



THE  
ARTISAN  
COLLECTION

# Weavers Fields

AREA GUIDE



Stoke Albany Road  
Desborough  
NN14 2SR  
Telephone: 01536 614 331  
bellway.co.uk

**Bellway**



Kirby Hall

## Find your perfect home

DESIGNED TO FIT AROUND YOUR LIFESTYLE

Weavers Fields is an attractive collection of 3 and 4 bedroom homes on the outskirts of the charming town of Desborough, in the beautiful Ise Valley. Such a location means there is no end of beautiful countryside nearby, however, with the towns of Market Harborough and Kettering a short drive away, plus great local rail connections to the city, Weavers

Fields offers the best of all worlds. Each home has been designed to provide versatile, energy-efficient living that maximises comfort and convenience. As such, this new community is the perfect place for first-time buyers and families to make their own. As such, this new community is the perfect place for a variety of different buyers.



St Mary's Place, Market Harborough



Market Harborough town centre

# The best of town and country

EVERYTHING FROM BUSTLING MARKETS TO RURAL CALM

Weavers Fields is conveniently located a short drive from Desborough town centre. Here you can find all the essentials for everyday life, such as a supermarket, post office, doctors' surgery and a choice of local schools. There are also a number of pubs, cafés, independent shops and a popular local market, while the leisure centre offers a gym, fitness classes and sports courts.

Moving a little further afield, Market Harborough provides a great selection of high-street names to choose from along its attractive streets. Additionally, the bustling Market Hall plays home to many stalls selling everything from hot food, fresh meat and groceries to vintage clothes, antiques and collectibles.

For arts and culture, you'll find plenty of opportunity on a trip to nearby Kettering. The museum and art gallery is the perfect place to start. Here, you can discover a great variety of exhibits that are sure to educate and inspire.



Alternatively, catch a show at the Lighthouse Theatre, with its 560-seat auditorium and packed schedule of shows. When combined with a trip to explore the selection of independent cafés, restaurants and quirky shops in the town's Cultural Quarter, you have all the ingredients for a great day or night.

There are also plenty of leisure options in the surrounding local area. Family fun can be found at West Farm Lodge, which is just a four-minute drive away and offers nature trails, pony rides and an adventure playground. Alternatively, Wicksteed Park's choice of rollercoasters and rides is just 18-minutes away by car and is perfect for thrill seekers.

For a slower pace, visit Lamport Hall and Gardens, Kirby Hall or Boughton House, which are all within 20 minutes by car and feature historic architecture and beautiful grounds to admire.

A little closer to home, there are many public footpaths that criss-cross the surrounding countryside and a stroll around The Plens Nature Reserve in Desborough is a great way to find some peace.

Transport connections are abundant, with the A14 and A6 providing strong road links to nearby towns and cities, including Leicester and Northampton. Alternatively, Market Harborough Station operates direct rail services to Kettering in nine minutes, Leicester in 12 minutes and London St Pancras in 59 minutes.



# Bellway

## How to find us





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DEVELOPMENT LAYOUT



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Northamptonshire  
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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.





### 3 Bedroom Homes

-  **The Blemmere**  
Plots 351, 360, 383, 385, 395, 431, 447, 455, 494, 509, 511, 518, 534, 542, 561, 570, 573, 582, 594, 598, 631, 638, 639, 682 & 685
-  **The Coppersmith**  
Plots 380, 414, 419, 453, 462, 463, 474, 477, 482, 498, 505, 527, 528, 533, 547, 556, 557, 560, 587, 591, 607, 618, 624, 630, 632, 648, 657, 697 & 699
-  **The Faber**  
Plots 378, 379, 384, 429, 430, 439, 440, 448, 449, 454, 488, 489, 508, 510, 543, 548, 549, 554, 555, 566, 567, 568, 569, 571, 572, 576, 577, 578, 579, 580, 581, 595, 596, 597, 634, 635, 649 & 650
-  **The Frammer**  
Plot 436
-  **The Harper**  
Plots 358, 359, 386, 387, 388, 389, 390, 391, 392, 393, 398, 399, 425, 426, 427, 428, 441, 442, 443, 444, 478, 479, 480, 481, 665, 666, 692 & 693
-  **The Rushton**  
Plots 352, 353, 374, 375, 400, 401, 409, 410, 411, 412, 432, 433, 434, 435, 445, 446, 484, 485, 486, 487, 499, 500, 503, 504, 529, 530, 531, 532, 545, 546, 552, 553, 588, 589, 626, 627, 658 & 659,
-  **The Newton**  
Plots 377, 397, 403, 564 & 647
-  **The Naylor**  
Plots 355, 356, 423, 424, 437, 438, 677, 678, 679, 680, 683 & 684
-  **The Glendon**  
Plots 357, 396, 420, 422, 475, 497, 559 & 599

