

Wain
HOMES



A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

HIGHER TREWHIDDLE DEVELOPMENT PLAN



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HIGHER TREWHIDDLE SPECIFICATION

CLAREMONT | HOCKNEY | BRANCASTER | BRANCASTER SIDE | CROMWELL | CURIE | DARWIN
FRANKLYN | HANBURY | ATKINS | DUNMERE | FOXTON | NEWTON | TREGONY |

KITCHENS

- Luxury Fitted Kitchens 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*
- 1 ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms
- AEG Stainless Steel Double Oven (4 Bed Homes Only)
- AEG Stainless Steel Single Oven (2 and 3 Bed Homes Only)
- AEG 4 Ring Induction Hob with Silver Glass Splashback and Extractor Hood
- Electrolux Integrated Fridge Freezer
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine (Where Applicable on Drawings)
- White Downlights to Kitchen
- LED Under Unit Lighting to Kitchen

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1 in a Choice of Finishes*
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath (Where Applicable)
- Aqualisa Downtown Brassware
- 2-Way Mixer Shower with Fixed Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-way Mixer Shower with Fixed Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled Throughout with a Choice from Range*
- Shower Cubicles to be Fully-Tiled with a Choice from our Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice from our Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

HEATING SYSTEM

- Gas Central Heating to all Properties

OTHER INTERNAL FEATURES

- Amtico First LVT Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes*
- Carpets from our Standard Range to all Other Areas in a Choice of Finishes*
- All Woodwork to be Finished in White Satinwood
- Staircase, Including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5-Panel Oak Veneer Doors with Satin Effect Door Furniture
- SpacePro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- CAT6 Data Point to Lounge and Bedroom 1
- Television Aerial Socket to Lounge and Bedroom 1
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- PVCu Windows and Rear, Side and French Doors
- White PVCu Fascia's and Soffits
- Black Rainwater Goods
- Composite Front Door
- External PIR Lights to Front and Rear
- Power and Lighting to all Garages
- Solar Panels (on Selected Plots Only)
- External Tap
- Garage Doors (on Relevant Plots Only)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- 1.8m Fencing to Rear Garden^

WARRANTIES

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

*Upgraded 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 you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. ^Excluding mirrors. ^Unless stipulated otherwise on the working drawings.

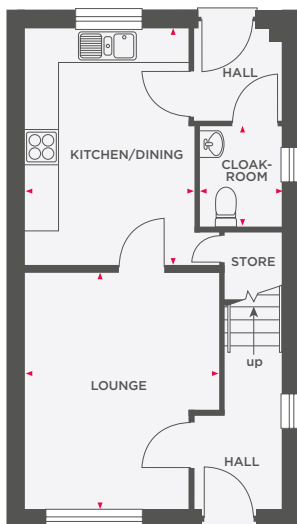
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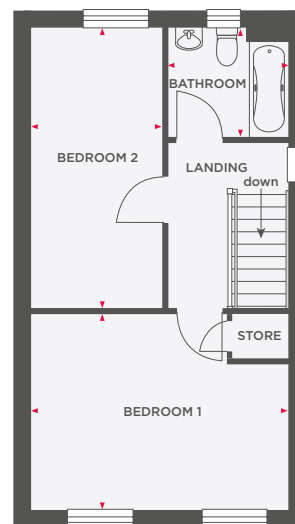


THE HOCKNEY

2 BEDROOM TERRACED/SEMI-DETACHED HOME



Lounge	3490 x 4318 (max)	11'5" x 14'2" (max)
Kitchen/Dining	3053 x 4318	10'0" x 14'2"
Cloakroom	1471 x 1821	4'10" x 6'0"



Bedroom 1	4618 x 3526	15'2" x 11'7"
Bedroom 2	2353 x 5042	7'9" x 16'6"
Bathroom	2170 x 1918	7'1" x 6'4"



