



THE
ARTISAN
COLLECTION

Staverton Lodge

AREA GUIDE



Staverton Road
Daventry
Northamptonshire
NN11 4NL
Telephone: 01327 530194
bellway.co.uk

Bellway



An idyllic market town location

AMENITIES AND ACCESS AROUND AT STAVERTON LODGE.

Staverton Lodge is a collection of 3 and 4-bedroom homes in Daventry, Northamptonshire benefiting from excellent transport links, fantastic local amenities and close proximity to the Northampton College at Daventry, a well-regarded provider of further education.

Ideal for first-time buyers and those looking to move to Daventry, this development's access to the local road network also makes it a desirable location for those commuting to areas through the Midlands.



Choose a fine quality of life in Daventry

A BEAUTIFUL COMMUNITY COMPLEMENTED BY BEAUTIFUL COUNTRYSIDE.

Staverton Lodge benefits from excellent transport links via road, rail and air. The development sits close to the A425, a route that leads to Royal Leamington Spa to the west and Northampton to the east, via the A45. It's just a 22-minute drive to Rugby train station and regular routes from here go to Glasgow Central, London Euston and Birmingham New Street. Birmingham Airport is around 30 miles from Staverton Lodge making international travel easily accessible.

Village amenities and specialist stores are readily available in nearby Staverton, including convenience stores, coffee shops and a bespoke furniture maker. In nearby Northampton all the well-known brands you would expect are available. The main shopping areas are Rushden Lakes, Grosvenor Shopping and St James Retail Park. All three provide a first-class retail experience and are complemented by the markets and one-off shops sprinkled throughout the wider Northamptonshire area.

Highlights for independent shopping in Northamptonshire include Mooch, a proud provider of home décor and one-off gifts, Heidi Boutique, a store offering the latest women's fashion and Vintage Guru, an expert in



sourcing and selling vintage homeware, gifts and more. Food lovers are also spoilt for choice, with homemade chutneys and jams, locally distilled spirits and artisan coffee all available in the county.

Close to Staverton Lodge, local leisure highlights include sites dedicated to the great outdoors, exceptional indoor play areas for children and a leisure centre to help homeowners reach their fitness goals. Daventry Country Park is just a five-minute drive away. The park's reservoir, cycleways and footpaths make it an ideal destination for families.

In nearby Northampton, architectural treasures and stately homes are complemented by the modern amenities expected of a settlement this size. The latest films are on show at the local cinema, ice skating is found at The Benham Sports Centre and Tenpin Northampton is a specialist bowling centre.

A plethora of excellent schools are found in the area close to Staverton Lodge including The Grange School, Ashby Fields Primary School and Falconer's Hill Academy. For further education, the development sits close to Northampton College at Daventry, a short three-minute drive away. For higher education, the University of Northampton is just under a half-hour drive from Staverton Lodge. This centre is well known around the world, regularly scoring highly in comparative rankings.



Bellway

How to find us



Bellway



YOUR NEW HOME MEANS A LOT TO YOU.
OUR FIVE-STAR RATING SHOWS HOW
MUCH IT MEANS TO US.

Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey is impartial, independent, and validated by a UK university.

Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.



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DEVELOPMENT LAYOUT



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4 Bedroom Homes

-  **The Cutler**
Plots 68, 70, 71 & 120
-  **The Milliner**
Plots 13, 98 & 118
-  **The Wheelwright**
Plots 91, 92, 137, 138, 139 & 140
-  **The Scrivener**
Plots 4, 5, 14, 46, 47, 57, 62, 65, 66, 67, 69, 72, 74, 107, 111, 112 & 113
-  **The Farrier**
Plots 114 & 115

3 Bedroom Homes

-  **The Spinner**
Plots 1, 9, 10, 15, 16, 37, 38, 53, 54, 100, 101, 104 & 105
-  **The Fuller**
Plots 12, 36, 48 & 99
-  **The Baxter**
Plots 43, 44 & 116
-  **The Thespian**
Plots 3, 6, 11, 17, 20, 24, 27, 41, 42, 45, 49, 52, 63, 64, 73, 90, 106, 110, 117, 119 & 127
-  **The Tailor**
Plots 2, 7, 8, 18, 19, 25, 26, 39, 40, 50, 51, 55, 56, 58, 59, 60, 61, 93, 94, 95, 96, 97, 102, 103, 108, 109, 121, 122, 123, 124, 125 & 126