### 4 Bedroom Homes

-  **The Arkwright**  
Plots 376, 402, 405, 406, 416, 513, 537, 539, 540, 544, 551, 562, 609, 611, 613, 620, 622, 623, 625, 655, 668, 669 & 698
-  **The Cransley**  
Plots 408, 413, 538, 541, 612, 614, 619 & 637
-  **The Luthier**  
Plots 394, 404, 407, 417, 421, 476, 490, 550, 592 & 608
-  **The Pargeter**  
Plots 354, 373, 415, 418, 452, 483, 501, 512, 514, 516, 517, 535, 563, 575, 621, 629, 633, 654, 656, 662, 667, 670, 676, 681, 694 & 696
-  **The Reedmaker**  
Plots 381, 382, 450, 451, 491, 492, 493, 502, 515, 519, 520, 536, 558, 565, 574, 590, 593, 610, 615, 616, 617, 628, 636, 660, 661, 663, 664, 695 & 700

### 1-4 Bedroom Homes

-  **Affordable Homes**

**Key to plan**  
s/s Sub station  
bcp Bin collection point

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.



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# The Arkwright

FOUR BEDROOM HOME



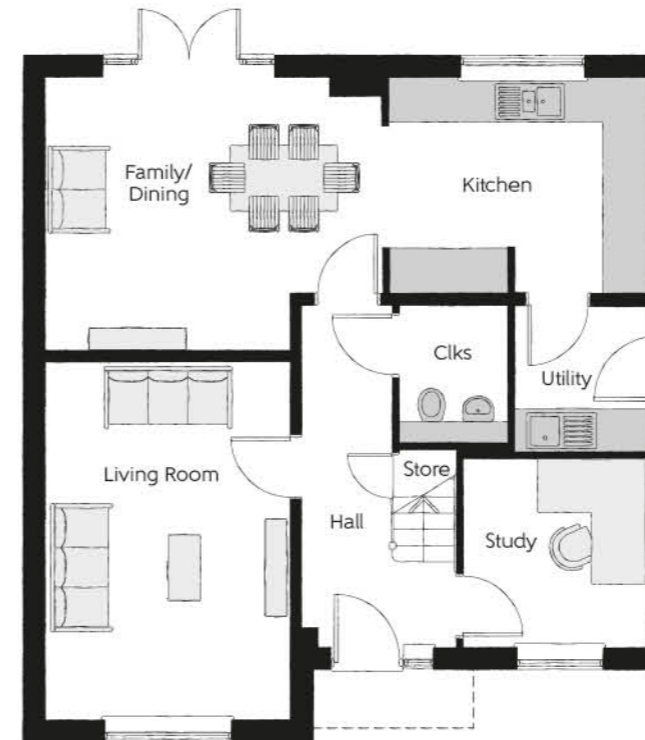
## The Arkwright

Four bedroom home



### First Floor

|                    |                        |                        |
|--------------------|------------------------|------------------------|
| Bedroom 1          | 3.39m x 4.96m          | 11'1" x 16'3"          |
| Bedroom 1 En Suite | 2.24m x 2.20m          | 7'4" x 7'3"            |
| Bedroom 2          | 3.39m x 3.85m          | 11'1" x 12'8"          |
| Bedroom 3          | 2.54m x 3.91m          | 8'4" x 12'10"          |
| Bedroom 4          | 2.62m x 2.71m          | 8'7" x 8'11"           |
| Bathroom           | 2.09m x 2.71m<br>(max) | 6'10" x 8'11"<br>(max) |



### Ground Floor

|               |                              |                              |
|---------------|------------------------------|------------------------------|
| Kitchen       | 3.68m x 3.02m<br>(max) (max) | 12'1" x 9'11"<br>(max) (max) |
| Family/Dining | 4.67m x 3.82m                | 15'4" x 12'6"                |
| Living Room   | 3.39m x 4.95m                | 11'1" x 16'3"                |
| Study         | 2.54m x 2.61m                | 8'4" x 8'7"                  |
| Utility       | 1.84m x 2.04m                | 6'0" x 6'8"                  |
| Cloakroom     | 1.50m x 1.91m                | 4'11" x 6'3"                 |

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

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# The Blemmere

THREE BEDROOM HOME



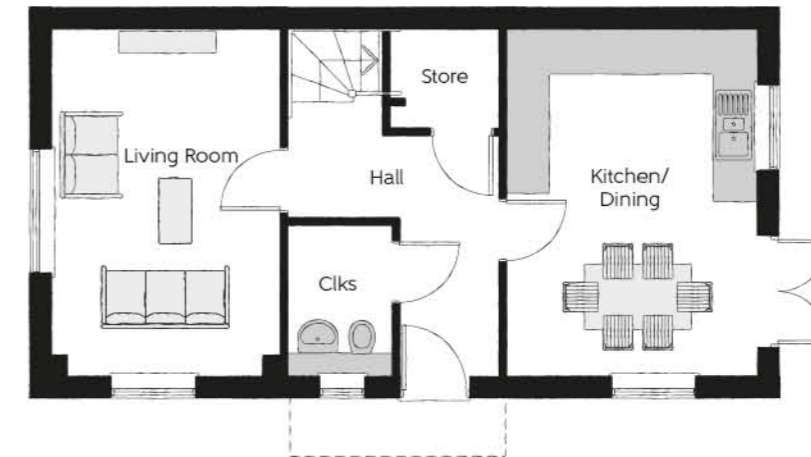
## The Blemmere

Three bedroom home



### First Floor

|                    |                        |                        |
|--------------------|------------------------|------------------------|
| Bedroom 1          | 3.50m x 4.00m<br>(max) | 11'6" x 13'1"<br>(max) |
| Bedroom 1 En Suite | 1.20m x 2.83m          | 3'11" x 9'3"           |
| Bedroom 2          | 2.55m x 4.59m          | 8'4" x 15'1"           |
| Bedroom 3          | 2.15m x 3.49m          | 7'1" x 11'5"           |
| Bathroom           | 1.98m x 2.20m          | 6'6" x 7'3"            |



