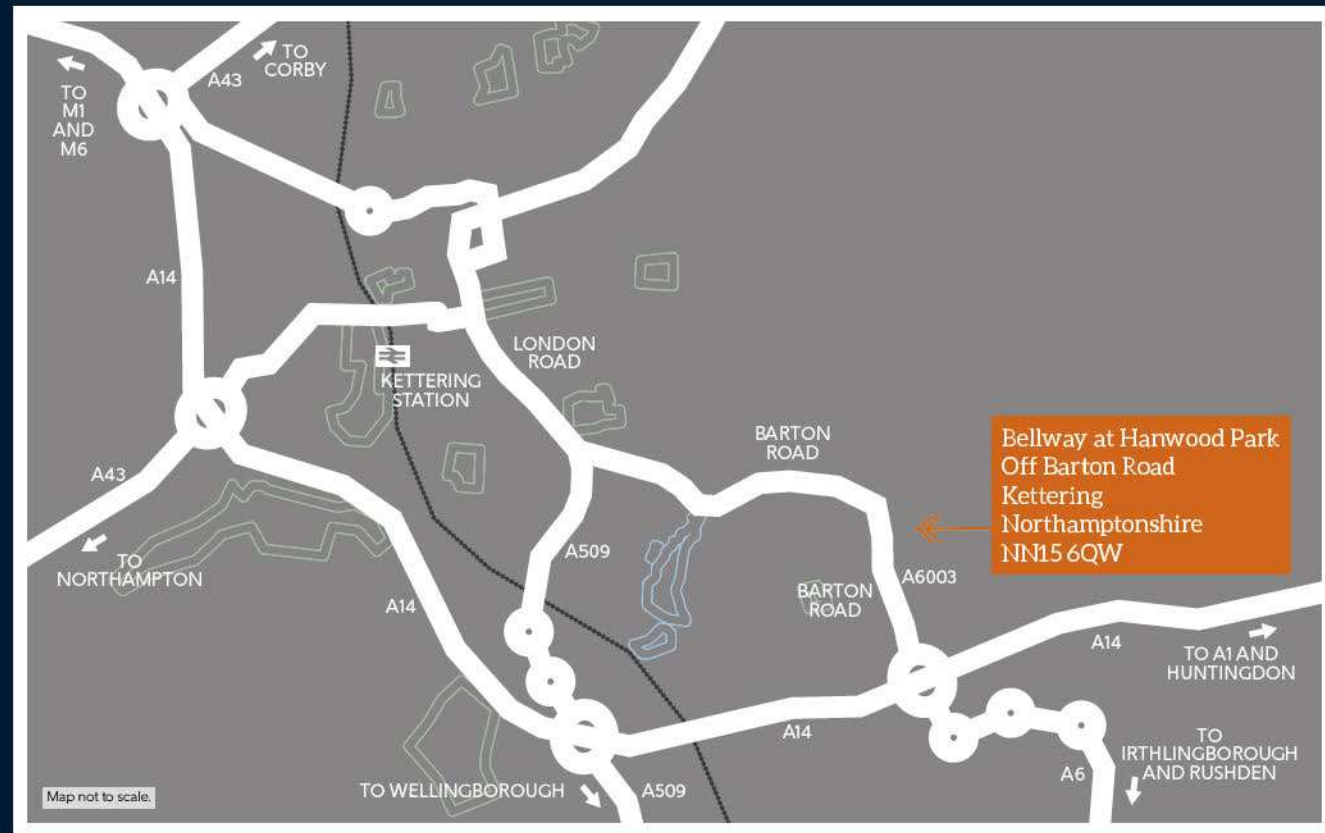


How to find us



Bellway at Hanwood Park

Kettering

A collection of 3 and 4 bedroom homes

Bellway Homes Limited
(Northern Home Counties)
Building 5
Caldecotte Lake Drive
Caldecotte
Milton Keynes
Buckinghamshire
MK7 8LE

Telephone: 01908 364 200
www.bellway.co.uk

Bellway

Bellway



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



A perfect place to call home

This collection of 3 and 4-bedroom new homes boasts a desirable semi-rural location in Barton Seagrave, surrounded by acres of picturesque countryside and just over five minutes' drive from the bustling market town of Kettering.

Designed in a mix of styles to suit all lifestyles, all homes are built to a high level of specification. Sure to appeal to a wide audience of buyers, this attractive new development benefits from excellent transport connections, well-regarded local schools and close proximity to the plentiful amenities of Barton Seagrave village.



Everything is on your doorstep at Bellway at Hanwood Park

Bellway at Hanwood Park enjoys an excellent location in Barton Seagrave. Commuters will delight in the area's excellent transport connections, with good local road links and public transport services to surrounding towns and cities. The centre of Barton Seagrave can be reached in around five minutes, while Kettering town centre is just six minutes away.

Those travelling by car will find the development conveniently located; just 0.5 miles from Junction 10 of the A14, providing a connection to the A6 in less than one mile. Northampton can be reached in around 32 minutes via the A45, while Corby is just 18 minutes away via the A4300. For travel by train, Kettering Station is just seven minutes' drive from the development, with regular services to major destinations such as Corby, Nottingham and London St Pancras International.



A selection of good local amenities can be found in nearby Barton Seagrave, including a supermarket, convenience stores, everyday services and a handful of casual eateries. Just a six minute drive from Bellway at Hanwood, the large market town of Kettering promises an extensive array of high street shops, independent boutiques and large retail outlets.

As a traditional market town, Kettering holds a regular Charter Market with a wide array of stalls offering everything from locally-reared meat and fresh fruits and vegetables, to clothing and homewares. The pedestrianised area of Kettering's high street is also home to several speciality markets with antiques, collectables, arts and crafts, homemade sweets and artisan gifts among its offerings.

For those who enjoy the outdoors, Wicksteed Park is a Grade II English Heritage Listed Park and Garden, just three minutes' drive from the development. This stunning public park spans 147 acres of greenspace and is home to rolling hills, landscaped gardens, beautiful walking routes and numerous sports pitches. Everyday entertainment can be found in nearby Kettering, with an 8-screen multiplex cinema, a ten-pin bowling alley, an adventure golf course and many more attractions within a 10-minute drive of home.

Active residents will find a number of leisure centres, gyms, swimming pools and sports clubs within a short drive of Bellway at Hanwood Park, including the popular Pytchley Golf Lodge, known as one of the finest pay-and-play courses in Northamptonshire.

Ideally-located for growing and mature families, these attractive new homes benefit from several highly-regarded schools nearby. There are a number of primary schools within easy reach of Bellway at Hanwood Park, including Barton Seagrave Primary School, just five minutes' walk away, and Hayfield Cross School, just an eight minute walk from home. Older students are served by the well-rated Latimer Arts College, just a 14 minute walk from the development, while Southfield School (girls), and Bishop Stopford School can be reached in five and eight minutes' drive respectively. Those pursuing further study may consider the esteemed University of Northampton.



Offering a perfect blend of idyllic countryside surrounds and vibrant town centre attractions, Bellway at Hanwood Park boasts an ideal setting.



Bellway at Hanwood Park offers carefully crafted homes surrounded by picturesque countryside, local amenities and excellent transport links.





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:

- ~ Upgraded to composite worktops
- ~ Built-under double oven
- ~ Ceramic Induction hobs
- ~ Integrated or free standing appliances
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Washer/Dryer
- ~ Washing machine

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket
- ~ Electric powered garage door
- ~ Light fittings
- ~ BT and TV points

Flooring:

- ~ Choose from:
- ~ Carpets
- ~ Vinyl
- ~ Ceramic tiles

Tiling:

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

Miscellaneous:

- ~ Turf to rear garden
- ~ Wardrobes



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.

