

THE VIEW AT DULLATUR GREENS

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Stylish Kitchen by ALNO Impuls with high quality Siemens integrated appliances
- Stainless steel chimney hood or island hood as design dictates
- Black glass with stainless steel trim 5 zone induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel electric single oven, combination microwave and warming drawer
- Silestone worktops to kitchens
- Single mixer tap in kitchen and utility room

BATHROOMS, EN SUITES & CLOAKROOMS

- White sanitaryware from the Laufen range
- Chrome taps and fittings
- Silver finished shower enclosures
- White shower trays
- Thermostatic combined bath filler and handheld spray set
- Chrome towel warmers fitted as standard to main bathroom and master en suite
- Choice of tiling, including large format tiles*, from Porcelanosa ranges

- Full height tiling around baths and shower enclosures
- Fitted bathroom furniture to main bathroom and master en suite* as design dictates

DECORATION

- Internal walls and ceilings will be finished in Covermatt white emulsion
- Walnut veneered internal pass doors
- Contemporary lever style handles
- White gloss finish to skirtings and facings
- Pre-finished white timber stair balustrades and walnut stained handrail
- 2.6m floor to ceiling height (ground floor)

WARDROBES

- Stylish bi-fold wardrobe doors, with shelves and hanging rail as design dictates
- Pre-finished walnut veneered pass doors with shelves and hanging rail to single door openings

ELECTRICAL

- Ample power, TV and telephone points throughout
- Low energy pendant light fittings



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



Photography from a previous CALA development

- Low energy external light fitting/s provided at rear and French door exits
- Switchable sensor contemporary light fitting to front door
- 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
- Plug sockets will be finished in chrome to kitchen only
- Downlights to kitchens, bathrooms and en suites

SECURITY & SAFETY

- Alarm system
- Mains-wired smoke detectors in ground and upper hallways
- Battery-operated CO detectors as design dictates

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler and radiator system
- uPVC double glazed windows
- Two-zone system with programmable controls for ground and upper floors

- Individual thermostatic control valves on radiators (except those with programmable thermostat)
- Insulation values in excess of 2013 legislation levels

GARAGE

- Stylish and secure up and over doors
- Switchable lighting and power

EXTERNALS

- Monoblock driveways
- Turf to front garden
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- Timber decking area at French doors
- 1.8m screen fence at rear and between rear gardens
- Outside cold water tap

FACTORS

- An annual factors fee will be payable by all residents at Dullatur Greens. Please consult our Sales Advisor for full details

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