

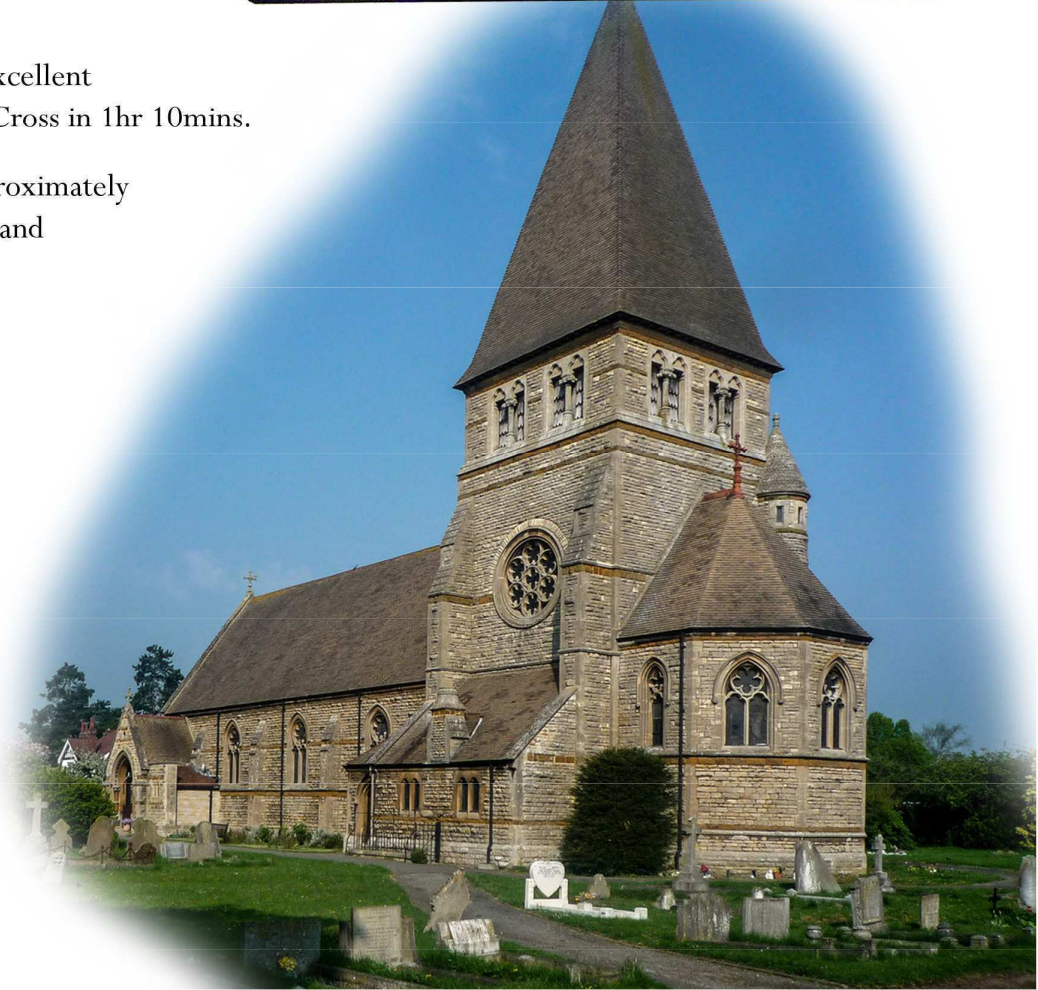
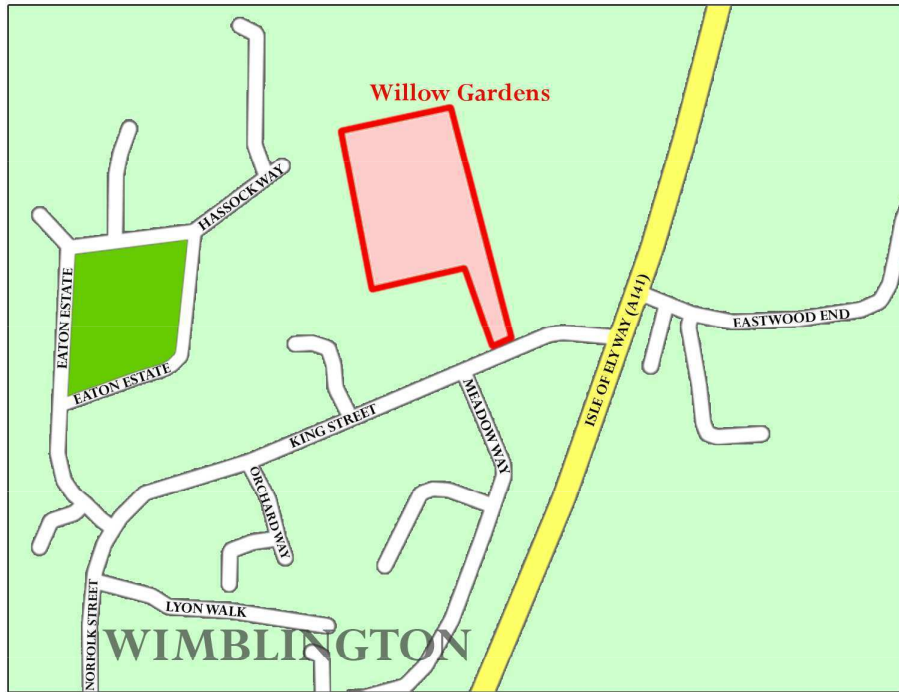
Willow Gardens, Wimblington, Cambs - Phase III