Sell your home quicker with Express Mover and no estate agent fees to pay



How it works

Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.



Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Bellway Home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.

Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide 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 high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

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 support that is specifically tasked to respond to all customer enquiries.

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.

Over **75**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

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5 STAR CUSTOMER SATISFACTION



Awarded to



Your new home means a lot to you.
Our five-star rating shows how much
it means to us.

Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey

is impartial, independent, and validated by a UK university. Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.

Bellway at Hanwood Park

Development layout



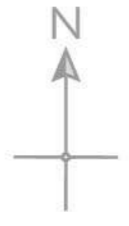
Bellway at Hanwood Park
Off Barton Road, Kettering,
Northamptonshire NN15 6QW

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www.bellway.co.uk





- Gretton**
3 bedroom home
Plots 7, 8, 9, 10, 11, 53 & 54
- Gilmorton**
3 bedroom home
Plots 12 & 55
- Carlton**
3 bedroom home
Plots 15, 16, 26, 27, 113, 114, 115 & 116
- Harrington**
3 bedroom home
Plots 17, 18, 21, 22, 23, 24, 62, 63, 97, 98, 99, 100, 129, 130, 131, 132, 133, 151 & 152
- Weldon**
3 bedroom home
Plots 109, 110, 119 & 120
- Stanion**
3 bedroom home
Plots 65, 69, 74, 83, 101 & 128
- Tywell**
3 bedroom home
Plot 6
- Dingley**
3 bedroom home
Plots 1, 2, 5, 13, 14, 19, 20, 59, 60, 61, 85, 86, 87, 88, 89, 91, 142, 144 & 145
- Maidwell**
3 bedroom home
Plots 32, 33, 66, 67, 68, 70, 71, 72, 73, 76, 77, 80, 81, 82, 84, 90, 111, 112, 117, 118, 135, 138, 153, 154, 155, 156, 159 & 160
- Rothwell**
4 bedroom home
Plots 29, 56, 57, 58, 64, 75, 78, 79, 92, 94, 96, 136, 137, 141, 146, 149, 157, 158, 166 & 167
- Pipewell**
4 bedroom home
Plots 30, 31, 147, 148 & 162
- Armston**
4 bedroom home
Plots 25, 95, 134, 139, 140 & 164
- Keyston**
4 bedroom home
Plot 28
- Lowick**
4 bedroom home
Plots 3, 93, 161 & 165
- Winwick**
4 bedroom home
Plots 4, 143, 150 & 163
- Affordable Homes**



Existing Development

Paddock access

Connection to future development

Pedestrian/
Cycling Link

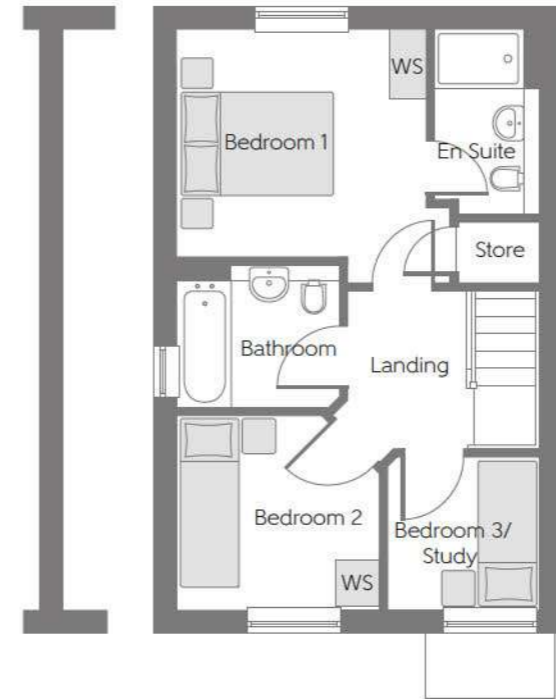
Connection to future development

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

- bcp - Bin collection point
- b/s - Bin store
- c/s - Cycle store
- v - Visitor parking
- - 2.72kW Solar panels
- ▲ - 3.4kW Solar panels

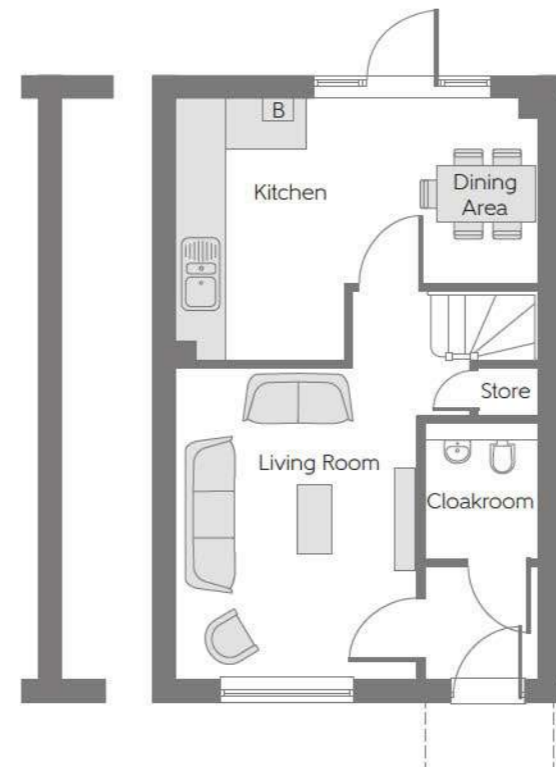
The Gretton

Three bedroom home



First Floor

Bedroom 1	3.330m (max)	3.040m (max)	10'11" (max)	10'0" (max)
Bedroom 2	2.713m (max)	2.511m (max)	8'11" (max)	8'3" (max)
Bedroom 3/ Study	2.072m (max)	2.055m (max)	6'10" (max)	6'9" (max)



Ground Floor

Living Room	4.157m (max)	3.230m (max)	13'8" (max)	10'7" (max)
Kitchen/ Dining Area	4.830m (max)	3.490m (max)	15'10" (max)	11'5" (max)

B Boiler **WS** Wardrobe Space (suggestion only, wardrobe not included)

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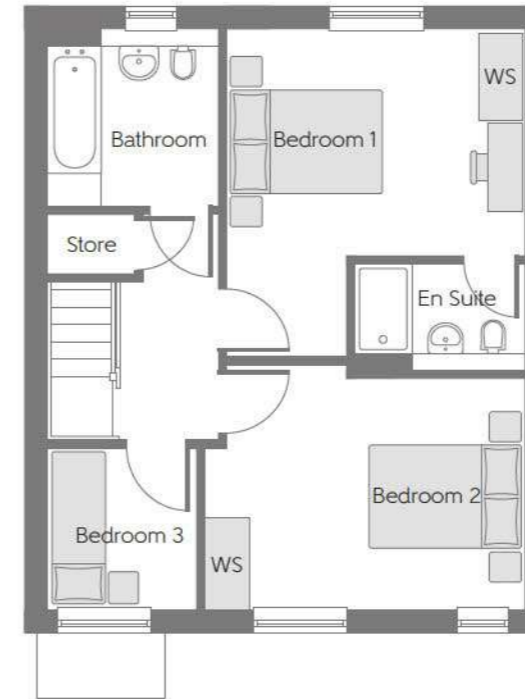
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Bellway

