


*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*

# LATUNE GARDENS DEVELOPMENT PLAN



# LATUNE GARDENS SPECIFICATION

HATHERLEIGH BAY | HAVERSHAM | NEWTON | PRIESTLEY  
SHAKESPEARE | STEPHENSON

## 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 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Stainless Steel Sink & Tap to the Utility (Priestley, Shakespeare and Stephenson only)
- Stainless Steel AEG Double Oven, AEG 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas

## BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathrooms 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
- Roca Seville Bath
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

## BEDROOMS

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

## HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat (Priestley, Shakespeare only)
- Honeywell T3 Thermostat (Hatherleigh Bay, Haversham, Newton, Stephenson only)

## 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 Door Furniture
- Ultrafast Hard Wired Fibre Broadband\* ♦
- Virgin Media points ♦
- CAT 5 Data Point to Lounge+
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

## EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors where applicable
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap to Rear
- 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 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. + allowing your smart TV or Console direct connectivity to Ultrafast Broadband. ^Smart features subject to subscription ▲ Unless stipulated otherwise on the working drawings.



# LATUNE GARDENS SPECIFICATION

OAKMERE | BRAHMS | BRUNSWICK | ELLINGTON | TREVITHICK  
WREN | WRENBURY

## 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 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Stainless Steel Zanussi Single Oven, Zanussi 4 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer (4 bedroom properties only)
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas

## BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathrooms 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
- Roca Seville Bath
- Shower and Screen to be Fitted over the Bath with Additional Tiling
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

## BEDROOMS

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

## HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T3 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 Door Furniture
- Ultrafast Hard Wired Fibre Broadband\* ♦
- Virgin Media points ♦
- CAT 5 Data Point to Lounge+
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

## EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors where applicable
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap to Rear
- 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 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. The buyer is responsible for ordering their own phoneline and Internet connection. + allowing your smart TV or Console direct connectivity to Ultrafast Broadband. ^Smart features subject to subscription ▲ Unless stipulated otherwise on the working drawings.

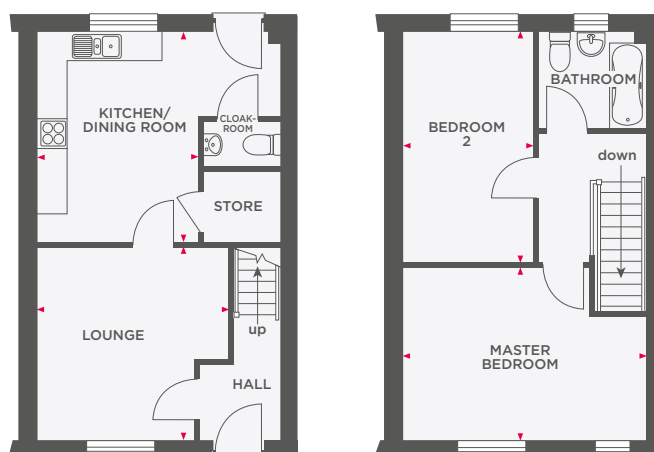
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# THE BRAHMS

## 2 BEDROOM HOME WITH PARKING



Lounge	3870 x 3889	12'8" x 12'9"
Kitchen/Dining Room	3232 x 4245	10'7" x 13'11"

Master Bedroom	4893 x 3500	16'0" x 11'5"
Bedroom 2	2657 x 4634	8'8" x 15'2"

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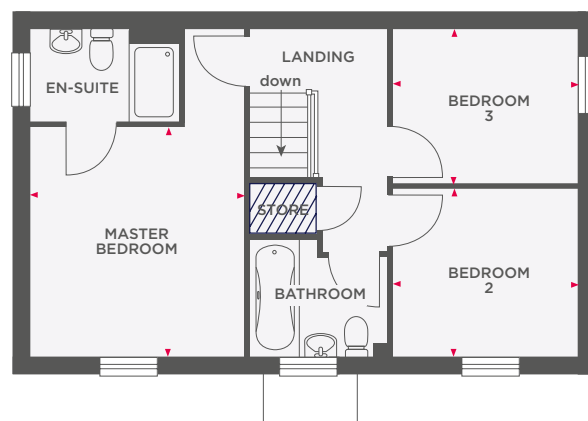
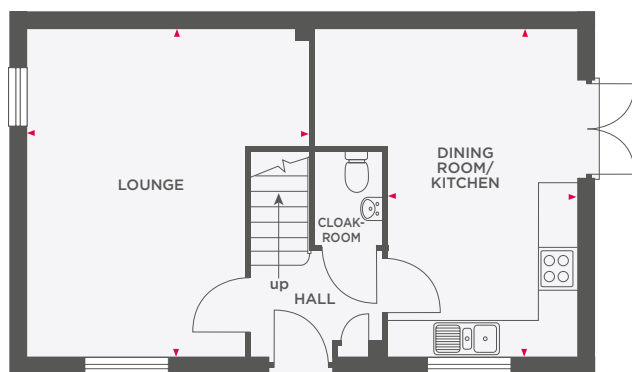
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# THE BRUNSWICK