This attractive development sits in a peaceful village location of Wimblington, near to March and Chatteris. The quiet village is served by a good range of local amenities including public house, village store/post office, surgery, garden centre/café and hair salon.

The nearby towns of March and Chatteris offer a wide range of local facilities, March also benefits from its own train station, with regular services to Cambridge, Peterborough, and mainline rail services to London Liverpool Street and Kings Cross.

The city of Ely is approximately twenty minutes away via car and has further excellent amenities; Ely also offers a railway station with direct access to London Kings Cross in 1hr 10mins.

In addition, commuting to the famous University City of Cambridge takes approximately forty-five minutes by car where there is comprehensive shopping, recreational and cultural facilities.



WILLOW GARDENS, Wimblington - Phase III

201	LAMBOURNE K	213	WAVENEY
202	WALTHAM K	214	DUNWICH
203	WALTHAM K	215	DUNWICH
204	WALTHAM KG	216	WAVENEY
205	LAMBOURNE K	217	LAMBOURNE K
206	LAMBOURNE K	218	WALTHAM K
207	WALTHAM KG	219	WALTHAM K
208	WAVENEY	220	WAVENEY G
209	WAVENEY G	221	ALDEBURGH S
210	LAMBOURNE K		
211	WALTHAM K		
212	LAMBOURNE K		



This layout is indicative of the site plan and no details should be scaled from it. Details are subject to change without prior notice.

WILLOW GARDENS, Wimblington Phase III general specification

Kitchen:

- New England Cashmere Ash coloured doors with complimentary carcass, laminate postformed worktops
- Ceramic sink & Chrome tap
- AEG built-in double electric oven
- AEG electric ceramic hob
- AEG chimney hood
- AEG built-in 50/50 fridge/freezer
- AEG built-in Dishwasher
- AEG built-in Washing Machine
- Vinyl Flooring
- Wall tiles to underside of wall units
- Gas supply in hob area

Bathroom:

- White pedestal washbasin with chrome mixer tap
- White close coupled WC suite
- White bath with twin chrome grips and chrome bath filler
- Wall tiles to half-height behind sanitary ware
- Shaver light over basin
- Slip resistant vinyl flooring

Bedroom 1:

- Built-in Wardrobes

Internal Doors:

- Vertical panel white painted with polished chrome door furniture

Shower Room/En Suite:

- White pedestal washbasin with chrome mixer tap
- White close coupled WC suite
- White shower tray with clear glass door
- Wall tiles to full height in shower cubicle and half height behind sanitary ware
- Shaver light over basin
- Slip resistant vinyl flooring


Entrance Doors:

- Black front door with glazed panels and polished door furniture
- Rear door in white with glazed panels and polished chrome door furniture
- Personal garage door in white with glazed panel and polished chrome door furniture
- Garage door in white



Electrical:

- Telephone point
- Multimedia socket plate consisting of Satellite, TV, FM/DAB radio and BT Fibre optic to lounge and Bedroom 1
- External lights to front and rear
- Spur point for alarm in hall
- Under cupboard lighting to kitchen wall units
- Low energy downlights in ceiling to bathroom, shower room/en suite and kitchen

Garage:

- Electric spur point
- Lighting
- 7.4KW EV car battery charging point 

Miscellaneous:

- Gas fired central heating by radiators
- All internal walls painted Dulux White Mist and all internal and external woodwork painted white gloss
- Guttering all white PVCu
- Fascia, bargeboard and internal windowboards white PVCu
- Outside tap provided
- Patio area provided
- Wooden fence panels with concrete posts and gravel boards or Post and Rail Fencing (depending on location of property)
- White PVCu windows and french doors to be fitted with sealed double glazed units
- Solar Panels* 
- EPC (Energy Performance Certificate) B* 

IMPORTANT NOTICE Although care has been taken in the preparation of these particulars, plans and specification, their accuracy is not guaranteed and they are subject to updating and variation, due to Governing Authorities and availability of materials from Suppliers.

