



# Wellfield Rise

A development of 2, 3 and 4-bedroom homes



**Bellway**





# Delightful village living

## Modern homes in the heart of the community

Welcome to Wellfield Rise, a new collection of 2, 3 and 4 bedroom homes nestled in the picturesque village of Wingate, County Durham. With a wide mix of homes available, this development is suited to those looking to take their first steps onto the property ladder, in addition to those commuting to Hartlepool, Durham, Sunderland and Newcastle.

It will also appeal to growing families seeking more space and well-regarded schools, with the coastal pleasures and family activities of Seaham just a short drive away. The development is close to several amenities catering to everyday life, including a medical centre, post office and supermarket all within just two miles of home.

# Right on the doorstep of country, town and coast

## All you need right in one place

In addition to the impressive number of amenities, Wingate and its surrounding villages are also home to a wide range of independent retailers accommodating an array of needs. There's also an impressive range of pubs and restaurants nearby, from authentic pleasures at Maximo's Italian just under one mile away to the hearty pub grub at Castle Eden Inn just a five-minute drive from home.

Further dining opportunities can be found at the idyllic harbour town of Seaham. Just a 15-minute drive away, it offers plenty in the way of typical seaside fare, with a range of ice cream parlours, fish and chip shops and traditional seafood establishments.

Just an 11-minute drive away, Dalton Park Shopping Outlet is home to a wide range of high-street and designer names at discount prices, across fashion, footwear, homewares, health & beauty and food.

Those who enjoy the great outdoors will have a wealth of opportunities on their doorstep, with Castle Eden Dene Nature Reserve just a 10-minute drive away and the magnificent Durham Heritage Coast within easy reach as well.

Those who like to keep active can find a range of facilities at Peterlee Leisure Centre just an eight-minute drive away, including a gym, swimming pool and sports hall, in addition to a range of courts and group classes. Avid golfers are also catered for at Castle Eden Golf Club just one mile away.

Families will be placed close to an array of well-regarded schools. Wingate Nursery School is just a 15-minute walk away, whilst Wingate primary (ages 5-11) and junior (ages 7-11) schools are both just a five-minute drive away. Wellfield Community School (ages 11-16) is also within just a five-minute drive.

Wellfield Rise is an ideal base for commuters, with the local road network providing links to Seaham and Hartlepool in 15 minutes, whilst both Sunderland and Durham can be reached in under 25 minutes.

Rail connections are impressive as well, with Horden Station just a 12-minute drive away offering services to Middlesbrough in 42 minutes and Newcastle in around 45 minutes, where one can change for further services up and down the country.










# Development plan





## 3 Bedroom Homes

-  **The Shoemaker**  
Plots 152 & 153
-  **The Tailor**  
Plots 91, 92, 101, 102, 145, 146, 202, 203, 206, 207, 209 & 210
-  **The Thespian**  
Plots 98, 169, 213 & 216
-  **The Turner**  
Plots 158, 159, 166, 167, 180, 181, 214 & 215
-  **The Chandler**  
Plots 143, 144, 154, 155, 156, 157, 161, 162, 170, 171, 176, 177, 187 & 188
-  **The Carver**  
Plots 160, 163, 164, 183, 184, 191, 192, 200, 205, 208, 211 & 212
-  **The Sawyer**  
Plots 2, 95, 96, 99, 100, 151, 175, 182, 190, 194 & 195

## 4 Bedroom Homes

-  **The Scrivener**  
Plots 1, 148, 165, 185, 186, 201, 230 & 231
-  **The Cutler**  
Plots 94, 103, 119, 149, 178, 193, 198, 228 & 229
-  **The Bowyer**  
Plots 97, 117, 147, 150, 168, 173 & 174
-  **The Forester**  
Plots 93, 179, 189, 196, 197, 204 & 227
-  **The Lorimer**  
Plots 118, 172, 199 & 232

