



CALA AT BEAULIEU  
CHELMSFORD

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.



# HOUSE SPECIFICATION

## KITCHENS

- Designer German 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 in utility\*
- 1½ bowl inset stainless steel sink with drainer
- Single bowl inset stainless steel sink with drainer to utility\*
- Quality Amtico Spacia flooring to kitchen/breakfast area

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suite one
- 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 (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 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/family, utility, WCs, all bathrooms, hall and landing\* Pendant lighting to all other rooms\*
- Bulkhead wall mounted lighting to cupboards
- Google Nest Learning thermostatically controlled radiators throughout\*
- Thermostatically controlled radiators throughout\*
- Pre-wiring for TV/satellite (compatible with Sky Digital) to sitting room, study, kitchen/breakfast room and bedroom one\*
- Telephone sockets in sitting room, kitchen and bedroom one\*
- Ceiling mounted smoke detectors
- Electric spur to sitting room for fireplace\*
- Electric spur to coat cupboard for Burglar alarm\*

## INTERNAL FINISHES

- Purpose made softwood white doors with polished chrome handles to all rooms
- PVCu windows and Bi-fold doors\*
- PVCu windows and French doors\*
- Wardrobes to bedroom one and two\*
- Separate dressing area to bedroom one and 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

## 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
- Drive-through carport\*
- 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
- Electric feed for car charging point to drive-through carports\*
- 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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