

MILLTIMBER MANOR AT OLDFOLD VILLAGE

SPECIFICATION



KITCHEN & UTILITY ROOMS

- Contemporary Nobilia handleless kitchen with feature LED lighting
- Siemens inductions hob
- Siemens stainless steel single hot air oven
- Siemens stainless steel combination microwave oven (Bryce, Cleland, Crichton, Elliot, Darroch, Dewar, Garvie, Kennedy, Laird, Lowther, Lewis, MacRae, Moncrief, Ramsey)
- Indesit 70:30 built in fridge/freezer (Avon, Avon Special, Bryce, Cleland)
- Hotpoint tall larder fridge (Crichton, Elliot, Darroch, Dewar, Garvie, Kennedy, Laird, Lowther, Lewis, MacRae, Moncrief, Ramsey)
- Hotpoint tall larder freezer (Crichton, Elliot, Darroch, Dewar, Garvie, Kennedy, Laird, Lowther, Lewis, MacRae, Moncrief, Ramsey)
- Indesit fully integrated dishwasher
- Indesit fully integrated washer/dryer (Avon, Avon Special)
- 60cm telescopic extractor (Avon, Avon Special, Cleland)
- 90cm telescopic extractor (Bryce, Crichton, Elliot, Garvie, Kennedy, Laird)
- Ceiling canopy extractor (Darroch, Dewar, Lowther, Lewis, MacRae, Moncrief, Ramsey)
- Deca stainless steel sink in kitchen with VADO taps
- Carron stainless steel sink in utility room with VADO taps

BATHROOMS & EN SUITES

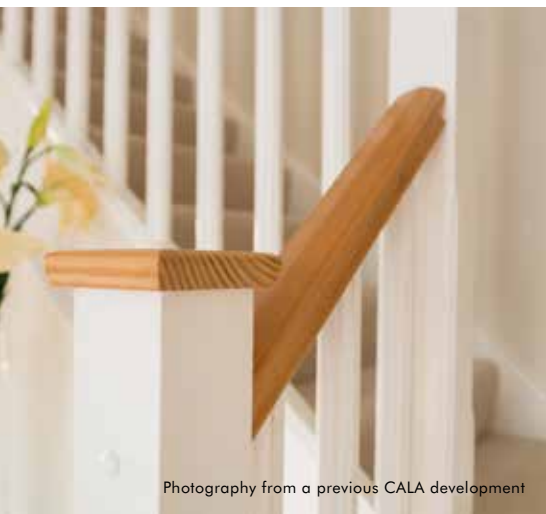
- White sanitary ware from the Villeroy & Boch range (basin, WC & bath)
- VADO Photon chrome taps
- White shower tray
- Roman glass shower enclosure
- VADO chrome plated shower mixer set
- Choice of wall tiling from Porcelanosa ranges*
- Full height tiling around baths and shower enclosure, bulk head fully tiled
- Free standing vanity unit below the sink in the bathroom and en suite

INTERNALS

- Ground floor approx. 2435mm floor to ceiling height (Avon, Avon Special, Bryce, Cleland, Crichton, Elliot, Darroch, Dewar)
- Ground floor approx. 2735mm floor to ceiling height (Garvie, Kennedy, Laird, Lowther, Lewis, Moncrief, Ramsay)
- First floor approx. 2451mm floor to ceiling height



*Subject to build stage. Our CALA representatives will advise on plot specific information on boundaries, service strips, walls and factoring.



Photography from a previous CALA development

DECORATION

- Internal wall within properties finished in white
- Internal ceiling within properties finished in white
- White oil paint finish on skirtings and facings
- Oak veneer pre-finished solid core internal pass doors
- Staircase to include oak varnished handrails and white balustrades

WARDROBES

- Stylish bi-fold wardrobe doors to all master bedrooms, with shelves and hanging rails except where walk-ins shown (Excluding the Avon Special).
- Oak veneer pre-finished semi-solid pass door to be supplied to all other bedroom wardrobes

ELECTRICAL

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with down lighters fitted to the kitchen, bathroom and en-suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

SECURITY & SAFETY

- Optional direct dial-up security system (a small monthly charge applies). Please ask a CALA representative for information)
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector

PLUMBING & HEATING

- Central heating via high efficiency combination of air source heat pump & gas-fired boiler with hot water cylinder and radiator

EXTERNALS

- uPVC double-glazed windows finished with chrome internal finished handles
- A mix of double-glazed insulating glass sealed French doors and bi-fold doors with chrome internal and external handles fitted to the rear of the property, (where design dictates)
- Feature front door in white, grey or green (where design dictates)
- A factoring company will be appointment to maintain all common areas with an annual fee payable by residents

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