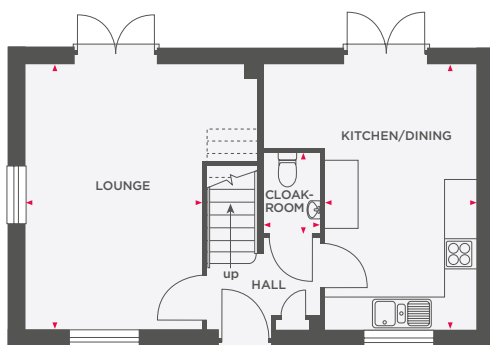
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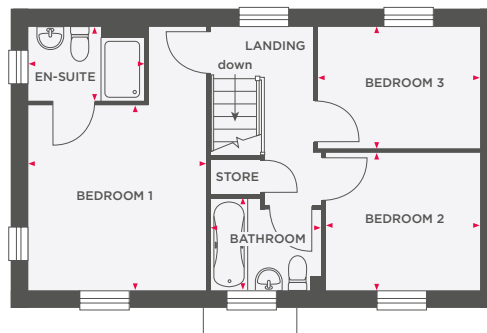


THE BRANCASTER

3 BEDROOM DETACHED HOME



Lounge	3315 x 4960	10'10" x 16'3"
Kitchen/Dining	2835 x 4960 (max)	9'3" x 16'3" (max)
Cloakroom	1058 x 1520	3'6" x 5'0"



Bedroom 1	3315 x 3485	10'10" x 11'5"
En-Suite	2165 x 1385	7'1" x 4'6"
Bedroom 2	2875 x 2586	9'5" x 8'5"
Bedroom 3	3030 x 2285	9'11" x 7'5"
Bathroom	2080 x 1700 (max)	6'9" x 5'6" (max)



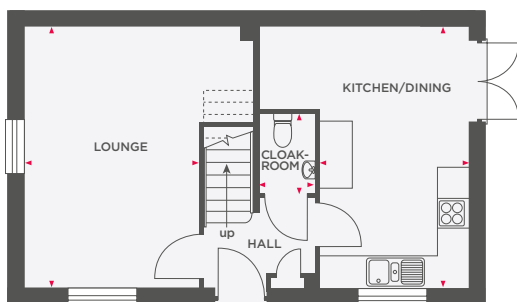
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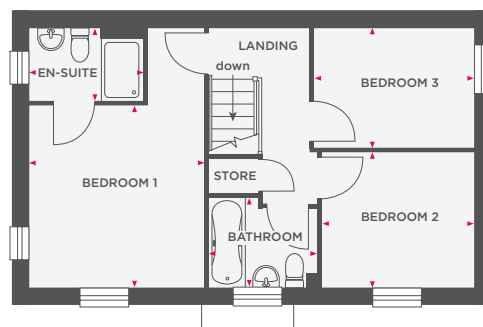


THE BRANCASTER SIDE

3 BEDROOM DETACHED HOME



Lounge	3315 x 4960	10'10" x 16'3"
Kitchen/Dining	2835 x 4960 (max)	9'3" x 16'3" (max)
Cloakroom	1058 x 1520	3'6" x 5'0"



Bedroom 1	3315 x 3485	10'10" x 11'5"
En-Suite	2165 x 1385	7'1" x 4'6"
Bedroom 2	2875 x 2586	9'5" x 8'5"
Bedroom 3	3030 x 2285	9'11" x 7'5"
Bathroom	2080 x 1700 (max)	6'9" x 5'6" (max)



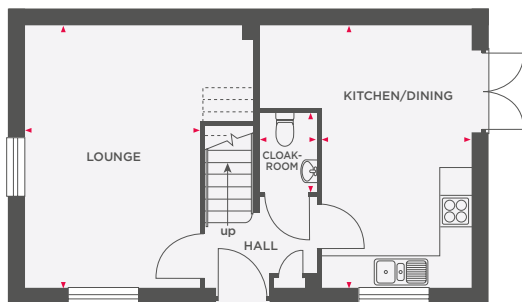
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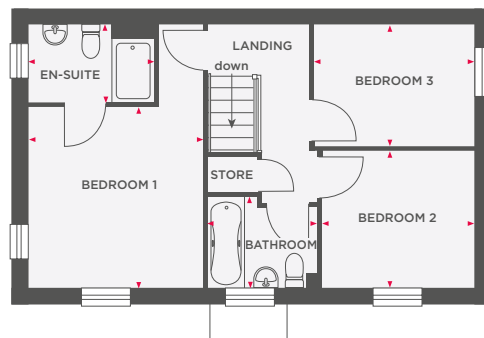


THE CROMWELL

3 BEDROOM DETACHED HOME



Lounge	3428 x 4960	11'3" x 16'3"
Kitchen/Dining	2953 x 4960 (max)	9'8" x 16'3" (max)
Cloakroom	1058 x 1520	3'6" x 5'0"



