



Flowers Hill Grange

Flowers Hill Grange is a development of 2, 3 & 4-bedroom homes and 1 & 2-bedroom apartments, located in Flowers Hill, Bristol.



THE
ARTISAN
COLLECTION

Bellway



Discover Brislington and beyond

Enjoy the convenience of the city and the quiet of open space

Flowers Hill Grange puts the essentials right on your doorstep. There is a choice of supermarkets within a five-minute drive and Brislington Retail Park, home to fashion, homewares and autos stores, is within walking distance.

For a more eclectic shopping experience, nearby Bristol city centre boasts an array of independent retailers, restaurants and large shopping centres. One highlight is St Nicholas Market at the historic Corn Exchange, which offers a vibrant mix of stalls selling gifts, clothing, crafts and street food – perfect for discovering something unique.

Entertainment and leisure options abound in the area. Bristol's city centre is a cultural hub with live music venues, theatres and an abundance of art galleries and exhibitions to explore.

Those who enjoy staying active will love the gym within walking distance, along with nearby facilities like Knowle Golf Club, Brislington Rugby Club, South Bristol Sports Centre and Jubilee Swimming Pool, which between them cover a huge variety of sports.

When it comes to time outdoors, Hungerford Gardens Park features a playground and open space for relaxation, while

Eastwood Farm Nature Reserve is a haven for local wildlife. For families, Avon Valley Adventure & Wildlife Park makes a fantastic day out.

Venturing a little further afield, the Severn Estuary can be reached in 45 minutes by car and offers beautiful walks by the water.

Flowers Hill Grange is perfectly positioned for education, with several highly regarded schools nearby. West Town Lane Academy and Holymead Primary School serve younger children, while Oasis Academy Brislington and St Bernadette Catholic Secondary School cater for older students. Tertiary education is also well catered for by a choice of colleges and the city's university.

Transport links are strong, making the development ideal for commuters. The A4 ensures easy access to the city and beyond, while the Flowers Hill bus stop is within walking distance.

For rail travel, Bristol Temple Meads station can be reached in 10 minutes by car and provides direct connections to London, Manchester, Cardiff and even Edinburgh. For international travel, Bristol Airport is just a 21-minute drive away, offering flights to a variety of global destinations.



Experience modern city living

Energy-efficient homes close to the heart of bristol

Flowers Hill Grange is an exciting new development offering a mix of 1 and 2-bedroom apartments and 2, 3 and 4-bedroom houses located in Brislington, just outside Bristol. This contemporary development offers spacious interiors, electric vehicle charging points and access to a wealth of local amenities.

Add to this excellent transport links, well-regarded schools and vibrant city life just moments away and Flowers Hill Grange is the perfect home for first-time buyers, families and commuting professionals looking to begin their next chapter.





Development plan



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 Glaze Ground Floor, FOF Maisonette

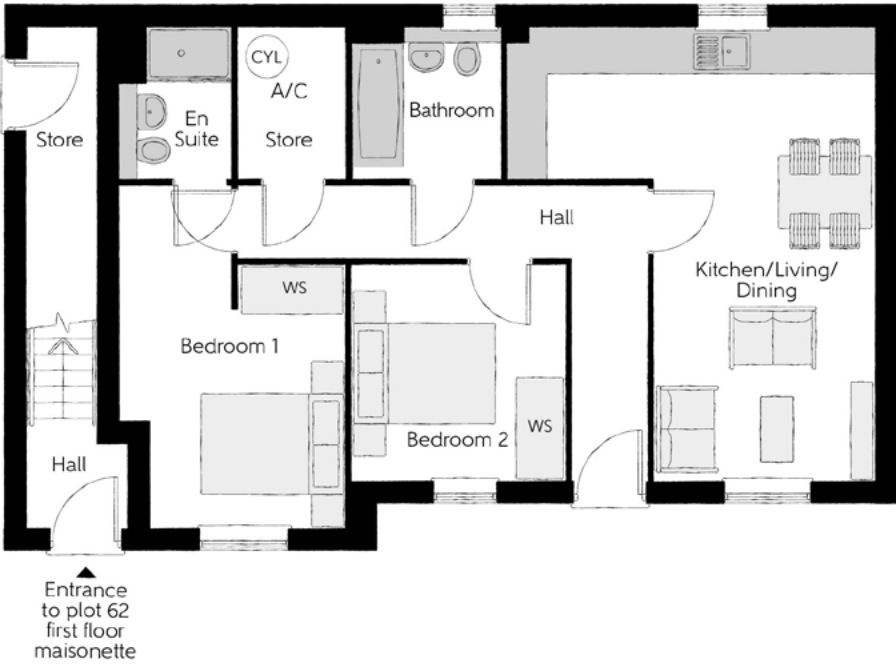
TWO BEDROOM HOME



Bellway

The Glaze Ground Floor, FOF Maisonette

Two bedroom home



The Glaze, Plot 61 – Ground Floor

Kitchen/Living/Dining	6.42m x 5.25m (max) (max)	21'1" x 17'3" (max) (max)
Bedroom 1	4.87m x 3.21m (max) (max)	16'0" x 10'7" (max) (max)
Bedroom 1 En suite	2.15m x 1.35m (max) (max)	7'1" x 4'5" (max) (max)
Bedroom 2	3.07m x 3.05m (max) (max)	10'1" x 10'0" (max) (max)
Bathroom	2.15m x 2.10m (max) (max)	7'1" x 6'11" (max) (max)

CYL – Hot Water Cylinder A/C – Airing Cupboard Clks – Cloakroom W – Fitted Wardrobe WS – Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.
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The Potter, Plot 62 - First Floor

Kitchen/Living/Dining	6.42m x 4.00m (max) (max)	21'1" x 13'1" (max) (max)
Bedroom 1	4.13m x 3.57m (max) (max)	13'7" x 11'9" (max) (max)
Bedroom 1 En suite	2.35m x 1.68m (max) (max)	7'9" x 5'6" (max) (max)
Bedroom 2	3.27m x 3.05m (max) (max)	10'9" x 10'0" (max) (max)
Bathroom	2.15m x 2.10m (max) (max)	7'1" x 6'11" (max) (max)

CYL - Hot Water Cylinder A/C - Airing Cupboard Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Potter First Floor, FOF Maisonette

TWO BEDROOM HOME





The Chandler

THREE BEDROOM HOME



Bellway

The Chandler

Three bedroom home



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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

