



CARMEL 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 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
- Kitchen island to The Nessvale only
- 1½ bowl inset stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven (3 beds)
- Bosch built-in/built-under double oven (4 beds)
- Bosch 4-burner gas hob and extractor (3 beds)
- Bosch 5-burner gas hob and extractor (4 beds)
- Bosch built-in fridge/freezer
- Bosch integrated dishwasher
- Bosch built-in washer/dryer (excl. The Nessvale and The Lenham)

UTILITY ROOM (THE NESSVALE AND THE LENHAM)

- Space for two appliances
- Laminate 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 (if no shower)
- 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
- Sky Q 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
- 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, master bedroom and study/smallest bedroom

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 sitting room for electric fire ignition

- Traditional gas radiator central heating
- Walk-in dressing room to master bedroom (The Madeley)
- Built-in wardrobes (please see floorplans for details)
- Recessed downlights to kitchen/breakfast/family room, utility*, family bathroom, cloakroom and en suites. Pendant light fittings to all other rooms.
- Amtico flooring to kitchen/breakfast/family room, utility*, family bathroom, en suites and cloakroom

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

SECURITY

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

EXTERNAL DETAILS

- Outside water tap
- Outside electrical point to rear patio
- Landscaped front garden
- Dusk-to-dawn sensor lighting to footpath and parking areas*
- Spur fitted for electric garage door opener



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CALA HOMES (CHILTERN) LTD, GEMINI HOUSE, MERCURY PARK, WOORBURN GREEN, BUCKINGHAMSHIRE, HP10 0HH | 01628 552 300

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