THE ARTISAN COLLECTION

Specification

Bellway
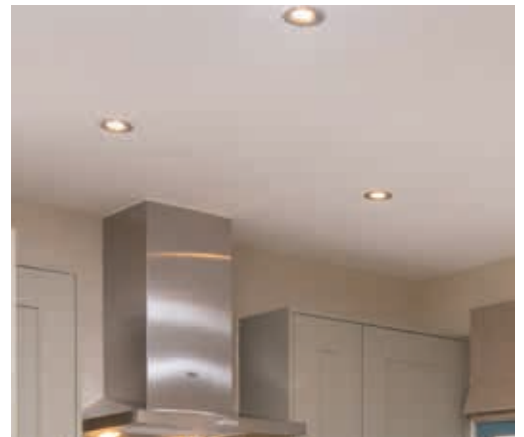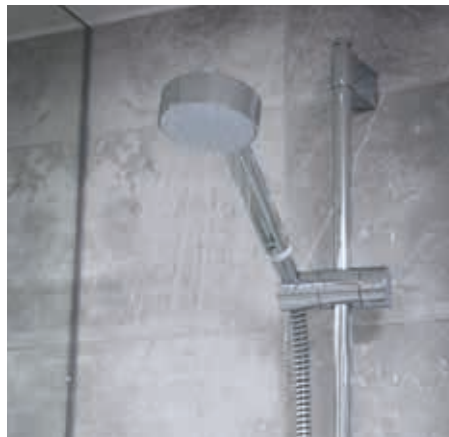
FINISHES

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●
Entrance Doors	GRP Insulated Door - Secured by Design	●	●	●
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	●	●	●

KITCHEN

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Frontals	Bellway Band B options ~~	●	●	
	Bellway Band C options ~~			●
Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
Units	Frontal Matching Table Ends	●	●	
	Unit Framing			●
Worktops	20mm 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 Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●
Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	
	Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●
Appliances Oven	Zanussi Single Oven ZOHHC0X2	●	●	
	Zanussi Single Oven ZOHNX3X1			●
Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	
	Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●
Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
Appliances Extractor (Island)	Cooker Hood Extractor LFI519X ‡‡‡			●
Appliances Microwave	Zanussi Combination Microwave ZVENM6X1			●
Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZNLN18FS1	●	●	●
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	
	Zanussi Dishwasher ZDLN1511			●
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●

WET ROOMS

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Cloaks - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ^	●	●	
	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, Flat Edge White Trim	●	●	
	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			●
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 OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
	Bristan SAIL Chrome Bath & Basin Mixer Taps			●
Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ^^^	●	●	
	Mira MINIMAL Single Thermostatic Shower ~~~			●
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††			●
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ^^	●	●	●

WET ROOMS

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
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 Flat Edged White Trim †††	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††			●

MECHANICAL

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	
	Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb)			●
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●	
	Dual Zoned 3 way Heating Programmer & Room Thermostat HOb			●
Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
Towel Warmers	Flat Chrome to Bathroom	●	●	●
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	●	●	●

ELECTRICS

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Home Working	Dedicated Power, USB & Data points	●	●	●
Safety - Heat	Heat Detector DET &	●	●	●
Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
Consumer Unit	Wylex Consumer Unit	●	●	●
Sockets & Switches	Electrium CASA White Fittings	●	●	●
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	●	●	●
Lighting - Kitchen Under Unit	Designer Square 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, Bedroom 1 & Study	●	●	●
Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●

EXTERNALS & MISC

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
Build Method	Masonry ##	●	●	●
Garages Electrics	Light & Power Point to incurtilage Garages ##	●	●	●
Maintenance	External Tap	●	●	●
Number Plaque	Artisan Number Plaque	●	●	●
Footpath & Patio	Buff PCC Flags 450x450x32's	●	●	●
Garages	Steel Panel Up & Over Canopy Garage Door ##	●	●	●
Drives	Bitmac Black #	●	●	●
Landscaping - Front	Medalion Turf & Landscape Planting ###	●	●	●
Landscaping - Rear	Rotovated Topsoil ###	●	●	●
EV Charging Terminal	Universal Socket 7kW * †	●	●	●

* refer site layout

** fire rated as necessary

*** full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

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

‡‡‡ housetype dependent

^ inc soft close mechanism seat

^^ 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

10 year **NHBC** warranty

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 or freestanding dishwasher
- Integrated or freestanding washing machine
- Glass splashbacks
- Upgrade to composite worktops and upstands
- 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
- Upgraded shower specification

Security
- Intruder alarms
- Security lights

Electrical
- Additional sockets and USB sockets
- Chrome sockets
- Chrome switches
- Shaver socket to en suite
- 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.