

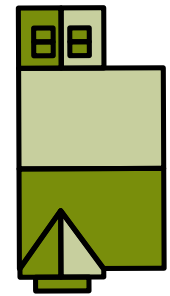
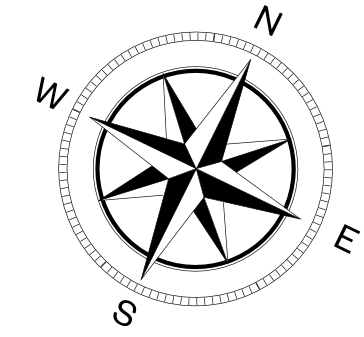


The Eco2 Holme

4 bedroom detached home with garage

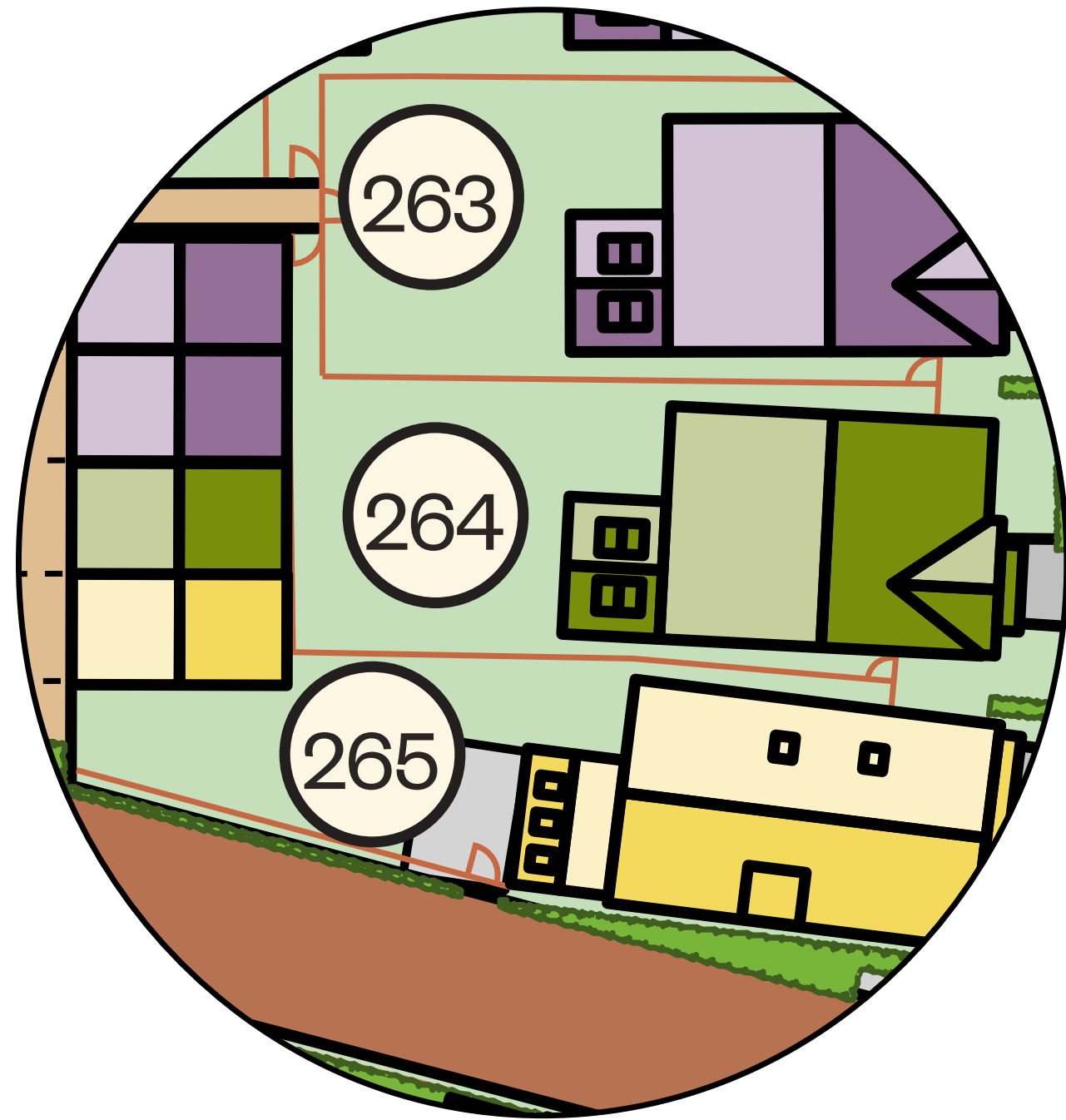


The development