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Kitchen/Dining | 4.79m x 3.49m | 15'9" x 11'5" |
| Living Room    | 4.79m x 3.22m | 15'9" x 10'7" |
| Cloakroom      | 2.03m x 1.43m | 6'8" x 4'8"   |

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

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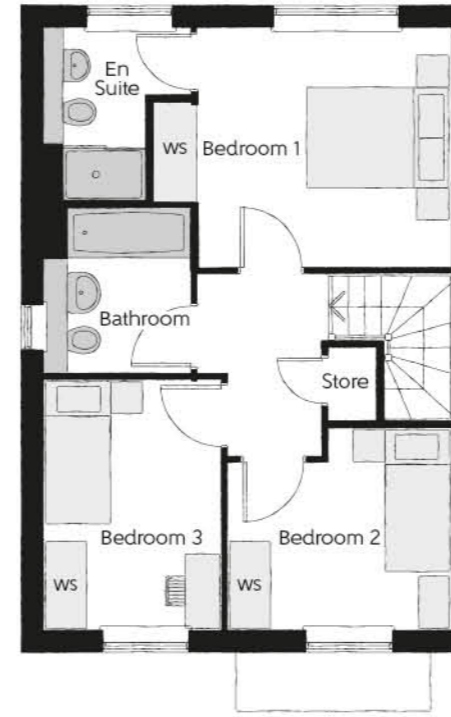
# The Coppersmith

THREE BEDROOM HOME



## The Coppersmith

Three bedroom home



### First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 4.15m x 3.30m<br>(max) | 13'7" x 10'10"<br>(max) |
| Bedroom 1 En Suite | 2.03m x 2.39m          | 6'8" x 7'10"            |
| Bedroom 2          | 3.11m x 2.81m<br>(max) | 10'2" x 9'3"<br>(max)   |
| Bedroom 3          | 2.43m x 3.46m          | 8'0" x 11'4"            |
| Bathroom           | 1.98m x 2.31m          | 6'6" x 7'7"             |



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.64m x 3.24m | 18'6" x 10'8" |
| Living Room    | 2.94m x 4.95m | 9'8" x 16'3"  |
| Cloakroom      | 1.47m x 1.89m | 4'10" x 6'2"  |

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

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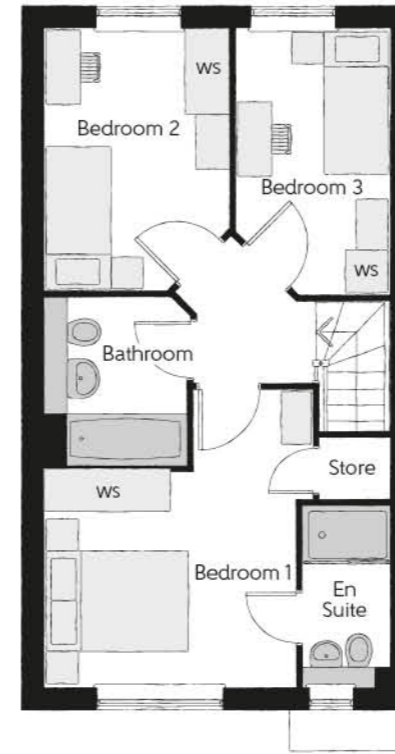
# The Faber

THREE BEDROOM HOME



## The Faber

Three bedroom home



### First Floor

|                    |                        |                        |
|--------------------|------------------------|------------------------|
| Bedroom 1          | 3.49m x 4.10m<br>(max) | 11'5" x 13'5"<br>(max) |
| Bedroom 1 En Suite | 1.20m x 2.49m          | 3'11" x 8'2"           |
| Bedroom 2          | 2.54m x 3.62m<br>(max) | 8'4" x 11'11"<br>(max) |
| Bedroom 3          | 2.15m x 3.69m<br>(max) | 7'1" x 12'1"<br>(max)  |
| Bathroom           | 1.98m x 2.33m          | 6'6" x 7'8"            |



### Ground Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Kitchen/Breakfast  | 3.12m x 3.93m<br>(max) | 10'3" x 12'11"<br>(max) |
| Living/Dining Room | 4.78m x 3.30m          | 15'8" x 10'10"          |
| Cloakroom          | 2.58m x 1.65m          | 8'6" x 5'5"             |

