



THE  
ARTISAN  
COLLECTION

# Chestnut Vale

AREA GUIDE



## Build your perfect future

QUALITY, VERSATILITY & COMFORT MAKE SOLID FOUNDATIONS FOR LIFE

Chestnut Vale is an attractive collection of 2, 3 and 4 bedroom homes located close to the market town of Wellingborough, yet surrounded by beautiful open space. With the bustling town centre offering all the essentials and the neighbouring country park providing easy access to nature, a home at Chestnut Vale offers the perfect balance.

This welcoming development has been designed and constructed to the highest standards with versatility in mind. The result is a selection of light and spacious open-plan living spaces that, when combined with excellent transport links and nearby leisure, make the perfect home for young families and commuting professionals.



Irthlingborough Road  
Wellingborough  
NN8 1RG

Telephone: 01933 558 048  
bellway.co.uk

**Bellway**

## Close to both the bustle and the calm

FROM PEACEFUL COUNTRYSIDE TO THE THRIVING TOWN CENTRE

Chestnut Vale is ideally located to make the most of local community life, market town amenities and fantastic connections further afield. As part of the brand-new Stanton Cross community, owning a home at Chestnut Vale puts a great range of things to do right on your doorstep. The community features a selection of shops, leisure facilities, schools, a surgery and even a 143-acre country park.

The market town of Wellingborough is located a 10-minute drive away and provides a great choice of high-street favourites in its bustling centre, along with countless treasures and fresh produce at its regular local market. For something a little more unique, head to nearby Nene Court Shopping Village to explore a wonderful mixture of characterful independent shops, cafés and businesses.



Alternatively, make a day of it at Rushden Lakes shopping centre which is just a 10-minute drive away. This lake-side centre not only offers a fabulous directory of stores, but there is also a cinema, various kids entertainment and the opportunity to explore the Nene Wetlands on foot and even by boat. There are also plenty of other ways to enjoy the great outdoors from Chestnut Vale. Stanwick Lakes and its 750 acres of spectacular natural beauty is 10 minutes away by car.

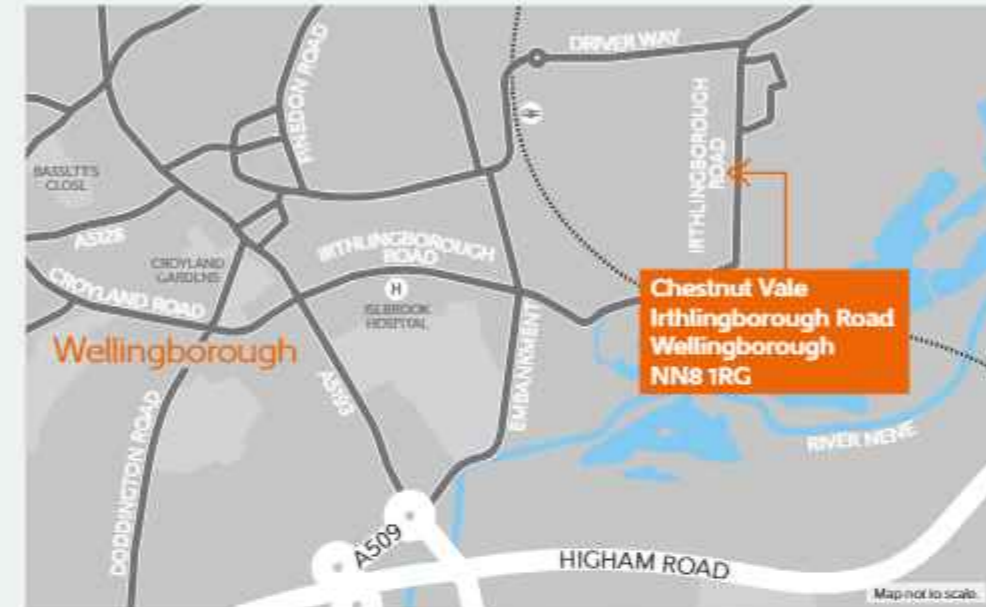
When it comes to education, you are spoilt for choice. There are brand-new primary and secondary schools built as part of the Stanton Cross community, in addition to a number of other local secondary and sixth form options. For higher education, Tresham College offers a range of tertiary courses and apprenticeships.

A huge advantage of living at Chestnut Vale is having such excellent travel connections. By road, Northampton, Milton Keynes and Bedford are all easily reached via the A45, A509 and A6, respectively. The A14, M1 and A1(M) are also easily accessed and offer a gateway to the rest of the country.



# Bellway

## How to find us





THE  
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# Chestnut Vale

DEVELOPMENT LAYOUT



Chestnut Vale  
Irthlingborough Road  
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**Bellway**

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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.





**Coachhouses**

The Kerry  
Plot 11

**2 Bedroom Homes**

The Joiner  
Plots 3, 4, 7, 8, 22, 23, 24, 25, 30, 31, 37 & 38

The Franklin  
Plot 42

**3 Bedroom Homes**

The Quilter  
Plots 2 & 9

The Tailor  
Plots 5, 6, 75, 76, 95, 96, 147, 148, 149, 150, 151, 152, 162, 163 & 164

The Turner  
Plots 13, 14, 15, 16, 17, 18, 26, 27, 28, 29, 39, 40, 55, 56, 57, 58, 67, 79, 80, 82, 83, 88, 89, 90, 91, 111, 112, 113, 114, 158, 159, 165, 166, 171, 172, 173 & 174

The Chandler  
Plots 25, 36, 50, 51, 53, 69, 70, 71, 77, 78, 86, 87, 92, 93, 97, 98, 99, 101, 103, 104, 119, 126, 156, 160, 161, 168, 175 & 176

The Dexter  
Plots 61, 62 & 63

The Coppersmith  
Plots 66, 107, 154, 155, 177 & 178

The Droimeann  
Plots 41, 59 & 65

The Moiled  
Plots 60 & 64

The Thespian  
Plots 52, 54, 72, 73, 74, 81, 94, 100, 102, 108, 118, 127, 134, 167, 169 & 180

**4 Bedroom Homes**

The Sculptor  
Plot 12

The Wainwright  
Plots 19, 20, 33 & 34

The Pargeter  
Plots 84, 85, 109, 117, 128, 153 & 157

The Scrivener  
Plots 116, 125, 138 & 179

The Luthier  
Plots 120, 121, 124, 129, 131, 133, 136 & 143

The Arkwright  
Plots 122, 123, 130, 132, 137, 139, 140 & 142

The Alwick  
Plots 1, 10, 21, 32, 110, 115 & 141

The Nene  
Plots 68 & 106

The Charolais  
Plots 105, 135, 144 & 170

**1, 2 & 4 Bedroom Homes**

Affordable Homes



Material Finishes  
 - Render Version

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. Key to plan: p/s Pump station, v Visitor parking, bcp Bin collection point, c/b Car barn



