



THE  
**ARTISAN**  
COLLECTION

# Chamberlains Bridge

AREA GUIDE



Vandyke Road  
Leighton Buzzard  
LU7 3DY  
Telephone: 01525 574 526  
bellway.co.uk



## How to find us





## Your future begins here

### HIGH-SPECIFICATION HOMES THAT OFFER THE PERFECT COMBINATION FOR LIFE

Chamberlains Bridge is a collection of 2, 3, 4 and 5 bedroom new homes in the historic market town of Leighton Buzzard, with excellent road and rail connections to nearby towns, cities and countryside. Each high-specification home at this attractive development has been designed to create the perfect living space for a wide range of lifestyles,

with light, spacious, versatile interiors, and garages or parking for complete convenience. There is also a great selection of local schools and plenty of opportunity to explore the surrounding countryside and green spaces. This combination of convenience, practicality and comfort is ideal for first-time buyers, families and retirees looking for quality of life.



## Find all you need and so much more

### ESSENTIALS ON YOUR DOORSTEP AND EVERYTHING ELSE WITHIN REACH

Leighton Buzzard is a historic market town that plays home to a great variety of shopping, cafés, restaurants and things to do. Independent shops, cafés and restaurants sit alongside high-street chains to cater for a range of needs and tastes. You'll also find many of the major superstores in and around the town, including supermarkets, home improvements and homeware outlets.

For entertainment, enjoy movies, comedy, music and stage shows at the Leighton Buzzard Library Theatre, visit the local museum or take a journey back in time on the Leighton Buzzard Railway. If you like to keep active, the Tiddenfoot Leisure Centre features a swimming pool, gym sports courts and fitness classes. Alternatively, get out in the fresh air with an abundance of green space in the surrounding area.



Tiddenfoot Waterside Park is a great place to spot local wildlife, alternatively, Rushmere Country Park provides the perfect escape among over 400 acres of woodland, heathland and meadows. Ascott House and gardens also makes a fantastic day out for all the family.

Moving slightly further afield, you can be in Chiltern Hills in as little as 20 minutes. Here you'll find endless public footpaths and attractions, including the 5,000-acre Ashbridge Estate and Whipsnade Zoo.

Education is also well taken care of with a great selection of primary, secondary and sixth form options within a few minutes' drive.

All this is made easily accessible via Leighton Buzzard's excellent transport links. The A4146, A5 and M1 put Milton Keynes and its huge range of amenities just 25 minutes away. The nearby towns of Aylesbury, Tring and Hemel Hempstead are around half an hour away by road - perfect for day trips.

Leighton Buzzard Station opens a gateway to the bigger cities via rail, with regular services running to London Euston in 31 minutes and Birmingham in less than 90 minutes. You can also catch a flight to one of more than 80 international destinations from Luton Airport, which is located just 30 minutes away by car.





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DEVELOPMENT LAYOUT



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**Bellway**

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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.












### 4 Bedroom Homes

-  **The Scrivener**  
Plots 31, 32, 44, 45, 48, 62, 149, 157, 158, 161 & 162
-  **The Nene**  
Plots 33, 37, 42, 76, 107, 114, 151, 165, 170, 171, 172, 175, 176 & 177
-  **The Luthier**  
Plots 34, 36, 38, 47, 98, 108, 111 & 113
-  **The Philosopher**  
Plots 35, 39, 40, 41, 96, 97, 102, 103, 112 & 174
-  **The Alnwick**  
Plots 50, 51\*, 52, 56, 77, 163, 164, 178\* & 179
-  **The Pargeter**  
Plots 95, 106 & 135
-  **The Wootton**  
Plots 74 & 75
-  **The Charolais**  
Plot 180

### 2 Bedroom Home

-  **The Joiner**  
Plots 1, 2, 3, 8, 9, 10, 66, 67, 68 & 69

### 3 Bedroom Homes

-  **The Turner**  
Plots 4, 5, 6, 7, 64, 65, 70, 71, 109, 110, 131, 132, 136, 137, 141, 142, 143, 144, 155, 156, 159 & 160
-  **The Thespian**  
Plot 11
-  **The Chandler**  
Plots 12, 13, 43, 57, 58, 59, 60, 94, 104, 105, 133, 134, 139, 140, 145, 146, 153, 154, 167 & 168
-  **The Tenterer**  
Plots 14, 30, 49, 101, 150 & 152
-  **The Lymner**  
Plots 46, 61, 63, 93, 115, 138 & 169
-  **The Fletcher**  
Plots 53, 54, 55, 147 & 148
-  **The Tanner**  
Plots 72, 73, 99, 100 & 166

### 5 Bedroom Home

-  **The Watchmaker**  
Plot 173

### 1-3 Bedroom Homes

-  **Affordable Homes**

#### Material Finishes

(R) - Render Version

#### Key to plan

- s/s Sub station
- p/s Pumping station
- v Visitor parking
- bcp Bin collection point
- LEAP Local Equipped Area of Play
- Chimney
- ▬ Retaining wall

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.

