



# Oakbank Phase Two

Specification







# 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 high 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 premium quality, it's the little things that make all the difference.





# Specification

## Kitchen & utility rooms

- Stylish studio designed kitchen
- Siemens cooker hood
- Siemens touch control induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated stainless steel electric oven
- Siemens integrated microwave oven (up to 1600 sq ft)
- Siemens integrated stainless steel combination microwave oven (over 1600 sq ft)
- LED under-unit lighting (as design dictates)
- Single mixer tap in kitchen and utility room
- 1½ bowl granite sink and drainer in kitchen
- 1 bowl stainless steel sink in utility room

## Bathrooms & en suites

- White sanitaryware from the Laufen range
- Vado taps and fittings
- Glass panelled shower enclosures with chrome finishes
- Vado shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and bedroom 1 en suite only)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats
- Laufen vanity unit in bedroom 1 en suite and main bathroom
- Illuminated mirror with demister pad and shaver socket in bedroom 1 en suite
- Shaver sockets included in the main bathroom and en suite 2

## Decoration

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White pre-finished internal pass doors
- Contemporary Rosso Maniglie Mensa lever style door handles
- White satin finish to skirtings and facings
- Pre-finished stair balustrade in white with stained handrail

## Wardrobes

- Bi-fold doors to bedrooms (as design dictates)

## Electrical

- Downlighters to kitchen, bathroom and en suites
- Low energy pendant light fitting to all other rooms
- Low energy external light fitting(s) provided to external door exits
- Sensor feature light to front door
- Doorbell and chimes at front door entrance
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and bedroom 1
- Smart Gas and Electricity Monitor provided
- Photovoltaic Solar Panels laid in-line on roof connected to mains power (panels vary per housetype)
- EV Charging connection or future connection point (as design dictates)

## Security & safety

- A direct dial up security system (a small optional monthly charge applies)
- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

## Plumbing & heating

- Central heating via a high efficiency gas boiler heating system
- Hot water cylinder (excludes The Bargower and The Barrie)
- Thermostatic heating controls

## Garage

- Fully retractable sectional doors
- Switchable lighting and power
- Feature light outside garage (as design dictates)

## Externals

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- Monoblock driveway
- Turfed front garden
- Top soiled and rotovated rear garden
- Paved patio area to rear garden
- External double socket to patio area
- 1.8m screen fence between each plot and between rear gardens (see Sales Consultant for plot specific details)
- Folding/sliding or French doors to rear patio (as design dictates)
- Outside cold water tap (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents





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For more information 

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



Stock photography

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