



THE
ARTISAN
COLLECTION

Houses Specification



St James' Park (South)
Off St James' Way
Bishop's Stortford
Sat Nav: CM23 4AS
What3Words: hotel.cherry.shared
Telephone: 01279 704 443
bellway.co.uk

Bellway

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	Entrance Doors	GRP Insulated Door - Secured by Design	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●
		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	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 Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	●		
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Single Bowl SS Sink & Aquamono 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 Microwave ZVENM6X1			●
Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZBB28441SV	●	●		
	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, Flat Edge Chrome Trim	●	●	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat 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 MINIMAL EV Thermostatic Shower †††	●	●	
		Mira MINIMAL EV Thermostatic Shower ###			●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim ** ††	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat 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			●	

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WET ROOMS	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 EV Thermostatic Shower †††	●	●	●
	En Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim ††	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††			●	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	
		Ideal LOGIC Boiler & ThermaQ 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 Only	●	●	
		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 Alarm DET ~	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	
		Optical Smoke Detector LD3 D3 APP			●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
	Lighting - Kitchen Under Unit	Slimline Tri-Light		●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Voice	Telephone Point to Living Room	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●	
EXTERNALS & MISC	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff PCC Flags 450x450x32's	●	●	●
	Garages	Light & Power 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 on 4 & 5 Bedroom Homes ONLY

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

^ plot dependent

^^ plot specific, refer site layout

^^^ refer site landscape layout

semi recessed basin if AD M4(ii) applicable

soft close mechanism to doors & drawers

where provision of shower tray allows

~ where shown on layouts

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

- Upgrade kitchen cabinets
- Integrated or freestanding washing machine or washer/dryer
- Integrated dishwasher
- Upgrade to stone worktops
- Induction hob
- Wine cooler
- Appliance pack upgrades

Flooring

- Carpets
- Tiles
- Amtico

Tiling

- Full and half height tiling

Plumbing

- Heated towel rail

Security

- Intruder alarms

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Downlighting
- Data and TV points
- Media plates

Miscellaneous

- Turf
- Wardrobes
- Patio upgrades
- Bathroom mirrors
- Bathroom mirrored cabinets
- Soft close toilet seat
- Upgrade showers to bathroom and en suite
- Personnel door to garage
- Electrical vehicle charging point

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.