- Key to plan**
- s/s Sub station
  - v Visitor parking
  - bcp Bin collection point
  -  Photovoltaic panels

- Material Finishes**
-  - 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 Shoemaker

THREE BEDROOM HOME



Bellway

The Shoemaker

Three bedroom home



First Floor		
Bedroom 1	2.48m x 3.99m	8'2" x 13'1"
Bedroom 2	2.48m x 2.91m	8'2" x 9'7"
Bedroom 3	2.10m x 2.51m	6'11" x 8'3"
Bathroom	2.10m x 1.91m	6'11" x 6'3"



Ground Floor		
Kitchen/Dining	4.67m x 2.45m	15'4" x 8'0"
Living Room	3.62m x 4.39m (max)	11'10" x 14'5" (max)
Cloakroom	0.98m x 1.84m	3'3" x 6'0"

Clks - Cloakroom    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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05095-01/01/24





Town Brick version.

# The Tailor

THREE BEDROOM HOME



Bellway

The Tailor

Three bedroom home



First Floor

Bedroom 1	3.359m x 3.292m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.430m x 1.400m	8'0" x 4'7"
Bedroom 2	3.087m x 2.523m	10'2" x 8'3"
Bedroom 3	2.170m x 2.035m	7'1" x 6'8"
Bathroom	2.523m x 1.968m	8'3" x 6'5"



Ground Floor

Kitchen/Dining	4.780m x 3.453m (max) (max)	15'8" x 11'4" (max) (max)
Living Room	5.138m x 3.900m (max) (max)	16'10" x 12'10" (max) (max)
Cloakroom	1.660m x 1.010m	5'5" x 3'4"

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

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Country Brick version.

# The Tailor

THREE BEDROOM HOME



The Tailor

Three bedroom home



### First Floor

Bedroom 1	3.359m x 3.292m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.430m x 1.400m	8'0" x 4'7"
Bedroom 2	3.087m x 2.523m	10'2" x 8'3"
Bedroom 3	2.170m x 2.035m	7'1" x 6'8"
Bathroom	2.523m x 1.968m	8'3" x 6'5"



### Ground Floor

Kitchen/Dining	4.780m x 3.453m (max)	15'8" x 11'4" (max)
Living Room	5.138m x 3.900m (max)	16'10" x 12'10" (max)
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Country Brick version.

# The Thespian

THREE BEDROOM HOME



The Thespian

Three bedroom home



First Floor

Bedroom 1	3.302m x 2.949m	10'10" x 9'8"
Bedroom 1 En Suite	2.949m x 1.458m	9'8" x 4'9"
Bedroom 2	3.175m x 2.390m	10'5" x 7'10"
Bedroom 3	3.175m x 2.370m	10'5" x 7'9"
Bathroom	1.923m x 1.903m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	4.848m x 3.113m	15'11" x 10'3"
Living Room	4.848m x 3.487m (max)	15'11" x 11'5" (max)
Cloakroom	1.923m x 0.960m	6'4" x 3'2"

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

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Country Brick version.

# The Turner

THREE BEDROOM HOME



## The Turner

## Three bedroom home



### First Floor

Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
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 (max) (max)	8'0" x 11'6" (max) (max)
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 (max)	11'10" x 13'4" (max)
Cloakroom	1.71m x 1.05m	5'7" x 3'5"

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

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Town Brick version.

# The Turner

THREE BEDROOM HOME



Bellway

## The Turner

Three bedroom home



### First Floor

Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
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 (max) (max)	8'0" x 11'6" (max) (max)
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 (max)	11'10" x 13'4" (max)
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Country Brick version.

