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

MAPLE CROSS DEVELOPMENT PLAN



2 Bedroom Homes

- The Candlewood B (CAN)

3 Bedroom Homes

- The Alder (ALD)
- The Coral (COR)
- The Stafford (STA)
- The Whitebeam (WBM)

4 Bedroom Homes

- The Colyton (CYT)
- The Foxton (FOX)
- The Hickory (HIC)
- The Merther (MER)
- The Poplar (POP)
- The Yew (YEW)

5 Bedroom Homes

- The Ash (ASH)

Affordable Homes

* Shared Ownership Homes
● Affordable Rent Homes

(Location of affordable / rented homes is indicative)

Sales Area
Commercial Units

NEW HOMES QUALITY CODE

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MAPLE CROSS SPECIFICATION

CANDLEWOOD.B | ALDER | CORAL | STAFFORD | WHITEBEAM | COLYTON

FOXTON | HICKORY | MERTHER | POPLAR | YEW | ASH

KITCHENS

- Luxury Fitted Kitchen with a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Electric Oven (Single or Double Depending on the House Type)
- AEG Induction Hob (60cm or 80cm Depending on House Type)
- AEG Stainless Steel Chimney Hood
- 60cm/90cm Glass Splashback
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- Electrolux Integrated Fridge Freezer
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Blanco Mixer with Flexible Spout and Variable Jet Option
- LED Under Unit Lighting

BATHROOMS

- Roca Sanitaryware and Vanity Unit to Main Bathroom and En-Suite 1
- Aqualisa Brassware
- Aqualisa Concealed Mixer Shower with Drencher and Adjustable Hose
- Bathroom and En-Suites to be Half-Tiled with a Choice of Wall Tiles
- Shower Enclosures to be Fully-Fitted with a Choice of Wall Tiles
- Shower and Screen to be Fitted Over the Bath with Additional Tiling (if no Separate Shower Cubicle)
- White Heated Towel Rail to Main Bathroom and En-Suites
- Shaver Socket to all Bathrooms and En-Suites

BEDROOMS

- Fitted Wardrobes with Sliding Doors to Bedroom 1
- Television Aerial Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

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 Walls and Ceilings to have White Covermatt Emulsion Finish
- Staircase, including Newel Posts and Spindles, to be Finished in White
- Oak Handrail and Newel Caps
- CAT6 Cabling to Lounge and Bedroom 1
- CAT6 Cabling to Study (if applicable)
- Slimline White Sockets and Switches to all Rooms
- Contemporary 5-Panel Oak Doors
- White Downlights to the Kitchen Area
- Deta Electrically Wired Smoke Detectors and Heat Detectors

EXTERNAL FEATURES

- PVCu Double Glazed Windows
- Anthracite Grey Rainwater Goods
- Doorbell
- Composite Front Doors
- Bi-fold White Aluminium Doors – on selected plots
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages (where applicable)
- Gardens Turfed to Front and Rear
- Electric Car Charging Unit
- 1.8 Metre Fencing to Rear Garden

HEATING

- Air Source Heat Pump with Hot Water Cylinder and Single Room Thermostat

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.

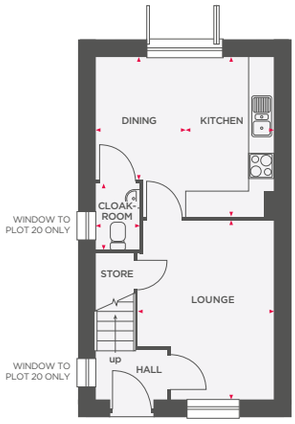
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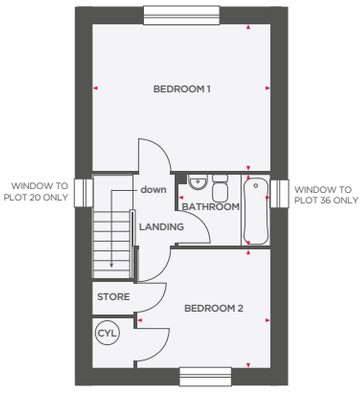
Wain HOMES