THE ARTISAN COLLECTION

# The Alnwick

FOUR BEDROOM HOME



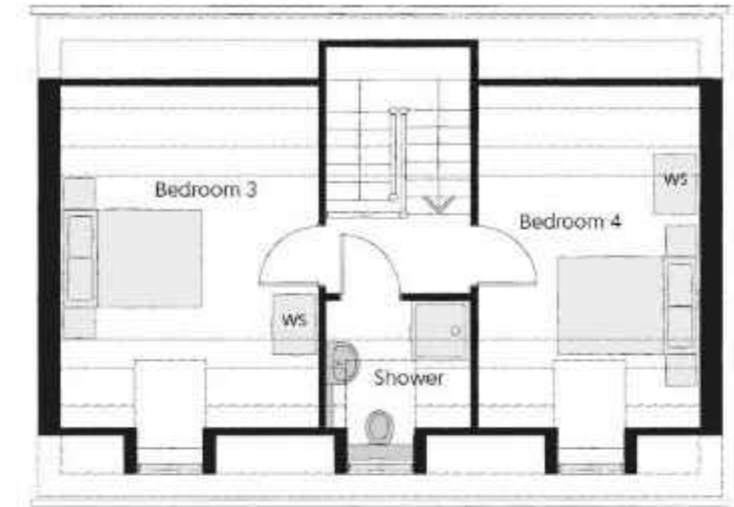
Country Stone version

## The Alnwick

Four bedroom home

### Second Floor

|           |                        |                        |
|-----------|------------------------|------------------------|
| Bedroom 3 | 4.60m x 3.36m<br>(max) | 15'1" x 11'0"<br>(max) |
| Bedroom 4 | 4.60m x 2.87m<br>(max) | 15'1" x 9'5"<br>(max)  |

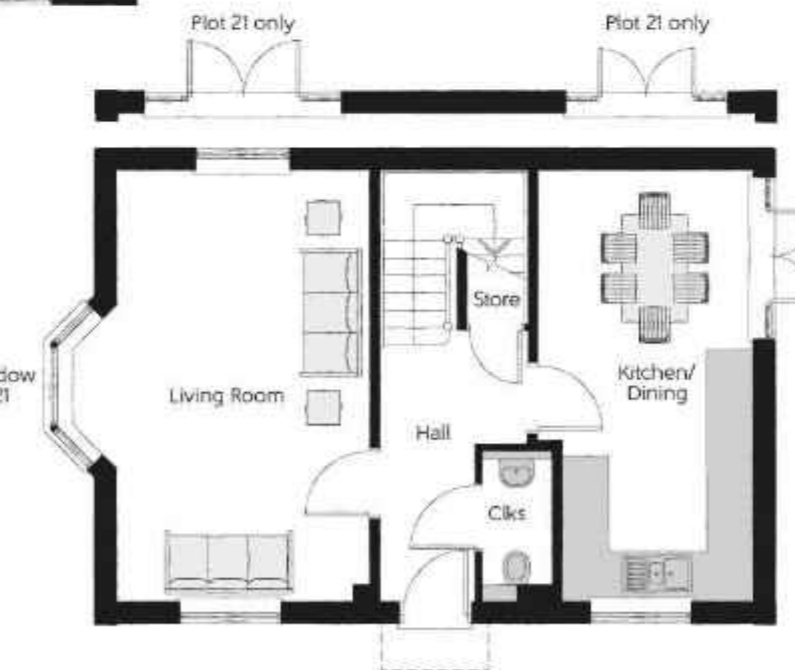


### First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 4.13m x 3.36m<br>(max) | 13'7" x 11'10"<br>(max) |
| Bedroom 1 En Suite | 2.45m x 1.43m          | 8'1" x 4'8"             |
| Bedroom 2          | 5.65m x 2.87m<br>(max) | 18'7" x 9'5"<br>(max)   |

### Ground Floor

|                |               |                |
|----------------|---------------|----------------|
| Kitchen/Dining | 6.12m x 4.85m | 20'1" x 15'11" |
| Living Room    | 5.65m x 3.30m | 18'7" x 10'10" |
| Cloakroom      | 1.97m x 0.91m | 6'6" x 3'0"    |



Cloaks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) - - - - Reduced Head Height

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# The Quilter

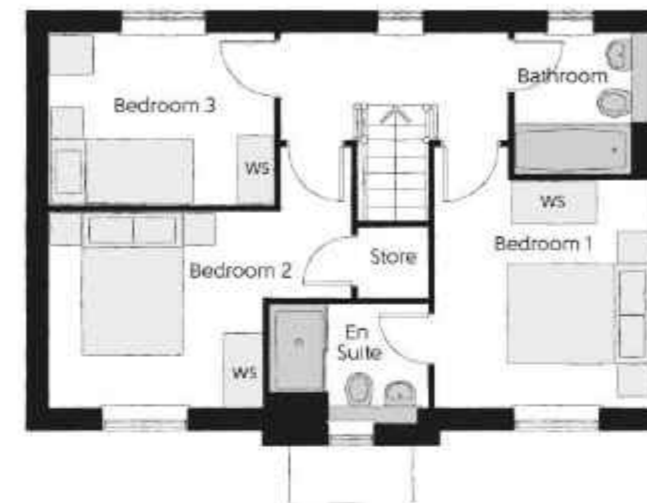
THREE BEDROOM HOME



Render version

## The Quilter

Three bedroom home



### First Floor

|                    |  |   |
|--------------------|--|---|
| Bedroom 1          | 3.58m x 3.02m<br><small>(max)</small>                      | 11'9" x 9'11"<br><small>(max)</small>                     |
| Bedroom 1 En Suite | 2.14m x 1.63m  | 7'0" x 5'4"   |
| Bedroom 2          | 4.18m x 2.68m<br><small>(max)</small> <small>(max)</small> | 13'8" x 8'9"<br><small>(max)</small> <small>(max)</small> |
| Bedroom 3          | 3.10m x 2.42m  | 10'2" x 7'11"   |
| Bathroom           | 1.98m x 1.91m  | 6'6" x 6'3"   |



