



SPECIFICATION & UPGRADES



Brought to you by



LATIMER
by Clarion Housing Group

THE LIVING SPACE

- Walls and ceilings finished in white
- White satin skirting, architraves and staircase joinery
- Ultrafast Fibre broadband by Virgin Media, BT & Hyperoptic (customer to select their preferred provider)
- USB sockets to kitchen and living area
- Cat 6 network and TV point to living area
- Dual connection satellite point and telephone point to living area (connection to satellite to be arranged by purchaser)
- Dedicated power, USB and data points for home working
- Energy efficient pendant lighting to living area
- Optical smoke detector
- Carpet (with Amtico Spacia flooring to open plan kitchen/dining areas)
- Air source heat pump and cylinder with dual zoned 3-way heating controls
- Underfloor heating to ground floor of all houses (excluding coach houses and apartments)



THE KITCHEN

- Soft close doors and drawers
- Earthstone worktops to houses and laminate worktops to apartments
- Built in oven, induction hob, extractor fan and glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine to two-storey houses, free-standing washing machine to townhouses and free-standing washer dryer to apartments
- Integrated microwave oven (to 4 bedroom homes)
- Recessed ceiling spotlights
- Amtico Spacia flooring

All appliances come complete with manufacturer warranties for your peace of mind.

THE BEDROOMS

- Cat 6 network and TV point to bedroom 1
- Energy efficient pendant lighting to all bedrooms
- Carpets to all bedrooms

OUTSIDE

- Air Source Heat Pumps
- EV car charging points



BATHROOM EN SUITE & CLOAKROOM

- White Roca sanitaryware with chrome fittings
- Floor mounted WC with concealed cistern
- Roca dual chrome flush
- Full height tiling around shower cubicle and to bath area where shower is over the bath. Half height tiling to WC and basin walls
- Tiling to WC boxing and splashback tiling to wash hand basin in cloakrooms
- Mira thermostatic shower to bathrooms (where no separate en suite) and en suites
- Heated chrome towel rail to all bathrooms and en suites
- Recessed ceiling spotlights
- Amtico Spacia flooring

Photography of Show Homes at nearby developments.

UPGRADE AND
**PERSONALISE
 YOUR HOME**



Tailor your interiors to reflect your taste

Every Bellway home has been lovingly designed and crafted to provide a versatile living space that is simply begging to be turned from a blank canvas into a place to call home. It's for this reason that Bellway Additions offers you the opportunity to upgrade your interior specification to reflect your own personality.

We have a range of options available, from adding integrated appliances to upgrading your flooring and bathroom tiles. Once you have chosen your Additions we'll ensure they are all expertly fitted and finished by the time you move in, giving you the peace of mind that your new home will reflect your own personal taste from day one.

KITCHENS

Personalise your kitchen by choosing from a range of doors and units, worktops and splashbacks (subject to build stage).



FLOORING

Completely transform your interior by selecting from a variety of tiles, Amtico Spacia and carpets.

BATHROOMS

Choose from a range of high quality floor and wall tiles, with the option to go full height on all walls and the option to include fitted mirrors.



APPLIANCES

In addition to the appliances included as standard, we can supply and install an A+ rated microwave in your kitchen or a washer dryer.

BEDROOMS

Fitted wardrobes can be installed to all bedrooms providing extra made-to-measure storage.



The options available may vary by development and orders can only be accepted up to certain stages of the construction process. Please ask your Sales Advisor to show you the full range of product upgrades available on your development and chosen home.

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Bellway



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