

Specification













		1& 2 Bed	3 Bedro	4 Bedra	5 Bedro
oft Hatch	Loft Hatch - Hinged Drop Down * †	•	•	•	•
Intrance 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 Chamlered Newels	•	•	•	
10110110010	Oak Slop Chamlered Newels		_		•
laval Cana	White Gloss Flat Top Newel Caps		-		
Newel Caps		•	•	•	
	Oak Flat Top Newel Caps			-	•
landrail	White Gloss I leavy Duty I landrail	•	•	•	
	Oak Heavy Duty Handrail				•
kirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•		
	White Gloss 120x14 MDF Grooved & Chamfered			•	•
rchitrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•	•
nternal Doors	White Pre Finished Vertical Panel Internal Doors	•	•	•	•
ronmongery	Chrome SR100 Door Furniture	•	•	•	- 3
oongery	Chrome SR700 Door Furniture	-	_	_	_
Vardrobas					•
Vardrobes	Sliding Fitted Wardrobes to Bed 1				•
rontals	Bellway Band B options ##	•	•		
-	Bellway Band C options ##			•	
				•	
	Bellway Band D options ##				•
Carcass	Premium Grade 18mm thk White / Colour Matched Carcass	•	٠	•	•
Inits	Frontal Matching Table Ends	•	•		
	Unit Framing			•	•
Vorktops	40mm Square Edge Worktops with upstand	•	•	•	•
Citchen Sink	Leisure Faton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•			
	Leisure Ealon Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		•		
	Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			•	
	Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		-		•
Hills Cial			_		•
Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		•		
	Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			•	
	Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)				•
Appliances Oven	Zanussi Single Oven ZOHHF2X2	•	•		
	Zanussi Single Oven ZOHNX3XI			•	
	A E G Single Oven BPK556220M				•
Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	•	•		
Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			•	
				•	
	A E G 5 Burner Gas Hob HGB75420YM & SS Spashback				•
Appliances Extractor Appliances Microwave	Cooker Hood Extractor LFC316X	•	•	•	
	A E G Cooker Hood Extractor DKB4950M				•
	Zanussi Microwave ZVENM6X1			•	
_	A E G Microwave KMK525800M †				•
appliances Fridge Freezer	Fridge Freezer Space Only	•			
	Zanussi 70/30 Fridge Freezer ZNLN18FS1			•	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1 (2no)				•
ppliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	•	•		
ppilarice Distinastici	Zanussi Dishwasher ZDLN1511	<u> </u>			
Appliance Machine Machine				•	•
ppliance Washing Machine	Washing Machine Space Only (Inc Feed & Waste)	•	•	•	•
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				_
	**************************************	•	•	•	•
loaks - 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			•	•
athroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ##	•	•	•	•
athroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	•	•		
	Roca DEBBA 550 WHB with Semi Pedestal #			•	•
athroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	÷	•	-	
viii vidamare	Bristan SAIL Chrome Bath & Basin Mixer Taps	_			-
Jathraam Charres Trees				•	•
Sathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	•	•	•	•
Sathroom - Shower	Mira MINIMAL EV Thermostatic Shower 111	•	•		
	Mira MINIMAL EV Thermostatic Shower ###				

