



# Cala at Fernleigh Park

House specification

3, 4 & 5 bedroom homes



Stock photography



# 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

- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven (3 bedroom homes)
- Bosch built-in double oven (4 & 5 bedroom homes)
- Bosch 4-ring touch control induction hob (3 bedroom homes)
- Bosch 5-ring touch control induction hob (4 & 5 bedroom homes)
- Indesit built-in fridge/freezer and integrated dishwasher (3 bedroom homes)
- Bosch built-in fridge/freezer and integrated dishwasher (4 & 5 bedroom homes)
- Integrated wine cooler (The Osmore & 5 bedroom homes)
- Indesit integrated washer/dryer (3 bedroom homes)
- Bosch integrated washer/dryer (4 & 5 bedroom homes with no utility room)
- Amtico Spacia flooring<sup>^</sup>
- Homes with a utility room to have one or two spaces for your own washing machine and dryer<sup>†</sup>

## Family bathrooms, en suites & cloakrooms

- Roca sanitaryware
- High gloss vanity units to family bathroom and en suite 1 (3, 4 & 5 bedrooms homes only)
- 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)
- 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 family bathroom and en suite(s)
- Amtico Spacia flooring to cloakroom, family bathroom and en suite(s)<sup>^</sup>

## Media & communications

- Pre-wiring for TV/satellite (compatible with Sky Q) to all rooms with a TV socket
- Telephone sockets to sitting room and study/ smallest bedroom providing access to BT or Virgin fibre broadband
- USB charging port sockets to kitchen/family room and bedroom 1

## Heating, lighting and internal finishes

- Recessed downlights to kitchen/breakfast/family room, utility, family bathroom, cloakroom and en suite(s). Pendant light fitting to all other rooms<sup>\*</sup>
- Chrome sockets and switches to the ground floor (The Osmore & 5 bedroom homes)
- Smooth ceilings and internal walls finished in white matte emulsion
- White 5 panel doors to all rooms
- Aluminium bi-fold doors to kitchen/family room (The Osmore, Solville & Marston)
- Aluminium bi-fold doors to sitting room (The Tilhurst)
- Dressing room to bedroom 1 (Osmore, Solville and The Marston)
- Built-in wardrobes to bedroom 1 & 2 on selected homes<sup>†</sup>
- Thermostatically controlled radiators throughout
- Double sockets throughout
- Engineered timber floor joists to first floor
- Ceiling mounted smoke and heat detectors

## Security

- Outside lights to front, rear and side doors (as applicable)
- Dusk-to-dawn sensor lights outside front door
- Multi-point locking system to front door
- Fuse Spur for security alarm

## Environmental details

- Solar Panels to our final phase of homes (Plots 174-187)
- Centralised Mechanical Ventilation system improving air quality and energy efficiency to The Solville Plot 182 and Tilhurst Plots 180 & 181
- Decentralised Mechanical Extract Ventilation system improving air quality to all other homes on our final phase (Plots 174-179 and Plots 183-187)
- Shower Save Recovery System using residual heat from waste shower water to preheat the incoming cold feed for the shower<sup>\*\*</sup> to our final phase of homes (Plots 174-187)
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- High levels of insulation within roof spaces, external wall cavities and to the floors to limit heat loss in the winter and reduce heat gain in the summer
- Dual flush mechanism to toilets to reduce water use
- Ecological site design enhancing local wildlife and habitats
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Low energy lighting throughout
- Significant amounts of recycling of waster materials and packaging during the construction of each home to reduce the environmental impact of the development

## External details

- Paved patio area to rear garden
- Landscaped front garden, turf to rear garden
- External electrical point to the rear of home
- External water tap
- Retractable garage doors with batten light installed (where applicable)<sup>\*</sup>
- Double socket to the garage (where applicable)<sup>\*</sup>
- Electric Vehicle charging as standard to Plots 174-187<sup>\*\*</sup>



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For more information 

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



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