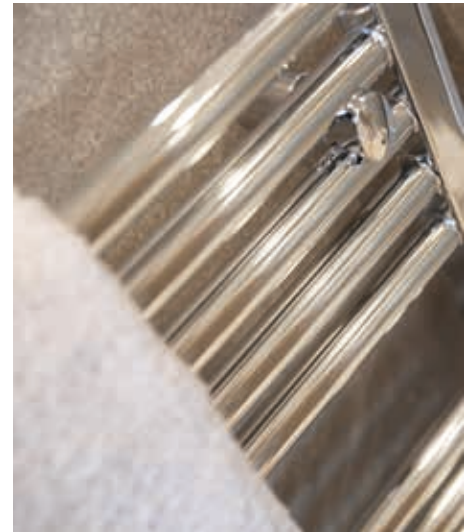


Specification



		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down * †	•	•	•	•
	Entrance Doors	GRP Insulated Door - Secured by Design	•	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•	•
	Floors	Vinyl Flooring to Kitchen, Ceramic Tiled Tiled to Wet Rooms Only - Band 2	•	•	•	•
	Window Cills	White Satin MDF	•	•	•	•
	Stairs	Timber Stair - White Satin MDF Strings	•	•	•	•
	Balusters	White Satin Stop Chamfered Balusters	•	•	•	•
	Newel Posts	White Satin Stop Chamfered Newels	•	•	•	•
		Oak Stop Chamfered Newels				•
	Newel Caps	White Satin Flat Top Newel Caps	•	•	•	•
		Oak Flat Top Newel Caps				•
	Handrail	White Satin Heavy Duty Handrail	•	•	•	•
		Oak Heavy Duty Handrail				•
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	•	•	•	•
		White Satin 120x14 MDF Grooved & Chamfered				•
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	•	•	•	•
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•	•	•	
	Chrome SR200 Door Furniture				•	
Wardrobes	Sliding Fitted Wardrobes to Bed 1	•	•	•	•	
KITCHEN	Frontals	Bellway Band B options #	•	•	•	•
		Bellway Band C options #				•
		Bellway Band D options #				•
	Carcass	Premium Grade 18mm Thk Colour Matched Carcass	•	•	•	•
	Units	Frontal Matching Table Ends	•	•	•	•
		Unit Framing				•
	Worktops	40mm Square Edge Worktops with upstand	•	•	•	•
		Silestone 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)			•	•
		Leisure Seattle 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)				•
		Leisure Seattle Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)				•
	Appliances Oven	Zanussi Single Oven ZOB343X	•	•	•	•
		A E G Single Oven BPK642020M				•
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	•	•	•	•
		A E G 4 Burner Gas Hob HG654550SY & SS Splashback				•
		A E G 5 Burner Gas Hob HG755450SY & SS Splashback				•
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•	•	•
		A E G Cooker Hood Extractor DKB4650M				•
		A E G Cooker Hood Extractor DKB4950M				•
	Appliances Microwave	Zanussi Microwave ZKK47901XK				•
	A E G Microwave KMK721000M				•	
Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZBB284415V	•	•	•	•	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1				•	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1 (2no)				•	
Appliance Dishwasher	Zanussi Dishwasher ZSLN1211	•	•	•	•	
	Zanussi Dishwasher ZD121006FA				•	
	Zanussi Dishwasher ZDLN1511				•	
Appliance Washing Machine	Zanussi Washing Machine Z712W4381	•	•	•	•	
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 White 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 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 †††				•	

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
WET ROOMS	Bathroom - Shower	Over Bath 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 & PL2 Flush Plate ††	•	•	•	•
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal				•
	En-Suite - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel †††				•
	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 ***	•	•	•	•	
	Mira RELATE ERD 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 (Cb)	•	•	•	•
		Ideal LOGIC Boiler & ThermoQ Evoqyl HW Cylinder (HOb)				•
	Controls	Dual Zoned 3 way Heating Programmer	•	•	•	•
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	•
	Towel Warmers	Flat Chrome to Bathroom Only	•	•	•	•
		Flat Chrome to Bathroom & En-Suite 1 Only				•
		Flat Chrome to Bathroom & En-Suite 1 Only (electric)				•
Ventilation	Window Trickle Ventilations with Mechanical Extract Fans (system 1)	•	•	•	•	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	•	•	•	•
	Safety - Heat	Heat Alarm DET ###	•	•	•	•
	Safety - Fire	Optical Smoke Detector LD3 D2 DET	•	•	•	•
	Safety - Carbon	Honeywell XC70 Carbon Monoxide Detector	•	•	•	•
	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 Under Unit	Designer Square Light				•
	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 ancillary Garages ^	•	•	•	•
	Drives	Bitmac Black †††	•	•	•	•
	Landscaping - Front	Medalion Turf & Landscape Planting ^^	•	•	•	•
Landscaping - Rear	Rotovated Topsoil ^^	•	•	•	•	
	Medalion Turf ^^				•	

* fire rated as necessary
 ** full height around bath where shower provided as standard
 *** flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
 † where layout allows
 †† full height to shower enclosure
 ††† house type dependent
 † inc MIRA bath screen 11863 004
 †† inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
 ††† 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

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.

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 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

- 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.

