



Home is calling at
Narrowboat View

Rush Green Road, Lymm, Cheshire WA13 9PR

Bellway



A location and landscape to inspire and re-energise

From the dining scene to friendly clubs to canalside strolls, this is premium village life

You'll find bakeries and delis, pharmacies and hair stylists - and monthly Artisan food market - in the village, with Sainsbury's along Rush Green Road. Atrincham's Stamford Quarter shopping and Vue cinema are six miles, Trafford Centre ten miles and Cheshire Oaks Designer Outlet half an hour's drive.

There's a cosmopolitan choice on the menu, with restaurants championing local ingredients and suppliers, plant-based cafés, chic gin bars and traditional hostelryes serving up a warm welcome for centuries.

Narrowboat View is ideally located too for Ego at the Green Dragon's Mediterranean cuisine and cocktails and La Boheme's French dining just up the road on Mill Lane - and make the most of watering holes with beer gardens and terraces overlooking the Bridgewater.

Families will find Oughtrington Primary school, rated Outstanding, with after-school clubs from dodgeball and Spanish to French, football, and Ukelele. Lymm has several nurseries, with Oughtrington Pre-School, rated Good, based in the Community Centre, also home to art groups, dance classes - including Ladies' fun tap workout.

Lymm High School is rated Good, the Sixth Form Outstanding, in a village perfect for active, healthy lifestyles with welcoming clubs for all ages and levels. Lymm Rugby Football Club has

strong links with the High School, a community multi-sport club with coaching and play for Minis, Juniors and teens, school-holiday tennis training, Squash and Hockey clubs.

The Lawn Tennis Club's grass and all-weather floodlit courts host social tennis, tournaments and cardio-tennis, with a swimming pool, sports hall, 3G pitch and studio at Lymm Leisure Centre. Lymm and Oughtrington Park Cricket Club fields Saturday and Sunday XIs, under 9-13's, girls and ladies' sections, while Crown Green bowlers and golfers have excellent local clubs.

Lymm celebrates outdoors at the May Queen Festival, Dickensian Christmas and Easter (plastic) Duck Race. Natural bird life and wildlife surround you, from Lymm Dam and woodland to the Trans Pennine Trail and towpaths - wellies optional. Narrowboat View is close to Spud and Helsdale Woods - or walk with alpacas at Woodlands Farm.

Nearby National Trust Dunham Massey is set in 300 acres of grounds with ancient deer park, while Tatton Park hosts 100 events throughout the year from Cherry Blossom festival and RHS Flower Show to cinema under the stars. The M6 and M56 are easily accessed, with Warrington seven miles, Manchester 16 miles, Manchester Airport ten miles and Liverpool John Lennon 22 miles.

An iconic cheshire village with timeless appeal

A home beautifully designed for elevated contemporary living

Welcome to Narrowboat View, a collection of brand-new homes in Lymm nestling in a leafy, semi-rural location in that most sought-after of settings, an edge of village location. Lymm is a byword for character and charm, where even its historic roots are exceptional from the pre-dinosaur footprint to the Bridgewater Canal winding through which made its own mark bringing prosperity to the region. Today the Lymm lifestyle means walks

unwinding to the sounds of nature, a vibrant village community, impressive schooling and superb road connections. At Narrowboat View each of the three and four-bedroom styles offers well-proportioned living space, our high calibre specification and impressive energy-efficiency, so whatever your life-stage this is the place to experience a desirable lifestyle.











Explore Narrowboat View





3 Bedroom Homes

-  The Mersey
Plots 24, 30, 37, 45 & 46
-  The Etherow
Plots 31 & 36
-  The Wye
Plots 32, 33, 34, 35, 92, 93, 96, 97, 105 & 106
-  The Ribble
Plots 3, 25, 28, 29, 74, 89 & 90
-  The Roe
Plots 63, 64, 65, 70, 71 & 72
-  The Kenwyn
Plots 26 & 27

4 Bedroom Homes

-  The Lowther
Plots 1, 38, 39, 43, 44, 60, 61, 75, 76, 88, 91, 94, 95, 99 & 100
-  The Aire
Plots 66, 67, 68 & 69
-  The Clyde
Plots 78, 80, 82, 86 & 108
-  The Avon
Plots 40, 101, 104 & 107
-  The Trent
Plots 59, 77 & 102
-  The Medway
Plots 41, 42, 79, 81, 85 & 87
-  The Derwent
Plots 83, 84 & 103
-  The Tweed
Plots 2, 62, 73 & 98

1-3 Bedroom Homes

-  Affordable Homes
-  Sales Centre

Key to plan

s/s Sub station

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.

