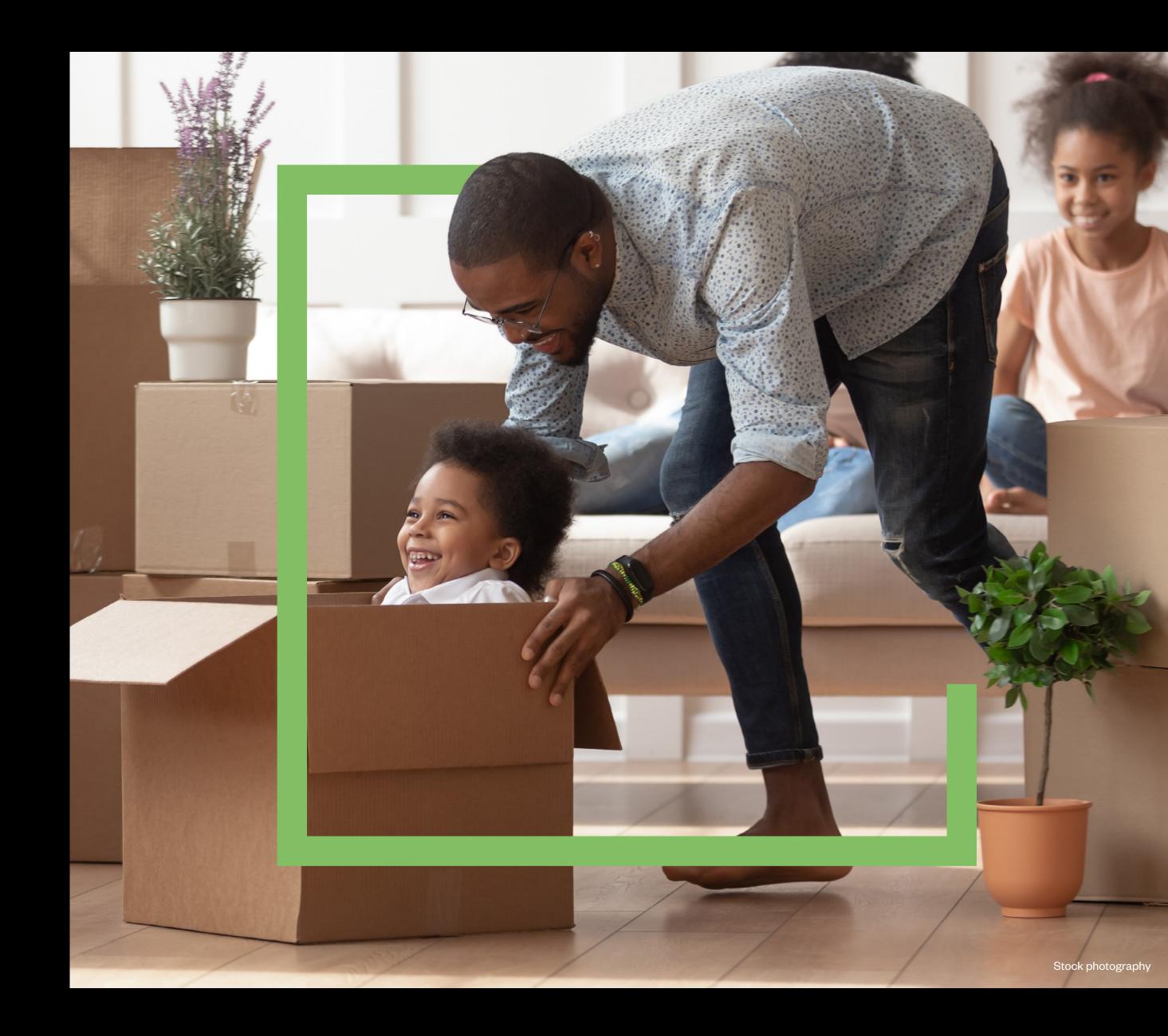
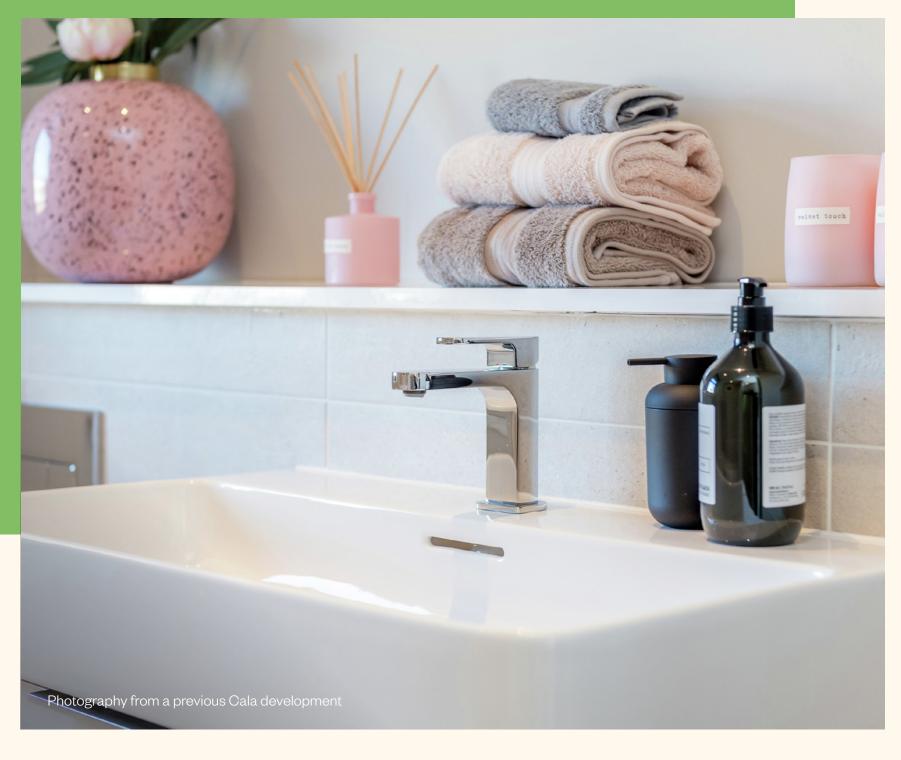