3 BEDROOM HOME WITH PARKING



Limited Use Area

— Reduced head height below 1.5m

Lounge	3314 x 4960 (max)	10'10" x 16'3" (max)
Kitchen/Dining Room	2838 x 4960 (max)	9'3" x 16'3" (max)

Master Bedroom	3314 x 3420	10'10" x 11'2"
Bedroom 2	2877 x 2586	9'5" x 8'5"
Bedroom 3	3031 x 2286	9'11" x 7'6"

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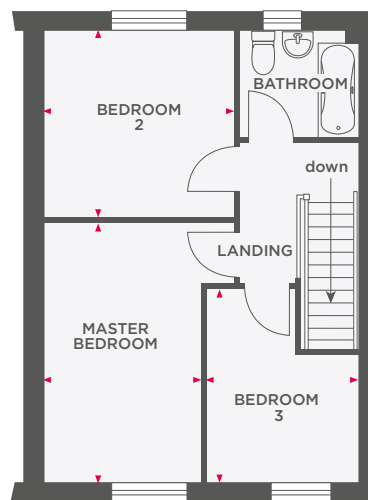
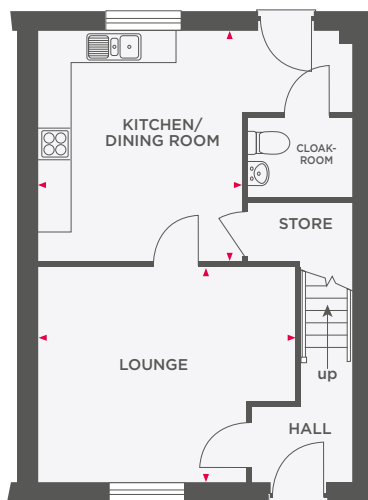
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# THE ELLINGTON

3 BEDROOM HOME WITH PARKING



Lounge	4647 x 3884	15'2" x 12'8"
Kitchen/Dining Room	3693 x 4189	12'1" x 13'8"

Master Bedroom	2869 x 4710	9'4" x 15'5"
Bedroom 2	3439 x 3425	11'3" x 11'2"
Bedroom 3	2724 x 3525	8'11" x 11'6"

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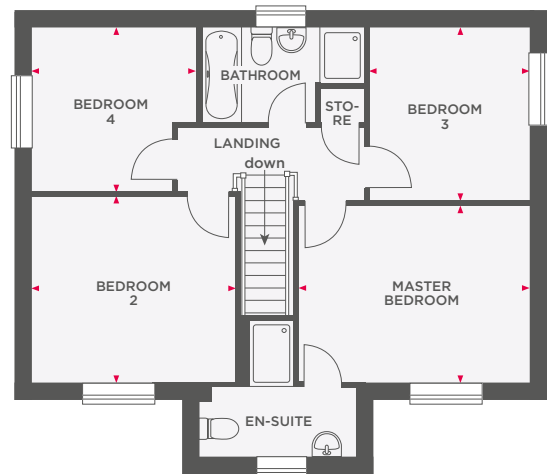
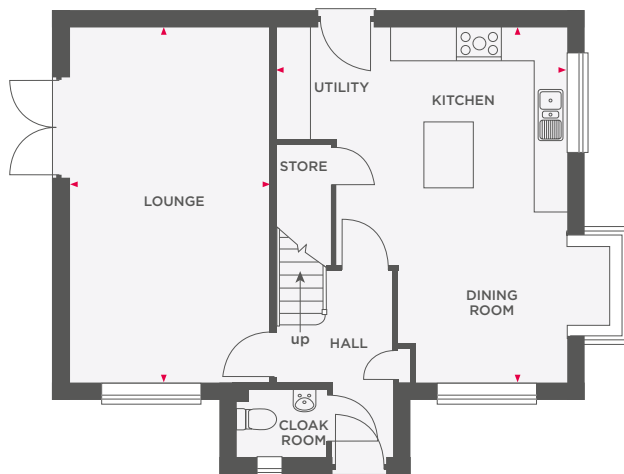
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# THE HATHERLEIGH BAY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Dining Room/ Utility	5256 x 6423	17'2" x 21'0"

