has a joyful expression with his eyes closed and a wide smile. The background shows a kitchen counter with a wire basket of oranges, a vase of bright yellow sunflowers, and light-colored cabinetry. The overall scene is bright and cheerful, emphasizing the freshness and quality of the water.

FULL OF *good* THINGS

*Wain*  
HOMES

# THE PADDOCKS SPECIFICATION

CAVENDISH | ETON | HAVERSHAM | MONTGOMERY | NEWTON | OXFORD | SANDOWN  
SHAKESPEARE | STEPHENSON | WHITEMOOR | WINCHESTER | WORDSWORTH

## KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Double Electric Oven, 5 Ring Gas Hob with Splashback and Extractor Hood
- Integrated Fridge Freezer and Dishwasher
- Inset Stainless Steel Sink
- Under Pelmet Lighting
- Downlights to Kitchen
- Chrome Sockets and Switches to Kitchen (also to any adjoining open plan areas)
- USB Socket to Kitchen

## BATHROOMS

- Roca Sanitaryware in White
- Deva Brassware
- Methven Showers
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rail to Main Bathroom and En-suites

## BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone/Data Point to Master Bedroom
- USB Sockets to all Bedrooms

## HEATING SYSTEM

- Gas Central Heating to NHBC specification

## OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- Chrome Effect Internal Door Furniture
- Media Plate to Lounge which includes: Television Aerial Point, Telephone/Data Point and two Double Sockets
- USB Socket to Lounge
- Electrical Wired Smoke Detectors
- Oak Handrails to Stairs
- Ultrafast broadband\* (hardwired internally)

## EXTERNAL FEATURES

- Solar Energy Photovoltaic roof tiles (where applicable)
- Electric Car Charging Point
- White PVCu Windows and White Side/Rear/French Doors
- Black Composite Front External Door and Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Garages
- External Tap
- Gardens Landscaped to Front
- Gardens Rotavated to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden

## WARRANTIES

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

\*Openreach have confirmed we are being provided with infrastructure and equipment that can supply ultrafast broadband speeds. It still depends on the communications provider chosen by the purchaser as to the maximum speeds provided.



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)



# THE PADDOCKS SPECIFICATION

BAIRD | BELL | BRUNSWICK | CLAYDON | CONWAY  
JENNER | NELSON | OAKMERE | TREVITHICK | WREN

## KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Single Electric Oven, 4 Ring Gas Hob with Glass Splashback and Extractor Hood (4 Ring Electric Hob to Oakmere Apartments)
- Integrated Fridge Freezer (4 Bedroom Properties Only)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen (also to any adjoining open plan areas)
- USB Socket to Kitchen

## BATHROOMS

- Roca Sanitaryware in White
- Deva Brassware
- Bathroom and En-suites to be Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rails to Main Bathroom and En-Suite (excluding affordable properties)

## BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone/Data Point to Master Bedroom
- USB Sockets to all Bedrooms

## HEATING SYSTEM

- Gas Central Heating to NHBC specification

## OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- Chrome Effect Internal Door Furniture
- Media Plate to Lounge which includes: Television Aerial Point, Telephone/Data Point and two Double Sockets
- USB Socket to Lounge
- Electrical Wired Smoke Detectors
- Oak Handrails to Stairs (excluding affordable properties)
- Ultrafast broadband\* (hardwired internally)

## EXTERNAL FEATURES

- Solar Energy Photovoltaic roof tiles (where applicable)
- Electric Car Charging Point
- White PVCu Windows and White Rear/French Doors
- Black Composite Front External Door and Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Garages
- External Tap (excluding Oakmere Apartments)
- Gardens Landscaped to Front
- Gardens Rotavated to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden

## WARRANTIES

- 10 Year NHBC Buildmark Warranty
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