

Specification



THE
ARTISAN
COLLECTION



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

Bellway

			1 & 2 Bedroom Homes	3 Bedroom Homes
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●
	Ceilings	Crown White Matt Emulsion	●	●
	Walls	Crown White Matt Emulsion	●	●
	Floors	Concrete Ground Floor ; Chipboard First Floor	●	●
	Window Cills	White Gloss MDF	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●
KITCHEN	Frontals	Bellway Band B options #	●	●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●
	Units	Frontal Matching Table Ends	●	●
	Worktops	40mm Square Edge Worktops with Upstand	●	●
	Kitchen Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc. Sink Liner)	●	
		Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc. Sink Liner)		●
	Utility Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc. Sink Liner)		●
	Appliances Oven	Zanussi Single Oven ZOB343X	●	●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	●	●
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	●	●
	Appliances Fridge Freezer	Fridge/Freezer Space Only	●	●
	Appliance Dishwasher	Removable Unit 600 (inc Feed & Waste) ***	●	●
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	
WETROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	●	●
	Cloaks - Basin	Roca Wash Hand Basin †	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	●	●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	●	●
	Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †	●	●
	Bathroom - Shower	Mira RELATE EV Thermostatic Shower †††	●	●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim **††	●	●
	En Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	●	●
	En Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●
	En Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●
	En Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †	●	●
	En Suite - Shower	Mira RELATE EV Thermostatic Shower †††	●	●
	En Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ††	●	●

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MECHANICAL	Boiler	Ideal LOGIC Combination Boiler	•	•
	Controls	Dual Zoned 3 way Heating Programmer	•	•
	Radiator	Stelrad Compact Steel Panel Radiators with Grilles	•	•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3 MEV)	•	•
ELECTRICS	Home Working	Wylex Consumer Unit	•	•
	Safety - Fire	Optical Smoke Detector LD3 D2 DET	•	•
	Safety - Carbon	Honeywell XC70 carbon Monoxide Detector	•	•
	Consumer Unit	Wylex Consumer Unit	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•
	USB Locations	Kitchen, Lounge & Bedroom 1 ONLY	•	•
	Shaver/Toothbrush Point	Bathroom ONLY	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•
	Lighting - Kitchen	White Recessed Spot Lights	•	•
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	•	•
	Communications - Voice	Telephone Point to Living Room	•	•
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	•	•
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•	
Broadband	Ultrafast Fibre Connectivity Openreach	•	•	
EXTERNALS & MISC	Maintenance	External Tap	•	•
	Number Plaque	Artisan Number Plaque	•	•
	Footpath & Patio	Buff PCC Flags 450x450x32's	•	•
	Garages	Light & Power to incurtilage Garages ^^	•	•
	Drives	Block Paviours Permeable Paving ^	•	•
	Landscaping - Front	Medallion Turf & Landscape Planting ^^	•	•
	Landscaping - Rear	Rotovated Topsoil ^^	•	•

* where layout allows

** full height around bath where shower provided as standard

*** at build stage

† fire rated as necessary

†† full height to shower enclosure

††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

‡ household dependent

‡‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

‡‡‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

^ plot dependent

^^ plot specific, refer site layout

^^^ refer site landscape layout

semi recessed basin if AD M4(ii) applicable

soft close mechanism to doors & drawers

where provision of shower tray allows

Make your new home as individual as you are

Additions



Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Upgrade kitchen units
- ~ Integrated or freestanding washer/dryer
- ~ Integrated or freestanding dishwasher
- ~ Integrated or freestanding washing machine
- ~ Silestone worksurfaces
- ~ Double oven
- ~ Upgrade hob
- ~ Integrated microwave as kitchen layout permits

Flooring:

- ~ Choose from carpets, vinyl or laminate

Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ BT and TV points

Miscellaneous:

- ~ Landscaped gardens
- ~ Wardrobes
- ~ Automated garage
- ~ Wine cooler*

*Where design permits

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.