Specification

THE ARTISAN COLLECTION

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

Bellway

Category	Item	Specification	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete GF ; Chipboard FF	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	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	●	●	●
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options ^^	●	●	
		Bellway Band C options ^^			●
	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 ZOB343X	●	●	
		Zanussi Single Oven ZOB35471XK			●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	●	●	
		Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback			●
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	●	●	●
	Appliances Extractor (Island)	Cooker Hood Extractor LFI519X ††			●
	Appliances Microwave	Zanussi Microwave ZKK47901XK			●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	
		Zanussi 70/30 Fridge Freezer ZBB28441SV			●
	Appliance Dishwasher	Removeable Unit **	●	●	
		Zanussi Dishwasher ZDT21006FA			●
	Appliance Washing Machine	Washing Machine Space Only	●	●	●
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, Flat Edge White Trim	●	●	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat 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 MALAGA 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 ††	●	●	●

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
WET ROOMS	Bathroom - Shower	Mira RELATE EV Thermostatic Shower ‡	●	●	
		Mira RELATE EV Thermostatic Shower ^^^			●
	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 †††	●	●	●
	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 Flat Edged White Trim †	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †			●
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler	●	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder			●
	Controls	Dual Zoned 3 way Heating Programmer	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom Only			●
	Ventilation	Window Trickle Ventilatiors with Mechanical Extract Fans (system 1)	●	●	●
ELECTRICS	Safety - Fire	Optical Smoke Detector LD3 D2 DET	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	USB Locations	Kitchen, Lounge & Bed 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights Warm White	●	●	
		Polished Chrome Recessed Spot Lights Warm White			●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights Cool White	●	●	
		Polished Chrome Recessed Spot Lights Cool White			●
	Lighting - External	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 - Voice	Telephone Point to Lounge	●	●	●
	Communications - Data	Cat 6 Network Point to Lounge, Family, Bed 1 & Study	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Lounge	●	●	●
	Broadband	Ultrafast Fibre Connectivity	●	●	●
EXTERNALS & MISC	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	Medalion Turf & Landscape Planting ^	●	●	●
	Landscaping - Rear	Rotovated Topsoil	●	●	●

* full height around bath where shower provided as standard

** at build stage

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

† full height to shower enclosure

†† housetype dependent

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

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

‡‡ plot dependent

‡‡‡ plot specific, refer site layout

^ refer site landscape layout

^^ soft close mechanism to doors & drawers

^^^ where provision of shower tray allows

10 year NHBC warranty

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 dishwasher
~ Integrated or freestanding washing machine
~ Upgrade to composite worktops
~ Double oven
~ Upgrade hob
~ Integrated microwave (on selected plots)

Flooring:
~ Choose from carpets or Spacia

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.