\*No bay window.



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# The Alnwick

4 BEDROOM HOME

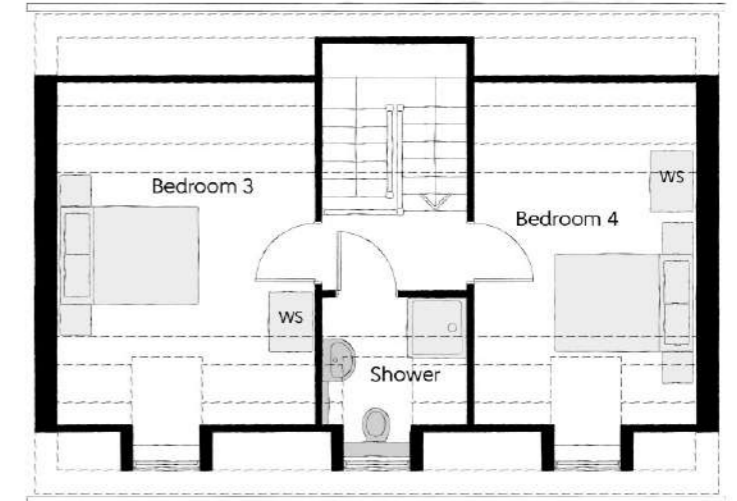


## The Alnwick

Four bedroom home

### Second Floor

Bedroom 3	4.60m x 3.36m (max)	15'1" x 11'0" (max)
Bedroom 4	4.60m x 2.87m (max)	15'1" x 9'5" (max)



### First Floor

Bedroom 1	4.13m x 3.36m (max)	13'7" x 11'10" (max)
Bedroom 2	5.65m x 2.87m (max)	18'7" x 9'5" (max)

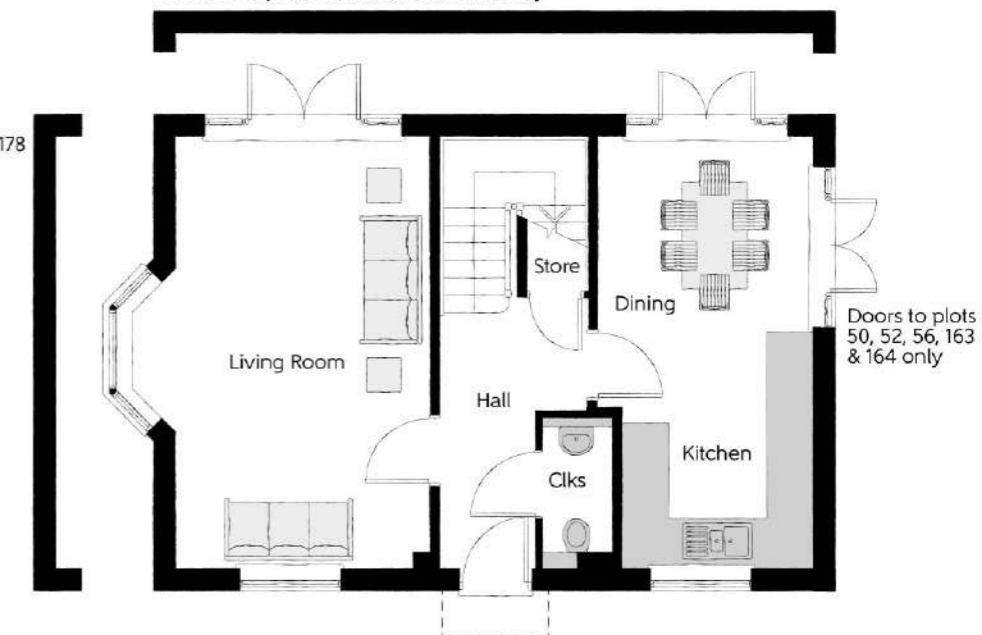
- \* Window to plots 50, 52, 56, 77, 163, 164 & 179 only
- \*\* Window to plots 51 & 178 only
- † Window to plots 51, 77, 178 & 179 only
- ‡ Window to plots 51, 77, 178 & 179 only
- § Window to plots 50, 52, 56, 163 & 164 only

Variation to plots 50, 52, 56, 163 & 164 only

No windows to plots 51 & 178

### Ground Floor

Kitchen	3.30m x 2.50m	10'10" x 8'3"
Living Room	5.65m x 3.30m	18'7" x 10'10"
Dining	2.81m x 2.35m	9'3" x 7'9"



Doors to plots 50, 52, 56, 163 & 164 only

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) ---- Reduced Head Height

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# The Chandler

THREE BEDROOM HOME



## The Chandler

Three bedroom home



### First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.45m x 1.20m	8'0" x 3'11"
Bedroom 2	3.50m x 2.48m (max)	11'6" x 8'2" (max)
Bedroom 3	2.89m x 2.47m	9'6" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



### Ground Floor

Kitchen/Dining	5.46m x 3.05m	17'11" x 10'0"
Living Room	5.36m x 3.22m (inc. bay)	17'7" x 10'7" (inc. bay)
Cloakroom	1.90m x 0.95m	6'3" x 3'1"

