

GOLD SPECIFICATION

WALNUT | MARLBERRY | HOLLY | ILEX

KITCHENS

- Luxury Fitted Kitchen from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes**
- Stainless Steel AEG Electric Double Oven, AEG 5 Ring Gas Hob with Glass Splashback and 90cm Extractor Hood
- Integrated Zanussi Fridge Freezer (excluding Liex)
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility (where applicable)
- White Recessed Spot Lights
- Aluminium LED Pelmet Strip lighting to Kitchen

BATHROOMS

- ROCA Sanitaryware in White
- Hansgrohe Mixer Tap
- Hansgrohe Thermostic Shower (where applicable)
- Bathroom and En-suites to be Half Tiled with a Choice of Tileflair Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Tileflair Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms 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 Radiators
- Honeywell Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted in Wain Homes 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 Oak Doors Veneered “Mexicano” with Satin Nickel Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- Television Aerial Point and CAT 5 Data Point to Lounge+
- Chrome Sockets to Kitchen and adjoining Room
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Telephone Point to Lounge and Study
- USB Socket to Lounge, Kitchen and Study
- Hard Wired Smoke Detectors with Battery Backup
- Fitted security alarm with PIRS to all downstairs rooms and landings complete with “Pet Proof Feature”

EXTERNAL FEATURES

- Anthracite Grey PVC Windows, Rear/Side Doors (white Internally)
- Bifold Doors (where applicable)
- Anthracite Grey PVCu Fascias and Soffits
- Black Rainwater Goods
- Anthracite Grey Composite Front Door
- Anthracite Grey Glazed Garage Doors to all Integral and Detached Garages
- External Lights to Front and Rear
- Power and Lighting to all Garages (where applicable)
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

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



**Upgraded Kitchen Choices available *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.



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