



Westerfield Grove

A collection of 1, 2, 3 and 4-bedroom homes
on the edge of Ipswich.



THE
ARTISAN
COLLECTION

Bellway



Explore Ipswich and beyond

Convenience at every turn

At Westerfield Grove, everything you need is within easy reach, including supermarkets and a selection of local shops. Ipswich town centre is just seven minutes away by bike, offering an impressive variety of high-street brands, independent stores, inviting cafés, traditional pubs and restaurants to satisfy every palate.

The Buttermarket Shopping Centre provides even more choice, with numerous retail outlets, eateries and entertainment venues, including a cinema and bowling alley. For further shopping and dining, nearby towns such as Woodbridge offer charming boutiques and riverside dining.

Leisure and entertainment are abundant around Ipswich, with the picturesque Ipswich Waterfront offering an array of bars and restaurants ideal for relaxation. Culture enthusiasts will enjoy local venues such as the New Wolsey Theatre and Christchurch Mansion, presenting diverse performances, exhibitions and events all year round.

Those who like to keep fit will love Ipswich Sports Club, which offers facilities for tennis, squash, hockey and padel, plus a state-of-the-art gym, all just a three-minute drive away. Alternatively, Fynn Valley Golf Club can be reached in just four minutes.

In addition to the acres of countryside that border the development, outdoor enthusiasts will appreciate Ipswich's Christchurch Park – perfect for recreational activities, relaxation and family outings. For beach lovers, it's an easy drive to the Suffolk Coast. Aldeburgh, around 40 minutes away, is renowned for its cultural scene, shingle beach and annual festivals, while nearby Southwold, famous for its charming beach huts, historic pier and the celebrated Adnams Brewery, makes an ideal destination for a day trip.

Families at Westerfield Grove have access to excellent local schools. Nearby primary options include Dale Hall Primary School, St. John's C of E Primary School, and Sidegate Primary School, which are all within a five-minute drive. Secondary education is equally strong, with Northgate High School catering for children right through to sixth form. Higher education is conveniently available at the University of Suffolk less than 10 minutes away.

Westerfield Grove boasts superb connectivity. Ipswich Railway Station provides regular direct trains to London, Norwich and Cambridge, while the nearby A12 and A14 offer easy road connections to surrounding areas and beyond. Comprehensive local bus services provide further options, positioning Westerfield Grove as an ideal location for contemporary lifestyles.

Live life beautifully

An inviting community in the heart of Suffolk

Nestled on the outskirts of historic Ipswich, Westerfield Grove is an inviting community comprising an attractive mix of 1, 2, 3 and 4 bedroom homes. Designed to cater for modern lifestyles, with a careful blend of stylish, energy-efficient design and spacious interiors, these

homes provide both comfort and practicality. Each property benefits from parking or garage, electric car charging points, solar PV and is situated close to essential amenities, creating a perfect setting for first-time buyers, growing families and city commuters.





Development plan



Key to plan

- LAP Local Area for Play
- MUGA Multi-use Games Area
- CP Car port
- v Visitor bay
- bcp Bin collection point
- p/s Pumping station
- s/s Sub station
- Bike shed
- Retaining wall, heights may vary
- Street lighting
- Electric charging point



Material Finishes

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












Apartments

-  **Martello Apartments**
Plots 86, 87, 88, 89, 90, 91, 92, 93, 94, 95 & 96



2 Bedroom Homes

-  **The Cooper**
Plots 11, 12, 105, 106, 107, 108, 155, 156, 157, 158, 168 & 169
-  **The Smith**
Plots 14, 15, 20, 21, 24, 26, 32, 33, 35, 43, 44, 46, 49, 61, 103, 120, 121, 153, 154, 170, 171, 176, 177, 178 & 197

