



EDEN PARK
HOUSES 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 premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHEN

- High quality kitchen units* and work surfaces*
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Indesit built-in single oven
- Bosch built-in double oven in Guildford and Nenhurst
- Indesit built-in fridge/freezer
- Bosch built-in fridge/freezer in Guildford and Nenhurst
- Indesit integrated dishwasher
- Bosch integrated dishwasher in Guildford and Nenhurst
- Indesit integrated washer/dryer (homes without a utility room)
- Indesit 4-burner wok gas hob with stainless steel splashback and extractor
- Bosch 5-burner wok gas hob with stainless steel splashback and extractor in Guildford and Nenhurst

UTILITY ROOM (Nenhurst & Guildford)

- Space for one or two appliances
- High quality laminate work surfaces
- Stainless steel single bowl sink with drainer and chrome mixer tap with swivel sprout

FAMILY BATHROOM, EN SUITE(S) AND CLOAKROOM

- Roca sanitaryware
- Vanity unit to family bathroom and master en suite in 3 & 4 bedroom homes
- Thermostatic shower to shower unit
- Thermostatic shower mixer over baths where there is no separate shower cubicle
- Heated white towel rails to cloakroom[^], family bathroom and en suite
- Heated chrome towel rails to cloakroom, family bathroom and en suite(s) in Guildford and Nenhurst
- Shaver socket to family bathroom and en suite(s)

MEDIA AND COMMUNICATIONS

- TV/FM/DAB and TV sockets to kitchen/family room, sitting room, dining room, study and master bedroom
- Pre-wiring and fittings (high and low level positions) for TV/FM/DAB and satellite (compatible with Sky Multiscreen)
- Telephone sockets to kitchen/family room, sitting room, master bedroom, study and dining room
- USB charging port sockets to kitchen/family room and master bedroom

HEATING, LIGHTING AND INTERNAL FINISHES

- Built-in wardrobes to master bedroom
- Amtico* flooring to kitchen, family bathroom, en suite(s) and cloakroom
- Full height wall tiling to shower and bath if there is no separate shower unit*
- Half height ceramic wall tiling to appliance walls in bathrooms and en suite(s)*
- Traditional gas radiator central heating
- Downlights to kitchen/family room in Guildford, Nenhurst and Belford and triple bar lights to kitchen in all other homes
- Downlights to family bathroom and en suite(s) in Guildford and Nenhurst and bulkhead light in all other homes
- Pendant light fittings to all other rooms
- Staircase to be painted in white satin with stained dark oak handrail in Guildford and Nenhurst, white handrail in all other homes
- Internal doors and wardrobe doors to be painted white
- Internal walls and ceilings to be painted white
- Double sockets throughout

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage

- Double-glazed uPVC windows providing a high level of thermal insulation and reduced heat loss
- A-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 and external lighting to reduce electricity usage
- 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

EXTERNAL DETAILS

- Outside electrical point to the rear patio in Guildford and Nenhurst
- Outside water tap to houses
- Landscaped front garden, turf to rear garden
- Paved patio area

SECURITY

- Outside lights to front, rear and side doors (as applicable)
- Dusk-to-dawn sensor lights outside front door
- Multi-point locking system to front door

[^] Selected plots only, please speak to your Sales Consultant and see individual floor plans for further details. *Selection available dependent on build stage.

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