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The Cooper

TWO BEDROOM HOME



Bellway

The Cooper

Two bedroom home



First Floor

Bedroom 1	3.19m x 3.90m (max)	10'5" x 12'9" (max)
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m (max)	13'10" x 7'5" (max)
Bathroom	1.91m x 1.99m	6'3" x 6'6"



Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m (max)	13'10" x 15'4" (max)
Cloakroom	0.99m x 1.66m	3'3" x 5'5"

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

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The Gilder

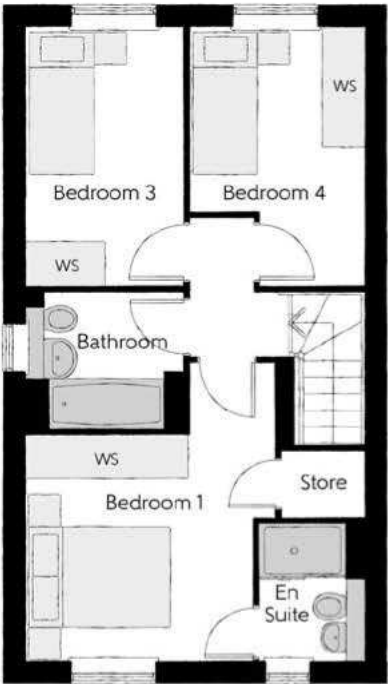
FOUR BEDROOM HOME



Bellway

The Gilder

Four bedroom home

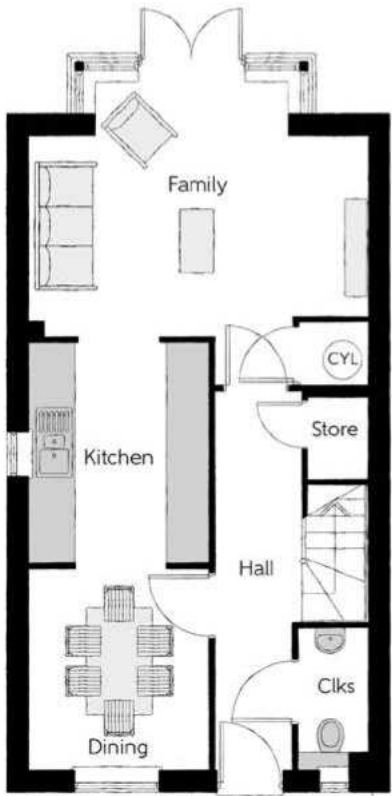


Second Floor

Bedroom 1	3.44m x 4.18m (max)	11'4" x 13'9" (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)	8'0" x 11'6" (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)	10'3" x 12'11" (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)	15'4" x 13'11" (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 Mason

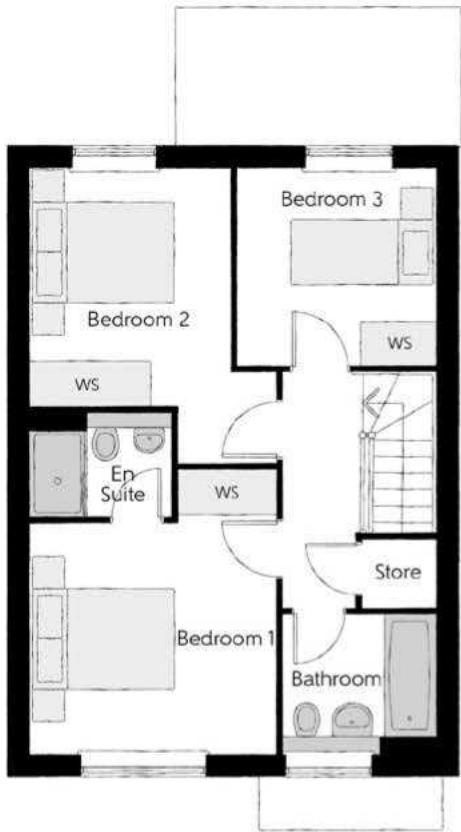
THREE BEDROOM HOME



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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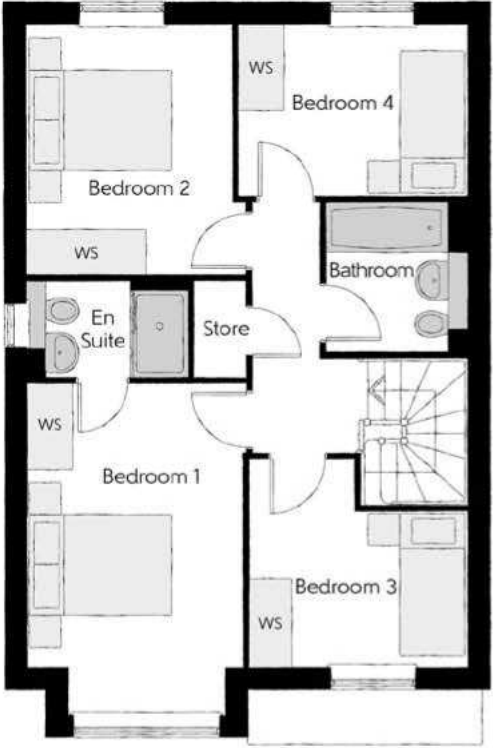
The Scrivener