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

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# The Framer

THREE BEDROOM HOME



## The Framer

Three bedroom home



### First Floor

|                    |                        |                        |
|--------------------|------------------------|------------------------|
| Bedroom 1          | 4.20m x 3.74m<br>(max) | 13'9" x 12'3"<br>(max) |
| Bedroom 1 En Suite | 2.12m x 1.60m          | 6'11" x 5'3"           |
| Bedroom 2          | 3.05m x 3.16m          | 10'0" x 10'4"          |
| Bedroom 3          | 3.11m x 3.37m<br>(max) | 10'2" x 11'1"<br>(max) |
| Bathroom           | 1.98m x 2.16m          | 6'6" x 7'1"            |



### Ground Floor

|                |                        |                        |
|----------------|------------------------|------------------------|
| Kitchen/Dining | 3.07m x 7.01m<br>(max) | 10'1" x 23'0"<br>(max) |
| Living Room    | 3.05m x 5.07m          | 10'0" x 16'8"          |
| Utility        | 1.48m x 1.39m          | 4'10" x 4'7"           |
| Cloakroom      | 1.50m x 1.93m          | 4'11" x 6'4"           |

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

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# The Harper

THREE BEDROOM HOME



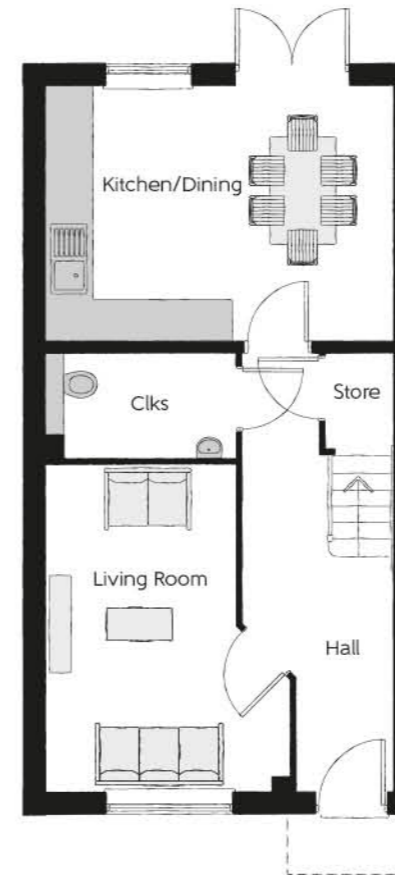
## The Harper

Three bedroom home



### First Floor

|                    |                                       |  |
|--------------------|---------------------------------------|--|
| Bedroom 1          | 3.50m x 3.92m<br><small>(max)</small> | 11'6" x 12'10"<br><small>(max)</small> |
| Bedroom 1 En Suite | 1.20m x 2.82m                         | 3'11" x 9'3"                           |
| Bedroom 2          | 2.55m x 4.43m                         | 8'4" x 14'6"                           |
| Bedroom 3          | 2.15m x 3.61m                         | 7'1" x 11'10"                          |
| Bathroom           | 2.06m x 1.99m                         | 6'9" x 6'6"                            |



### Ground Floor

|                |                                       |  |
|----------------|---------------------------------------|--|
| Kitchen/Dining | 4.79m x 3.55m                         | 15'9" x 11'8"                          |
| Living Room    | 3.36m x 4.55m<br><small>(max)</small> | 11'0" x 14'11"<br><small>(max)</small> |
| Cloakroom      | 2.61m x 1.46m                         | 8'7" x 4'9"                            |

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

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THE ARTISAN COLLECTION

# The Rushton

THREE BEDROOM HOME



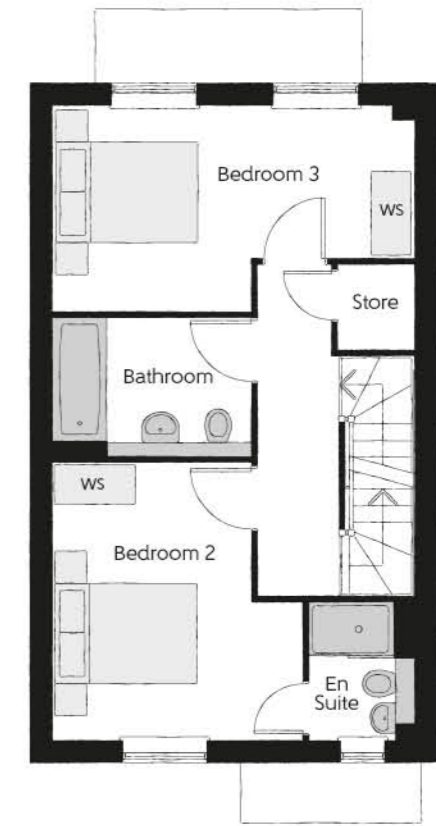
## The Rushton

Three bedroom home



### Second Floor

|                    |                |                |                              |
|--------------------|----------------|----------------|------------------------------|
| Bedroom 1          | 3.79m<br>(max) | 3.96m<br>(max) | 12'5" x 13'0"<br>(max) (max) |
| Bedroom 1 En Suite | 2.28m          | 2.30m          | 7'6" x 7'7"                  |
| Dressing           | 2.61m          | 3.32m          | 8'7" x 10'11"                |