The Gilmorton

Three bedroom home



First Floor

Bedroom 1	4.551m (max)	3.981m (max)	14'11" x 13'1" (max) (max)
Bedroom 2	3.981m (max)	3.097m (max)	13'1" x 10'2" (max) (max)
Bedroom 3	2.188m	2.006m	7'2" x 6'7"



Ground Floor

Living Room	4.157m (max)	3.230m (max)	13'8" x 10'7" (max) (max)
Kitchen/ Dining Area	4.830m (max)	3.490m (max)	15'10" x 11'5" (max) (max)

B Boiler **WS** Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

The Carlton

Three bedroom home



First Floor

Bedroom 1	3.330m (max)	3.040m (max)	10'11" (max)	x	10'0" (max)
Bedroom 2	2.713m (max)	2.511m (max)	8'11" (max)	x	8'3" (max)
Bedroom 3	2.072m (max)	2.055m (max)	6'10" (max)	x	6'9" (max)



Ground Floor

Living Room	4.157m (max)	x	3.230m (max)	13'8" (max)	x	10'7"
Kitchen/ Dining Area	4.679m	x	3.491m	15'4"	x	11'5"

B Boiler **WS** Wardrobe Space (suggestion only, wardrobe not included)

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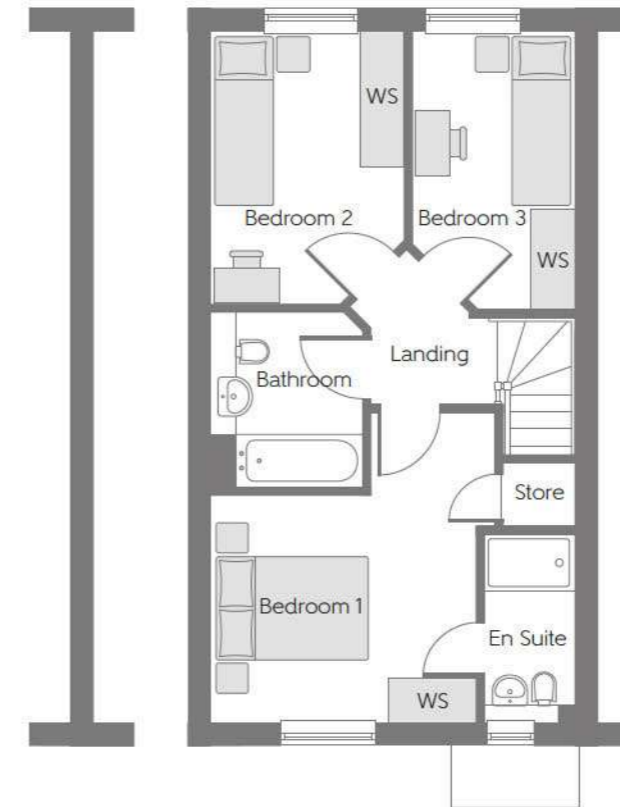
The Harrington

Three bedroom home



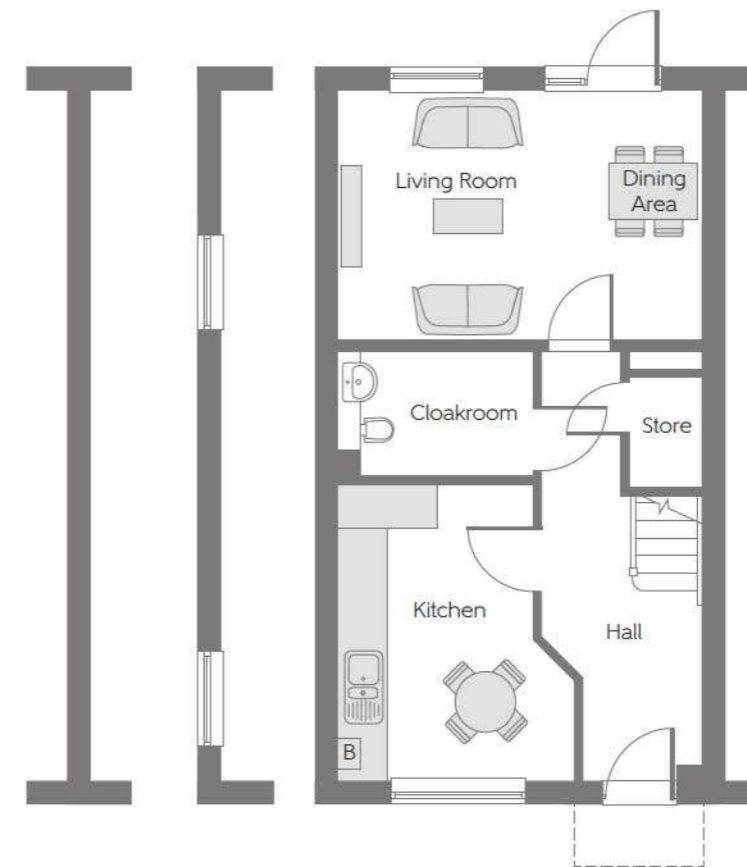
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First Floor

Bedroom 1	3.530m (max)	3.037m (max)	11'7" (max)	x	10'0" (max)
Bedroom 2	3.654m	2.580m	12'0"	x	8'6"
Bedroom 3	2.843m	2.188m	9'4"	x	7'2"



Ground Floor

Living Room	4.830m	x	3.350m	15'10"	x	11'0"
Kitchen/ Dining Area	3.972m (max)	x	3.162m (max)	13'0"	x	10'4" (max)

B Boiler **WS** Wardrobe Space (suggestion only, wardrobe not included)

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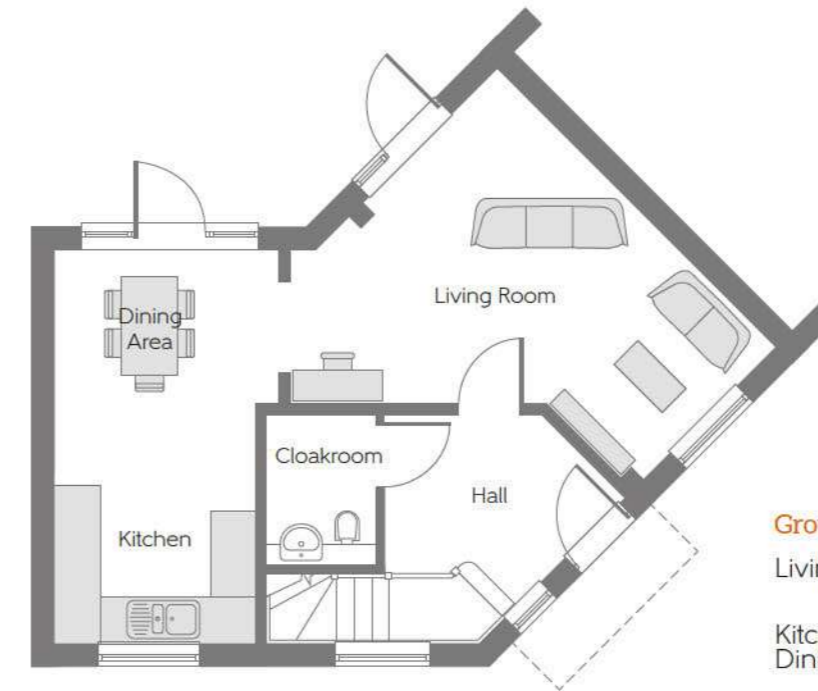
The Weldon