Master Bedroom	4183 x 3204	13'8" x 10'6"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2898 x 3127	9'6" x 10'3"
Bedroom 4	2958 x 2955	9'8" x 9'8"

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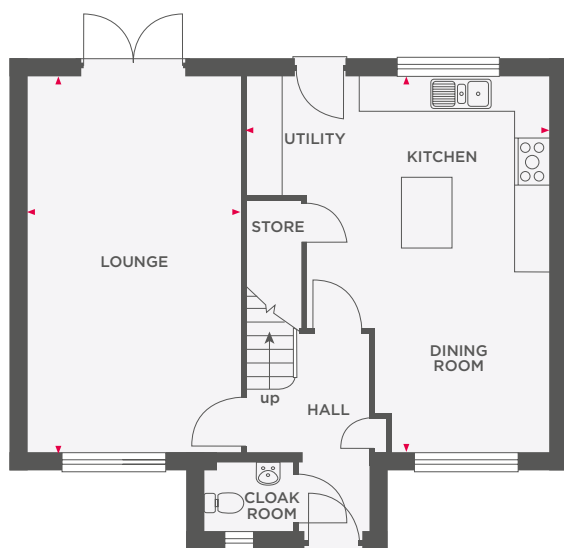
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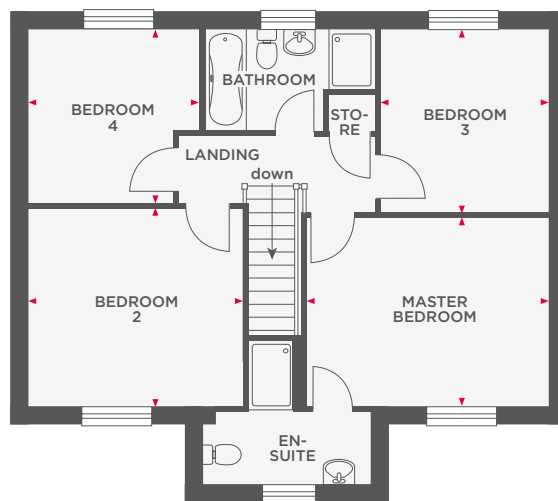


# THE HAVERSHAM

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Utility/ Dining Room	5256 x 6423	17'2" x 21'0"



Master Bedroom	4183 x 3204	13'8" x 10'6"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2898 x 3127	9'6" x 10'3"
Bedroom 4	2958 x 2955	9'8" x 9'8"

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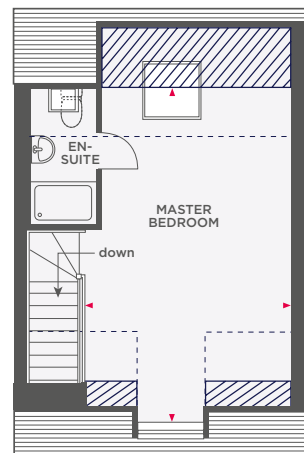
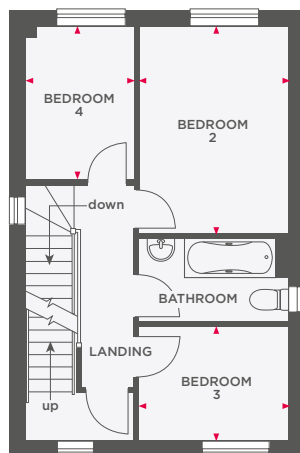
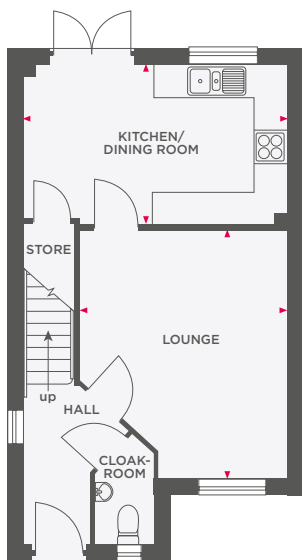
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# THE JENNER

