



Kingsfleet Park

An attractive collection of 1, 2, 3 and 4 bedroom homes on the outskirts of Trimley St Martin.



Bellway



Have it all within reach

Suffolk coastal living with strong city links

The villages of Trimley St Mary and Trimley St Martin between them put a range of great amenities on your doorstep. The post office, convenience store and butcher's take care of the daily essentials, while the local pub is within walking distance and provides the perfect place to socialise.

Those who like to keep active will find a choice of sports centres and playing fields close by, however, the real attraction is the beautiful Trimley Marshes Nature Reserve, which stretches from the village to the bank of the River Orwell and plays home to an abundance of bird life.

Add to this a choice of village primary schools, plus a range of secondary and tertiary education within easy reach, and you have the perfect base for growing families.

For more choice, the nearest supermarket is a six-minute drive away in the seaside town of Felixstowe, where a charming promenade, pier and amusements overlook the sandy beach. You can also find a range of high street favourites and independent retailers, along with cafés, pubs, restaurants and the Spa Pavilion entertainment venue.

Moving further afield, the picturesque riverside town of Woodbridge is just 17 minutes away by road, with a delightful range of independent shops and services to explore.

Alternatively, 17 minutes will take you to Ipswich, the county town of Suffolk. This bustling centre offers multiple shopping malls, retail parks and entertainment venues such as a cinema, museum and theatres. Alternatively, the town's vibrant waterfront area with its fantastic selection of cafés, bars and restaurants makes a great place to meet friends.

All this is easily reached via fantastic transport connections. The A14 is a few minutes away and provides connections to the A12, A11 and A1(M). This provides access to number of major towns and cities, such as Ipswich, Bury St Edmunds and Cambridge and puts Stansted Airport approximately a one hour drive from home.

Alternatively, Trimley Station is located walking distance from Kingsfleet Park, offering direct services to Felixstowe and Ipswich, where it is easy to connect to London, Norwich and Cambridge.

Your coastal retreat

Experience the best of town, country and coast

An attractive collection of 1, 2, 3 and 4 bedroom homes located between the villages of Trimley St Mary and Trimley St Martin, just minutes from Felixstowe beach and the beautiful Suffolk coast. Kingsfleet Park has been carefully designed to provide sustainable comfort long into the future,

with high energy efficiency and electric vehicle charging points to all plots. Add to this excellent transport links and a great selection of local schools and you have the ideal home for first time buyers, families and downsizers who want the peace of rural life without sacrificing city connections.







Development plan





1 Bedroom Home


 The Orwell (First Homes)
Plots 29, 30 & 31

2 Bedroom Homes

 The Blacksmith
Plots 39, 40, 41, 42, 47, 48, 57, 58, 71 & 72

 The Hooper Life
Plots 5, 6, 23, 37, 38, 74, 79, 113, 114, 116, 117, 118 & 119

 The Tapiter Life
Plots 22, 73 & 80

 The Baker Life (First Homes)
Plots 50, 51, 52, 102, 103 & 104

3 Bedroom Homes

 The Tailor
Plots 43, 44 & 45


 The Thespian
Plots 112, 122 & 128

 The Warrener Life
Plots 16, 21, 63, 97, 98, 99 & 124

 The Landguard
Plots 66, 67, 68 & 69

 The Tilman Life (First Homes)
Plots 125, 126 & 127

 The Harper Life
Plots 7, 13, 15, 18, 19, 24, 25, 26, 64, 65, 87, 88, 89 & 101

 The Blemmere Life
Plots 8, 12, 14, 17, 20 & 100

 The Fuller
Plots 46 & 115

 The Ballister
Plots 9, 10 & 11

 The Mason
Plots 1, 3, 4, 129, 130, 131, & 132

4 Bedroom Homes

 The Scrivener
Plots 61, 70 & 123

 The Silversmith
Plots 60 & 62

 The Gilder
Plots 75, 76, 77 & 78

 The Jeweller
Plots 2 & 59

Self Build Homes

 Plots 133-139

1-3 Bedroom Homes

 Affordable Homes

Key to plan

v Visitor parking
bcp Bin collection point
s/s Sub station

Material Finishes

(R) - Render Version
(W) - Weatherboard Version



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



The Orwell

ONE BEDROOM HOME



Bellway

The Orwell

One bedroom home



First Floor

Bedroom	4.19m x 3.23m <small>(max) (max)</small>	13'9" x 10'7" <small>(max) (max)</small>
Bathroom	2.21m x 1.95m	6'5" x 4'6"

Ground Floor

Kitchen	1.80m x 3.22m <small>(max) (max)</small>	5'11" x 10'7" <small>(max) (max)</small>
Living/Dining Room	4.19m x 3.72m <small>(max) (max)</small>	13'9" x 12'2" <small>(max) (max)</small>
Cloakroom	0.90m x 2.00m	2'11" x 6'7"



Ciks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



The Blacksmith

TWO BEDROOM HOME



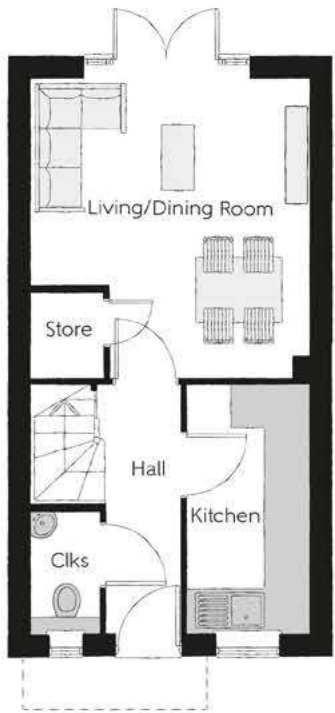
Bellway

The Blacksmith

Two bedroom home



First Floor		
Bedroom 1	3.82m x 2.87m	12'7" x 9'5"
Bedroom 2	3.82m x 2.74m (max)	12'7" x 9'0" (max)
Bathroom	1.71m x 1.88m	5'7" x 6'2"