Three bedroom home



First Floor

Bedroom 1	3.935m (max)	x 2.800m (max)	12'11" (max)	x 9'2" (max)
Bedroom 2	2.994m (max)	x 2.758m (max)	9'10" (max)	x 9'1" (max)
Bedroom 3	3.657m (max)	x 2.178m (max)	12'0" (max)	x 7'2" (max)



Ground Floor

Living Room	5.185m (max)	x 5.060m (max)	17'0" (max)	x 16'7" (max)
Kitchen/ Dining Area	5.235m (max)	x 3.009m (max)	17'2" (max)	x 9'10" (max)

Boiler WS - Wardrobe Space (suggestion only, wardrobe not included)

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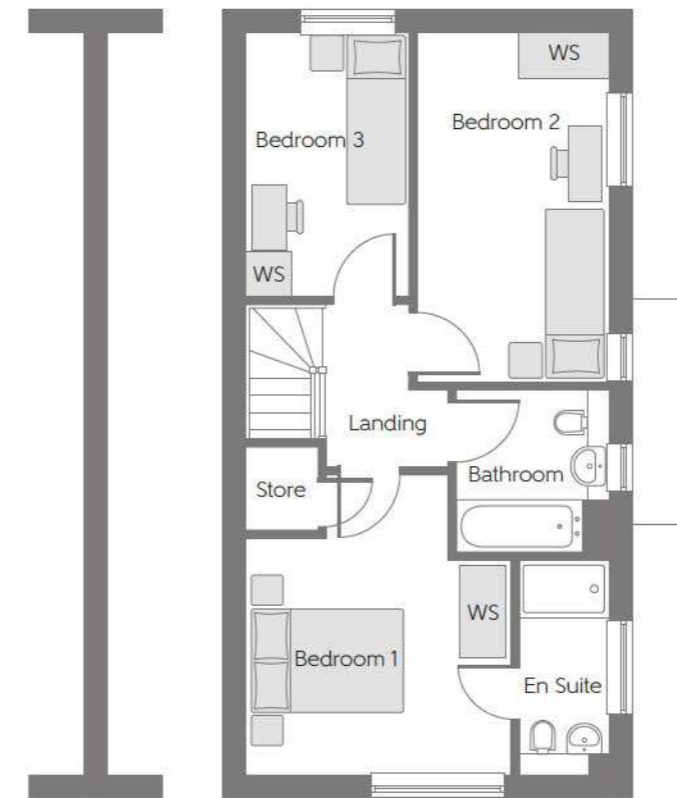
The Stanion

Three bedroom home



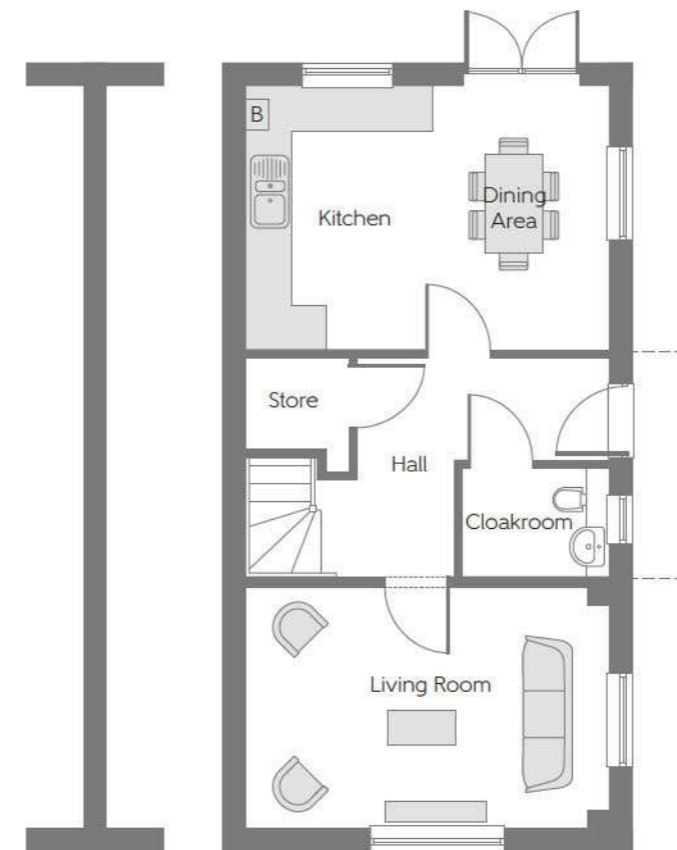
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First Floor

Bedroom 1	3.538m (max)	3.164m (max)	11'7" (max)	x	10'5" (max)
Bedroom 2	4.360m	2.588m	14'4"	x	8'6"
Bedroom 3	3.530m	2.188m	11'7"	x	7'2"



Ground Floor

Living Room	4.838m	x	3.256m	15'10"	x	10'8"
Kitchen/ Dining Area	4.838m	x	3.530m	15'10"	x	11'7"

B Boiler **WS** Wardrobe Space (suggestion only, wardrobe not included)

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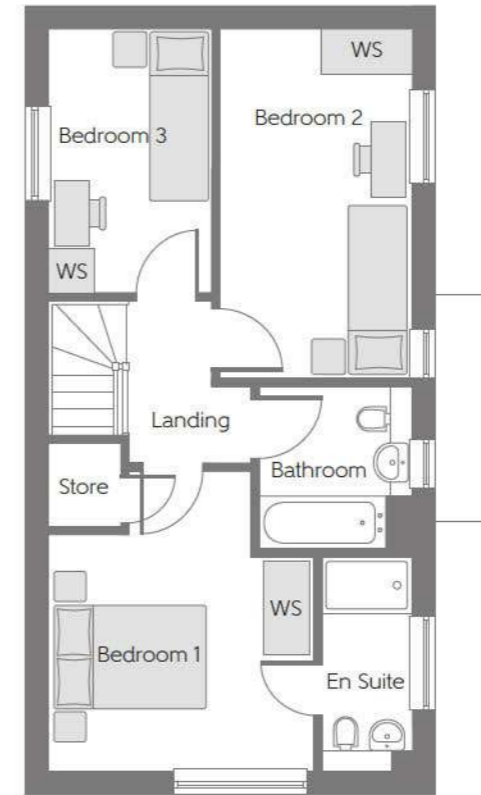
The Tywell

Three bedroom home



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First Floor

Bedroom 1	3.538m (max)	3.164m (max)	11'7" (max)	x	10'5" (max)
Bedroom 2	4.630m	2.588m	15'2"	x	8'6"
Bedroom 3	3.530m	2.188m	11'7"	x	7'2"



Ground Floor

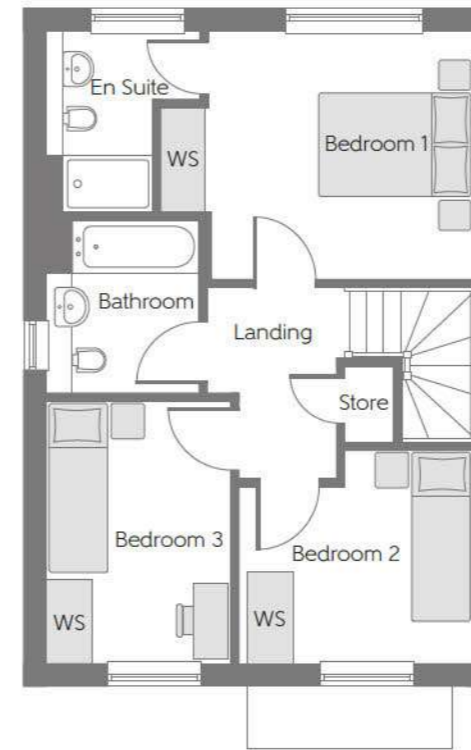
Living Room	4.838m	x	3.207m	15'10"	x	10'6"
Kitchen/ Dining Area	4.838m	x	3.530m	15'10"	x	11'7"

