

# Poole Court

ONE AND TWO BEDROOM APARTMENTS



THE  
**ARTISAN**  
COLLECTION



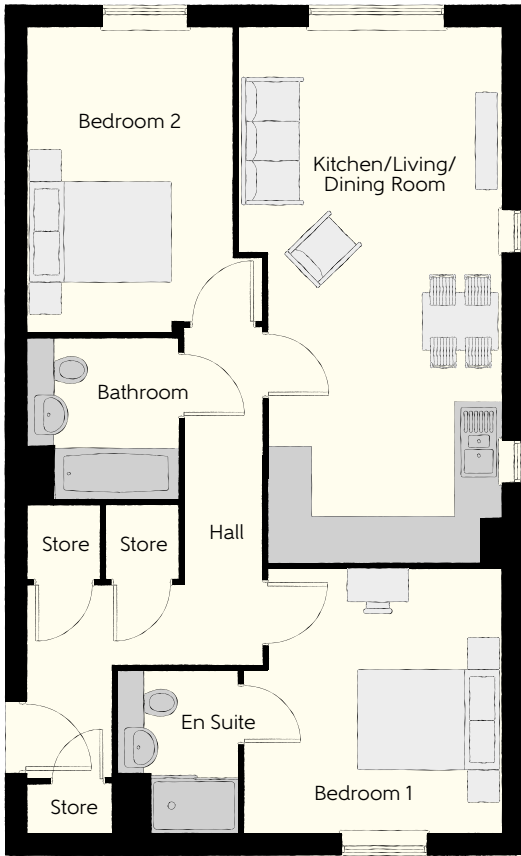
Falcon Grove  
A development of new homes in Callerton

**Bellway**

# Development layout

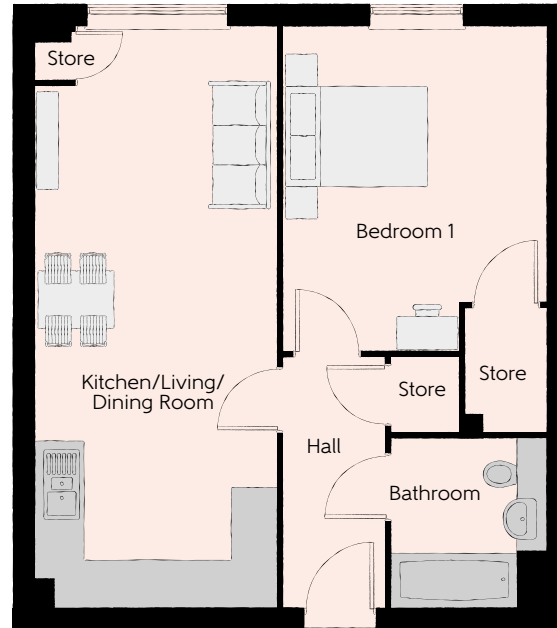
Existing  
Development





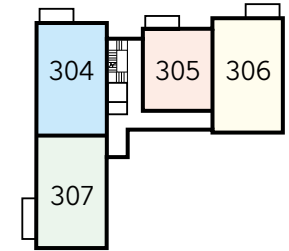
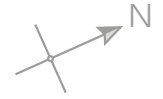
The Awl - Plots 299, 302 & 306

Living/Kitchen/Dining	7.27m x 3.59m	23'10" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 1 Ensuite	2.20m x 1.65m	7'3" x 5'5"
Bedroom 2	4.16m x 2.79m	13'8" x 9'2"
Bathroom	2.20m x 2.05m	7'3" x 6'9"

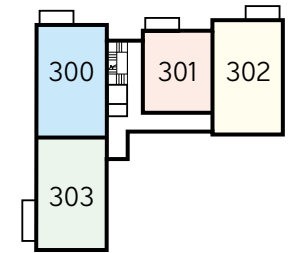


The Bodkin - Plots 298, 301 & 305

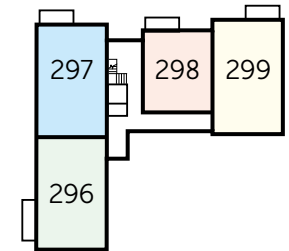
Living/Kitchen/Dining	7.30m x 3.19m	25'1" x 10'6"
Bedroom	3.47m x 4.29m	11'5" x 14'1"
Bathroom	2.20m x 2.05m	7'3" x 6'9"