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

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# The Charolais

FOUR BEDROOM HOME



## The Charolais

Four bedroom home



First Floor

Bedroom 1	3.99m x 3.66m (max)	13'1" x 12'0" (max)
Bedroom 1 En Suite	2.28m x 1.44m	7'6" x 4'9"
Bedroom 2	3.54m x 3.39m (max)	11'7" x 11'1" (max)
Bedroom 3	3.39m x 2.91m (max)	11'1" x 9'6" (max)
Bedroom 4/Study	2.85m x 2.64m	9'4" x 8'8"
Bathroom	2.28m x 2.23m	7'6" x 7'4"



Ground Floor

Kitchen	3.60m x 3.04m	11'10" x 10'0"
Dining/Family	4.39m x 3.50m (inc bay)	14'5" x 11'6" (inc bay)
Living Room	4.49m x 3.20m (max)	14'9" x 10'6" (max)
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.25m x 1.87m	7'5" x 6'2"
Cloakroom	1.90m x 1.43m	6'3" x 4'8"

B - Boiler Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Fletcher

THREE BEDROOM HOME



## The Fletcher

Three bedroom home



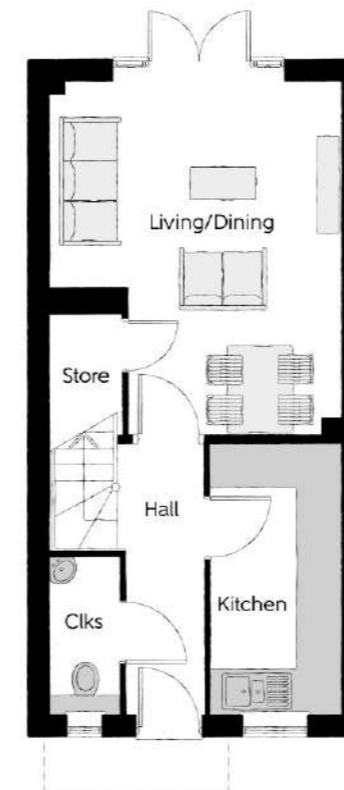
### Second Floor

Bedroom 1	4.37m x 2.94m	14'4" x 9'8"
Dressing	2.72m x 1.90m	8'11" x 6'3"
Bedroom 1 En Suite	2.01m x 1.73m	6'7" x 5'8"

### First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'5"
Bedroom 3	3.99m x 2.16m	13'1" x 7'1"
Bathroom	2.15m x 1.88m	7'1" x 6'2"

No window to plot 54



### Ground Floor

Kitchen	3.72m x 1.80m	12'3" x 5'11"
Living/Dining	4.92m x 3.99m (max) (max)	16'2" x 13'1" (max) (max)
Cloakroom	2.16m x 0.94m	7'1" x 3'1"

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

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# The Joiner

TWO BEDROOM HOME



## The Joiner

Two bedroom home



### First Floor

Bedroom 1	4.05m x 2.73m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	2.36m x 1.91m	7'9" x 6'3"



### Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	4.85m x 3.16m (max)	15'11" x 10'4" (max)
Cloakroom	1.50m x 1.01m	4'10" x 3'4"

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

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# The Luthier

FOUR BEDROOM HOME



## The Luthier

Four bedroom home



### First Floor

Bedroom 1	4.21m x 3.38m	13'10" x 11'1"
Bedroom 1 En Suite	2.03m x 1.55m	6'8" x 5'1"
Bedroom 2	3.96m x 3.74m <small>(max) (max)</small>	13'0" x 12'3" <small>(max) (max)</small>
Bedroom 3	3.62m x 2.70m <small>(max) (max)</small>	11'10" x 8'10" <small>(max) (max)</small>
Bedroom 4	3.37m x 3.31m <small>(max) (max)</small>	11'0" x 10'10" <small>(max) (max)</small>
Bathroom	2.15m x 2.08m	7'1" x 6'10"



### Ground Floor

Kitchen	2.92m x 2.88m	9'7" x 9'5"
Family/Dining	5.48m x 3.37m	18'0" x 11'1"
Living Room	4.14m x 3.32m	13'7" x 10'11"
Study	2.73m x 2.30m	8'11" x 7'7"
Cloakroom	2.20m x 1.85m	7'3" x 6'1"

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

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THE ARTISAN COLLECTION

# The Lymner

THREE BEDROOM HOME



## The Lymner

Three bedroom home



### First Floor

Bedroom 1	4.07m x 2.77m	13'4" x 9'1"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	3.07m x 2.79m	10'1" x 9'2"
Bedroom 3	3.03m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



### Ground Floor

Kitchen/Dining	5.64m x 2.71m	18'6" x 8'11"
Living Room	5.64m x 3.01m	18'6" x 9'10"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	1.51m x 0.93m	4'11" x 3'1"