FOUR BEDROOM HOME



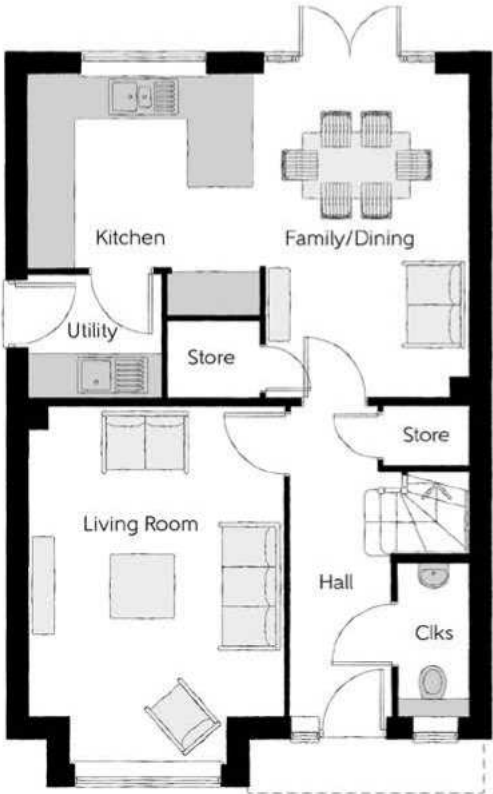
The Scrivener

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 Thespian

THREE BEDROOM HOME



Bellway



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 Turner

THREE BEDROOM HOME



Bellway

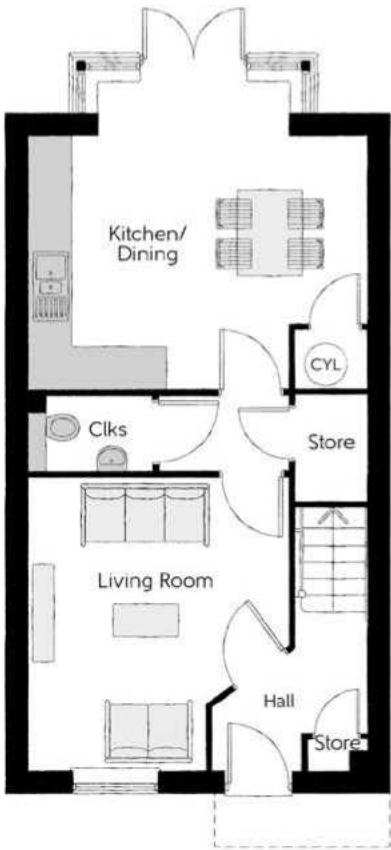
The Turner

Three bedroom home



First Floor

Bedroom 1	3.61m x 3.56m <small>(max) (max)</small>	11'10" x 11'8" <small>(max) (max)</small>
Bedroom 1 En Suite	1.41m x 1.96m	4'8" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m <small>(max) (max)</small>	8'0" x 11'6" <small>(max) (max)</small>
Bathroom	2.15m x 1.93m	7'1" x 6'4"



Ground Floor

Kitchen/Dining	4.67m x 4.29m	15'4" x 14'1"
Living Room	3.61m x 4.05m <small>(max)</small>	11'10" x 13'4" <small>(max)</small>
Cloakroom	1.71m x 1.05m	5'7" x 3'5"

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

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Woodlands Apartments (Block A)

ONE AND TWO BEDROOM APARTMENTS



Bellway

Woodlands Apartments (Block A)

One & two bedroom apartments

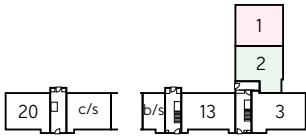


Type 1 - Plot 1

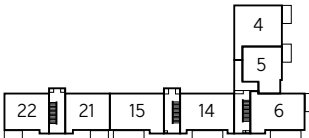
Kitchen/Living/Dining	8.59m x 3.42m (max) (max)	28'2" x 11'3" (max) (max)
Bedroom	4.83m x 3.88m (max) (max)	15'10" x 12'9" (max) (max)
Bathroom	2.45m x 2.41m (max) (max)	8'0" x 7'11" (max) (max)

Type 2 - Plot 2

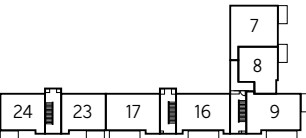
Kitchen/Living/Dining	8.59m x 3.02m (max) (max)	28'2" x 9'11" (max) (max)
Bedroom 1	4.68m x 3.32m (max) (max)	15'4" x 10'11" (max) (max)
Bedroom 2	5.01m x 2.83m (max) (max)	16'6" x 9'4" (max) (max)
Bathroom	2.11m x 2.00m (max) (max)	6'11" x 6'7" (max) (max)



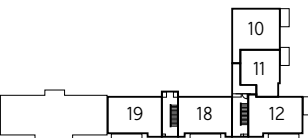
Ground Floor



First Floor



Second Floor



Third Floor

A/C - airing cupboard WS - Wardrobe Space (suggestion only, wardrobe not included)

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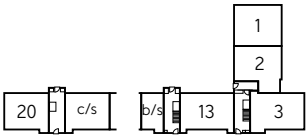
Type 6 – Plots 4, 7 & 10

Kitchen/Living/Dining	6.31m x 4.09m (max) (max)	20'9" x 13'5" (max) (max)
Bedroom 1	4.18m x 3.25m (max) (max)	13'9" x 10'8" (max) (max)
Bedroom 2	4.09m x 2.28m (max) (max)	13'5" x 7'6" (max) (max)
Bathroom	2.15m x 2.00m (max) (max)	7'1" x 6'7" (max) (max)

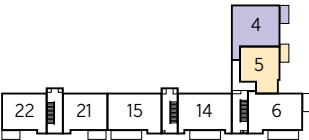


Type 7 – Plots 5, 8 & 11

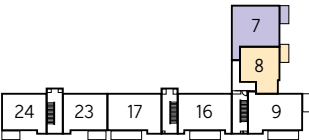
Kitchen/Living/Dining	7.11m x 3.54m (max) (max)	23'4" x 11'8" (max) (max)
Bedroom	4.91m x 4.10m (max) (max)	16'2" x 13'5" (max) (max)
Bathroom	2.10m x 2.00m (max) (max)	6'11" x 6'7" (max) (max)