4 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	3876 x 4605 (max)	12'8" x 15'1" (max)
Kitchen/Dining Room	4848 x 2968 (max)	15'10" x 9'8" (max)

Bedroom 2	2760 x 3833	9'0" x 12'6"
Bedroom 3	2760 x 2101	9'0" x 6'10"
Bedroom 4	2000 x 2843	6'6" x 9'3"

Master Bedroom	3833 x 6353 (max)	12'6" x 20'10" (max)
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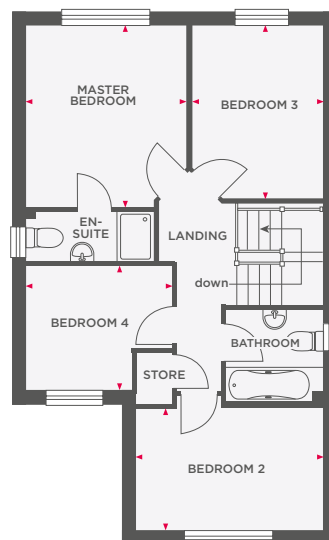
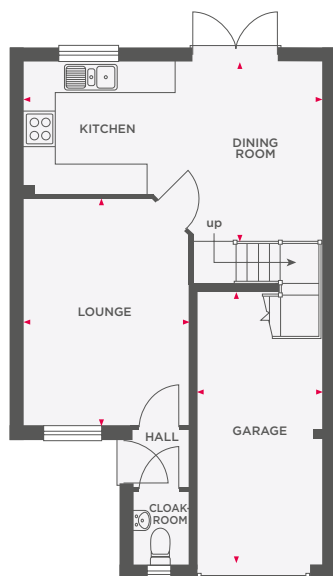
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# THE NELSON

## 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3325 x 4491 (max)	10'10" x 14'8" (max)
Kitchen/Dining Room	5973 x 3697 (max)	19'7" x 12'1" (max)
Garage	2488 x 5653 (max)	8'1" x 18'6" (max)

Master Bedroom	3224 x 3611 (max)	10'6" x 11'10" (max)
Bedroom 2	2661 x 3425 (max)	8'8" x 11'2" (max)
Bedroom 3	3835 x 2559 (max)	12'6" x 8'4" (max)
Bedroom 4	2883 x 2430 (max)	9'5" x 7'11" (max)

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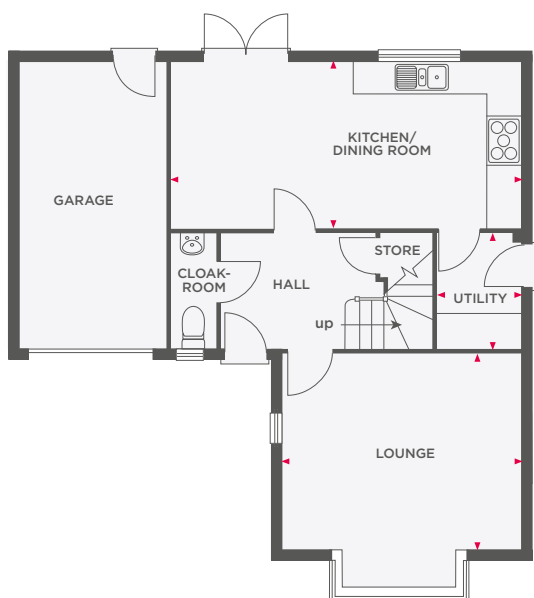
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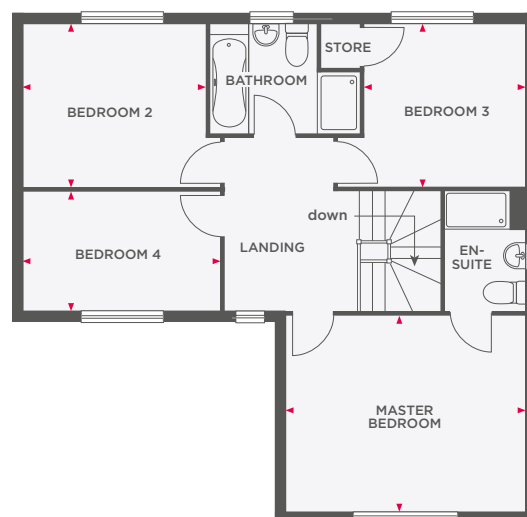