Bedroom 1	3428 x 3419	11'3" x 11'3"
En-Suite	2495 x 1452	8'2" x 4'9"
Bedroom 2	2991 x 2586	9'10" x 8'6"
Bedroom 3	3145 x 2286	10'4" x 7'6"
Bathroom	2080 x 1715 (max)	6'9" x 5'7" (max)



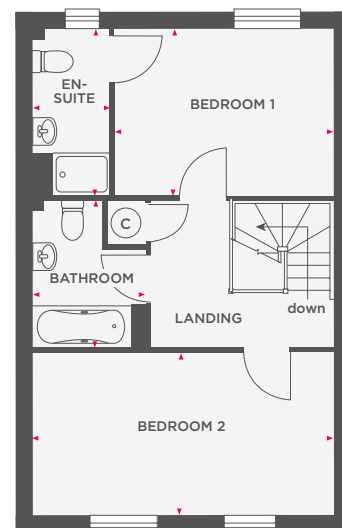
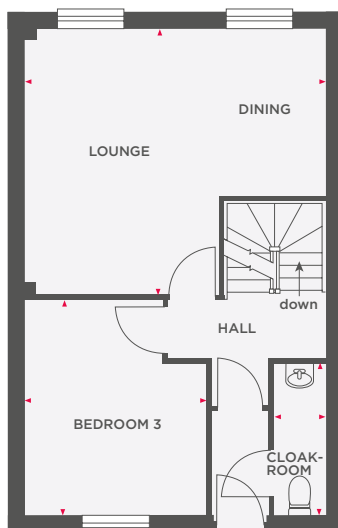
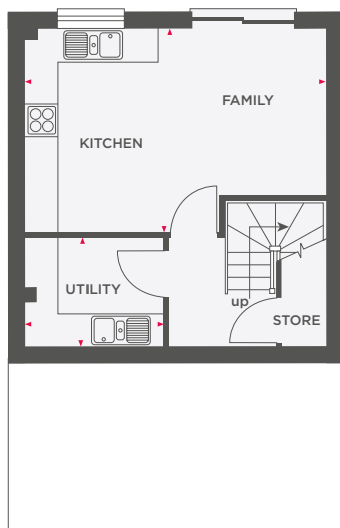
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THE CURIE

3 BEDROOM TERRACED/SEMI-DETACHED HOME



Kitchen/Family	3625 x 4900 (max) (max)	11'10" x 16'1" (max) (max)
Utility	1962 x 1931	6'5" x 6'4"

Lounge/Dining	4850 x 4724 (max) (max)	5'11" x 15'6" (max) (max)
Bedroom 3	2736 x 3838	9'0" x 12'7"
Cloakroom	940 x 2686	3'1" x 8'10"

Bedroom 1	3387 x 2957	11'1" x 9'8"
En-Suite	1375 x 2957	4'6" x 9'8"
Bedroom 2	4850 x 2892	15'11" x 9'6"
Bathroom	1987 x 2624	6'5" x 8'7"



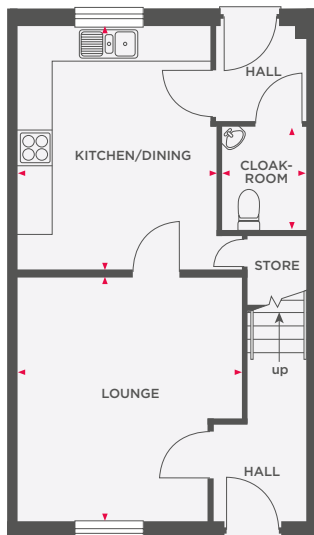
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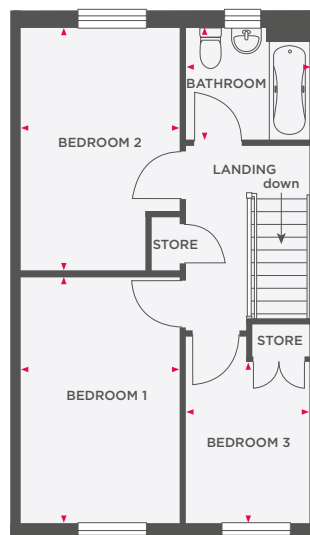