### Ground Floor

|             |               |              |
|-------------|---------------|--------------|
| Kitchen     | 3.16m x 2.96m | 10'4" x 9'8" |
| Dining      | 2.96m x 2.03m | 9'8" x 6'8"  |
| Living Room | 5.19m x 2.96m | 17'0" x 9'8" |
| Utility     | 2.13m x 1.63m | 7'0" x 5'4"  |
| Cloakroom   | 1.53m x 1.07m | 5'0" x 3'6"  |

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

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# The Joiner

TWO BEDROOM HOME



The Joiner

Two bedroom home



## First Floor

|           |                        |                        |
|-----------|------------------------|------------------------|
| Bedroom 1 | 4.05m x 2.73m          | 13'3" x 8'11"          |
| Bedroom 2 | 4.05m x 2.40m<br>(max) | 13'3" x 7'10"<br>(max) |
| Bathroom  | 2.36m x 1.91m          | 7'9" x 6'3"            |



## Ground Floor

|                |                        |                         |
|----------------|------------------------|-------------------------|
| Kitchen/Dining | 4.05m x 3.38m<br>(max) | 13'3" x 11'1"<br>(max)  |
| Living Room    | 4.85m x 3.16m<br>(max) | 15'11" x 10'4"<br>(max) |
| Cloakroom      | 1.50m x 1.01m          | 4'10" x 3'4"            |

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

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# The Tailor

THREE BEDROOM HOME



## The Tailor

Three bedroom home



### First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 3.36m x 3.29m<br>(max) | 11'0" x 10'10"<br>(max) |
| Bedroom 1 En Suite | 2.43m x 1.40m          | 8'0" x 4'7"             |
| Bedroom 2          | 3.09m x 2.52m          | 10'2" x 8'3"            |
| Bedroom 3          | 2.17m x 2.04m          | 7'1" x 6'8"             |
| Bathroom           | 2.52m x 1.97m          | 8'3" x 6'5"             |



### Ground Floor

|                |                        |                          |
|----------------|------------------------|--------------------------|
| Kitchen/Dining | 4.78m x 3.45m<br>(max) | 15'8" x 11'4"<br>(max)   |
| Living Room    | 5.14m x 3.90m<br>(max) | 16'10" x 12'10"<br>(max) |
| Cloakroom      | 1.66m x 1.01m          | 5'5" x 3'4"              |

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

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THE ARTISAN COLLECTION

# The Tailor

THREE BEDROOM HOME



## The Tailor

Three bedroom home



### First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 3.36m x 3.29m<br>(max) | 11'0" x 10'10"<br>(max) |
| Bedroom 1 En Suite | 2.43m x 1.40m          | 8'0" x 4'7"             |
| Bedroom 2          | 3.09m x 2.52m          | 10'2" x 8'3"            |
| Bedroom 3          | 2.17m x 2.04m          | 7'1" x 6'8"             |
| Bathroom           | 2.52m x 1.97m          | 8'3" x 6'5"             |



### Ground Floor

|                |                        |                          |
|----------------|------------------------|--------------------------|
| Kitchen/Dining | 4.78m x 3.45m<br>(max) | 15'8" x 11'4"<br>(max)   |
| Living Room    | 5.14m x 3.90m<br>(max) | 16'10" x 12'10"<br>(max) |
| Cloakroom      | 1.66m x 1.01m          | 5'5" x 3'4"              |

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

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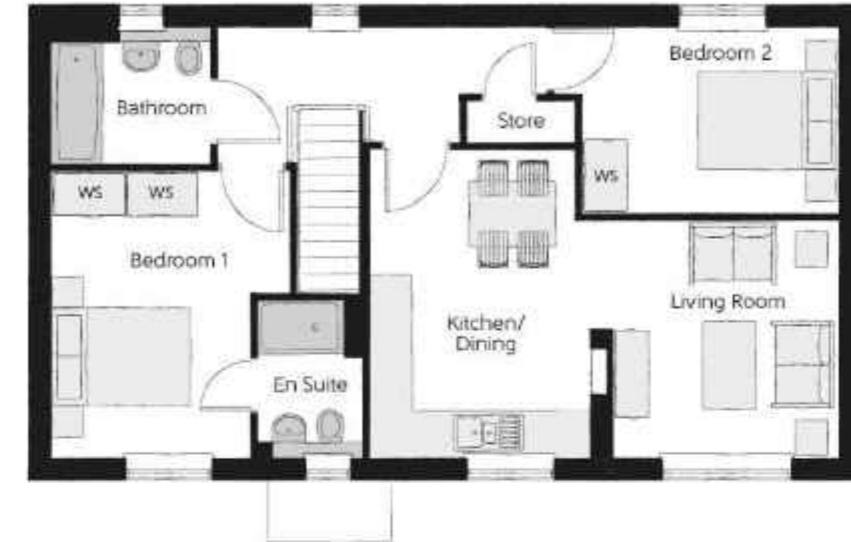
THE ARTISAN COLLECTION

# The Kerry

TWO BEDROOM COACH HOUSE

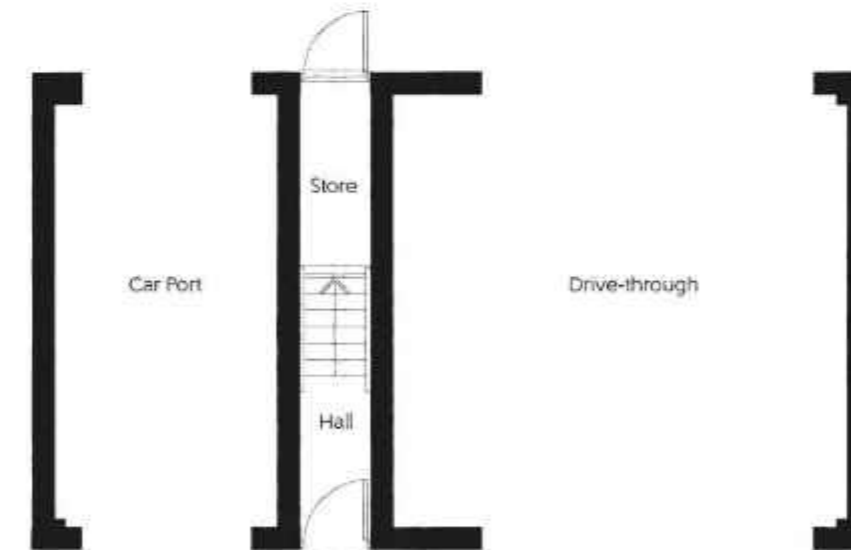
The Kerry

Two bedroom Coach House



First Floor

|                    |  |   |
|--------------------|--|---|
| Kitchen/Dining     | 4.28m x 3.08m<br><small>(max)</small> <small>(max)</small> | 14'0" x 10'1"<br><small>(max)</small> <small>(max)</small>  |
| Living Room        | 3.54m x 3.29m<br><small>(max)</small> <small>(max)</small> | 11'7" x 10'10"<br><small>(max)</small> <small>(max)</small> |
| Bedroom 1          | 3.98m x 3.31m<br><small>(max)</small> <small>(max)</small> | 13'1" x 10'0"<br><small>(max)</small> <small>(max)</small>  |
| Bedroom 1 En Suite | 2.20m x 1.46m  | 7'3" x 4'9"   |
| Bedroom 2          | 3.96m x 2.59m<br><small>(max)</small> <small>(max)</small> | 13'0" x 8'6"<br><small>(max)</small> <small>(max)</small>   |
| Bathroom           | 2.21m x 1.91m  | 7'5" x 6'3"   |



