



CAFÉ FIELDS  
HOUSE 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, 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 washing machine and dryer in kitchen except when there is a separate utility, space is provided for your own free standing washing machine and dryer\*
- 1½ bowl under-mount stainless steel sink
- Single bowl stainless steel sink with drainer to utility\*
- Amtico Spacia flooring

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suites
- Full height tiling to separate shower cubicle and half height tiling around bath\*
- Vado mixer taps
- Full height tiling around bath with thermostatically controlled shower and bi-fold glass shower door 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 bathroom and en suites
- Mirror to family bathroom and en suites
- Quality wall tiling
- Amtico Spacia flooring

## PLUMBING, HEATING & ELECTRICAL

- White switches and USB points to double and triple sockets\*
- Downlights to kitchen, utility (where applicable) en suites, WCs and bathrooms. Pendant lighting to all other rooms\*
- Downlights to kitchen, en suites, WCs, bathrooms, hall, landing, family rooms, dressing room and utility, pendant lighting to all other rooms\*
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to sitting room, kitchen/breakfast room and all bedrooms\*
- Telephone and data sockets, providing ultra-fast fibre broadband (connection speeds up to 900mbps)
- Ceiling mounted smoke detectors
- Electric fuse spur to sitting room for fireplace
- Electric fuse spur for burglar alarm\*

## INTERNAL FINISHES

- Purpose made softwood white doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one and bedroom two\*
- Wardrobes to bedroom three\*
- Separate dressing area to bedroom one and built-in wardrobes to bedroom two\*
- 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

- Concrete slabs to paved paths and rear garden paved patio area
- External tap to rear garden
- External lighting to parking and footpath areas
- External light with sensors to front of property
- External light to rear of property
- External electrical point to rear of property
- Off-street parking
- Chrome doorbell to front door
- Retractable garage doors with batten light fitting installed\*
- Electric spur for electric garage door opener\*
- Remote controlled garage doors fitted to detached double garages\*

## 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. For more information please speak to a Sales Consultant. †Not all domestic appliances have an EU energy label.



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CALA HOMES (NORTH HOME COUNTIES) LTD, 1 FALCON GATE, SHIRE PARK, WELWYN GARDEN CITY, AL7 1TW | 01707 397 100

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