

WATERSIDE MEADOWS SPECIFICATION

CAVENDISH | ETON | HAVERSHAM | NEWTON | OXFORD
SHAKESPEARE | WHITEMOOR

KITCHENS

- Luxury Fitted Kitchen with Soft Close Mechanisms in a Choice of Finishes
- Choice of Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Electric Double Oven, 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- Blanco Inset Stainless Steel Sink & Tap
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area only (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

BATHROOMS

- Roca Gap Sanitaryware in White
- Methven Tasman Brassware
- Methven Kiri Cool To Touch Thermostatic Showers with Aio Handset
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled 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
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

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

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All woodwork to be Finished In White Gloss
- Staircase, including Newel Posts and Spindles, to be finished in White Gloss
- All Handrails 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
- Ultrafast Hard Wired Fibre Broadband*
- Media Plate with Television Aerial Point and CAT 5 Data Point to Lounge+
- Telephone Point to Lounge and Study
- USB Socket to Lounge, Kitchen and Study
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

EXTERNAL FEATURES

- White PVCu Windows and White Rear/Side/French Doors
- White Fascias and Soffits
- Black Rainwater Goods
- Pebble Coloured Composite Front Door
- External Lights to Front and Rear
- Power and Lighting to all Garages
- External Tap to Rear
- Gardens 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

AEG

ZANUSSI

BLANCO
GERMANY

Roca

METHVEN
EST 1886

PORCELANOSA
THE POWER OF CONNECTED

Honeywell
THE POWER OF CONNECTED

*Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before - the next generation of internet, as fibre optic technology evolves, you'll already have everything that you need in your property to get the benefits.

+allowing your smart TV or Console direct connectivity to Ultrafast Broadband.

^Smart Features subject to subscription

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Wain
HOMES

WATERSIDE MEADOWS SPECIFICATION

BAIRD | BELL | CLAYDON | EDALE | JENNER | MILTON | NELSON | NIGHTINGALE
SHACKLETON | TORRINGTON | WREN

KITCHENS

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

BATHROOMS

- Roca Debba Sanitaryware in White
- Methven Insignia Brassware
- Methven Kiri Cool To Touch Thermostatic Showers with Satinjet Handset
- Shower and screen to be fitted over the bath with Additional Tiling
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled 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
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell Digital Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All woodwork to be Finished In White Gloss
- Staircase, including Newel Posts and Spindles, to be finished in White Gloss
- All Handrails 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
- Ultrafast Hard Wired Fibre Broadband*
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and White Rear/Side/French Doors
- White Fascias and Soffits
- Black Rainwater Goods
- Pebble Coloured Composite Front Door
- External Lights to Front and Rear
- Power and Lighting to all Garages
- External Tap to Rear
- Gardens 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



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+allowing your smart TV or Console direct connectivity to Ultrafast Broadband.

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WATERSIDE MEADOWS SPECIFICATION

AFFORDABLE HOMES

KITCHENS

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

BATHROOMS

- Roca Debba Sanitaryware in White
- Methven Insignia Brassware
- Methven Kiri Cool To Touch Thermostatic Showers with Satinjet Handset
- Shower and screen to be fitted over the bath with Additional Tiling
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell Digital Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All woodwork to be Finished In White Gloss
- Staircase, including Newel Posts and Spindles, to be finished in White Gloss
- All Handrails and Newel Caps to be finished in White Gloss
- Vertical 5 Panel Internal Doors to be finished in White Gloss with Chrome Effect Internal Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and White Rear/Side/French Doors
- White Fascias and Soffits
- Black Rainwater Goods
- Pebble Coloured Composite Front Door
- External Lights to Front and Rear
- External Tap to Rear of Property
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

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