# THE NEWTON

## 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



<b>Lounge</b>	4285 x 3562 (max)	14'0" x 11'8" (max)
<b>Kitchen/Dining Room</b>	6604 x 2947	21'8" x 9'8"
<b>Utility</b>	1585 x 2088	5'2" x 6'10"



<b>Master Bedroom</b>	4285 x 3619	14'0" x 11'10"
<b>Bedroom 2</b>	3201 x 2955	10'6" x 9'8"
<b>Bedroom 3</b>	3005 x 2982	9'10" x 9'9"
<b>Bedroom 4</b>	3710 x 2138	12'2" x 7'0"

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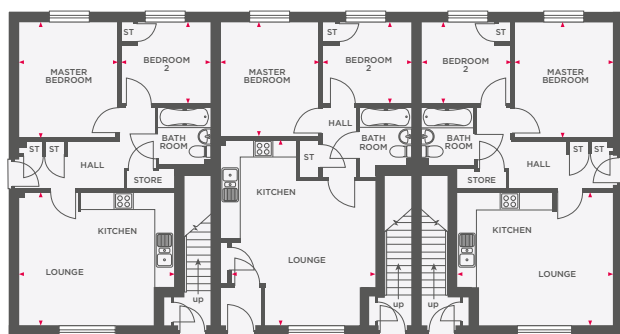
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# THE OAKMERE

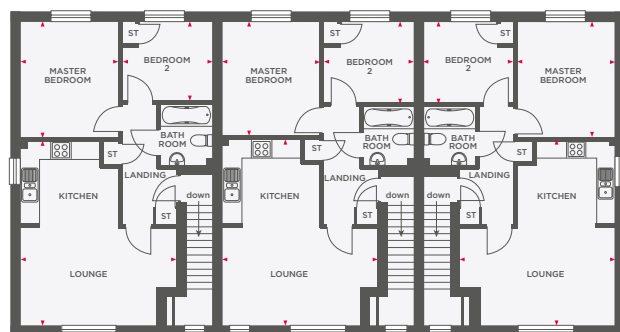
## 2 BEDROOM APARTMENTS WITH PARKING



Type A

Type C

Type A



Type B

Type D

Type B

### GROUND FLOOR

#### Type A

Lounge/Kitchen	5093 x 4435 (max)	16'8" x 14'6" (max)
Master Bedroom	3240 x 3816	10'7" x 12'5"
Bedroom 2	2960 x 2645	9'8" x 8'8"

#### Type C

Lounge/Kitchen	6173 x 5100 (max)	20'3" x 16'7" (max)
Master Bedroom	3260 x 3758	10'8" x 12'3"
Bedroom 2	2947 x 2645	9'8" x 8'8"

### FIRST FLOOR

#### Type B

Lounge/Kitchen	5093 x 6090 (max)	16'8" x 19'11" (max)
Master Bedroom	3231 x 3820	10'7" x 12'5"
Bedroom 2	2951 x 2645	9'8" x 8'8"

#### Type D

Lounge/Kitchen	6173 x 5100 (max)	20'3" x 16'8" (max)
Master Bedroom	3251 x 3758	10'8" x 12'3"
Bedroom 2	2951 x 2645	9'8" x 8'8"