1-4 Bedroom Homes

-  Rented Homes

2-3 Bedroom Homes

-  Shared Ownership Homes



Key to plan

- s/s Sub station
- g/g Gas governor
- h/c Hyperoptic cabinet
- v Visitor parking
- bcp Bin collection point
- Street lighting

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor



THE
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The Cutler

FOUR BEDROOM HOME



The Cutler

Four bedroom home



First Floor

Bedroom 1	4.83m x 3.05m	15'10" x 10'0"
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	4.21m x 3.12m	13'10" x 10'3"
Bedroom 3	3.53m x 3.05m	11'7" x 10'0"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.06m x 1.89m	6'9" x 6'2"

Ground Floor

Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.12m x 3.11m	10'3" x 10'3"
Living Room	4.84m x 3.04m	15'11" x 10'0"
Cloakroom	1.58m x 0.90m	5'2" x 3'0"
Garage	6.05m x 3.05m	19'10" x 10'0"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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THE
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The Milliner

FOUR BEDROOM HOME



The Milliner

Four bedroom home



First Floor

Bedroom 1	4.35m x 3.16m (max)	14'3" x 10'4" (max)
Bedroom 1 En Suite	2.30m x 1.41m	7'7" x 4'8"
Bedroom 2	3.58m x 3.06m (max)	11'9" x 10'1" (max)
Bedroom 3	2.94m x 2.56m	9'8" x 8'5"
Bedroom 4	3.29m x 2.55m (max)	10'9" x 8'4" (max)
Bathroom	2.24m x 1.91m	7'4" x 6'3"



Ground Floor

Kitchen	3.63m x 2.70m	11'11" x 8'10"
Dining	2.78m x 2.52m	9'2" x 8'3"
Family	3.14m x 2.88m	10'4" x 9'5"
Living Room	7.03m x 3.21m	23'1" x 10'6"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"

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THE
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The Wheelwright

FOUR BEDROOM HOME



The Wheelwright

Four bedroom home



Second Floor

Bedroom 2	4.01m x 3.63m (inc dormer)	13'2" x 11'11" (inc dormer)
Bedroom 4	3.38m x 2.25m	11'1" x 7'5"
Shower	2.33m x 2.29m	7'8" x 7'6"

First Floor

Bedroom 1	4.67m x 3.37m (max)	15'4" x 11'1" (max)
Bedroom 1 En Suite	2.15m x 1.40m	7'1" x 4'7"
Bedroom 3	3.46m x 2.38m	11'4" x 7'10"
Bathroom	2.20m x 1.91m	7'3" x 6'3"



Ground Floor

Kitchen	3.02m x 2.49m	9'11" x 8'2"
Living	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Dining	2.77m x 2.49m	9'1" x 8'2"
Cloakroom	1.91m x 0.95m	6'3" x 3'1"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window - - - - Reduced Head Height CYL - Hot Water Cylinder

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THE
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The Wheelwright

FOUR BEDROOM HOME



The Wheelwright

Four bedroom home



Second Floor

Bedroom 2	4.01m x 3.63m (inc dormer)	13'2" x 11'11" (inc dormer)
Bedroom 4	3.38m x 2.25m	11'1" x 7'5"
Shower	2.33m x 2.29m	7'8" x 7'6"

First Floor

Bedroom 1	4.67m x 3.37m (max)	15'4" x 11'1" (max)
Bedroom 1 En Suite	2.15m x 1.40m	7'1" x 4'7"
Bedroom 3	3.46m x 2.38m	11'4" x 7'10"
Bathroom	2.20m x 1.91m	7'3" x 6'3"



Ground Floor

Kitchen	3.02m x 2.49m	9'11" x 8'2"
Living	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Dining	2.77m x 2.49m	9'1" x 8'2"
Cloakroom	1.91m x 0.95m	6'3" x 3'1"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window - - - - Reduced Head Height CYL - Hot Water Cylinder

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THE
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The Scrivener

FOUR BEDROOM HOME



The Scrivener

Four bedroom home



First Floor

Bedroom 1	4.59m x 2.96m (inc. bay)	15'1" x 9'9" (inc. bay)
Bedroom 1 En Suite	2.32m x 1.35m	7'7" x 4'5"
Bedroom 2	3.46m x 2.82m (max)	11'4" x 9'3" (max)
Bedroom 3	3.04m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	2.08m x 1.91m	6'10" x 6'3"



