The Derwent

4 bedroom detached and semi-detached house with drive-through carport





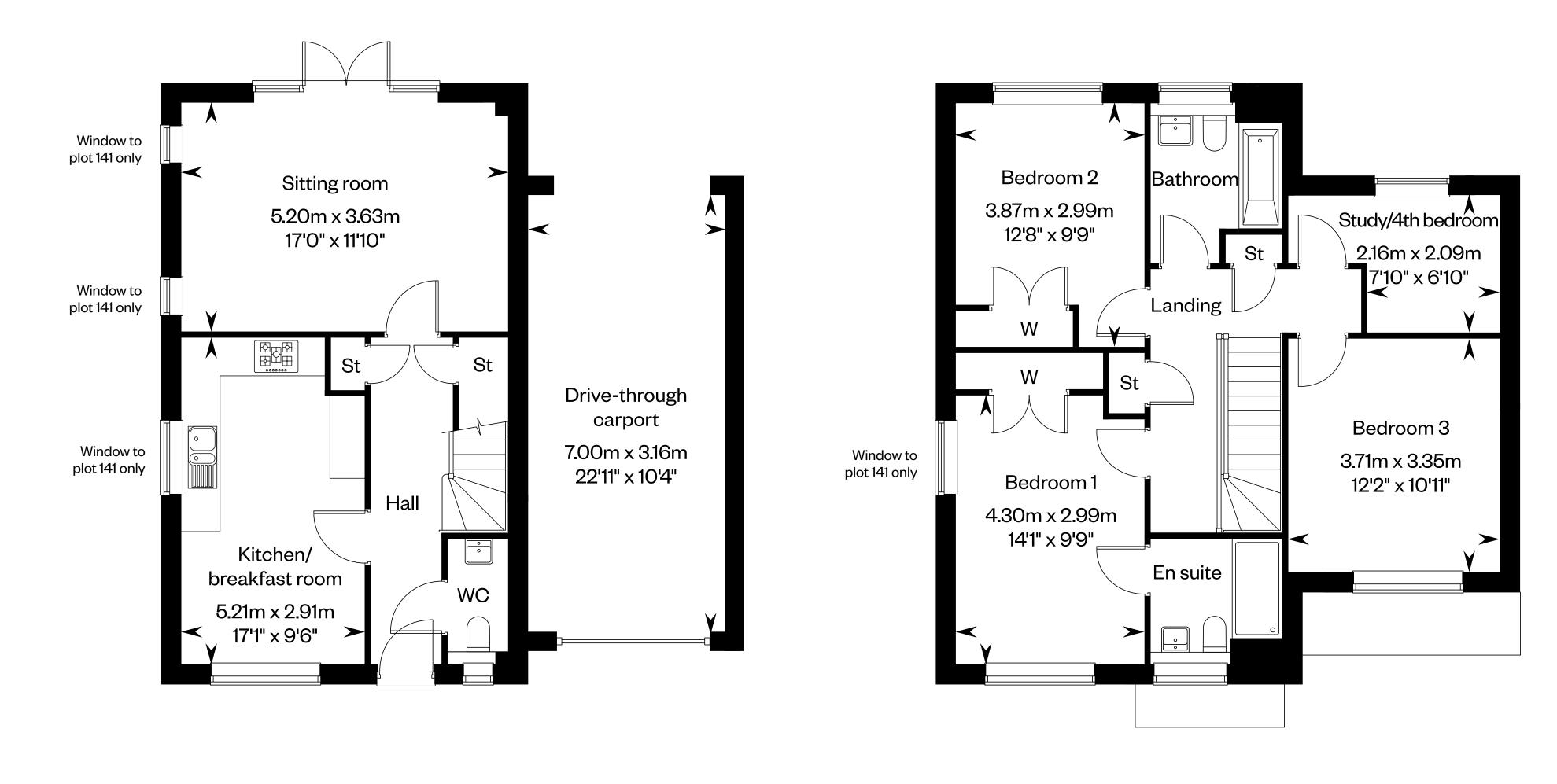
CALA

The Derwent

Plots 141 & 147 – as shown Plot 146 - handed

Energy	
Efficiency Rating	
Very energy efficient – lower running costs	
92 plus A	
81-91 B	84
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient – higher running costs	
Not energy efficient – higher running costs	
Environmental	
Environmental Impact (CO2) Rating	
Environmental Impact (CO ₂) Rating Very environmentally friendly – lower CO ₂ emissions	
Environmental Impact (CO ₂) Rating Very environmentally friendly – lower CO ₂ emissions 92 plus	
Environmental Impact (CO ₂) Rating Very environmentally friendly – lower CO ₂ emissions	85
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Environmental Impact (CO ₂) Rating Very environmentally friendly – lower CO ₂ emissions 92 plus A 81-91 B 69-80 C	85

Not environmentally friendly – higher CO2 emission



Ground floor

Please ask your Sales Consultant for further information. St: Storage cupboard. W: Wardrobe.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (North Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. The computer generated images and photographs do not necessarily represent the actual finishings/ elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 08.10.24. See the main brochure for the full Consumer Protection statement. This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

First floor

