

# SPECIFICATION

## KITCHEN\*

- Professionally designed kitchen with quality kitchen units and granite work surfaces
- 1 ½ bowl undermounted stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven (Gosfield)
- Bosch built-in double oven (Pebworth & Larfield)
- Bosch 4 burner gas hob and extractor (Gosfield)
- Bosch 5 burner gas hob and extractor (Pebworth & Larfield)
- Bosch built-in fridge/freezer
- Bosch integrated dishwasher
- Bosch built-in washer/dryer (Gosfield)

## UTILITY ROOM (PEBWORTH & LARFIELD)

- Space for appliances
- Granite work surfaces
- Stainless steel, single bowl sink with drainer and chrome mixer tap with swivel spout

## FAMILY BATHROOM, EN SUITES, CLOAKROOMS AND SHOWER ROOMS\*^

- Roca sanitaryware
- Thermostatic shower to shower units
- Heated chrome towel rails to family bathroom and en suites
- Double door vanity unit to family bathroom and master en suite
- Shower handset over baths (Gosfield & Larfield)
- Shaver socket to family bathroom, en suites and shower rooms\*^



Photography from a previous CALA development

† Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.

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

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

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



### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/breakfast/family room, sitting room, study and all bedrooms
- Sky Q and Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection
- Telephone sockets to kitchen/breakfast/family room, sitting room, study and master bedroom

### SECURITY

- Outside lights to front, rear and side doors
- Dusk-to-dawn sensor lights outside front door
- Wall downlights to porch
- Multi-point locking system to front door
- Spur fitted for wireless alarm

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first floor
- Spur fitted to lounge for electric fire ignition
- Traditional gas radiator central heating
- Walk-in dressing room to master bedroom (Pebworth)
- Built-in wardrobes (please see floor plans for details)
- Recessed downlights to hall, kitchen/breakfast/family room, utility, family bathroom, cloakroom and en suites. Pendant light fittings to all other rooms. (Pebworth & Larfield)
- Recessed downlights to kitchen, family bathroom, cloakroom and en suites. Pendant light fittings to all other rooms. (Gosfield)
- Amtico flooring to kitchen/breakfast/family room, utility room, family bathroom, en suites and cloakroom

# SPECIFICATION

## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Energy monitor installed to help track energy usage, reducing bills and environmental impact
- All of our homes at Leonard Gate use liquefied petroleum gas from Calor – the UK's leading LPG supplier
- 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+ 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 wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to external lighting on front door to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

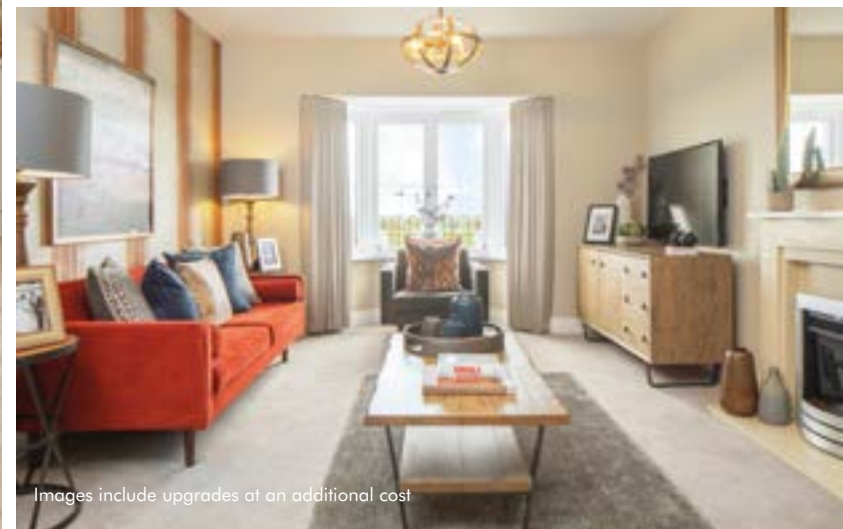
## EXTERNAL DETAILS

- Outside water tap
- Outside electrical point to rear patio
- Landscaped front garden
- Bollard lighting to footpath
- Spur fitted for electric garage door opener



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Images include upgrades at an additional cost