Ground Floor		
Kitchen	1.67m x 3.43m	5'6" x 11'3"
Living/Dining Room	3.82m x 4.14m (max)	12'7" x 13'7" (max)
Cloakroom	0.93m x 1.64m	3'1" x 5'4"

Ciks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The HooperLife

TWO BEDROOM HOME



Bellway

The HooperLife

Two bedroom home

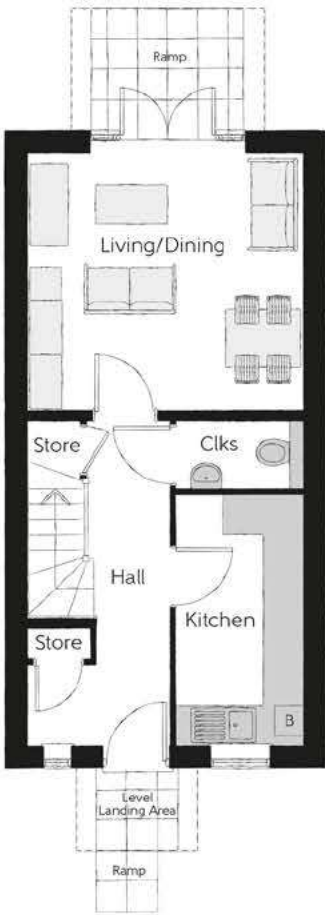


First Floor

Bedroom 1	4.11m x 3.88m	13'6" x 12'9"
Bedroom 2	4.11m x 2.55m (max)	13'6" x 8'4" (max)
Bathroom	1.98m x 2.18m	6'6" x 7'2"

Ground Floor

Kitchen	1.89m x 3.73m	6'3" x 12'3"
Living/Dining	4.11m x 3.82m	13'6" x 12'6"
Cloakroom	1.89m x 0.99m	6'3" x 3'3"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Tapiter*Life*

TWO BEDROOM HOME



Bellway

The Tapiter*Life*

Two bedroom home



First Floor

Bedroom 1	4.11m x 3.40m	13'6" x 11'2"
Bedroom 2	4.11m x 3.04m (max)	13'6" x 10'0" (max)
Bathroom	1.98m x 2.18m	6'6" x 7'2"



Ground Floor

Kitchen	4.11m x 2.24m	13'6" x 7'4"
Living/Dining Room	4.11m x 5.00m (max)	13'6" x 16'5" (max)
Cloakroom	1.66m x 0.90m	5'5" x 2'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The BakerLife

TWO BEDROOM HOME



Bellway

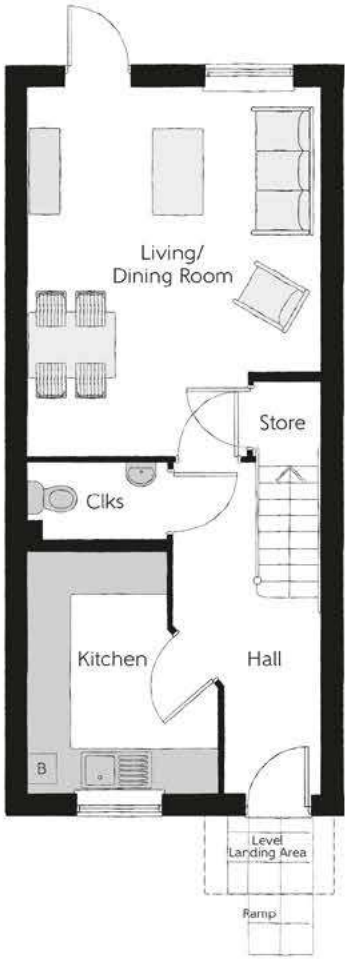


First Floor

Bedroom 1	4.08m x 3.46m <small>(max) (max)</small>	13'5" x 11'4" <small>(max) (max)</small>
Bedroom 2	4.08m x 3.98m <small>(max) (max)</small>	13'5" x 13'1" <small>(max) (max)</small>
Bathroom	1.93m x 2.18m	6'4" x 7'2"

Ground Floor

Kitchen	2.65m x 3.35m <small>(max) (max)</small>	8'8" x 11'0" <small>(max) (max)</small>
Living/Dining Room	4.08m x 5.12m <small>(max) (max)</small>	13'5" x 16'10" <small>(max) (max)</small>
Cloakroom	1.93m x 1.09m	6'4" x 3'7"