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

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# The Nene

FOUR BEDROOM HOME



## The Nene

Four bedroom home

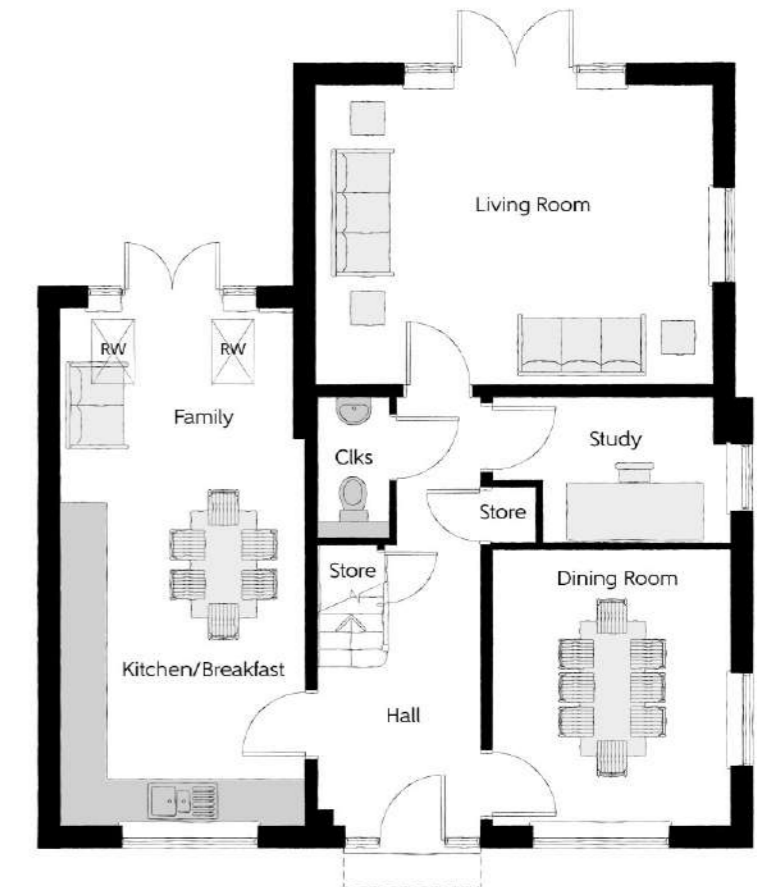
### First Floor

Bedroom 1	4.00m x 3.27m	13'2" x 10'9"
Bedroom 1 En Suite	3.27m x 1.20m	10'9" x 3'11"
Bedroom 2	3.58m x 3.09m	11'9" x 10'2"
Bedroom 2 En Suite	2.23m x 1.39m	7'4" x 4'7"
Bedroom 3	3.92m x 2.85m	12'11" x 9'4"
Bedroom 4	2.90m x 2.24m	9'6" x 7'4"
Bathroom	3.09m x 2.01m	10'2" x 6'7"



### Ground Floor

Kitchen/Breakfast	4.25m x 3.23m	13'11" x 10'7"
Dining Room	3.63m x 3.14m	11'11" x 10'4"
Family	3.23m x 2.55 (max)	10'7" x 8'4" (max)
Living Room	5.19m x 3.93m	17'0" x 12'11"
Study	3.14m x 1.92m (max)	10'4" x 6'4" (max)
Cloakroom	1.87m x 0.95m	6'2" x 3'1"



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window

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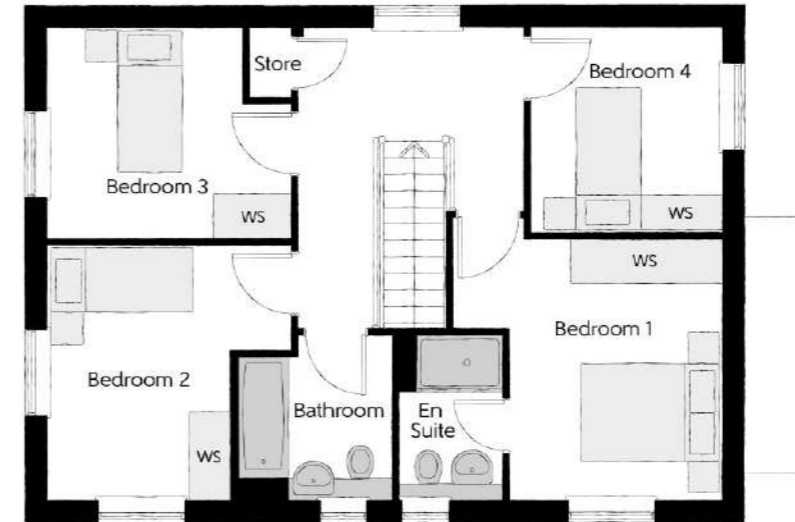
# The Pargeter

