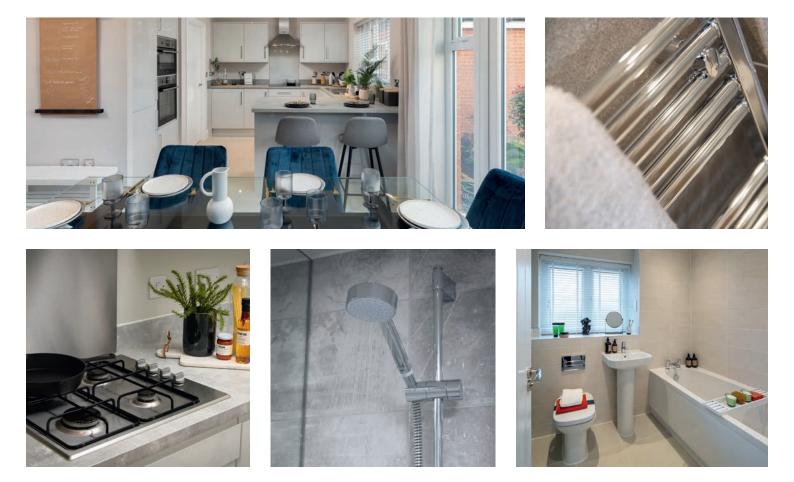


Houses Specification



St James' Park (South) Off St James' Way Bishop's Stortford Sat Nav: CM23 4AS What3Words: hotel.cherry.shared

Telephone: 01279 704 443 bellway.co.uk



Entrance Doors CRP Insulated Door - Secured by Design Loft Hatch Loft Hatch - Hinged Drop Down * 1 Ceilings Crown White Matt Emulsion Wals Crown White Matt Emulsion Wals Crown White Matt Emulsion Floors Concrete Ground Floor / Chipboard First Floor Window Cills White Closs MOF Stairs Timber Slar - White Closs Stop Chamfered Balosters Newel Cops White Closs Stop Chamfered Newels Architave White Closs Stop Chamfered Newels Internal Doors White Closs Stop Chamfered Newels Itonnongery Chrome SR100 Door Furniture Forntals Bellway Band C options ## Carcass Premum Grade IRm Thit Colour Matched Carcass Units Fontal Matchining Table Ends Uni			
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Zanussi Dishwasher ZDLN1511 Appliance Washing Machine Machine Space Only (inc Feed & Waste) Cloaks - WC Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ##			•
Appliance Washing Machine Washing Machine Space Only (inc Feed & Waste) Cloaks - WC Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$	•	•	
Cloaks - WC Roca DEBBA WC with Concealed Cistern & PL2 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, Flat Edge Chrome Trim	•	•	
Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			•
Bathroom - WC Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\pmathcal{L}\$	•	•	•
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	•	•	•
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 EV Thermostatic Shower ‡‡‡	•	•	
Mira MINIMAL EV Thermostatic Shower ###	-		•
Bathroom - Tiling 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim ** ††		•	
1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ** ††	•		•
En Suite - WC Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$#	•		•
En Suite - Basin Roca DEBBA 450 WHB with Full Pedestal	•		
Roca DEBBA 550 WHB with Semi Pedestal	•	•	

			2 Bedroom Homes	3 Bedroom Homes
	En Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•
<u>N</u> S		Bristan SAIL Chrome Bath & Basin Mixer Taps	_	
WET ROOMS	En Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	•	•
	En Suite - Shower	Mira MINIMAL EV Thermostatic Shower	•	•
	En Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim 🛛 ††	•	•
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim $~~\uparrow\uparrow$		
	Boiler	Ideal LOGIC Combination Boiler (Cb)	•	•
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb)		
MECHANICAL	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	•	•
ğ		Dual Zoned 3 way Heating Programmer & Room Thermostat HOb		
HI	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	٠
Щ Ц	Towel Warmers	Flat Chrome to Bathroom Only	•	•
Z		Flat Chrome to Bathroom & En-Suite 1 Only		
	Ventilation	Window Trickle Ventilatiors with Mechanical Extract Fans (system 1)	•	•
	Home Working	Dedicated Power, USB & Data points	•	•
	Safety - Heat	Heat Alarm DET ~	•	•
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•
		Optical Smoke Detector LD3 D2 APP		
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	•	٠
	Consumer Unit	Wylex Consumer Unit	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•
ELECTRICS	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•
	Shaver / Toothbrush Point	Bathroom ONLY	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•
	Lighting - Kitchen	White Recessed Spot Lights	•	٠
	Lighting - Kitchen Under Unit	Slimline Tri-Light		•
	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, Bedroon 1 & Study	•	•
	Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•
	Broadband	Ultrafast Fibre Connectivity Openreach	•	•

Broadband Ultrafast Fibre Connectivity Openreach • ٠ Maintenance External Tap • • EXTERNALS & MISC Number Plaque Artisan Number Plaque • • Footpath & Patio Buff PCC Flags 450x450x32's • • Garages Light & Power Point to incurtilage Garages ^^ . . Drives Bitmac Black ^ • • Landscaping - Front Medalion Turf & Landscape Planting ^^^ • • Landscaping - Rear Rotovated Topsoil ^^^ • •

* fire rated as necessary

** full height around bath where shower provided as standard

*** at build stage

† where layout allows

†† full height to shower enclosure

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

‡ housetype dependent

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

‡‡‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

^ plot dependent

^^ plot specific, refer site layout

^^^ refer site landscape layout

semi recessed basin if AD M4(ii) 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.



4 Bedroom Homes

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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

- Upgrade kitchen cabinets
- Integrated or freestanding washing machine or washer/dryer
- Integrated dishwasher
- Upgrade to stone worktops
- Induction hob
- Wine cooler
- Appliance pack upgrades

Flooring

- Carpets
- Tiles
- Amtico

Tiling

• Full and half height tiling

Plumbing

Heated towel rail

Security

• Intruder alarms

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Downlighting
- Data and TV points
- Media plates

Miscellaneous

- Turf
- Wardrobes
- Patio upgrades
- Bathroom mirrors
- Bathroom mirrored cabinets
- Soft close toilet seat
- Upgrade showers to bathroom and en suite
- Personnel door to garage
- Electrical vehicle charging point

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.