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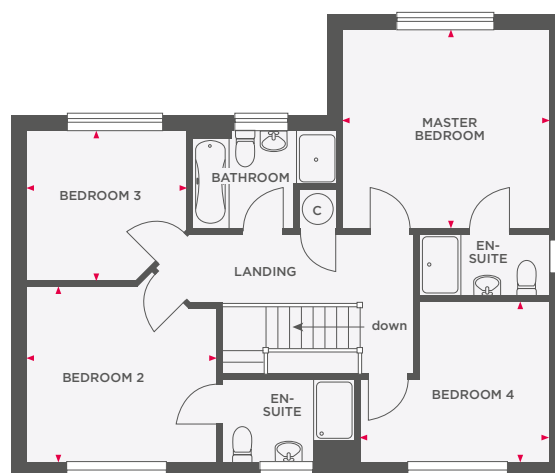
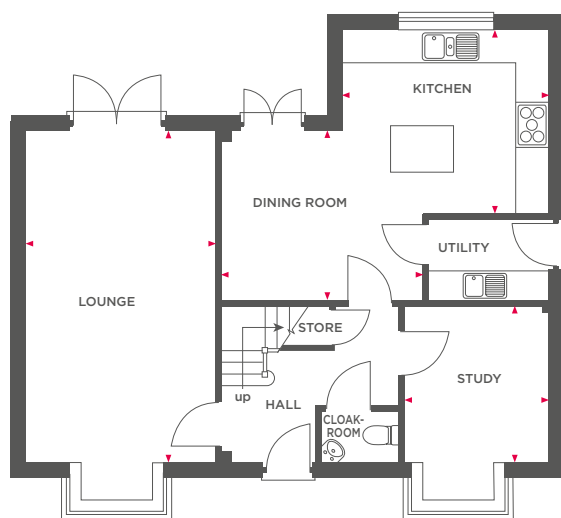
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# THE PRIESTLEY

4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	3500 x 6310	11'5" x 20'8"
Kitchen	3835 x 3307	12'6" x 10'10"
Dining Room	3898 x 3263	12'9" x 10'8"
Utility	2270 x 1676	7'5" x 5'5"
Study	2628 x 2898	8'7" x 9'6"

Master Bedroom	3835 x 3698	12'6" x 12'1"
Bedroom 2	3321 (max) x 3557 (max)	10'10" (max) x 11'8" (max)
Bedroom 3	3079 (max) x 2896 (max)	10'1" (max) x 9'6" (max)
Bedroom 4	3541 (max) x 3027 (max)	11'7" (max) x 9'11" (max)

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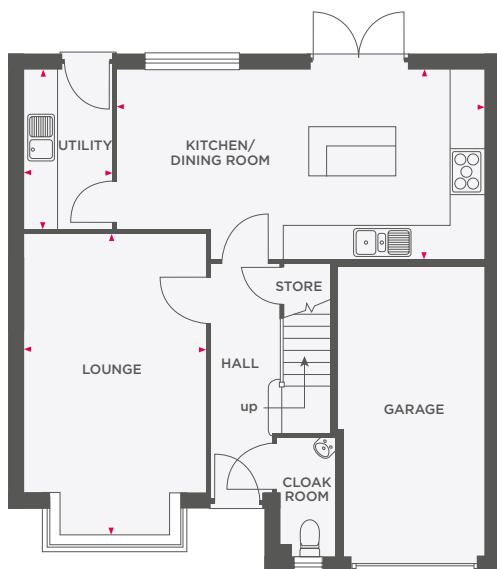
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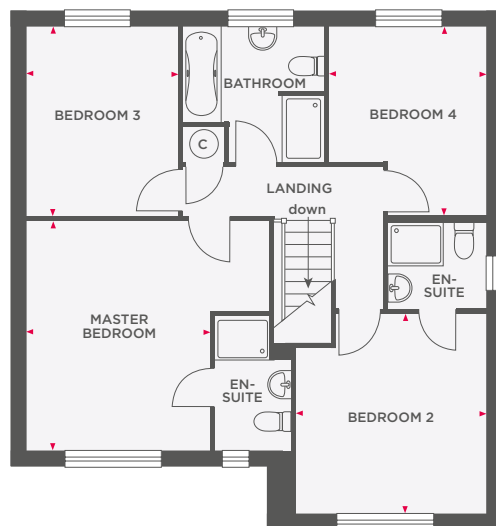


# THE SHAKESPEARE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3321 x 5459 (max)	10'10" x 17'10" (max)
Kitchen/Dining Room	6745 x 3507 (max)	22'1" x 11'6" (max)
Utility	1714 x 2951	5'7" x 9'8"



Master Bedroom	3376 x 4136	11'0" x 13'6"
Bedroom 2	3387 x 3573	11'1" x 11'8"
Bedroom 3	2821 x 3544	9'3" x 11'7"
Bedroom 4	3001 x 3557	9'10" x 11'8"