FOUR BEDROOM HOME



## The Pargeter

Four bedroom home



First Floor

Bedroom 1	3.99m (max)	x 3.66m (max)	13'1" x 12'0" (max) (max)
Bedroom 1 En Suite	2.28m	x 1.44m	7'6" x 4'9"
Bedroom 2	3.54m (max)	x 3.39m (max)	11'7" x 11'1" (max) (max)
Bedroom 3	3.39m (max)	x 2.91m (max)	11'1" x 9'6" (max) (max)
Bedroom 4	2.85m	x 2.64m	9'4" x 8'8"
Bathroom	2.28m	x 2.23m	7'6" x 7'4"



Ground Floor

Kitchen	3.60m	x 3.04m	11'10" x 10'0"
Dining	4.39m (inc bay)	x 3.50m (inc bay)	14'5" x 11'6" (inc bay) (inc bay)
Living Room	4.49m (max)	x 3.20m (max)	14'9" x 10'6" (max) (max)
Snug	2.12m	x 2.05m	7'0" x 6'9"
Utility	2.25m	x 1.87m	7'5" x 6'2"
Cloakroom	1.90m	x 1.43m	6'3" x 4'8"

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

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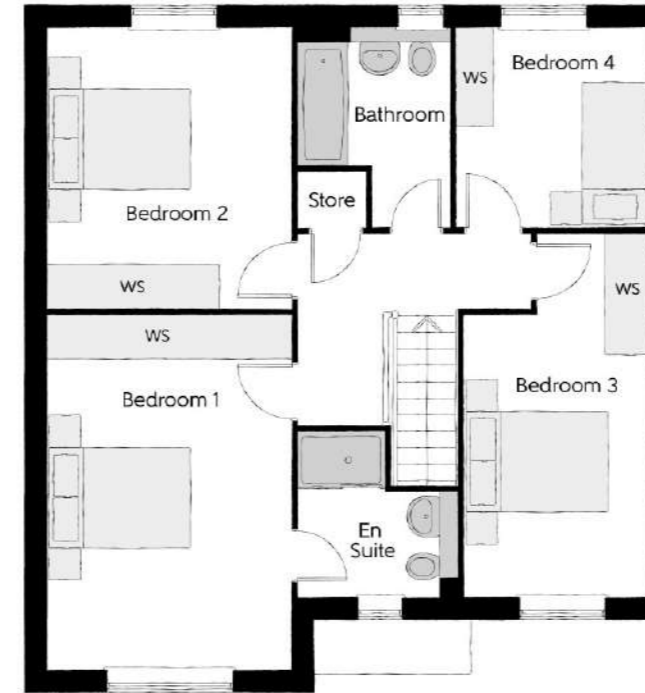
# The Philosopher

FOUR BEDROOM HOME



## The Philosopher

Four bedroom home



### First Floor

Bedroom 1	4.92m x 3.39m	16'2" x 11'1"
Bedroom 1 En Suite	2.27m x 2.23m	7'5" x 7'3"
Bedroom 2	3.89m x 3.39m	12'9" x 11'1"
Bedroom 3	5.04m x 2.55m (max)	16'6" x 8'4" (max)
Bedroom 4	2.76m x 2.75m	9'0" x 9'0"
Bathroom	2.76m x 2.03m	9'0" x 6'7"



### Ground Floor

Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	5.45m x 3.39m	17'11" x 11'1"
Study	3.04m x 2.55m	10'11" x 8'4"
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m	5'2" x 4'3"

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

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# The Scrivener

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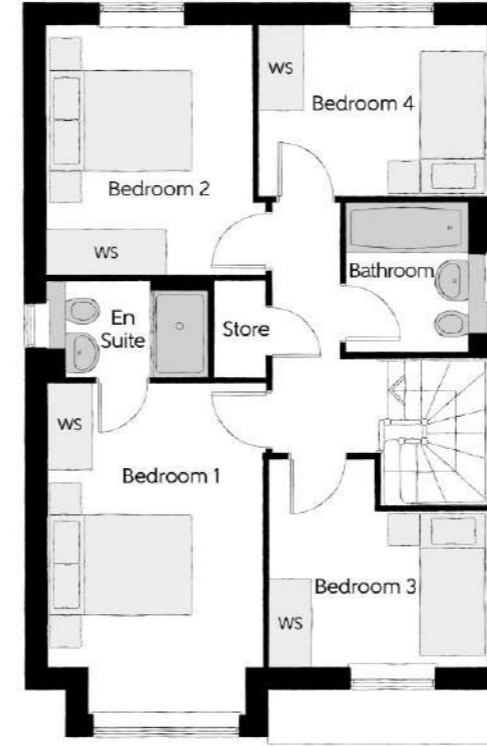


bellway.co.uk

**Bellway**

## 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	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	3.46m x 3.03m (max)	11'4" x 9'11" (max)
Bedroom 3	3.04m x 2.87m (max)	10'1" 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	3.34m x 3.20m	10'11" x 10'6"
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)

