



# The Orchards, Purton

Specification

2, 3, 4 & 5 bedroom homes



Stook photography



Photography from previous Cala development



Photography from 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 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

## Kitchen

- Laminate worktop, upstands and glass hob splashback<sup>^</sup> (Bayberry, Everglade, Fourleaf, Laurel & Palm)
- Silestone worktop, upstands and matching hob splashback<sup>^</sup> to (Rowan, Viburnum & Yew)
- Bosch 4 ring touch control induction hob (Bayberry, Everglade & Fourleaf)
- Bosch 5 ring touch control induction hob (Palm, Laurel, Rowan, Viburnum and Yew)
- 1 ½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch chimney hood extractor
- Bosch built-in single oven (Bayberry, Everglade and Fourleaf)
- Bosch built-in double oven (Palm, Laurel, Rowan, Viburnum and Yew)
- 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<sup>\*</sup>
- Amtico Spacia flooring<sup>^</sup>
- Laminate worktop to homes with utility
- 1 bowl stainless steel sink with chrome mixer tap with swivel spout

## Family bathroom, en-suites & cloakrooms

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suite 1 (3,4 & 5 bed homes)
- Full height tiling<sup>^</sup> around bath with thermostatically controlled shower and glass shower door in family bathroom (except when there is a separate shower cubicle)<sup>\*</sup>
- Half height tiling<sup>^</sup> around bath with low level handheld shower attachment in family bathroom and en suites (when there is a separate shower cubicle)<sup>\*</sup>
- Full height tiling<sup>^</sup> 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)
- Amtico Spacia flooring to cloakroom, family bathroom and en suite(s)<sup>^</sup>

## Plumbing, heating & electrical

- Double sockets throughout
- USB charging port sockets to kitchen/family room and bedroom 1
- LED downlights to kitchen/breakfast/family room, utility and wetrooms. Pendant light fitting to all other rooms.<sup>\*</sup> In addition Viburnum and Yew to have downlights to hall, landing, cloakrooms and dressing room
- Bulkhead wall mounted lighting to cupboards
- Pre-wiring for TV/satellite (compatible with Sky Q) to all rooms with a TV socket
- Telephone sockets to study/ smallest bedroom providing access to BT or Virgin fibre broadband
- Openreach Fibre to the Property (FTTP) to be installed and available to all homes
- Underfloor heating to ground floor
- Thermostatically controlled radiators to all other rooms
- Ceiling mounted smoke and heat detectors
- Electric spur to storage cupboard for burglar alarm

<sup>^</sup>Choice subject to build stage. <sup>\*</sup>Dependent on housetype. <sup>^</sup>Plot specific detail. Please see detailed specification and floorplans for further information.

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# Specification

## Internal finishes

- White internal doors to all rooms
- Built-in wardrobes to bedroom 1 in all homes and selected homes in bedroom 2<sup>†</sup>
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- Polished chrome door handles throughout

## External finishes

- Paved patio area to rear garden
- Landscaped front garden & turf to rear garden
- External electrical point to the rear of home
- External water tap
- Off-street parking
- Retractable garage doors with batten light installed
- Electric spur to garages for electric garage door opener<sup>\*</sup>
- Electric Vehicle charger installed as standard
- Landscaped front garden & turf to rear garden
- Outside lights to front, rear and side doors (as applicable)
- Dusk-to-dawn sensor lights outside front door
- Chrome doorbell to front door

## Environmental details

- Air Source Heat Pumps that provide energy efficient, thermostatically controlled heating throughout the year and a low carbon footprint with two year warranty provided
- 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 

[CALA.CO.UK](https://www.cala.co.uk)



Stock photography