B Boiler **WS** Wardrobe Space (suggestion only, wardrobe not included)

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The Dingley

Three bedroom home



First Floor

Bedroom 1	3.569m (max)	x 3.337m (max)	11'9" (max)	x 10'11" (max)
Bedroom 2	3.150m (max)	x 2.849m (max)	10'4" (max)	x 9'4" (max)
Bedroom 3	3.494m (max)	x 2.472m (max)	11'6" (max)	x 8'1" (max)



Ground Floor

Living Room	4.998m (max)	x 2.974m (max)	16'5" (max)	x 9'9" (max)
Kitchen/ Dining Area	5.685m	x 4.365m	18'8"	x 14'4"

B Boiler **WS** Wardrobe Space (suggestion only, wardrobe not included)

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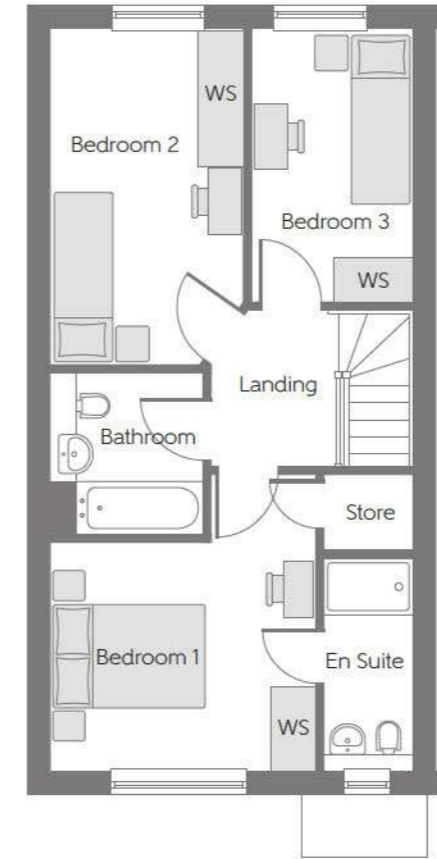
The Maidwell

Three bedroom home



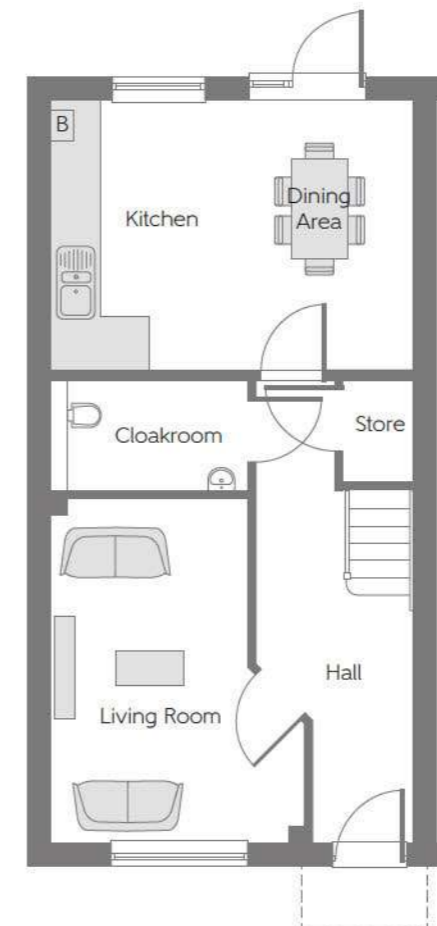
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 Building 5, Caldecotte Lake Drive, Caldecotte,
 Milton Keynes, Buckinghamshire MK7 8LE

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First Floor

Bedroom 1	3.538m (max)	3.050m (max)	11'7" (max)	x	10'0" (max)
Bedroom 2	4.447m (max)	2.587m (max)	14'7" (max)	x	8'6" (max)
Bedroom 3	3.650m	2.186m	12'0"	x	7'2"



Ground Floor

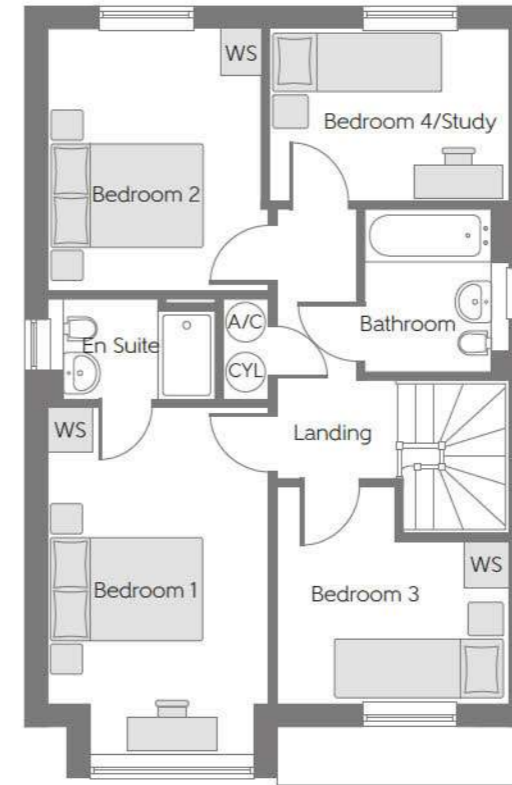
Living Room	4.585m (max)	3.395m (max)	15'1" (max)	x	11'2" (max)
Kitchen/ Dining Area	4.838m	3.601m	15'10"	x	11'10"

B Boiler **WS** Wardrobe Space (suggestion only, wardrobe not included)

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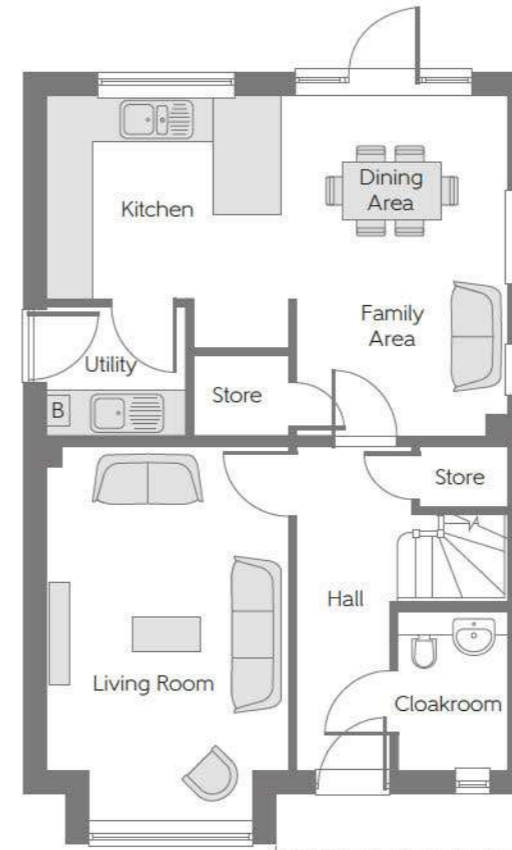
The Rothwell

Four bedroom home



First Floor

Bedroom 1	4.626m x 2.962m (inc bay)	15'2" x 9'9" (inc bay)
Bedroom 2	3.500m x 2.867m (max)	11'6" x 9'5" (max)
Bedroom 3	3.110m x 2.906m (max) (max)	10'2" x 9'6" (max) (max)
Bedroom 4/ Study	3.205m x 2.307m	10'6" x 7'7"