THE DARWIN

3 BEDROOM TERRACED/SEMI-DETACHED HOME



Lounge	3940 x 4268 (max)	12'11" x 14'0" (max)
Kitchen/Dining	3502 x 4249 (max)	11'6" x 13'11" (max)
Cloakroom	1470 x 1830	4'10" x 6'0"



Bedroom 1	2802 x 4325	9'2" x 14'2"
Bedroom 2	2802 x 4242	9'2" x 13'11"
Bedroom 3	2165 x 2828	7'1" x 9'3"
Bathroom	2171 x 1936	7'1" x 6'4"



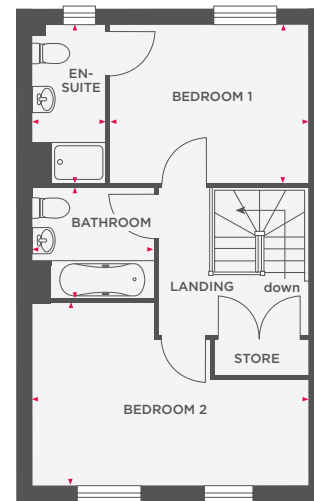
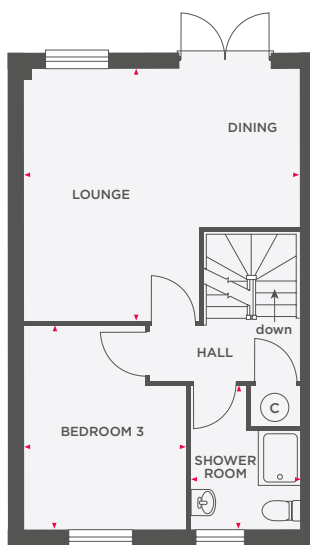
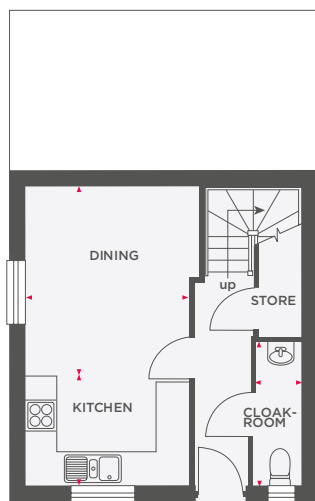
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THE FRANKLYN

3 BEDROOM SEMI-DETACHED HOME



Kitchen	2763 x 2451	9'1" x 8'0"
Dining	2763 x 3193	9'1" x 8'0"
Cloakroom	863 x 2663	2'10" x 8'9"

Lounge/Dining	4850 x 4730	15'11" x 15'6"
Bedroom 3	2763 x 3832	9'1" x 12'7"
Shower Room	2000 x 1991	6'7" x 6'6"

Bedroom 1	3399 x 2892	11'2" x 9'6"
En-Suite	1363 x 2893	4'5" x 9'6"
Bedroom 2	3851 x 3417 (max) (max)	15'11" x 11'2" (max) (max)
Bathroom	1974 x 2164 (max) (max)	6'6" x 7'1" (max) (max)



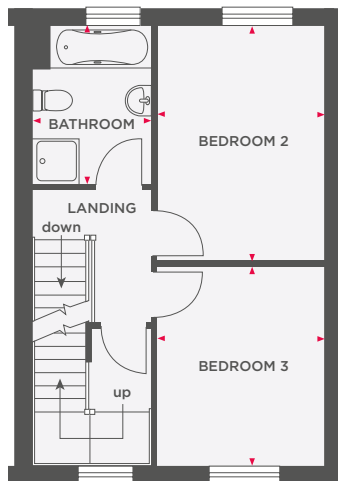
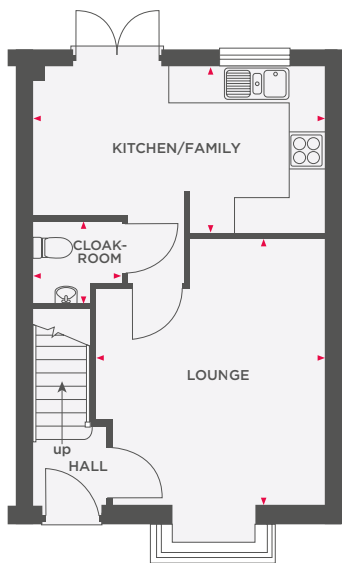
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THE HANBURY

