



QUEENSWOOD

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



SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Siemens telescopic re-circulating cooker hood (Crichton, Dewar, Garvie and Kennedy)
- Elica 'Juno' feature suspended re-circulating extractor (Lewis, Lowther, MacRae and Melville)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated stainless steel combination microwave oven
- Sensio LED under-unit lighting (as design dictates)
- Vado mono mixer tap in kitchen and utility room
- 1½ bowl composite granite sink and drainer in kitchen. Silestone upgrades will have stainless steel sink
- 1 bowl stainless steel sink in utility room
- Flip up sockets with twin USB ports to the kitchen islands (as design dictates)

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads

- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Towel warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Laufen two drawer vanity to wash hand basin
- Backlit LED touch sensor mirror with demister and twin shaver socket to bedroom 1 en suite

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White pre-finished internal pass doors
- Contemporary Rosso Maniglie Mensa lever style door handles
- White gloss finish to skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

WARDROBES

- Bi-fold doors to bedrooms (as design dictates)

ELECTRICAL

- Downlighters to kitchen, bathroom and en suites

- Low energy pendant light fitting to all other rooms
- Low energy external light fitting(s) provided to external door exits
- Sensor feature light to front door
- Doorbell and chimes at front door entrance
- Ample TV/data distribution points
- Multigrad switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and bedroom 1
- Smart meter included
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (number of panels varies per plot)
- Fitted smart electric vehicle charger (Melville and MacRae only)
- EV future provision added to all other housetypes

SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system
- Smart Mixergy hot water tank
- Thermostatic heating controls

GARAGE

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

EXTERNALS

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway
- Turfed front garden
- Top soiled and rotovated rear garden
- Paved patio area to rear garden
- External double socket to patio area
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- Outside cold water tap
- Folding doors to rear garden in all detached homes
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



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