Ground Floor

Living Room	4.990m x 3.235m (inc bay)	16'4" x 10'7" (inc bay)
Kitchen/ Dining Area	6.135m x 4.530m	20'2" x 14'10"

B Boiler
 A/C Airing Cupboard
 CYL Hot Water Cylinder
 WS Wardrobe Space (suggestion only, wardrobe not included)

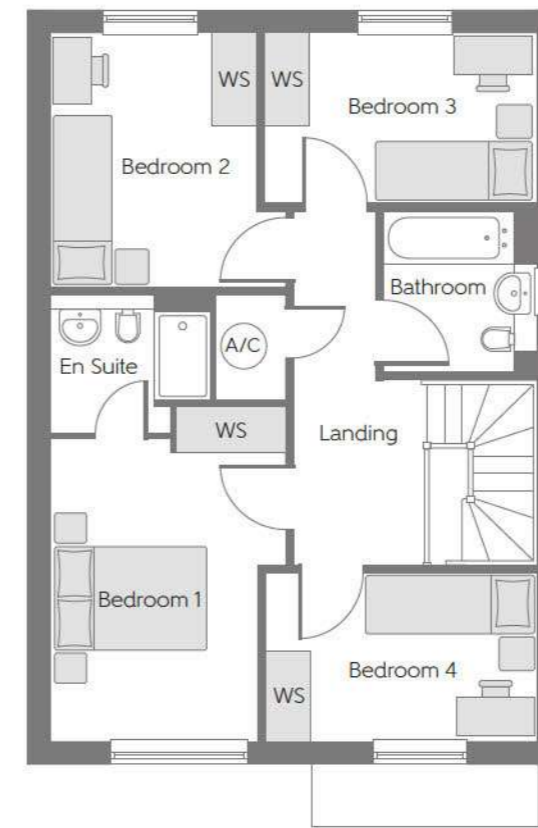
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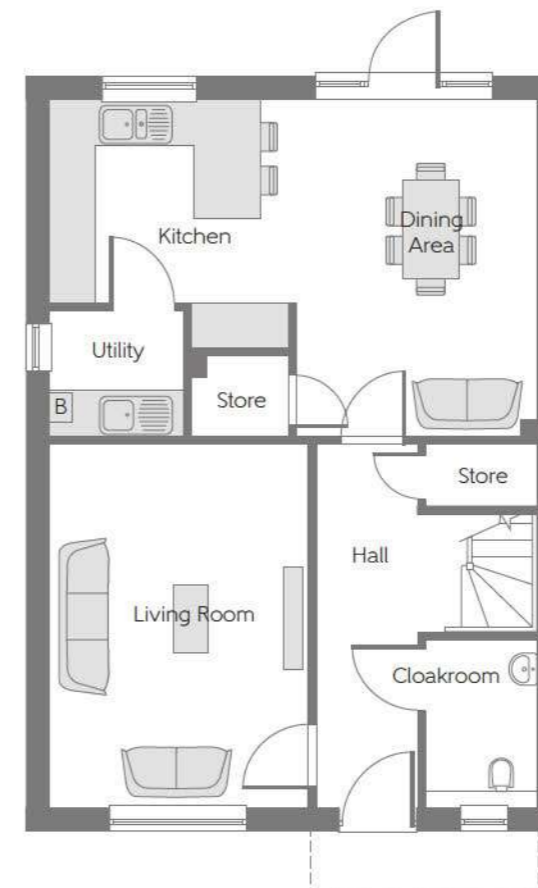
The Pipewell

Four bedroom home



First Floor

Bedroom 1	4.026m x 3.164m (max) (max)	13'3" x 10'5" (max) (max)
Bedroom 2	3.383m x 2.772m (max) (max)	11'1" x 9'1" (max) (max)
Bedroom 3	3.638m x 2.285m	11'11" x 7'6"
Bedroom 4	3.622m x 2.262m	11'11" x 7'5"



Ground Floor

Living Room	4.824m x 3.435m	15'10" x 11'3"
Kitchen/ Dining Area	6.473m x 4.474m (max) (max)	21'3" x 14'8" (max) (max)

B Boiler
 A/C Airing Cupboard
 WS: Wardrobe Space (suggestion only, wardrobe not included)

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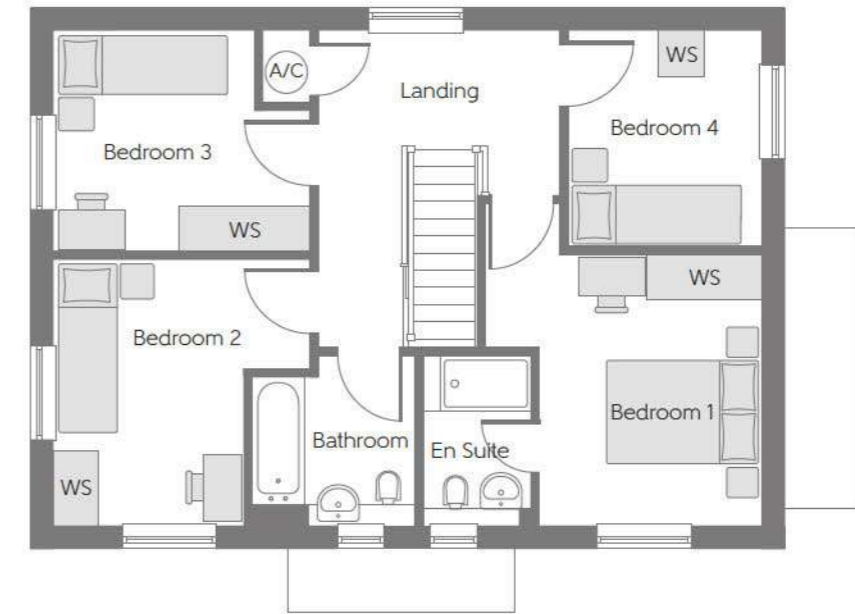
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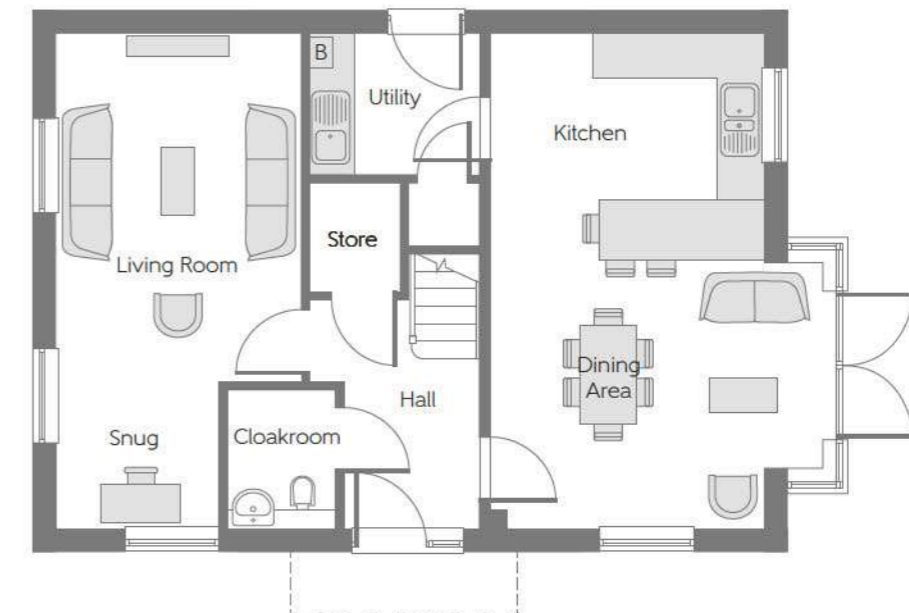
The Armston