THE CANDLEWOOD B

2 BEDROOM TERRACE HOME





Lounge	3222 x 4266	10'7" x 14'0"
Kitchen	2149 x 3781	7'1" x 12'5"
Dining	2083 x 2914	6'10" x 9'6"
Cloakroom	1052 x 1575	3'0" x 5'2"

Bedroom 1	4232 x 3455	13'10" x 11'4"
Bedroom 2	3159 x 2804	10'4" x 9'2"
Bathroom	2193 x 1700	7'2" x 5'7"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

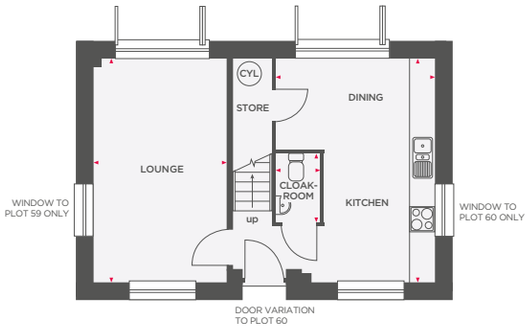
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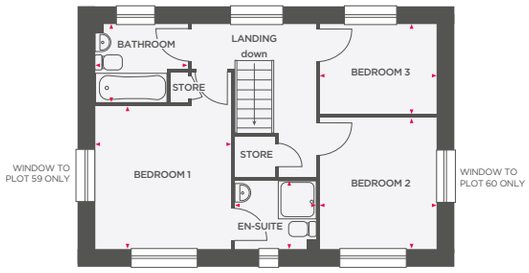
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THE ALDER

3 BEDROOM DETACHED/SEMI-DETACHED HOME





Lounge	3239 x 5317	10'7" x 17'5"
Kitchen/Dining	3771 x 5310	12'3" x 17'4"
Cloakroom	1050 x 1600	3'5" x 5'3"

Bedroom 1	3237 x 3372	10'7" x 11'1"
En-Suite	1924 x 1750	6'3" x 5'9"
Bedroom 2	2791 x 3096	9'2" x 10'2"
Bedroom 3	2791 x 2133	9'2" x 7'0"
Bathroom	1725 x 1857	5'8" x 6'1"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

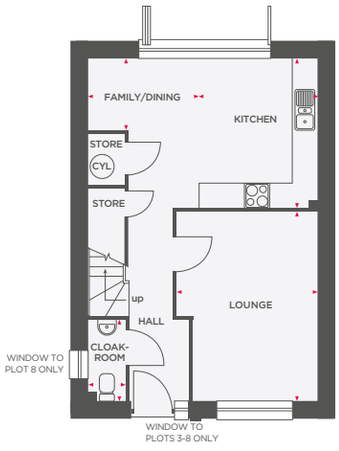
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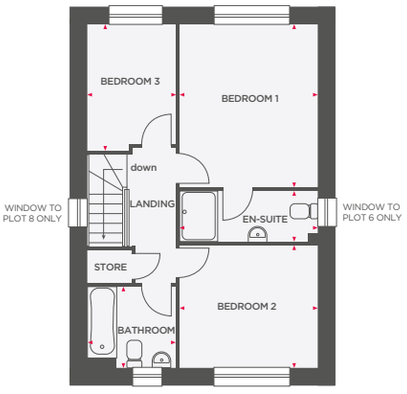
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THE CORAL

3 BEDROOM TERRACE/SEMI-DETACHED/DETACHED HOME





Lounge	3328 x 4487	10'11" x 14'8"
Kitchen	2819 x 3554	9'3" x 11'8"
Family/Dining	1318 x 1702	4'4" x 5'7"
Cloakroom	889 x 1925	2'11" x 6'4"

Bedroom 1	3247 x 3853	10'8" x 12'7"
En-Suite	3427 x 1200	10'8" x 3'11"
Bedroom 2	3247 x 2900	10'8" x 9'6"
Bedroom 3	2106 x 2990	6'11" x 9'9"
Bathroom	2106 x 1926	6'11" x 6'4"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

