

The Paddocks Specification Details

CAVENDISH, HAVERSHAM, MONTGOMERY, NEWTON, OXFORD, SANDOWN, SCOTT,
SHAKESPEARE, STEPHENSON, WHITEMOOR AND WORDSWORTH



All new homes at The Paddocks will be fitted with Solar Energy Photovoltaic Roof Tiles which harness energy from natural light providing electricity with low-carbon emissions and saving householders money on home energy bills with the opportunity to benefit from feed-in tariffs.

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)

Bathrooms

- ◆ Roca Sanitaryware in White
- ◆ Hansgrohe Brassware
- ◆ Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles to the Sanitaryware Walls
- ◆ Chrome Heated Towel Rail to Main Bathroom and En-suites

Bedrooms

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

Heating System

- ◆ Gas Central Heating with High Efficiency Boiler and Panel Radiators

Other Internal Features

- ◆ Coving to Ceilings in Lounge, Dining Room/Area and Hallway
- ◆ All Ceilings to be skim finished and painted white
- ◆ All Walls to be skim finished and painted soft cream
- ◆ Chrome Effect Internal Door Furniture
- ◆ Television Aerial Point to Lounge
- ◆ Telephone Point to Lounge
- ◆ Fitted Security Alarm (excluding Detached Garages)

External Features

- ◆ 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 Integral Garages
- ◆ External Tap
- ◆ Gardens Landscaped to Front
- ◆ Gardens Rotivated to Rear
- ◆ 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. (June 2019)



WAINHOMES
BUILDING BRITAIN'S HERITAGE

The Paddocks Specification Details

BRANCASTER, CONWAY, JENNER, NELSON, TREVITHICK AND WREN



All new homes at The Paddocks will be fitted with Solar Energy Photovoltaic Roof Tiles which harness energy from natural light providing efficient, low-carbon emissions and saving householders money on home energy bills with the opportunity for making money back from feed-in tariffs.

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 Splashback and Extractor Hood
- ◆ Integrated Fridge Freezer
- ◆ Inset Stainless Steel Sink
- ◆ Chrome Sockets and Switches to Kitchen (also to any adjoining open plan areas)

Bathrooms

- ◆ Roca Sanitaryware in White
- ◆ Deva Brassware
- ◆ Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles to Sanitaryware Walls

Bedrooms

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

Heating System

- ◆ Gas Central Heating with High Efficiency Boiler and Panel Radiators

Other Internal Features

- ◆ Coving to Ceilings in Lounge, Dining Room/Area and Hallway
- ◆ All Ceilings to be skim finished and painted white
- ◆ All Walls to be skim finished and painted soft cream
- ◆ Chrome Effect Internal Door Furniture
- ◆ Television Aerial Point to Lounge
- ◆ Telephone Point to Lounge
- ◆ 1st Fix Wiring for Security Alarm (excluding Detached Garages)

External Features

- ◆ 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 Integral Garages
- ◆ External Tap
- ◆ Gardens Landscaped to Front
- ◆ Gardens Rotivated to Rear
- ◆ 1.8m Close Boarded Divisional Fencing to Rear Garden

Warranties

- ◆ 10 Year N.H.B.C. Buildmark Cover
- ◆ 2 Year Wainhomes Warranty

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Our Symbol of Quality and Value