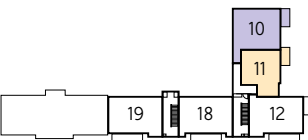
Ground Floor



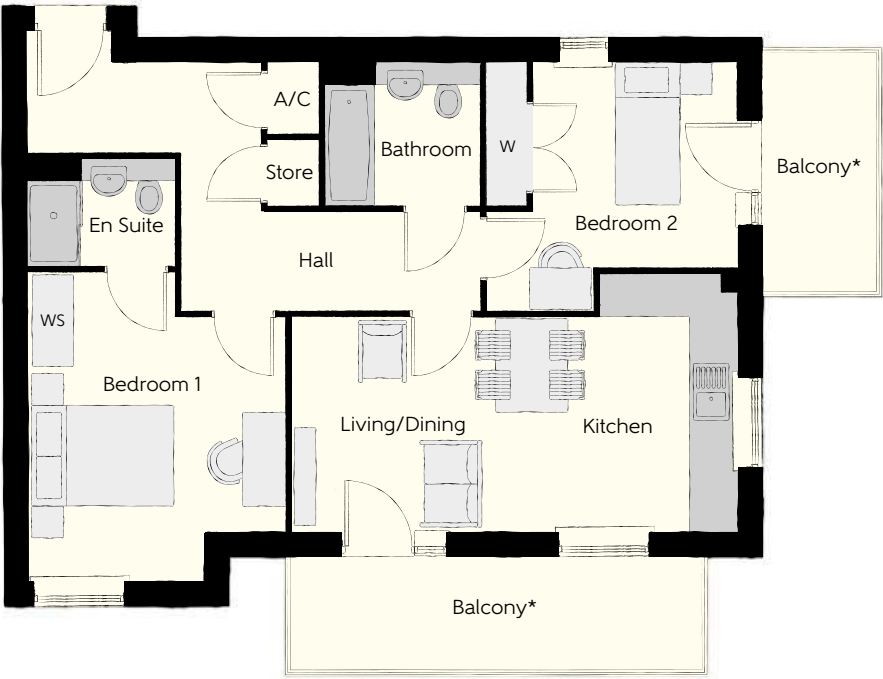
First Floor



Second Floor



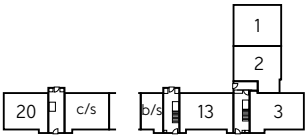
Third Floor



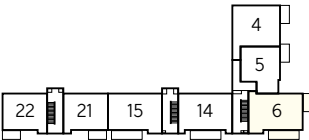
*Balconies to plots 6, 9 & 12 only

Type 3 – Plots 3, 6, 9 & 12

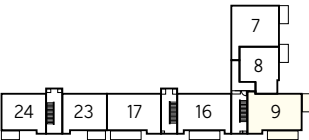
Kitchen/Living/Dining	6.22m x 3.60m (max) (max)	20'5" x 11'10" (max) (max)
Bedroom 1	4.29m x 3.59m (max) (max)	14' 1" x 11'9" (max) (max)
Bedroom 1 En Suite	2.05m x 1.50m (max) (max)	6'9" x 4'11" (max) (max)
Bedroom 2	3.45m x 3.50m (max) (max)	11'4" x 11'6" (max) (max)
Bathroom	2.17m x 2.00m (max) (max)	7'2" x 6'7" (max) (max)



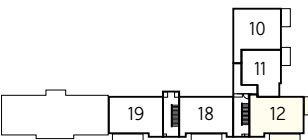
Ground Floor



First Floor



Second Floor



Third Floor

No balcony to plot 13 only

A/C - airing cupboard W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

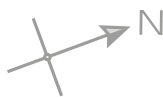
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A/C - airing cupboard WS - Wardrobe Space (suggestion only, wardrobe not included)

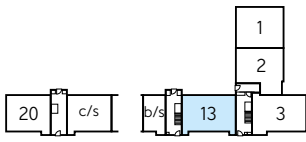
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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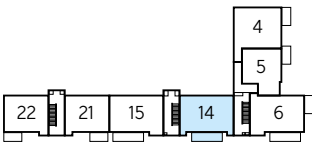


Type 4 – Plots 13, 14, 15, 16, 17, 18 & 19

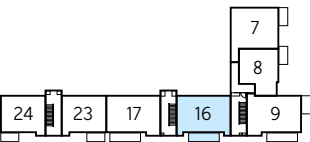
Kitchen/Living/Dining	6.15m x 3.70m (max) (max)	20'2" x 12'2" (max) (max)
Bedroom 1	4.37m x 3.64m (max) (max)	14'4" x 11'11" (max) (max)
Bedroom 1 En Suite	2.10m x 1.42m (max) (max)	6' 11" x 4'8" (max) (max)
Bedroom 2	3.35m x 3.44m (max) (max)	11'0" x 11'3" (max) (max)
Bathroom	2.15m x 2.00m (max) (max)	7'1" x 6'7" (max) (max)



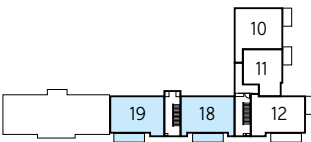
Ground Floor



First Floor



Second Floor



Third Floor

A/C - airing cupboard W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

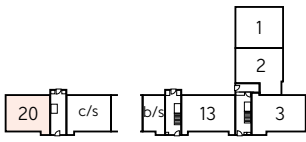
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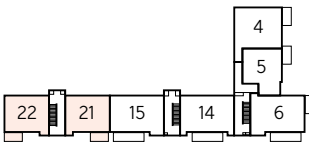
No balcony to plot 20 only

Type 5 – Plots 20, 21, 22, 23 & 24

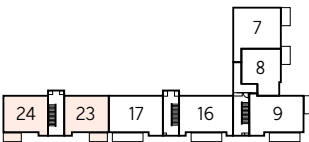
Kitchen/Living/Dining	6.53m x 4.64m (max) (max)	21'5" x 15'3" (max) (max)
Bedroom	4.56m x 4.26m (max) (max)	14'11" x 14'0" (max) (max)
Bathroom	2.15m x 2.00m (max) (max)	7'1" x 6'7" (max) (max)



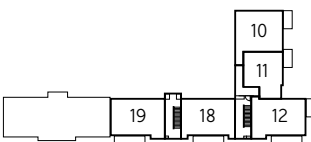
Ground Floor



First Floor



Second Floor



Third Floor

A/C - airing cupboard W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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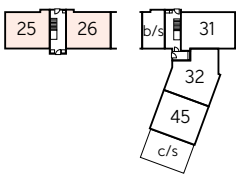


No balcony
to plots 25
& 26 only

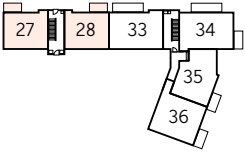


Type 5 – Plots 25, 26, 27, 28, 29 & 30

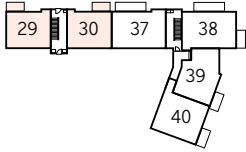
Kitchen/Living/Dining	6.53m x 4.64m (max) (max)	21'5" x 15'3" (max) (max)
Bedroom	4.56m x 4.26m (max) (max)	14'10" x 14'0" (max) (max)
Bathroom	2.15m x 2.00m (max) (max)	7'1" x 6'7" (max) (max)



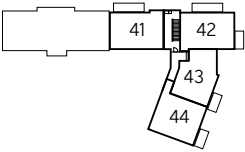
Ground Floor



First Floor



Second Floor



Third Floor

A/C – airing cupboard WS – Wardrobe Space (suggestion only, wardrobe not included)