* From Plot 209 onwards only

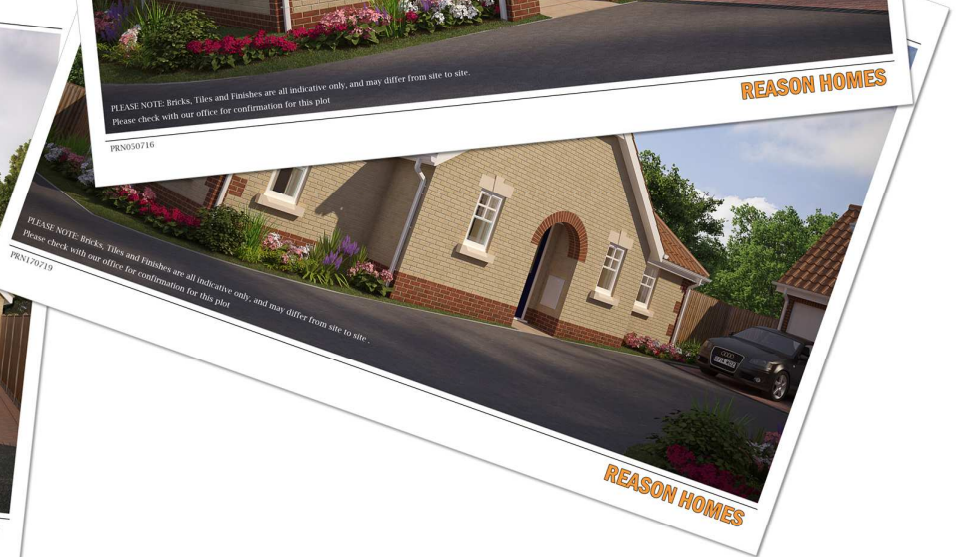
Please Note:

All of the Specifications, layout plans and views shown within this brochure and on the Reason Homes website are all indicative only of the look and layout of the house type. Fixtures, fittings, bricks, windows, tiles and actual plot layout may differ from site to site and plot to plot.

Please ensure that you contact the office and confirm all of these details prior to purchase.

Thank you

E&EO



Waveney detached three bedroom bungalow



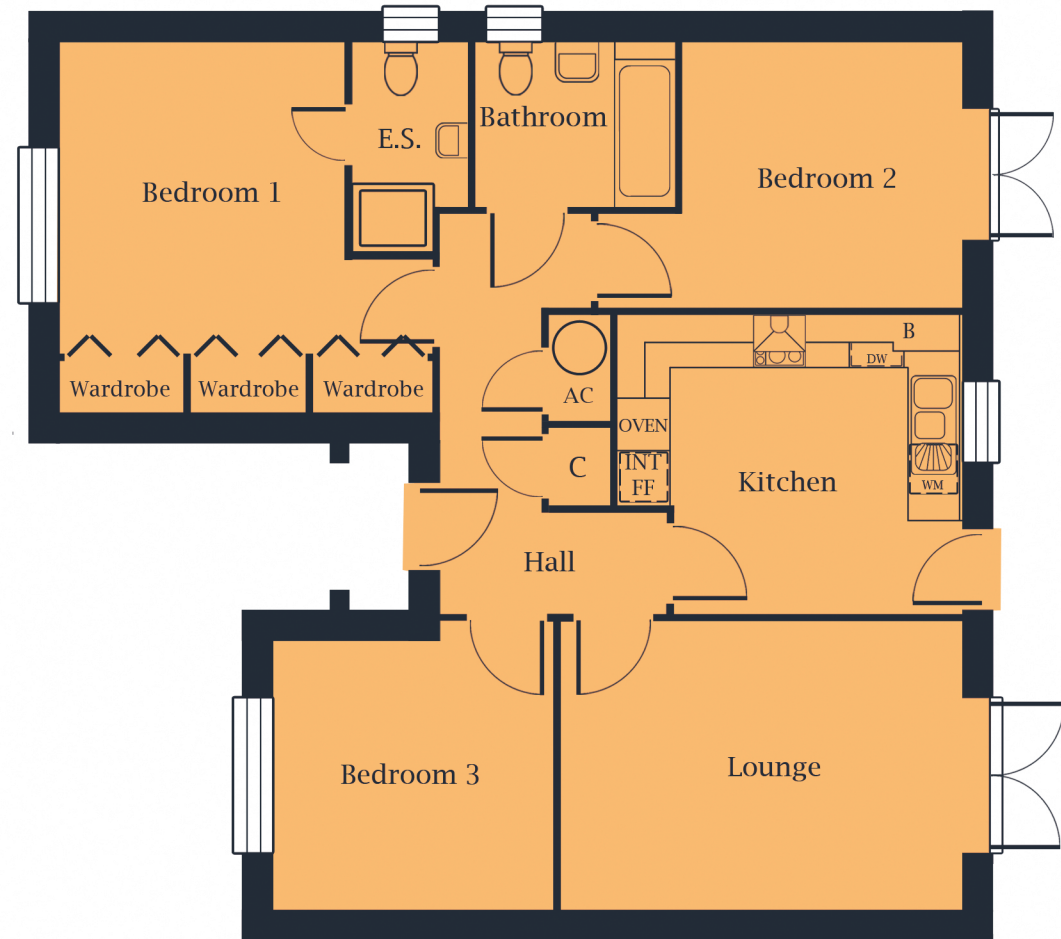
PLEASE NOTE: Bricks, Tiles and Finishes are indicative only, and may differ from site to site depending on local factors and stock availability. Please check with our office for confirmation for this plot