Ciks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Ballister

THREE BEDROOM HOME



Bellway

The Ballister

Three bedroom home

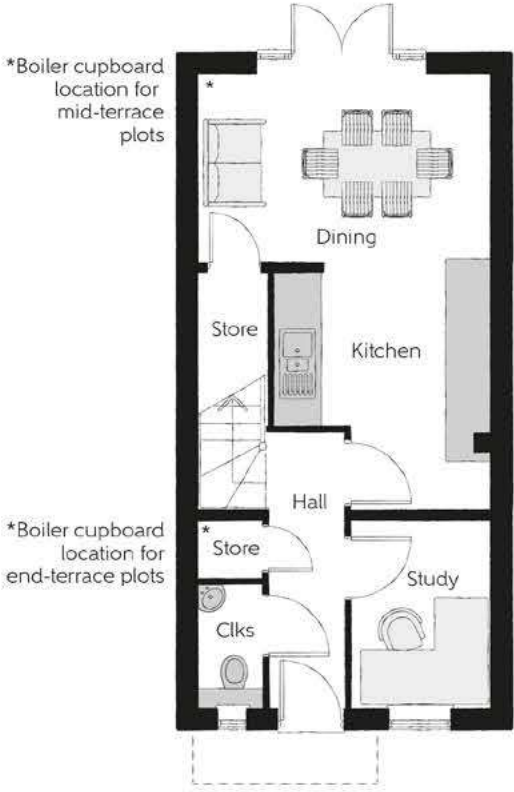


Second Floor

Bedroom 2	2.95m x 2.71m (max) (max)	9'8" x 8'11" (max) (max)
Bedroom 3	3.99m x 2.19m (max) (max)	13'1" x 7'2" (max) (max)
Bathroom	1.91m x 2.23m	6'3" x 7'4"

First Floor

Living Room	3.99m x 3.46m (max) (max)	13'1" x 11'4" (max) (max)
Bedroom 1	3.99m x 3.42m (max) (max)	13'1" x 11'3" (max) (max)
Bedroom 1 En Suite	1.91m x 1.72m	6'3" x 5'8"



Ground Floor

Kitchen/Dining	3.99m x 6.04m (max) (max)	13'1" x 19'10" (max) (max)
Study	1.89m x 2.60m	6'3" x 8'6"
Cloakroom	0.87m x 1.72m	2'10" x 5'8"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

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The BlemmereLife

THREE BEDROOM HOME

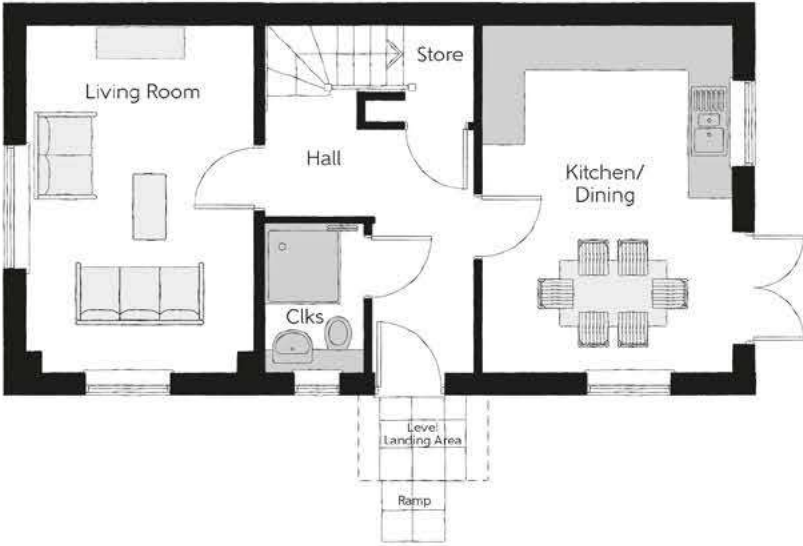


Bellway



First Floor

Bedroom 1	3.50m x 4.00m (max)	11'6" x 13'1" (max)
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'3"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'6"
Bathroom	1.98m x 2.20m	6'6" x 7'3"



Ground Floor

Kitchen/Dining	4.79m x 3.49m	15'9" x 11'6"
Living Room	4.79m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Fuller

THREE BEDROOM HOME



Bellway

The Fuller

Three bedroom home



First Floor		
Bedroom 1	3.11m x 5.07m (max) (max)	10'2" x 16'8" (max) (max)
Bedroom 1 En Suite	2.01m x 1.40m	6'7" x 4'7"
Bedroom 2	3.05m x 3.96m (max) (max)	10'0" x 13'0" (max) (max)
Bedroom 3	2.46m x 2.94m (max) (max)	8'1" x 9'8" (max) (max)
Bathroom	2.70m x 1.91m (max) (max)	8'10" x 6'3" (max) (max)



Ground Floor		
Kitchen/Dining	3.05m x 4.97m	10'0" x 16'4"
Living Room	3.05m x 5.07m (max) (max)	10'0" x 16'8" (max) (max)
Study	1.90m x 1.93m	6'3" x 6'4"
Utility	2.06m x 1.67m (max) (max)	6'9" x 5'6" (max) (max)
Cloakroom	1.04m x 1.49m	3'5" x 4'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The HarperLife

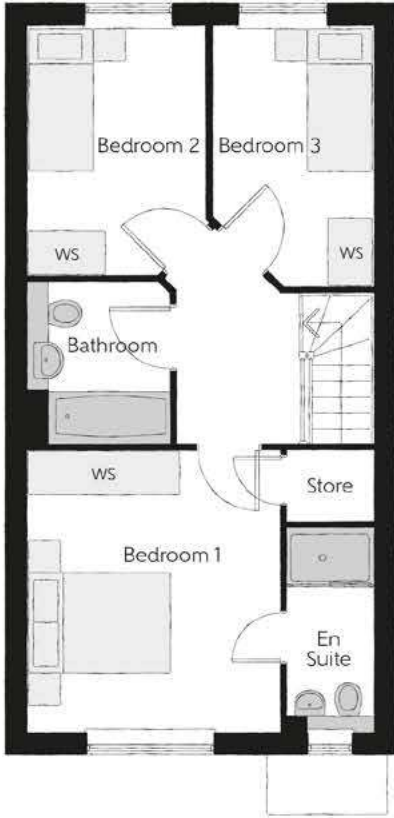
THREE BEDROOM HOME



Bellway

The HarperLife

Three bedroom home



First Floor

Bedroom 1	3.54m x 3.94m (max)	11'7" x 12'11" (max)
Bedroom 1 En Suite	1.24m x 2.86m	4'1" x 9'5"
Bedroom 2	2.51m x 3.51m	8'3" x 11'6"
Bedroom 3	2.26m x 3.65m	7'5" x 12'0"
Bathroom	2.02m x 2.28m	6'8" x 7'6"