Aylett's Green

House specification

The Caldew, The Carrock, The Carey, The Crowdundle, The Eamont, The Edlingham, The Eglingham, The Rusland & The Stonethwaite









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 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, splashback to hob
- Indesit Stainless steel chimney extractor hood
- Indesit integrated dishwasher
- Indesit built-in single oven
- Indesit 4-ring ceramic hob
- Indesit built-in Fridge/Freezer
- Indesit integrated washer-dryer
- 1½ bowl inset stainless steel sink with drainer
- Amtico Spacia flooring to kitchen/breakfast area

Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- Vado mixer taps
- Full height tiling to separate shower cubicle in en suite*
- Full height tiling around bath with thermostatically controlled shower and folding glass shower screen in family bathroom
- Shaving point to all bathrooms and en suites
- Wet ladder-style white finish towel radiator to bathrooms and en suites
- Porcelanosa wall tiling
- Amtico Spacia flooring

Plumbing, heating & electrical

- White switches and sockets throughout with USB ports to bedroom one and kitchen
- LED downlights to kitchen, en suites, WCs and bathrooms. Pendant lighting to all other rooms*
- Bulkhead wall mounted lighting to cupboards
- Thermostatically controlled radiators throughout
- Superfast fibre broadband (compatible with Sky Glass) with additional data point to study
- Telephone sockets to sitting room media panel and study
- Ceiling mounted smoke and carbon monoxide detectors
- Electric spur to sitting room for fireplace*
- Electric spur for burglar alarm*

Internal finishes

- White internal doors to all rooms
- PVCu windows and French doors
- Wardrobes to bedroom one and two
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork to be finished in white satin
- Polished chrome door handles throughout

External finishes

- Paved patio area to rear garden
- External tap to rear of property
- Retractable garage doors with batten light fitting installed and concrete floors^{*}
- Off-street parking
- External lighting to front and rear of property
- Chrome doorbell to front door
- Electric spur for electric garage door opener*

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



Aylett's Green, Doughton Road (off Coggeshall Road), Kelvedon, Essex, CO5 9NX

For more information



CALA.CO.UK