The Eco2 Holme

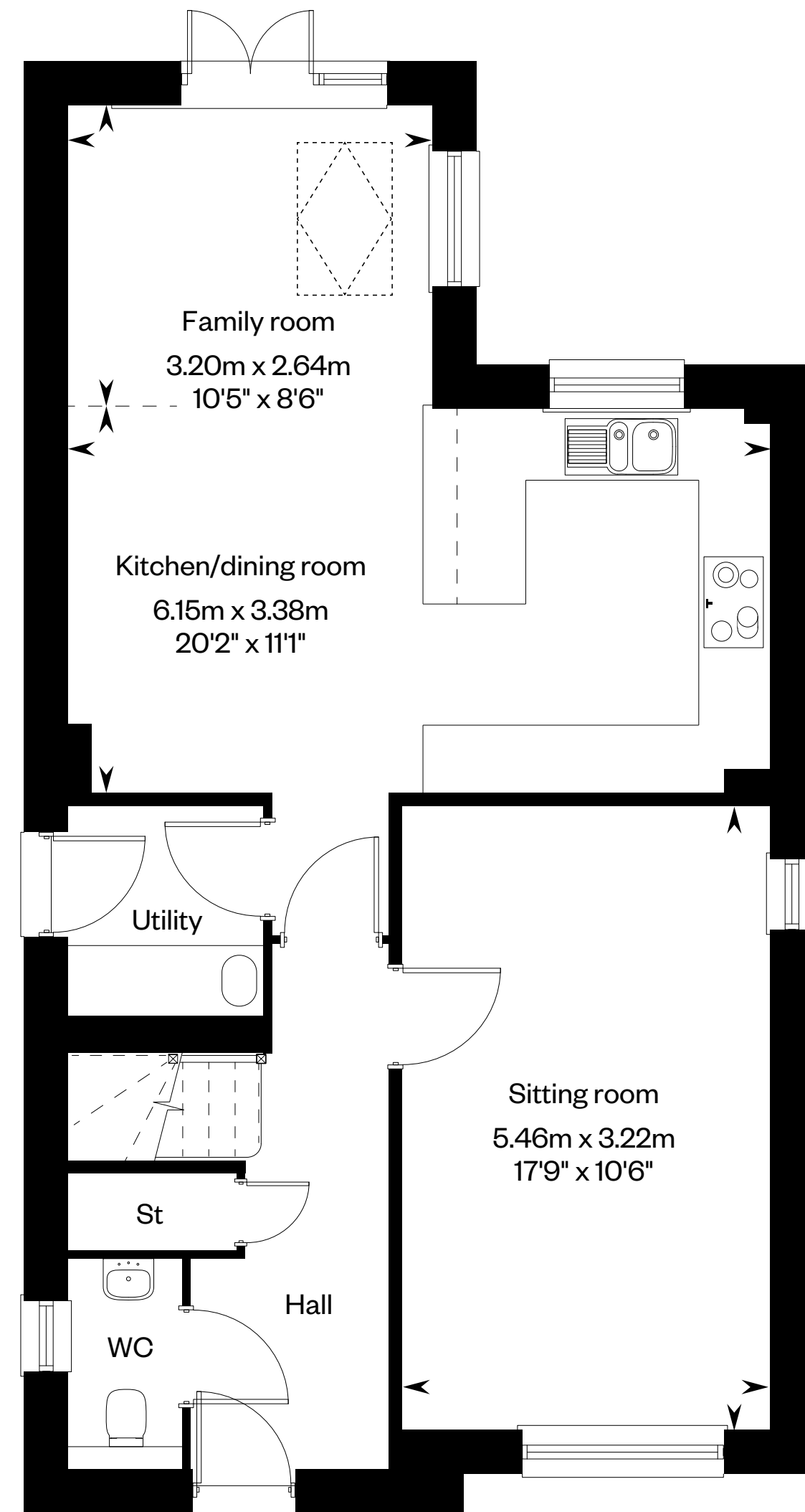
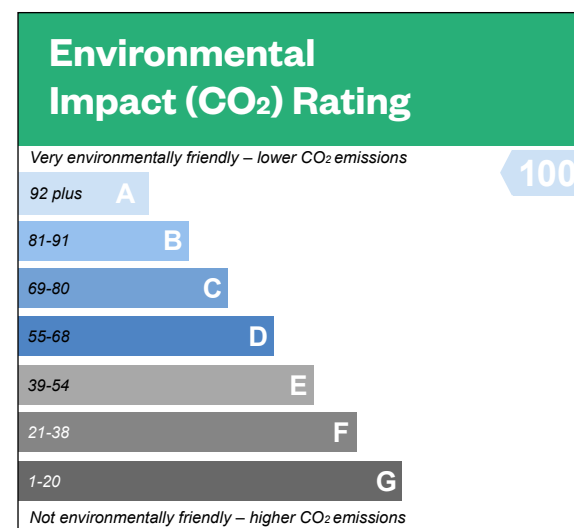
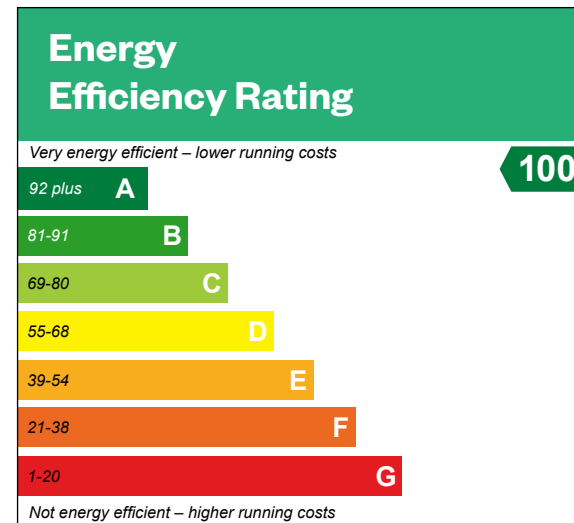
4 bedroom detached home with garage
Plot 264



