

Harpers Gardens, Morley Way, Wimblington, Cambs



An exclusive development of five 3 Bedroom bungalows in Wimblington, Cambridgeshire

Harpers Gardens, Morley Way, Wimblington, Cambs



PLOT	HOUSE TYPE
1	Waveney
2	Waveney
3	Waveney
4	Waltham
5	Waltham KG

This site plan is indicative only, and no detail should be scaled from it. Details are subject to change without prior notice

HARPERS GARDENS, Wimblington 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.

house type **Waltham** three bedroom bungalow



PRN230312

Materials may vary to those shown on the visual, please check with sales office

REASON HOMES

house type **WALTHAM** three bedroom bungalow



WALTHAM
three bedroom bungalow

Lounge	5.000m (16'5")	X	3.575m (11'9")
Kitchen	3.440m (11'3")	X	3.620m (11'10")
En Suite	2.220m (7'3")	X	2.265m* (7'5")
Bedroom 1	4.115m* (13'6")	X	3.504m (11'6")
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).

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

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

Waltham KG three bedroom bungalow

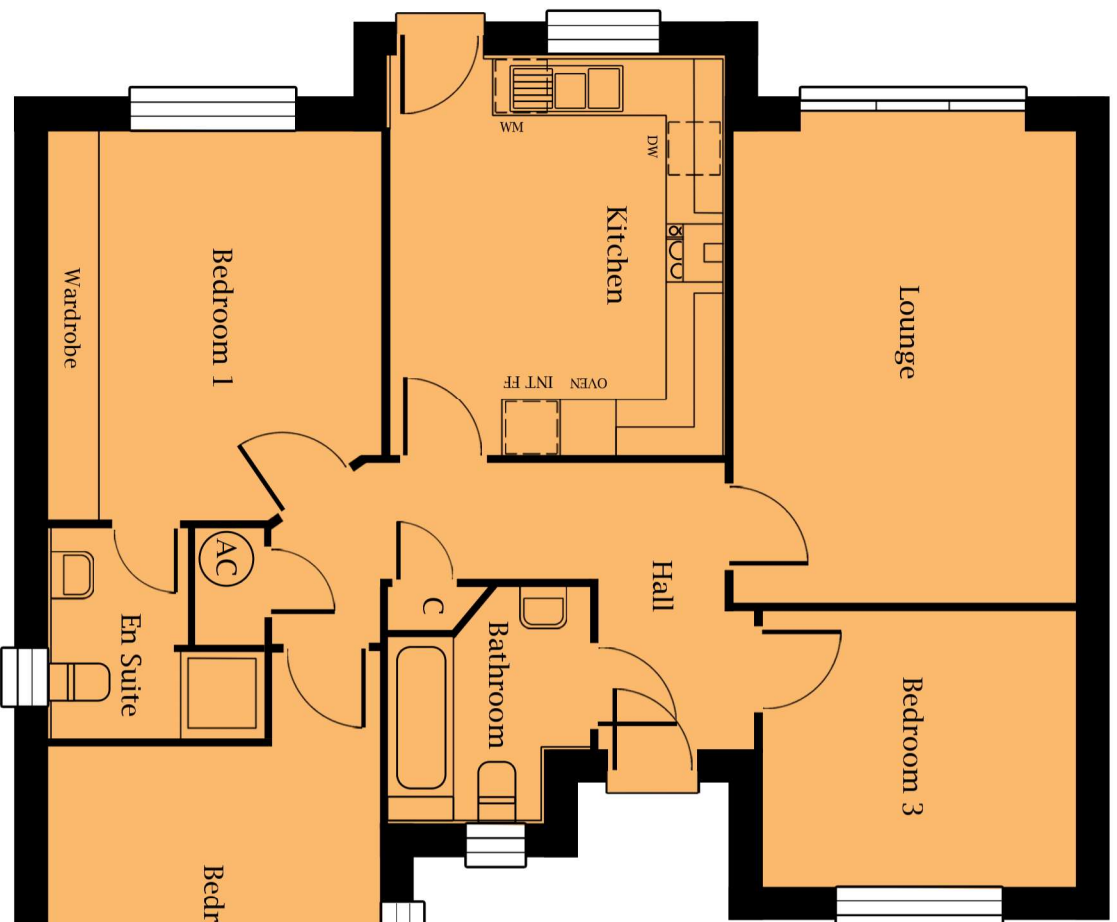


PLEASE NOTE: Bricks, Tiles and Finishes are indicative only, and may differ from site to site depending on local factors and stock availability. Please check with our office for confirmation for this plot.

PRN170817

REASON HOMES

Waltham KG three bedroom bungalow

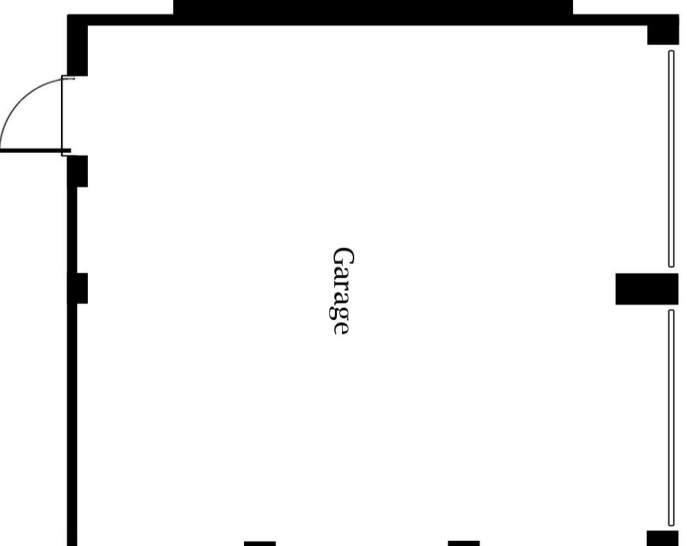


WALTHAM KG
three bedroom bungalow

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")*

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

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



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

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
- WM = Washing Machine
- DW = Dishwasher
- 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	3.910m* (12'10")	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).



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