CALA

Ufford Chase

Specification

Stock photography

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 a 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 quality, it's the little things that make all the difference.

Specification

Kitchens

- Quality kitchen with laminate work surface, upstands, and splashback to hob
- Indesit stainless steel chimney extractor hood
- Indesit integrated dishwasher
- Indesit built-in single oven (The Gosfield, The Tendring and The Himscot only)
- Indesit built-in double oven*
- Indesit 5-burner induction hob*
- Indesit 4-burner ceramic hob (The Gosfield, The Tendring and The Himscot only)
- Indesit built-in fridge freezer
- Indesit integrated washer/dryer in kitchen except when there is a separate utility, where space is provided for a free standing washing machine and dryer*
- 1½ bowl stainless steel sink with drainer
- Quality Amtico Spacia flooring to kitchen/dining area

Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suite one (excluding The Gosfield, The Tendring and The Himscot only)
- Vado mixer taps
- Full height tiling around bath with thermostatically controlled shower and shower screen in family bathroom (except when there is a separate shower cubicle)*
- Full height tiling to separate shower cubicle within en suite*
- Shaving point to bathroom
- Wet ladder-style chrome finish towel radiator to all bathrooms and en suites*
- Wet ladder-style white towel radiator to all bathrooms and en suites (The Gosfield, The Tendring and The Himscot only)
- Quality wall tiling
- Amtico Spacia flooring

Plumbing, heating & electrical

- White switches and sockets throughout
- LED downlights to kitchen, en suites, WCs and bathrooms. Pendant lighting to all other rooms*
- Pre-wiring for Hyperfast Fibre Optic Broadband (compatible with Sky Glass) to living room*
- Telephone sockets in sitting room and study/smallest bedroom*
- Ceiling mounted smoke detectors

Internal finishes

- White internal doors to all rooms
- PVCu windows and French doors
- Wardrobes to bedrooms one and two
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork is finished in white satin
- Polished chrome door handles throughout

External finishes

- Paved patio area to rear garden
- Tap to rear of property*
- Off-street parking
- Lighting to communal parking and footpath areas
- Light to rear of property
- Light with sensors to front of property
- Electric spur for electric garage door opener*
- Pre-wiring for electric vehicle charger

Environmental details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage*
- Air source heat pump and under floor heating*
- Double glazed PVCu windows providing a high level of thermal insulation
- 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

*Plot specific detail. †Not all domestic appliances have an EU energy label. Please ask a Sales Consultant for further details. Specifications are correct at time of going to publication. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.

CALA

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For more information

CALA.CO.UK

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (North Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. Information contained is accurate at time of publication on 14.03.25. See the main brochure for the full Consumer Protection statement.