



# Cala at Waterbeach, Cambridgeshire

House specification





Photography from a previous Cala development



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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 contemporary 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 stainless steel splashback to hob
- Bosch concealed chimney extractor
- Indesit integrated dishwasher
- Bosch built-in single oven with combi microwave
- Bosch 5-ring induction hob
- Bosch built-in fridge freezer (4 bed homes)
- Indesit built-in fridge freezer
- Indesit integrated washer/dryer in kitchen (3 bed homes) except when there is a separate utility, space is provided for your own free-standing washing machine and dryer\*
- 1½ bowl stainless steel sink with drainer
- Quality Amtico Spacia flooring to kitchen area

## Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suites
- Vado mixer taps
- Full height tiling around bath with thermostatically controlled shower and shower screen in family bathroom (except when there is a separate shower cubicle)\*
- Full height tiling to separate shower cubicle within en suite\*
- Shaving point to family bathroom and en suites
- Electric ladder-style chrome finish towel radiator to all bathrooms and en suite\*
- Quality wall tiling
- Amtico Spacia flooring

## Plumbing, heating & electrical

- White switches and sockets throughout with USB ports\*
- LED downlights to kitchen, en suite, utility\*, WC and family bathroom. Pendant lighting to all other rooms\*
- Bulkhead wall mounted lighting to cupboards\*
- Pre-wiring for Hyper-fast Fibre Optic Broadband (compatible with Sky multiroom and Glass) to sitting room and bedroom one
- Electric storage heater to studio room\*
- Electric power shower to studio room\*
- Underfloor heating to ground floor
- Thermostatically controlled radiators to all other rooms
- Telephone sockets in sitting room and bedroom one
- 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 or aluminium windows and French doors\*
- Wardrobes to bedrooms one and 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

## External finishes

- Paved patio area to rear garden
- Tap to rear of property\*
- Off-street parking
- Lighting to communal parking and footpath areas
- Light with sensors to front of property
- Light to rear of property
- Chrome doorbell to front door\*
- Electric spur to garages for electric garage door opener\*
- Electric vehicle charging point to property

## Environmental details


- Air Source Heat Pumps that provide energy efficient, thermostatically controlled heating with high Seasonal Coefficient of Performance (SCOP) throughout the year and a low carbon footprint
- Double glazed PVCu or aluminium 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. Specifications are correct at time of publication. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning.

Not all domestic appliances have an EU energy label. Whilst these particulars are prepared with all due care for the convenience of potential purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.



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For more information 

**CALA.CO.UK**



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