

# ELMWOOD PARK

SPECIFICATION



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## KITCHEN

- High quality kitchen units and laminate work surfaces\*
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven to 3 bedroom homes
- Bosch built-in double oven to 4 bedroom homes
- Bosch 4-ring gas hob with stainless steel splashback and extractor to 3 bedroom homes
- Bosch 5-ring gas hob with stainless steel splashback and extractor to 4 bedroom homes
- Bosch built-in fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer if no utility room

## UTILITY ROOM<sup>^</sup>

- Space for one or two appliances (speak with your Development Sales Consultant for details)
- High quality laminate work surfaces\*
- Stainless steel sink with drainer and chrome mixer tap with swivel spout (selected plots only)

## FAMILY BATHROOM, EN SUITE(S) AND CLOAKROOM\*

- Roca sanitaryware
- Double vanity unit to family bathroom and master en suite
- Thermostatic shower to shower unit and shower handset with riser rail over baths
- Shaver socket to family bathroom and en suite(s)



Photography taken from previous CALA showhomes

\* Selection available dependent on build stage.

<sup>^</sup> Selected plots only, please speak to your Development Sales Consultant and see individual floor plans for further details.



#### MEDIA AND COMMUNICATIONS

- TV/FM/DAB and TV sockets to kitchen, sitting room, dining room\*, study\* and bedrooms
- Satellite/Freeview television distribution system (loop system) that will allow the picture output from a DVD player or satellite decoder to be viewed in all rooms with a TV socket following purchase and installation of reception equipment
- Telephone sockets to kitchen, sitting room, dining room^, study^ and master bedroom
- USB charging port sockets to kitchen and master bedroom

#### HEATING, LIGHTING AND INTERNAL FINISHES

- Built-in wardrobes to master bedroom
- Amtico flooring to kitchen, utility room\*, family bathroom and en suite(s)\*
- Full-height ceramic wall tiling to showers and baths
- Traditional gas radiator central heating
- Downlights to kitchen, family bathroom, en suite(s)\* and cloakroom
- Triple bar light to utility room\*
- Pendant light fittings to all other rooms
- Chrome sockets and switches to all ground floor rooms
- Light to understairs cupboard
- Staircase and balustrade to be painted in white satin with stained oak handrail
- Internal doors and wardrobes painted in white satin
- Walls and ceilings to be painted white
- Engineered timber floor joists to first floor



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## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler
- Double-glazed uPVC 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 the front door external lighting to reduce electricity usage
- Low energy lighting throughout
- Significant amounts of recycling of wasted materials and packaging during the construction of each home to reduce the environmental impact of the development
- Smart meter supplied

## EXTERNAL DETAILS

- Double or single garage with up-and-over door. Electric door openers available as an optional extra. See site layout for allocation
- Paved patio area with outside electrical point
- Outside water tap to rear garden
- Landscaped front garden, rear garden

## SECURITY

- Outside lights to front, rear and side doors and porch (where applicable)
- Dusk-to-dawn sensor lights outside front door
- Multi-point locking system to front door
- Wiring for security alarm



Photography taken from previous CALA showhomes