



BELWOOD OAKS
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
- Integrated cooker hood (as design dictates)
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel electric oven
- Siemens stainless steel microwave oven (all homes under 1,600 sq. ft)
- Siemens stainless steel combination microwave oven (all homes over 1,600 sq. ft)
- Sensio LED under-unit lighting
- Vado single mixer tap in kitchen and utility room
- 1 ½ bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room
- Pop 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
- Chrome finished shower enclosures
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- The Bryce home has an electric shower to bedroom 2 en suite

- Chrome towel warmers (main bathroom and master en suite only)
- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Laufen vanity unit in master en suite and main bathroom
- Illuminated mirror with demister pad in master en suite and main bathroom

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 all 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
- Demister mirror with shaver socket to master and bedroom 2 en suite (where design dictates)
- Shaver socket in family bathroom and bedroom 3 en suite (where design dictates)
- Ample TV/data distribution points
- Multigrig switching of kitchen appliances
- PV panels to homes under 1,600 sq. ft
- Double socket with integral USB power slots to kitchen and master bedroom (where design dictates)
- Smart meter included

SECURITY & SAFETY

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors in ground and upper hallways and lounge
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to master bedroom

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler heating system (all homes under 1,600 sq. ft)

- Central heating via a high efficiency gas boiler/air source heat pump with radiators (all homes over 1,600 sq. ft)
- SMART 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)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents
- Outside cold water tap
- Sliding, folding doors to rear garden in all detached homes (additional French doors as design dictates)
- French doors to rear garden in all semi-detached and terraced homes



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