Ground Floor

Kitchen/Dining	4.79m x 3.55m	15'9" x 11'8"
Living Room	3.36m x 4.55m (max)	11'0" x 14'11" (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Mason

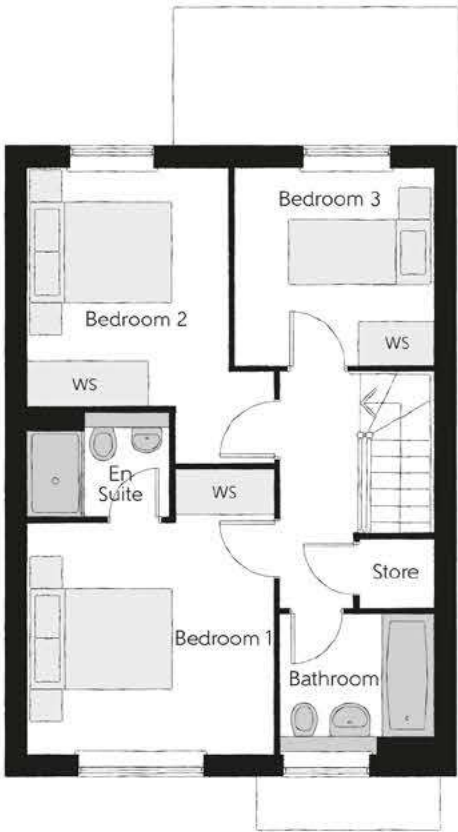
THREE BEDROOM HOME



Bellway

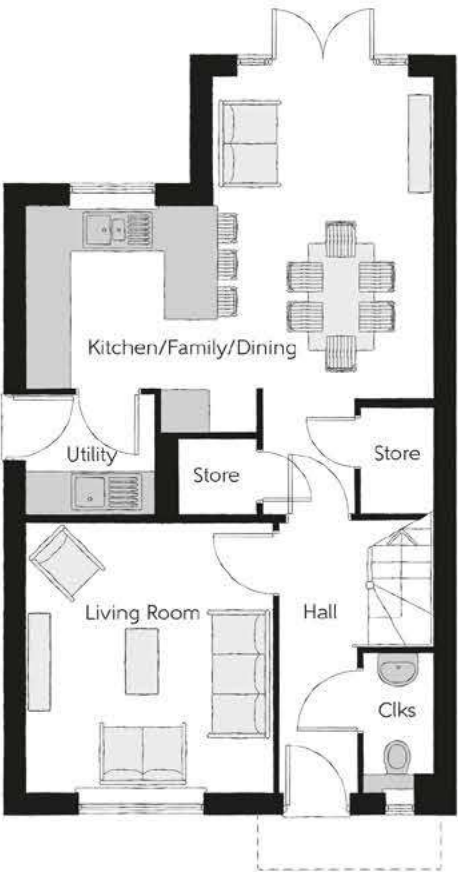
The Mason

Three bedroom home



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max) (max)	18'6" x 19'10" (max) (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Tailor

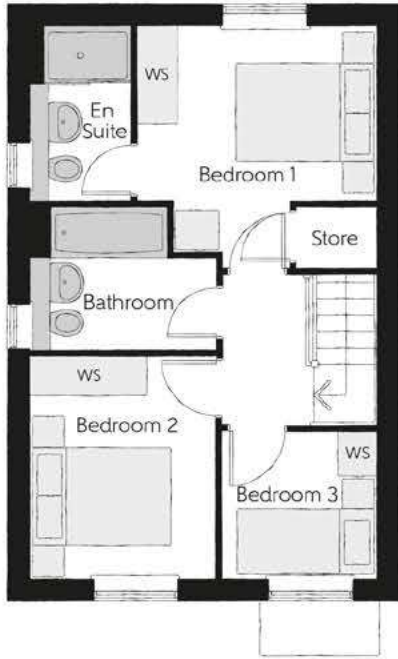
THREE BEDROOM HOME



Bellway

The Tailor

Three bedroom home



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	3.68m x 5.14m (max)	12'1" x 16'10" (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Landguard