3 BEDROOM TERRACED/SEMI-DETACHED HOME



Lounge	3861 x 4523 (max) (max)	12'8" x 14'10" (max) (max)
Kitchen/Family	2795 x 4900 (max)	9'2" x 16'1" (max)
Cloakroom	1471 x 1399	4'10" x 4'7"

Bedroom 2	2816 x 3952	9'3" x 13'0"
Bedroom 3	2816 x 3348	9'3" x 11'0"
Bathroom	2027 x 2647	6'8" x 8'2"

Bedroom 1	3899 x 5313 (max) (max)	12'10" x 17'5" (max) (max)
En-Suite	2193 x 1663 (max) (max)	7'2" x 5'4" (max) (max)



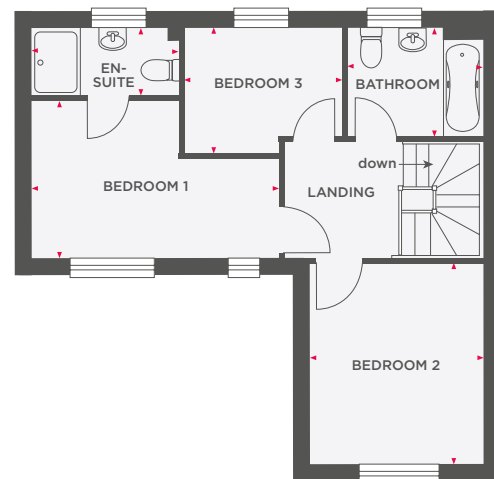
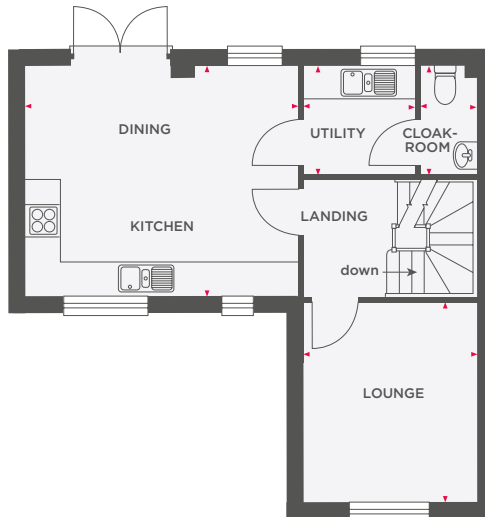
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THE ATKINS

4 BEDROOM SEMI-DETACHED HOME



Bedroom 4	3100 x 3567	10'2" x 11'8"
Shower Room	1612 x 1760	5'3" x 5'9"

Lounge	3100 x 3567	10'2" x 11'8"
Kitchen/Dining	4912 x 4138	16'1" x 13'7"
Utility	2012 x 1937	6'7" x 6'4"
Cloakroom	998 x 1937	3'3" x 6'4"

Bedroom 1	4485 x 2850 (max) (max)	14'8" x 9'4" (max) (max)
En-Suite	2662 x 1200	8'8" x 3'11"
Bedroom 2	3100 x 3567	10'2" x 11'8"
Bedroom 3	2862 x 2250 (max) (max)	9'4" x 7'4" (max) (max)
Bathroom	2400 x 1937	7'10" x 6'4"



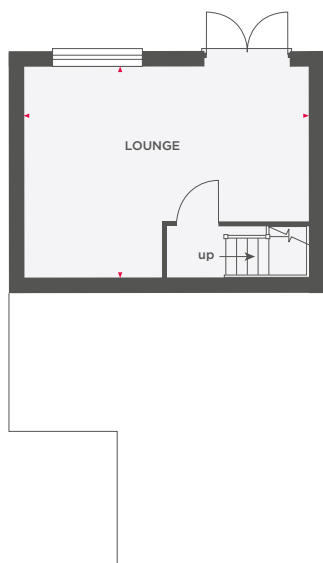
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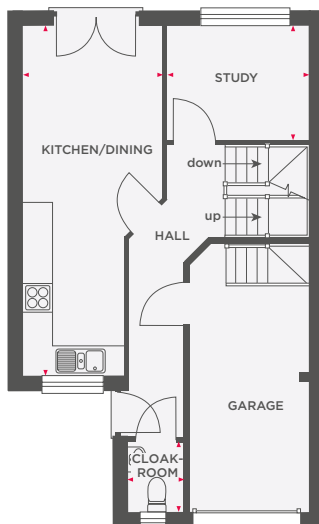


