



THE  
ARTISAN  
COLLECTION

# Specification

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Burton Lane  
Goffs Oak  
Hertfordshire  
EN7 6SP

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[bellway.co.uk](http://bellway.co.uk)

**Bellway**

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
<b>FINISHES</b>	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 Satin MDF	●	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●	●
	Newel Caps	White Satin Flat Top Newel Caps	●	●	●
	Handrail	White Satin Heavy Duty Handrail	●	●	●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●	●
		White Satin 120x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Satin 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 Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
		Leisure Euroline Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
	Utility Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
		Leisure Euroline Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Zanussi Single Oven ZOB343X	●	●	●
		Zanussi Single Oven ZOHNX3X1	●	●	●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	●	●	●
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	●	●	●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Zanussi Microwave ZVENM6X1	●	●	●
	Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZBB28441SV	●	●	●
	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 500WHB with Semi 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	Over Bath Mira RELATE 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 Semi Pedestal	●	●	●
	Roca DEBBA 550 WHB with Semi Pedestal	●	●	●	

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<b>WET ROOMS</b>	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 RELATE 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 †††			●	
<b>MECHANICAL</b>	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 WI-FI			●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom Only	●	●	
		Flat Chrome to Bathroom & En-Suite 1 Only			●
Ventilation	Window Trickle Ventilations with Mechanical Extract Fans (system 1)	●	●	●	
<b>ELECTRICS</b>	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Fire	Optical Smoke Detector LD3 D2 DET	●	●	●
	Safety - Carbon	Honeywell XC70 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 & Ensuite 1 Only	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
	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, Bedroom 1 & Study	●	●	●
Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●	
Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●	
<b>EXTERNALS &amp; MISC</b>	Maintenance	External Tap	●	●	●
	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 ###	●	●	●
	EV Charging Terminal	7kw Solo Universal * †	●	●	●

\* 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 MIRA bath screen 1.1863.004

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

^^^ 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

# 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
- Integrated microwave
- Wine cooler

## Flooring

- Choose from carpets, tiles or Amtico

## Tiling

- Full and half height tiling
- Comprehensive upgrade options

## 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



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.