# The Chandler

THREE BEDROOM HOME



Bellway

The Chandler

Three bedroom home



First Floor		
Bedroom 1	3.402m x 3.019m	11'2" x 9'11"
Bedroom 1 En Suite	2.445m x 1.195m	8'0" x 3'11"
Bedroom 2	3.495m x 3.402m (max)	11'6" x 11'2" (max)
Bedroom 3	3.040m x 2.474m	10'0" x 8'1"
Bathroom	1.965m x 1.957m	6'5" x 6'5"



Ground Floor		
Kitchen/Dining	5.455m x 3.050m	17'11" x 10'0"
Living Room	5.364m x 3.216m (inc. bay)	17'7" x 10'7" (inc. bay)
Cloakroom	1.895m x 0.951m	6'3" x 3'1"

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

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Country Brick version.

# The Carver

THREE BEDROOM HOME



Bellway

## The Carver

Three bedroom home



First Floor		
Bedroom 1	3.955m x 3.781m <small>(max) (max)</small>	13'0" x 12'5" <small>(max) (max)</small>
Bedroom 1 En Suite	2.111m x 1.200m	6'11" x 3'11"
Bedroom 2	3.955m x 3.306m <small>(max) (max)</small>	13'0" x 10'10" <small>(max) (max)</small>
Bedroom 3	3.438m x 2.205m	11'3" x 7'3"
Bathroom	2.421m x 1.905m	7'11" x 6'3"



Ground Floor		
Kitchen	2.873m x 2.486m	9'5" x 8'2"
Family/Dining	4.161m x 2.873m	13'8" x 9'5"
Living Room	4.160m x 3.625m <small>(inc. bay)</small>	13'8" x 11'11" <small>(inc. bay)</small>
Cloakroom	1.905m x 0.963m	6'3" x 3'2"

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

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Town Brick version.

# The Carver

THREE BEDROOM HOME



Bellway

## The Carver

Three bedroom home



### First Floor

Bedroom 1	3.955m x 3.781m <small>(max) (max)</small>	13'0" x 12'5" <small>(max) (max)</small>
Bedroom 1 En Suite	2.111m x 1.200m	6'11" x 3'11"
Bedroom 2	3.955m x 3.306m <small>(max) (max)</small>	13'0" x 10'10" <small>(max) (max)</small>
Bedroom 3	3.438m x 2.205m	11'3" x 7'3"
Bathroom	2.421m x 1.905m	7'11" x 6'3"



### Ground Floor

Kitchen	2.873m x 2.486m	9'5" x 8'2"
Family/Dining	4.161m x 2.873m	13'8" x 9'5"
Living Room	4.160m x 3.625m <small>(inc. bay)</small>	13'8" x 11'11" <small>(inc. bay)</small>
Cloakroom	1.905m x 0.963m	6'3" x 3'2"

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

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# The Sawyer

THREE BEDROOM HOME



Bellway

The Sawyer

Three bedroom home



First Floor

Bedroom 1	4.235m x 4.086m <small>(max) (max)</small>	13'11" x 13'5" <small>(max) (max)</small>
Bedroom 1 En Suite	2.249m x 2.097m <small>(max) (max)</small>	7'5" x 6'11" <small>(max) (max)</small>
Bedroom 2	3.687m x 2.975m <small>(max) (max)</small>	12'1" x 9'9" <small>(max) (max)</small>
Bedroom 3	3.360m x 2.937m <small>(max) (max)</small>	11'0" x 9'8" <small>(max) (max)</small>
Bathroom	2.200m x 1.900m	7'3" x 6'3"



Ground Floor

Kitchen/Dining/Family	6.423m x 4.322m <small>(max) (max)</small>	21'1" x 14'2" <small>(max) (max)</small>
Living Room	4.585m x 3.262m <small>(max) (max)</small>	15'1" x 10'9" <small>(max) (max)</small>
Cloakroom	2.000m x 1.050m	6'7" x 3'5"
Garage	6.000m x 3.000m	19'8" x 9'10"

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

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Weatherboard version.