PRN0280223

REASON HOMES

Waveney three bedroom bungalow

- INT FF = Integrated Fridge
Freezer space
- WM = Washing Machine space
- DW = Dishwasher space
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen
wall cupboard



WAVENEY three bedroom bungalow with single garage

Lounge	4.540m (14'11")	x	3.250m (10'8")
Kitchen	3.810m* (12'6")	x	3.388m (11'1")
En Suite	1.290m* (4'3")	x	2.355m* (7'8")
Bedroom 1	4.210m* (13'10")	x	4.160m* (13'8")
Bedroom 2	3.150m (10'4")	x	2.990m (9'10")
Bedroom 3	3.153m (10'4")	x	3.250m (10'8")
Bathroom	2.260m* (7'5")	x	1.835m (6'0")

* Max dimension (includes depth of wardrobes in master bedroom).

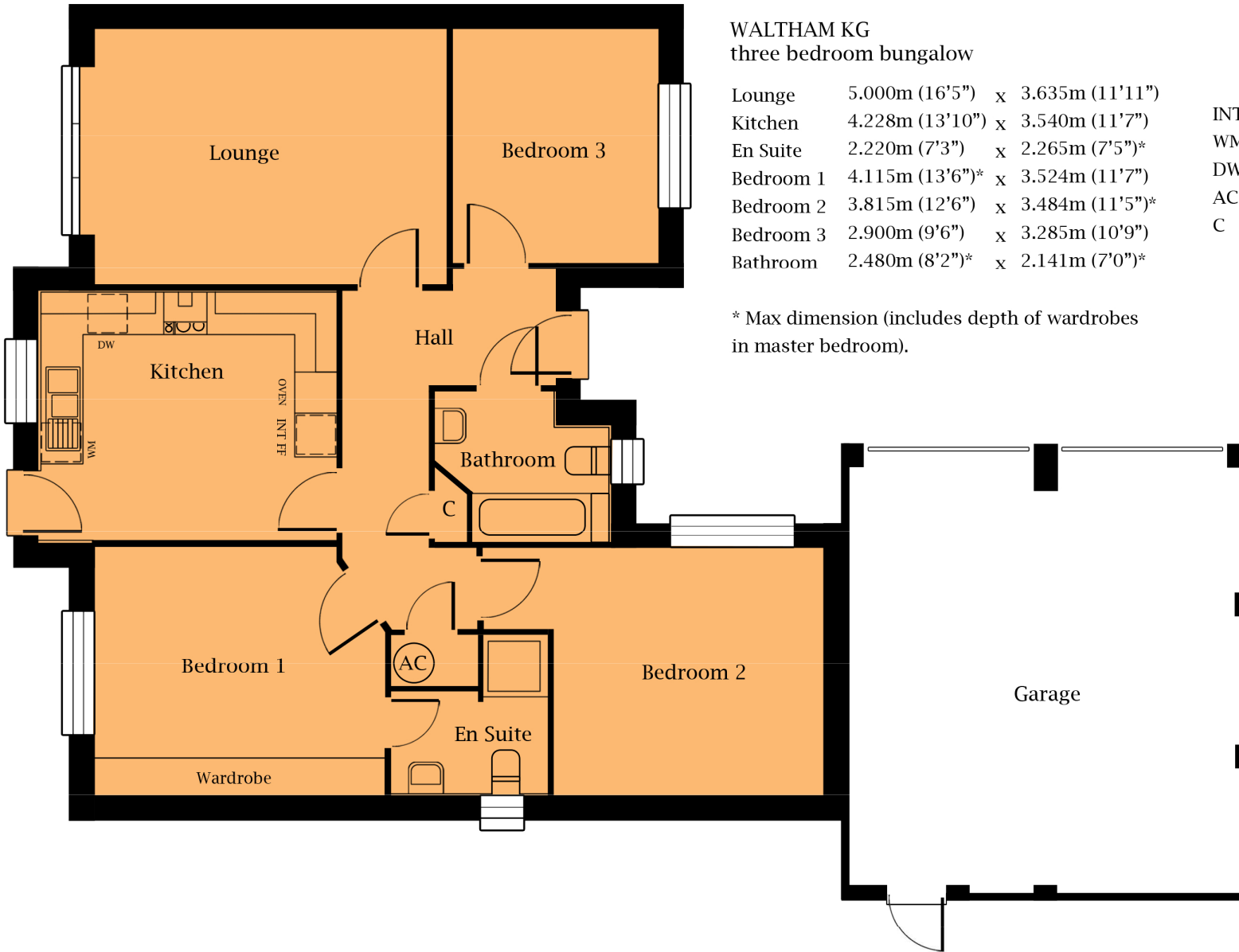
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Waltham KG three bedroom bungalow