Four bedroom home



First Floor

Bedroom 1	3.700m (max)	x 3.638m (max)	12'2" (max)	x 11'11" (max)
Bedroom 2	3.578m (max)	x 3.390m (max)	11'9" (max)	x 11'1" (max)
Bedroom 3	3.390m (max)	x 2.945m (max)	11'1" (max)	x 9'8" (max)
Bedroom 4	2.885m	x 2.597m	9'6"	x 8'6"



Ground Floor

Living Room	6.585m (max)	x 3.298m (max)	21'7" (max)	x 10'10" (max)
Kitchen/ Dining Area	6.585m (max)	x 3.650m (max)	21'7" (max)	x 12'0" (max)

B Boiler **WS** Wardrobe Space (suggestion only, wardrobe not included)

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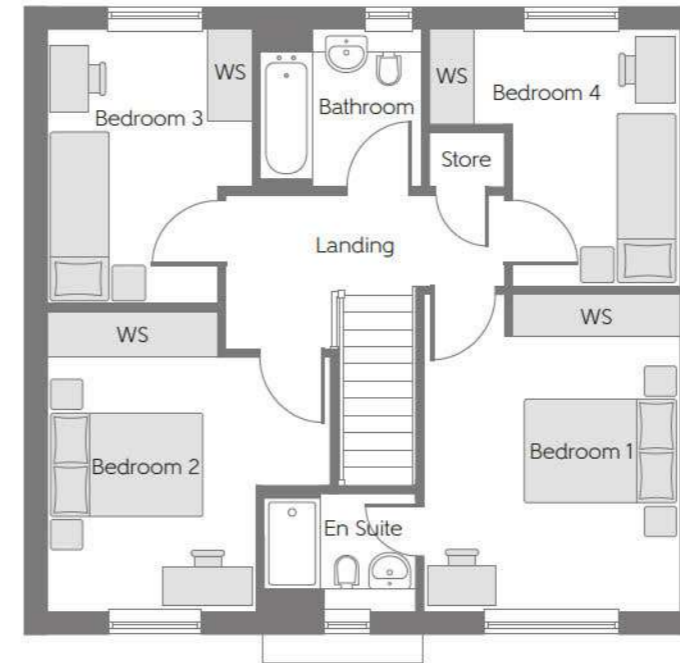
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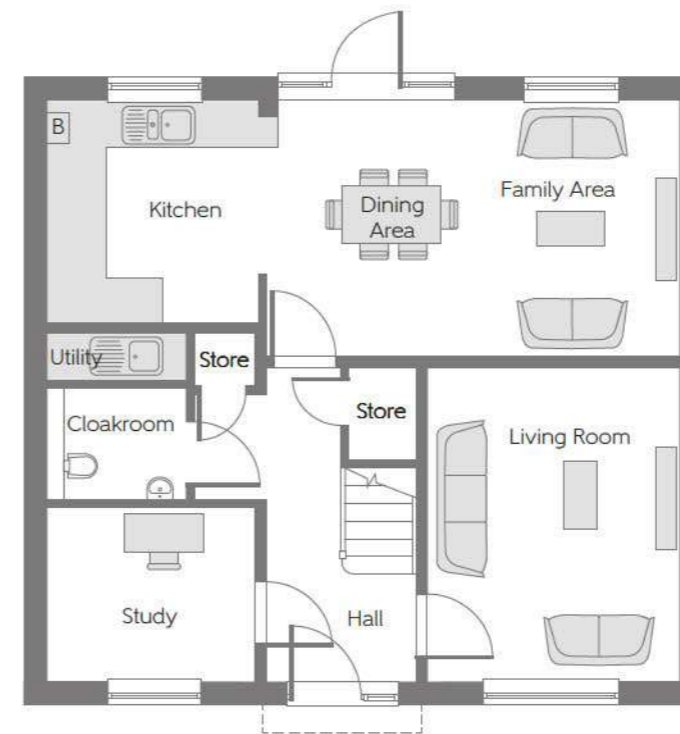
The Keyston

Four bedroom home



First Floor

Bedroom 1	4.244m x 3.421m	13'11" x 11'3"
Bedroom 2	3.994m x 3.843m (max) (max)	13'1" x 12'7" (max) (max)
Bedroom 3	3.653m x 2.740m (max) (max)	12'0" x 9'0" (max) (max)
Bedroom 4	3.403m x 3.344m (max) (max)	11'2" x 11'0" (max) (max)



Ground Floor

Living Room	4.193m x 3.372m	13'9" x 11'1"
Kitchen/Dining/ Family Area	8.386m x 3.417m (max) (max)	27'6" x 11'3" (max) (max)
Study	2.780m x 2.340m	9'1" x 7'8"

B Boiler WS Wardrobe Space (suggestion only, wardrobe not included)

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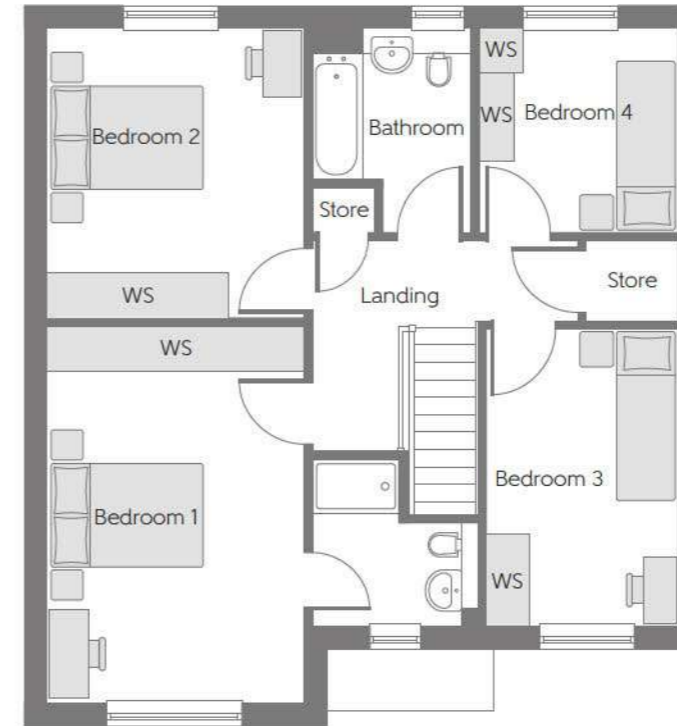
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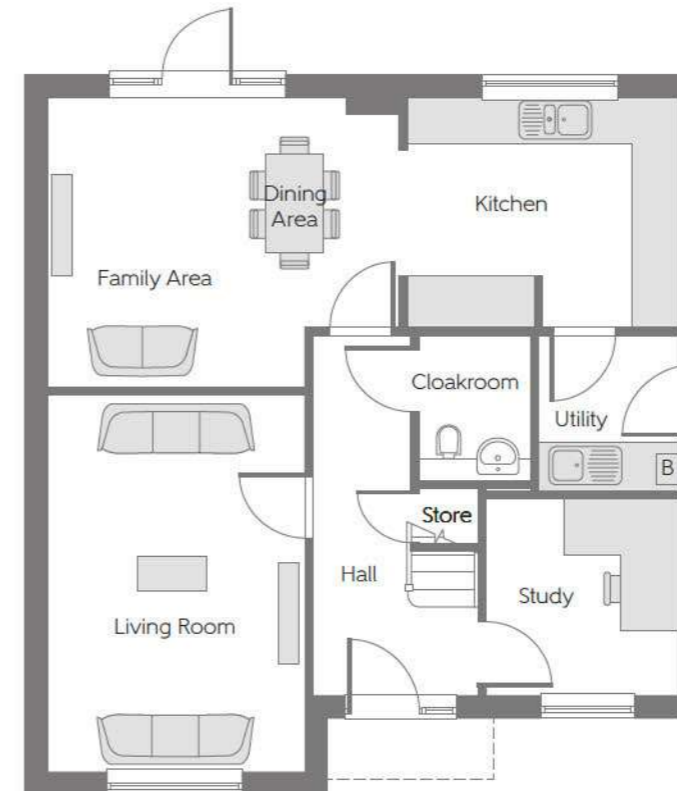
The Lowick

