



AYLETT'S GREEN  
KELVEDON

HOUSE SPECIFICATION

THE CALDEW, THE CARROCK, THE CAREY, THE CROWDUNDE,  
THE EAMONT, THE EDLINGHAM, THE EGLINGHAM,  
THE RUSLAND & THE STONETHWAITE





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 a quality 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.

# HOUSE SPECIFICATION

## KITCHENS

- Quality kitchen with laminate work surface, upstands, splashback to hob
- Indesit Stainless steel chimney extractor hood
- Indesit integrated dishwasher
- Indesit built-in single oven\* (2 bed homes)
- Indesit 4-burner ceramic hob
- Indesit built-in Fridge/Freezer
- Indesit integrated washing machine and dryer
- Indesit built-in double oven\*
- 1½ bowl inset stainless steel sink with drainer
- Amtico Spacia flooring to kitchen/breakfast area

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Vado mixer taps
- Full height tiling to separate shower cubicle in en suite\*
- Full height tiling around bath with thermostatically controlled shower and folding glass shower screen in family bathroom
- Shaving point to all bathrooms and en suites
- Wet ladder-style white finish towel radiator to bathrooms and en suites
- Porcelanosa wall tiling
- 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
- Superfast fibre broadband (compatible with Sky Glass) to living, 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 loft space for burglar alarm\*

## INTERNAL FINISHES

- White internal doors to all rooms
- PVCu windows and French doors
- Wardrobes to bedroom one and 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

- 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 light with sensors to front and rear of property
- Chrome doorbell to front door
- Electric spur for electric garage door opener\*

## 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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