Second Floor



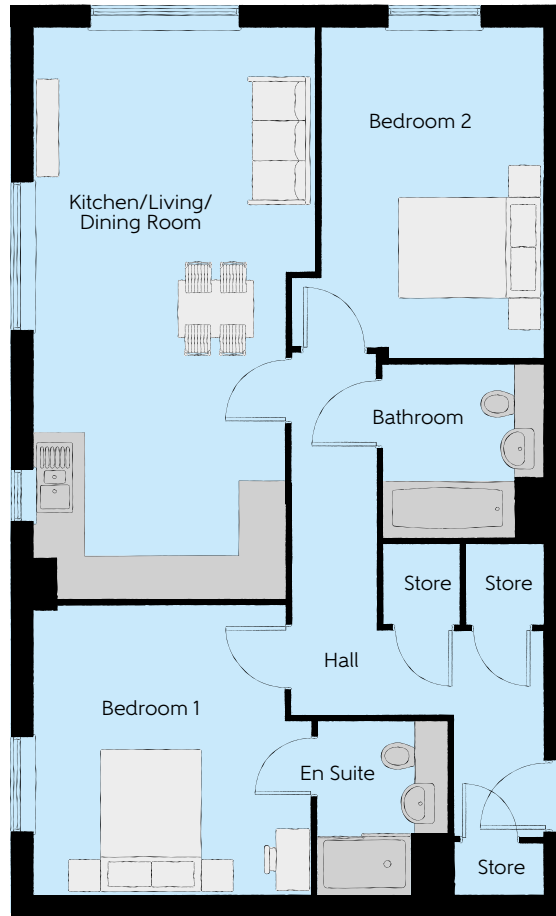
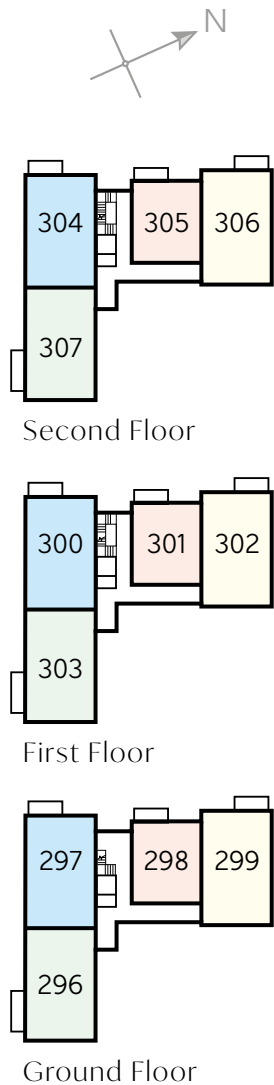
First Floor



Ground Floor

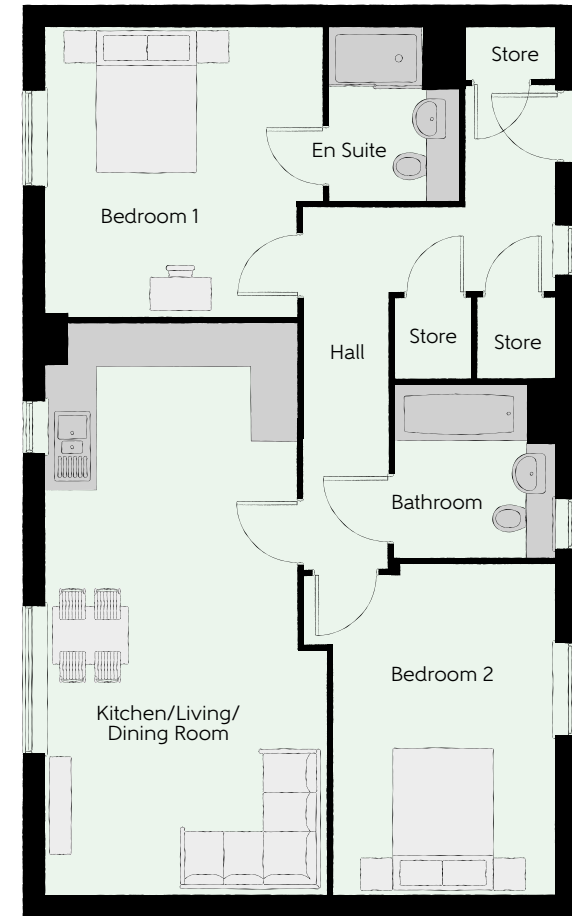
**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