Ground Floor

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

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THE ARTISAN COLLECTION

# The Sculptor

FOUR BEDROOM HOME



## The Sculptor

Four bedroom home



### First Floor

|                    |                                       |                                      |
|--------------------|---------------------------------------|--------------------------------------|
| Bedroom 1          | 5.37m x 2.92m<br><small>(max)</small> | 17'7" x 9'7"<br><small>(max)</small> |
| Bedroom 1 En Suite | 2.25m x 1.64m                         | 7'5" x 5'5"                          |
| Bedroom 2          | 3.70m x 3.08m                         | 12'2" x 10'1"                        |
| Bedroom 3          | 2.92m x 2.71m                         | 9'7" x 8'11"                         |
| Bedroom 4          | 3.16m x 2.88m<br><small>(max)</small> | 10'4" x 9'5"<br><small>(max)</small> |
| Bathroom           | 2.20m x 1.98m                         | 7'3" x 6'6"                          |



### Ground Floor

|             |                                       |                                      |
|-------------|---------------------------------------|--------------------------------------|
| Kitchen     | 3.40m x 2.86m                         | 11'2" x 9'4"                         |
| Dining      | 2.86m x 2.69m                         | 9'4" x 8'10"                         |
| Living Room | 6.09m x 3.00m                         | 20'0" x 9'10"                        |
| Study       | 3.16m x 2.01m<br><small>(max)</small> | 10'4" x 6'7"<br><small>(max)</small> |
| Cloakroom   | 1.89m x 1.48m                         | 6'2" x 4'10"                         |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) - - - - Reduced Head Height

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THE ARTISAN COLLECTION

# The Turner

THREE BEDROOM HOME



## The Turner

Three bedroom home



### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 4.16m x 3.46m | 13'8" x 11'4" |
| Bedroom 1 En Suite | 1.96m x 1.48m | 6'5" x 4'10"  |
| Bedroom 2          | 3.49m x 2.15m | 11'5" x 7'1"  |
| Bedroom 3          | 3.51m x 2.43m | 11'6" x 7'11" |
| Bathroom           | 2.15m x 1.91m | 7'1" x 6'3"   |



### Ground Floor

|               |                        |                        |
|---------------|------------------------|------------------------|
| Kitchen       | 3.17m x 2.51m          | 10'5" x 8'3"           |
| Living/Dining | 5.73m x 4.67m<br>(max) | 18'9" x 15'4"<br>(max) |
| Cloakroom     | 1.96m x 0.94m          | 6'5" x 3'1"            |

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

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THE ARTISAN COLLECTION

# The Wainwright

FOUR BEDROOM HOME



## The Wainwright

Four bedroom home



### Second Floor

|           |                              |                              |
|-----------|------------------------------|------------------------------|
| Bedroom 2 | 3.83m x 3.53m<br>(max) (max) | 12'7" x 11'7"<br>(max) (max) |
| Bedroom 4 | 3.24m x 2.39m<br>(max) (max) | 10'8" x 7'10"<br>(max) (max) |
| Shower    | 2.19m x 2.12m                | 7'2" x 6'11"                 |

### First Floor

|                    |                              |                              |
|--------------------|------------------------------|------------------------------|
| Bedroom 1          | 4.67m x 3.55m<br>(max) (max) | 15'4" x 11'8"<br>(max) (max) |
| Bedroom 1 En Suite | 2.15m x 1.45m                | 7'1" x 4'9"                  |
| Bedroom 3          | 3.43m x 2.31m                | 11'3" x 7'7"                 |
| Bathroom           | 2.27m x 1.88m                | 7'5" x 6'2"                  |



### Ground Floor

|               |                              |                              |
|---------------|------------------------------|------------------------------|
| Kitchen       | 3.23m x 2.48m                | 10'7" x 8'2"                 |
| Living/Dining | 6.26m x 4.67m<br>(max) (max) | 20'7" x 15'4"<br>(max) (max) |
| Cloakroom     | 1.88m x 0.92m                | 6'2" x 3'0"                  |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window --- Reduced Head Height

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THE ARTISAN COLLECTION

# The Wainwright

FOUR BEDROOM HOME



Render version

## The Wainwright

Four bedroom home



### Second Floor

|           |   |   |
|-----------|---|---|
| Bedroom 2 | 3.83m x 3.53m<br><small>(max) (max)</small> | 12'7" x 11'7"<br><small>(max) (max)</small> |
| Bedroom 4 | 3.24m x 2.39m<br><small>(max) (max)</small> | 10'8" x 7'10"<br><small>(max) (max)</small> |
| Shower    | 2.19m x 2.12m                               | 7'2" x 6'11"                                |

### First Floor

|                    |   |   |
|--------------------|---|---|
| Bedroom 1          | 4.67m x 3.55m<br><small>(max) (max)</small> | 15'4" x 11'8"<br><small>(max) (max)</small> |
| Bedroom 1 En Suite | 2.15m x 1.45m                               | 7'1" x 4'9"                                 |
| Bedroom 3          | 3.43m x 2.31m                               | 11'3" x 7'7"                                |
| Bathroom           | 2.27m x 1.88m                               | 7'5" x 6'2"                                 |



### Ground Floor

|               |   |   |
|---------------|---|---|
| Kitchen       | 3.23m x 2.48m                               | 10'7" x 8'2"                                |
| Living/Dining | 6.26m x 4.67m<br><small>(max) (max)</small> | 20'7" x 15'4"<br><small>(max) (max)</small> |
| Cloakroom     | 1.88m x 0.92m                               | 6'2" x 3'0"                                 |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window --- Reduced Head Height