The Mersey

3-Bedroom house



Bellway

The Mersey

3-Bedroom house



First Floor



Ground Floor

First Floor

Bedroom 1	3.48m x 3.72m	11'4" x 12'2"
Bedroom 1 En Suite	2.99m x 1.38m	9'8" x 4'5"
Bedroom 2	3.27m x 2.52m	10'7" x 8'2"
Bedroom 3	2.04m x 2.17m	6'6" x 7'1"
Bathroom	2.51m x 2.19m	8'2" x 7'1"

Ground Floor

Living Room	3.73m x 3.53m	12'2" x 11'5"
Kitchen/Dining	4.78m x 5.06m	15'6" x 16'6"
Cloakroom	1.50m x 1.85m	4'9" x 6'0"
Total area	84.26 sq. m.	907 sq. ft.

WS - Wardrobe Space

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The Wye

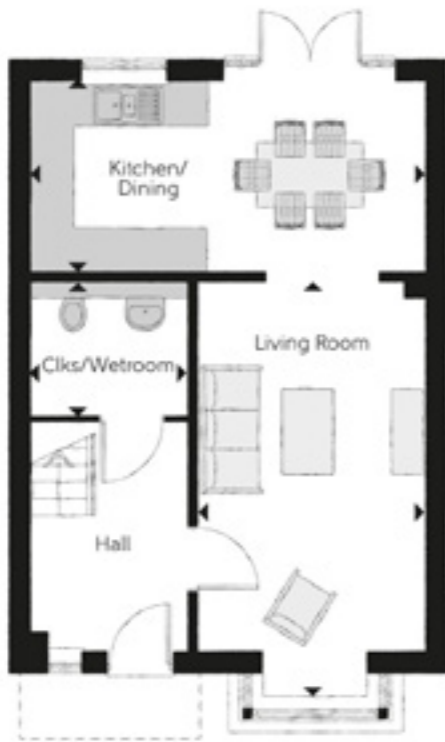
3-Bedroom house



Bellway



First Floor



Ground Floor

The Wye

3-Bedroom house

First Floor

Bedroom 1	3.40m x 3.01m	11'1" x 9'10"
Bedroom 1 En Suite	1.19m x 2.42m	3'10" x 7'11"
Bedroom 2	3.40m x 3.49m	11'1" x 11'5"
Bedroom 3	2.89m x 3.04m	9'5" x 9'11"
Bathroom	1.94m x 1.95m	6'4" x 6'4"

Ground Floor

Kitchen/Dining	5.45m x 2.65m	17'10" x 8'8"
Living Room	5.76m x 3.12m	18'10" x 10'2"
Cloakroom	1.83m x 2.17m	6'0" x 7'1"
Total area	87.05 sq. m.	937 sq. ft.

WS - Wardrobe Space

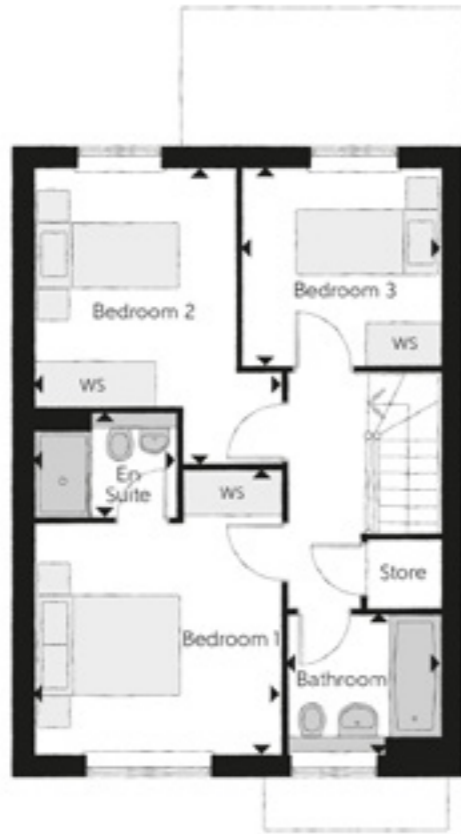
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The Ribble

3-Bedroom house



Bellway



First Floor



Ground Floor

The Ribble

3-Bedroom house

First Floor

Bedroom 1	3.43m x 3.92m	11'3" x 12'10"
Bedroom 1 En Suite	1.95m x 1.46m	6'4" x 4'9"
Bedroom 2	4.09m x 3.43m	13'5" x 11'3"
Bedroom 3	2.73m x 2.73m	8'11" x 8'11"
Bathroom	2.10m x 1.71m	6'10" x 5'7"

Ground Floor

Kitchen/Family/Dining	5.63m x 6.11m	18'5" x 20'0"
Living Room	3.71m x 3.34m	12'2" x 10'11"
Utility	1.60m x 1.49m	5'2" x 4'10"
Cloakroom	1.49m x 1.85m	4'10" x 6'0"
Total area	96.89 sq. m.	1043 sq. ft.