# The Scrivener

FOUR BEDROOM HOME



**Bellway**

The Scrivener

Four bedroom home



First Floor

Bedroom 1	4.589m x 2.963m <small>(inc. bay)</small>	15'1" x 9'9" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.224m x 1.345m	7'4" x 4'5"
Bedroom 2	3.463m x 3.030m <small>(max)</small>	11'4" x 9'11" <small>(max)</small>
Bedroom 3	3.035m x 2.869m <small>(max)</small>	10'1" x 9'5" <small>(max)</small>
Bedroom 4	3.168m x 2.379m	10'5" x 7'10"
Bathroom	2.075m x 1.905m	6'10" x 6'3"



Ground Floor

Kitchen	3.335m x 3.202m	10'11" x 10'6"
Family/Dining	4.480m x 2.884m <small>(max)</small>	14'8" x 9'6" <small>(max)</small>
Living Room	4.943m x 3.537m <small>(inc. bay)</small>	16'3" x 11'7" <small>(inc. bay)</small>
Utility	1.838m x 1.708m	6'0" x 5'7"
Cloakroom	2.083m x 0.973m	6'10" x 3'2"

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

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Town Feature version.

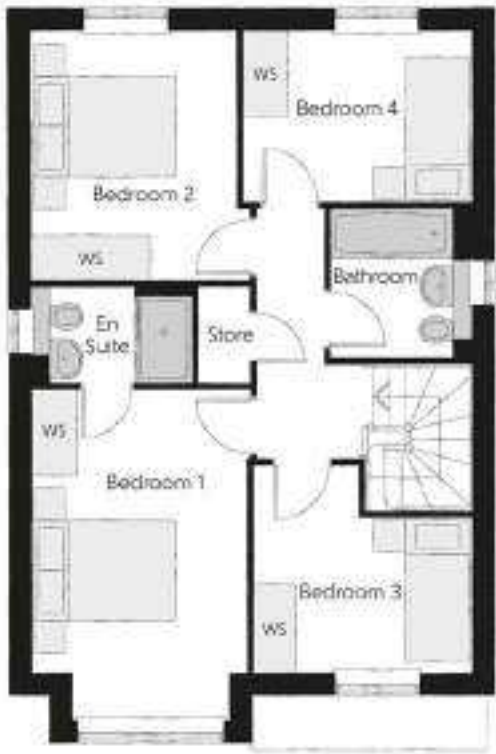
# The Scrivener

FOUR BEDROOM HOME



The Scrivener

Four bedroom home



First Floor

Bedroom 1	4.589m x 2.963m <small>(inc. bay)</small>	15'1" x 9'9" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.224m x 1.345m	7'4" x 4'5"
Bedroom 2	3.463m x 3.030m <small>(max)</small>	11'4" x 9'11" <small>(max)</small>
Bedroom 3	3.035m x 2.869m <small>(max)</small>	10'1" x 9'5" <small>(max)</small>
Bedroom 4	3.168m x 2.379m	10'5" x 7'10"
Bathroom	2.075m x 1.905m	6'10" x 6'3"



Ground Floor

Kitchen	3.335m x 3.202m	10'11" x 10'6"
Family/Dining	4.480m x 2.884m <small>(max)</small>	14'8" x 9'6" <small>(max)</small>
Living Room	4.943m x 3.537m <small>(inc. bay)</small>	16'3" x 11'7" <small>(inc. bay)</small>
Utility	1.838m x 1.708m	6'0" x 5'7"
Cloakroom	2.083m x 0.973m	6'10" x 3'2"

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

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# The Cutler

FOUR BEDROOM HOME



**Bellway**

## The Cutler

## Four bedroom home



First Floor		
Bedroom 1	4.10m x 4.83m	13'5" x 15'10"
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	3.12m x 4.21m	10'3" x 13'10"
Bedroom 3	3.05m x 3.53m	10'0" x 11'7"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.07m x 2.40m	6'9" x 7'10"



Ground Floor		
Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.12m x 3.11m	10'3" x 10'3"
Living Room	3.05m x 4.85m	10'0" x 15'11"
Cloakroom	0.90m x 1.63m	3'0" x 5'4"
Garage	3.05m x 6.05m	10'0" x 19'10"

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

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Country Brick version.

