



Brook Meadows

WIXAMS



Bellway



Beautifully designed homes, a thriving community

Amenities, transport, entertainment and education at your fingertips

Brook Meadows offers a collection of 2, 3 and 4-bedroom homes in Wixams, Bedfordshire forming part of an innovative new residential community, benefitting from the attractions and convenience of Bedford town centre as well as an abundance of sprawling countryside.

Enjoying close proximity to several schools, a sustainable transport network, good shopping opportunities, and purpose-built recreational spaces, Brook Meadows is sure to appeal to a wide audience of potential homebuyers, including first-time buyers, families, and investors.

Choose a fine quality of life at Brook Meadows

An ideal location offering the best of town and countryside

The development is situated off Meadow Road, a minute from the B530, northbound to Bedford, and five minutes from the A6 connecting the area to Luton and the M1 for London. Commuters will benefit from an excellent motorway network and good public transport services. The vibrant town centre of Bedford is 12 minutes away via the A6. Luton town centre can be reached in around 30 minutes to the south, while the major M1 motorway is around 14 minutes from Brook Meadows by car.

Kempston Hardwick train station is a four-minute drive away. An hourly service is available from Monday to Saturday to Bletchley, 33 minutes away, while an hourly service to Bedford also runs from Monday to Saturday, taking 12 minutes. Alternatively, Bedford railway station – under five miles from the development – offers regular services to Bletchley, London St Pancras International in 40 minutes and Gatwick Airport, East Grinstead, and Brighton, among other destinations.

Proposed plans for Wixams train station means residents could be close to a brand-new station by the end of 2024, benefitting from direct lines to Gatwick and Luton airports. London Luton Airport provides international travel a 34-minute drive away.

Residents of Wixams are well-supplied for everyday needs, with a supermarket a 10-minute walk from the development. More comprehensive shopping opportunities can be found in Bedford, where the town centre includes a range of high-street chains, department stores, locally run businesses, and commercial services. The Castle Quarter is known for its square mile of independent shops, while Harpur Shopping Centre – Bedford's premier shopping centre – is open seven days a week with over 30 stores to be perused, just a 15-minute drive from home.

The Interchange Retail Park is a seven-minute drive away and is home to popular retailers and fast-food favourites. Residents will find it easy to shop locally, with farm shops and traditional markets popular in the area – take advantage of seasonal produce, made

and reared in the surrounding rich countryside. As a traditional market town, Bedford boasts an impressive array of gourmet and farmers' markets, offering organic groceries, garden products, handmade homewares, and artisan gifts.

The rolling countryside makes it an ideal setting to embrace the outdoors, with attractive public parks, walking trails, and cycling routes to be explored. Priory Country Park is a prime example; a picturesque area of green space covering 360 acres nestled on the banks of the River Great Ouse, filled with outdoor leisure activities.

Residents have a number of unique experiences nearby for a different day out. Herrings Green Activity Farm – a 7-minute drive away, provides hours of family fun with tractor rides, pony grooming, an alpaca enclosure, and one of the UK's largest collections of birds of prey. Box End Park – five miles away – offers thrill-seekers the chance to enjoy a range of watersports with a stunning natural backdrop.

In nearby Milton Keynes, further leisure options are available including theatres, museums, cinemas and state-of-the-art sports stadia. Unique attractions include Snozone, an indoor ski hub and Big Rock Hub, an indoor climbing centre.

Those with young families are well catered for. Brook Meadows is well-served by a number of popular schools, covering primary through to further education. Children of primary school age will find a handful of schools nearby, including Wixams Tree Primary and Lake View School, both within a mile and a half of the development. Older students are served by Wixams Academy, a 7-minute drive away, while further schools can be found in Wilstead, Wootton, Stewartby, and Houghton Conquest.

Those pursuing further study may consider Cranfield University, specialising in technology and management, around an 18-minute drive from home, while the Bedford Campus of the notable University of Bedfordshire can be reached in just 17 minutes by car.