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THE ARTISAN COLLECTION

# The Chandler

THREE BEDROOM HOME



## The Chandler

Three bedroom home

Window to plots 35, 50, 53, 69, 70, 71, 86, 87, 92, 93, 101, 119, 126, 156 & 168



### First Floor

|                    |                                       |                                       |
|--------------------|---------------------------------------|---------------------------------------|
| Bedroom 1          | 3.40m x 3.02m                         | 11'2" x 9'11"                         |
| Bedroom 1 En Suite | 2.45m x 1.20m                         | 8'0" x 3'11"                          |
| Bedroom 2          | 3.50m x 3.40m<br><small>(max)</small> | 11'6" x 11'2"<br><small>(max)</small> |
| Bedroom 3          | 2.89m x 2.47m                         | 9'6" x 8'1"                           |
| Bathroom           | 1.97m x 1.96m                         | 6'5" x 6'5"                           |



### Ground Floor

|                |   |   |
|----------------|---|---|
| Kitchen/Dining | 5.46m x 3.05m                             | 17'11" x 10'0"                            |
| Living Room    | 5.36m x 3.22m<br><small>(inc bay)</small> | 17'7" x 10'7"<br><small>(inc bay)</small> |
| Cloakroom      | 1.90m x 0.95m                             | 6'3" x 3'1"                               |

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. CHCR300SD010



THE ARTISAN COLLECTION

# The Droimeann

THREE BEDROOM HOME



## The Droimeann

Three bedroom home

Attached on plots 59 & 65



### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 3.56m x 2.95m | 11'8" x 9'8"  |
| Bedroom 1 En Suite | 2.95m x 1.20m | 9'8" x 3'11"  |
| Bedroom 2          | 3.18m x 2.39m | 10'5" x 7'10" |
| Bedroom 3          | 3.18m x 2.37m | 10'5" x 7'9"  |
| Bathroom           | 1.92m x 1.90m | 6'4" x 6'3"   |

Attached on plots 59 & 65



### Ground Floor

|                |                        |                         |
|----------------|------------------------|-------------------------|
| Kitchen/Dining | 4.85m x 3.11m          | 15'11" x 10'3"          |
| Living Room    | 4.85m x 3.48m<br>(max) | 15'11" x 11'5"<br>(max) |
| Cloakroom      | 1.92m x 0.96m          | 6'4" x 3'2"             |

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.





THE ARTISAN COLLECTION

# The Franklin

TWO BEDROOM HOME



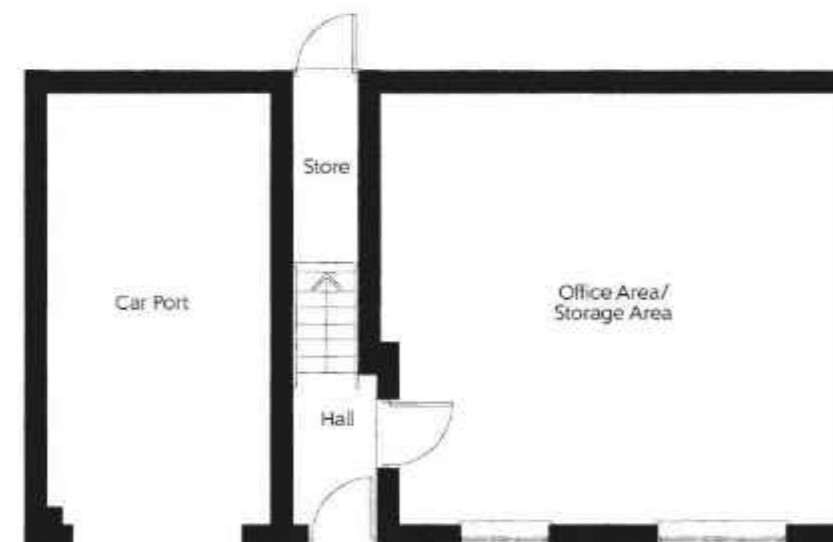
The Franklin

Two bedroom home



### First Floor

|                    |                                       |  |
|--------------------|---------------------------------------|--|
| Kitchen/Dining     | 4.28m x 3.08m<br><small>(max)</small> | 14'0" x 10'1"<br><small>(max)</small>  |
| Living Room        | 3.54m x 3.29m<br><small>(max)</small> | 11'7" x 10'10"<br><small>(max)</small> |
| Bedroom 1          | 3.98m x 3.31m<br><small>(max)</small> | 13'1" x 10'0"<br><small>(max)</small>  |
| Bedroom 1 En Suite | 2.20m x 1.46m                         | 7'3" x 4'9"                            |
| Bedroom 2          | 3.96m x 2.59m<br><small>(max)</small> | 13'0" x 8'6"<br><small>(max)</small>   |
| Bathroom           | 2.21m x 1.91m                         | 7'5" x 6'3"                            |



### Ground Floor

|        |                                       |                                       |
|--------|---------------------------------------|---------------------------------------|
| Office | 6.23m x 5.94m<br><small>(max)</small> | 20'5" x 19'6"<br><small>(max)</small> |
|--------|---------------------------------------|---------------------------------------|

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



THE ARTISAN COLLECTION

# The Thespian

THREE BEDROOM HOME



## The Thespian

Three bedroom home

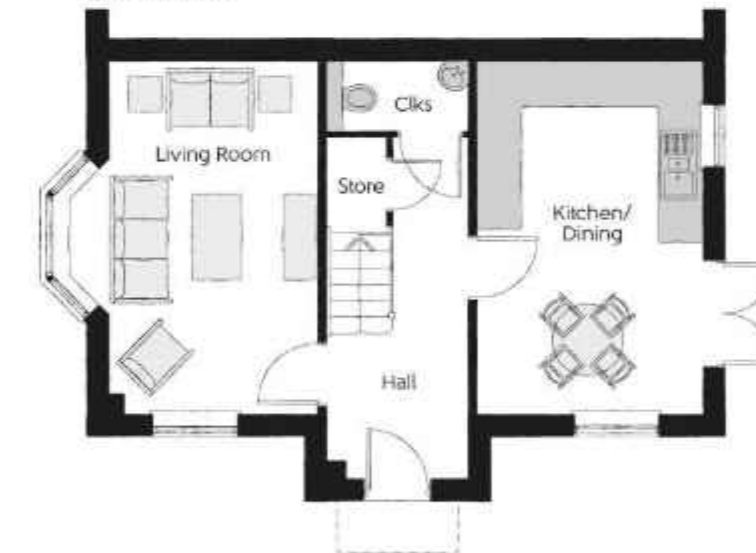
Attached for plots 52, 72, 118 & 127



### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 3.56m x 2.95m | 11'8" x 9'8"  |
| Bedroom 1 En Suite | 2.95m x 1.20m | 9'8" x 3'11"  |
| Bedroom 2          | 3.18m x 2.39m | 10'5" x 7'10" |
| Bedroom 3          | 3.18m x 2.37m | 10'5" x 7'9"  |
| Bathroom           | 1.92m x 1.90m | 6'4" x 6'3"   |