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

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THE ARTISAN COLLECTION

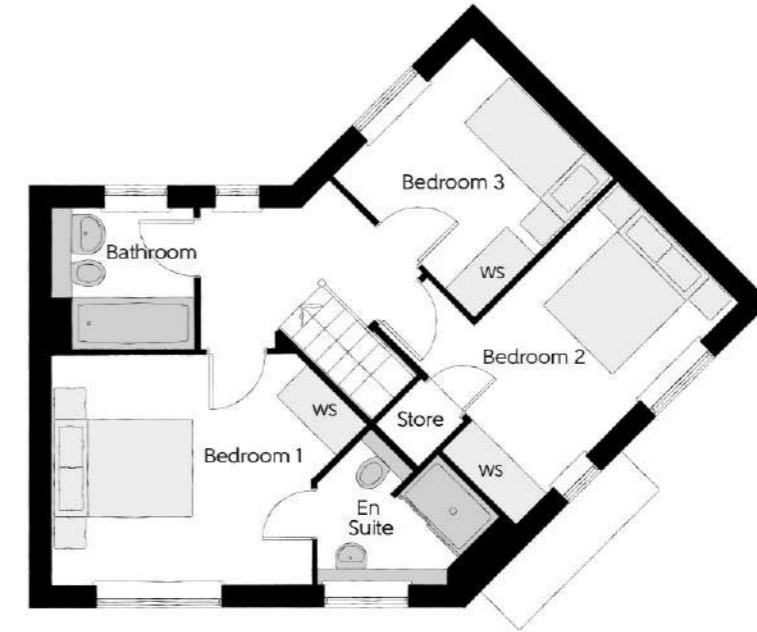
# The Tanner

THREE BEDROOM HOME



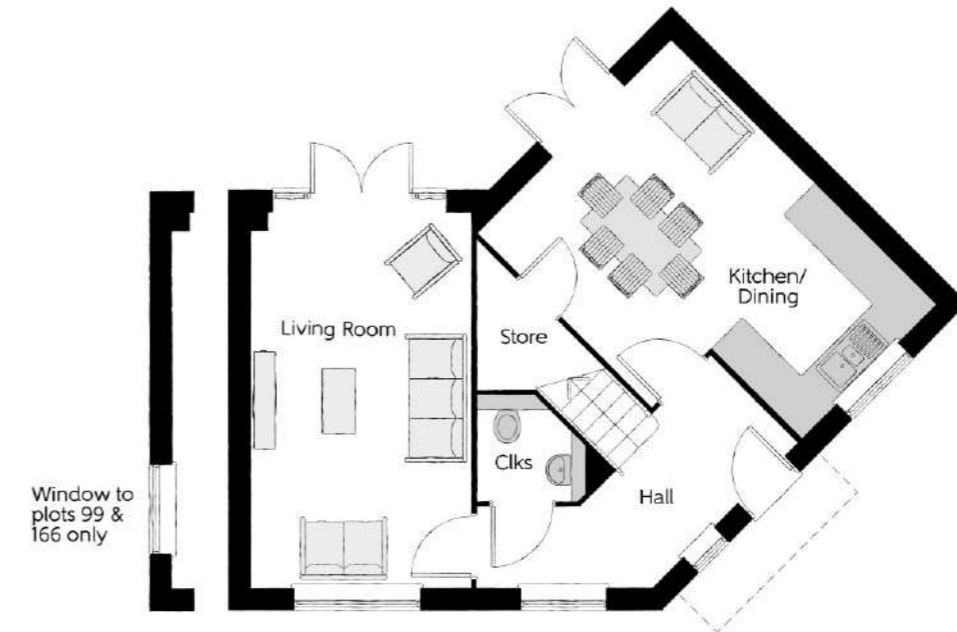
## The Tanner

Three bedroom home



### First Floor

Bedroom 1	3.65m x 3.19m	12'0" x 10'5"
Bedroom 1 En Suite	2.11m x 1.79m	6'11" x 5'11"
Bedroom 2	4.51m x 3.30m (max) (max)	14'10" x 10'10" (max) (max)
Bedroom 3	2.76m x 2.72m	9'1" x 8'11"
Bathroom	1.91m x 1.91m	6'3" x 6'3"



### Ground Floor

Kitchen/Dining	5.19m x 3.76m (max)	17'0" x 12'4" (max)
Living Room	5.19m x 3.01m	17'0" x 9'10"
Cloakroom	1.50m x 1.47m	4'11" x 4'10"

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

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THE ARTISAN COLLECTION

# The Tenterer

THREE BEDROOM HOME



## The Tenterer

Three bedroom home



### First Floor

Bedroom 1	4.07m x 2.77m	13'4" x 9'1"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	3.07m x 2.79m	10'1" x 9'2"
Bedroom 3	3.03m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



### Ground Floor

Kitchen/Dining	5.64m x 2.71m	18'6" x 8'11"
Living Room	5.64m x 3.01m	18'6" x 9'10"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	1.51m x 0.93m	4'11" x 3'1"

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

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THE ARTISAN COLLECTION

# 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 1.20m	9'8" x 3'11"
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"