3 Bedroom Homes

-  **The Thespian**
Plots 10, 13, 23, 27, 28, 37, 38, 45, 47, 48, 54, 55, 62, 101, 109, 114, 122, 125, 150, 160, 161, 165, 172, 185 & 198
-  **The Warrener *Life***
Plots 3, 4, 18 & 19
-  **The Quilter**
Plots 2, 7, 9, 16, 17, 22, 166 & 175
-  **The Cobbler**
Plots 25, 34, 36, 53, 56, 102, 149, 159 & 162
-  **The Carver**
Plots 134 & 140
-  **The Harper *Life***
Plots 111, 112, 163 & 164
-  **The Felter *Life***
Plots 126, 127, 193, 194, 195 & 196
-  **The Coppersmith *Life***
Plots 98, 99, 173, 174, 180, 181, 189 & 190
-  **The Fuller *Life***
Plots 29, 104, 137, 138, 139, 167, 179 & 182
-  **The Mason**
Plots 5, 6, 115, 116, 118, 119, 123, 124, 151, 152, 183, 184, 187, 188, 191 & 192
-  **The Portman**
Plots 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84 & 85

4 Bedroom Homes

-  **The Scrivener**
Plots 31, 129, 142, 143 & 144
-  **The Silversmith**
Plots 113 & 135
-  **The Milliner *Life***
Plots 8, 30, 133 & 136
-  **The Bowyer**
Plots 110, 131, 132, 141 & 148
-  **The Goldsmith**
Plots 100, 117, 130, 145, 146, 147 & 186
-  **The Jeweller**
Plots 1, 97 & 128

1-3 Bedroom Homes

-  **Affordable Homes**

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.



Obscure glazing to plots 11, 12, 105, 106, 107, 155, 156, 157, 158 & 169



First Floor

Bedroom 1	3.19m x 3.90m (max)	10'5" x 12'9" (max)
Bedroom 1 En Suite	1.37m x 2.05m	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"

The Cooper

TWO BEDROOM HOME



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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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The Smith

TWO BEDROOM HOME



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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"
Study	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



Window to plots
24 & 170 only

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 Thespian

THREE BEDROOM HOME



Bellway

Obscure glazing to plots 10, 13, 28, 45, 101, 114 & 172
 No window to plots 23, 27, 37, 47, 48, 54, 55, 62, 109, 150, 160, 161 & 198



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"

No window to plots 23, 27, 37, 47, 48, 54, 55, 62, 109, 150, 160, 161 & 198



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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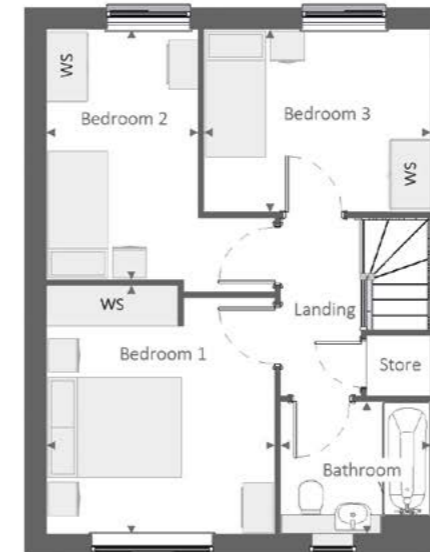


The Warrener*Life*

THREE BEDROOM HOME

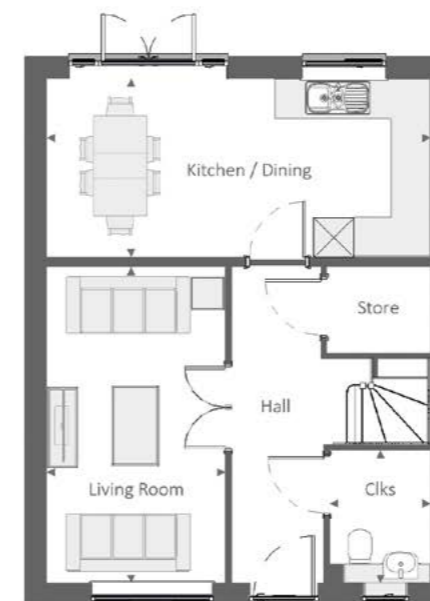


Bellway



First Floor

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



Ground Floor

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

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

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The Quilter

THREE BEDROOM HOME



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First Floor

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m (max)	13'8" x 8'9" (max)
Bedroom 3	3.10m x 2.42m	10'2" x 7'11"
Bathroom	1.91m x 1.98m	6'3" x 6'6"