WS - Wardrobe Space ---- - Reduced Head Height

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The Roe

3-Bedroom house



Bellway

The Roe

3-Bedroom house



Second Floor

Store to Mid-Terrace only

No window to Mid-Terrace only



First Floor



Ground Floor

No window to Mid-Terrace only

Second Floor

Bedroom 1	4.95m x 3.62m	16'3" x 11'11"
Dressing	2.28m x 2.27m	7'6" x 7'5"
Bedroom 1 En Suite	2.29m x 2.29m	7'6" x 7'6"

First Floor

Bedroom 2	4.21m x 3.12m	13'10" x 10'3"
Bedroom 2 En Suite	1.89m x 1.45m	6'2" x 4'9"
Bedroom 3	4.66m x 2.25m	15'3" x 7'5"
Bathroom	2.15m x 2.37m	7'1" x 7'9"

Ground Floor

Kitchen	3.00m x 2.42m	9'10" x 7'11"
Living Room	4.66m x 4.28m	15'3" x 14'1"
Dining	3.00m x 2.42m	9'10" x 7'11"
Cloaks	2.16m x 1.55m	7'1" x 5'1"
Total area	111.76 sq. m.	1230 sq. ft.

WS - Wardrobe Space - - - - - Reduced Head Height RW - Roof Window

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The Kenwyn

3-Bedroom house



Bellway

The Kenwyn

3-Bedroom house



First Floor



Ground Floor

First Floor

Bedroom 1	2.77m x 4.07m	9'0" x 13'4"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	3.01m x 3.07m	9'10" x 10'0"
Bedroom 3	3.25m x 2.48m	10'7" x 8'1"
Bathroom	2.26m x 1.92m	7'4" x 6'3"

Ground Floor

Kitchen/Dining	2.71m x 5.61m	8'10" x 18'4"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Cloakroom	1.50m x 1.85m	4'11" x 6'0"
Total area	92.06 sq. m.	991 sq. ft.

WS - Wardrobe Space

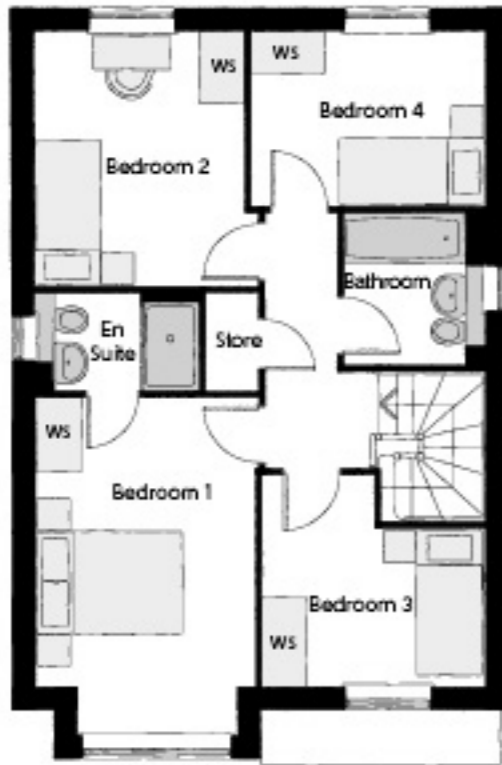
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The Lowther

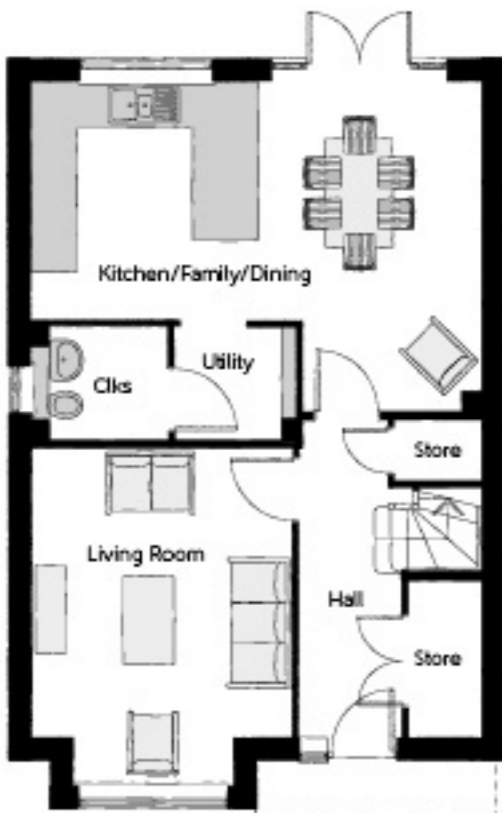
4-Bedroom house



Bellway



First Floor



Ground Floor

The Lowther

4-Bedroom house

First Floor

Bedroom 1	4.56m x 2.92m	15'1" x 9'9"
Bedroom 1 En Suite	2.21m x 1.34m	7'4" x 4'5"
Bedroom 2	3.02m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.86m	9'11" x 9'5"
Bedroom 4	3.16m x 2.37m	10'5" x 7'10"
Bathroom	2.07m x 1.90m	6'10" x 6'3"

Ground Floor

Kitchen	3.10m x 3.25m	10'6" x 10'11"
Family/Dining	3.00m x 4.48m	14'8" x 9'6"
Living Room	3.90m x 3.50m	16'3" x 11'7"
Utility	1.63m x 1.50m	6'0" x 5'7"
Cloakroom	1.48m x 1.83m	3'2" x 6'10"
Total area	111.11 sq. m.	1196 sq. ft.