Attached for plots 52, 72, 118 & 127



### Ground Floor

|                |                        |                         |
|----------------|------------------------|-------------------------|
| Kitchen/Dining | 4.85m x 3.11m          | 15'11" x 10'3"          |
| Living Room    | 4.85m x 3.48m<br>(max) | 15'11" x 11'5"<br>(max) |
| Cloakroom      | 1.92m x 0.96m          | 6'4" x 3'2"             |

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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THE ARTISAN COLLECTION

# The Thespian

THREE BEDROOM HOME



Render version

Attached for plots 52, 72, 118 & 127



### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 3.56m x 2.95m | 11'8" x 9'8"  |
| Bedroom 1 En Suite | 2.95m x 1.20m | 9'8" x 3'11"  |
| Bedroom 2          | 3.18m x 2.39m | 10'5" x 7'10" |
| Bedroom 3          | 3.18m x 2.37m | 10'5" x 7'9"  |
| Bathroom           | 1.92m x 1.90m | 6'4" x 6'3"   |

Attached for plots 52, 72, 118 & 127



### Ground Floor

|                |                        |                         |
|----------------|------------------------|-------------------------|
| Kitchen/Dining | 4.85m x 3.11m          | 15'11" x 10'3"          |
| Living Room    | 4.85m x 3.48m<br>(max) | 15'11" x 11'5"<br>(max) |
| Cloakroom      | 1.92m x 0.96m          | 6'4" x 3'2"             |

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. THYB300ET01DDIF



THE  
ARTISAN  
COLLECTION

# The Moiled

THREE BEDROOM HOME



## The Moiled

Three bedroom home



### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 3.39m x 3.01m | 11'2" x 9'10" |
| Bedroom 1 En Suite | 2.40m x 1.19m | 7'11" x 3'11" |
| Bedroom 2          | 3.49m x 3.39m | 11'5" x 11'2" |
| Bedroom 3          | 3.03m x 2.45m | 9'11" x 8'0"  |
| Bathroom           | 1.96m x 1.95m | 6'5" x 6'5"   |



### Ground Floor

|                |               |                |
|----------------|---------------|----------------|
| Kitchen/Dining | 4.70m x 3.21m | 15'5" x 10'6"  |
| Living Room    | 5.45m x 3.04m | 17'10" x 10'0" |
| Cloakroom      | 1.94m x 0.94m | 6'4" x 3'1"    |

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

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THE  
ARTISAN  
COLLECTION

# The Dexter

THREE BEDROOM HOME



## The Dexter

Three bedroom home



### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 3.33m x 2.43m | 10'11" x 8'0" |
| Bedroom 1 En Suite | 2.42m x 1.44m | 8'0" x 4'9"   |
| Bedroom 2          | 3.42m x 2.56m | 11'3" x 8'5"  |
| Bedroom 3          | 2.47m x 2.21m | 8'1" x 7'3"   |
| Bathroom           | 2.33m x 1.73m | 7'8" x 5'8"   |



### Ground Floor

|                |               |                |
|----------------|---------------|----------------|
| Kitchen/Dining | 4.83m x 4.16m | 15'10" x 13'8" |
| Living Room    | 4.83m x 3.49m | 15'10" x 11'5" |
| Cloakroom      | 1.69m x 1.05m | 5'6" x 3'5"    |

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

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THE  
ARTISAN  
COLLECTION

# The Coppersmith

THREE BEDROOM HOME



## The Coppersmith

Three bedroom home



### First Floor

|                    |                                       |                                       |
|--------------------|---------------------------------------|---------------------------------------|
| Bedroom 1          | 4.12m x 3.26m<br><small>(max)</small> | 13'6" x 10'8"<br><small>(max)</small> |
| Bedroom 1 En Suite | 2.39m x 2.03m                         | 7'10" x 6'8"                          |
| Bedroom 2          | 3.46m x 2.55m                         | 11'4" x 8'4"                          |
| Bedroom 3          | 3.00m x 2.65m<br><small>(max)</small> | 9'10" x 8'8"<br><small>(max)</small>  |
| Bathroom           | 2.31m x 2.00m                         | 7'7" x 6'7"                           |



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.64m x 3.26m | 18'6" x 10'8" |
| Living Room    | 4.99m x 2.96m | 16'4" x 9'8"  |
| Cloakroom      | 1.82m x 1.45m | 6'0" x 4'9"   |

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

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THE  
ARTISAN  
COLLECTION

# The Nene

FOUR BEDROOM HOME



## The Nene

Four bedroom home

### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 3.99m x 3.27m | 13'1" x 10'9" |
| Bedroom 1 En Suite | 3.27m x 1.19m | 10'9" x 3'11" |
| Bedroom 2          | 3.58m x 3.08m | 11'9" x 10'1" |
| Bedroom 2 En Suite | 2.22m x 1.39m | 7'3" x 4'7"   |
| Bedroom 3          | 3.92m x 2.86m | 12'10" x 9'4" |
| Bedroom 4          | 2.90m x 2.22m | 9'6" x 7'3"   |
| Bathroom           | 3.08m x 2.01m | 10'1" x 6'7"  |



### Ground Floor

|                   |               |                |
|-------------------|---------------|----------------|
| Kitchen/Breakfast | 4.25m x 3.22m | 13'11" x 10'7" |
| Dining Room       | 3.61m x 3.13m | 11'10" x 10'3" |
| Family Room       | 3.22m x 2.55m | 10'7" x 8'4"   |
| Living Room       | 5.18m x 3.92m | 17'0" x 12'10" |
| Study             | 3.13m x 1.87m | 10'3" x 6'1"   |
| Cloakroom         | 1.86m x 0.94m | 6'1" x 3'1"    |



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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THE ARTISAN COLLECTION