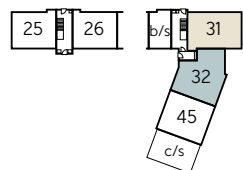
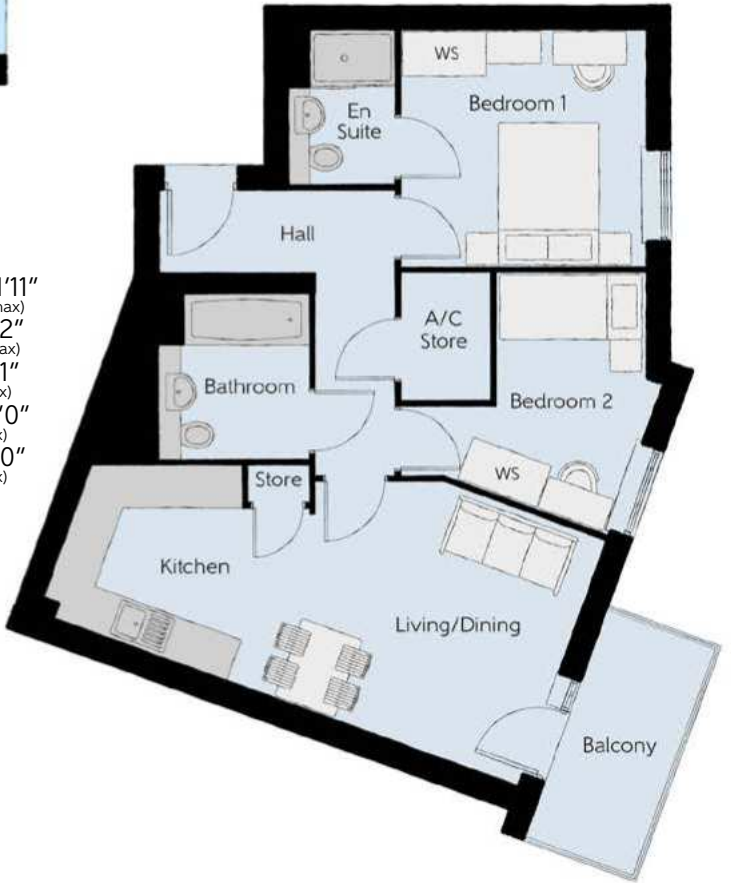
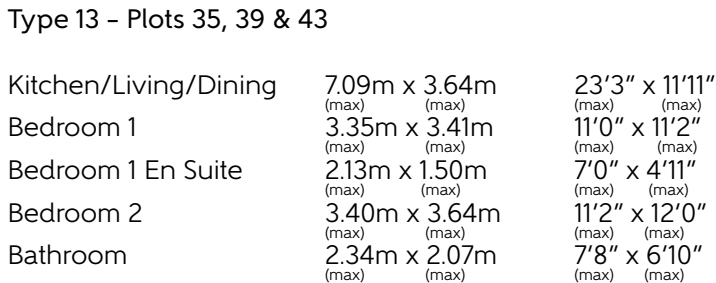
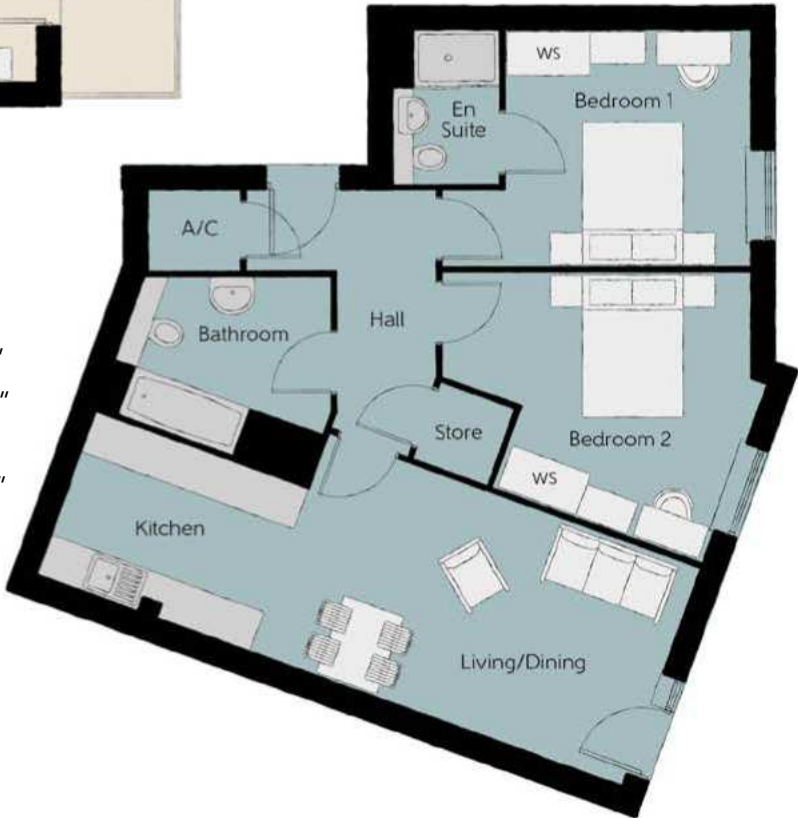
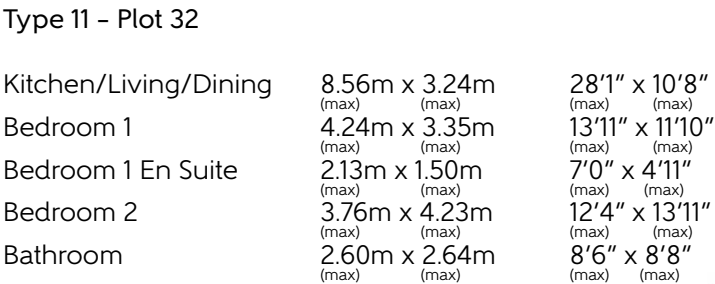
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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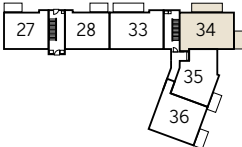
St Annes Apartments (Block C)