WS - Wardrobe Space

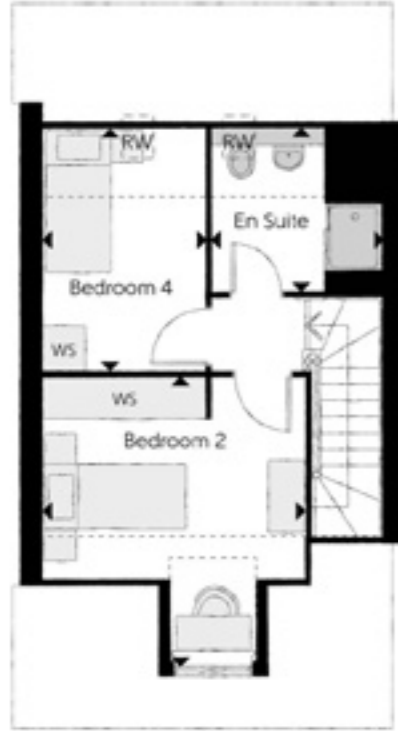
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The Aire

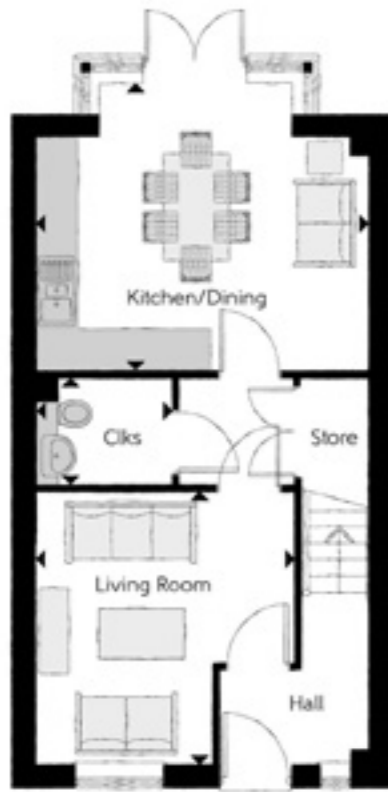
4-Bedroom house



Bellway



Second Floor



Ground Floor



First Floor

The Aire

4-Bedroom house

Second Floor

Bedroom 2	3.89m x 3.63m	12'9" x 11'11"
Bedroom 4	3.37m x 2.25m	11'1" x 7'5"
En Suite	2.33m x 2.20m	7'8" x 7'3"

First Floor

Bedroom 1	4.66m x 3.37m	15'3" x 11'1"
Bedroom 1 En Suite	1.40m x 2.13m	4'7" x 7'0"
Bedroom 3	3.45m x 2.37m	11'4" x 7'9"
Bathroom	2.00m x 2.29m	6'7" x 7'6"

Ground Floor

Kitchen/Dining	4.29m x 4.66m	14'1" x 15'3"
Living Room	3.73m x 3.63m	12'3" x 11'11"
Cloakroom	1.56m x 1.92m	5'1" x 6'4"
Total area	114.17 sq. m.	1229 sq. ft.

WS - Wardrobe Space ---- - Reduced Head Height RW - Roof Window

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The Clyde

4-Bedroom house



Bellway



First Floor



Ground Floor

The Clyde

4-Bedroom house

First Floor

Bedroom 1	4.26m x 3.64m	14'0" x 12'0"
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'6"
Bedroom 2	3.69m x 3.64m	12'0" x 12'1"
Bedroom 2 En Suite	2.59m x 1.52m	5'0" x 8'6"
Bedroom 3	4.37m x 2.65m	14'4" x 8'9"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.71m x 2.07m	8'11" x 6'10"

Ground Floor

Kitchen	5.15m x 3.22m	16'10" x 10'6"
Family	3.40m x 3.22m	11'1" x 10'6"
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	3.02m x 2.66m	9'11" x 8'9"
Utility	1.98m x 1.63m	5'4" x 6'6"
Cloakroom	2.05m x 1.50m	6'9" x 3'0"
Total area	138.79 sq. m.	1494 sq. ft.

