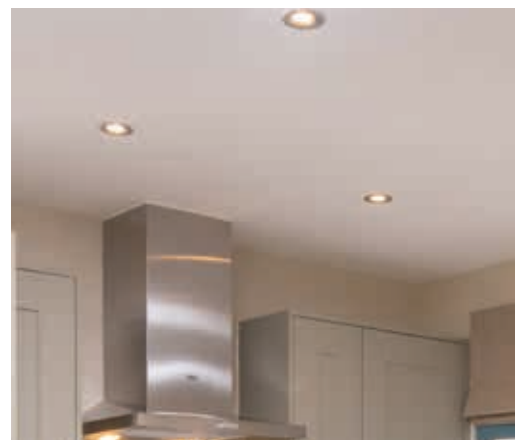
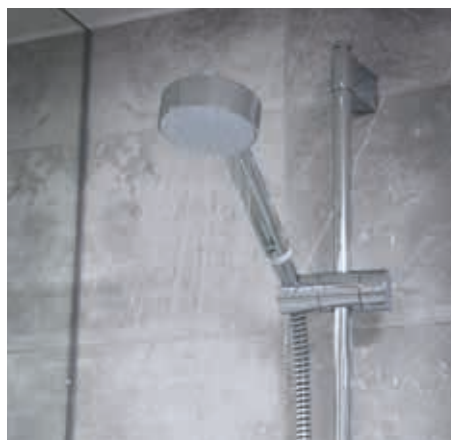




THE
ARTISAN
COLLECTION

Specification



		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	●	●	●
	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	●	●	●	
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 KOFGH00BX	●	●	●
		Electrolux Single Oven KOFGH40TX	●	●	●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	●	●	●
Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback		●	●	●	
Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●	●	
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 KEAF7200L	●	●	●	
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 &&&	●	●	●	

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	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 *** †††	●	●	●
	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 Brushed Trim †††	●	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim †††	●	●	●	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	●	●	●
	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	●	●	●
ELECTRICS	Smart Home	Google Nest Hub 2nd Generation (GA01892/GB) & Video Doorbell (GWX3T)	●	●	●
	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ##	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Appleby	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium 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 & Study	●	●	●	
Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ††	●	●	●	
EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	●	●	●
	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

‡‡ 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

kitchen only

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

~ plot dependent

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
- 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.