Ground Floor

Kitchen	3.29m x 2.69m	10'10" x 10'5"
Family/Dining	4.48m x 2.88m (max)	14'8" x 9'6" (max)
Living Room	4.94m x 3.54m (inc. bay)	16'3" x 11'7" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	2.08m x 0.97m	6'10" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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THE
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The Scrivener

FOUR BEDROOM HOME



The Scrivener

Four bedroom home



First Floor

Bedroom 1	4.59m x 2.96m (inc. bay)	15'1" x 9'9" (inc. bay)
Bedroom 1 En Suite	2.32m x 1.35m	7'7" x 4'5"
Bedroom 2	3.46m x 2.82m (max)	11'4" x 9'3" (max)
Bedroom 3	3.04m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	2.08m x 1.91m	6'10" x 6'3"



Ground Floor

Kitchen	3.29m x 2.69m	10'10" x 10'5"
Family/Dining	4.48m x 2.88m (max)	14'8" x 9'6" (max)
Living Room	4.94m x 3.54m (inc. bay)	16'3" x 11'7" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	2.08m x 0.97m	6'10" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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THE
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The Farrier

FOUR BEDROOM HOME



The Farrier

Four bedroom home



First Floor

Bedroom 1	4.29m x 3.61m (max) (max)	14'1" x 11'10" (max) (max)
Bedroom 1 En Suite	2.18m x 1.99m (max) (max)	7'2" x 6'7" (max) (max)
Bedroom 2	3.66m x 2.47m (max) (max)	12'0" x 8'1" (max) (max)
Bedroom 3	3.28m x 2.55m (max) (max)	10'9" x 8'4" (max) (max)
Bedroom 4	3.91m x 2.36m (max) (max)	12'10" x 7'9" (max) (max)
Bathroom	2.61m x 2.13m (max) (max)	8'7" x 7'0" (max) (max)



Ground Floor

Kitchen/Dining	7.21m x 3.02m (max) (max)	23'8" x 9'11" (max) (max)
Living Room	4.50m x 3.61m (max) (max)	14'9" x 11'10" (max) (max)
Utility	2.35m x 1.71m (max) (max)	7'9" x 5'7" (max) (max)
Cloakroom	1.43m x 0.93m (max) (max)	4'8" x 3'1" (max) (max)
Garage	5.23m x 2.40m (max) (max)	17'2" x 7'10" (max) (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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THE
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The Spinner

THREE BEDROOM HOME



The Spinner

Three bedroom home



Second Floor

Bedroom 1	4.84m x 3.63m (max) (max)	15'11" x 11'11" (max) (max)
Dressing	2.29m x 2.28m	7'6" x 7'6"
Bedroom 1 En Suite	2.31m x 2.28m	7'7" x 7'6"

First Floor

Bedroom 2	4.21m x 3.13m (max)	13'10" x 10'3" (max)
Bedroom 2 En Suite	1.91m x 1.45m	6'3" x 4'9"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.93m	7'10" x 6'4"



Ground Floor

Kitchen	3.02m x 2.49m	9'11" x 8'2"
Dining	2.84m x 2.49m	9'4" x 8'2"
Living	4.67m x 3.58m (max) (max)	15'4" x 11'9" (max) (max)
Cloakroom	1.91m x 0.95m	6'3" x 3'1"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window --- Reduced Head Height

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THE
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COLLECTION

The Spinner

THREE BEDROOM HOME



The Spinner

Three bedroom home



Second Floor

Bedroom 1	4.84m x 3.63m (max) (max)	15'11" x 11'11" (max) (max)
Dressing	2.29m x 2.28m	7'6" x 7'6"
Bedroom 1 En Suite	2.31m x 2.28m	7'7" x 7'6"

First Floor

Bedroom 2	4.21m x 3.13m (max)	13'10" x 10'3" (max)
Bedroom 2 En Suite	1.91m x 1.45m	6'3" x 4'9"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.93m	7'10" x 6'4"



Ground Floor

Kitchen	3.02m x 2.49m	9'11" x 8'2"
Dining	2.84m x 2.49m	9'4" x 8'2"
Living	4.67m x 3.58m (max) (max)	15'4" x 11'9" (max) (max)
Cloakroom	1.91m x 0.95m	6'3" x 3'1"



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THE
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The Fuller