WS - Wardrobe Space

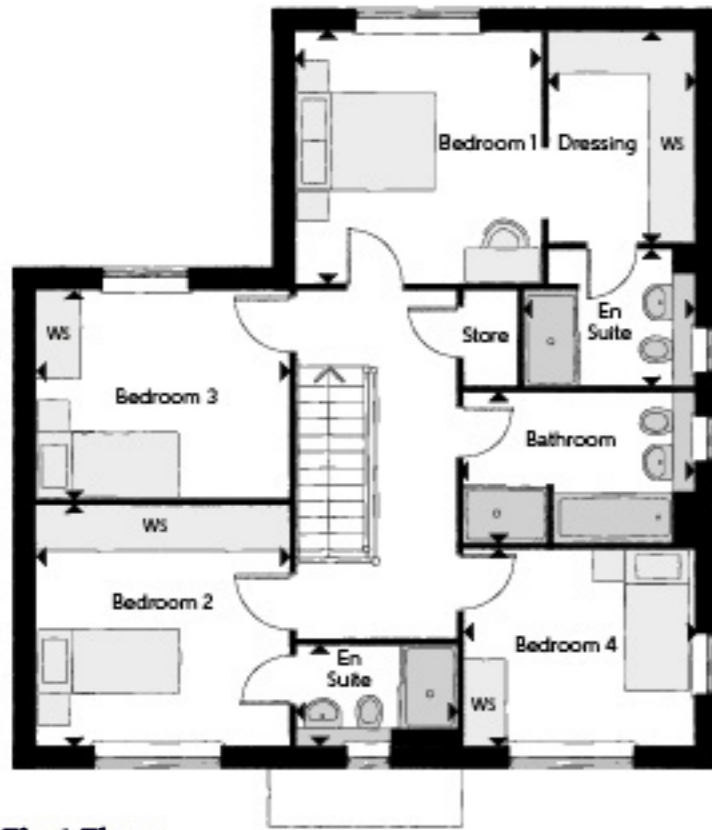
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The Avon

4-Bedroom house



Bellway



First Floor



Ground Floor

The Avon

4-Bedroom house

First Floor

Bedroom 1	3.42m x 3.49m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	1.91m x 2.34m	6'3" x 7'9"
Bedroom 2	3.30m x 3.51m	10'10" x 11'6"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	2.91m x 3.51m	9'7" x 11'6"
Bedroom 4	2.72m x 3.19m	8'11" x 10'6"
Bathroom	2.09m x 3.19m	6'11" x 10'6"

Ground Floor

Kitchen/Dining	5.52m x 4.58m	20'3" x 18'1"
Family	3.21m x 3.58m	10'6" x 11'9"
Living Room	6.31m x 3.45m	20'8" x 11'4"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	1.85m x 1.50m	6'4" x 3'0"
Total area	154.86 sq. m.	1667 sq. ft.

WS - Wardrobe Space

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The Trent

4-Bedroom house



Bellway

The Trent

4-Bedroom house



First Floor



Ground Floor

Ground Floor

Kitchen/Dining	3.60m x 6.53m	14'5" x 21'5"
Living Room	3.35m x 6.53m	10'6" x 14'9"
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	1.87m x 2.54m	7'5" x 6'2"
Cloakroom	1.49m x 1.80m	4'8" x 6'3"
Total area	130.25 sq. m.	1402 sq. ft.

WS - Wardrobe Space

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The Medway

4-Bedroom house



Bellway

The Medway

4-Bedroom house



First Floor



Ground Floor

First Floor

Bedroom 1	3.38m x 4.90m	11'1" x 16'3"
Bedroom 1 En Suite	2.23m x 2.13m	7'4" x 7'3"
Bedroom 2	3.38m x 3.90m	11'1" x 12'7"
Bedroom 3	2.53m x 3.91m	8'4" x 12'10"
Bedroom 4	2.67m x 2.81m	8'10" x 8'11"
Bathroom	2.10m x 2.81m	6'10" x 8'11"

Ground Floor

Kitchen	3.55m x 3.00m	12'2" x 9'10"
Family/Dining	4.63m x 3.38m	15'2" x 12'6"
Living Room	4.95m x 3.38m	16'3" x 11'1"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.91m x 1.83m	6'8" x 6'0"
Cloakroom	1.51m x 1.91m	4'11" x 6'3"
Total area	138.33 sq. m.	1489 sq. ft.

WS - Wardrobe Space

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The Derwent

4-Bedroom house



Bellway



First Floor



Ground Floor

The Derwent

4-Bedroom house

First Floor

Bedroom 1	5.46m x 4.51m	17'11" x 14'10"
Bedroom 1 En Suite	1.97m x 2.24m	6'6" x 7'5"
Bedroom 2	4.82m x 3.13m	14'10" x 10'4"
Bedroom 2 En Suite	1.42m x 1.97m	4'8" x 6'6"
Bedroom 3	4.02m x 3.31m	13'2" x 10'11"
Bedroom 4	3.12m x 3.46m	10'3" x 11'4"
Bathroom	2.16m x 2.14m	7'1" x 7'1"

Ground Floor

Kitchen	3.64m x 3.28m	11'11" x 10'9"
Dining	5.13m x 3.28m	16'9" x 10'9"
Family	3.63m x 3.28m	11'11" x 10'9"
Living Room	3.49m x 4.08m	11'6" x 14'5"
Utility	1.90m x 1.97m	6'3" x 6'8"
Cloakroom	1.50m x 2.04m	4'11" x 6'8"
Garage	3.06m x 6.10m	10'1" x 20'1"
Total area	141.95 sq. m.	1528 sq. ft.

