

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
<b>FINISHES</b>	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●	●
	Entrance Doors	GRP Insulated Door	●	●	●
	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	●	●	●
	Wardrobes	Sliding Fitted Wardrobes to Bed 1			●
<b>KITCHEN</b>	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	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 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Zanussi 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 & 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 EV Thermostatic Shower ^	●	●	
		Mira MINIMAL EV Thermostatic Shower ~			●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ** ††	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ** ††			●

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
<b>WET ROOMS</b>	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 EV Thermostatic Shower †	●	●	●	
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ††	●	●		
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ††			●	
<b>MECHANICAL</b>	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	
		Ideal LOGIC Boiler & ThermoQ 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 & En-Suite 1 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	Mains Wired Carbon Monoxide Detector - Appleby	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electricum 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 - 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	●	●	●
	Broadband	Ultrafast Fibre Connectivity Open Fibre Network †††	●	●	●
<b>EXTERNALS &amp; MISC</b>	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff Riven 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

††† 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

‡‡‡ inc soft close mechanism seat

^ 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.