



THE  
ARTISAN  
COLLECTION

# House Specification

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BEAULIEU  
CHELMSFORD - ESSEX

Bellway

		1 & 2 Bedroom Homes	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	●	●	●
	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)	●	●	●	
<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 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 Flat Edged White Trim *** †††	●	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††	●	●	●

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
<b>WET ROOMS</b>	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 †††	●	●	●	
<b>MECHANICAL</b>	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	●
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb)	●	●	●
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●	●
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOb	●	●	●
	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 - Heat	Heat Alarm DET ~~~	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH 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 - 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	●	●	●
	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>	Build Method	Masonry #	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff 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	Pod Point 7kw Solo Universal * †	●	●	●	

\* 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 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

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

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

### Flooring

- Choose from carpets or Amtico Spacia

### Tiling

- Full and half height tiling
- Comprehensive upgrade options
- Floor tiling

### Plumbing

- Heated towel rail

### Security

- Intruder alarms

### Electrical

- Additional sockets
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket

### 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.

