



FULLERS MEADOW
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 quality 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

KITCHEN*

- Professionally designed kitchen with quality units and laminate work surfaces (Granite work surfaces to The Solville)
- Kitchen island to Saycourt, Solville and Osmore
- 1½ bowl undermount, inset stainless steel sink with single drainer, engraved and chrome mixer tap with swivel spout
- Indesit built-in single oven (1, 2 & 3 bed homes and apartments excl. Uffington House)
- Bosch built-in single oven (Uffington House)
- Bosch built-in/under double oven (4 & 5 bed homes)
- Indesit 4 burner gas hob and extractor (1, 2 & 3 bed homes and apartments excl. Uffington House)
- Bosch 4 burner gas hob and extractor (Uffington House)
- Bosch 5 burner wok gas hob and extractor (4 & 5 bed homes)
- Indesit built-in fridge/freezer (1, 2 & 3 bed homes and apartments excl. Uffington House)
- Bosch built-in fridge/freezer (Oatvale, Osmore, Madeley, Saycourt, Nenhurst, Solville and Uffington House)

- Indesit built-in dishwasher (Hurwick, Ickhurst, Guydon, Himscot, Hulscott, Hornford and all apartments)
- Bosch integrated dishwasher (Oatvale, Osmore, Madeley, Saycourt, Nenhurst, Solville and Uffington House)
- Indesit built-in washer/dryer (Hurwick, Ickhurst, Guydon, Himscot, Hulscott, Hornford and all apartments)
- Bosch built-in washer/dryer (Oatvale, Madeley, Saycourt and Uffington House)

UTILITY ROOM (SOLVILLE, NENHURST AND OSMORE ONLY)

- Space for two appliances
- Laminate work surfaces (granite work surfaces to The Solville)
- Stainless steel single bowl sink with drainer and chrome mixer tap with swivel spout

FAMILY BATHROOM, EN SUITES, SHOWERROOMS^ AND CLOAKROOMS*^

- Roca sanitaryware
- Double door vanity unit to family bathroom and master en suite (4 & 5 bed homes and Uffington House and Saycourt)
- Thermostatic exposed shower valve where applicable

- Shower and door screen over bath (if no shower in bathroom)
- Heated white towel rails to family bathroom and en suites (1, 2 & 3 bed homes and apartments excl. Uffington House & Saycourt)
- Heated chrome towel rails to family bathroom and en suites (4 & 5 bed homes and Uffington House & Saycourt)
- Shaver socket to family bathroom, en suites and shower rooms*

MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/breakfast/family room, sitting room, study^ and all bedrooms
- Virgin and Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
- BT Fibre throughout homes with additional hyperoptic to single point for immediate broadband access (once registered with three months free subscription)
- Designated data distribution system to specific rooms consisting of CAT6 wiring allowing for a faster high definition connection, following purchase and installation of suitable equipment
- Telephone sockets to sitting room, kitchen and master bedroom

HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first floor (Apartment PCC floors)
- Traditional gas fired boiler and central heating system
- Walk-in dressing room to master bedroom (Osmore, Madeley and Solville)
- Built-in wardrobes (please see floor plans for details)
- Recessed downlights to kitchen/breakfast/family room, utility room^, family bathroom, cloakroom and en suites. Pendant light fittings to all other rooms
- Pelmet lighting to kitchen units (Oatvale, Osmore, Madeley, Saycourt, Nenhurst, Solville and Uffington House)
- Amtico flooring to kitchen/breakfast room, utility room^, family bathroom, en suites, shower room^ and cloakroom
- Provision for the Nest Thermostat following purchase and installation of suitable equipment

*Design is subject to change. Please ask your Sales Consultant for more information.

^ To selected plots only, please see floor plans for details.

†Proportions may vary, please refer to Sales Consultant for more information.



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ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external cavity walls to limit heat loss in the winter and reduce heat gain in the summer
- High performing thermally insulating low E-Glazing for increased thermal efficiency
- Ecological site design enhancing local wildlife and habitats
- Dusk to dawn sensors to primary external lighting to reduce electricity usage
- Low energy lighting to all homes†
- Significant recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

SECURITY

- Provision for the Nest Learning Thermostat, Nest Protect and Nest Cam security cameras following purchase and installation of suitable equipment
- Outside lights to front, rear and side doors
- Outside lights to patio and balconies (apartments only)
- Contemporary wall lights to porch
- Dusk to dawn sensor lights outside front door
- Multi-point locking system to front door
- Spur fitted for wireless alarm
- Lockable windows

EXTERNAL DETAILS

- Provision for electric car charging points to homes with a private garage, following purchase and installation of suitable equipment
- Spur fitted for electric garage door opener
- Outside electrical point to rear patio
- Dusk to dawn sensor lighting to footpath and parking areas
- Landscaped front garden
- Outside water tap

†Proportions may vary, please refer to Sales Consultant for more information.