



Cala at Wintringham

House specification

3 & 4 bedroom homes



Stock photography



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

- Contemporary kitchen with laminate work surfaces, upstands and stainless steel splashback to hob
- Bosch 5-ring induction hob
- Bosch double oven
- Bosch stainless steel chimney extractor hood
- Indesit integrated fridge freezer
- Indesit integrated dishwasher
- Indesit built-in washer/dryer (except where there is a utility room, space will be provided for your own washing machine and dryer)
- Vado Sky mono chrome mixer tap
- 1½ bowl stainless steel sink and drainer
- Quality Amtico Spacia flooring to kitchen/breakfast area*

Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- Half height tiling around bath with low level handheld shower attachment in family bathroom if there is a separate shower cubicle*
- Full height tiling in bathroom with folding bath screen over bath with Vado slide rail shower mixer kit when there is no separate shower cubicle*
- Full height tiling to separate shower cubicle within en suite
- Vado mixer chrome taps
- Vado Gallo thermostatically controlled showers
- Shaving point to bathroom and en suite
- Chrome heated ladder towel rail to bathroom and en suites
- Quality wall tiles
- Quality Amtico Spacia flooring

Plumbing, heating & electrical

- Eye level and low level white switches and sockets to all rooms
- Downlights to kitchen, utility, bathroom, downstairs WC and en suites*
- Pendant lighting to all other rooms
- Batten holder lights to ground floor cupboards
- Wall mounted bulkhead lighting fitted to coat and airing cupboards
- Thermostatically controlled radiators
- Pre-wiring for TV/Satellite (compatible with Sky Multiscreen) to living room
- TV/FM DAB points to kitchen/dining, bedroom one and sitting room
- Telephone sockets to sitting room, kitchen and bedrooms*
- Ceiling mounted smoke and heat detectors
- Fuse spur to hallway cupboard for burglar alarm

Internal finishes

- White doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one*
- Built-in wardrobes to bedroom two*
- Dressing room to bedroom one*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork finished in white satin
- Quality Amtico flooring to the hallway plus matwell inside the front door
- Primo carpets fitted (one colour throughout) to living room, study (if applicable), separate dining room (if applicable), stairs and landings and all bedrooms

External finishes

- Turf to front gardens*
- Concrete slabs to paths and patio areas
- External tap to property
- Up-and-over garage door with batten holder lights*
- Off-street parking
- Dusk-to-dawn lights with sensors to front 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 and heat loss
- A-rated kitchen appliances to reduce water and energy use*
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- PIR sensors to front lighting
- 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)



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