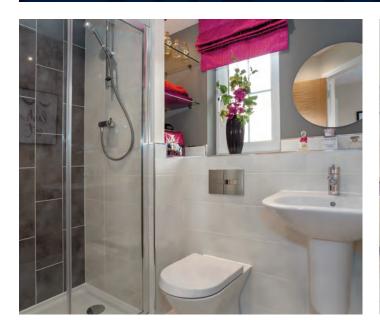
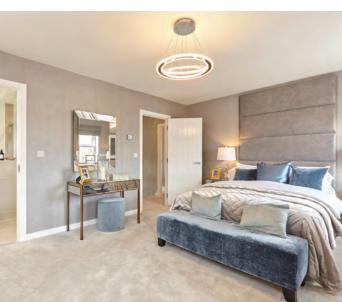
## Specification











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

Bellway

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
L	oft Hatch	Loft Hatch - Hinged Drop Down * †	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•
V	Walls	Crown White Matt Emulsion	•	•	•
F	Floors	Concrete GF ; Chipboard FF	•	•	•
V	Window Cills	White Gloss MDF	•	•	•
	Stairs	Timber Stair - White Gloss MDF Strings	•	•	•
₹ <u>1</u>	Balusters	White Gloss Stop Chamfered Balusters	•	•	•
FINISHES	Newel Posts	White Gloss Stop Chamfered Newels	•	•	•
Į į	Newel Caps	White Gloss Flat Top Newel Caps	•	•	•
	Handrail	White Gloss Heavy Duty Handrail	•	•	•
S	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•	
	-	White Gloss 120x14 MDF Grooved & Chamfered			•
7	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•
1	nternal Doors	White Pre Finished Vertical Panel Internal Doors	•	•	•
1	ronmongery	Chrome SR100 Door Furniture	•	•	•
F	Frontals	Bellway Band B options ##	•	•	
		Bellway Band C options ##			•
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
U	Jnits	Frontal Matching Table Ends	•	•	
		Unit Framing			•
٧	Worktops	40mm Square Edge Worktops with upstand	•	•	•
۲	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)			•
z	Jtility Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)		•	
KITCHEN		Leisure Euroline Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)			•
	Appliances Oven	Zanussi Single Oven ZOB343X	•	•	
¥		Zanussi Single Oven ZOB35471XK			•
A	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	•	•	
		Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback			•
A	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•	•
A	Appliances Microwave	Zanussi Microwave ZKK47901XK			•
Z	Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	
		Zanussi 70/30 Fridge Freezer ZBB28441SV			•
A	Appliance Dishwasher	Removeable Unit 600 (inc Feed & Waste) ***	•	•	
		Zanussi Dishwasher ZDT21006FA			•
4	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡‡	•	•	•
			<del></del>		•
	Cloaks - Basin	Roca Wash Hand Basin ‡  Bristan PISA Small Basin Chrome Mixer Tap	•	•	•
	Cloaks - Brassware	·	•	•	
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim  Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			•
<b>ξ</b>	Bathroom - WC		•	•	•
$\cap$	Bathroom - WC Bathroom - Basin	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ##  Roca DEBBA 500 WHB with Full Pedestal #	•	•	,
윘		Roca DEBBA 550 WHB with Semi Pedestal #	_		•
률.	Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel			
3		· · · · · · · · · · · · · · · · · · ·	•	•	•
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	
	Dathra and Charrer Terri	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 ###	•	•	
		IVIII A NELATE EV THEITHOSIANE SHOWET ###			•

			2 Bedroom Ho	3 Bedroom Ho	4 Bedroom Ho
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ** ††	•	•	
	-	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ** ††			•
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ##	•	•	•
ស្ន	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•	
ð		Roca DEBBA 550 WHB with Semi Pedestal			•
잁	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	
WET ROOMS		Bristan SAIL Chrome Bath & Basin Mixer Taps			•
3	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 ††	•	•	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††			•
	Boiler	Ideal LOGIC Combination Boiler (Cb)	•	•	
Ä		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb)			•
MECHANICA	Controls	Dual Zoned 3 way Heating Programmer	•	•	•
¥	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•
	Towel Warmers	Flat Chrome to Bathroom Only			•
Σ	Ventilation	Window Trickle Ventilatiors with Mechanical Extract Fans (system 1)	•	•	•
	Home Working	Dedicated Power, USB & Data points	•	•	•
	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 & Bed 1 ONLY	•	•	•
	Shaver / Toothbrush Point	Bathroom ONLY	•	•	•
ध	Lighting	Pendant Fitting to Habitable Rooms	•	•	•
ĭ	Lighting - Kitchen	White Recessed Spot Lights	•	•	
ELECTRICS	111111111111111111111111111111111111111	Polished Chrome Recessed Spot Lights			•
ਜ	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•	•
	Lighting - External	Polished Chrome Recessed Spot Lights  External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	-
	Security - Carbon	Honeywell XC70 Carbon Monoxide Detector	•	-	-
	Communications - TV	TV Point to Lounge, Family, Bed 1 & Study	•	•	•
	Communications - 1V  Communications - Voice	To Point to Lounge, Family, sed 1 & Study  Telephone Point to Lounge	•	-	-
	Communications - Voice	Cat 6 Network Point to Lounge, Family, Bed 1 & Study	•	-	
	Communications - Satellite	Dual Connection Satellite Points to Lounge	•	•	•
	Broadband	Ultrafast Fibre Connectivity Openreach	•	•	•
Si	Maintenance	External Tap	•	•	•
XTERNALS & MISC	Number Plaque	Artisan Number Plaque	•	•	•
	Footpath & Patio	Buff PCC Flags 450x450x32's	•	•	•
	Garages	Light & Power Point to incurtilage Garages ^^	•	•	•
	Drives	Bitmac Black ^	•	•	•
	Landscaping - Front	Medalion Turf & Landscape Planting ^^^	•	•	•
直	Landscaping - Rear	Rotovated Topsoil ^^^	•	•	•

<sup>\*</sup> fire rated as necessary

† 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

 $\ddagger\ddagger$  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

 $^{\wedge\wedge}$  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

<sup>\*\*</sup> full height around bath where shower provided as standard

<sup>\*\*\*</sup> at build stage

# 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:

- ~ Integrated or freestanding washer/dryer
- ~ Integrated or freestanding fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- ~ Double oven
- ~ Upgrade hob
- Integrated microwave (on selected plots)

#### Flooring

~ Choose from carpets or vvvfv

#### 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
- ~ Shaver socket
- ~ Recessed lighting
- ~ Telephone and TV points

#### Miscellaneous

- ~ Turf
- ~ 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 for further information.