WS - Wardrobe Space

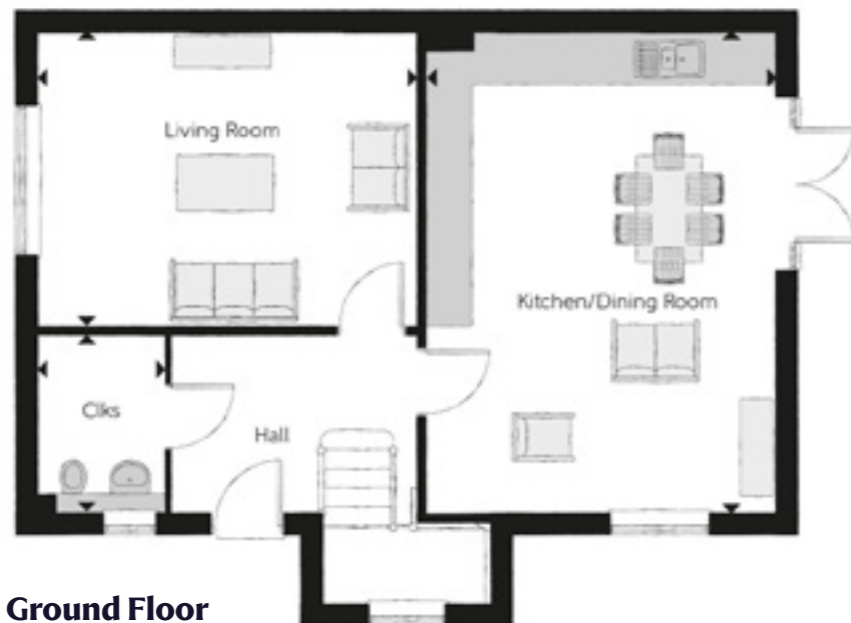
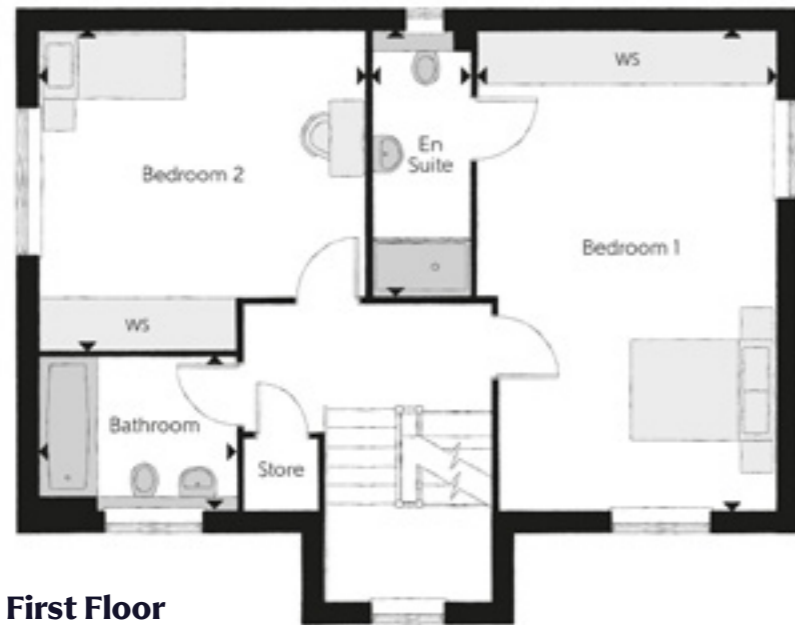
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale. The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. 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 Tweed

4-Bedroom house



Bellway



The Tweed

4-Bedroom house

Second Floor

Bedroom 3	3.45m x 2.37m	11'3" x 7'7"
Bedroom 4	3.37m x 2.25m	11'0" x 7'3"
Bathroom	2.31m x 2.29m	7'5" x 7'5"

First Floor

Bedroom 1	4.66m x 3.37m	15'2" x 11'0"
Bedroom 1 En Suite	1.40m x 2.13m	4'5" x 6'9"
Bedroom 2	3.89m x 3.63m	12'7" x 11'9"
Bathroom	2.19m x 1.90m	7'1" x 6'2"

Ground Floor

Kitchen/Dining	3.78m x 4.66m	12'4" x 15'2"
Living Room	4.85m x 3.63m	15'9" x 11'9"
Cloakroom	1.50m x 1.85m	4'9" x 6'0"
Total area	149.10 sq. m.	1605 sq. ft.

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A man with a beard and dreadlocks, wearing a white and grey long-sleeved shirt, stands in profile looking at a woman. The woman has long dark hair and is wearing a light blue hoodie, holding a white spray bottle. They are in a bedroom. In the foreground, a nightstand holds a colorful striped and checkered blanket, a pair of glasses, and a candle. Two framed pictures with leaf patterns hang on the wall behind them. The text "Homes built with care in every detail" is overlaid in the center, with "every detail" in orange.