# The Bowyer

FOUR BEDROOM HOME



## The Bowyer

Four bedroom home



First Floor

Bedroom 1	4.285m x 3.662m (max) (max)	14'1" x 12'0" (max) (max)
Bedroom 1 En Suite	2.254m x 1.441m	7'5" x 4'9"
Bedroom 2	3.527m x 3.269m (max)	11'7" x 10'9" (max)
Bedroom 3	3.527m x 3.178m (max)	11'7" x 10'5" (max)
Bedroom 4	2.925m x 2.580m	9'7" x 8'6"
Bathroom	2.351m x 2.254m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen	3.600m x 3.038m	11'10" x 10'0"
Family/Dining	4.388m x 3.498m (inc. bay)	14'5" x 11'6" (inc. bay)
Living Room	6.535m x 3.417m	21'5" x 11'3"
Utility	2.030m x 1.873m	6'8" x 6'2"
Cloakroom	1.650m x 1.017m	5'5" x 3'4"

Cls - Cloakroom 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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Town Feature version.

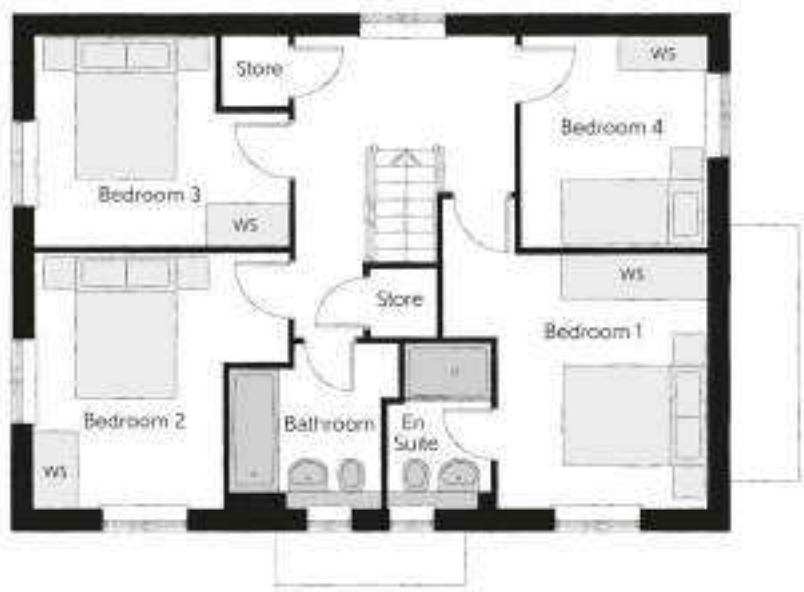
# The Bowyer

FOUR BEDROOM HOME



## The Bowyer

Four bedroom home



First Floor

Bedroom 1	4.285m x 3.662m (max) (max)	14'1" x 12'0" (max) (max)
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05095-01/01/24





Town Feature version.

# The Forester

FOUR BEDROOM HOME



Bellway

## The Forester

Four bedroom home

### First Floor

Bedroom 1	4.29m x 4.89m (max) (min)	14'1" x 16'0" (max) (min)
Bedroom 1 En Suite	3.06m x 1.63m (max) (min)	10'1" x 5'4" (max) (min)
Bedroom 2	3.63m x 3.59m (max) (max)	11'11" x 11'9" (max) (max)
Bedroom 3	3.28m x 3.44m (max) (max)	10'9" x 11'4" (max) (max)
Bedroom 4	3.09m x 3.08m (max) (min)	10'2" x 10'1" (max) (min)
Bathroom	2.15m x 2.23m (max) (min)	7'1" x 7'4" (max) (min)



### Ground Floor

Kitchen/Dining/Family	6.37m x 5.56m (max) (min)	20'11" x 18'3" (max) (min)
Living Room	4.29m x 4.43m (max) (min)	14'1" x 14'6" (max) (min)
Utility	1.62m x 1.78m (max) (min)	5'4" x 5'10" (max) (min)
Cloakroom	1.06m x 1.78m (max) (min)	3'6" x 5'10" (max) (min)
Garage	2.70m x 4.71m (max) (min)	8'10" x 15'5" (max) (min)



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

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Country Brick version.