Wixams
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///lines.neck.data

what3words provides exact locations
so you know exactly where to find
our development.



Bellway

Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.



Brook Meadows

DEVELOPMENT LAYOUT



Bellway

Bellway

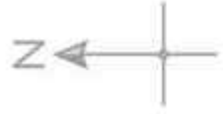


YOUR NEW HOME MEANS A LOT TO YOU.
OUR FIVE-STAR RATING SHOWS HOW
MUCH IT MEANS TO US.

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 Weaver
Plots 201, 256 & 252
- The Arkwright
Plots 202, 203, 204, 205, 211 & 222
- The Goldsmith
Plots 203, 204, 207 & 210
- The Wainwright
Plots 251, 254, 257, 258, 259 & 300
- The Scrivener
Plot 275
- The Sculptor
Plots 270, 271 & 272

3 Bedroom Homes

- The Cedar
Plots 290 & 296
- The Carlton
Plots 295, 296, 299 & 260
- The Oak
Plots 296, 297, 298, 299, 300 & 302
- The Coppersmith
Plot 258
- The Harper
Plots 200, 233, 234, 235, 236, 237, 238, 239, 241, 244, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266 & 267
- The Tanner
Plots 243 & 244
- The Lymner
Plots 234, 236, 245, 249 & 238
- The Faber
Plots 238, 239, 240, 241, 242, 243, 244 & 247
- The Tailor
Plots 271, 272, 273, 274 & 275
- The Sywell
Plot 276

2 Bedroom Maisonnets

- The Claydon Apartments
Plots 222 & 223

Affordable Homes



Show Home and Sales Area



Key to plan

- p/s/s Primary sub station
- s/s Sub station
- p/s Pump station
- v Visitor parking
- bcp Bin collection point

Please note that the main access road is being provided by a third party. Illustrated traffic calming measures, crossings etc. are subject to change following the local authority's comments.

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 treatment, landscaping or local authority street lighting. Footpaths and landscaping subject to change. For details of individual properties and availability please refer to our Sales Advisor.



The Claydon Apartments

TWO BEDROOM MAISONETTES



Bellway

The Claydon Apartments

Two bedroom maisonettes



The Beadlow (First Floor)

Kitchen	2.31m x 3.96m	7'7" x 13'0"
Living	4.05m x 3.96m	13'3" x 13'0"
Bedroom 1	4.97m x 3.44m (max) (max)	16'4" x 11'3" (max) (max)
Bedroom 2	2.69m x 3.44m	8'10" x 11'3"
Bathroom	2.91m x 2.22m (max) (max)	9'7" x 7'4" (max) (max)



The Astwood (Ground Floor)

Kitchen	2.91m x 2.67m	9'7" x 8'9"
Living	3.20m x 5.35m	10'6" x 17'7"
Bedroom 1	4.97m x 3.44m (max) (max)	16'4" x 11'3" (max) (max)
Bedroom 2	2.69m x 3.44m	8'10" x 11'3"
Bathroom	2.91m x 2.22m (max) (max)	9'7" x 7'4" (max) (max)

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

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The Sywell

THREE BEDROOM COACH HOUSE



Bellway

The Sywell

Three bedroom coach house



First Floor

Kitchen/Dining/Living	4.94m x 6.15m (max) (min)	16'2" x 20'2" (max) (min)
Bedroom 1	3.37m x 3.82m (min) (max)	11'1" x 12'6" (min) (max)
Bedroom 2	3.13m x 2.59m (max) (max)	10'3" x 8'6" (max) (max)
Bedroom 2 En Suite	1.59m x 2.26m	5'3" x 7'5"
Bathroom	2.74m x 2.26m (max) (max)	9'0" x 7'5" (max) (max)



