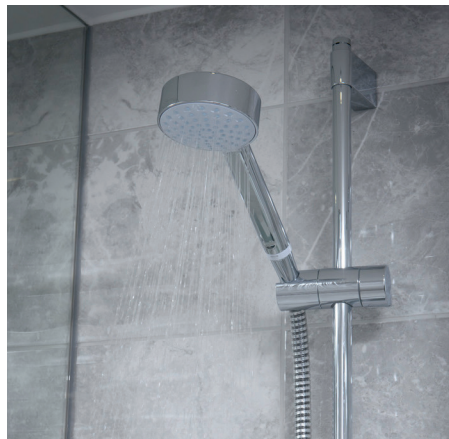




THE  
**ARTISAN**  
COLLECTION

# Specification

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|                           |   |   | 2 Bedroom Homes | 3 Bedroom Homes | 4 Bedroom Homes |
|---------------------------|---|---|-----------------|-----------------|-----------------|
| <b>FINISHES</b>           | 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   | ●               | ●               | ●               |
| <b>KITCHEN</b>            | 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 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 ZOHHE2X2  | ●               | ●               |                 |
|                           |   | Zanussi Single Oven ZOHNX3X1  |                 |                 | ●               |
|                           | Appliances Hob                                | Zanussi Induction Hob ZITN643K & SS Splashback                              | ●               | ●               | ●               |
|                           | Appliances Extractor                          | Cooker Hood Extractor LFC316X   | ●               | ●               | ●               |
|                           | Appliances Microwave                          | Zanussi Combination Microwave ZVENM6X1                                      |                 |                 | ●               |
| Appliances Fridge Freezer | Fridge Freezer Space Only                     | ●   | ●               |                 |                 |
|                           | 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) | ●   | ●               | ●               |                 |
| <b>WET ROOMS</b>          | 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 ^                    | ●               | ●               | ●               |
|                           | 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 Flat Edged Chrome Trim *** ††† | ●               | ●               |                 |
|                           |   | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** ††† |                 |                 | ●               |

|                             |   |  | 2 Bedroom Homes | 3 Bedroom Homes | 4 Bedroom Homes |
|-----------------------------|---|--|-----------------|-----------------|-----------------|
| <b>WET ROOMS</b>            | 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  |                 |                 | ●               |
|                             | 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 Chrome Trim ††† | ●  | ●               |                 |                 |
|                             | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††† |  |                 | ●               |                 |
| <b>MECHANICAL</b>           | Heating   | Under Floor Heating Ground Floor / Low Surface Temperature Radiators First Floor | ●               | ●               | ●               |
|                             | 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 Only   |                 |                 | ●               |
| Ventilation                 | Window Trickle Ventilators with Mechanical Extract Fans (system 1)      | ●  | ●               | ●               |                 |
| <b>ELECTRICS</b>            | Home Working  | Dedicated Power, USB & Data points   | ●               | ●               | ●               |
|                             | Safety - Heat   | Heat Alarm 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   | ●               | ●               |                 |
|                             |   | Polished Chrome Recessed Spot Lights   |                 |                 | ●               |
|                             | Lighting - Bathroom & En-Suites   | White Recessed Spot Lights   | ●               | ●               |                 |
|                             |   | Polished Chrome 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                                  | ●  | ●               | ●               |                 |
| <b>EXTERNALS &amp; MISC</b> | Build Method  | Masonry #  | ●               | ●               | ●               |
|                             | Maintenance   | External Tap   | ●               | ●               | ●               |
|                             | Number Plaque   | Artisan Number Plaque  | ●               | ●               | ●               |
|                             | Footpath & Patio  | Grey PCC Flags 450x450x32's  | ●               | ●               | ●               |
|                             | Garages   | Light & Power Point to incurtilage Garages #                                     | ●               | ●               | ●               |
|                             | Drives  | Bitmac Black ^^^   | ●               | ●               | ●               |
|                             | Landscaping - Front   | Medalion Turf & Landscape Planting ##  | ●               | ●               | ●               |
|                             | Landscaping - Rear  | Rotovated Topsoil ##   | ●               | ●               | ●               |
|                             | Renewables  | Air Source Heat Pump #   | ●               | ●               | ●               |
|                             | 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 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

# 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 fridge/freezer
- Integrated dishwasher
- Integrated washing machine
- Upgrade to composite worksurfaces
- 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.

