



The Meadowvale, Widham Gardens, Station Road
Purton

£465,000



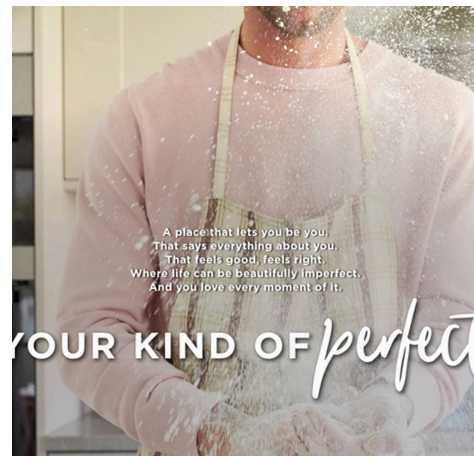
The Meadowvale, Widham Gardens

Station Road, Purton

This exceptional three bedroom detached house is a brand new home, offered with no onward chain and finished to an impressive standard throughout. The property features a beautifully designed layout, including a spacious lounge and a luxury fitted kitchen that comes complete with an integrated AEG oven and induction hob, as well as Electrolux integrated appliances. The kitchen, dining area, utility room and all bathrooms benefit from stylish LVT flooring, while the rest of the property is laid with carpets. Bedroom one is enhanced with Spacepro fitted wardrobes, providing ample storage. Modern Roca sanitaryware is fitted in all bathrooms, reflecting the high quality of finish throughout. The property is also equipped with an air source heat pump for efficient heating, an electric car charging unit for convenience and ultra fast hardwired fibre broadband, making it ideal for contemporary living. Peace of mind is assured with a 10 year NHBC Buildmark Warranty and a 2 year Wain Homes Warranty.

Computer generated images and floor plans are representative and used for illustration purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation.

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.



THE BRIARLEA | THE MEADOWVALE | THE ORCHARD | THE BEECHCROFT | THE ELMHURST
THE HIGHSTONE | THE MADERIA | THE WILLOWCREST | THE WOODMOUNT

KITCHENS

- Luxury Fitted Kitchen* with a Choice of Finishes**
- Laminated Worktops to Kitchen with Matching Splashbacks
- Stainless Steel AEG Single/Double Electric Oven, AEG Induction Hob and Glass Splashback***
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- Electrolux Integrated Fridge Freezer
- 100% Heat Stainless Steel Sink and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms (where applicable)
- White Downlights to Kitchen
- Plastic Cutlery Tray
- Inset Lighting to Kitchen

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1* in a Choice of Finishes**
- Roca Bat Sanitaryware to Cloakroom and En-Suite 2* in White with Semi Pedestals and Soft Close Seats
- Roca Bat Bath
- Aquatica Downtown Brassware
- Aquatica Heat 2-Way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Aquatica Heat 3-Way Mixer Shower with Wall 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 our 'Tuffair Standard Range'
- Shower Cubicles to be Fully-Tiled with a Choice** from our 'Tuffair Standard Range'
- Half Height Sliding to all Sanitaryware Walls in Cloakroom with a Choice** from our 'Tuffair 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

BEDROOMS

- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1*
- Telephone Point to Bedroom 1
- Telephone Point to Bedroom 2
- Data Point with CAT5 Wiring to Bedroom 1

OTHER INTERNAL FEATURES

- LVT Flooring to Kitchen, Dining, Utility, Bathroom, 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 Covermat Emulsion Finish
- Sanitaryware including heated seats and sanitolux to be Finished in White
- Oak Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors with Chrome Effect Door Furniture
- Ultrafast Heat Wired Fibre Broadband*
- CAT5 Cabling to Lounge and Bedroom 1
- Simple White Sockets and Switches to all Rooms
- Hard Wired Smoke Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- Price Only Double-Glazed Windows, French Doors and Rear Doors
- Roca Bathroom Suite
- External IPX Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 18m Close Boarded Divisional Fencing to Rear Garden*

