



# Aylett's Green

## House specification

The Argyll, The AIn, The Callaly, The Carwinley,  
The Cawledge, The Denwick, The Derwent, The Embleton,  
The Grange, The Hetton, The Hothope, The Howick,  
The Holystone, The Lilburn, The Linhope, The Marron,  
The Mere, The Newton, The Shipley, The Shawdon,  
The Wansbeck & The Wooler





## 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, stainless steel splashback to hob
- Laminate work surface to utility\*
- Bosch Stainless steel chimney extractor hood
- Bosch built-in double oven
- Bosch 4-ring electric hob\*
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer-dryer in kitchen except when there is a separate utility, space is provided for your own free-standing washing machine and dryer
- 1½ bowl inset stainless steel sink with drainer
- Single bowl inset stainless steel sink to utility\*
- Amtico Spacia flooring to kitchen/breakfast area

## Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- High gloss vanity units to family bathroom and en suite 1
- Vado mixer taps
- Full height tiling to separate shower cubicle\*
- Full height tiling around bath with thermostatically controlled shower and folding glass shower screen in family bathroom (except when there is a separate shower cubicle)\*
- Shaving point to all bathrooms and en suites
- Wet ladder-style chrome finish towel radiator to family bathroom 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/family room, en suites, WCs, bathrooms and utility.\*  
Pendant lighting to all other rooms (4 bed homes)
- LED downlights to kitchen/family room, en suites, WCs, bathrooms, dressing area and utility.\*  
Pendant lighting to all other rooms (5 bed homes)
- 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\*
- Wardrobes to bedroom three\* (5 bed homes)
- Separate dressing area to bedroom one\*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork finished in white satin
- Polished chrome door handles throughout

## External finishes

- Paved patio area to rear garden
- External tap to property
- External electrical point 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



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For more information 

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

