

Kingsley Manor Specification Details

CAVENDISH, ETON, GAINSBOROUGH, HAVERSHAM, MONTGOMERY, NEWTON, OXFORD,
RICHMOND, SANDOWN, SHAKESPEARE & WHITEMOOR



Kitchens

- ◆ Luxury Fitted Kitchen with Choice of Finishes
- ◆ Choice of Worktops to Kitchen with Matching Upstands
- ◆ Quartz Worktops to Richmond and Gainsborough only
- ◆ Stainless Steel Double Electric Oven, Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- ◆ Integrated Fridge/Freezer and Dishwasher
- ◆ Inset Stainless Steel Sink
- ◆ Downlights to Kitchen
- ◆ Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room
- ◆ Under Pelmet Lighting

Bathrooms

- ◆ Roca 'Victoria Plus' Sanitaryware in White
- ◆ Deva Brassware
- ◆ Methven Showers
- ◆ Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- ◆ Downlights to Bathrooms and En-suites (Richmond and Gainsborough only)

Bedrooms

- ◆ Television Aerial Point to Master Bedroom
- ◆ Telephone Point to Master Bedroom

Heating System

- ◆ Gas Central Heating to NHBC Specification

Other Internal Features

- ◆ All Ceilings to be Skim Finished and Painted White
- ◆ Walls to be Painted Soft Cream
- ◆ Chrome Effect Internal Door Furniture
- ◆ Television Aerial Point to Lounge
- ◆ Telephone Point to Lounge
- ◆ Electrically Wired Smoke Detectors
- ◆ USB Sockets to Lounge, Kitchen, all Bedrooms and Study (where applicable)
- ◆ Ultrafast broadband* (hardwired internally)
- ◆ Fitted Security Alarm

External Features

- ◆ White PVCu Windows and White Side/Rear/French Doors (if applicable)
- ◆ Black Composite Front External Door
- ◆ Black Rainwater Goods
- ◆ External Lights to Front and Rear
- ◆ Power and Lighting to all Garages
- ◆ Gardens Turfed to Front
- ◆ Gardens to Rear Rotivated
- ◆ External Tap
- ◆ 1.8m Close Boarded Divisional Fencing to Rear Garden

Warranties

- ◆ 10 Year NHBC Buildmark Warranty
- ◆ 2 Year Wainhomes Warranty

Wainhomes Policy is continuous product and specification development. Images shown are for illustrative purposes only. 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. Specification choices are subject to build stage. Please consult with our Sales Executive to obtain the current specification or the specification of any particular plot. You should take appropriate steps to verify any information upon which you wish to rely. 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. (May 2019)

*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.



WAINHOMES
BUILDING BRITAIN'S HERITAGE

Kingsley Manor Specification Details

BRANCASTER, NELSON, JENNER, NIGHTINGALE, TREVITHICK & WREN



Kitchens

- ◆ Luxury Fitted Kitchen with Choice of Finishes
- ◆ Choice of Worktops to Kitchen with Matching Upstands
- ◆ Stainless Steel Single Electric Oven, Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- ◆ Integrated Fridge/Freezer (4 bedroom properties only)
- ◆ Inset Stainless Steel Sink
- ◆ Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room

Bathrooms

- ◆ Roca 'Victoria Plus' Sanitaryware in White
- ◆ Deva Brassware
- ◆ Methven Showers
- ◆ Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles

Bedrooms

- ◆ Television Aerial Point to Master Bedroom
- ◆ Telephone Point to Master Bedroom

Heating System

- ◆ Gas Central Heating to NHBC Specification

Other Internal Features

- ◆ All Ceilings to be Skim Finished and Painted White
- ◆ Walls to be Painted Soft Cream
- ◆ Chrome Effect Internal Door Furniture
- ◆ Television Aerial Point to Lounge
- ◆ Telephone Point to Lounge
- ◆ USB Sockets to Lounge, Kitchen and all Bedrooms
- ◆ Electrically Wired Smoke Detectors
- ◆ Ultrafast broadband* (hardwired internally)
- ◆ 1st Fix Wiring for Security Alarm

External Features

- ◆ White PVCu Windows and French Doors (if applicable)
- ◆ Black Composite Front External Door
- ◆ Black Rainwater Goods
- ◆ External Lights to Front and Rear
- ◆ Power and Lighting to all Garages
- ◆ Gardens Turfed to Front
- ◆ Gardens to Rear Rotivated
- ◆ External Tap
- ◆ 1.8m Close Boarded Divisional Fencing to Rear Garden

Warranties

- ◆ 10 Year NHBC Buildmark Warranty
- ◆ 2 Year Wainhomes Warranty

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