



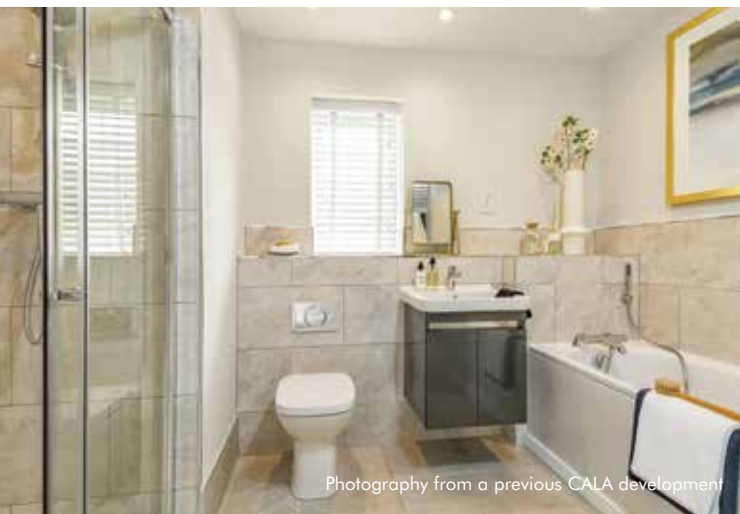
CALA AT FERNLEIGH PARK
SPECIFICATION



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

- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven (2 & 3 bedroom homes)
- Bosch built-in double oven (4 & 5 bedroom homes)
- Bosch 4-ring touch control induction hob (2 & 3 bedroom homes)
- Bosch 5-ring touch control induction hob (4 & 5 bedroom homes)
- Indesit built-in fridge/freezer and integrated dishwasher (2 & 3 bedroom homes)
- Bosch built-in fridge/freezer and integrated dishwasher (4 & 5 bedroom homes)
- Integrated wine cooler (The Osmore & 5 bedroom homes)
- Indesit integrated washer/dryer (2 & 3 bedroom homes)
- Bosch integrated washer/dryer (4 & 5 bedroom homes with no utility room)
- Amtico Spacia flooring[^]
- Homes with a utility room to have one or two spaces for your own washing machine and dryer†

FAMILY BATHROOMS, EN SUITE(S) AND CLOAKROOM

- Roca sanitaryware
- High gloss vanity units to family bathroom and en suite 1 (3, 4 & 5 bedrooms homes only)
- 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)
- Shaver socket to family bathroom and en suite(s)
- Amtico Spacia flooring to cloakroom, family bathroom and en suite(s)[^]

MEDIA AND COMMUNICATIONS

- Pre-wiring for TV/satellite (compatible with Sky Q) to all rooms with a TV socket
- Telephone sockets to sitting room and study/smallest bedroom providing access to BT or Virgin fibre broadband
- USB charging port sockets to kitchen/family room and bedroom 1

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*
- Chrome sockets and switches to the ground floor (The Osmore & 5 bedroom homes)
- Smooth ceilings and internal walls finished in white matte emulsion
- White 5 panel doors to all rooms
- Aluminium bi-fold doors to kitchen/family room (The Osmore, Solville & Marston)
- Aluminium bi-fold doors to sitting room (The Tilhurst)
- Dressing room to bedroom 1 (The Madeley, Osmore, Solville and bedroom 2 The Marston)
- Built-in wardrobes to bedroom 1, 2 & 3 on selected homes†
- Thermostatically controlled radiators throughout
- Double sockets throughout
- Engineered timber floor joists to first floor
- Ceiling mounted smoke and heat 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

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler 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
- A and B rated kitchen appliances to reduce water and energy use
- 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 DETAILS

- Paved patio area to 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 (where applicable)*
- Double socket to the garage (where applicable)*
- Electric Vehicle fast charging as standard (The Tilhurst & Solville). Slow charging available as an optional extra to selected homes^{^†}

[^]Choice subject to build stage.

*Please see detailed specification and floorplans for further information. †Dependent on housetype. 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. 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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