Four bedroom home



First Floor

Bedroom 1	5.000m x 3.423m	16'5" x 11'3"
Bedroom 2	3.885m x 3.423m	12'9" x 11'3"
Bedroom 3	3.960m x 2.575m	13'0" x 8'5"
Bedroom 4	2.750m x 2.659m	9'0" x 8'9"



Ground Floor

Living Room	5.000m x 3.435m	16'5" x 11'3"
Kitchen/Dining/ Family Area	8.386m x 3.848m (max) (max)	27'6" x 12'8" (max) (max)
Study	2.647m x 2.575m	8'8" x 8'6"

B Boiler WS Wardrobe Space (suggestion only, wardrobe not included)

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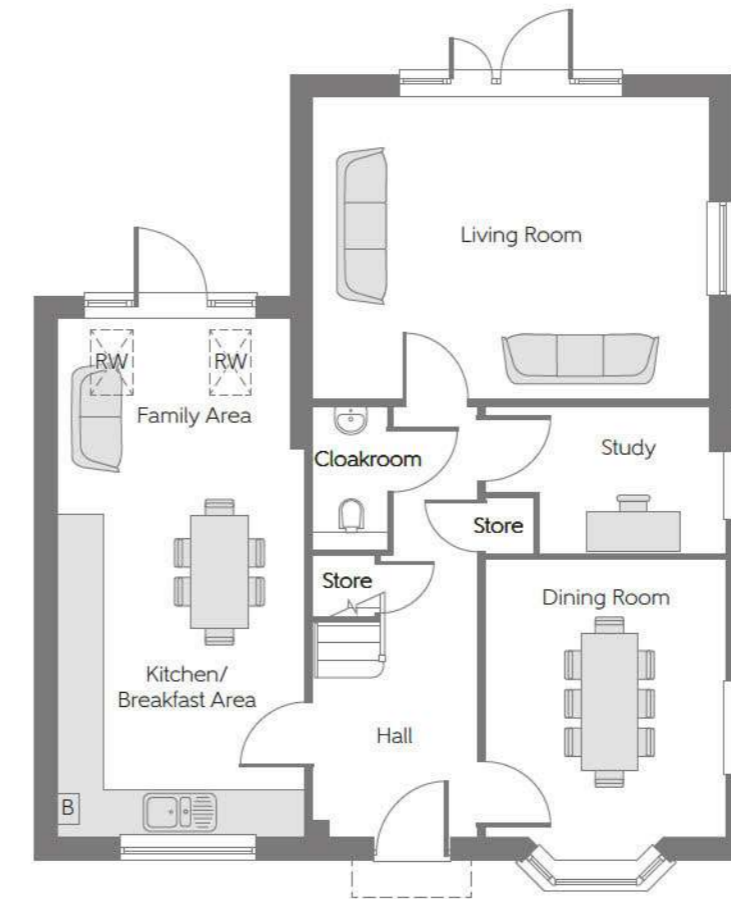
The Winwick

Four bedroom home



First Floor

Bedroom 1	5.345m x 3.390m	17'6" x 11'1"
Bedroom 2	3.325m x 3.130m	10'11" x 10'3"
Bedroom 3	4.115m x 2.895m	13'6" x 9'6"
Bedroom 4	2.940m x 2.280m	9'8" x 7'6"



Ground Floor

Living Room	5.235m x 3.980m	17'2" x 13'1"
Kitchen/ Family Area	6.850m x 3.280m	22'6" x 10'9"
Dining Room	3.670m x 3.190m (inc bay)	12'0" x 10'6" (inc bay)
Study	3.190m x 1.960m (max)	10'6" x 6'5" (max)

B Boiler
 RW Roof Window
 FW Fitted Wardrobe
 A/C Airing Cupboard
 WS Wardrobe Space (suggestion only, wardrobe not included)

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5 STAR CUSTOMER SATISFACTION



Awarded to

Bellway

Your new home means a lot to you.
Our five-star rating shows how much
it means to us.

Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey

is impartial, independent, and validated by a UK university. Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.

Hanwood Park 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	4 Bedroom Homes	
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●	●
	Entrance Doors	GRP Insulated Door	●	●	●
	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 120x14 MDF Grooved & Chamfered	●	●	●
Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●	
Ironmongery	Chrome SR100 Door Furniture	●	●	●	
Wardrobes	Sliding Fitted Wardrobes to Bed 1	●	●	●	
KITCHEN	Frontals	Bellway Band B options ##	●	●	●
		Bellway Band C options ##	●	●	●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Units	Frontal Matching Table Ends	●	●	●
		Unit Framing	●	●	●
	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)	●	●	●
		Leisure Euroline Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
	Utility Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
		Leisure Euroline Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●	●
		Zanussi Single Oven ZOHNX3X1	●	●	●
Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	●	
	Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	●	●	●	
Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	
Appliances Microwave	Zanussi Combination Microwave ZVENM6X1	●	●	●	
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1	●	●	●	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	●	●	●	
	Zanussi Dishwasher ZDLN1511	●	●	●	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	
WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 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, Box Edge Chrome Trim	●	●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	●	●	●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ††	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal #	●	●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †	●	●	●
	Bathroom - Shower	Mira RELATE EV Thermostatic Shower †††	●	●	●
	Mira RELATE EV Thermostatic Shower ###	●	●	●	

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ** ††	●	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ** ††	●	●	●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ††	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal	●	●	●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
	Bristan SAIL 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 Box Edged Chrome Trim ††	●	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ††	●	●	●	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	●
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb)	●	●	●
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●	●
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOb	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
Towel Warmers	Flat Chrome to Bathroom & En-Suite 1 Only	●	●	●	
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	●	●	●	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ~	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrum CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
		Bathroom & Ensuite 1 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)	●	●	●
Security - Carbon	Mains Wired Carbon Monoxide Detector	●	●	●	
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	Build Method	Masonry ^^	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff Riven PCC Flags 450x450x32's	●	●	●
	Garages	Light & Power Point to incurtilage Garages ^^	●	●	●
	Drives	Bitmac Black ^	●	●	●
Landscaping - Front	Medalion Turf & Landscape Planting ^^^	●	●	●	
Landscaping - Rear	Rotovated Topsoil ^^^	●	●	●	

* fire rated as necessary

** full height around bath where shower provided as standard

*** at build stage

† where layout allows

†† full height to shower enclosure

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

‡ housetype dependent

‡‡ inc soft close mechanism seat

‡‡‡ over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

^ plot dependent

^^ plot specific, refer site layout

^^^ refer site landscape layout

semi recessed basin if AD M4(i) applicable

soft close mechanism to doors & drawers

where provision of shower tray allows

~ where shown on layouts

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

10 year



warranty