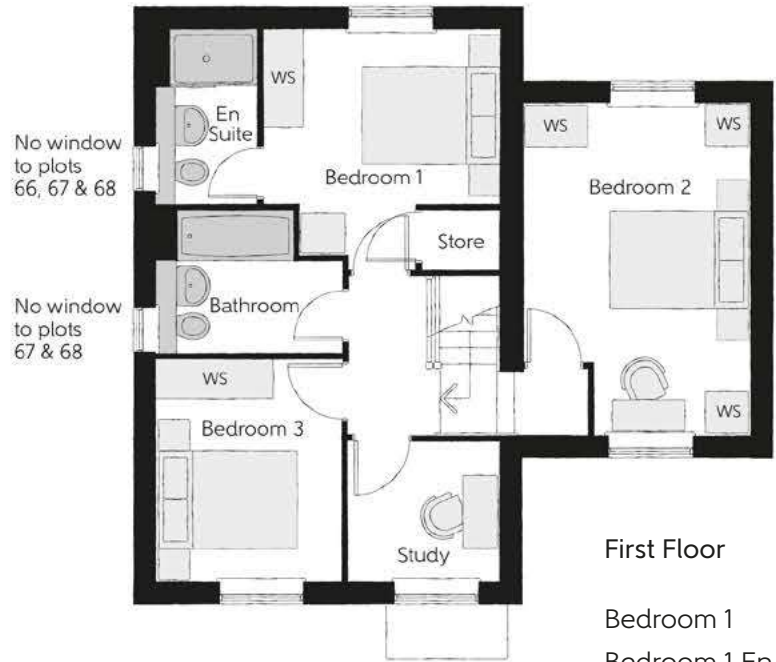
THREE BEDROOM HOME



Bellway

The Landguard

Three bedroom home



First Floor

Bedroom 1	3.25m x 3.34m (max)	10'8" x 10'11" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	3.12m x 4.62m	10'3" x 15'2"
Bedroom 3	2.52m x 3.09m	8'3" x 10'2"
Bathroom	2.52m x 1.97m	8'3" x 6'6"



Ground Floor

Kitchen/Dining	4.74m x 3.45m (max)	15'7" x 11'4" (max)
Living Room	3.64m x 5.15m (max)	11'11" x 16'11" (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Thespian

THREE BEDROOM HOME



Bellway

The Thespian

Three bedroom home



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The WarrenerLife

THREE BEDROOM HOME



Bellway

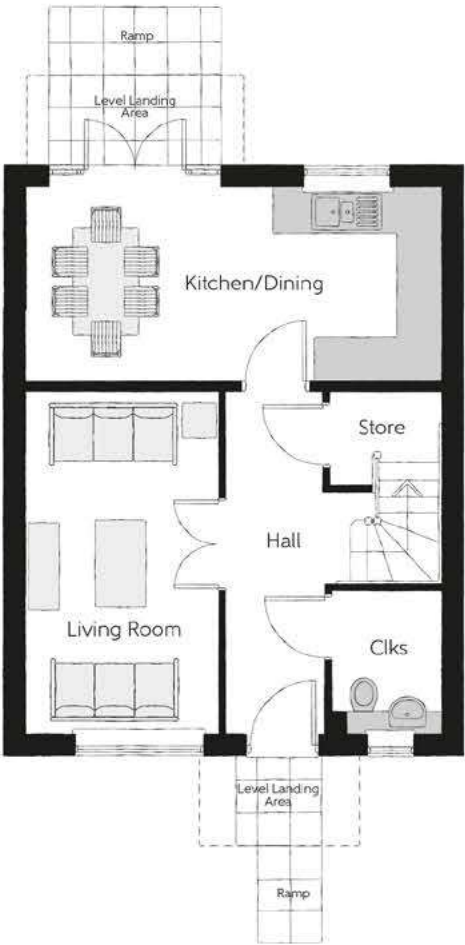
The WarrenerLife

Three bedroom home



First Floor

Bedroom 1	3.41m x 3.71m (max)	11'2" x 12'2" (max)
Bedroom 2	2.27m x 3.75m	7'5" x 12'4"
Bedroom 3	3.39m x 2.74m	11'2" x 9'0"
Bathroom	2.25m x 1.98m	7'4" x 6'6"



Ground Floor

Kitchen/Dining	5.75m x 2.68m	18'10" x 8'9"
Living Room	2.67m x 4.72m	8'9" x 15'6"
Cloakroom	1.51m x 1.98m	5'0" x 6'6"

Ciks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The TilmanLife

THREE BEDROOM HOME



Bellway

The TilmanLife

Three bedroom home



First Floor

Bedroom 1	4.79m x 2.82m	15'9" x 9'3"
Bedroom 2	2.55m x 4.69m	8'4" x 15'5"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	1.93m x 2.11m	6'4" x 6'11"

Ground Floor

Kitchen	3.36m x 3.05m (max) (max)	11'0" x 10'0" (max) (max)
Living/Dining	4.79m x 5.05m (max) (max)	15'9" x 16'7" (max) (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Gilder

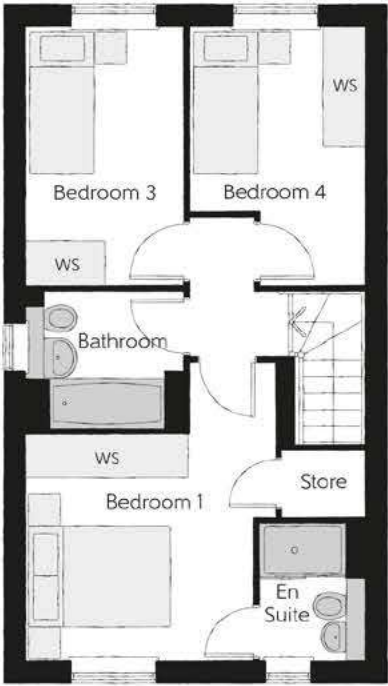
FOUR BEDROOM HOME



Bellway

The Gilder

Four bedroom home



Second Floor

Bedroom 1	3.44m x 4.18m (max) (max)	11'4" x 13'9" (max) (max)
Bedroom 1 En Suite	1.45m x 1.96m	4'9" x 6'5"
Bedroom 3	2.15m x 3.53m	7'1" x 11'7"
Bedroom 4	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.90m	7'1" x 6'3"