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Waltham KG three bedroom bungalow



WALTHAM KG three bedroom bungalow

Lounge	5.000m (16'5")	x	3.635m (11'11")
Kitchen	4.228m (13'10")	x	3.540m (11'7")
En Suite	2.220m (7'3")	x	2.265m (7'5")*
Bedroom 1	4.115m (13'6")*	x	3.524m (11'7")
Bedroom 2	3.815m (12'6")	x	3.484m (11'5")*
Bedroom 3	2.900m (9'6")	x	3.285m (10'9")
Bathroom	2.480m (8'2")*	x	2.141m (7'0")*

- INT FF = Integrated Fridge Freezer
- WM = Washing Machine
- DW = Dishwasher
- AC = Airing Cupboard
- C = Cupboard

* Max dimension (includes depth of wardrobes in master bedroom).

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Waltham K detached three bedroom bungalow



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PRN250719

REASON HOMES

Waltham K three bedroom bungalow



This layout is indicative only -
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FF = Fridge Freezer
WM = Washing Machine
DW = Dishwasher
AC = Airing Cupboard
C = Cupboard

WALTHAM K three bedroom bungalow

Lounge	5.000m (16'5")	x	3.635m (11'11")
Kitchen	4.228m (13'10")	x	3.540m (11'7")
En Suite	2.220m (7'3")	x	2.265m (7'5")*
Bedroom 1	4.115m (13'6")*	x	3.524m (11'7")
Bedroom 2	3.815m (12'6")	x	3.484m (11'5")*
Bedroom 3	2.900m (9'6")	x	3.285m (10'9")
Bathroom	2.480m (8'2")*	x	2.141m (7'0")*

* Max dimension (includes depth of wardrobes
in master bedroom).

Lambourne K three bedroom bungalow



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PRN170719

REASON HOMES

Lambourne K detached three bedroom bungalow



LAMBOURNE K three bedroom bungalow

Lounge	3.650m (12'0")	x	5.000m (16'5")
Kitchen	3.609m (11'10")	x	4.115m (13'6")
En Suite	2.265m* (7'5")	x	1.805m (5'11")
Bedroom 1	3.490m* (11'5")	x	3.400m (11'2")
Bedroom 2	3.380m (11'1")	x	3.605m* (11'10")
Bedroom 3	3.380m (11'1")	x	3.350m (11'0")
Bathroom	2.465m* (8'1")	x	2.146m* (7'0")

* Max dimension (includes depth of wardrobes in master bedroom).