### The Bobbin - Plots 297, 300 & 304

Living/Kitchen/Dining	7.30m x 3.59m	23'11" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 1 Ensuite	2.20m x 1.65m	7'3" x 5'5"
Bedroom 2	4.19m x 2.79m	13'9" x 9'2"
Bathroom	2.20m x 2.05m	7'3" x 6'9"



### The Loom - Plots 296, 303 & 307

Living/Kitchen/Dining	7.27m x 3.59m	23'10" x 11'9"
Bedroom 1	3.61m x 3.51m	11'10" x 11'6"
Bedroom 1 Ensuite	2.20m x 1.65m	7'3" x 5'5"
Bedroom 2	4.19m x 2.79m	13'9" x 9'2"
Bathroom	2.20m x 2.05m	7'3" x 6'9"

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

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# Specification

		1 Bedroom Apartments	2 Bedroom Apartments
FINISHES	Ceilings	Crown White Matt Emulsion	• •
	Walls	Crown White Matt Emulsion	• •
	Floors	Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1	• •
	Window Cills	White Gloss MDF	• •
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	• •
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	• •
	Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	• •
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	• •
	Ironmongery	Chrome SR100 Door Furniture	• •
KITCHEN	Frontals	Bellway Band B options ††	• •
		Bellway Band C options ††	• •
	Carcass	Premium Grade 18mm thk White / Colour Matched Carcass	• •
	Units	Frontal Matching Table Ends	• •
	Worktops	40mm Square Edge Worktops with upstand	• •
	Kitchen Sink	Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	• •
	Appliances Oven	Zanussi Single Oven ZOB343X	• •
	Appliances Hob	Zanussi Induction Hob ZITN643K & SS Splashback	• •
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	• •
	Appliances Fridge Freezer	Fridge Freezer Space Only	• •
		Zanussi 70/30 Fridge Freezer ZBB284415V	• •
	Appliance Dishwasher	Removeable Unit 450 (inc Feed & Waste) **	• •
	Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	• •
WET ROOMS	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††	• •
	Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	• •
	Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	• •
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	• •
	Bathroom - Shower	Over Bath Mira RELATE EV Thermostatic Shower ††	• •
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * †	• •
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††	• •
	En-Suite - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	• •
	En-Suite - Brassware	Bristan PISA Chrome Basin Mixer Taps	• •
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ***	• •
	En-Suite - Shower	Mira RELATE EV Thermostatic Shower NC	• •
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †	• •

		1 Bedroom Apartments	2 Bedroom Apartments
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	• •
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	• •
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	• •
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	• •
ELECTRICS	Home Working	Dedicated Power, USB & Data Points	• •
	Safety - Fire	Optical Smoke Detector LD3 D2 DET	• •
	Safety - Carbon	Honeywell XCI00 Carbon Monoxide Detector	• •
	Safety - Heat	Heat Alarm DET †††	• •
	Consumer Unit	Wylex Consumer Unit	• •
	Sockets & Switches	Electrium CASA White Fittings	• •
	USB Locations	Kitchen, Lounge & Bed 1 ONLY	• •
	Shaver / Toothbrush Point	Bathroom ONLY	• •
	Lighting	Pendant Fitting to Habitable Rooms	• •
	Lighting - Kitchen	White Recessed Spot Lights	• •
	Lighting - Kitchen Under Unit	High Output Tri-Light	• •
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	• •
	Communications - TV	TV Point to Lounge & Bed 1	• •
	Communications - Voice	Telephone Point to Lounge	• •
	Communications - Data	Cat 6 Network Point to Lounge & Bed 1	• •
	Communications - Satellite	Dual Connection Satellite Points to Lounge	• •
	Communications - Access	Video Entry System	• •
Broadband	Ultrafast Fibre Connectivity Openreach	• •	
EXTERNAL SPACE	Shared Parking Areas	Bitmac Black ‡	• •
	Balcony	Balcony †††	• •

\* full height around bath where shower provided as standard

\*\* at build stage

\*\*\* housetype dependent

† full height to shower enclosure

†† inc MIRA Bath Screen 11863.004

††† inc soft close mechanism seat on 4 & 5 beds ONLY

‡ plot dependent

‡‡ 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.