### First Floor

|                    |                |                |                             |
|--------------------|----------------|----------------|-----------------------------|
| Bedroom 2          | 3.46m<br>(max) | 3.84m          | 11'4" x 12'7"<br>(max)      |
| Bedroom 2 En Suite | 1.45m          | 1.90m          | 4'9" x 6'3"                 |
| Bedroom 3          | 5.00m<br>(max) | 2.85m<br>(max) | 16'5" x 9'4"<br>(max) (max) |
| Bathroom           | 2.73m          | 1.91m          | 8'11" x 6'3"                |



### Ground Floor

|                    |                |                |                              |
|--------------------|----------------|----------------|------------------------------|
| Kitchen            | 2.99m          | 3.33m          | 9'10" x 10'15"               |
| Living/Dining Room | 4.17m<br>(max) | 5.00m<br>(max) | 13'8" x 16'5"<br>(max) (max) |
| Cloakroom          | 1.45m          | 2.50m          | 4'9" x 8'2"                  |

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

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# The Luthier

FOUR BEDROOM HOME



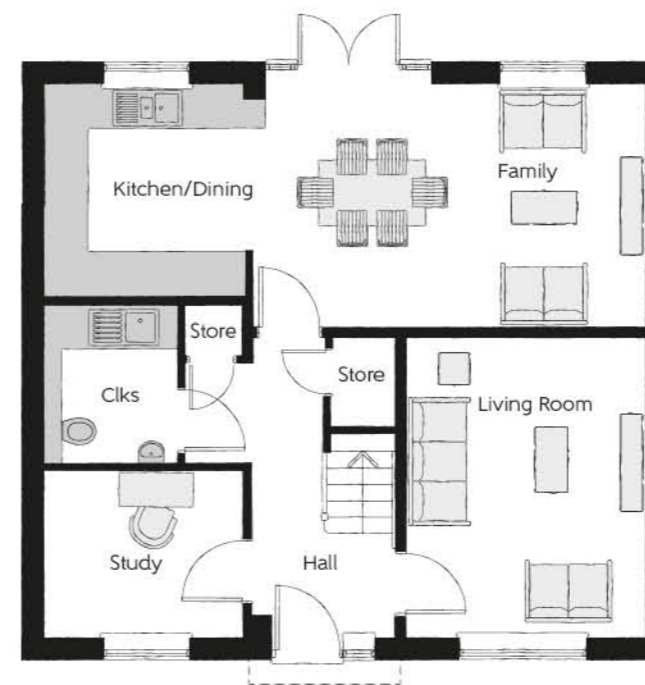
## The Luthier

Four bedroom home



### First Floor

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



### Ground Floor

|                |                                       |                                       |
|----------------|---------------------------------------|---------------------------------------|
| Kitchen/Dining | 5.85m x 3.37m<br><small>(max)</small> | 19'2" x 11'1"<br><small>(max)</small> |
| Family         | 2.49m x 3.37m                         | 8'2" x 11'1"                          |
| Living Room    | 3.32m x 4.14m                         | 10'11" x 13'7"                        |
| Study          | 2.73m x 2.30m                         | 8'11" x 7'7"                          |
| Cloakroom      | 1.88m x 2.20m                         | 6'2" x 7'3"                           |

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

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# The Newton

THREE BEDROOM HOME



## The Newton

Three bedroom home



### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 2.77m x 4.07m | 9'1" x 13'4"  |
| Bedroom 1 En Suite | 2.77m x 1.48m | 9'1" x 4'10"  |
| Bedroom 2          | 3.12m x 3.07m | 10'3" x 10'1" |
| Bedroom 3          | 3.36m x 2.48m | 11'0" x 8'2"  |
| Bathroom           | 2.26m x 1.92m | 7'5" x 6'4"   |



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Kitchen/Dining | 2.71m x 5.64m | 8'11" x 18'6" |
| Living Room    | 3.12m x 5.64m | 10'3" x 18'6" |
| Utility        | 2.20m x 1.32m | 7'3" x 4'4"   |
| Cloakroom      | 1.95m x 1.60m | 6'5" x 5'3"   |