# The Lorimer

FOUR BEDROOM HOME



Bellway

The Lorimer

Four bedroom home



First Floor		
Bedroom 1	4.52m x 5.46m (max) (max)	14'10" x 17'11" (max) (max)
Bedroom 1 En Suite	1.97m x 2.26m	6'6" x 7'5"
Bedroom 2	3.14m x 4.52m (max) (max)	10'4" x 14'10" (max) (max)
Bedroom 2 En Suite	1.99m x 1.41m	6'6" x 4'8"
Bedroom 3	3.33m x 4.02m (max) (max)	10'11" x 13'2" (max) (max)
Bedroom 4	3.12m x 3.46m (max) (max)	10'3" x 11'4" (max) (max)
Bathroom	2.15m x 2.16m	7'1" x 7'1"



Ground Floor		
Kitchen/Dining	5.16m x 3.28m (max)	16'11" x 10'9" (max)
Family	3.63m x 3.28m	11'11" x 10'9"
Living Room	3.50m x 4.38m	11'6" x 14'5"
Utility	1.91m x 2.04m	6'3" x 6'8"
Cloakroom	1.50m x 2.04m	4'11" x 6'8"
Garage	3.07m x 6.11m	10'1" x 20'1"

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

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Town Brick version.

# The Lorimer

FOUR BEDROOM HOME



Bellway

The Lorimer

Four bedroom home



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Bedroom 1	4.52m x 5.46m (max) (max)	14'10" x 17'11" (max) (max)
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# Specification

		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	•
		White Gloss 120x14 MDF Grooved & Chamfered	•
	Architrave	White Gloss 65x18 MDF Grooved & Chamfered	•
KITCHEN	Internal Doors	White Pre Finished Vertical Panel Internal Doors	•
	Ironmongery	Chrome SR00 Door Furniture	•
	Frontals	Bellway Band B options ***	•
		Bellway Band C options ***	•
	Carcass	Premium Grade 18mm thick Colour Matched Carcass	•
	Units	Frontal Matching Table Ends	•
		Unit Framing	•
	Worktops	40mm Square Edge Worktops with upstand	•
	Kitchen Sink	Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•
		Leisure Ablon Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•
		Leisure Ablon Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	•
		Zanussi Single Oven ZOHNX300	•
WET ROOMS	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 Combination Microwave ZVENM500	•
	Appliances Fridge Freezer	Fridge Freezer Space Only	•
		Zanussi 70/30 Fridge Freezer ZNFN18ES3	•
	Appliance Dishwasher	Removable Unit (inc Feed & Waste) ***	•
		Zanussi Dishwasher ZDLH0521	•
	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	•
	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 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 ** ††	•

