

# The Calcott

2 Bedroom Semi-Detached House - 71m<sup>2</sup>



The Calcott, a contemporary two-bedroom home includes a spacious kitchen as well as a separate lounge/dining area with patio doors leading to a generous rear garden. The first-floor accommodation enjoys two double bedrooms and a family bathroom.

## Specification

General			
Data Point	Lounge		✓
	Bedroom 2		✓
USB/USB C Socket	Master Bedroom		✓
	Kitchen/Diner/Lounge		✓
Broadband	Fibre Optic		✓
Security Alarm	Wireless Bells Only	Pet Friendly Sensors	*
Outside Electrical Socket			✓
Outside Light	Front PIR		✓
	Rear PIR		✓
Sockets/Switches	White Plastic		✓
	Satin Nickel		*
Smoke/Heat Alarms			✓
Fire Suppression System	Misting Heads		✓
Door Chime			✓
Wall Paint	White	Matt Emulsion	✓
Ceiling Paint	White	Matt Emulsion	✓
Woodwork	White	Satin	✓
Internal Doors	White		✓
	Oak Veneer		*
Kitchen			
Worktop	40mm or 22mm Premium	With Matching Upstand	✓
	20mm Silestone	With Matching Upstand	*
Kitchen Choices	Koncept Range		✓
	Gallery Range		*
	Gallery Range	Luxury Range	*
Wall Tiling	Wall of Hob Only		✓
	Additional Wall Tiling		*
Induction Hob	4 Zone		✓
Oven	Single Oven	Electrolux	✓
	Double Oven	Electrolux	*
Chimney Hood	Stainless Steel		✓
Integrated Dishwasher			*
Integrated Fridge/Freezer	70:30		✓
Washer/Dryer	Space Only		✓
Built In Waste Bin	Within a Cupboard		✓
Flooring	Vinyl	Kitchen Area	✓
	Ceramic Tiles	Kitchen Area	*
Under Cupboard Lighting			*
Plinth Lighting			*
Sink	1.5 Bowl	Stainless Steel	✓
		White Ceramic	✓
Swan Neck Tap	Chrome		✓
Pull Out Spray Tap	Chrome		*
Downlighters	White Finish	Warm White	✓

WC			
Wall Tiling			SB
	Additional Wall Tiling		*
Flooring	Vinyl	Same as Kitchen/Utility	✓
	Ceramic Tiles	Same as Kitchen/Utility	*
Light Switch	Switch Plate		✓
Sanitaryware	Contemporary Style	White	✓
Tap	Mono Mixer	Chrome	✓
Bathroom			
Wall Tiling			FHSB
	Additional Wall Tiling		*
Bath Screen	Splash Guard		✓
Flooring	Vinyl		✓
	Ceramic Tiles		*
Sanitaryware	Contemporary Style	White	✓
Shower	Thermostatic Controlled	Standard	✓
Shaver Socket	White Plastic		✓
	Satin Nickel		*
Light Switch	Switch Plate		✓
Downlighters	White Finish	Warm White	✓
Radiator	White Towel Radiator		✓
Tap	Mono Mixer	Chrome	✓
Heating			
Air Source Heat Pumps	Underfloor Heating	Ground Floor Only	✓
	Wall Mounted Radiators	First Floor Only	✓
	Power	6W	✓
Thermostat	Smart Heat Pump Controller	Web Based Controller	✓
Zoning	Dual Zones		✓
Miscellaneous			
Wardrobe to Master Bedroom			*
Additional Wardrobes			*
External			
Water Tap			✓
Upgrade to Future EV Charger	Power Supply Only		✓
Fences			✓
Turf	Rear Garden		✓
	Front Garden		✓
Landscaping	Front Garden		✓
Patio			✓
Rain Gardens			✓
Block Paved Driveways			✓

**Key:** \* - Optional Extras    FHWC - Full Height (Shower/Bath) Half Height behind Sink & WC Wall Only  
 SB - Splashback    FHSB - Full Height (Shower/Bath) Splashback over Sink

Any optional extras are subject to build stage and are payable at point of order and are non refundable. Specifications correct at time of printing. SJ Roberts Reserves the right to amend if necessary.