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

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# The Naylor

THREE BEDROOM HOME



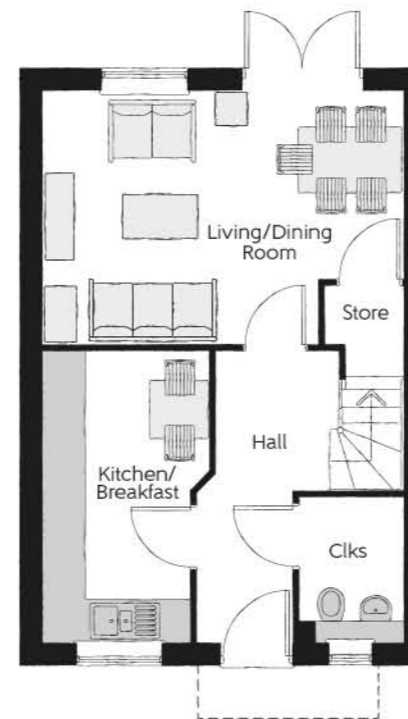
## The Naylor

Three bedroom home



### First Floor

|           |                                       |                                      |
|-----------|---------------------------------------|--------------------------------------|
| Bedroom 1 | 2.75m x 4.31m<br><small>(max)</small> | 9'0" x 14'2"<br><small>(max)</small> |
| Bedroom 2 | 2.75m x 4.01m<br><small>(max)</small> | 9'0" x 13'2"<br><small>(max)</small> |
| Bedroom 3 | 2.16m x 2.62m                         | 7'1" x 8'7"                          |
| Bathroom  | 2.16m x 1.98m                         | 7'1" x 6'6"                          |



### Ground Floor

|                    |                                       |                                       |
|--------------------|---------------------------------------|---------------------------------------|
| Kitchen/Breakfast  | 2.32m x 4.04m<br><small>(max)</small> | 7'7" x 13'3"<br><small>(max)</small>  |
| Living/Dining Room | 5.01m x 3.53m<br><small>(max)</small> | 16'5" x 11'7"<br><small>(max)</small> |
| Cloakroom          | 1.44m x 1.98m                         | 4'9" x 6'6"                           |

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 Cransley

FOUR BEDROOM HOME



## The Cransley

Four bedroom home

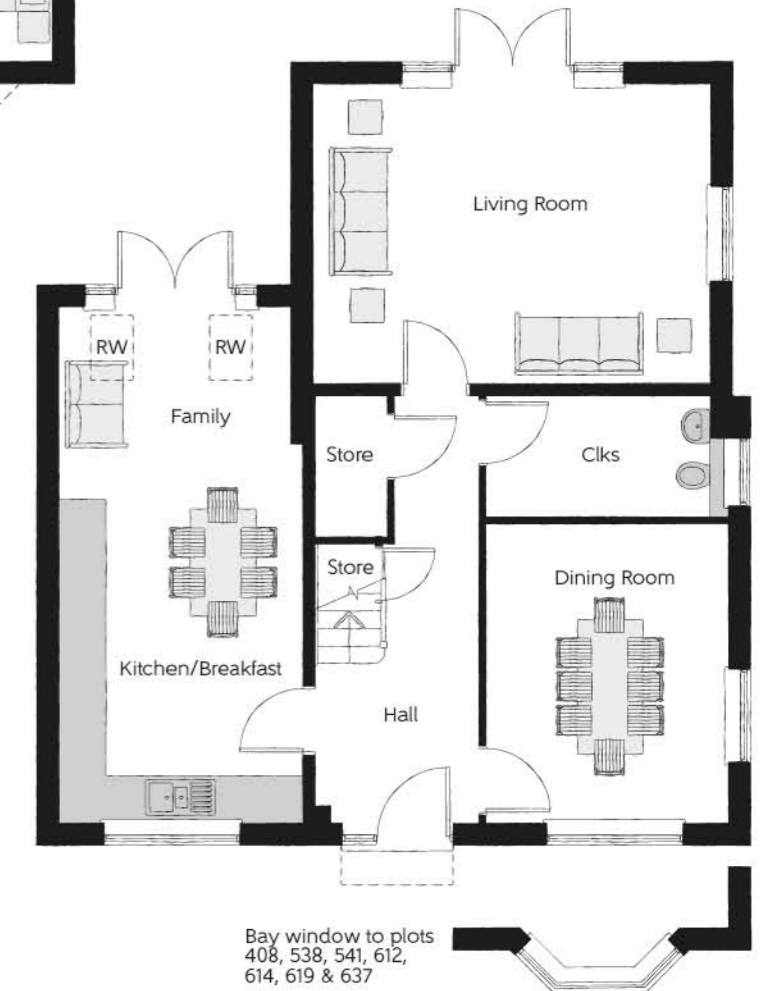


### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 4.00m x 3.27m | 13'1" 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 | 12'10" 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" (max) |
| Cloakroom         | 1.87m x 0.95m      | 6'2" x 3'1"          |



Bay window to plots 408, 538, 541, 612, 614, 619 & 637

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

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THE  
ARTISAN  
COLLECTION

# The Pargeter

FOUR BEDROOM HOME



## The Pargeter

Four bedroom home



First Floor

|                    |                                 |                                 |
|--------------------|---------------------------------|---------------------------------|
| Bedroom 1          | 3.66m<br>(max) x 3.60m<br>(max) | 12'0" x 11'10"<br>(max) x (max) |
| Bedroom 1 En Suite | 2.28m x 1.44m                   | 7'6" x 4'9"                     |
| Bedroom 2          | 3.54m x 3.39m<br>(max)          | 11'7" x 11'1"<br>(max)          |
| Bedroom 3          | 3.39m x 2.91m<br>(max)          | 11'1" x 9'7"<br>(max)           |
| Bedroom 4          | 2.85m x 2.60m                   | 9'4" x 8'6"                     |
| 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<br>(inc bay) | 14'5" x 11'6"<br>(inc bay) |
| Living Room   | 4.49m x 3.20m<br>(max)     | 14'9" x 10'6"<br>(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 ARTISAN COLLECTION