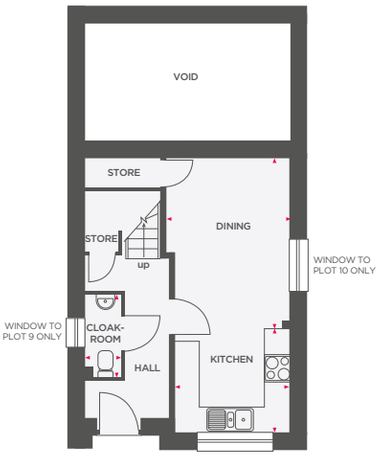
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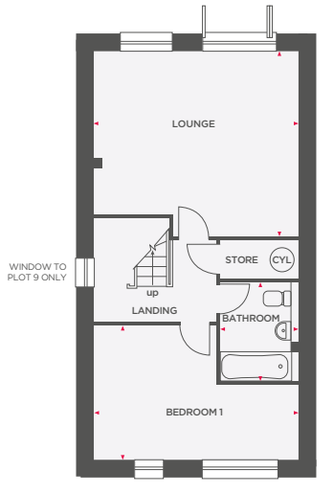
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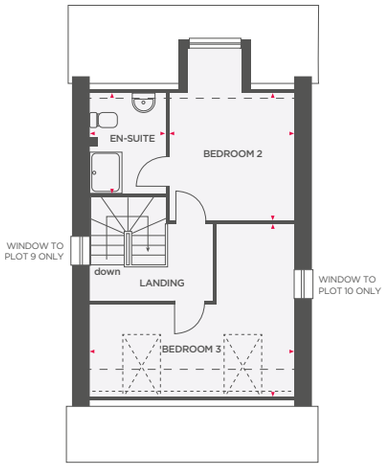


THE STAFFORD

3 BEDROOM SEMI-DETACHED HOME







Kitchen	2696 x 2455	9'10" x 8'0"
Dining	2922 x 4049	9'7" x 13'3"
Cloakroom	866 x 1960	2'10" x 6'5"

Lounge	4857 x 4394 (max)	15'11" x 14'5" (max)
Bedroom 1	4857 x 3267 (max)	15'11" x 10'8"(max)
Bathroom	1861 x 2394	7'10" x 6'1"

Bedroom 2	2970 x 3013	9'9" x 9'10"
En-Suite	1798 x 2384	9'11" x 7'10"
Bedroom 3	4857 x 4244 (max)	15'11" x 13'11" (max)

(CYL) Depicts hot water cylinder ------ 1500mm height line – – – 2000mm height line

NEW HOMES QUALITY CODE

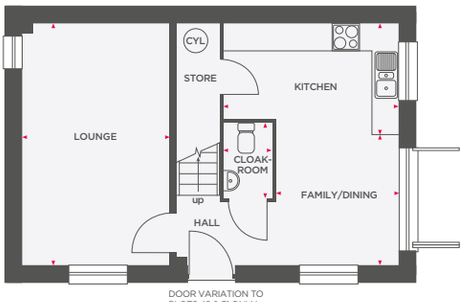
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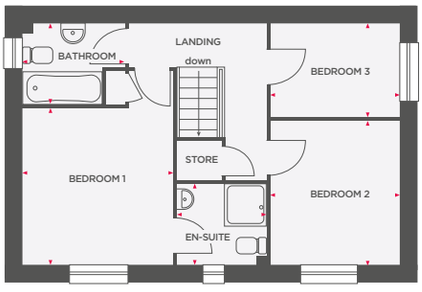


THE WHITEBEAM

3 BEDROOM TERRACE/SEMI-DETACHED/LINK-DETACHED/DETACHED HOME



DOOR VARIATION TO PLOTS 42 & 51 ONLY



Lounge	3239 x 5205	10'7" x 17'1"
Kitchen	3200 x 2400	10'6" x 7'10"
Family/Dining	2735x 2806	8'11" x 9'2"
Cloakroom	1050 x 1600	3'4" x 5'2"

