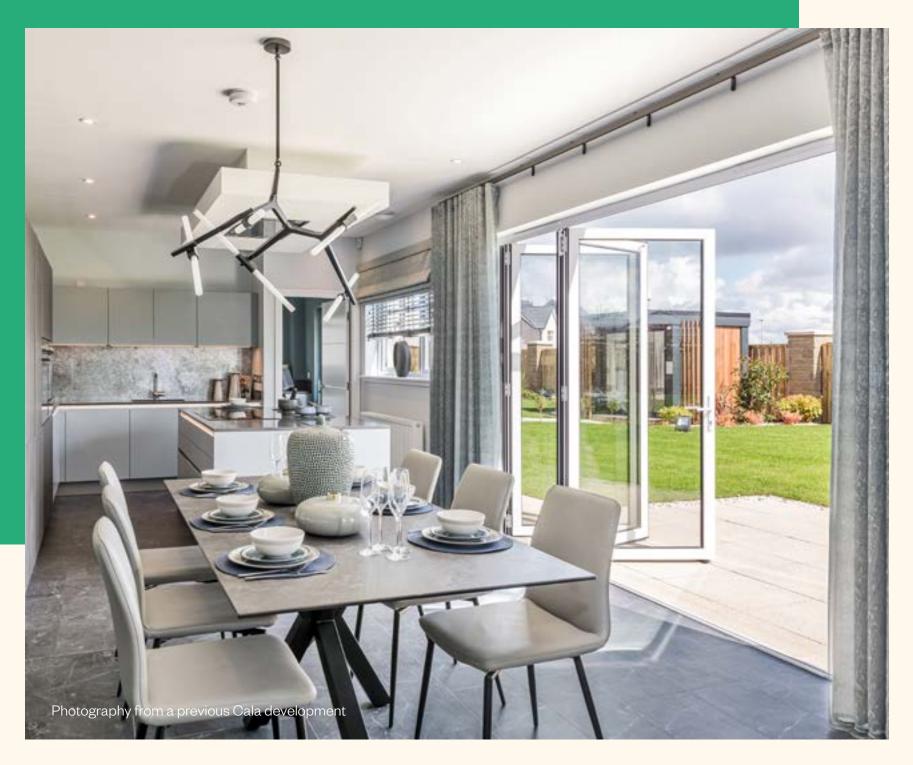


Woodend Green

Specification









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

Kitchen & utility rooms

- Stylish Creative Designs kitchens with Siemens appliances
- Laminate worktops to kitchen
- Siemens four/five zone induction or venting hob (as design dictates)
- Built in single oven
- Built in oven/microwave combination
- Built in fridge freezer (Colville Garvie)
- Built in fridge freezer x 2 (Kennedy Ranald)
- Built in dishwasher
- Contemporary tap in kitchens & utility
- 1½ bowl stainless steel sink in kitchens
- Single bowl stainless steel sink in utility rooms

Cloakrooms, bathrooms & en suites

- White sanitaryware from the Laufen range
- Contemporary taps and fittings*
- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads
- Chrome towel warmers to bathroom and bedroom 1 en suite
- Full height tiles to bath and shower enclosures
- Vanity units to bathroom, en suite 1 and cloakroom*

Decoration

- Internal walls will be finished in white
- Ceilings will be finished in Covermatt White emulsion
- Pre-finished white pass doors
- Satin white paint to skirtings and facings

Wardrobes

• Stylish bi-fold wardrobe doors with shelves and hanging rails to bedrooms (as design dictates)

Electrical

- Ample power, TV and telephone points throughout
- 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
- Downlighters to kitchen, utility and all bath and shower rooms
- Chrome socket fittings to kitchens white elsewhere

Security & safety

- Alarm system
- Mains-wired smoke detectors
- Battery operated CO detectors
- Mains wired CO2 detectors to main bedroom

*Selection available dependent on build stage. Speak to a Sales Consultant for plot specific details. Our Sales Consultant will advise on plot specifications are correct at time of going to print. 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.

Plumbing & heating

- Condensing combi boiler heating system with unvented hot water cylinder, radiators and kickspace heaters to kitchens (where design dictates)
- PVCu double glazed windows
- Solar I-Boost function that helps heat water from Solar Energy
- Dual zone system with programmable controls
- Individual thermostatic control valves on radiators (except those with programmable thermostat and those in entrance halls)

Externals

- Turf to front garden and landscaping works as per landscaping design drawing
- Patio area with riven slabs
- External rear tap
- Monoblock driveways
- Rough raked and rotovated rear garden
- Rotary drier with linking path access
- 1.8m screen fence at rear and between rear gardens
- External socket to patio area
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

CALA

Woodend Green, Houston Road, Houston, PA67DB

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IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (West) 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 going to press on 20.07.22. See the main brochure for the full Consumer Protection statement.