Ground Floor

Bedroom 3	4.94m x 4.49m (max) (max)	16'2" x 14'9" (max) (max)
En Suite	3.37m x 1.60m (max) (max)	11'1" x 5'3" (max) (max)

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

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The Tailor

THREE BEDROOM HOME



Bellway

The Tailor

Three bedroom home



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	3.68m x 5.14m (max)	12'1" x 16'10" (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"

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

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The Faber

THREE BEDROOM HOME



Bellway

The Faber

Three bedroom home



First Floor

Bedroom 1	3.49m x 4.10m (max)	11'5" x 13'5" (max)
Bedroom 1 En Suite	1.20m x 2.49m	3'11" x 8'2"
Bedroom 2	2.54m x 3.62m (max)	8'4" x 11'10" (max)
Bedroom 3	2.15m x 3.69m (max)	7'1" x 12'1" (max)
Bathroom	1.98m x 2.33m	6'6" x 7'8"



Ground Floor

Kitchen/Breakfast	3.12m x 3.93m (max)	10'3" x 12'11" (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"

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

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The Lymner

THREE BEDROOM HOME



Bellway

The Lymner

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	2.79m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03 m x 2.48m	9'11" 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	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.51m	3'1" x 4'11"

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

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The Tanner

THREE BEDROOM HOME



Bellway

The Tanner

Three bedroom home



First Floor

Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.39m x 2.09m (max)	7'10" x 6'10" (max)
Bedroom 2	4.50m x 3.29m (max)	14'9" x 10'10" (max)
Bedroom 3	2.72m x 2.76m (max)	8'11" x 9'1" (max)
Bathroom	1.91m x 1.91m	6'3" x 6'3"



