



Cross Trees Park

Specification

1, 2, 3 & 4 bedroom homes



Stock photography



Photography from previous Cala development



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Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with high-end technology built-in, for showing off your proudest recipes. Impressive family bathrooms and en suites with desirable 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 the highest standards; because when you look for quality, it's the little things that make all the difference.

Specification

Kitchen & Utility*

- High quality kitchens with a choice of 25mm or 40mm laminate worktop with matching upstands*
- Heat resistant toughened hob glass splashback[^]
- Bosch 4 ring ceramic electric hob (1, 2 & 3 bedroom homes)
- Bosch 5 ring touch control induction hob (4 bedroom homes)
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch chimney hood extractor
- Bosch built-in single oven (1, 2 & 3 bedroom homes)
- Bosch built-in double oven (4 bedroom homes)
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Bosch integrated washer dryer in kitchen except when there is a separate utility. Space is provided for your own free-standing washing machine and dryer[^] in utility.
- Amtico Spacia flooring[^]
- Laminate worktop to homes with utility
- 1 bowl stainless steel sink with chrome mixer tap with swivel spout to homes with utility

Electrical & Heating

- White switchplates and double sockets throughout
- USB charging port sockets to selected sockets to kitchen and bedroom 1
- LED downlights to kitchen/breakfast/family room, utility and wetrooms. Pendant light fitting to all other rooms*
- Bulkhead wall mounted lighting to cupboards
- Pre-wiring for TV/satellite to all rooms with a TV socket
- Telephone sockets to study/smallest bedroom
- Fibre to the Home (FTTH) broadband providing a faster, more reliable and greener technology
- Energy efficient heating with Hive Smart Thermostat
- Ceiling mounted smoke and heat detectors
- Electric spur to storage cupboard for burglar alarm

Cloakroom, Bathroom and En Suite

- White Roca sanitaryware
- White high gloss vanity units to family bathroom and en suite 1 (3 & 4 bedroom homes)
- Full height tiling[^] around bath with thermostatically controlled shower and glass shower door in family bathroom (except when there is a separate shower cubicle)*
- Half height tiling[^] around bath with low level handheld shower attachment in family bathroom and en suites (when there is a separate shower cubicle)*
- Space for a free-standing tumble dryer*
- Full height tiling[^] to shower cubicles
- Vado thermostatically controlled showers
- Vado mixer taps
- Chrome heated towel rails to cloakroom, family bathroom and en suite(s)
- Shaver socket to all bathrooms and en suite(s)
- Choice of Minoli wall tiles and Amtico Spacia flooring[^]

Internal Finishes

- All walls smooth painted with white matt emulsion (except where tiled)
- Bi-fold doors to the The Ashford, Burnham, Gidea and York*
- White internal doors to all rooms with chrome door furniture
- High thermal performance PVCu double glazed windows with toughened glass
- Built-in wardrobes to bedroom one to 1, 2, 3 & 4 bedroom homes and to bedroom two to 4 bedroom homes[†]
- Dressing room to The Burnham
- All wood work finished in white stain
- Carpets to sitting room*, stairs and bedrooms

External Features

- Paved patio area to rear garden and shed (to homes without garages) for storage
- Landscaped front garden and turf to rear enclosed with closeboard fencing
- External electrical point to the rear garden (3 & 4 bedroom homes)*
- External water tap[†]
- Electric Vehicle charger installed as standard*
- External light to front and rear of property (front is PIR controlled)
- Chrome doorbell to front door

Environmental Features

- Solar PV panels to be fitted to homes absorbing sunlight as a source of energy to generate electricity. Waste water heat recovery system to use waste shower water to preheat incoming cold feed
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanism to toilets to reduce water use
- Ecological site design enhancing local wildlife and habitats including ecological features to house*
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- 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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For more information 

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