First Floor

Living Room	4.67m x 3.51m	15'4" x 11'6"
Bedroom 2	3.13m x 3.93m (max) (max)	10'3" x 12'11" (max) (max)
Bedroom 2 En Suite	1.45m x 1.96m	4'9" x 6'5"
Cloakroom	2.32m x 1.18m	7'7" x 3'10"



Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Family	4.67m x 4.23m (max) (max)	15'4" x 13'11" (max) (max)
Dining	2.49m x 2.78m	8'2" x 9'1"
Cloakroom	0.94m x 1.96m	3'1" x 6'5"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Jeweller

FOUR BEDROOM HOME



Bellway

First Floor

Bedroom 1	5.54m x 2.93m (max) (max)	18'2" x 9'7" (max) (max)
Bedroom 1 En Suite	3.41m x 1.90m (max) (max)	11'2" x 6'3" (max) (max)
Dressing	2.04m x 1.72m	6'8" x 5'8"
Bedroom 2	3.44m x 5.03m (max) (max)	11'4" x 16'6" (max) (max)
Bedroom 2 En Suite	1.20m x 3.14m	3'11" x 10'3"
Bedroom 3	4.74m x 2.61m (max) (max)	15'6" x 8'7" (max) (max)
Bedroom 4	2.94m x 2.88m (max) (max)	9'8" x 9'5" (max) (max)
Bathroom	2.37m x 1.90m	7'9" x 6'3"



Ground Floor

Kitchen/Dining/Family	4.74m x 6.04m (max) (max)	15'6" x 19'10" (max) (max)
Living Room	3.91m x 5.42m (inc. bay) (max)	12'10" x 17'9" (inc. bay) (max)
Study	3.31m x 2.55m (max) (max)	10'10" x 8'4" (max) (max)
Utility	2.57m x 3.04m (max) (max)	8'5" x 10'0" (max) (max)
Cloakroom	1.34m x 1.81m	4'5" x 5'11"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Scrivener

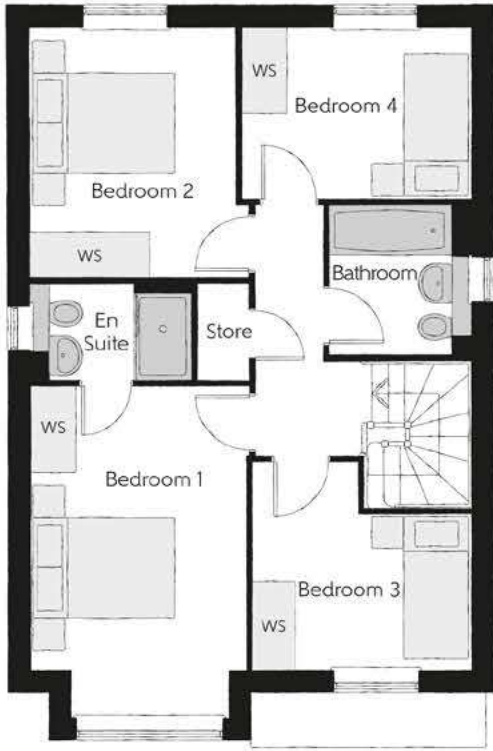
FOUR BEDROOM HOME



Bellway

The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m <small>(inc. bay)</small>	9'9" x 15'1" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m <small>(max)</small>	9'11" x 9'5" <small>(max)</small>
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m <small>(inc. bay)</small>	11'7" x 16'3" <small>(inc. bay)</small>
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Silversmith

