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COMICE MEADOWS  
SPECIFICATION



Photography from a previous CALA development



## DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

# SPECIFICATION

## KITCHENS

- Contemporary kitchen with laminate work surfaces and upstands, stainless steel splashback to hob
- Specialist under unit lighting
- Bosch stainless steel extractor hood\*
- Bosch 4-ring stainless steel gas hob to 3 bedroom homes
- Bosch 5-ring induction hob to 4 & 5 bedroom homes
- Bosch built-in single oven 3 bedroom homes
- Bosch built-in double oven to 4 & 5 bedroom homes
- Bosch built-in fridge freezer
- Bosch integrated washer and dryer\*
- Space provided for washing machine and dryer where there is a separate utility\*
- Bosch integrated dishwasher
- 1½ bowl inset stainless steel sink
- Single bowl stainless steel sink to utility room\*
- Quality Amtico flooring

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suites\*
- Mirrors to family bathroom and en suites\*
- Half height tiling around the bath with low level handheld shower attachment in family bathroom\*

- Full height tiling to separate shower cubicle\*
- Vado mixer taps
- Vado thermostatically controlled shower
- Shaving points to family bathroom and en suite\*
- Chrome wet ladder-style heated towel radiators to family bathroom and en suites
- Quality wall tiling
- Quality Amtico flooring

## PLUMBING, HEATING & ELECTRICAL

- White switches and sockets throughout
- LED downlights to kitchen, utility, bathroom and en suite
- Pendants to all other rooms
- Light installed to ground floor and upstairs cupboard
- Thermostatically controlled radiators throughout
- Pre-wiring for TV/FM satellite compatible with Sky Multiscreen to sitting room, kitchen and all bedrooms
- Telephone socket to sitting room, kitchen and master bedroom
- Ceiling mounted smoke and carbon monoxide detectors
- Electric fuse spur in loft for burglar alarm
- Electric fuse spur in sitting room for fireplace

## INTERNAL FINISHES

- Purpose made softwood white doors to all rooms
- PVCu windows and French doors
- PVCu bi-fold doors\*
- Built-in wardrobes to master bedroom and bedroom 2\*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork to be finished in white satin
- Polished chrome door handle finishes

## EXTERNAL FINISHES

- Turf to front gardens only
- Concrete slabs to paths and paved patio area
- Retractable garage doors with batten holder light fitting installed\*
- External tap to rear of property
- External light to front and rear of property
- External lighting to parking and footpath areas
- Off-street parking
- Chrome doorbell to front door
- Electric spur for electric garage door opener

## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heater and A-rated boiler to minimise gas usage
- Double glazed PVCu windows providing a high level of thermal insulation and heat loss
- A-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanisms to toilets to reduce water usage
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development