ONE AND TWO BEDROOM APARTMENTS

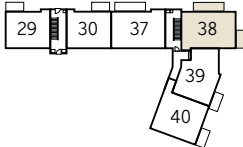




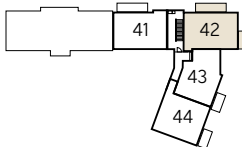
Ground Floor



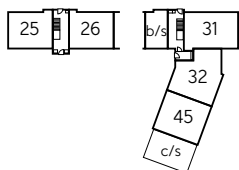
First Floor



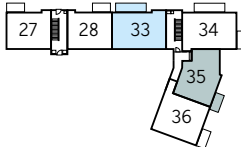
Second Floor



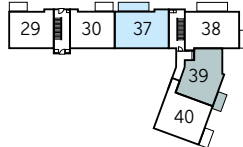
Third Floor



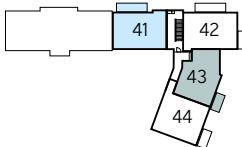
Ground Floor



First Floor



Second Floor



Third Floor

A/C - airing cupboard W - Wardrobe Space (suggestion only, wardrobe not included)

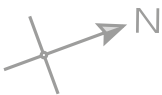
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A/C - airing cupboard W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

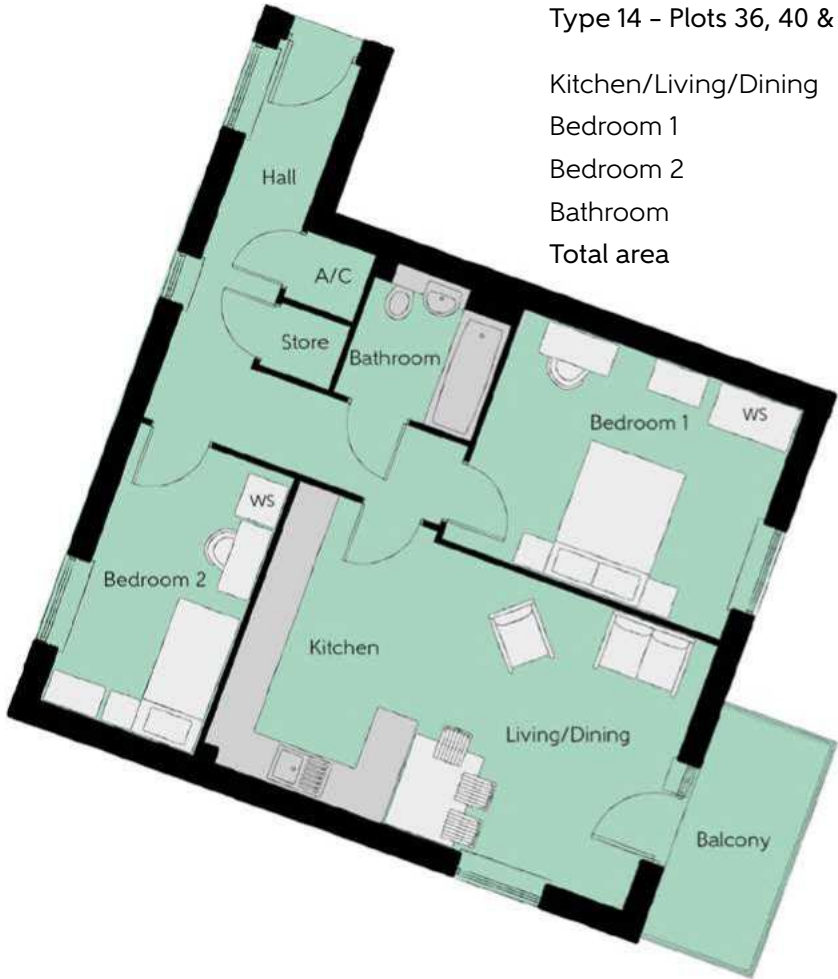
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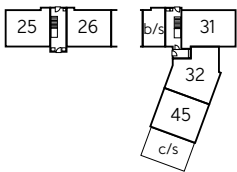
Type 14 – Plots 36, 40 & 44

Kitchen/Living/Dining	6.30m x 3.94m (max) (max)	20'8" x 12'11" (max) (max)
Bedroom 1	4.16m x 3.41m (max) (max)	13'8" x 11'3" (max) (max)
Bedroom 2	4.11m x 2.27m (max) (max)	13'6" x 7'5" (max) (max)
Bathroom	2.02m x 2.00m (max) (max)	6'8" x 6'7" (max) (max)
Total area	722 sq. ft.	

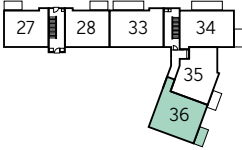


Type 12 – Plot 45

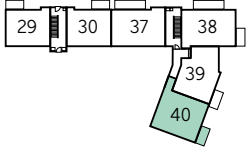
Kitchen/Living/Dining	8.57m x 3.64m (max) (max)	28'1" x 11'11" (max) (max)
Bedroom	4.82m x 3.67m (max) (max)	15'10" x 12'1" (max) (max)
Bathroom	2.56m x 2.36m (max) (max)	8'5" x 7'9" (max) (max)
Total area	681 sq. ft.	



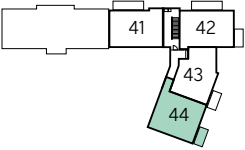
Ground Floor



First Floor



Second Floor

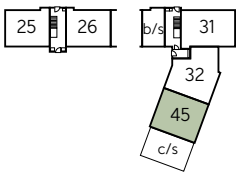


Third Floor

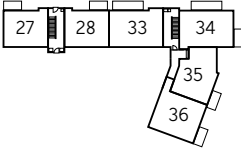
A/C – airing cupboard WS – Wardrobe Space (suggestion only, wardrobe not included)

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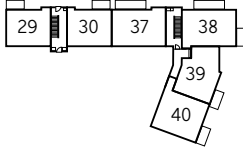
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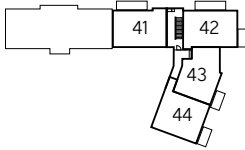
Ground Floor



First Floor



Second Floor



Third Floor

A/C – airing cupboard WS – Wardrobe Space (suggestion only, wardrobe not included)

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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. External finishes and landscaping may vary. 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.



Nightingale Apartments (Block D)

ONE AND TWO BEDROOM APARTMENTS



Bellway

Nightingales Apartments (Block D)

One & two bedroom apartments



No balcony
to plot 132 only

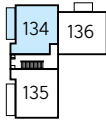


Type 15 - Plots 132, 134 & 137

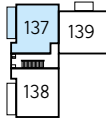
Kitchen/Living/Dining	5.33m x 4.30m (max) (max)	17'6" x 14'1" (max) (max)
Bedroom 1	5.33m x 3.26m (max) (max)	17'6" x 10'9" (max) (max)
Bedroom 1 En Suite	1.96m x 1.62m (max) (max)	6'5" x 5'4" (max) (max)
Bedroom 2	3.53m x 3.17m (max) (max)	11'7" x 10'5" (max) (max)
Bathroom	2.15m x 2.00m (max) (max)	7'1" x 6'7" (max) (max)
Total area	721 sq. ft.	



