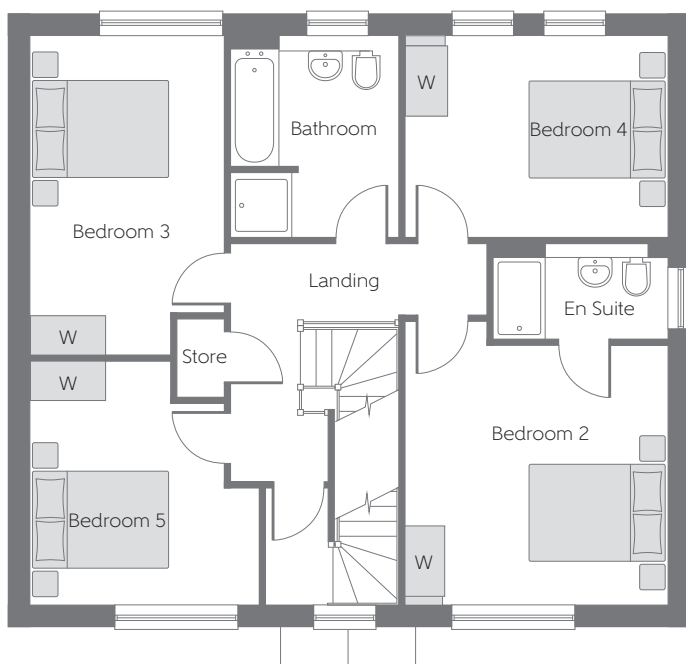




Royal at Harvino

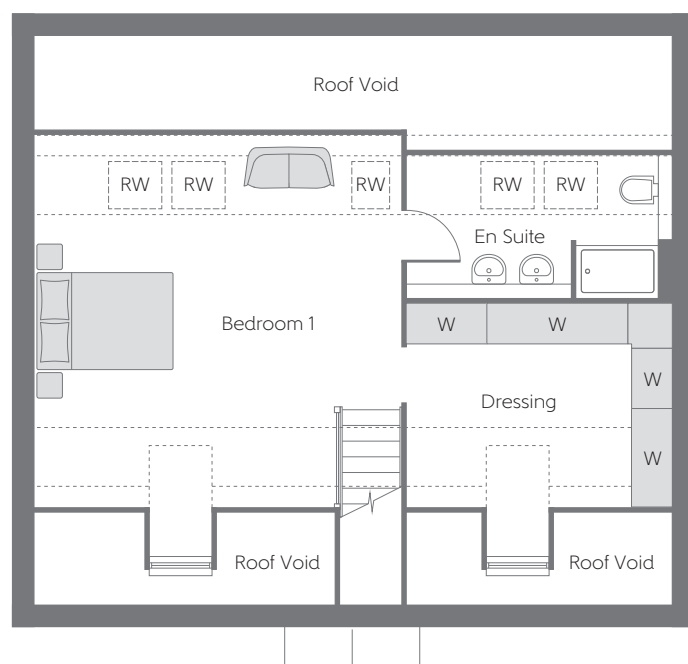


Bellway



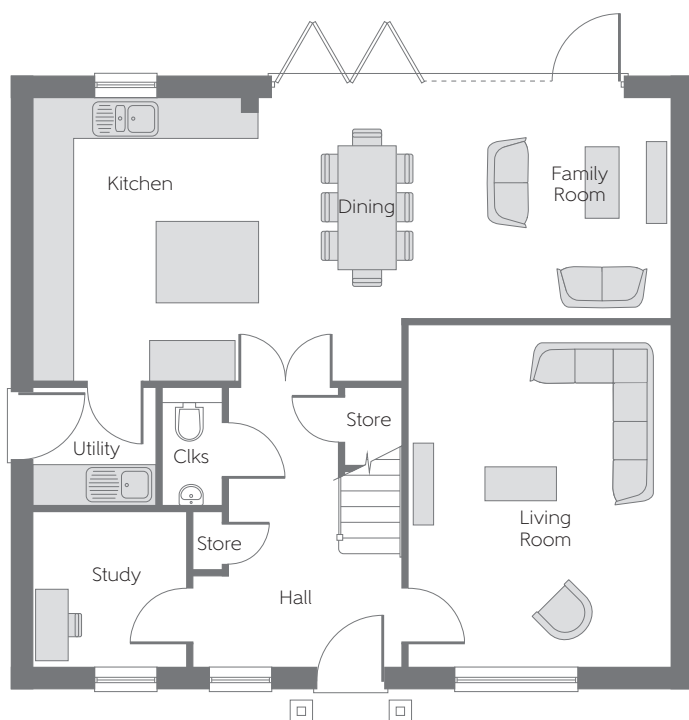
First Floor

Bedroom 2	4.18m x 3.87m (max) (max)	13'9" x 12'8" (max) (max)
Bedroom 2 En Suite	2.60m x 1.43m	8'6" x 4'8"
Bedroom 3	2.89m x 4.71m (max) (max)	9'6" x 15'5" (max) (max)
Bedroom 4	3.87m x 2.98m	12'8" x 9'9"
Bedroom 5	3.40m x 3.60m (max) (max)	11'2" x 11'10" (max) (max)
Bathroom	2.48m x 2.98m	8'2" x 9'9"



Second Floor

Bedroom 1	5.42m x 5.48m	17'9" x 18'0"
Bedroom 1 En Suite	3.92m x 2.11m	12'10" x 6'11"
Dressing Area	3.92m x 3.01m	12'10" x 9'11"



Ground Floor

Kitchen/Dining/Family	9.40m x 4.15m (max) (max)	30'10" x 13'7" (max) (max)
Living Room	5.04m x 3.87m	16'6" x 12'8"
Study	2.30m x 2.27m	7'7" x 7'7"
Utility	1.84m x 1.74m	6'0" x 5'8"

Clks - Cloakroom W - Fitted Wardrobe RW - Roof Window - - - - Reduced Head Height

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.

FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down
	Entrance Doors	Timber Front Door - Milan
	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	Oak Stop Chamfered Newels
	Newel Caps	Oak Flat Top Newel Caps
	Handrail	Oak Heavy Duty Handrail
	Skirting	White Gloss 120x14 MDF Grooved & Chamfered
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered
	Internal Doors	Upgraded Oak Pre Finished - Suffolk
	Ironmongery	Chrome SR700 Door Furniture
	Wardrobes	Fitted Wardrobes to Bedroom 1, 2 & 3 (Hinged)
KITCHEN	Frontals	Upgrade - Linear Premium range
	Carcass	Premium Grade 18mm thk Colour Matched Carcass
	Units	Unit Framing
	Worktops	40mm Silestone worktops
	Kitchen Sink	Upgraded Under Counter Sink and tap & 1.5 bowl
	Utility Sink	Upgraded Under Counter Sink and tap & single bowl
	Appliances Oven	Siemens Double Oven (2 x single side by side configuration)
	Appliances Hob	Siemens 80cm Induction Hob
	Appliances Extractor	Reef Cooker Hood Extractor
	Appliances Microwave	Siemens Combination Microwave
	Appliances Fridge Freezer	Siemens Full Height Fridge and Freezer
	Appliances Wine Cooler	Separate Wine Cooler
	Appliance Dishwasher	Siemens Dishwasher
	Appliance Washing Machine	Siemens Washing Machine
	Appliances Dryer	Siemens Dryer
WET ROOMS	Cloaks - WC	Roca GAP
	Cloaks - Basin	Roca GAP Hand and 2 Drawer Vanity Unit
	Cloaks - Tiling	Half height Tiling and Flat Edge Chrome Trim
	Cloaks - Toilet Seat	Soft Close Toilet Seat
WET ROOMS	Bathroom - WC	Roca
	Bathroom - Basin	Roca GAP 2 Drawer Vanity Unit
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel
	Bathroom - Toilet Seat	Soft Close Toilet Seat
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower
	Bathroom - Tiling	Full Height Tiling to Wet Walls with Flat Edged Chrome Trim
WET ROOMS	En-Suite - WC	Roca
	En-Suite - Basin	Roca GAP 2 drawer Vanity Unit
	En-Suite - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure
	En-Suite - Shower	Mira MINIMAL Dual Thermostatic Shower
	En-Suite - Tiling	Full Height Tiling with Flat Edged Chrome Trim
	En-Suite - Toilet Seat	Soft Close Toilet Seat

MECHANICAL	Boiler	Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOB) - ^
	Controls	Honeywell T6R Smart thermostat
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles
	Towel Warmers	Flat Chrome to Bathroom, En-Suite 1 and En-Suite 2
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV
	Wastewater	Wastewater Heat Recovery System
ELECTRICS	Home Working	Dedicated Power, USB & Data points
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector
	Safety - Heat Detector	Heat Detector DET #
	Consumer Unit	Wylex Consumer Unit
	Sockets & Switches	Chrome Upgrades to Switches and Sockets
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY
	Shaver / Toothbrush Point	Bathroom and En-Suite
	Lighting	Pendant Fitting to Habitable Rooms
	Lighting - Kitchen	Polished Chrome Recessed Spot Lights
	Lighting - Kitchen Under Unit	High Output Tri-Light
	Lighting - Bathroom & En-Suites	Polished Chrome Recessed Spot Lights
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study
	Communications - Voice	Telephone Point to Living Room
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study
	Communications - Satellite	Dual Connection Satellite Points to Living Room
	Broadband	Ultrafast Fibre Connectivity Openreach
	PV Generation Optimiser	Solar Boost
EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption
	Garages Electrics	Light & Power Point to incurtilage Garages
	Maintenance	External Tap
	Number Plaque	Artisan Number Plaque - Upgraded Plaque Style
	Footpath & Patio	Grey PCC Flags
	Garages	Ascot Up and Over Steel Panel Door
	Drives	Permeable block paving
	Landscaping - Front	Medalion Turf & Landscape Planting
	Landscaping - Rear	Medalion Turf to Rear Garden
	Renewables	Photovoltaic Array
	EV Charging Terminal	Universal Socket 7kw
	Build Method	Masonry ~

* electrical infrastructure upgrade maybe required

** fire rated as necessary

‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

kitchen only

~ plot specific

A home as individual as you are with Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

CHOOSE FROM OUR RANGE OF ADDITIONS OPTIONS COVERING:

FLOORING

- Choose from carpets, vinyl or laminate

SECURITY

- Intruder alarms
- Security lights

ELECTRICAL

- Additional sockets
- Additional switches
- BT and TV points

MISCELLANEOUS

- Wardrobes