Ground Floor

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"

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

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The Cobbler

Three bedroom home

The Cobbler

THREE BEDROOM HOME



First Floor

Bedroom 1	3.29m x 3.34m	10'10" x 11'0"
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	3.01m x 4.73m	9'11" x 15'6"
Bedroom 3	2.52m x 3.09m	8'3" x 10'2"
Study	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	15'8" x 11'4"
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
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Bellway



The Carver

Three bedroom home

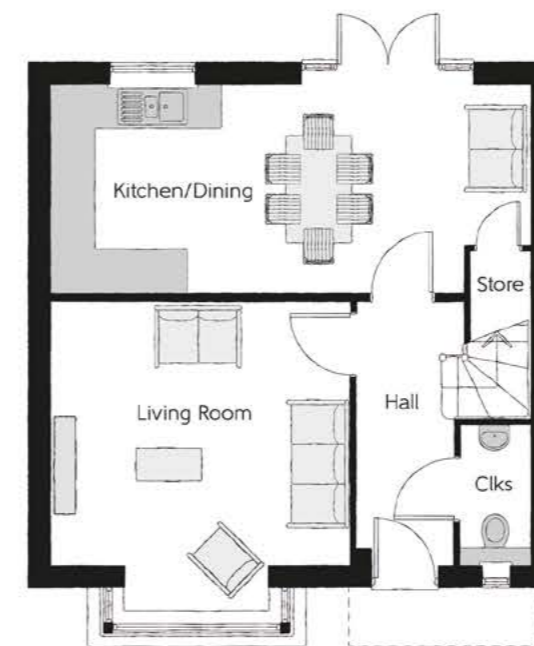
The Carver

THREE BEDROOM HOME



First Floor

Bedroom 1	3.96m x 3.78m <small>(max) (max)</small>	13'0" x 12'5" <small>(max) (max)</small>
Bedroom 1 En Suite	1.20m x 2.11m	3'11" x 6'11"
Bedroom 2	3.12m x 3.31m <small>(max)</small>	10'3" x 10'10" <small>(max)</small>
Bedroom 3	3.44m x 2.20m	11'3" x 7'3"
Bathroom	2.42m x 1.91m	7'11" x 6'3"



Ground Floor

Kitchen/Dining	6.65m x 2.87m	21'10" x 9'5"
Living Room	4.16m x 4.30m <small>(inc. bay)</small>	13'8" x 14'1" <small>(inc. bay)</small>
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 ARTISAN COLLECTION

Bellway



The HarperLife

THREE BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.50 m x 3.92 m	11'-6" x 12'-10"
Bedroom 1 Ensuite	1.20 m x 2.82 m	3'-11" x 9'-3"
Bedroom 2	2.55 m x 4.62 m	8'-4" x 15'-2"
Bedroom 3	2.15 m x 3.61 m	7'-1" x 11'-10"
Bathroom	2.13 m x 1.99 m	7'-0" x 6'-6"



Ground Floor

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

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

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First Floor

Bedroom 1	3.50 m	x	3.92 m	11'-6"	x	12'-10"
Bedroom 1 Ensuite	1.20 m	x	2.82 m	3'-11"	x	9'-3"
Bedroom 2	2.55 m	x	4.62 m	8'-4"	x	15'-2"
Bedroom 3	2.15 m	x	3.61 m	7'-1"	x	11'-10"
Bathroom	2.13 m	x	1.99 m	7'-0"	x	6'-6"