Ground Floor



First Floor



Second Floor

A/C - airing cupboard WS - Wardrobe Space (suggestion only, wardrobe not included)

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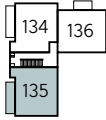
No balcony to plot 133 only

Type 16 – Plots 133, 135 & 138

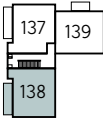
Kitchen/Living/Dining	5.33m x 4.32m (max) (max)	17'6" x 14'2" (max) (max)
Bedroom 1	5.33m x 3.26m (max) (max)	17'6" x 10'9" (max) (max)
Bedroom 1 En Suite	1.96m x 1.62m (max) (max)	6'5" x 5'4" (max) (max)
Bedroom 2	3.46m x 3.15m (max) (max)	11'4" x 10'4" (max) (max)
Bathroom	2.15m x 2.00m (max) (max)	7'1" x 6'7" (max) (max)
Total area	721 sq. ft.	



Ground Floor



First Floor



Second Floor

A/C - airing cupboard WS - Wardrobe Space (suggestion only, wardrobe not included)

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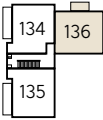


Type 17 – Plots 136 & 139

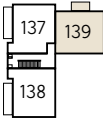
Kitchen/Living/Dining	5.33m x 4.32m (max) (max)	17'6" x 14'2" (max) (max)
Bedroom 1	4.32m x 3.24m (max) (max)	14' 2" x 10'8" (max) (max)
Bedroom 1 En Suite	1.96m x 1.60m (max) (max)	6'5" x 5'3" (max) (max)
Bedroom 2	3.46m x 3.15m (max) (max)	11'4" x 10'4" (max) (max)
Bathroom	2.15m x 2.00m (max) (max)	7'1" x 6'7" (max) (max)
Total area	702 sq. ft.	



Ground Floor



First Floor



Second Floor

A/C - airing cupboard WS - Wardrobe Space (suggestion only, wardrobe not included)

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Houses Specification

FINISHES

		2 Bedroom	3 Bedroom	4 Bedroom
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 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	•	•	•
Architrave:	White Satin 69x18 MDF Grooved & Chamfered	•	•	•
Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•	•
Ironmongery:	Chrome SR100 Door Furniture	•	•	•

KITCHEN

Kitchen Tap:	Leisure Chrome Aquapace Tap	•	•	•
Hob Splashback :	Stainless Steel Splashback	•	•	•
Utility Tap:	Leisure Chrome Aquapace Tap		•	•
Frontals:	Bellway Band B options ↘	•	•	
Frontals:	Bellway Band C options ↘			•
Carcass:	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
Units:	Frontal Matching Table Ends	•	•	
Units:	Unit Framing			•
Worktops:	40mm Square Edge Worktops with upstand	•	•	•
Kitchen Sink:	Leisure Eaton Single Bowl SS Sink	•		
Kitchen Sink:	Leisure Atlanta Bowl & Half SS Sink		•	
Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink		•	
Utility Sink:	Leisure Atlanta Single Bowl SS Sink			•
Utility Sink:	Leisure Eaton Single Bowl SS Sink		•	
Appliances Oven:	Electrolux Single Oven KOFQH00BX	•	•	
Appliances Oven:	Electrolux Single Oven KOFQH40TX			•
Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6404SX	•	•	
Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6424X			•
Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	•	•	•
Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX			•
Appliances Fridge Freezer:	Fridge Freezer Space Only	•	•	
Appliances Fridge Freezer:	Electrolux 70/30 Fridge Freezer LNS5LE18S			•
Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) ↗		•	•
Appliance Dishwasher:	Electrolux Dishwasher KEAF7200L			•
Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)	•	•	•

WET ROOMS

		2 Bedroom	3 Bedroom	4 Bedroom
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	•	•	
Cloaks - Tiling:	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 ↗	•	•	
Bathroom - Basin:	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	•	•	
Bathroom - Brassware:	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 ↗ ✱	•	•	•
Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ✕	•	•	
Bathroom - Tiling:	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	•	•	
En-Suite - Basin:	Roca DEBBA 550 WHB with Semi Pedestal ↗			•
En-Suite - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	
En-Suite - Brassware:	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 ↗ ✕	•	•	
En-Suite - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ↗ ✕			•

MECHANICAL

Waste Water Heat Recovery:	Waste Water Heat Recovery System ↘		•	•
Heating:	Under Floor Heating Ground Floor / Stelrad Compast LST Radiators First & Second Floors			•
Boiler:	Ideal LOGIC Combination Boiler (Cb) ✱	•	•	
Boiler:	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

		2 Bedroom	3 Bedroom	4 Bedroom
Safety - Heat:	Heat Detector DET ➤	•	•	•
PV Generation Optimiser:	Marlec Solar iBoost ↘			•
Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	•	•	•
Safety - Carbon:	Carbon Monoxide Alarm (Battery Powered) - Deta	•	•	•
Consumer Unit:	Wylex Consumer Unit	•	•	•
Sockets & Switches:	Electrium CASA White Fittings	•	•	•
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 & Bedroom 1	•	•	•
Communications - Data:	Cat 6 Network Point to Living Room & Study	•	•	•
Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ✕	•	•	•

EXTERNALS & MISC

Garages Electrics:	Light & Power Point to incurtilage Garages ★	•	•	•
Ecological:	Hedgehog Highway fencing adaption	•	•	•
Build Method:	Masonry ★	•	•	•
Maintenance:	External Tap			•
Number Plaque:	Artisan Number Plaque	•	•	•
Footpath & Patio:	Grey 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:	Universal Socket 7kW ▢ ⏩	•	•	•

- ▼ where layout allows
- ↗ fire rated as necessary
- ↘ soft close mechanism to doors & drawers
- ↗ at build stage
- ✚ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ↘ housetype dependent - liaise with sales executive
- ↗ semi recessed basin if AD M4(ii) applicable
- ✚ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- ✱ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- ✱ where provision of shower tray allows
- ✚ full height to shower enclosure
- ✕ full height around bath where shower provided as standard
- ✱ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
- ✕ consult with sales executive for specific development details
- ★ plot specific, refer site layout
- ⏪ plot dependent
- ◆ refer site landscape layout
- ▢ refer site layout
- ⏩ electrical infrastructure upgrade maybe required
- kitchen only

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.

