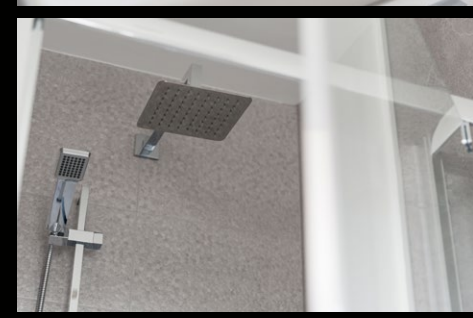


CALDER MEWS SPECIFICATION



KITCHEN

- Symphony kitchen with soft-close cabinets and drawers
- Integrated oven, fridge freezer and dishwasher
- 40mm worktop with upstand
- Stainless steel gas hob and cooker hood
- Stainless steel 1.5 bowl sink with mixer tap
- Contemporary under-cabinet downlights
- USB socket
- Plumbing for washer/dryer**

BATHROOM

- Ideal three-piece bathroom suite
- Polished chrome heated towel rail
- Vanity unit
- Polished chrome downlights
- Half-height wall tiling

WC*

- Sophisticated Ideal two-piece suite
- Stylish semi-pedestal basin
- Polished chrome downlights

EN-SUITE

- Ideal three-piece bathroom suite
- Polished chrome heated towel rail
- VADO rain-head shower with low-profile shower tray
- Vanity unit
- Polished chrome downlights
- Full-height wall tiling to shower area
- Shaver/charger socket

UTILITY[†]

- Fitted base units
- 40mm worktop with upstand
- Plumbing for washer/dryer

OPTIONAL UPGRADES

- Double oven
- Integrated microwave/oven combi
- Induction hob
- Wine cooler
- Selection of premium Symphony units
- Quartz worktop
- Washer/dryer**

OPTIONAL UPGRADES

- Premium tile choices
- Full-height tiling
- Polished chrome VADO over-bath shower and glass screen
- Rainfall shower head
- Shaver/charger socket

OPTIONAL UPGRADES

- Premium tile choices
- Full-height tiling

OPTIONAL UPGRADES

- Selection of premium Symphony units
- Quartz worktop
- Washer/dryer
- Stainless steel sink

* Optional upgrades for WC; Premium tile choices only. † Bramham house types only. **All house types excluding Bramhams. Images are for illustrative purposes only.

INTERNAL FEATURES

- White panelled designer doors
- White emulsion to walls and ceiling
- Gloss to woodwork
- Polished chrome sockets to hall, kitchen, and lounge
- White sockets to remainder of home
- High-efficiency combi boiler
- USB socket to master bedroom
- Stelrad radiators with TRV controls
- TV points and telecoms connections to three points
- Cable in loft for potential aerial point
- Wired smoke alarms with battery backup
- Wired security alarm, PIR sensors to downstairs

OPTIONAL UPGRADES

- Fitted wardrobes
- Oak doors throughout
- Flooring throughout
- Additional chrome sockets
- Additional TV and telecoms points

EXTERNAL FEATURES

- Intelligent and highly efficient double glazing
- Anthracite colour window frames, white on inside
- Black front door with chrome letterplate
- French doors to rear
- Low-maintenance soffits and fascias
- Turf/soft landscaping to front garden
- External light to porch and rear
- Patio to rear
- External tap to rear
- External socket to rear
- Integral garage with socket*
- Driveway

OPTIONAL UPGRADES

- Turf to rear
- Electric garage doors

DESIGNER FEATURES, QUALITY ASSURED

We are proud to work with leading UK brands



* Bramham and Burlington house types only (not including Bramham Alt).