# The Pargeter

FOUR BEDROOM HOME



## The Pargeter

Four bedroom home



First Floor

|                    |   |   |
|--------------------|---|---|
| Bedroom 1          | 3.99m x 3.66m<br><small>(max) (max)</small> | 13'1" x 12'0"<br><small>(max) (max)</small> |
| Bedroom 1 En Suite | 2.28m x 1.44m                               | 7'6" x 4'9"                                 |
| Bedroom 2          | 3.54m x 3.39m<br><small>(max)</small>       | 11'7" x 11'1"<br><small>(max)</small>       |
| Bedroom 3          | 3.39m x 2.91m<br><small>(max)</small>       | 11'1" x 9'6"<br><small>(max)</small>        |
| Bedroom 4          | 2.85m x 2.64m                               | 9'4" x 8'8"                                 |
| Bathroom           | 2.28m x 2.23m                               | 7'6" x 7'4"                                 |



Ground Floor

|             |   |   |
|-------------|---|---|
| Kitchen     | 3.60m x 3.04m                             | 11'10" x 10'0"                            |
| Dining Room | 4.39m x 3.50m<br><small>(inc bay)</small> | 14'5" x 11'6"<br><small>(inc bay)</small> |
| Living Room | 4.49m x 3.20m<br><small>(max)</small>     | 14'9" x 10'6"<br><small>(max)</small>     |
| Snug        | 2.12m x 2.05m                             | 7'0" x 6'9"                               |
| Utility     | 2.25m x 1.87m                             | 7'5" x 6'2"                               |
| Cloakroom   | 1.90m x 1.43m                             | 6'3" x 4'8"                               |

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

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01205-15/03/22





THE ARTISAN COLLECTION

# The Pargeter

FOUR BEDROOM HOME



Render version

## The Pargeter

Four bedroom home



First Floor

|                    |   |   |
|--------------------|---|---|
| Bedroom 1          | 3.99m x 3.66m<br><small>(max) (max)</small> | 13'1" x 12'0"<br><small>(max) (max)</small> |
| Bedroom 1 En Suite | 2.28m x 1.44m                               | 7'6" x 4'9"                                 |
| Bedroom 2          | 3.54m x 3.39m<br><small>(max)</small>       | 11'7" x 11'1"<br><small>(max)</small>       |
| Bedroom 3          | 3.39m x 2.91m<br><small>(max)</small>       | 11'1" x 9'6"<br><small>(max)</small>        |
| Bedroom 4          | 2.85m x 2.64m                               | 9'4" x 8'8"                                 |
| Bathroom           | 2.28m x 2.23m                               | 7'6" x 7'4"                                 |



Ground Floor

|             |   |   |
|-------------|---|---|
| Kitchen     | 3.60m x 3.04m                             | 11'10" x 10'0"                            |
| Dining      | 4.39m x 3.50m<br><small>(inc bay)</small> | 14'5" x 11'6"<br><small>(inc bay)</small> |
| Living Room | 4.49m x 3.20m<br><small>(max)</small>     | 14'9" x 10'6"<br><small>(max)</small>     |
| Snug        | 2.12m x 2.05m                             | 7'0" x 6'9"                               |
| Utility     | 2.25m x 1.87m                             | 7'5" x 6'2"                               |
| Cloakroom   | 1.90m x 1.43m                             | 6'3" x 4'8"                               |

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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01205-15/03/22



THE  
ARTISAN  
COLLECTION

# The Scrivener

FOUR BEDROOM HOME



## First Floor

|                    |                             |                            |
|--------------------|-----------------------------|----------------------------|
| Bedroom 1          | 4.59m x 2.96m<br>(inc. bay) | 15'1" x 9'9"<br>(inc. bay) |
| Bedroom 1 En Suite | 2.22m x 1.35m               | 7'4" x 4'5"                |
| Bedroom 2          | 3.46m x 3.03m<br>(max)      | 11'4" x 9'11"<br>(max)     |
| Bedroom 3          | 3.04m x 2.87m<br>(max)      | 9'11" x 9'5"<br>(max)      |
| Bedroom 4          | 3.17m x 2.38m               | 10'5" x 7'10"              |
| Bathroom           | 2.08m x 1.91m               | 6'10" x 6'3"               |



## Ground Floor

|               |                             |                             |
|---------------|-----------------------------|-----------------------------|
| Kitchen       | 3.34m x 3.20m               | 10'11" x 10'6"              |
| Family/Dining | 4.48m x 2.88m<br>(max)      | 14'8" x 9'6"<br>(max)       |
| Living Room   | 4.94m x 3.54m<br>(inc. bay) | 16'3" x 11'7"<br>(inc. bay) |
| Utility       | 1.84m x 1.71m               | 6'0" x 5'7"                 |
| Cloakroom     | 2.08m x 0.97m               | 6'10" x 3'2"                |

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

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THE ARTISAN COLLECTION

# The Luthier

FOUR BEDROOM HOME



## The Luthier

Four bedroom home



### First Floor

|                    |   |  |
|--------------------|---|--|
| Bedroom 1          | 4.21m x 3.38m                               | 13'10" x 11'1"                               |
| Bedroom 1 En Suite | 2.03m x 1.55m                               | 6'8" x 5'1"                                  |
| Bedroom 2          | 3.96m x 3.74m<br><small>(max) (max)</small> | 13'0" x 12'3"<br><small>(max) (max)</small>  |
| Bedroom 3          | 3.62m x 2.70m<br><small>(max) (max)</small> | 11'10" x 8'10"<br><small>(max) (max)</small> |
| Bedroom 4          | 3.37m x 3.31m<br><small>(max) (max)</small> | 11'0" x 10'10"<br><small>(max) (max)</small> |
| Bathroom           | 2.15m x 2.08m                               | 7'1" x 6'10"                                 |



### Ground Floor

|               |               |                |
|---------------|---------------|----------------|
| Kitchen       | 2.92m x 2.88m | 9'7" x 9'5"    |
| Family/Dining | 5.48m x 3.37m | 18'0" x 11'1"  |
| Living Room   | 4.14m x 3.32m | 13'7" x 10'11" |
| Study         | 2.73m x 2.30m | 8'11" x 7'7"   |
| Cloakroom     | 2.20m x 1.85m | 7'3" x 6'1"    |

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

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THE  
ARTISAN  
COLLECTION

# The Arkwright

FOUR BEDROOM HOME



## The Arkwright

Four bedroom home



### First Floor

|                    |                        |                      |
|--------------------|------------------------|----------------------|
| Bedroom 1          | 4.92m x 3.39m          | 16'2" x 11'1"        |
| Bedroom 1 En Suite | 2.24m x 2.23m          | 7'4" x 7'4"          |
| Bedroom 2          | 3.89m x 3.30m          | 12'9" x 10'10"       |
| Bedroom 3          | 3.91m x 2.55m          | 12'10" x 8'4"        |
| Bedroom 4          | 2.77m x 2.71m          | 9'1" x 8'11"         |
| Bathroom           | 2.77m x 2.15m<br>(max) | 9'1" x 7'1"<br>(max) |



### Ground Floor

|               |                              |                               |
|---------------|------------------------------|-------------------------------|
| Kitchen       | 3.70m x 3.06m<br>(max) (max) | 12'2" x 10'11"<br>(max) (max) |
| Family/Dining | 4.63m x 3.35m                | 15'2" x 11'0"                 |
| Living Room   | 5.40m x 3.39m                | 17'9" x 11'1"                 |
| Study         | 2.60m x 2.55m                | 8'6" x 8'4"                   |
| Utility       | 2.25m x 1.90m                | 7'5" x 6'3"                   |
| Cloakroom     | 1.82m x 1.45m                | 6'0" x 4'9"                   |

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. ARCB300SD01D.



