

|                           |   | 3 Bedroom Homes   | 4 Bedroom Homes           |
|---------------------------|---|---|---------------------------|
| <b>FINISHES</b>           | 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   | ● ●                       |
|                           | <b>KITCHEN</b>                                  | 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                                      | ● ●                       |
|                           |   | 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 ZOHNX3X1  | ● ●                       |
| Appliances Hob            |   | Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback                         | ● ●                       |
|                           |   | Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback                           | ● ●                       |
| Appliances Extractor      |   | Zanussi Cooker Hood Extractor ZHC60156X                                     | ● ●                       |
| Appliances Microwave      |   | Zanussi Microwave ZKK47901XK  | ● ●                       |
| Appliances Fridge Freezer |   | Fridge Freezer Space Only   | ● ●                       |
|                           | Zanussi 70/30 Fridge Freezer ZNLN18F51          | ● ●   |                           |
| Appliance Dishwasher      | Removeable Unit 600 (inc Feed & Waste) ***      | ● ●   |                           |
|                           | Zanussi Dishwasher ZDLN1511                     | ● ●   |                           |
| Appliance Washing Machine | Washing Machine Space Only (inc Feed & Waste)   | ● ●   |                           |
| <b>WET ROOMS</b>          | 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 †                   | ● ●                       |
| Bathroom - Shower         | Over Bath Mira RELATE EV Thermostatic Shower †† | ● ●   |                           |

|                             |  |   |     |
|-----------------------------|--|---|-----|
| <b>WET ROOMS</b>            | 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 - 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 †† | ● ●   |     |
| <b>MECHANICAL</b>           | Boiler   | Ideal LOGIC Combination Boiler (Cb)                                       | ● ● |
|                             |  | Ideal LOGIC Boiler & ThermaQ Evocyl 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  | ● ● |
|                             | Ventilation  | Window Trickle Ventilators with Mechanical Extract Fans (system 1)        | ● ● |
| <b>ELECTRICS</b>            | Home Working   | Dedicated Power, USB & Data points  | ● ● |
|                             | Safety - Fire  | Optical Smoke Detector LD3 D2 DET   | ● ● |
|                             | Safety - Carbon  | Honeywell XC70 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 - 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                                 | ● ●   |     |
| <b>EXTERNALS &amp; MISC</b> | Maintenance  | External Tap  | ● ● |
|                             | Number Plaque  | Artisan Number Plaque   | ● ● |
|                             | Footpath & Patio   | Grey 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 MIRA bath screen 1.1863.004

‡‡ 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

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.