



Photography from a previous CALA development



## SPECIFICATION

### EXTERNAL FINISHES

- Paved patio area to rear garden
- External tap to rear of property
- External electrical point to rear of property
- 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

### 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. Please speak to sales consultant for information.



AUDLEY CHASE  
HOUSE SPECIFICATION  
THE HIMSCOT & THE GOSFIELD



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## 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, and splashback to hob
- Indesit stainless steel chimney extractor hood
- Indesit integrated dishwasher
- Indesit built-in single oven
- Indesit 4-burner gas hob
- Indesit built-in fridge freezer
- Indesit integrated washer-dryer in kitchen
- 1½ bowl stainless steel sink with drainer
- Quality Amtico Spacia flooring to kitchen/dining area

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Vado mixer taps
- Full height tiling to separate shower cubicle
- Full height tiling around bath with thermostatically controlled shower and folding glass shower screen in family bathroom
- Shaving point to bathroom and en suite
- 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\*
- Bulkhead wall mounted lighting to cupboards
- Thermostatically controlled radiators throughout
- Pre-wiring for TV/satellite (compatible with Sky Digital) to living, 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 loft space for burglar alarm

## INTERNAL FINISHES

- White internal doors to all rooms
- PVCu windows and French doors
- Wardrobes to bedroom one and bedroom two\*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork is finished in white satin
- Polished chrome door handles throughout

\*Plot specific detail. Please speak to sales consultant for information.