Homes built with care in every detail

House Specification

3 Bedroom Homes

4 Bedroom Homes

FINISHES		3 Bedroom Homes	4 Bedroom Homes
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 Satin MDF	*	*
Stairs:	Timber Stair - White Gloss MDF Strings	*	*
Balusters:	White Gloss Stop Chamfered Balusters	*	*
Newel Posts:	White Gloss Stop Chamfered Newels	*	*
Newel Caps:	Ash Flat Top Newel Caps	*	*
Handrail:	Ash Heavy Duty Handrail	*	*
Sirting:	White Satin 94x14 MDF Grooved & Chamfered	*	*
Architrave:	White Satin 69x18 MDF Grooved & Chamfered	*	*
Internal Doors:	Oak Veneer Internal Doors	*	*
Ironmongery:	Chrome SR700 Door Furniture	*	*
Kitchen Tap:	Leisure Chrome Aquapace Tap	*	*
Hob Splashback:	Stainless Steel Splashback	*	*
Utility Tap:	Leisure Chrome Aquapace Tap	*	*
Frontals:	Bellway Band D options ↴	*	*
Frontals:	Bellway Band C options ↴	*	*
Carcass:	Premium Grade 18mm 1Hk Colour Matched Carcass	*	*
Units:	Frontal Matching Table Ends	*	*
Units:	Unit Framing	*	*
Worktops:	40mm Square Edge Worktops with upstand	*	*
Kitchen Sink:	Leisure Atlanta Bowl & Half SS Sink	*	*
Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink	*	*
Utility Sink:	Leisure Atlanta Single Bowl SS Sink	*	*
Utility Sink:	Leisure Eaton Single Bowl SS Sink	*	*
Appliances Oven:	Electrolux Single Oven KDFG400BX	*	*
Appliances Oven:	A E G Single Oven BPK556260M	*	*
Appliances Hob:	Electrolux 4 Burner Gas Hob KG564045X	*	*
Appliances Hob:	A E G 4 Burner Gas Hob HCB64420YM	*	*
Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	*	*
Appliances Extractor:	A E G Cooker Hood Extractor DKB4650M (recirculating)	*	*
Appliances Microwave:	A E G Combination Microwave KMPS25860M	*	*
Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX	*	*
Appliances Fridge Freezer:	Electrolux 70/30 Fridge Freezer LNS5UE18S	*	*
Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) ▲	*	*
Appliance Dishwasher:	Electrolux Dishwasher KEAF720L	*	*
Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)	*	*
Cloaks - WC:	Roca DEBBA WC with Concealed Cistern & FL2 Flush Plate †	*	*
Cloaks - Basin:	Roca Wash Hand Basin ▼	*	*
Cloaks - Brassware:	Bristan PISA Small Basin Chrome Mixer Tap	*	*
Cloaks - Tiling:	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	*	*
Cloaks - Tiling:	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	*	*
Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & FL2 Flush Plate †	*	*
Bathroom - Basin:	Roca DEBBA 500 WHB with Full Pedestal ^	*	*
Bathroom - Basin:	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	*	*
Bathroom - Brassware:	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 + ●●	*	*
Bathroom - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim † X	*	*
Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim † X	*	*
En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & FL2 Flush Plate †	*	*
En-Suite - Basin:	Roca DEBBA 450 WHB with Full Pedestal	*	*
En-Suite - Basin:	Roca DEBBA 550 WHB with Semi Pedestal ^	*	*
En-Suite - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	*	*
En-Suite - Brassware:	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 † X	*	*
En-Suite - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim † X	*	*
Waste Water Heat Recovery:	Waste Water Heat Recovery System ▼	*	*
Boiler:	Ideal LOGIC Combination Boiler (C3) ★	*	*
Boiler:	Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (H06) ★	*	*
Controls:	Google Nest 3RD Gen Dual Zone Learning Thermostat	*	*
Radiators:	Stairad Compact Steel Panel Radiators with Grilles	*	*
Towel Warmers:	Flat Chrome to Bathroom	*	*
Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	*	*