Bedroom 1	3237 x 3372	10'7" x 11'1"
En-Suite	1924 x 1750	6'3" x 5'9"
Bedroom 2	2790 x 3096	9'2" x 10'2"
Bedroom 3	2791 x 2021	9'2" x 6'7"
Bathroom	1725 x 1745	5'8" x 5'8"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

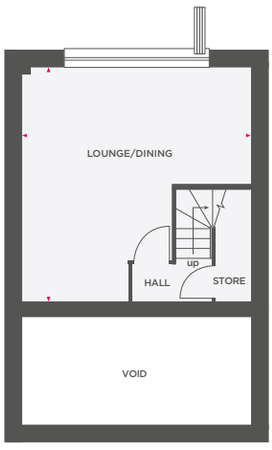
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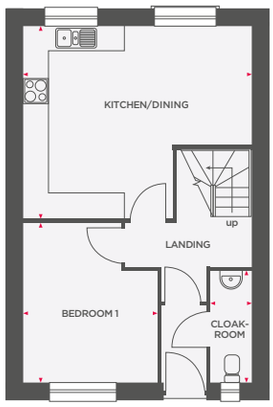
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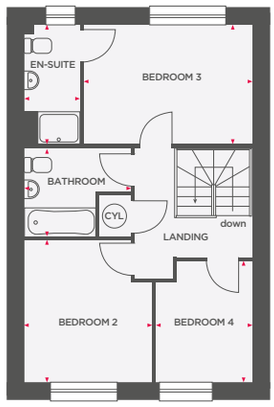


THE COLYTON

4 BEDROOM SEMI-DETACHED/LINK-DETACHED/DETACHED HOME







Lounge/Dining	5430 x 5550 (max)	17'8" x 18'2" (max)

Kitchen/Dining	5430 x 4572 (max)	17'8" x 15'0" (max)
Bedroom 1	3188 x 3807	10'5" x 12'6"
Cloakroom	991 x 2639	3'3" x 8'8"

Bedroom 2	3038 x 3368	9'11" x 11'0"
Bedroom 3	4016 x 2823	13'2" x 9'3"
En-Suite	1326 x 2823	4'4" x 9'3"
Bedroom 4	2304 x 2874	7'6" x 9'5"
Bathroom	2413 x 2100	7'11" x 6'10"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

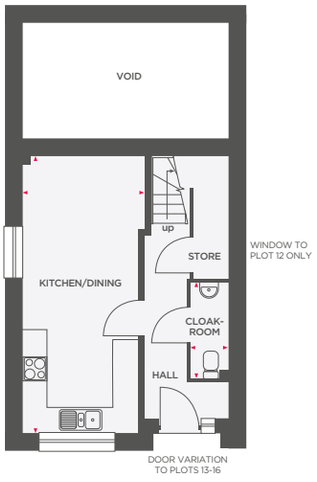
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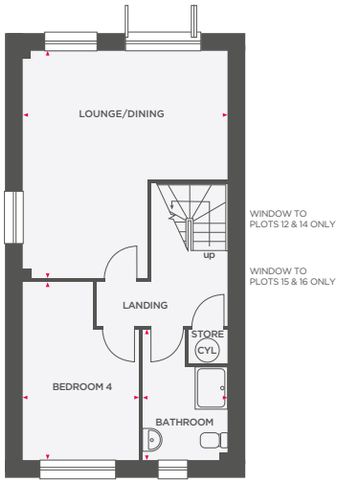
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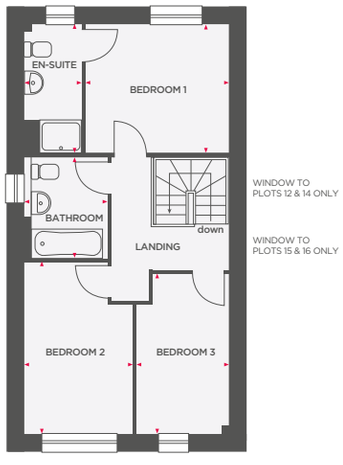