HEATING

- Air Source Heat Pump
- Honeywell Smart Thermostat

WARRANTIES

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

*Optional extras available - subject to availability. **Final finishes at choice only. †Subject to the plot's designated finishing. All items are standard unless stated otherwise. The use of generation of images, in these digital technology products, just merely have simulated you used in our images to get the benefit. Please note that images are not to be used for comparison and will be a normal used to be compared to the actual product. ††Company names. †††Company names

Hall

Lounge

9' 11" x 17' 5" (3.01m x 5.31m)

Kitchen

12' 7" x 9' 6" (3.84m x 2.89m)

Dining / Family

9' 3" x 7' 11" (2.81m x 2.42m)

Cloakroom

4' 10" x 5' 11" (1.47m x 1.80m)

Landing

Bedroom 1

10' 0" x 13' 2" (3.05m x 4.01m)

En-suite

10' 0" x 3' 8" (3.05m x 1.12m)

Bedroom 2

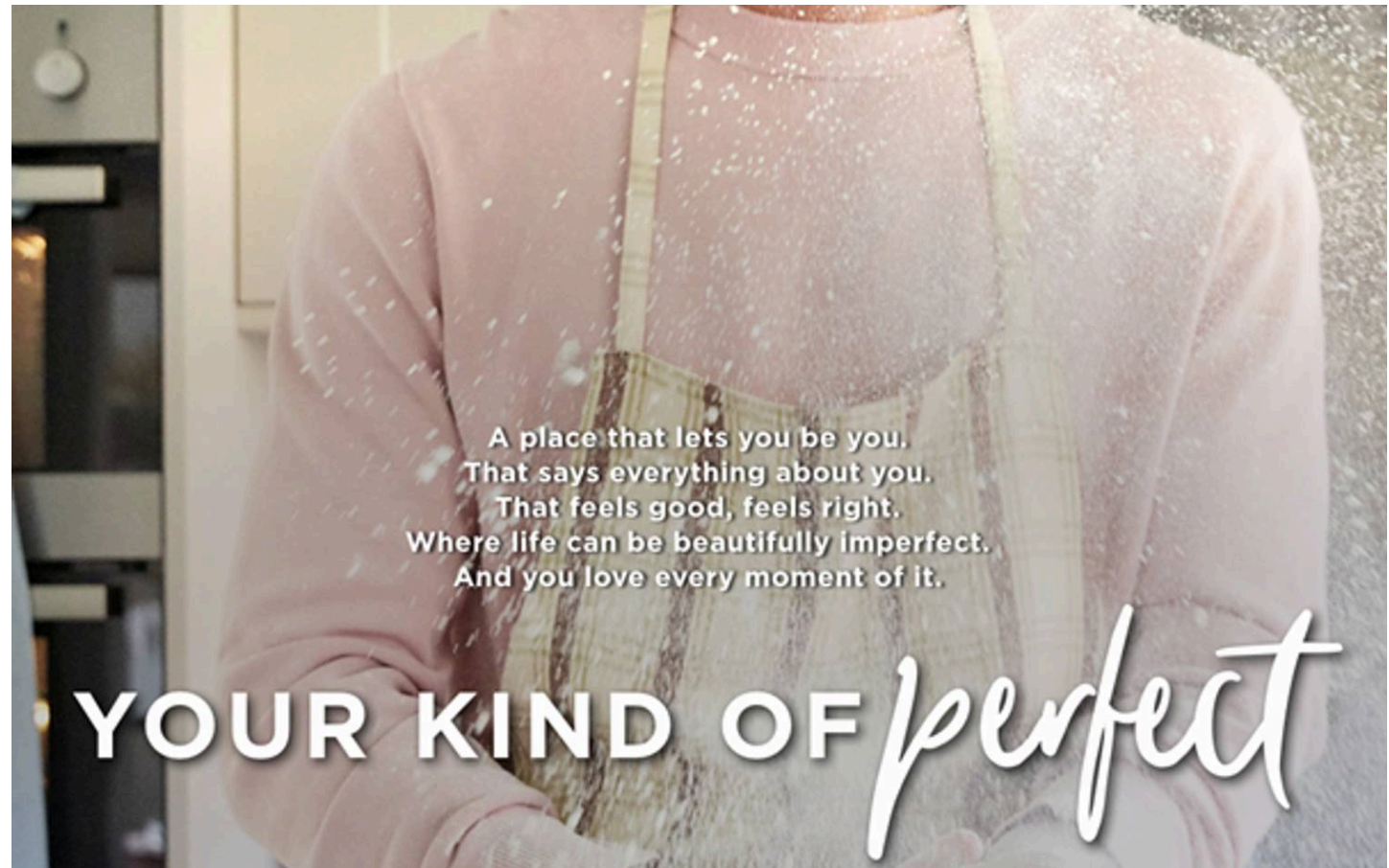
12' 7" x 7' 1" (3.84m x 2.17m)