THREE BEDROOM HOME



The Fuller

Three bedroom home



First Floor

Bedroom 1	5.07m x 3.11m (max) (max)	16'8" x 10'2" (max) (max)
Bedroom 1 En Suite	2.00m x 1.45m	6'7" x 4'9"
Bedroom 2	3.96m x 3.05m (max) (max)	13'0" x 10'0" (max) (max)
Bedroom 3	3.05m x 2.94m (max) (max)	10'0" x 9'8" (max) (max)
Bathroom	2.69m x 1.91m (max) (max)	8'10" x 6'3" (max) (max)



Ground Floor

Kitchen/Dining	4.97m x 3.05m (max) (max)	16'4" x 10'0" (max) (max)
Living Room	5.07m x 3.05m (max) (max)	16'8" x 10'0" (max) (max)
Study	1.93m x 1.90m	6'4" x 6'3"
Utility	2.05m x 1.68m (max) (max)	6'9" x 5'6" (max) (max)
Cloakroom	1.49m x 1.05m	4'11" x 3'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THREE BEDROOM HOME



The Fuller

Three bedroom home



First Floor

Bedroom 1	5.07m x 3.11m (max) (max)	16'8" x 10'2" (max) (max)
Bedroom 1 En Suite	2.00m x 1.45m	6'7" x 4'9"
Bedroom 2	3.96m x 3.05m (max) (max)	13'0" x 10'0" (max) (max)
Bedroom 3	3.05m x 2.94m (max) (max)	10'0" x 9'8" (max) (max)
Bathroom	2.69m x 1.91m (max) (max)	8'10" x 6'3" (max) (max)



Ground Floor

Kitchen/Dining	4.97m x 3.05m (max) (max)	16'4" x 10'0" (max) (max)
Living Room	5.07m x 3.05m (max) (max)	16'8" x 10'0" (max) (max)
Study	1.93m x 1.90m	6'4" x 6'3"
Utility	2.05m x 1.68m (max) (max)	6'9" x 5'6" (max) (max)
Cloakroom	1.49m x 1.05m	4'11" x 3'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
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The Baxter

THREE BEDROOM HOME



The Baxter

Three bedroom home



First Floor

Bedroom 1	4.55m x 3.04m	14'11" x 10'0"
Bedroom 1 En Suite	3.00m x 1.61m	9'10" x 5'4"
Bedroom 2	3.50m x 3.10m	11'6" x 10'2"
Bedroom 3	3.18m x 2.09m	10'5" x 6'10"
Bathroom	2.01m x 1.92m	6'7" x 6'4"



Ground Floor

Kitchen/Dining/Family	6.20m x 3.04m	20'4" x 10'0"
Living Room	4.03m x 3.73m	13'3" x 12'3"
Cloakroom	1.83m x 1.09m	6'0" x 3'7"
Garage	4.92m x 2.40m	16'2" x 7'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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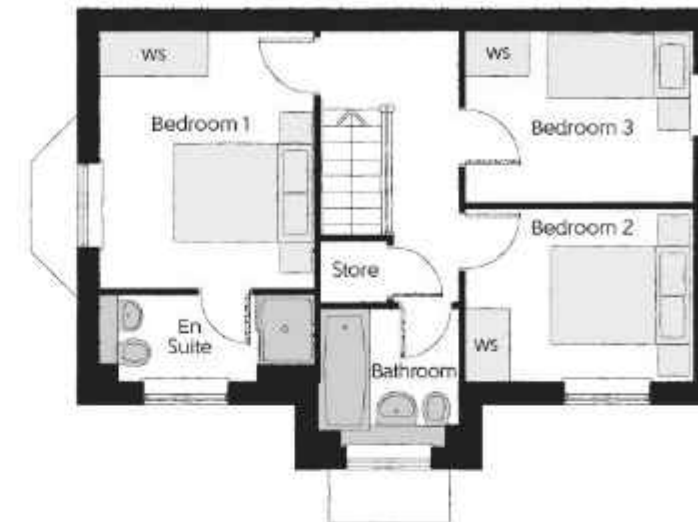
The Thespian

THREE BEDROOM HOME



The Thespian

Three bedroom home



First Floor

Bedroom 1	3.56m x 2.95m	11'8" x 9'8"
Bedroom 1 En Suite	2.95m x 1.45m	9'8" x 4'9"
Bedroom 2	3.18m x 2.39m	10'5" x 7'10"
Bedroom 3	3.18m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	4.85m x 3.11m	15'11" x 10'3"
Living Room	4.85m x 3.48m (max)	15'11" x 11'5" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

