



Cala at Hampton Lakes

House specification

The Madeley, The Gosfield, The Hulsfied, The Guydon,
The Oakham, The Lutton & The Holme





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

Kitchens

- Contemporary kitchen with laminate work surfaces, upstands and stainless steel splashback to hob
- Indesit 4-ring induction hob
- Bosch 5-ring induction hob*
- Indesit built-in single oven
- Bosch built-in double oven*
- Indesit built-in fridge/freezer
- Indesit stainless steel chimney extractor hood
- Space provided for washing machine in kitchen
- Space provided for dishwasher in kitchen if required
- Single inset stainless steel sink in kitchen
- Single bowl inset stainless steel sink to utility room*
- Space provided for washing machine/dryer where there is a separate utility*

Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- Half height tiling around the bath with low level handheld shower attachment in family bathroom*
- Full height tiling to separate shower cubicle within en suite
- Vado Matrix taps to bathroom and en suite
- Vado Gallo thermostatically controlled showers*
- Vado Sky Mono taps to kitchen sink
- Quality wall tiling

Plumbing, heating & electrical

- White switches and sockets throughout
- Chrome track lights with 4 spot lamps in kitchen
- Pendants to all other rooms
- Light installed to ground floor and upstairs cupboard
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to living room
- Telephone and data socket to living room providing access to ultra-fast fibre broadband (connection speeds up to 300mbps) and bedroom one
- TV point to bedroom one
- Ceiling mounted smoke and carbon monoxide detectors

Internal finishes

- Purpose made softwood white doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork to be finished in white satin
- Polished chrome door handle finish

External finishes

- Turf or shrubs to front gardens only
- Concrete slabs to paths and paved patio area
- Up-and-over garage doors with light fitting installed to garages*
- External light to front of property
- Off-street parking
- Electric spur for electric garage door opener*

Environmental details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- 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

*Please see detailed specification and floorplans for further information. 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.



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For more information 

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