# The Reedmaker

FOUR BEDROOM HOME



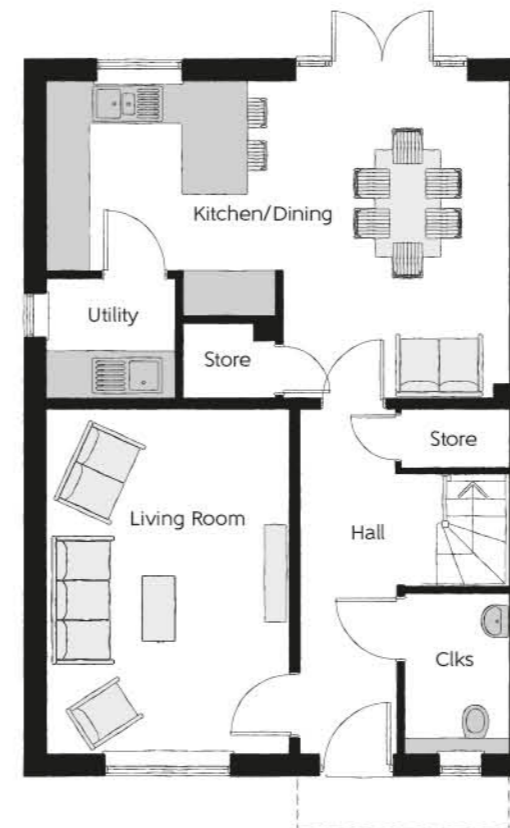
## The Reedmaker

Four bedroom home



### First Floor

|                    |                                       |                                       |
|--------------------|---------------------------------------|---------------------------------------|
| Bedroom 1          | 3.19m x 3.78m<br><small>(max)</small> | 10'6" x 12'5"<br><small>(max)</small> |
| Bedroom 1 En Suite | 1.56m x 2.05m                         | 5'1" x 6'9"                           |
| Bedroom 2          | 2.73m x 3.35m                         | 8'11" x 11'0"                         |
| Bedroom 2 En Suite | 1.54m x 2.05m                         | 5'1" x 6'9"                           |
| Bedroom 3          | 3.60m x 2.25m                         | 11'10" x 7'5"                         |
| Bedroom 4          | 3.58m x 2.22m                         | 11'9" x 7'3"                          |
| Bathroom           | 1.98m x 2.15m                         | 6'6" x 7'1"                           |



### Ground Floor

|                |                                       |                                       |
|----------------|---------------------------------------|---------------------------------------|
| Kitchen/Dining | 6.42m x 4.42m<br><small>(max)</small> | 21'1" x 14'6"<br><small>(max)</small> |
| Living Room    | 3.39m x 4.77m                         | 11'1" x 15'8"                         |
| Utility        | 1.78m x 1.61m                         | 5'10" x 5'3"                          |
| Cloakroom      | 1.46m x 2.22m                         | 4'9" x 7'4"                           |