3 Bedroom Homes

4 Bedroom Homes

ELECTRICS		3 Bedroom Homes	4 Bedroom Homes
Safety - Heat:	Heat Detector DET ▶	*	*
PV Generation Optimiser:	Marlec Solar iBoost ▼	*	*
Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	*	*
Safety - Carbon:	Fireblitz FHCO-BH Carbon Monoxide Detector	*	*
Consumer Unit:	Wylex Consumer Unit	*	*
Sockets & Switches:	Brushed Chrome Fittings (white inserts)	*	*
Lighting:	Pendant Fitting to Habitable Rooms	*	*
Lighting - Kitchen:	Brushed Chrome Recessed Spot Lights	*	*
Lighting - Bathroom & En-Suites:	Brushed Chrome Recessed Spot Lights	*	*
Lighting - External:	External Light Clifton Brushed Steel Up/Down (Front & Rear)	*	*
Communications - TV:	TV Point to Living Room & Bedroom 1	*	*
Communications - Data:	Cat 6 Network Point to Living Room & Study	*	*
Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) X	*	*
Garages Electric:	Light & Power Point to Incurtilage Garages ★	*	*
Ecological:	Hedgehog Highway fencing adaption	*	*
Build Method:	Masonry ★	*	*
Maintenance:	External Tap	*	*
Number Plaque:	Artisan Number Plaque	*	*
Footpath & Patio:	Grey PCC Flags 450x450x32'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:	Universal Socket 7kW Ⓜ ⚡	*	*

- ▼ where layout allows
- # fire rated as necessary
- ↴ soft close mechanism to doors & drawers
- ^ at build stage
- † inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ▼ housetype dependent - false with sales executive
- ^ semi recessed basin if AD M40i applicable
- † flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- ★ over bath ONLY incorporating MIRA bath screen L1863.004 where no shower elsewhere in dwelling
- ★ where provision of shower tray allows
- ◆ full height to shower enclosure
- X full height around bath where shower provided as standard
- ★ housetype dependent on particular 4 bed housetypes - false with Sales Advisor
- X consult with sales executive for specific development details
- ★ plot specific, refer site layout
- † plot dependent
- ◆ refer site landscape layout
- Ⓜ refer site layout
- ⚡ electrical infrastructure upgrade maybe required
- ▶ kitchen only

Information correct at time of production. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.



Dedicated to delivering quality

An enhanced specification is the hallmark of our homes.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

“The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process.”

Sami and Sara
Hanwood Park

Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

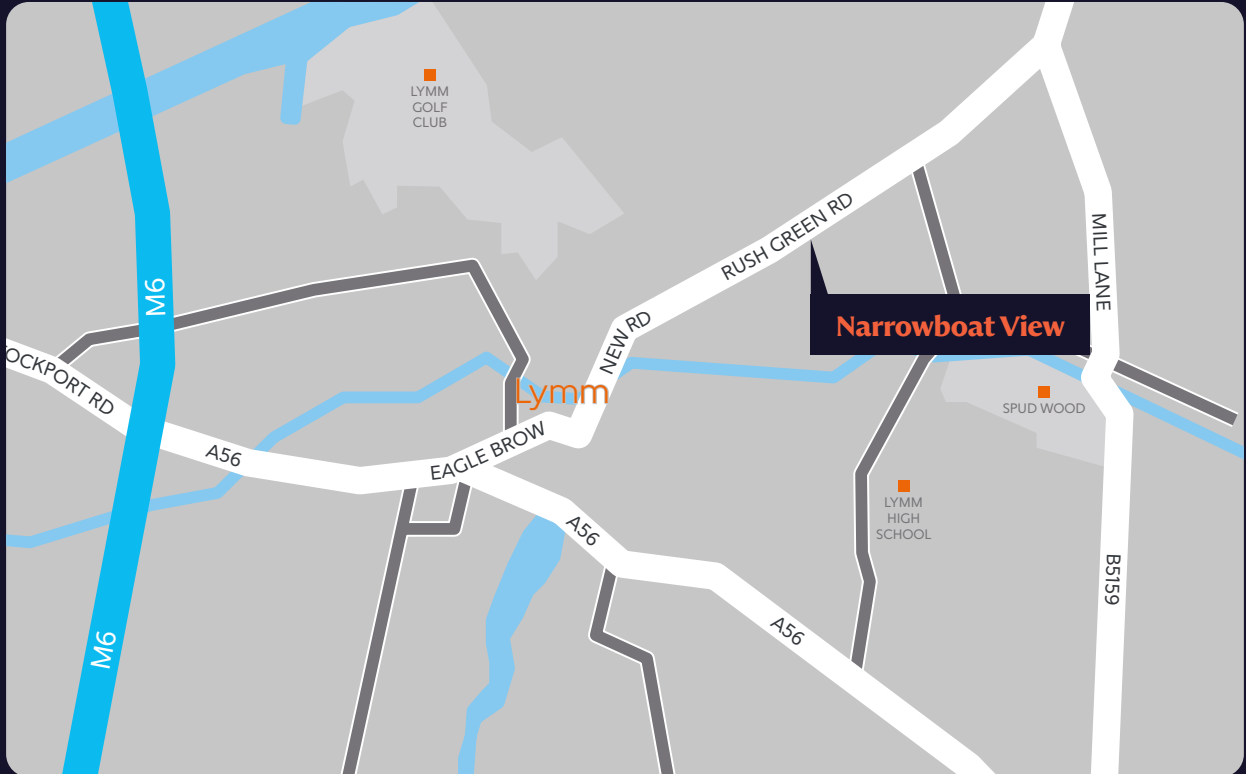
A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.

We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.



Bellway