



SADDLERS LEA  
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 quality, it's the little things that make all the difference.



# SPECIFICATION

## KITCHENS

- Quality kitchen with laminate work surface, upstands, stainless steel splashback to hob
- Laminate work surface to utility\*
- Indesit integrated dishwasher (3 bed homes)
- Indesit built-in Fridge Freezer (3 bed homes)
- Indesit integrated washer/dryer in kitchen (3 bed homes)
- Bosch Stainless steel chimney extractor hood
- Bosch built in single oven (3 bed homes)
- Bosch 4 burner gas hob (3 bed homes)
- Bosch built-in double oven (4 & 5 bed homes)
- Bosch 5-ring Induction hob (4 & 5 bed homes)
- Bosch integrated fridge freezer (4 & 5 bed homes)
- Bosch integrated dishwasher (4 & 5 bed homes)
- Bosch integrated washer/dryer in kitchen except when there is a separate utility, space is provided for your own free standing washing machine and dryer in utility\*
- 1½ bowl inset stainless steel sink with drainer
- Single bowl inset 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 and bedroom one en suite
- Vado mixer taps
- Full height tiling to shower cubicle and half height tiling around bath\*
- 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\*
- LED downlights to kitchen, en suites, WCs and bathrooms. Pendant lighting to all other rooms\* (3 bed homes)
- LED downlights to kitchen/family room, en suites, WCs, bathrooms, hall, landing and utility\*. Pendant lighting to all other rooms (4 bed homes)
- LED downlights to kitchen/family room, en suites, WCs, bathrooms, hall, landing, dressing room and utility\*. Pendant lighting to all other rooms (5 bed homes)
- Bulkhead wall mounted lighting to cupboards
- Thermostatically controlled radiators throughout
- Pre-wiring for TV/satellite 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 hallway cupboard for Burglar alarm\*

## INTERNAL FINISHES

- White internal doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one\* (3 bedroom homes)
- Built-in wardrobes to bedroom one and two\* (4 & 5 bedroom homes)
- Separate dressing area to bedroom one\* (The Lodthorpe)
- 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 handles throughout

## 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
- 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\*
- Car charging power point\*

## 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



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