



NEWLANDS PARK
MISTLEY

HOUSE SPECIFICATION

THE DINFIELD, THE GOSFIELD, THE HIMSCOT, THE HISWICK & THE HORNFORD



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, and splashback to hob
- Bosch stainless steel chimney extractor hood
- Indesit integrated dishwasher
- Bosch built-in single oven
- Bosch 4-burner ring ceramic 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
- High gloss vanity units to family bathroom and en suite one (3 bedroom homes only)
- 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 family bathroom and en suite one
- Quality wall tiling
- Quality Amtico Spacia flooring

PLUMBING, HEATING & ELECTRICAL

- White switches and sockets throughout with USB ports (where applicable)
- 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 bedroom one*
- Telephone sockets in sitting room, and study/bedroom*
- Ceiling mounted smoke detectors
- Electric spur to sitting room for fireplace*
- Electric spur to storage cupboard 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



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 communal 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.