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

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THE ARTISAN COLLECTION

# The Turner

THREE BEDROOM HOME



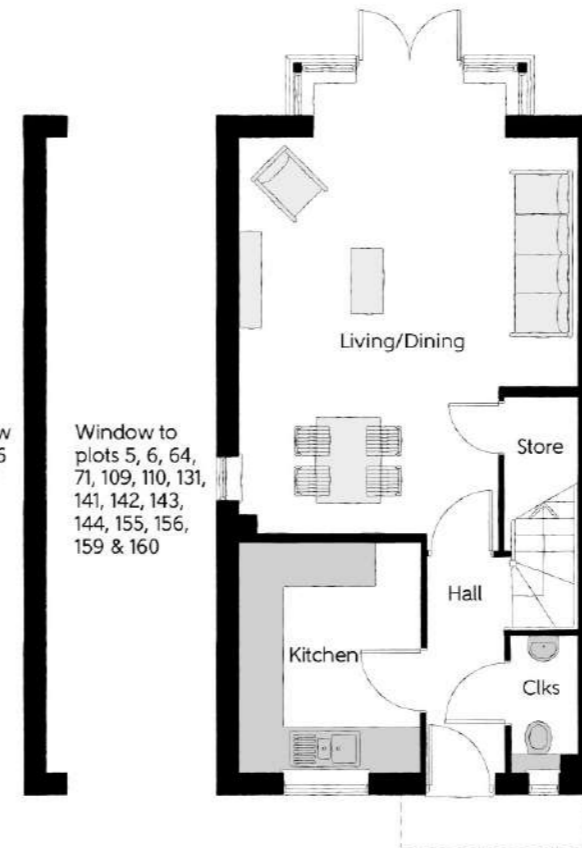
## The Turner

Three bedroom home



### First Floor

Bedroom 1	4.16m x 3.46m	13'8" x 11'4"
Bedroom 1 En Suite	1.96m x 1.48m	6'5" x 4'10"
Bedroom 2	3.49m x 2.15m	11'5" x 7'1"
Bedroom 3	3.51m x 2.43m	11'6" x 7'11"
Bathroom	2.15m x 1.91m	7'1" x 6'3"



### Ground Floor

Kitchen	3.170m x 2.51m	10'5" x 8'3"
Living/Dining	5.73m x 4.67m (max)	18'9" x 15'4" (max)
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

No window to plots 136 & 137 only

Window to plots 5, 6, 64, 71, 109, 110, 131, 141, 142, 143, 144, 155, 156, 159 & 160

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

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THE ARTISAN COLLECTION

# The Watchmaker

FIVE BEDROOM HOME



## The Watchmaker

Five bedroom home



### First Floor

Bedroom 1	4.46m x 3.63m (max)	14'8" x 11'11" (max)
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.63m x 3.35m (max)	11'11" x 11'0" (max)
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m (max)	12'3" x 11'2" (max)
Bedroom 4	3.79m x 3.63m (max)	12'5" x 11'11" (max)
Bedroom 5	2.99m x 2.94m	9'10" x 9'8"
Bathroom	2.76m x 2.68m	9'2" x 8'10"

### Ground Floor

Kitchen	3.70m x 3.65m	12'2" x 12'0"
Dining	3.67m x 2.94m	12'0" x 9'8"
Family	3.70m x 3.67m	12'2" x 12'0"
Living Room	4.54m x 3.90m	14'11" x 12'10"
Study	3.56m x 2.74m	11'9" x 9'1"
Utility	2.10m x 1.65m	6'11" x 5'5"
Cloakroom	1.65m x 1.37m	5'5" x 4'6"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe ----- Reduced Head Height

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THE  
ARTISAN  
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# The Wootton