Ground Floor

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

The FelterLife

THREE BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway

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

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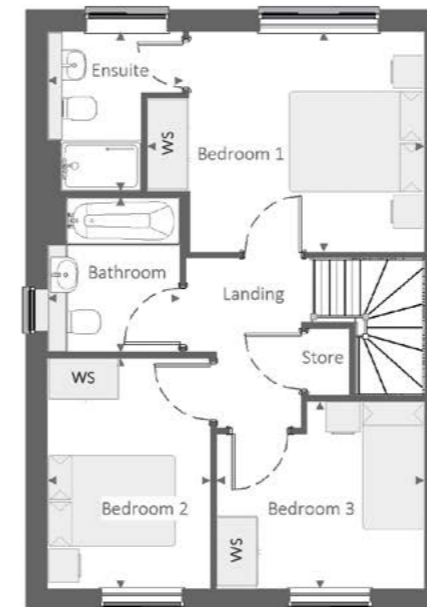
The CopperSmith^{Life}

THREE BEDROOM HOME



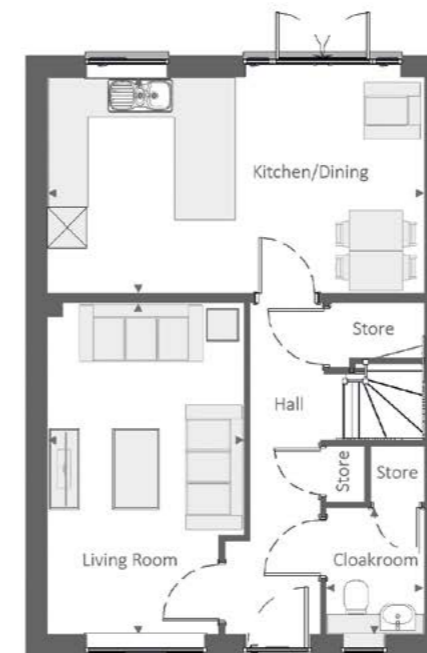
THE
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First Floor

Bedroom 1	4.15 m	x	3.30 m	13'-7"	x	10'-10"
Bedroom 1 Ensuite	2.03 m	x	2.39 m	6'-8"	x	7'-10"
Bedroom 2	2.43 m	x	3.46 m	8'-0"	x	11'-4"
Bedroom 3	3.11 m	x	2.81 m	10'-3"	x	9'-3"
Bathroom	1.98 m	x	2.31 m	6'-6"	x	7'-7"



Ground Floor

Kitchen/Dining	5.64 m	x	3.24 m	18'-6"	x	10'-7"
Living Room	2.94 m	x	4.95 m	9'-8"	x	16'-3"
Cloakroom	1.45 m	x	1.89 m	4'-9"	x	6'-3"

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

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The FullerLife

THREE BEDROOM HOME



First Floor

Bedroom 1	4.20 m x 3.74 m	13'-9" x 12'-3"
Bedroom 1 Ensuite	2.12 m x 1.60 m	6'-11" x 5'-3"
Bedroom 2	3.05 m x 3.16 m	10'-0" x 10'-4"
Bedroom 3	3.11 m x 3.37 m	10'-2" x 11'-1"
Bathroom	1.98 m x 2.16 m	6'-6" x 7'-1"



Ground Floor

Kitchen / Dining	3.05 m x 6.99 m	10'-0" x 22'-11"
Living Room	3.05 m x 5.07 m	10'-0" x 16'-8"
Utility	1.48 m x 1.39 m	4'-10" x 4'-7"
Cloakroom	1.50 m x 1.93 m	4'-11" x 6'-4"

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

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The Mason

THREE BEDROOM HOME



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Bellway



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"