Apartments Specification

FINISHES

		1 Bedroom	2 Bedroom
Entrance Doors:	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•
Ceilings:	Crown White Matt Emulsion	•	•
Walls:	Crown White Matt Emulsion	•	•
Floors:	Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1	•	•
Window Cills:	White Satin MDF	•	•
Skirting:	White Satin 94x14 MDF Grooved & Chamfered	•	•
Architrave:	White Satin 69x18 MDF Grooved & Chamfered	•	•
Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•
Ironmongery:	Chrome SR100 Door Furniture	•	•
Kitchen Tap:	Leisure Chrome Aquapace Tap	•	•
Hob Splashback :	Stainless Steel Splashback	•	•
Frontals:	Bellway Band B options ↴	•	•
Carcass:	Premium Grade 18mm thk Colour Matched Carcass	•	•
Units:	Frontal Matching Table Ends	•	•
Worktops:	40mm Square Edge Worktops with upstand	•	•
Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink	•	•
Appliances Oven:	Electrolux Single Oven KOFQH00BX	•	•
Appliances Hob:	Electrolux Ceramic Hob EHF6140ISK	•	•
Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	•	•
Appliances Fridge Freezer:	Fridge Freezer Space Only	•	•
Appliance Dishwasher:	Removeable Unit 450 (inc Feed & Waste) ⤴	•	•
Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste) ⤵	•	•

KITCHEN

WET ROOMS

		1 Bedroom	2 Bedroom
Bathroom - Storage:	Recessed Storage Shelving	•	•
Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 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	•	•
Bathroom - Shower:	Over Bath Mira MINIMAL Single Thermostatic Shower *	•	
Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim ⬥ ✕		•
Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ✕	•	
En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate		•
En-Suite - Basin:	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)		•
En-Suite - Brassware:	Bristan PISA Chrome 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 ⬥ ✕		•
Hot Water:	Hot Water Heat Pump Cylinder	•	•
Controls:	Heaters individually controlled	•	•
Radiators:	Electric Panel Heaters	•	•
Towel Warmers:	Flat Chrome to Bathroom (electric)	•	•
Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV ⤴	•	•

MECHANICAL

ELECTRICS

		1 Bedroom	2 Bedroom
Communications - Access:	Video Entry System	•	•
Safety - Heat:	Heat Detector DET ➤	•	•
Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	•	•
Safety - Carbon:	Carbon Monoxide Alarm (Battery Powered) - Deta	•	•
Consumer Unit:	Wylex Consumer Unit	•	•
Sockets & Switches:	Electrium CASA White Fittings	•	•
Lighting:	Pendant Fitting to Habitable Rooms	•	•
Lighting - Kitchen:	White Recessed Spot Lights	•	•
Lighting - Kitchen Under Unit:	High Output Tri-Light	•	•
Lighting - Bathroom & En-Suites:	White Recessed Spot Lights	•	•
Communications - TV:	TV Point to Living Room & Bedroom 1	•	•
Communications - Data:	Cat 6 Network Point to Living Room	•	•
Balcony:	Balcony *	•	•
Shared Parking Areas:	Bitmac Black ⤴	•	•
Build Method:	Masonry ★	•	•

EXTERNALS & MISC

- ↴ soft close mechanism to doors & drawers
- ⤴ at build stage
- ⤵ housetype dependent - liaise with sales executive
- ✱ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- ⬥ full height to shower enclosure
- ✕ full height around bath where shower provided as standard
- ✕ consult with sales executive for specific development details
- ✱ where shown on layouts
- ⤴ plot dependent
- ★ plot specific, refer site layout
- ⤴ purge ventilation included to all ground floor bedrooms
- kitchen only



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.*

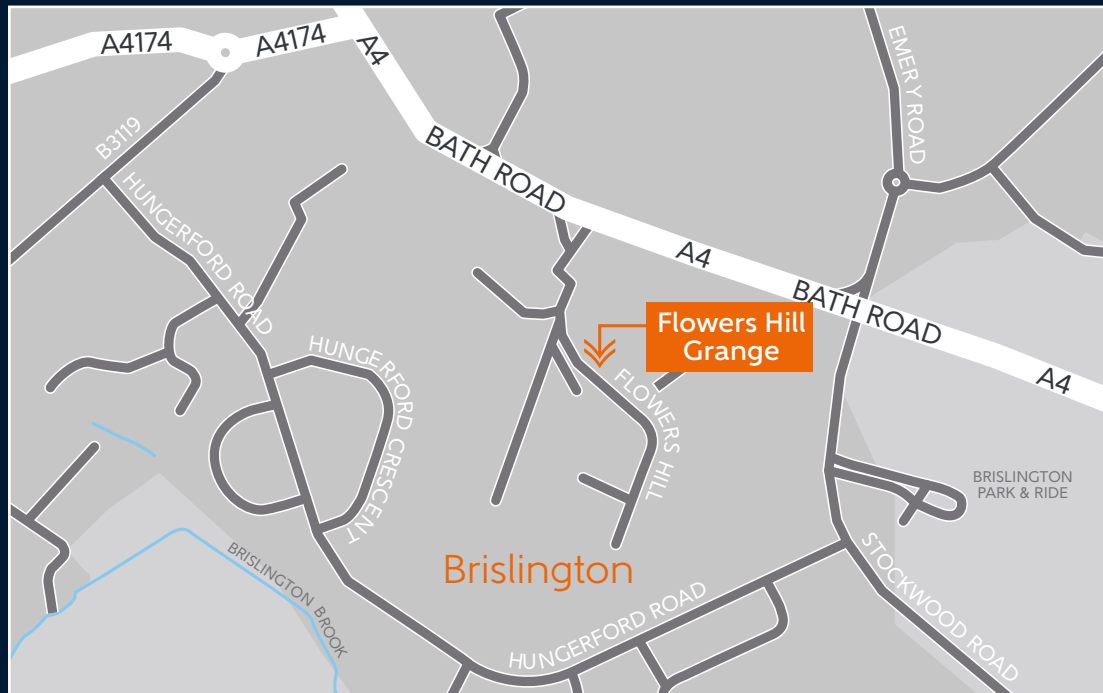
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*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.

