



# Ufford Chase

Specification





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 a quality 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 splashback to hob
- Indesit stainless steel chimney extractor hood
- Indesit integrated dishwasher
- Indesit built-in single oven (The Gosfield, The Tendring and The Himscot only)
- Indesit built-in double oven\*
- Indesit 5-burner induction hob\*
- Indesit 4-burner ceramic hob (The Gosfield, The Tendring and The Himscot only)
- Indesit built-in fridge freezer
- Indesit integrated washer/dryer in kitchen except when there is a separate utility, where space is provided for a free standing washing machine and dryer\*
- 1½ bowl stainless steel sink with drainer
- Quality Amtico Spacia flooring to kitchen/dining area

## Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suite one (excluding The Gosfield, The Tendring and The Himscot only)
- 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 suite
- Wet ladder-style chrome finish towel radiator to all bathrooms and en suites\*

- Wet ladder-style white towel radiator to all bathrooms and en suites (The Gosfield, The Tendring and The Himscot only)
- Quality wall tiling
- Amtico Spacia flooring

## Plumbing, heating & electrical

- White switches and sockets throughout with USB ports (where applicable)
- LED downlights to kitchen, en suites, WCs and bathrooms. Pendant lighting to all other rooms\*
- Bulkhead wall mounted lighting to cupboards
- Pre-wiring for Hyperfast Fibre Optic Broadband (compatible with Sky Glass) to living, kitchen/breakfast room and bedroom one\*
- Telephone sockets in sitting room and study/smallest bedroom\*
- 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 windows and French doors
- Wardrobes to bedrooms one and two
- Wardrobes to bedroom three (The Notley onllys)
- 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
- External tap to rear of property\*
- Off-street parking
- External lighting to communal parking and footpath areas
- External light with sensors to rear of property
- External light to front of property
- Chrome doorbell to front door
- Electric spur to garages for electric garage door opener\*
- External electrical point to rear of property

## 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
- 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



Ufford Chase,  
Cinderpath Way (off Plough Road),  
Great Bentley, Essex, CO7 8NQ

For more information 

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



Stock photography