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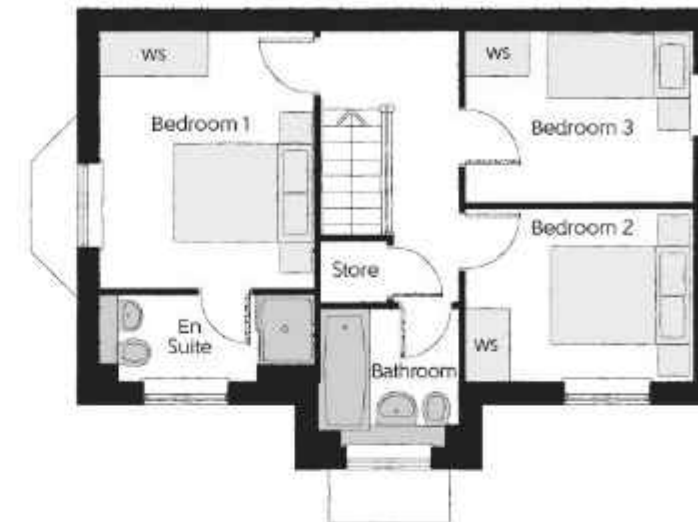
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THE
ARTISAN
COLLECTION

The Tailor

THREE BEDROOM HOME



The Tailor

Three bedroom home



First Floor

Bedroom 1	3.36m x 2.47m (max)	11'0" x 8'1" (max)
Bedroom 1 En Suite	2.43m x 1.40m	8'0" x 4'7"
Bedroom 2	3.09m x 2.52m	10'2" x 8'3"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	5.14m x 3.90m (max)	16'10" x 12'10" (max)
Cloakroom	1.66m x 1.01m	5'5" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
ARTISAN
COLLECTION

The Tailor

THREE BEDROOM HOME



The Tailor

Three bedroom home



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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

- 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

Flooring

- Choose from carpets or vinyl

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



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Specification



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Bellway

			3 Bedroom Homes		4 Bedroom Homes	
FINISHES	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 SRI00 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 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 Combination Microwave ZVENM6X1			•	
WET ROOMS	Appliances Fridge Freezer	Fridge Freezer Space Only	•			
		Zanussi 70/30 Fridge Freezer ZNLN18PS1			•	
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡‡	•			
		Zanussi Dishwasher ZDLN1511			•	
	Appliance 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	•		•	
	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 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	Over Bath 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 - 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 Single 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 Evocyl HW Cylinder (HOb)			•	
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	•			
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOb			•	
	Radiators	Stefrad Compact Steel Panel Radiators with Grilles	•		•	
	Towel Warmers	Flat Chrome to Bathroom Only			•	
ELECTRICS	Ventilation	Window Trickle Ventilations with Mechanical Extract Fans (system 1)	•		•	
	Home Working	Dedicated Power, USB & Data points	•		•	
	Safety - Heat	Heat Detector DET ---	•		•	
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•		•	
	Safety - Carbon	Firebite FICO-BH 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	•		•	
	Lighting	Pendant Fitting to Habitable Rooms	•		•	
	Lighting - Kitchen	White Recessed Spot Lights	•			
		Polished Chrome Recessed Spot Lights			•	
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•			
		Polished Chrome 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	•		•	
EXTERNALS & MISC	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	•		•	
	Build Method	Masonry ##	•		•	
	Ecological	Hedgehog Highway fencing adaption	•		•	
	Garages Electrics	Light & Power Point to incurtillage Garages - ##	•		•	
	Maintenance	External Tap	•		•	
	Number Plaque	Artisan Number Plaque	•		•	
	Footpath & Patio	Grey PCC Flags 450x450x32's	•		•	
	Garages	Steel Panel Up & Over Canopy Garage Door - ##	•		•	
	Drives	Bitmac Black #	•		•	
	Landscaping - Front	Medallion Turf & Landscape Planting - ###	•		•	
	Landscaping - Rear	Rotovated Topsoil - ###	•		•	
	EV Charging Terminal	Pod Point 7kw Solo Universal * †	•			
		ME Zappt 7kw Universal ‡ *			•	

* electrical infrastructure upgrade maybe required

** fire rated as necessary

*** full height around bath where shower provided as standard

† mounting position is plot specific, refer to site layout

†† where layout allows

††† full height to shower enclosure

‡ refer site layout

‡‡ at build stage

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

^ housetype 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 M40(i) applicable

--- soft close mechanism to doors & drawers

---- 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.