Ground Floor

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

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

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The Harper

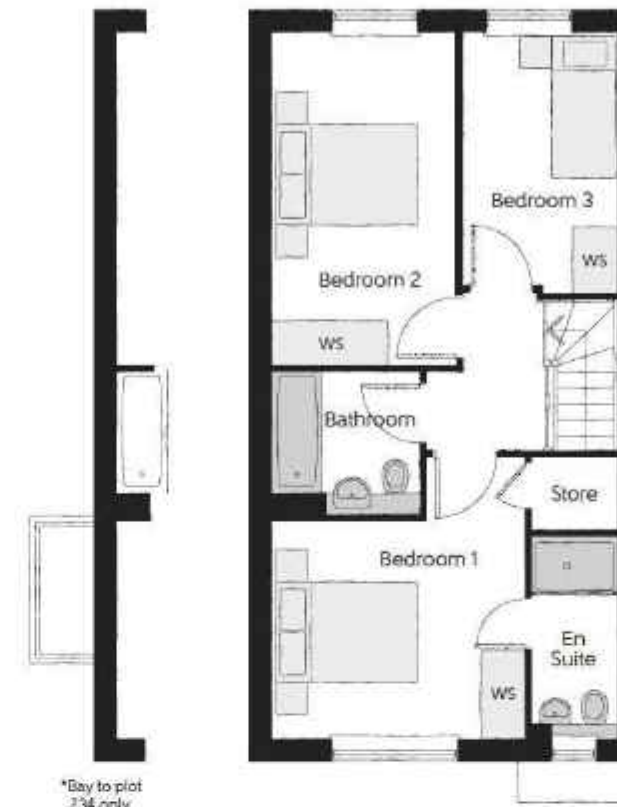
Three bedroom home

The Harper

THREE BEDROOM HOME

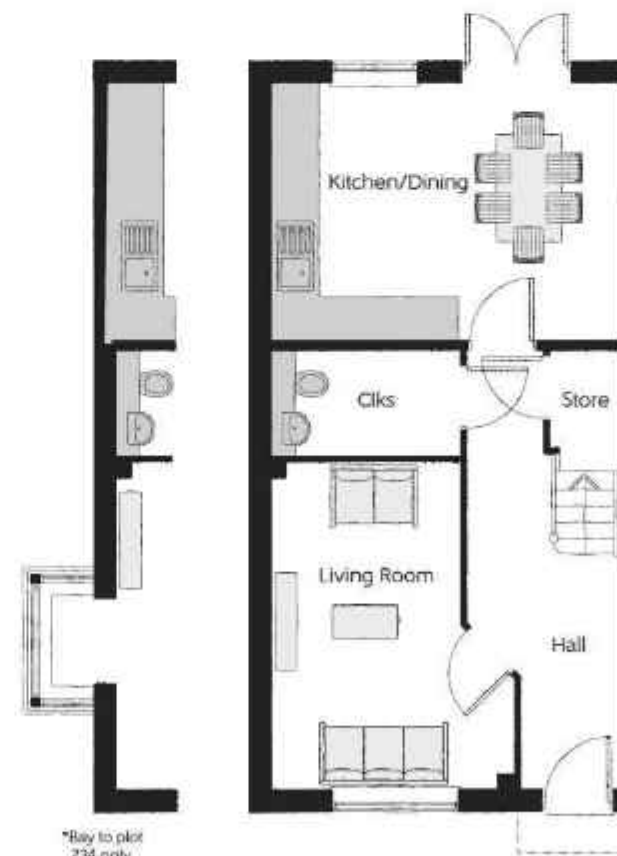


Bellway



First Floor

Bedroom 1	3.50m x 3.92m (max)	11'6" x 12'10" (max)
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m	8'4" x 15'2"
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 (max)	11'0" x 14'11" (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

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

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The Coppersmith

THREE BEDROOM HOME



Bellway

The Coppersmith

Three bedroom home



First Floor

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



Ground Floor

Kitchen/Dining	5.64m x 3.24m	18'6" x 10'7"
Living Room	2.94m x 4.95m	9'8" x 16'3"
Cloakroom	1.47m x 1.89m	4'10" x 6'3"

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

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The Oak

THREE BEDROOM HOME



Bellway

The Oak

Three bedroom home

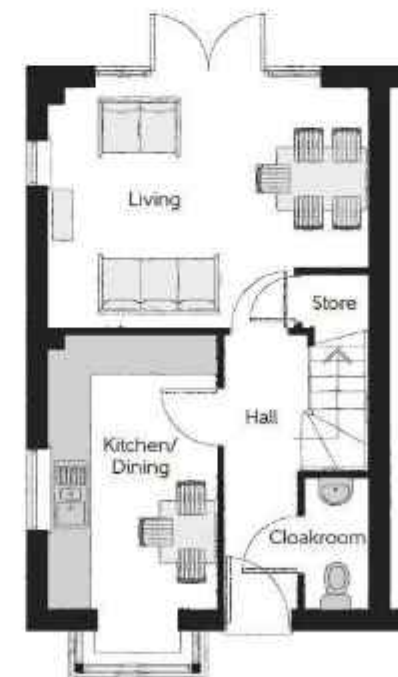


Second Floor

Bedroom 1	4.81m x 4.98m (max)	15'9" x 16'4" (max)
Bathroom	1.92m x 2.14m	6'4" x 7'0"

First Floor

Bedroom 2	4.81m x 2.70m	15'9" x 8'10"
Bedroom 3	2.68m x 2.67m	8'10" x 8'9"
Bathroom	1.97m x 2.28m	6'5" x 7'6"



Ground Floor

Kitchen/Dining	2.55m x 4.12m (excl. bay)	8'4" x 13'6" (excl. bay)
Living/Dining	4.81m x 3.60m (max)	15'9" x 11'10" (max)
Cloakroom	0.99m x 1.97m	3'3" x 6'5"