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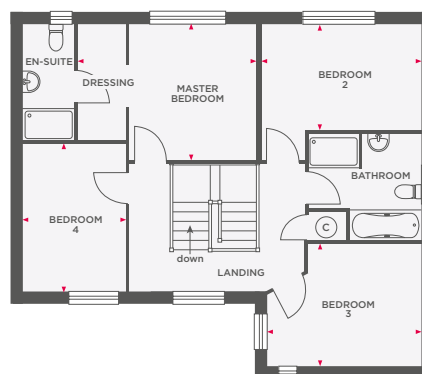
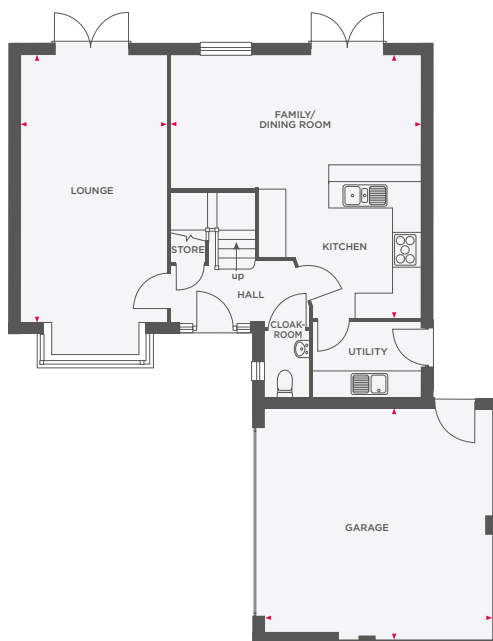
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# THE STEPHENSON

4 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



Lounge	3363 x 6198	11'0" x 20'4"
Family/Dining Room	5835 x 6160	19'1" x 20'3"
Kitchen	5410 x 5410	17'9" x 17'9"
Garage		

Master Bedroom	4198 x 3143	13'8" x 10'4"
Bedroom 2	3730 x 2450	12'2" x 8'0"
Bedroom 3	3610 x 2850	11'10" x 9'3"
Bedroom 4	2382 x 3412	7'10" x 11'2"

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# THE TREVITHICK

3 BEDROOM HOME WITH PARKING



<b>Lounge</b>	3800 x 4605 (max)	12'5" x 15'1" (max)
<b>Kitchen/Dining Room</b>	4837 x 2968	15'10" x 9'8"

<b>Master Bedroom</b>	3913 x 3100 (max)	12'10" x 10'2" (max)
<b>Bedroom 2</b>	2797 x 2433	9'2" x 7'11"
<b>Bedroom 3</b>	1952 x 2829	6'4" x 9'3"

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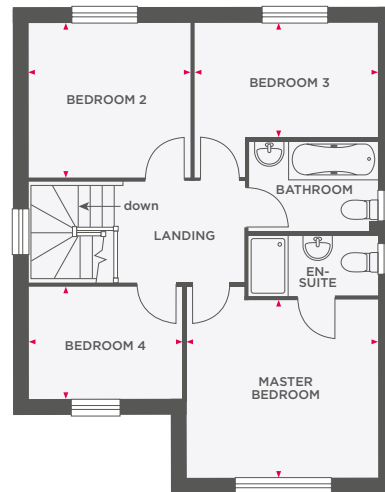
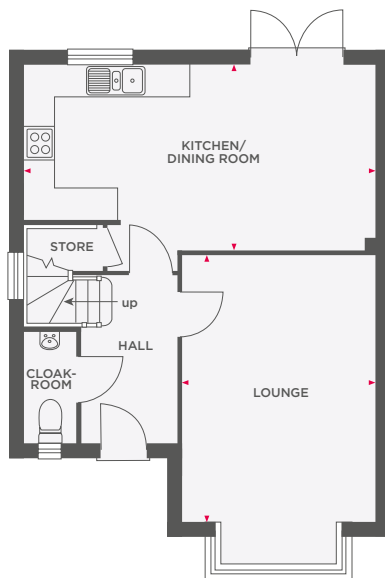
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# THE WREN

## 4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	6535 x 3453 (max)	21'5" x 11'3" (max)

Master Bedroom	3602 x 3378	11'9" x 11'0"
Bedroom 2	2953 x 2836	9'8" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"

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# THE WRENBURY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	7322 x 3453 (max)	24'0" x 11'3" (max)

Master Bedroom	3602 x 3374	11'9" x 11'0"
Bedroom 2	2953 x 2836	9'8" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"

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