



# ARLESEY GRANGE, PHASE 2

ARLESEY

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 high 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

- Contemporary kitchen with laminate work surfaces, up stands and stainless steel splashback to hob
- Bosch built-in single oven (3 bedroom homes)
- Bosch 4-ring induction hob (3 bedroom homes)
- Bosch built-in double oven (4 bedroom homes)
- Bosch 5-ring induction hob (4 bedroom homes)
- Bosch stainless steel extractor hood
- Indesit integrated fridge freezer
- Indesit integrated dishwasher
- Indesit built-in washer/dryer\*  
(except where there is a utility room, space will be provided for your own separate washing machine and dryer)
- 1½ bowl stainless steel sink and drainer
- Vado Sky mono chrome mixer tap
- Quality Amtico Spacia flooring to kitchen/breakfast area

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Vado mixer chrome taps
- High gloss vanity unit to bathroom and en suite one (4 bedroom homes)
- Vado Gallo thermostatically controlled showers
- Full height tiling to shower and bath with folding bath screen over bath with Vado slide rail shower mixer kit (when there is no separate shower cubicle)\*
- Full height tiling to shower and half height tiling around bath with low level handheld shower attachment in family bathroom (when there is a separate shower cubicle)\*
- Full height tiling to separate shower cubicle within en suite
- White shaver socket to bathroom and en suite
- Chrome heated ladder towel radiator to bathroom and en suites
- Quality Amtico Spacia flooring

## PLUMBING, HEATING & ELECTRICAL

- Eye level and low level white switches and sockets to all rooms
- Downlights to kitchen, utility, bathroom, WC and en suites
- Pendant lighting to all other rooms
- Wall mounted bulkhead lighting fitted to cupboards
- Thermostatically controlled radiators
- Pre-wiring for TV/Satellite (compatible with Sky Multiscreen) to living room
- TV/FM DAB points to kitchen/dining, bedroom one and sitting room
- Telephone sockets to sitting room, kitchen and bedrooms (where applicable)\*
- Fuse spur to hallway cupboard for burglar alarm\*
- Ceiling mounted smoke and heat detectors
- Electric spur to living room for fire\*



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## INTERNAL FINISHES

- White doors to all rooms
- PVCu windows and French doors
- All internal walls finished in white emulsion (except where tiled)
- All ceilings finished in white emulsion
- All woodwork finished in white satin
- Built-in wardrobes/dressing room to bedroom 1 and built-in wardrobe to bedroom 2\*

## EXTERNAL FINISHES

- Landscaping to front gardens\*
- Concrete slabs to paths and patio areas
- Dusk-to-dawn sensor lights to front of property
- Chrome doorbell to front door
- External tap to rear or side of property
- Off-street parking
- Up-and-over retractable garage doors\*
- Electric spur to garage for remote garage door opener\*

## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage<sup>†</sup>
- Double-glazed PVCu windows providing a high level of thermal insulation and heat loss
- A-rated kitchen appliances to reduce water and energy use (where applicable)<sup>†</sup>
- Dual flush mechanisms to toilets to reduce water use
- 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