THE DUNMERE

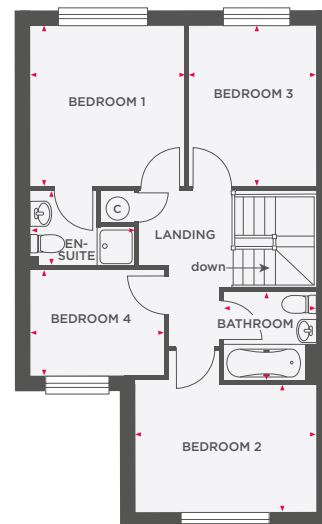
4 BEDROOM SEMI-DETACHED HOME



Lounge	5935 x 4390	19'6" x 14'5"
	(max) (max)	(max) (max)



Kitchen/Dining	2909 x 7285	9'6" x 23'11"
	(max) (max)	(max) (max)
Study	2937 x 2390	9'7" x 7'10"
Cloakroom	1115 x 1438	3'8" x 4'9"



Bedroom 1	3215 x 3347	10'6" x 11'0"
En-Suite	2174 x 1564	7'1" x 5'1"
	(max) (max)	(max) (max)
Bedroom 2	3470 x 2616	11'4" x 8'7"
Bedroom 3	2631 x 3347	8'7" x 11'0"
Bedroom 4	2796 x 2197	9'2" x 7'2"
Bathroom	1912 x 1850	6'3" x 6'1"



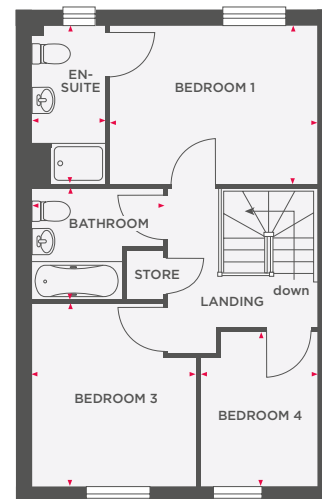
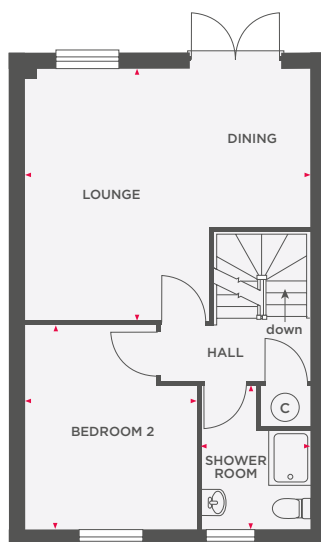
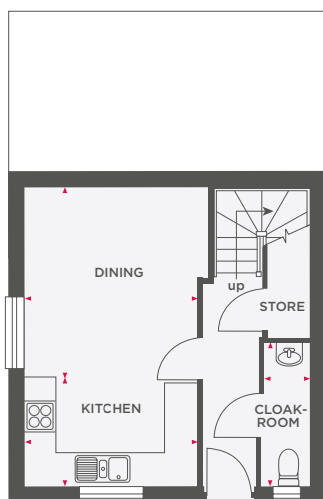
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THE FOXTON

4 BEDROOM SEMI-DETACHED HOME



Kitchen	3263 x 2451	10'8" x 8'0"
Dining	3263 x 3193	10'8" x 8'0"
Cloakroom	860 x 2661 (max)	2'10" x 8'9" (max)

Lounge/Dining	5350 x 4730 (max) (max)	17'7" x 15'6" (max) (max)
Bedroom 2	3263 x 3832	10'8" x 12'7"
Shower Room	2000 x 1991	6'7" x 6'6"

Bedroom 1	3899 x 2892	12'9" x 9'6"
En-Suite	1363 x 2893	4'5" x 9'6"
Bedroom 3	3087 x 3417 (max) (max)	10'1" x 11'2" (max) (max)
Bedroom 4	2176 x 2905 (max) (max)	7'1" x 9'6" (max) (max)
Bathroom	2475 x 2165 (max) (max)	8'1" x 7'1" (max) (max)