THE FOXTON

4 BEDROOM SEMI-DETACHED/DETACHED HOME







Kitchen/Dining	2914 x 6548 (max)	9'5" x 21'4" (max)
Cloakroom	887 x 2270	2'11" x 7'5"

Lounge/Dining	4871 x 5381	16'0" x 17'8"
Bedroom 4	2758 x 4235	9'0" x 13'10"
Bathroom	2024 x 3090	6'7" x 10'1"

Bedroom 1	3412 x 3048	11'2" x 10'0"
En-Suite	1365 x 3042	4'4" x 9'9"
Bedroom 2	3974 x 2804	8'5" x 13'4"
Bedroom 3	2173 x 3786	7'1" x 12'4"
Bathroom	1964 x 2396	6'4" x 7'8"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

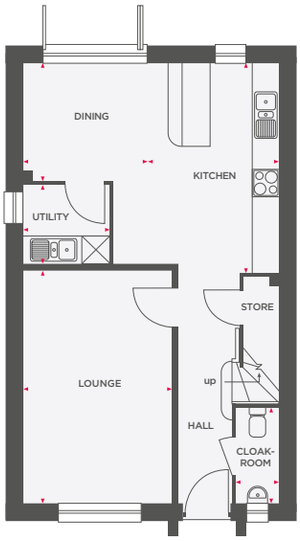
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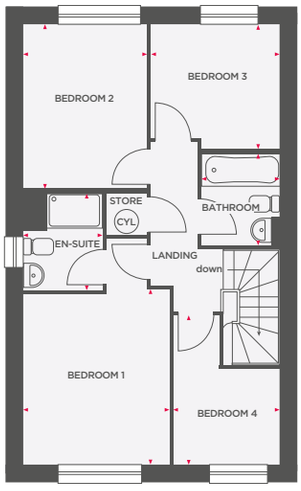
Wain HOMES



THE HICKORY

4 BEDROOM SEMI-DETACHED HOME





Lounge	3203 x 5011	10'6" x 16'5"
Kitchen	2884 x 4525	9'5" x 14'8"
Dining	2641 x 2535	8'8" x 8'3"
Utility	1866 x 1697	6'1" x 5'7"
Cloakroom	948 x 2066	3'1" x 6'9"

Bedroom 1	3134 x 3782	10'3" x 12'5"
En-Suite	1693 x 2098	5'6" x 6'10"
Bedroom 2	2656 x 3539	8'8" x 11'7"
Bedroom 3	2781 x 2682	9'1" x 8'9"
Bedroom 4	2303 x 3203 (max)	7'6" x 10'6" (max)
Bathroom	1699 x 1975	5'7" x 6'6"

(CYL) Depicts hot water cylinder

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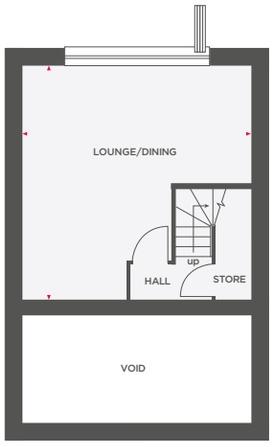
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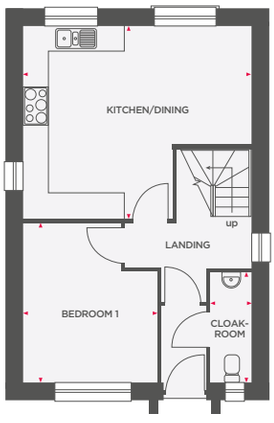
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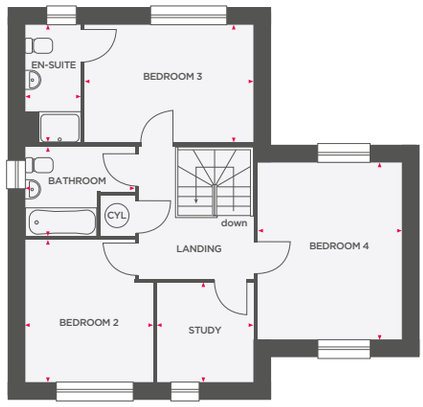