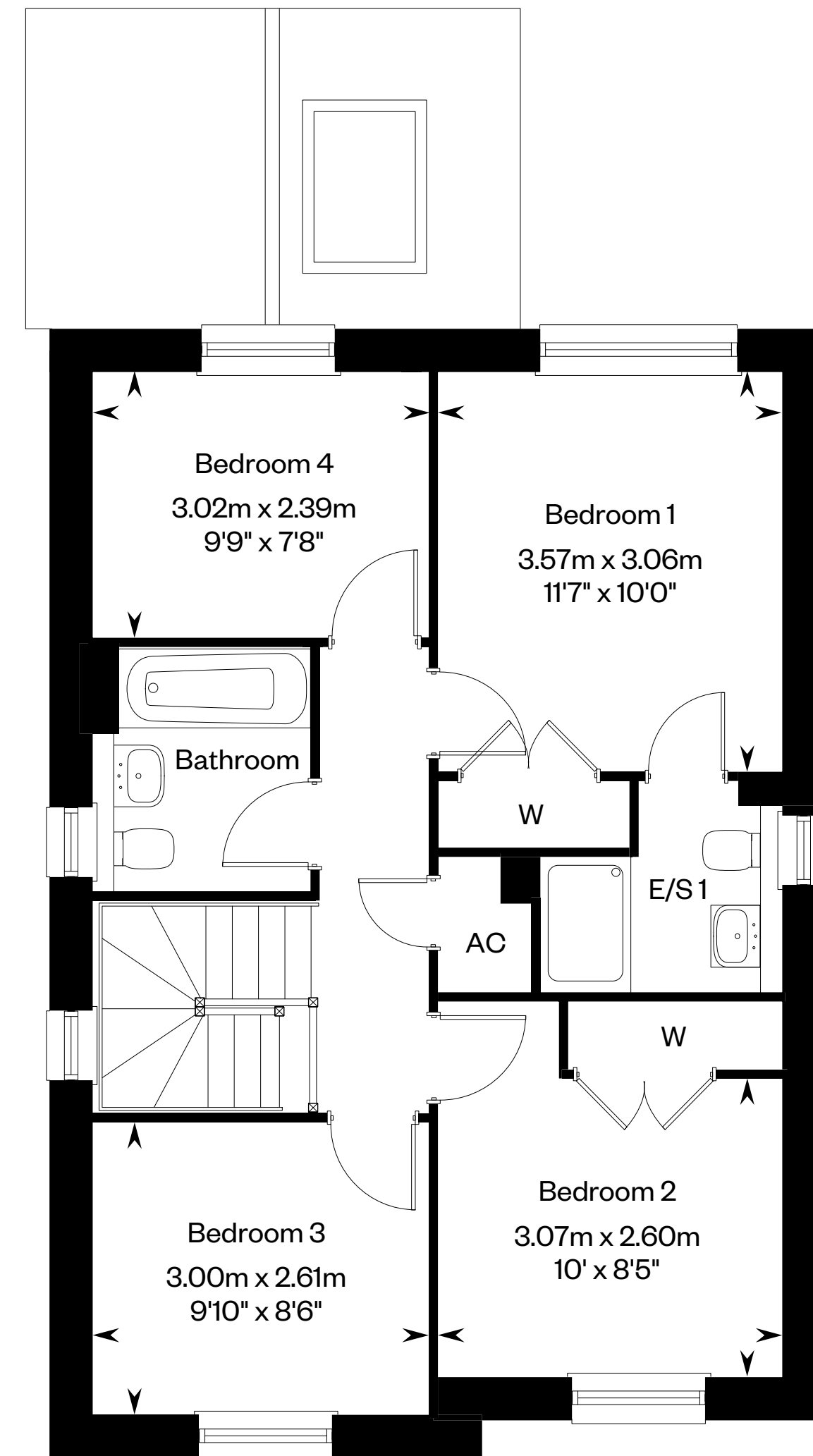
The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.

