



# 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 bathroom

- 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
- Underfloor heating to ground floor\*
- Thermostatically controlled radiators to all other rooms
- Bulkhead wall mounted lighting to cupboards\*
- LED downlights to kitchen, en suites, WCs and bathrooms. Pendant lighting to all other rooms\*
- Pre-wiring for Hyperfast Fibre Optic Broadband (compatible with Sky Glass) to living room\*
- Telephone sockets in sitting room and study/smallest bedroom\*
- Ceiling mounted smoke detectors

## Internal finishes

- White internal doors to all rooms
- PVCu windows and French doors
- Wardrobes to bedrooms one and two
- 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
- Tap to rear of property\*
- Off-street parking
- Lighting to communal parking and footpath areas
- Light with sensors to rear of property
- Light to front of property
- Electric spur to garages for electric garage door opener\*

## Environmental details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage\*
- Air Source Heat Pumps that provide energy efficient, thermostatically controlled heating with high Seasonal Coefficient of Performance (SCOP) throughout the year and a low carbon footprint
- 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,  
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For more information 

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



Stock photography

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