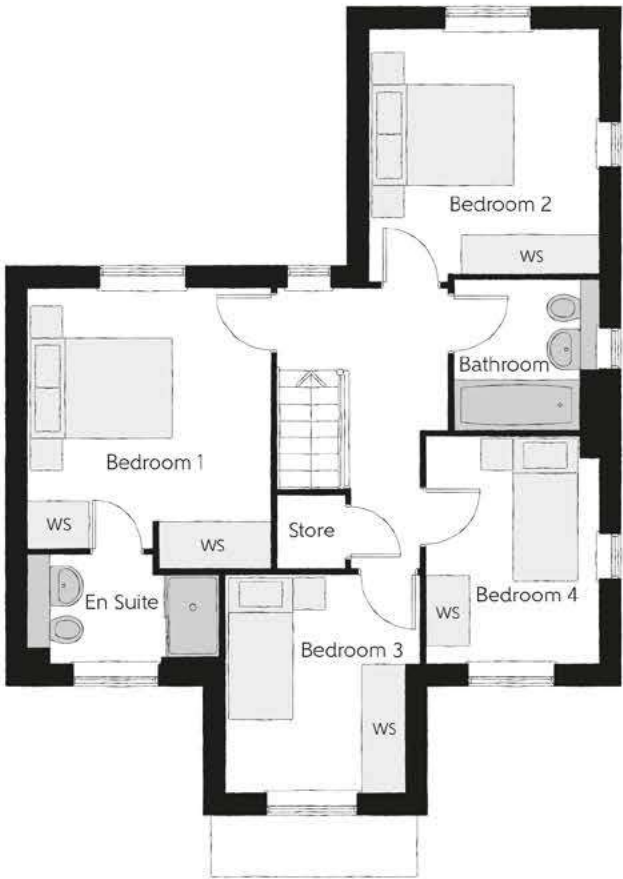
FOUR BEDROOM HOME



Bellway

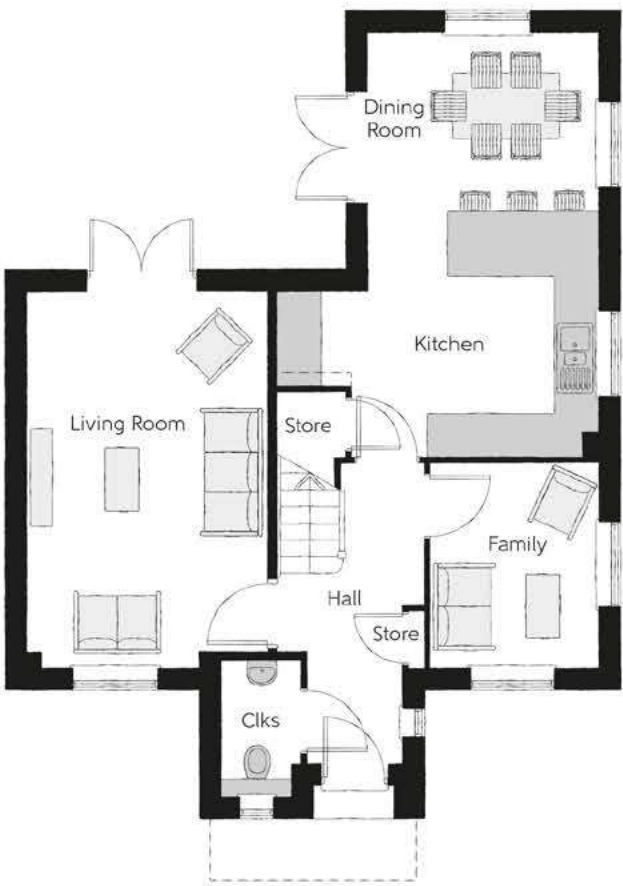
The Silversmith

Four bedroom home



First Floor

Bedroom 1	3.36m x 3.89m (max)	11'0" x 12'9" (max)
Bedroom 1 En Suite	2.61m x 1.50m	8'7" x 4'11"
Bedroom 2	3.16m x 3.36m	10'4" x 11'0"
Bedroom 3	2.70m x 3.01m (max)	8'10" x 9'10" (max)
Bedroom 4	2.39m x 3.14m (max)	7'10" x 10'4" (max)
Bathroom	1.93m x 2.11m	6'4" x 6'11"



Ground Floor

Kitchen/Dining	4.44m x 5.88m (max)	14'7" x 19'3" (max)
Living Room	3.30m x 5.19m (max)	10'10" x 17'0" (max)
Family	2.32m x 2.80m	7'7" x 9'2"
Cloakroom	1.07m x 1.85m	3'6" x 6'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height

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Private Sale Houses Specification

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	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	●	●	●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
KITCHEN	Ironmongery	Chrome SR100 Door Furniture	●	●	●
	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 & Aquapace Tap (inc Sink Liner)	●		
		Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)		●	
		Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquapace 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			●
WET ROOMS	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●	
		Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	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)	●	●	●
	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 White Trim	●	●	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			●
WET ROOMS	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 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 & PL2 Flush Plate ^^^	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	
		Roca DEBBA 550 WHB with Semi Pedestal			●

WET ROOMS	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	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^^			●
	Controls	Honeywell T6R Dual Zone Smart Thermostat	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom			●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
ELECTRICS	Safety - Heat	Heat Detector DET #	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ^			●
	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	●	●	●
	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 & Bedroom 1	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room & Study	●	●	●
EXTERNALS & MISC	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	●	●	●
	Build Method	Masonry ~	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	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	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 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

~ 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



First Homes Specification

|           |                           |                                                                              | 1 & 2 Bedroom Homes | 3 Bedroom Homes |
|-----------|---------------------------|------------------------------------------------------------------------------|---------------------|-----------------|
|           |                           |                                                                              |                     |                 |
| FINISHES  | 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                                    | ●                   | ●               |
|           | Architrave                | White Gloss 69x18 MDF Grooved & Chamfered                                    | ●                   | ●               |
|           | Internal Doors            | White Pre Finished Vertical Panel Internal Doors                             | ●                   | ●               |
|           | Ironmongery               | Chrome SR100 Door Furniture                                                  | ●                   | ●               |
| KITCHEN   | Frontals                  | Bellway Band B options   ~~~                                                 | ●                   | ●               |
|           | Carcass                   | Premium Grade 18mm thk White / Colour Matched Carcass                        | ●                   | ●               |
|           | Units                     | Frontal Matching Table Ends                                                  | ●                   | ●               |
|           | Worktops                  | 40mm Square Edge Worktops with upstand                                       | ●                   | ●               |
|           | Kitchen Sink              | Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)            | ●                   |                 |
|           |                           | Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)            |                     | ●               |
|           | Utility Sink              | Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)            |                     | ●               |
|           | Appliances Oven           | Electrolux Single Oven KOFGH00BX                                             | ●                   | ●               |
|           | Appliances Hob            | Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback                        | ●                   | ●               |
|           | Appliances Extractor      | Cooker Hood Extractor LFC316X                                                | ●                   | ●               |
| WET ROOMS | Appliances Fridge Freezer | Fridge Freezer Space Only                                                    | ●                   | ●               |
|           | Appliance Dishwasher      | Removeable Unit (inc Feed & Waste)   ‡                                       | ●                   | ●               |
|           | Appliance Washing Machine | Washing Machine Space Only (inc Feed & Waste)                                | ●                   | ●               |
|           | 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           | Splashback Tiling to Wash Hand Basin with Flat Edge White Trim               | ●                   | ●               |
|           | Bathroom - WC             | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate   ^^                  | ●                   | ●               |
|           | Bathroom - Basin          | Roca DEBBA 500 WHB with Full Pedestal   ~~                                   | ●                   | ●               |
|           | Bathroom - Bath           | Roca OSLO Acrylic Bath & Rigid Bath Panel                                    | ●                   | ●               |
| WET ROOMS | Bathroom - Brassware      | Bristan PISA Chrome Bath & Basin Mixer Taps                                  | ●                   | ●               |
|           | Bathroom - Shower Tray    | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure   ^                  | ●                   | ●               |
|           | Bathroom - Shower         | Mira MINIMAL Single Thermostatic Shower   #                                  | ●                   | ●               |
|           | Bathroom - Tiling         | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim   *** ††† | ●                   | ●               |
|           |                           |                                                                              |                     |                 |
|           |                           |                                                                              |                     |                 |