Window to Plot 6 only

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

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The Portman

Three bedroom home

The Portman

THREE BEDROOM HOME



Bellway



Second Floor

Bedroom 2	3.99m x 3.71m (max) (max)	13'1" x 12'2" (max) (max)
Bedroom 3	3.99m x 3.22m (max) (max)	13'1" x 10'7" (max) (max)
Bathroom	1.91m x 2.28m	6'3" x 7'6"

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 1.73m	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	0.89m x 1.72m	2'11" x 5'8"

*Obscure glazing

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

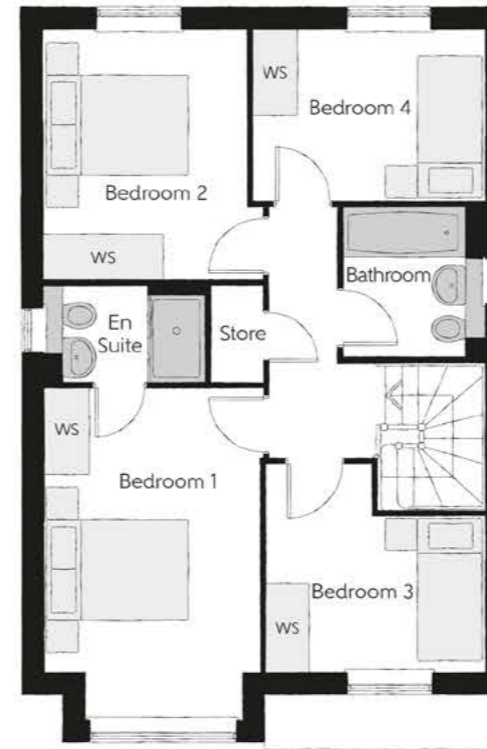
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The Scrivener

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"



Window to Plot 144 only

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



THE
ARTISAN
COLLECTION

Bellway



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	7'10" x 10'4"
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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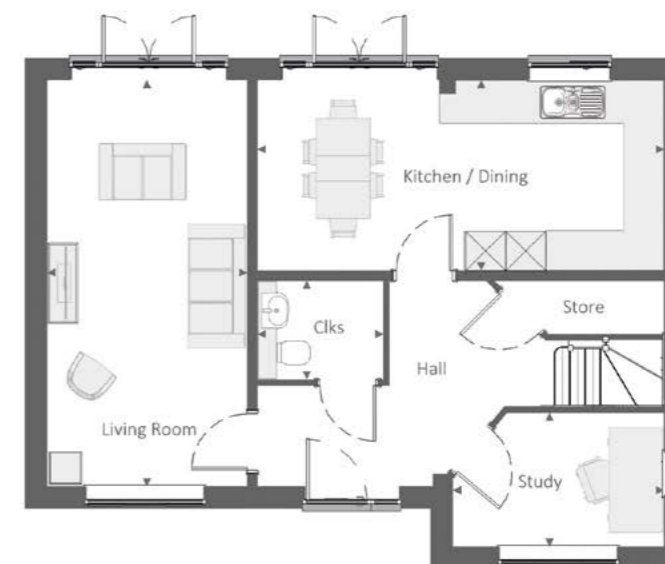


Obscure glazing to plots 30 & 133 only

Window to plot 136 only

First Floor

Bedroom 1	5.37 m	x	2.92 m	17'-7"	x	9'-7"
Bedroom 1 Ensuite	2.25 m	x	1.64 m	7'-5"	x	5'-5"
Bedroom 2	3.70 m	x	3.08 m	12'-2"	x	10'-1"
Bedroom 3	2.71 m	x	2.92 m	8'-11"	x	9'-7"
Bedroom 4	3.16 m	x	2.88 m	10'-4"	x	9'-5"
Bathroom	2.20 m	x	1.98 m	7'-3"	x	6'-6"



Window to plot 136 only

Ground Floor

Kitchen / Dining	6.09 m	x	2.86 m	20'-0"	x	9'-4"
Living Room	3.00 m	x	6.09 m	9'-10"	x	20'-0"
Study	3.16 m	x	2.01 m	10'-4"	x	6'-7"
Cloakroom	1.89 m	x	1.48 m	6'-2"	x	4'-10"