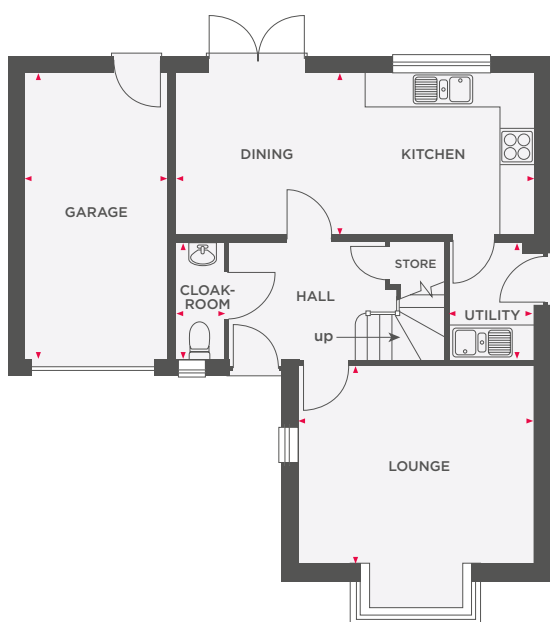
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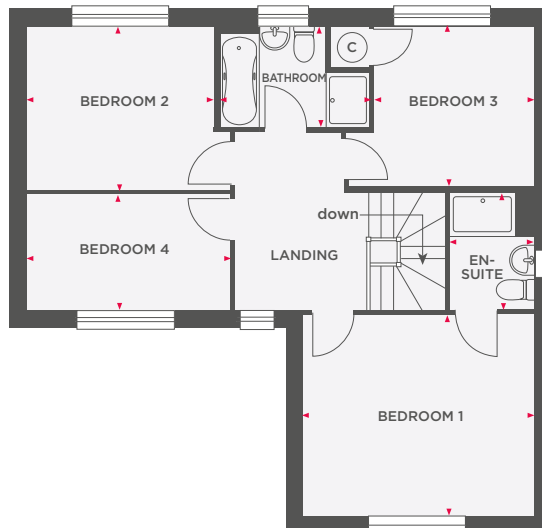


THE NEWTON

4 BEDROOM DETACHED HOME



Lounge	4247 x 3562	13'11" x 11'8"
Kitchen/Dining	6459 x 2910	21'2" x 9'7"
Utility	1523 x 2088	5'2" x 6'10"
Cloakroom	855 x 2088	2'9" x 6'10"
Garage	2575 x 5198	8'5" x 17'1"



Bedroom 1	4247 x 3624	13'11" x 11'11"
En-Suite	1523 x 2088 (max)	5'0" x 6'10" (max)
Bedroom 2	3378 x 2984	11'1" x 9'10"
Bedroom 3	2896 x 2935	9'6" x 9'8"
Bedroom 4	3670 x 2075	12'1" x 6'10"
Bathroom	2716 x 1850 (max) (max)	8'11" x 6'1" (max) (max)



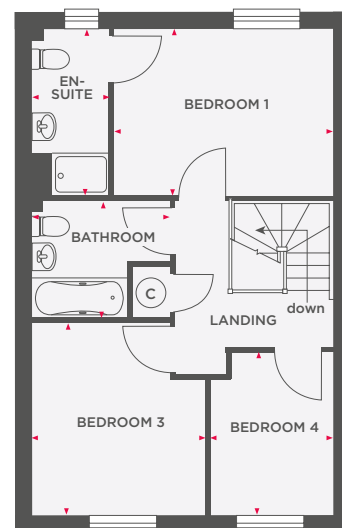
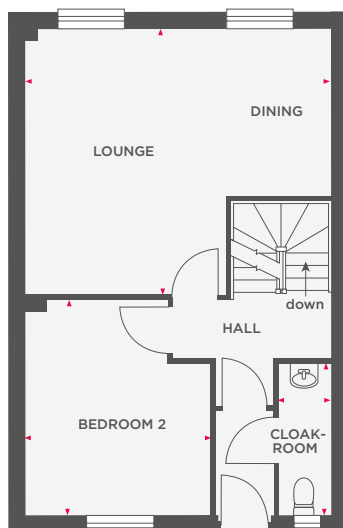
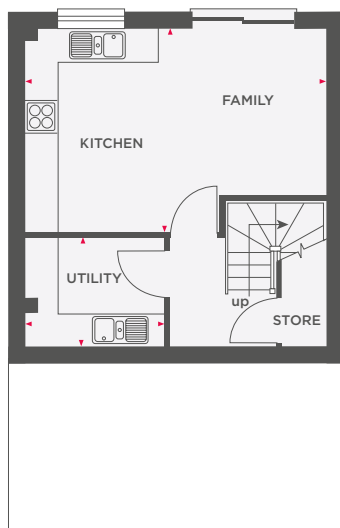
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THE TREGONY