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

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The Carlton

THREE BEDROOM HOME



Bellway

The Carlton

Three bedroom home



First Floor

Bedroom 1	3.22m x 4.68m	10'7" x 15'4"
Bedroom 2	3.20m x 3.19m	10'6" x 10'6"
Bedroom 3	2.78m x 3.19m	9'1" x 10'6"
Bathroom	2.76m x 2.27m	9'1" x 7'5"



Ground Floor

Kitchen/Dining	6.04m x 3.15m	19'10" x 10'4"
Living Room	3.23m x 6.28m	10'7" x 20'7"
Cloakroom	1.71m x 2.29m	5'7" x 7'6"

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

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The Cedar

THREE BEDROOM HOME



Bellway

The Cedar

Three bedroom home

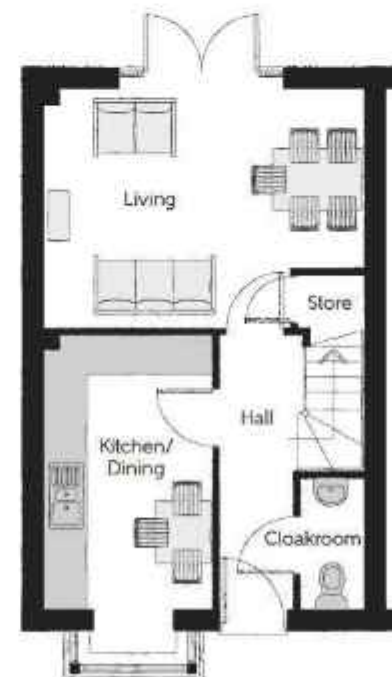
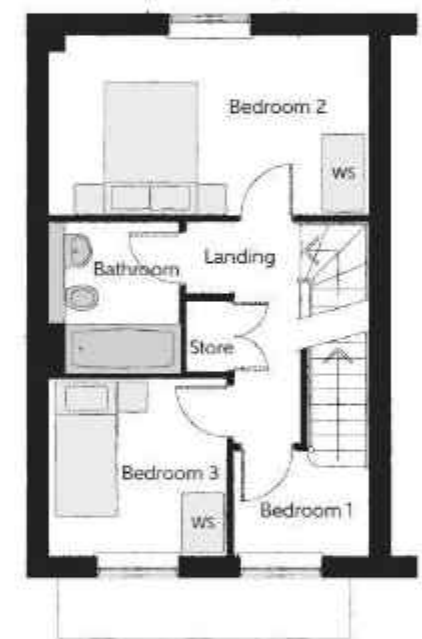


Second Floor

Bedroom 1	4.08m x 5.31m (max)	13'5" x 17'5" (max)
En Suite	1.69m x 2.41m	5'7" x 7'11"
Dressing	3.05m x 2.41m	10'0" x 7'11"

First Floor

Bedroom 2	4.81m x 2.70m	15'9" x 8'10"
Bedroom 3	2.68m x 2.67m	8'10" x 8'9"
Bathroom	1.97m x 2.28m	6'5" x 7'6"



Ground Floor

Kitchen/Dining	2.55m x 4.14m (excl bay)	8'4" x 13'7" (excl bay)
Living/Dining	4.81m x 3.60m (max)	15'9" x 11'10" (max)
Cloakroom	0.99m x 1.97m	3'3" x 6'5"