Bedroom 3

8' 3" x 10' 0" (2.51m x 3.05m)

Bathroom

10' 7" x 7' 8" (3.22m x 2.33m)

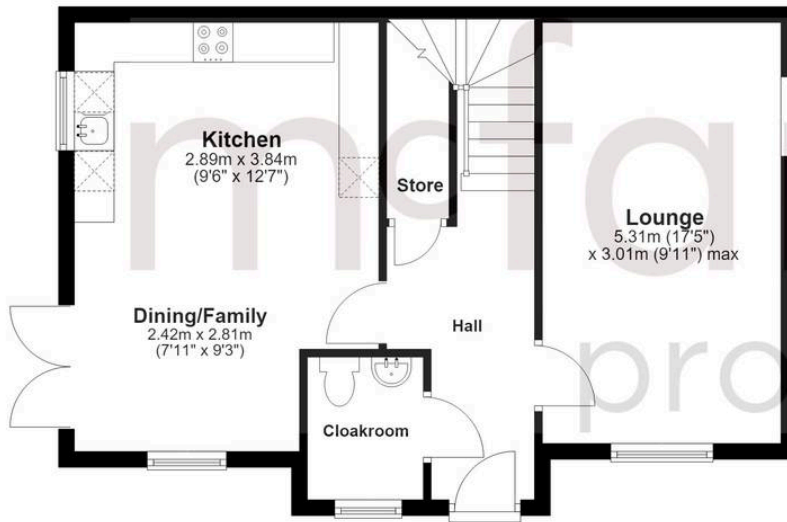


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|---|---|--|---|
| 3 Bedroom Homes | 4 Bedroom Homes | 5 Bedroom Homes | Affordable Homes |
| <ul style="list-style-type: none"> ■ The Birtles (BRI) ■ The Meadowdale (MEA) ■ The Orchard (ORC) | <ul style="list-style-type: none"> ■ The Beescroft (BEE) ■ The Elmhurst (ELM) ■ The Hightstone (HIG) ■ The Madairs (MAD) | <ul style="list-style-type: none"> ■ The Willowcree (WIL) ■ The Woodmount (WOO) | <ul style="list-style-type: none"> Shared Equity Homes <p>(Location of affordable / rented homes is indicative)</p> |

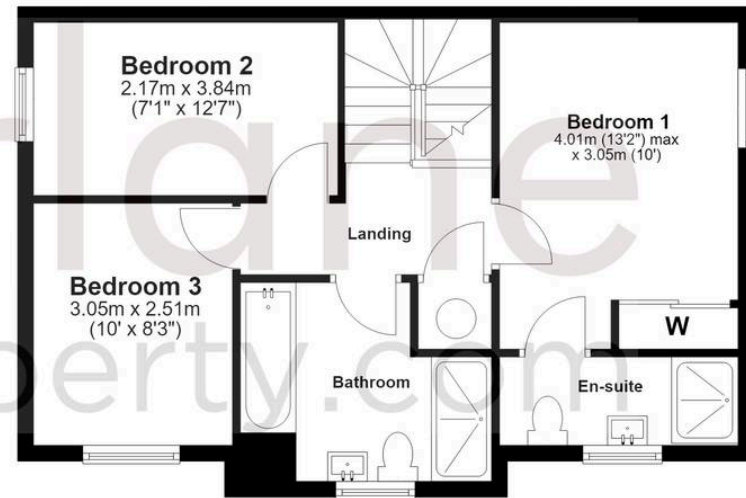
LEAP Local Equipment Area for Play



Ground Floor



First Floor



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