



Photography from a previous CALA development



SPECIFICATION

EXTERNAL FINISHES

- Paved patio area to rear garden
- External tap to rear of property
- External electrical point to rear of property
- Retractable garage doors with batten light fitting installed and concrete floors
- Oversized garages to Essex standard
- Off-street parking
- External lighting to parking and footpath areas
- External light with sensors to front and rear of property
- Chrome doorbell to front door
- 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
- A-rated kitchen appliances to reduce water and energy use*
- Dual flush mechanisms to toilets to reduce water usage
- 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

*Plot specific detail. Please speak to sales consultant for information.



AUDLEY CHASE
HOUSE SPECIFICATION

THE KINFIELD, THE LANMEAD, THE NATDENE, THE NESSVALE
THE OSMORE, THE PEBMEAD & THE SOLVILLE



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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

- Quality kitchen with laminate work surface, upstands, and splashback to hob
- Laminate work surface to utility*
- Bosch stainless steel chimney extractor hood
- Bosch built-in double oven
- Bosch 5-ring induction hob
- Bosch integrated fridge-freezer
- Bosch integrated dishwasher
- Bosch integrated washer-dryer in kitchen except when there is a separate utility, where space is provided for a free standing washing machine and dryer*
- 1½ bowl stainless steel sink with drainer
- Single bowl stainless steel sink to utility*
- Quality Amtico Spacia flooring to kitchen/breakfast area

CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- High gloss vanity units to family bathroom, bedroom one en suite and bedroom two
- Mirror to family bathroom
- Vado mixer taps
- Full height tiling to separate shower cubicle*
- Full height tiling around bath with thermostatically controlled shower and folding glass shower screen in family bathroom (except when there is a separate shower cubicle)*
- Shaving point to all bathrooms and en suites
- Wet ladder-style chrome finish towel radiator to all bathrooms, WCs and en suites
- Quality wall tiling
- Quality Amtico Spacia flooring

PLUMBING, HEATING & ELECTRICAL

- White switches and sockets throughout with USB ports (where applicable)
- LED downlights to kitchen/family/breakfast room, en suites, WCs, bathrooms, hall, landing, dressing room and utility*. Pendant lighting to all other rooms
- Bulkhead wall mounted lighting to cupboards
- Thermostatically controlled radiators throughout
- Pre-wiring for TV/satellite (compatible with Sky Digital) to living, study, dining room, kitchen/breakfast room and all bedrooms
- Telephone sockets in sitting room, kitchen and bedroom one
- Ceiling mounted smoke detectors
- Electric spur to sitting room for fireplace
- Electric spur to loft space for burglar alarm*

INTERNAL FINISHES

- White internal doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one and bedroom two*
- Built-in wardrobes to bedroom three*
- Separate dressing area to bedroom one*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork is finished in white satin
- Polished chrome door handles throughout

*Plot specific detail. Please speak to sales consultant for information.