Bathroom - Tiling M2 Height Tiling (Band 2) to Wet Walls with Fiat Edged Chrome From ** 1				1& 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
En-Suite - WC Roca DEBBA MC with Concessed Cisters & PL2 Flush Plate 11 Roca DEBBA SSO WHB with Full Pedestal Roca DEBBA SSO WHB with Semi Pedestal Roca DEBBA SSO WHB with Semi Pedestal En-Suite - Bash Roca DEBBA SSO WHB with Semi Pedestal En-Suite - Bash Roca DEBBA SSO WHB with Semi Pedestal En-Suite - Bash Roca DEBBA SSO WHB with Semi Pedestal En-Suite - Bassware Bristan PISA Chrome Bath & Basin Mover Taps Bristan Mover Taps Bristan PISA Chrome Bath & Basin Mover Taps En-Suite - Shower Tray Mira HLIGH LOW Shower Iray with Mira LELVAL Enclosure 1 En-Suite - Shower Mira MINIMAL EVI Thermostalic Shower En-Suite - Shower Iray Mira MINIMAL ERD Thermostalic Shower En-Suite - Tiling IV Peleight Tiling (Band 2) to Wet Walls with Flat Edged Chrome Irim ** L'2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Irim ** L'2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Irim ** Dela LOCIC Combination Boiler (CD) Ideal LOCIC Sciler & ThermaQ Evocyl HW Cylinder (HON) Controls Dual Zoned 3 way Healing Programmer & Room Thermostal Cb Dual Zoned 3 way Healing Programmer & Room Thermostal Cb Dual Zoned 3 way Healing Programmer & Room Thermostal HON Radiators Towel Warmers Flat Chrome to Bathroom Only Elat Chrome to Bathroom Only Window Incide Ventifications with Mechanical Extract Fans (system I) Home Working Dedicated Power, USB & Data points Safety - Flied Safety - Flied Safety - Flied Safety - Carbon Freeblitz FHCO. BH Carbon Monoxide Detector Problets Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Fire Opti		Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim ** ††	•	•		
En-Sulte - Basin Roca DEBBA 450 WHB with Full Pedestal Roca DEBBA 550 WHB with Semi Pedestal Roca OSLO Actylic Bash R Rigid Bash Panel 1 En-Sulte - Bash Roca OSLO Actylic Bash R Rigid Bash Panel 2 En-Sulte - Brassware Bristan PSA Chrome Bash & Basin Mixer Taps Bristan SAIL Chrome Bash & Basin Mixer Taps Boiler Bristan SAIL Chrome Bash & Basin Mixer Taps Boiler Bristan SAIL Chrome Bash & Basin Mixer Taps Boiler Bristan SAIL Chrome Bash & Basin Mixer Taps Boiler Bristan SAIL Chrome Bash Mixer Bash Sailer Bristan SAIL Chrome Bash Sailer Chrome Ba						•	•
Roca DEBBA 550 WHB with Semi Pedestal En-Sulte - Bath Roca OSLO Acrylic Bath & Raigh Bath Panel ‡ En-Sulte - Brassware Bristan PSAL Chrome Bath & Basin Mover Taps Bristan SALL Chrome Bath & Basin Mover Taps En-Sulte - Shower Tray Mira HICHGH Low Shower Iray with Mira ELEVAH'E Enclosure ‡ En-Sulte - Shower Mira MINIMAL ERD Thermostalic Shower En-Sulte - Tilling I/2 Height Tilling (Band 2) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 2) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 2) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 2) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling (Band 3) to Wet Walls with Fial Edged Chrome Irim I/2 Height Tilling Beach I/2 Height Tilling Beach I/2 Height Tilling I/2 Height			25.00	•	•	•	•
En-Suite - Bath Roca OSLO Acrylic Bath & Rigid Bath Panel ‡ En-Suite - Brassware Bristan PISA Chrome Bath & Basin Mover Taps Bristan PISA Chrome Pisa Mira MINIAMAL EVI Thermodalic Shower 117 Bristan PISA Chrome Bath Pisa Mira MINIAMAL EVI Thermodalic Shower 117 Bristan PISA Chrome Bath Pisa Mira MINIAMAL EVI Thermodalic Shower 117 Bristan PISA Chrome Bath Pisa Mira MINIAMAL EVI Thermodalic Shower 117 Bristan PISA Chrome Bath Pisa Mira Mira Mira Mira Mira Mira Mira Mir		En-Suite - Basin		•	•		
En-Suite - Shower Mira MiniMAL ERD Thermostalic Shower 111 Mira MiniMAL ERD Thermostalic Shower 111 Mira MiniMAL ERD Thermostalic Shower 111 Mira MiniMAL ERD Thermostalic Shower 112 Mira MiniMAL ERD Thermostal Shower 112 Minima MiniMAL ERD Thermostal Shower 112 Minima Minim	ξ					•	•
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En-Suite - Tilling		En-Suite - Shower	Mira MINIMAL EV Thermostatic Shower †††	•	•	•	
Boiler Ideal LOCIC Combination Boiler (Cb)							•
Boiler Ideal LOGIC Combination Boiler (Cb) Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) Controls Dual Zoned 3 way Heating Programmer & Room Thermostal Cb Dual Zoned 3 way Heating Programmer & Room Thermostal HOb Radiators Sterland Compact Steel Panel Radiators with Grilles Towel Warmers Flat Chrome to Bathroom Only Flat Chrome to Bathroom Only Flat Chrome to Bathroom Sen-Suite 1 Only Ventilation Window Incide Ventilations with Mechanical Extract Fans (system 1) Home Working Dedicated Power, USB & Data points Safety - Heat Heat Alarm DET — Safety - Fire Optical Smoke Detector LD3 D2 DET Safety - Carbon Firebiltz FHCO-BH Carbon Monoxide Detector Consumer Unit Wylex Consumer Unit Wylex 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 - Rothor Hold High Output Iri-Light Lighting - Ritchen Under Unit High Output Iri-Light Lighting - Rathroom & En-Suites White Recessed Spot Lights Folished Chrome Recessed Spot Lights Lighting - External External Light Clifton Brushed Steel Up/Down (Front & Rear) Communications - TV Ty Point to Living Room, Family, Bedroom 1 & Study Communications - Osta Caf & Network Point to Living Room Communications - Statellite Dual Connection Satellite Points to Living Room Communications - Statellite Dual Connection Satellite Points to Living Room Communications - Statellite Dual Connection Satellite Points to Living Room		En-Suite - Tiling		•	•		
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Landscaping - Front Medalion Turf & Landscape Planting ^^^ • • •		272.253					•
Landscaping - Rear Rotovaled Topsoil ^^^	4		AND THE PROPERTY OF THE PROPER	7/2			•

^{*} fire rated as necessary



^{**} full height to shower enclosure

^{***} at build stage

[†] where layout allows

^{††} full height around bath where shower provided as standard

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

[‡] houselype 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:



Kitchons

- 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