- FF = Fridge/Freezer
- DW = Dishwasher
- WM = Washing Machine
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan

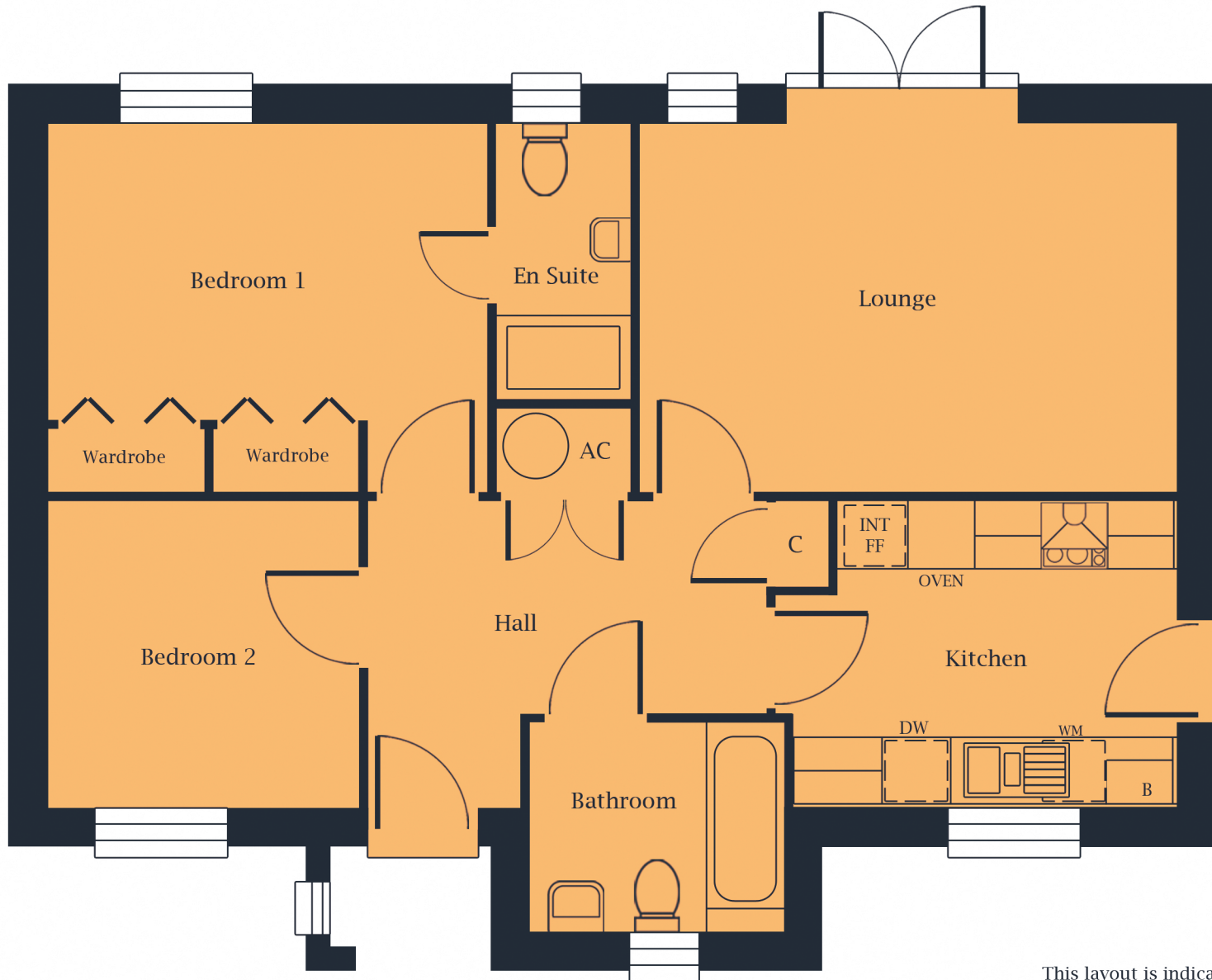
Dunwich two bedroom bungalow



PRN170719

REASON HOMES

Dunwich detached two bedroom bungalow



DUNWICH two bedroom bungalow

Lounge	4.816m (15'10")	x	3.290m (10'9")
Kitchen	3.436m* (11'3")	x	2.725m (8'11")
En Suite	1.190m (3'11")	x	2.415m (7'11")
Bedroom 1	3.930m (12'11")	x	3.290m* (10'9")
Bedroom 2	2.767m (9'1")	x	2.725m (8'11")
Bathroom	2.248m (7'4")	x	1.850m (6'1")

* Max dimension (includes depth of wardrobes in master bedroom).