|                  |                        |                                                                          | 1 & 2 Bedroom Homes | 3 Bedroom Homes |
|------------------|------------------------|--------------------------------------------------------------------------|---------------------|-----------------|
|                  |                        |                                                                          |                     |                 |
| WET ROOMS        | En-Suite - WC          | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate   ^^              | ●                   | ●               |
|                  | En-Suite - Basin       | Roca DEBBA 450 WHB with Full Pedestal                                    | ●                   | ●               |
|                  | En-Suite - Brassware   | Bristan PISA 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   ††† | ●                   | ●               |
| MECHANICAL       | Boiler                 | Ideal LOGIC Combination Boiler (Cb)                                      | ●                   | ●               |
|                  | Controls               | Honeywell T6R Dual Zone Smart Thermostat                                 | ●                   | ●               |
|                  | Radiators              | Stelrad Compact Steel Panel Radiators with Grilles                       | ●                   | ●               |
|                  | Ventilation            | Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV  | ●                   | ●               |
| ELECTRICS        | 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                                            | ●                   | ●               |
|                  | Lighting               | Pendant Fitting to Habitable Rooms                                       | ●                   | ●               |
|                  | Lighting - External    | External Light Clifton Brushed Steel Up/Down (Front & Rear)              | ●                   | ●               |
|                  | Communications - TV    | TV Point to Living Room & Bedroom 1                                      | ●                   | ●               |
|                  | Communications - Data  | Cat 6 Network Point to Living Room & Study                               | ●                   | ●               |
| EXTERNALS & MISC | Broadband              | Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic)   ‡‡  | ●                   | ●               |
|                  | Ecological             | Hedgehog Highway fencing adaption                                        | ●                   | ●               |
|                  | Garages Electrics      | Light & Power Point to incurtilage Garages   ###                         | ●                   | ●               |
|                  | Build Method           | Masonry   ###                                                            | ●                   | ●               |
|                  | Footpath & Patio       | Buff PCC Flags 450x450x32's                                              | ●                   | ●               |
|                  | 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

^^ 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

### plot specific, refer site layout

~ refer site landscape layout

~~ semi recessed basin if AD M4(ii) applicable

~~~ soft close mechanism to doors & drawers




Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

SAMI AND SARA,
HANWOOD PARK

Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

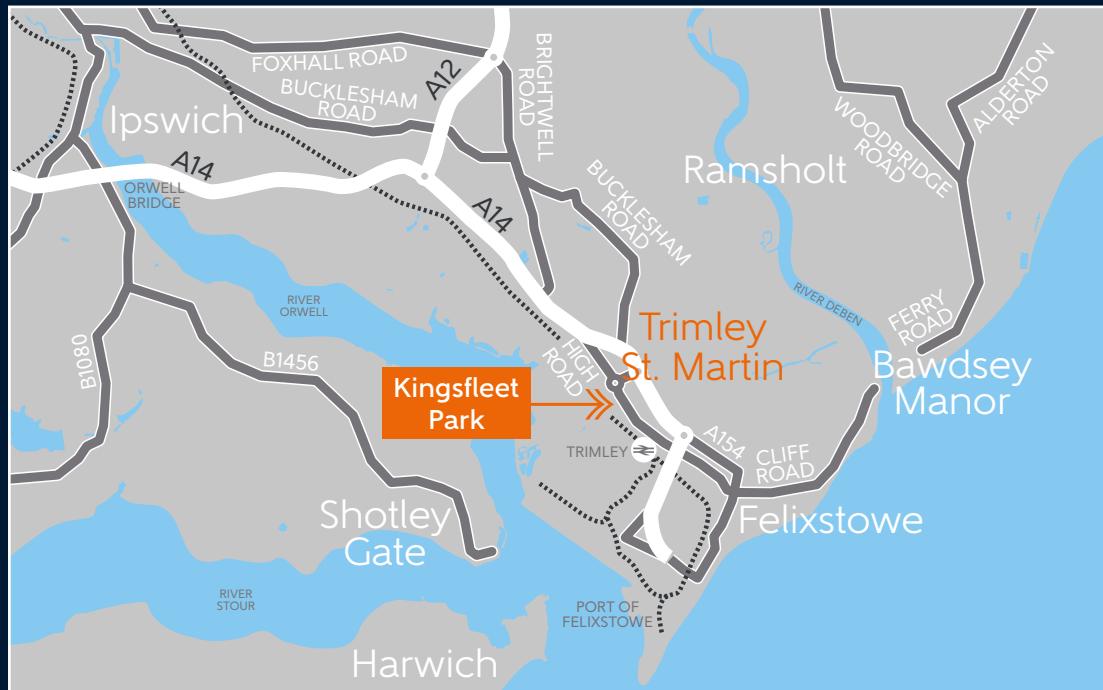
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.



How to find us



Bellway



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