THE MERTHER

4 BEDROOM SEMI-DETACHED HOME







Lounge/Dining	5430 x 5540 (max)	17'8" x 18'1" (max)

Kitchen/Dining	5430 x 4575 (max)	17'8" x 15'0" (max)
Bedroom 1	3188 x 3807	10'5" x 12'6"
Cloakroom	991 x 2639	3'3" x 8'8"

Bedroom 2	3038 x 3368	9'11" x 11'0"
Bedroom 3	4016 x 2823	13'2" x 9'3"
En-Suite	1326 x 2823	4'4" x 9'3"
Bedroom 4	3522 x 4192	11'6" x 13'9"
Study	2304 x 2366	7'6" x 7'9"
Bathroom	2413 x 2100	7'11" x 6'10"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

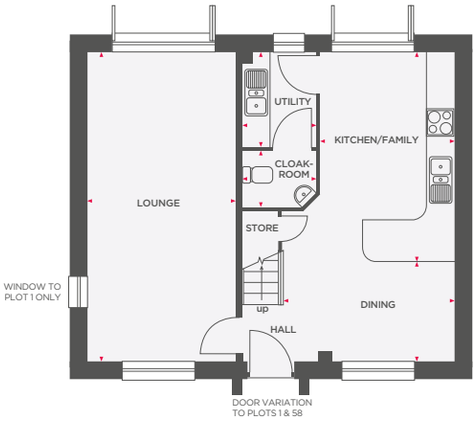
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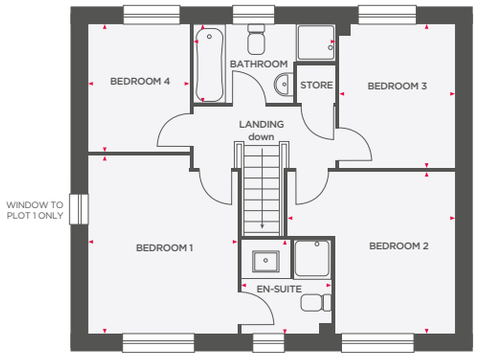
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THE POPLAR

4 BEDROOM TERRACE/DETACHED HOME





Lounge	3161 x 6667	10'4" x 21'10"
Kitchen/Family	2909 x 4516	9'6" x 14'10"
Dining	3707 x 2151	12'2" x 7'0"
Utility	1625 x 2042	5'4" x 6'8"
Cloakroom	1625 x 1208	5'4" x 3'11"

Bedroom 1	3212 x 3820	10'6" x 12'6"
En-Suite	1925 x 2014	6'4" x 6'7"
Bedroom 2	3619 x 3471 (max)	11'10" x 11'4" (max)
Bedroom 3	2518 x 3108	8'3" x 10'2"
Bedroom 4	2175 x 2759	7'1" x 9'0"
Bathroom	3058 x 1706	10'0" x 5'7"

NEW HOMES QUALITY CODE

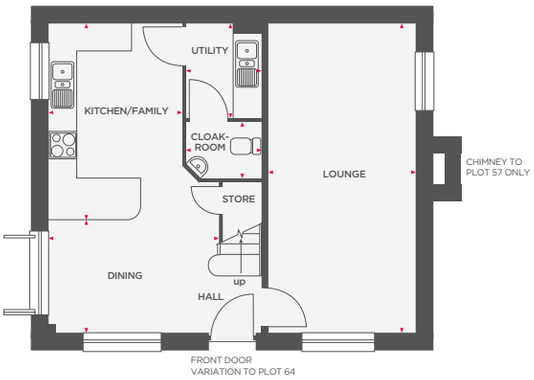
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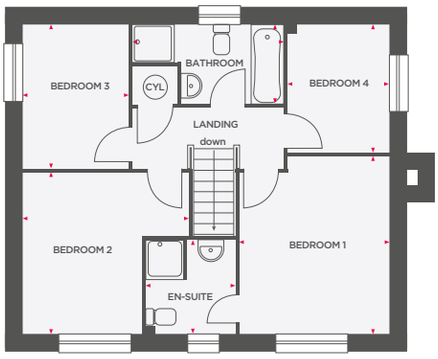
Wain HOMES