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

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THE ARTISAN COLLECTION

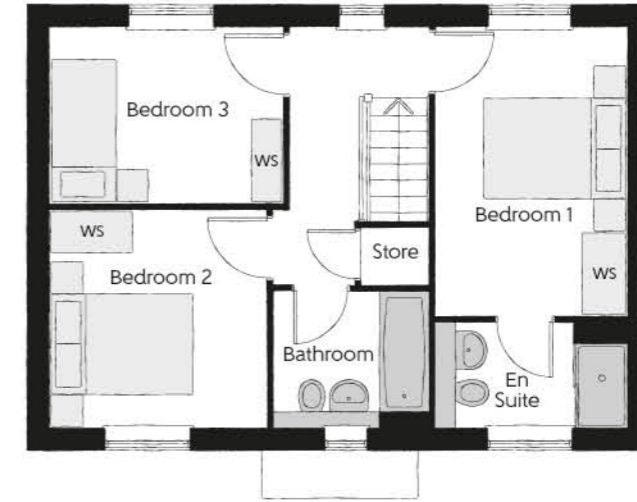
# The Glendon

THREE BEDROOM HOME



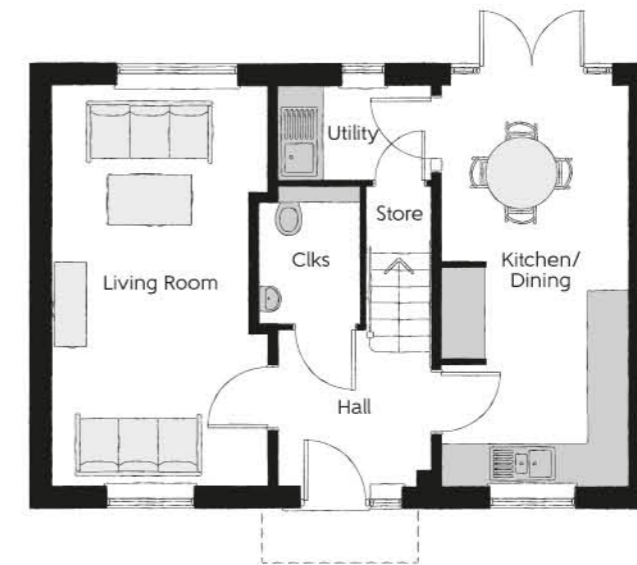
## The Glendon

Three bedroom home



### First Floor

|                    |               |               |
|--------------------|---------------|---------------|
| Bedroom 1          | 2.77m x 4.07m | 9'1" x 13'4"  |
| Bedroom 1 En Suite | 2.77m x 1.48m | 9'1" x 4'10"  |
| Bedroom 2          | 3.06m x 3.12m | 10'0" x 10'3" |
| Bedroom 3          | 3.37m x 2.48m | 11'1" x 8'2"  |
| Bathroom           | 2.26m x 1.92m | 7'5" x 6'4"   |



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Kitchen/Dining | 2.71m x 5.64m | 8'11" x 18'6" |
| Living Room    | 3.11m x 5.64m | 10'2" x 18'6" |
| Utility        | 2.20m x 1.32m | 7'3" x 4'4"   |
| Cloakroom      | 1.72m x 1.47m | 5'8" x 4'10"  |

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

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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
- Integrated microwave

## 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.



3 Bedroom Homes

4 Bedroom Homes

|                             |   | 3 Bedroom Homes  | 4 Bedroom Homes |
|-----------------------------|---|--|-----------------|
| <b>WET ROOMS</b>            | 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 †††  | •  |                 |
| <b>MECHANICAL</b>           | Boiler  | Ideal LOGIC Combination Boiler (Cb) ^                                | •               |
|                             |   | Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ^              | •               |
|                             | Controls  | Google Nest 3RD Gen Dual Zone Learning Thermostat                    | •               |
|                             | Radiators   | Stelrad Compact Steel Panel Radiators with Grilles                   | •               |
|                             | Towel Warmers   | Flat Chrome to Bathroom & En-Suite 1                                 | •               |
| Ventilation                 | Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV | •  |                 |
| <b>ELECTRICS</b>            | Home Working  | Dedicated Power, USB & Data points                                   | •               |
|                             | Safety - Heat   | Heat Detector 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  | Electrum 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 - Kitchen Under Unit   | 1st Fix Wiring Only  | •               |
|                             | 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                                  | •  |                 |
| <b>EXTERNALS &amp; MISC</b> | Garages Electrics   | Light & Power Point to incurtilage Garages ##                        | •               |
|                             | Build Method  | Masonry ##   | •               |
|                             | Maintenance   | External Tap   | •               |
|                             | Number Plaque   | Artisan Number Plaque  | •               |
|                             | Footpath & Patio  | Grey PCC Flags 600x600x32's  | •               |
|                             | Garages   | Steel Panel Up & Over Canopy Garage Door ##                          | •               |
|                             | Drives  | Bitmac Black #   | •               |
|                             | Landscaping - Front   | Medallion Turf & Landscape Planting ###                              | •               |
|                             | Landscaping - Rear  | Rotovated Topsoil ###  | •               |
|                             | Renewables  | Photovoltaic Array ##  | •               |
| EV Charging Terminal        | Pod Point 7kw Solo 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

‡ at build stage

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

‡‡‡ housetype dependent - liaise with sales executive

^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^ inc soft close mechanism seat

^^^ 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(i) 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.



THE  
ARTISAN  
COLLECTION

# Specification



3 Bedroom Homes

4 Bedroom Homes

|                           |  |  | 3 Bedroom Homes | 4 Bedroom Homes |
|---------------------------|--|--|-----------------|-----------------|
| <b>FINISHES</b>           | Entrance Doors   | GRP Insulated Door   | •               | •               |
|                           | Loft Hatch   | Hinged Drop Down ** ††   | •               | •               |
|                           | 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                 | Hinged Fitted Wardrobes to Bed 1   | •  | •               |                 |
| <b>KITCHEN</b>            | Carcass  | Premium Grade 18mm thk Colour Matched Carcass                              | •               | •               |
|                           | Frontals   | Bellway Band B options ---   | •               | •               |
|                           |  | Bellway Band C options ---   | •               | •               |
|                           | 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 ZVENM6X3                                     | •  | •               |                 |
| Appliances Fridge Freezer | Zanussi 70/30 Fridge Freezer ZNLN18FS1                                     | •  | •               |                 |
| Appliance Dishwasher      | Removeable Unit (inc Feed & Waste) ‡                                       | •  | •               |                 |
|                           | Zanussi Dishwasher ZDLN1521  | •  | •               |                 |
| Appliance Washing Machine | Washing Machine Space Only (inc Feed & Waste)                              | •  | •               |                 |
| <b>WET ROOMS</b>          | 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 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 Chrome Trim *** ††† | •  | •               |                 |
|                           | 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim *** ††† | •  | •               |                 |