

SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish kitchen by Country Kitchens
- AEG stainless steel cooker hood
- AEG stainless steel 4 or 5 burner gas hob (as design dictates)
- AEG integrated fridge/freezer
- AEG integrated dishwasher
- AEG stainless steel electric oven
- AEG stainless steel microwave (for homes over 2,000 sq ft)
- AEG stainless steel storage/warming drawer (for homes over 2,500 sq ft)
- Under-unit lighting
- Hansgrohe single mixer tap in kitchen and utility room
- 1½ bowl stainless steel sinks
- Corner units with carousel function as standard

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Hansgrohe taps and fittings
- Silver finished shower enclosures
- White shower trays
- Hansgrohe shower valves and heads
- Thermostatic combined bath filler and handheld spray set
- Chrome towel warmers (main bathroom and master en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Full height tiling around baths and shower enclosures
- Wall units to provide extra storage (main bathroom and master en suite only)



Photography from previous CALA developments



DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- Oak veneered internal pass doors
- Contemporary lever style handles
- White gloss finish on skirtings and facings
- Pre-finished stair balustrade in white with oak finished handrail

WARDROBES

- Stylish bi-fold wardrobe doors in most rooms, with shelves and hanging rail. Some rooms will have pre-finished oak veneer pass doors

ELECTRICAL

- Ample power, TV and telephone points throughout
- Low energy pendant light fittings
- Low energy external bulkhead light fitting/s provided at rear and French door exits

- Switchable sensor wall lantern to front door
- Wall lantern outside garage on all house types
- Doorbell and chimes at front door entrance
- Shaver socket in bathroom and each en suite
- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Downlighters over bath, shower and sinks within the bathroom and en suite plus a traditional pendant light in the centre of each room

SECURITY & SAFETY

- A direct dial up security system (a small monthly charge applies)
- Mains-wired smoke detectors in ground and upper hallways
- Separate smoke detector in living room
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detectors



SPECIFICATION

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler and radiator system
- Two-zone system with programmable controls for ground and upper floors
- Individual thermostatic control valves on radiators (except those with programmable thermostat)

GARAGE

- Stylish and secure sectional doors
- Switchable lighting and power

EXTERNALS

- uPVC double-glazed windows
- uPVC fascias and bargeboards
- Monoblock driveways
- Turfed front garden
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- Timber decking area outside French doors
- 1.8m screen fence between each plot and between rear gardens*
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap



* Subject to build stage. Our Sales Advisor will advise on plot specific information on boundaries, service strips, walls and factoring.