THE YEW

4 BEDROOM LINK-DETACHED/DETACHED HOME





Lounge	3161 x 6667	10'4" x 21'10"
Kitchen/Family	2909 x 4516	9'6" x 14'10"
Dining	3707 x 2151	12'2" x 7'0"
Utility	1625 x 2042	5'4" x 6'8"
Cloakroom	1625 x 1208	5'4" x 3'11"

Bedroom 1	3232 x 3820	10'7" x 12'6"
En-Suite	1925 x 2014	6'4" x 6'7"
Bedroom 2	2572 x 3471 (max)	8'5" x 11'4" (max)
Bedroom 3	2478 x 3108	8'1" x 10'2"
Bedroom 4	2193 x 2759	7'2" x 9'0"
Bathroom	3058 x 1708	10'0" x 5'7"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

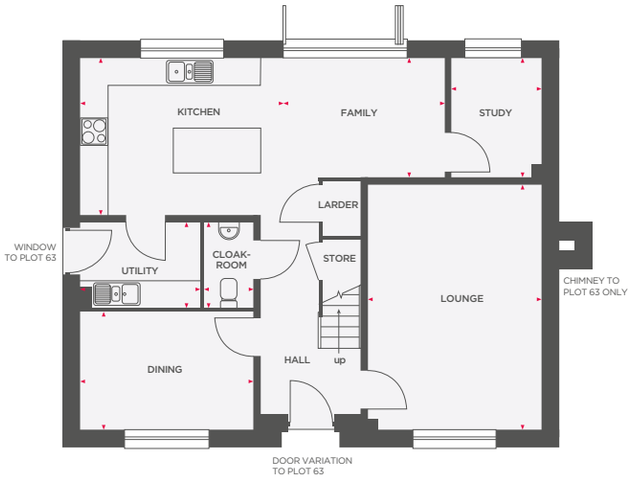
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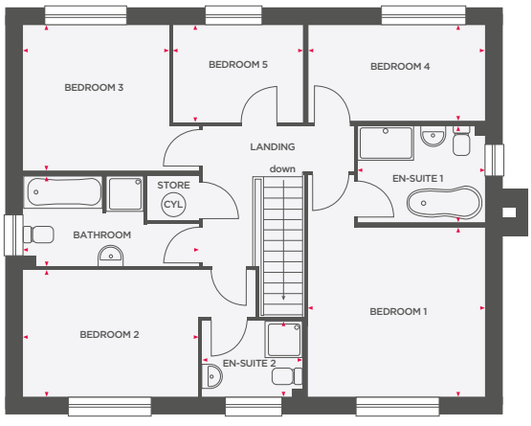
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THE ASH

5 BEDROOM LINK-DETACHED/DETACHED HOME





Lounge	3747 x 5302	12'3" x 17'4"
Kitchen	4341 x 3384	14'3 x 11'1"
Family	3528 x 2572	11'7" x 8'5"
Dining	3747 x 2545	12'3" x 8'4"
Utility	2586 x 1857	8'6" x 6'1"
Study	1972 x 2575	6'5" x 8'5"
Cloakroom	1072 x 1857	3'6" x 6'1"

Bedroom 1	3802 x 3679	12'5" x 12'1"
En-Suite 1	2720 x 2090	8'11" x 6'10"
Bedroom 2	4985 x 2736	16'4" x 8'11"
En-Suite 2	2175 x 1654	7'11" x 5'5"
Bedroom 3	3802 x 2072	12'5" x 6'9"
Bedroom 4	3777 x 3154	12'4" x 10'4"
Bedroom 5	2820 x 2072	9'3" x 6'9"
Bathroom	3777 x 1950	12'4" x 6'5"

(CYL) Depicts hot water cylinder

NEW HOMES QUALITY CODE

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