THE ARTISAN COLLECTION

# The Charolais

FOUR BEDROOM HOME



## The Charolais

Four bedroom home



First Floor

|                    |   |   |
|--------------------|---|---|
| Bedroom 1          | 3.99m x 3.66m<br><small>(max) (max)</small> | 13'1" x 12'0"<br><small>(max) (max)</small> |
| Bedroom 1 En Suite | 2.28m x 1.44m                               | 7'6" x 4'9"                                 |
| Bedroom 2          | 3.54m x 3.39m<br><small>(max)</small>       | 11'7" x 11'1"<br><small>(max)</small>       |
| Bedroom 3          | 3.39m x 2.91m<br><small>(max)</small>       | 11'1" x 9'6"<br><small>(max)</small>        |
| Bedroom 4          | 2.85m x 2.64m                               | 9'4" x 8'8"                                 |
| Bathroom           | 2.28m x 2.23m                               | 7'6" x 7'4"                                 |



Window variation to plot 105 only

Ground Floor

|                       |                                       |                                       |
|-----------------------|---------------------------------------|---------------------------------------|
| Kitchen/Dining/Family | 6.52m x 3.58m                         | 21'5" x 11'9"                         |
| Living Room           | 4.49m x 3.20m<br><small>(max)</small> | 14'9" x 10'6"<br><small>(max)</small> |
| Snug                  | 2.12m x 2.05m                         | 7'0" x 6'9"                           |
| Utility               | 2.25m x 1.87m                         | 7'5" x 6'2"                           |
| Cloakroom             | 1.90m x 1.43m                         | 6'3" x 4'8"                           |

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

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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THE  
ARTISAN  
COLLECTION

# Specification



## Make your new home as individual as you are with Additions



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 fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

#### 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
- Shaver socket
- Recessed lighting
- BT 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.



|                           |   | 1 & 2 Bedroom Homes   | 3 Bedroom Homes | 4 Bedroom Homes |   |
|---------------------------|---|---|-----------------|-----------------|---|
| FINISHERS                 | 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                                   | •               | •               | • |
|                           |   | White Gloss 120x14 MDF Grooved & Chamfered                                  | •               | •               | • |
|                           | Architrave  | White Gloss 69x18 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 Eaton Single Bowl SS Sink & Aquamano Tap (inc Sink Liner)           | •               | •               | • |
|                           |   | Leisure Eaton Bowl & Half SS Sink & Aquamano Tap (inc Sink Liner)           | •               | •               | • |
|                           |   | Leisure Albion Bowl & Half SS Sink & Aquamano Tap (inc Sink Liner)          | •               | •               | • |
|                           | Utility Sink                                      | Leisure Eaton Single Bowl SS Sink & Aquamano Tap (inc Sink Liner)           | •               | •               | • |
|                           |   | Leisure Albion Single Bowl SS Sink & Aquamano Tap (inc Sink Liner)          | •               | •               | • |
|                           | Appliances Oven                                   | Zanussi Single Oven ZOHHE2X2  | •               | •               | • |
|                           |   | Zanussi Single Oven ZOHNX3X1  | •               | •               | • |
|                           | Appliances Hob                                    | Zanussi 4 Burner Gas Hob ZGIN640X & SS Splashback                           | •               | •               | • |
|                           | Zanussi 4 Burner Gas Hob ZGIN642X & 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 ZBB2841SV            | •   | •               | •               |   |
|                           | 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 & 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, Box Edge Brushed Trim | •               | •               | • |
|                           |   | 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 & PL1 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 MINIMAL Single Thermostatic Shower ^^                                  | •               | •               | • |
|                           | Mira MINIMAL Single 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 & PL1 Flush Plate †††               | •               | •               | • |
|                     | En Suite - Basin  | Roca DEBBA 450 WHB with Full Pedestal                                    | •               | •               | • |
|                     |   | Roca DEBBA 550 WHB with Semi Pedestal                                    | •               | •               | • |
| MECHANICAL          | 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 MINIMAL Single 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 †† | •  | •               | •               |   |
| ELECTRICS           | 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   | Steirad Compact Steel Panel Radiators with Grilles                       | •               | •               | • |
| EXTERNALS & MISC    | Towel Warmers   | Flat Chrome to Bathroom & En-Suite 1 Only                                | •               | •               | • |
|                     | Ventilation   | Window Trickle Ventilators with Mechanical Extract Fans (system 1)       | •               | •               | • |
|                     | Home Working  | Dedicated Power, USB & Data points                                       | •               | •               | • |
|                     | Safety - Heat   | Heat Detector DET ---  | •               | •               | • |
|                     | Safety - Fire   | Optical Smoke Detectors LD2 D2 DET                                       | •               | •               | • |
| EXTERNALS & MISC    | 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)              | •               | •               | • |
|                     | 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            | •               | •               | • |
|                     | Broadband   | Ultrafast Fibre Connectivity Open Fibre Network †††                      | •               | •               | • |
| Build Method        | Masonry #   | •  | •               | •               |   |
| Maintenance         | External Tap  | •  | •               | •               |   |
| Number Plaque       | Artisan Number Plaque   | •  | •               | •               |   |
| Footpath & Patio    | Buff PCC Flags 450x450x32's   | •  | •               | •               |   |
| Garages             | Light & Power Point to Incurtilage Garages #                          | •  | •               | •               |   |
| Drives              | Bitmac Black ^^^  | •  | •               | •               |   |
| Landscaping - Front | Medallion Turf & Landscape Planting ##                                | •  | •               | •               |   |
| Landscaping - Rear  | Rotivated 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

††† consult with sales executive for specific development details

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

‡‡ housetype dependent

‡‡‡ inc soft close mechanism seat

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

^^ 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

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.