



Cala at Hampton Lakes

House specification

The Cottessmore, The Thurlby, The Witham,
The Wyton, The Thorney, The Folkworth, The Oundle,
The Fotheringhay, The Warmington & The Wansford





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 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

Kitchens

- Contemporary kitchen with laminate work surfaces, upstands and stainless steel splashback to hob
- Bosch 5-ring induction hob
- Bosch built-in double oven
- Indesit integrated dishwasher
- Indesit built-in fridge/freezer
- Indesit stainless steel chimney extractor hood
- ½ bowl inset stainless steel sink in kitchen*
- Single bowl inset stainless steel sink to utility room*
- Space provided for washing machine/dryer where there is a separate utility*
- Quality Amtico Spacia flooring to kitchen/utility area*

Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- Half height tiling around the bath with low level handheld shower attachment in family bathroom*
- Full height tiling to separate shower cubicle within en suite
- Vado Sky Mono mixer taps to kitchen
- Vado Gallo thermostatically controlled showers where applicable
- Vado Matrix taps in en suite and bathrooms
- Chrome wet ladder-style heated towel radiators to family bathroom, WC and en suites
- Quality wall tiling
- Quality Amtico Spacia flooring to wet areas*

Plumbing, heating & electrical

- White switches and sockets throughout
- Downlights to kitchen, utility, WC, en suites and family bathroom, pendants to all other rooms
- Light installed to ground floor and upstairs cupboard
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to living room
- Telephone and data socket to living room providing access to ultra-fast fibre broadband (connection speeds up to 300mbps) and bedroom one
- TV point to bedroom one
- Ceiling mounted smoke and carbon monoxide detectors
- Electric fuse spur for burglar alarm*
- Electric fuse spur in sitting room for fireplace*

Internal finishes

- Purpose made softwood white doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one and bedroom two*
- Dressing area to bedroom one and bedroom 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 handle finish

External finishes

- Turf or shrubs to front gardens only
- Concrete slabs to paths and paved patio area
- Up-and-over garage doors with light fitting installed to garages*
- External tap to rear garden
- External light to front and rear of property
- Off-street parking
- 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
- Dual flush mechanisms to toilets to reduce water use
- 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)



Stock photography