WET ROOMS	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 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 & ThermQ Evocyt HW Cylinder (HOB) ††	•
	Controls	Dual Zoned 3 way Heating Programmer	•
	Radiators	Stelrad Compact Low Surface Temperature Steel Panel Radiators with Celsis	•
	Towel Warmers	Flat Chrome to Bathroom	•
	Ventilation	Window trickle Ventilators with Mechanical Extract Fans (system 1)	•
ELECTRICS	Home Working	Dedicated Power, USB & Data points	•
	Safety - Heat	Heat Detector DET ---	•
	PV Generation Optimiser	Marlec Solar Boost †	•
	Safety - Fire	Optical Smoke Detectors LQ2 D2 DET	•
	Safety - Carbon	Firebird FHCO-BH Carbon Monoxide Detector	•
	Consumer Unit	Wylex Consumer Unit	•
	Sockets & Switches	Ecdrum CASA White Fittings	•
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•
	Shower / Toothbrush Point	Bathroom ONLY	•
	Lighting	Pendant Fitting to Habitable Rooms	•
	Lighting - Kitchen	White Recessed Spot Lights	•
		Polished Chrome Recessed Spot Lights	•
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•
		Polished Chrome Recessed Spot Lights	•
EXTERNALS & MISC	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	•
	Build Method	Masonry †††	•
	Garages Electrics	Light & Power Point to incurillage Garages †††	•
	Maintenance	External App	•
	Number Plaque	Artisan Number Plaque	•
	Footpath & Patio	Grey PCC Paving 450x450x12%	•
	Garages	Steel Panel Up & Over Canopy Garage Door †††	•
	Drives	Block Pavement ††	•
	Landscaping - Front	Mediation Turf & Landscape Planting †	•
	Landscaping - Rear	Reclaimed 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

††† 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

^ over bath ONLY incorporating MIRA bath screen 11863004 where no shower elsewhere in dwelling

^^ plot dependent

^^^ plot specific, refer site layout

if refer site landscape layout

## semi recessed basin if AD M4(i) applicable

### soft close mechanism to doors & drawers

— where provision of shower tray allows

--- where shown on layouts





## 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.

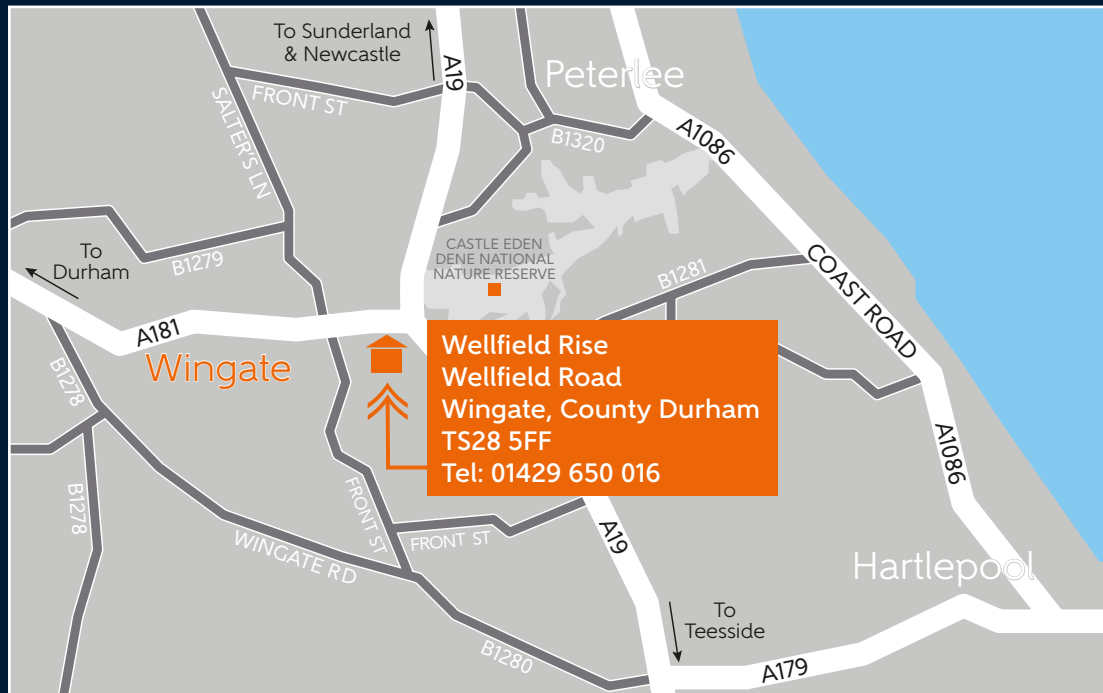


\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# 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.

