

A decorative graphic consisting of several elegant, flowing swirls in shades of grey and orange, positioned to the left of the main title.

Sirocco Park

An exceptional development of 1, 2, 3 & 4
bedroom homes in Eastleigh

Bellway

A reputation you can rely on

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Over 60 years of great homes and great service

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.





Discover how good beautifully balanced living can feel.

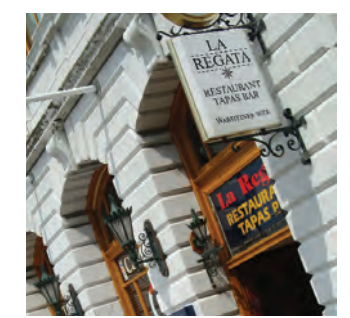
With a collection of one, two, three and four bedroom homes, Sirocco Park offers a superb choice of layouts, but whichever you choose, each offers beautifully designed modern living space close to Eastleigh's excellent amenities, and a location conveniently placed between Southampton and Winchester.

Local primary schools include the nearby Crescent, with Crestwood College, Barton Peveril Sixth Form and Eastleigh FE Colleges at senior level. The Swan Centre is a hub of shopping and leisure from Vue cinema to Bowling, while The Point arts venue offers performances from drama to dance. Eastleigh's breadth of dining runs from chains Frankie and Benny's and Nando's to fine Italian cuisine, coffee spots and sleek glass-fronted Prezzo, restaurants with chef skills from 5-star Indian hotels, and family-friendly Harvesters - or explore nearby villages for traditional hostelrys next to the banks of the River Itchen.

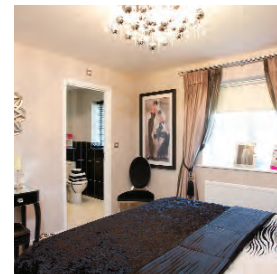
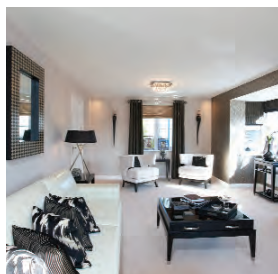
Southampton, six miles away, offers more shopping and dining options on its High Street, at bustling markets, and at Westquay with over 90 stores with names from John Lewis and M&S to Coast and Dune, while Winchester, eight miles away, combines mall shopping at the Brooks Centre and characterful spots like The Square where quaint clockmakers meet chic pavement cafes.

Close to home Fleming Park Leisure Centre facilities include outdoor pitches and pool, studios and squash courts, fast sessions on indoor gym bikes, Badminton Club and Tennis Centre. Enjoy wonderful outdoor space nearby too. Lakeside Country Park is set in 60 acres with woodland and deer, designated paw-trail and picnic sites, popular fishing spots and steam railway rides.

Eastleigh station has services into Winchester in 11 minutes and direct services into London Waterloo in 1hr 11. The M3 and M27 are easily accessed, with Southampton Airport under three miles away offers destinations from sunspots to ski resorts.



Specification



- Double glazed sealed windows
- Gas fired central heating
- Adjustable ventilators to windows
- Alarm system*
- 5-lever BS rated mortise lock to front door
- Lockable handles to all downstairs windows
- Mains linked smoke detectors
- Porch light
- RCD cut-out on consumer unit
- Choice of fitted kitchen, with upstands and splashbacks**
- Smooth ceilings throughout
- Built in oven, hob and hood
- 2 panel internal doors
- Chrome internal ironmongery
- TV and BT point to living room
- TV and BT point to master bedroom
- Roca white sanitaryware
- Shaver point to bathroom
- Landscaped front garden (where applicable)
- Door bell
- 10 year **NHBC** warranty



*Optional

**Subject to stage of build

Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.

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Personalise your home with Bespoke Additions



A unique package that offers you the freedom to create your perfect dream home before you even move in.



Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.



Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

Choose from our range of Bespoke Additions options covering the following areas:



Kitchens:

- Granite worktops
- Integrated or freestanding washer/dryer
- Integrated or freestanding tumble dryer
- Built-under double oven
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options

Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric powered garage door controls
- Tumble dryer vent
- Dimmer switches
- Recessed lighting
- Light fittings
- BT and TV points

Plumbing:

- Water filter tap
- Heated towel rail

Security:

- Intruder alarms
- Security lights

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Furniture package
- Fire and surround
- Curtain package
- Bathroom and en suite accessories
- Full height mirror over bath
- Glazed internal doors (houses only)



Two great ways to help you move



Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



Bellway

How to find us



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