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

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The Sculptor

FOUR BEDROOM HOME



Bellway

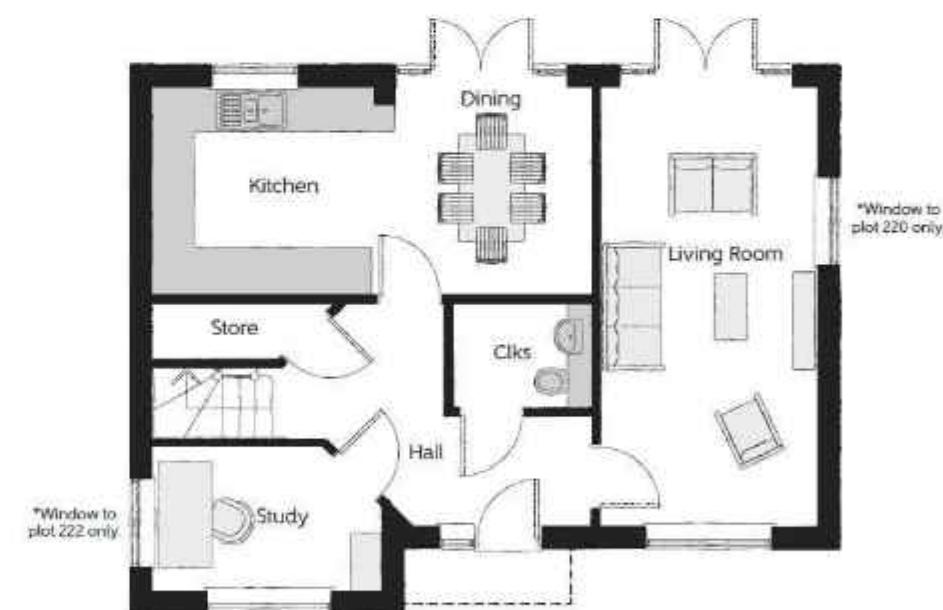
The Sculptor

Four bedroom home



First Floor

Bedroom 1	5.37m x 2.91m	17'7" x 9'7"
Bedroom 1 En Suite	2.24m x 1.62m	7'4" x 5'4"
Bedroom 2	3.69m x 3.08m	12'1" x 10'1"
Bedroom 3	2.71m x 2.91m	8'11" x 9'7"
Bedroom 4	3.16m x 2.80m	10'4" x 9'2"
Bathroom	2.20m x 1.90m	7'3" x 6'3"



Ground Floor

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'4"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m x 2.00m	10'4" x 6'7"
Cloakroom	1.89m x 1.48m	6'2" x 4'10"

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

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The Scrivener

FOUR BEDROOM HOME



Bellway

The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'11" (inc. bay)
Bedroom 1 En Suite	2.15m x 1.35m	7'1" x 4'5"
Bedroom 2	3.03m x 3.46m	9'11" x 11'4"
Bedroom 3	2.96m x 2.93m (max)	9'9" x 9'7" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.90m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.20m x 2.77m	10'6" x 9'1"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

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

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The Wainwright

FOUR BEDROOM HOME



Bellway

The Wainwright

Four bedroom home



Second Floor

Bedroom 2	3.71m x 4.66m (max) (max)	12'2" x 15'3" (max) (max)
Bedroom 4	2.25m x 3.38m	7'5" x 11'1"
Shower	2.33m x 2.29m	7'8" x 7'6"

First Floor

Bedroom 1	4.67m x 3.37m (max) (max)	15'4" x 11'1" (max) (max)
Bedroom 1 En Suite	1.34m x 2.13m	4'5" x 7'0"
Bedroom 3	2.38m x 3.46m	7'10" x 11'4"
Bathroom	2.20m x 1.90m	7'3" x 6'3"



Ground Floor

Kitchen	2.50m x 3.17m	8'3" x 10'5"
Living/Dining	4.67m x 5.46m (max) (max)	15'4" x 17'11" (max) (max)
Cloakroom	0.94m x 1.90m	3'1" x 6'3"



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

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The Goldsmith

FOUR BEDROOM HOME



Bellway

The Goldsmith

Four bedroom home



First Floor

Bedroom 1	3.65m x 4.26m (max)	12'0" x 14'0" (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max)	12'1" x 12'0" (max)
Bedroom 2 En Suite	2.60m x 1.74m (max)	8'6" x 5'9" (max)
Bedroom 3	2.65m x 4.36m	8'8" x 14'4"
Bedroom 4	3.64m x 2.71m	11'11" x 8'11"
Bathroom	2.08m x 2.71m (max)	6'10" x 8'11" (max)