4 BEDROOM TERRACED/SEMI-DETACHED HOME



Kitchen/Family	5350 x 3625 (max) (max)	17'6" x 10'7" (max) (max)
Utility	2487 x 1956	8'2" x 6'5"

Lounge/Dining	5350 x 4724 (max) (max)	17'6" x 15'6" (max) (max)
Bedroom 2	3236 x 3838 (max) (max)	10'7" x 12'7" (max) (max)
Cloakroom	910 x 2686	3'0" x 8'10"

Bedroom 1	3887 x 2957	12'9" x 9'8"
En-Suite	1375 x 2957	4'6" x 9'8"
Bedroom 3	3087 x 3417 (max) (max)	10'1" x 11'2" (max) (max)
Bedroom 4	2175 x 2892 (max) (max)	7'1" x 9'6" (max) (max)
Bathroom	2460 x 2100 (max)	8'1" x 6'11" (max)



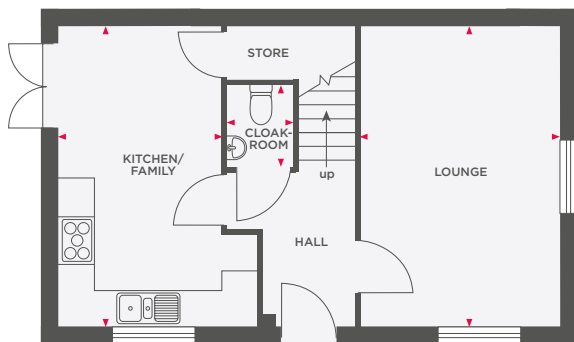
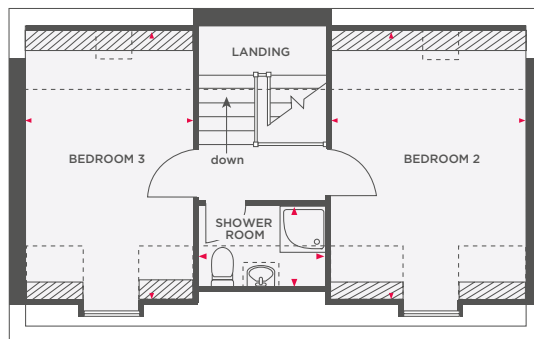
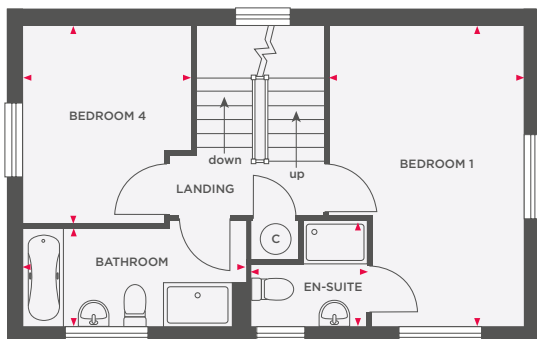
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THE WORDSWORTH SIDE

4 BEDROOM DETACHED HOME



Lounge	3397 x 5072	11'1" x 16'7"
Kitchen/Family	2800 x 5072	9'2" x 16'7"
Cloakroom	1083 x 1420	3'7" x 4'8"

Bedroom 1	3456 x 5072 (max) (max)	11'3" x 16'7" (max) (max)
En-Suite	2023 x 1036	6'8" x 3'5"
Bedroom 4	2800 x 3284 (max) (max)	9'2" x 10'9" (max) (max)
Bathroom	3577 x 1697	11'9" x 5'7"

Bedroom 2	3456 x 4547	11'3" x 14'11"
Bedroom 3	2800 x 4547	9'2" x 14'11"
Shower Room	2015 x 1440	6'7" x 4'9"



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