- INT FF = Integrated Fridge Freezer
- WM = Washing Machine
- DW = Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan

Waveney G three bedroom bungalow

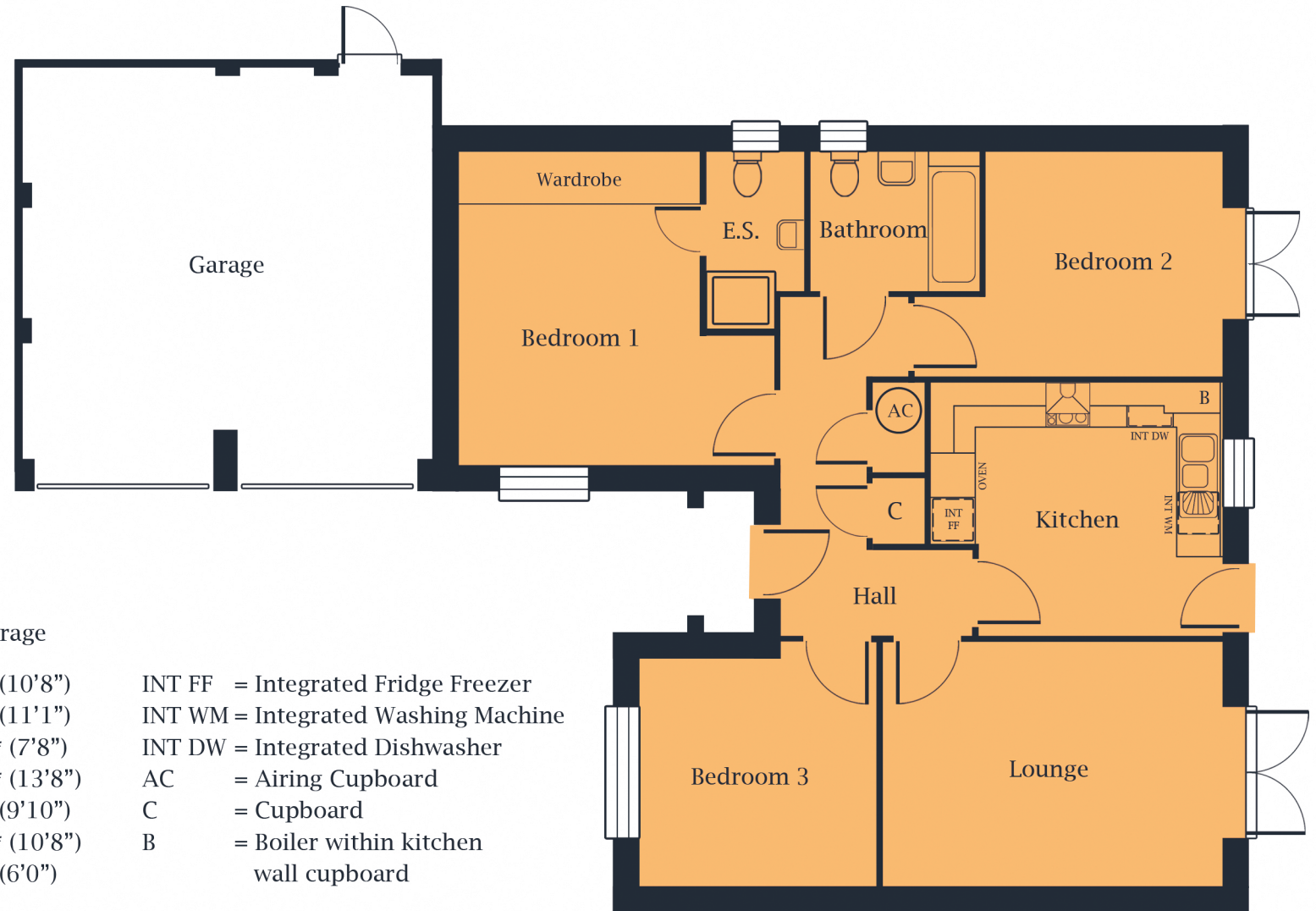


PRN170817

REASON HOMES

Waveney G three bedroom bungalow

This layout is indicative only - no dimensions should be scaled from this plan



WAVENEY G three bedroom bungalow with double garage

Lounge	4.540m (14'11")	x	3.250m (10'8")
Kitchen	3.810m* (12'6")	x	3.388m (11'1")
En Suite	1.290m* (4'3")	x	2.355m* (7'8")
Bedroom 1	4.210m* (13'10")	x	4.160m* (13'8")
Bedroom 2	3.150m (10'4")	x	2.990m (9'10")
Bedroom 3	3.153m (10'4")	x	3.250m* (10'8")
Bathroom	2.260m* (7'5")	x	1.835m (6'0")

INT FF	= Integrated Fridge Freezer
INT WM	= Integrated Washing Machine
INT DW	= Integrated Dishwasher
AC	= Airing Cupboard
C	= Cupboard
B	= Boiler within kitchen wall cupboard