Ground Floor

Kitchen/Dining/Family	8.56m x 3.20m (max)	28'1" x 10'6" (max)
Living Room	3.58m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.01m	8'9" x 9'11"
Utility	1.97m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



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

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The Arkwright

FOUR BEDROOM HOME



Bellway

The Arkwright

Four bedroom home



First Floor

Bedroom 1	3.37m x 4.90m	11'1" x 16'1"
Bedroom 1 En Suite	2.25m x 2.18m	7'5" x 7'2"
Bedroom 2	3.40m x 3.92m	11'2" x 12'10"
Bedroom 3	2.52m x 3.92m	8'3" x 12'10"
Bedroom 4	2.56m x 2.71m	8'5" x 8'11"
Bathroom	2.20m x 2.71m (max)	7'3" x 8'11" (max)



Ground Floor

Kitchen	3.55m x 3.01m (max)	11'8" x 9'11" (max)
Family/Dining	4.65m x 3.81m (max)	15'3" x 12'6" (max)
Living Room	3.40m x 4.96m (max)	11'2" x 16'3" (max)
Study	2.52m x 2.73m	8'3" x 8'11"
Utility	1.76m x 1.92m	5'9" x 6'4"
Cloakroom	1.56m x 1.91m	5'1" x 6'3"

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

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The Weaver

FOUR BEDROOM HOME



Bellway

The Weaver

Four bedroom home



First Floor

Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.30m x 1.86m	7'7" x 6'1"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.23m x 1.42m	7'4" x 4'8"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.17m x 2.77m	10'5" x 9'1"
Bathroom	3.22m x 2.10m	10'7" x 6'11"

Ground Floor

Kitchen/Dining	5.52m x 6.18m (max) (max)	18'1" x 20'3" (max) (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.33m	11'4" x 20'9"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.90m x 1.94m	3'0" x 6'4"



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

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Specification



Bellway

A 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



bellway.co.uk

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●
	Loft Hatch	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 Filled Wardrobes to Bed 1	●	●	●
KITCHEN	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 Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Electrolux Single Oven KQFQH00BX	●	●	●
		Electrolux Single Oven KQFQH40TX	●	●	●
	Appliances Hob	Electrolux 4 Burner Gas Hob KCS6404SX & SS Splashback	●	●	●
		Electrolux 4 Burner Gas Hob KCS6436SX & SS Splashback	●	●	●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX	●	●	●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●
		Electrolux 70/30 Fridge Freezer LNS5LE18S	●	●	●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	●
		Electrolux Dishwasher KEAF720DL	●	●	●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
WET ROOMS	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 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed 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	●	●	●
MECHANICAL	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 Brushed Trim †††	●	●	●
ELECTRICS	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	●	●	●
		Ideal LOGIC Boiler & UK Cylinder Elite (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	●	●	●
EXTERNALS & MISC	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
	Safety - Heat	Heat Detector APP &&&	●	●	●
	Smart Home	Google Nest Hub 2nd Generation (GA01892/GB) & Video Doorbell (GWX31)	●	●	●
	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Appleby	●	●	●
	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 (Tri Party install) ‡‡	●	●	●
	Ecological	Hedgehog Highway fencing adoption	●	●	●
	Garages Electric	Light & Power Point to incurtilage Garages --	●	●	●
	Build Method	Masonry --	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Grey PCC Flags 600x600x32s	●	●	●
	Garages	Steel Panel Up & Over Retractable 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

‡‡ consult with sales executive for specific development details

‡‡‡ 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

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

over bath ONLY incorporating MIRA bath screen 13863004 where no shower elsewhere in dwelling

plot dependent

-- plot specific, refer site layout

--- refer site landscape layout

---- semi recessed basin if AD M4(3) applicable

& soft close mechanism to doors & drawers

&& where provision of shower tray allows

&&& where shown on layouts

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