FOUR BEDROOM HOME



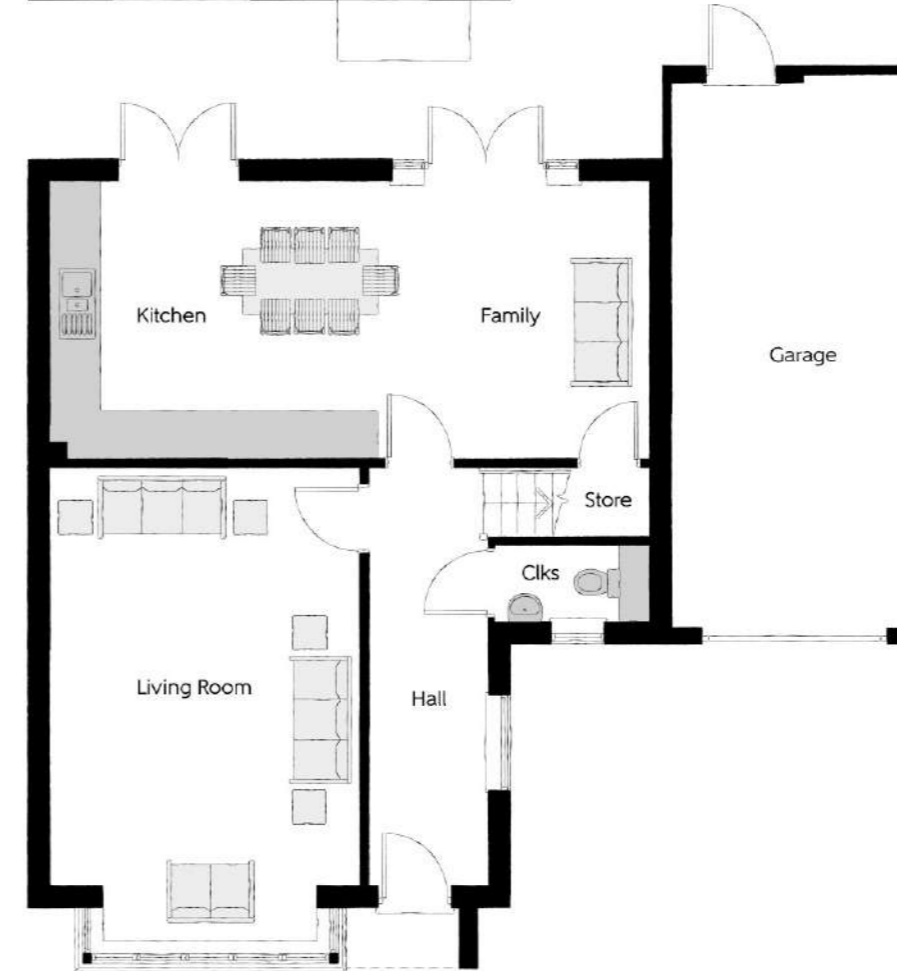
## The Wootton

Four bedroom home



### First Floor

Bedroom 1	4.44m x 3.65m	14'7" x 12'0"
Bedroom 1	2.36m x 1.20m	7'9" x 6'7"
En Suite		
Bedroom 2	3.65m x 3.33m	12'0" x 10'11"
Bedroom 3	3.38m x 3.34m	11'1" x 11'0"
Bedroom 4	3.38m x 2.31m	11'1" x 7'7"
Bathroom	2.14m x 2.00m	7'0" x 6'7"



### Ground Floor

Kitchen	4.30m x 3.60m	14'1" x 11'10"
Family	3.60m x 3.56m	11'10" x 11'8"
Living Room	6.27m x 4.06m	20'7" x 13'4"
Cloakroom	1.62m x 1.00m	5'4" x 3'3"

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

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THE  
ARTISAN  
COLLECTION

# Specification

## 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, 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



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.



		2 Bedroom Homes	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 SR100 Door Furniture	•	•	•
Wardrobes	Sliding Fitted Wardrobes to Bed 1	•	•	•	
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 Single Bowl SS Sink & Aquamono 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 Combination Microwave ZVENM6X1	•	•	•	
Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	•	
	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	En Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim †††	•	•	•
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim †††	•	•	•
	Cloaks - WC	ROCA DEBBA WC with Concealed Cistern & PL1 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, Box Edge Brushed Trim	•	•	•
		Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	•	•	•
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	•	•	•
	Bathroom - WC	ROCA DEBBA WC with Concealed Cistern & PL1 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 Single Thermostatic Shower ^^	•	•	•
	Mira MINIMAL Single Thermostatic Shower ~~~	•	•	•	
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim *** †††	•	•	•	
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *** †††	•	•	•	

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 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 Box Edged Chrome Trim †††	•	•	•	
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim †††	•	•	•	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	•	•	•
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (Hob)	•	•	•
	Controls	Google Nest 3RD Gen Learning Thermostat	•	•	•
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1 Only	•	•	•
	Ventilation	Window Trickle Ventilations with Mechanical Extract Fans (system 1)	•	•	•
ELECTRICS	Home Working	Dedicated Power, USB & Data points	•	•	•
	Safety - Heat	Heat Alarm DET &	•	•	•
	Smart Home	Google Nest Hub 2nd Generation (GA01892/GB) & Video Doorbell (GWX3T)	•	•	•
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•	•
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	•	•	•
	Consumer Unit	Wylex Consumer Unit	•	•	•
	Sockets & Switches	Electrium 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	White Recessed Spot Lights	•	•	•
	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	•	•	•	
Broadband	Ultrafast Fibre Connectivity Openreach	•	•	•	
EXTERNALS & MISC	Build Method	Masonry ##	•	•	•
	Maintenance	External Tap	•	•	•
	Number Plaque	Artisan Number Plaque	•	•	•
	Footpath & Patio	Buff Riven PCC Flags 450x450x32's	•	•	•
	Garages	Light & Power Point to incurtilage Garages ##	•	•	•
	Drives	Bitmac Black #	•	•	•
	Landscaping - Front	Medalion Turf & Landscape Planting ###	•	•	•
	Landscaping - Rear	Rotovated Topsoil ###	•	•	•
	EV Charging Terminal	Universal Socket 7kW * †	•	•	•

\* refer site layout

\*\* fire rated as necessary

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

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

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

‡‡‡ housetype dependent

^ inc soft close mechanism seat

^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

^^^ over bath ONLY incorporating MIRA bath screen 11863.004 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

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.