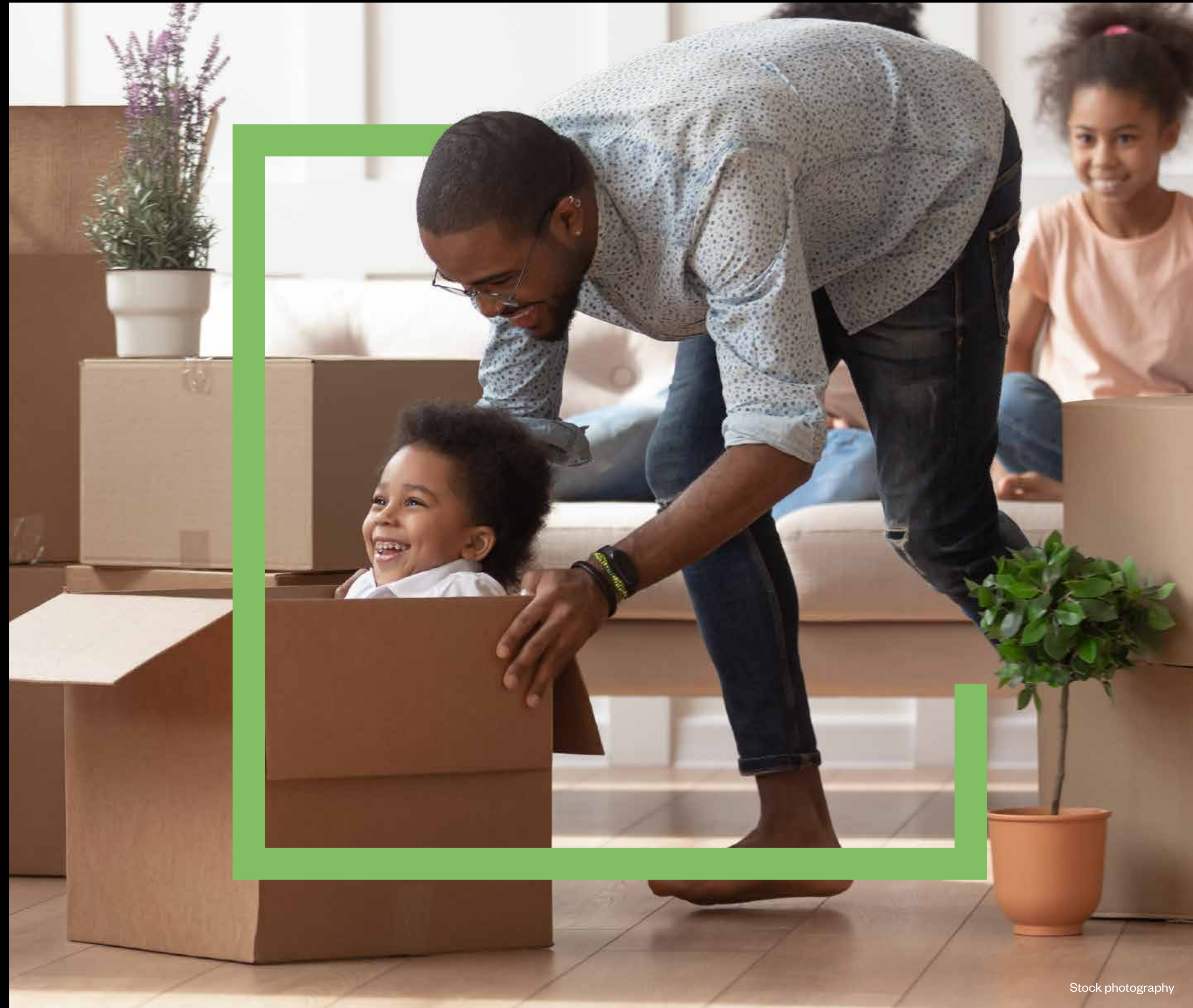




Alder Green

Specification

2 bedroom bungalows
and 3 & 4 bedroom homes



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

- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Laminate worktop, upstands and stainless steel splashback to hob^ (The Rosa, The Everglade & The Laurel)
- Silestone worktop, upstands and silestone splashback to hob^ (The Rowan & The Walnut)
- Bosch 4 ring touch control induction hob (The Rosa & The Everglade)
- Bosch 5 ring touch control induction hob (The Laurel, The Rowan & The Walnut)
- Bosch built-in single oven (The Rosa & The Everglade)
- Bosch built-in double oven (The Laurel, The Rowan & The Walnut)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer dryer (homes with no utility room)
- Amtico Spacia flooring to kitchen and utility room^

Utility room (The Laurel, Walnut & Rowan)

- Single bowl inset stainless steel sink
- Laminate worktop
- Two spaces for washing machine and dryer appliances*

Family bathrooms, en suites & cloakrooms

- Roca sanitaryware
- High gloss vanity units to family bathroom and en suite 1 (3 & 4 bedroom homes)
- Full height tiling around bath with thermostatically controlled shower and glass shower door in family bathroom (except when there is a separate shower cubicle)
- Half height tiling around bath with low level handheld shower attachment in family bathroom and en suites (when there is a separate shower cubicle)
- Full height tiling to shower cubicles
- Vado thermostatically controlled showers

- Vado mixer taps
- Chrome heated towel rails to cloakroom, family bathroom and en suite(s)
- White shaver socket to family bathroom and en suite(s)
- Amtico Spacia flooring to cloakroom, family bathroom and en suite(s)^

Media & communications

- Telephone sockets to sitting room and study/smallest bedroom
- USB charging port sockets to kitchen/family room and bedroom 1
- Openreach Fibre to the Property (FTTP) giving you the benefit of consistent speed and connection regardless of the time of day, devices connected or who else is also online.

Heating, lighting and internal finishes

- Recessed downlights to kitchen/breakfast/family room, utility, family bathroom, cloakroom and en suite(s). Pendant light fitting to all other rooms*
- Smooth ceilings and internal walls finished in white matt emulsion
- Purpose made softwood white doors to all rooms
- Built-in wardrobes to bedroom 1 in all homes and selected homes in bedroom 2†
- Underfloor heating to ground floor and radiators to first floor
- PVCu windows and French doors
- Double sockets throughout
- Engineered timber floor joists to first floor
- Ceiling mounted smoke detectors

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
- Fuse Spur for security alarm

Environmental details

- Built with timber frame construction reducing CO2 emissions
- Energy efficient and thermostatically controlled gas central heating to minimise gas usage
- Smart meters installed to record your energy use and automatically send out meter readings
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanism to toilets to reduce water use
- Ecological site design enhancing local wildlife and habitats
- 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 waste materials and packaging during the construction of each home to reduce the environmental impact of the development

External

- Paved patio area in rear garden
- Landscaped front garden & turf to rear garden
- External electrical point to the rear of home
- External water tap
- Retractable garage doors with batten light installed
- Double socket and light to the garage
- Personnel door to the garage
- Electric Vehicle charger installed to each home



Alder Green,
Willow Bank Road,
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For more information 

[CALA.CO.UK](https://www.cala.co.uk)



Stock photography