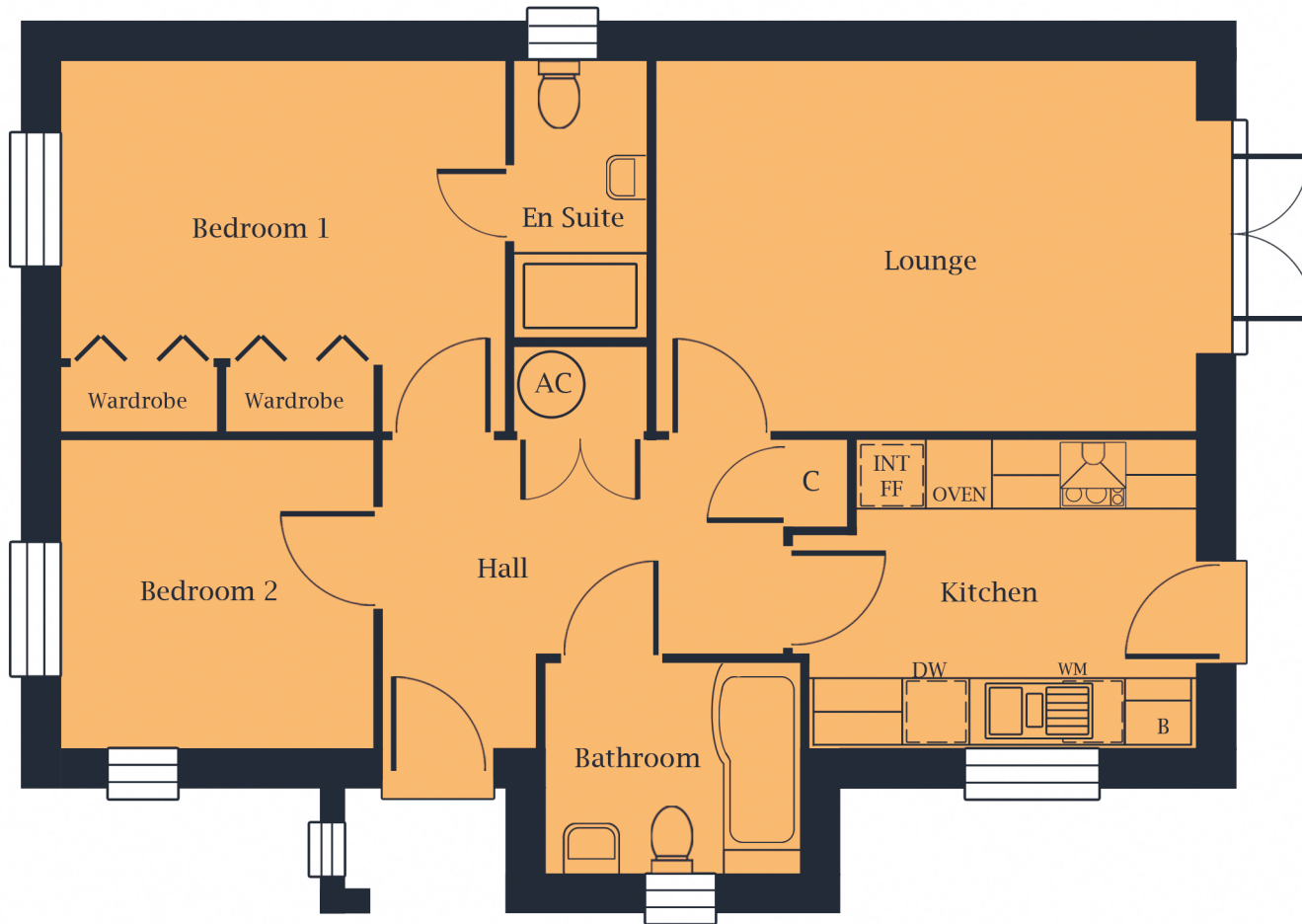
* Max dimension (includes depth of wardrobes in master bedroom).

Aldeburgh detached two bedroom bungalow



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Aldeburgh two bedroom bungalow



ALDEBURGH two bedroom bungalow

Lounge	4.816m (15'10")	x	3.290m (10'9")
Kitchen	3.587m* (11'9")	x	2.725m (8'11")
En Suite	1.190m (3'11")	x	2.415m (7'11")
Bedroom 1	3.930m (12'11")	x	3.290m* (10'9")
Bedroom 2	2.769m (9'1")	x	2.725m (8'11")
Bathroom	2.228m (7'4")	x	1.850m (6'1")

* Max dimension (includes depth of wardrobes in master bedroom).

INT FF	= Integrated Fridge Freezer
WM	= Washing Machine
DW	= Dishwasher
AC	= Airing Cupboard
C	= Cupboard
B	= Boiler within kitchen wall cupboard

This layout is indicative only - no dimensions should be scaled from this plan