# 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
- 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

### Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

### Miscellaneous

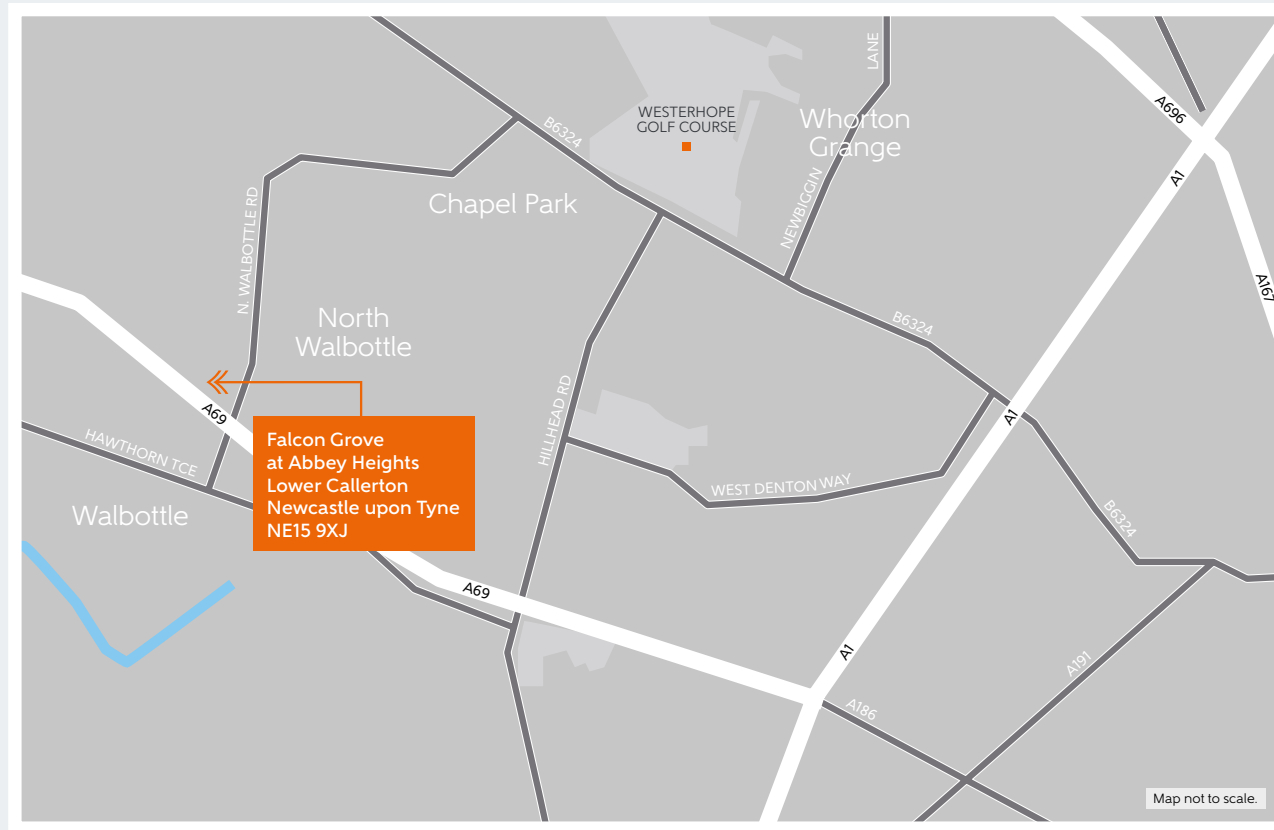
- Wardrobes



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.

# How to find us

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Bellway Homes (North East Division)  
Bellway House, Kings Park, Kingsway North,  
Gateshead, Tyne and Wear NE11 0JH

Telephone: 0191 482 8800 bellway.co.uk