The Eco2 Holme

Plot 264 – as shown



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Storage cupboard. W: Wardrobe. ☒: Roof light.

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 16.11.23. 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.

Specification

Kitchens

- Contemporary kitchen with laminate work surfaces, upstands and stainless steel splashback to hob
- Siemens 5-ring induction hob*
- Siemens built-in double oven*
- Siemens built-in fridge/freezer
- Siemens stainless steel chimney extractor hood
- Siemens dishwasher
- Inset stainless steel sink in kitchen
- One and a half bowl inset stainless steel sink to utility room*
- Siemens washing machine and tumble dryer in utility*

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 Matrix taps to bathroom and en suite
- Kelda Delux thermostatically controlled showers* to en suite one
- Vado Sky Mono taps to kitchen sink
- Porcelanosa wall tiling
- Electric chrome towel ladder radiator
- Amtico Bio flooring to kitchen/family/dining, WC, utility, hallway, bathroom and en-suite

Plumbing, heating & electrical

- White switches and sockets throughout
- Lumi downlights to family/kitchen/dining room, WC, Utility, sitting room* hallway, landing, bathroom and en-suite
- Pendants to all other rooms
- Light installed to ground floor cupboard
- 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)
- TV point to bedroom one
- Underfloor heating throughout

Internal finishes

- Purpose made softwood white doors to all rooms
- PVCu French doors
- Built-in wardrobes to bedroom one*
- 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
- Triple glazed windows
- Sensations Carpet throughout

External finishes

- Stone paving to paths and patio area
- Garage door with light fitting installed
- External light to front of property
- Off-street parking
- Electric spur for electric garage door opener*



Indicative photography taken from a previous Cala development

*Please see detailed specification and floorplans for further information. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.