The Milliner^{Life}

FOUR BEDROOM HOME



THE ARTISAN COLLECTION



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

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The Bowyer

FOUR BEDROOM HOME



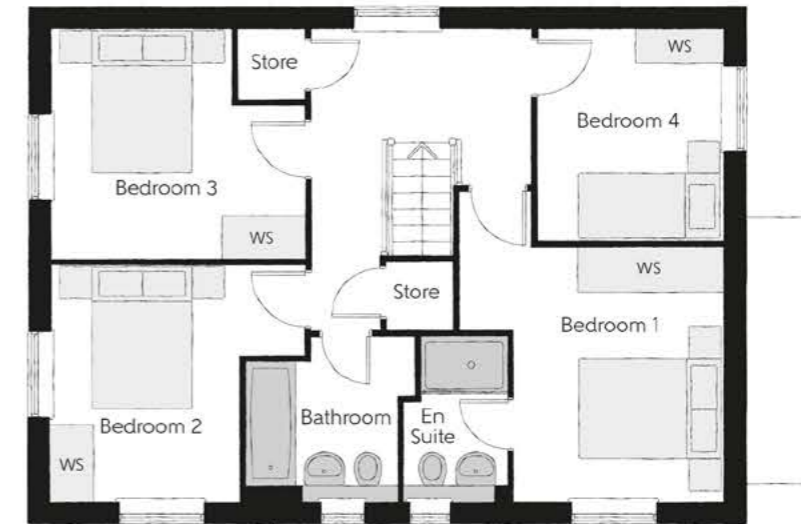
THE
ARTISAN
COLLECTION

Bellway

The Bowyer

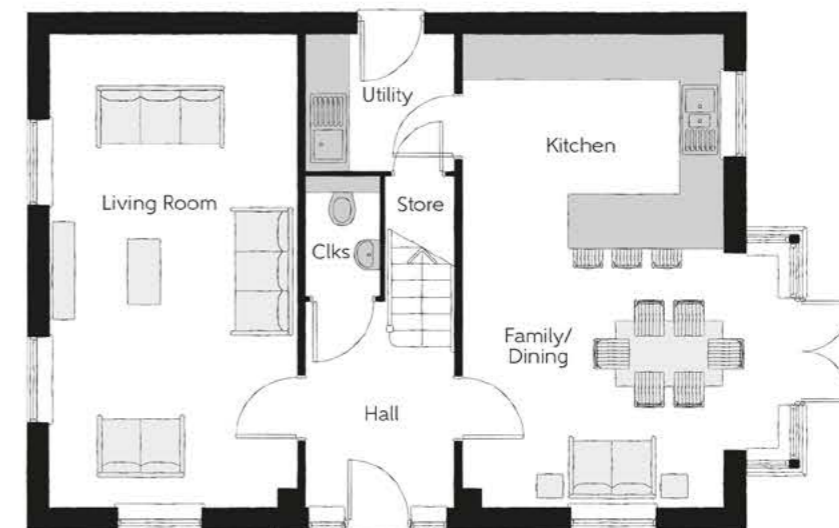
Four bedroom home

Obscure glazing to plots 110, 131, 132 & 141



First Floor

Bedroom 1	3.66m x 3.52m (max) (max)	12'0" x 11'7" (max) (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"

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

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First Floor

Bedroom 1	3.65m x 4.26m (max) (max)	12'0" x 14'0" (max) (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max) (max)	12'1" x 12'0" (max) (max)
Bedroom 2 En Suite	2.60m x 1.53m (max) (max)	8'6" x 5'0" (max) (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max) (max)	6'10" x 8'11" (max) (max)



Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max) (max)	28'1" x 10'7" (max) (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



The Goldsmith

FOUR BEDROOM HOME



THE ARTISAN COLLECTION



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

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The Jeweller

Four bedroom home

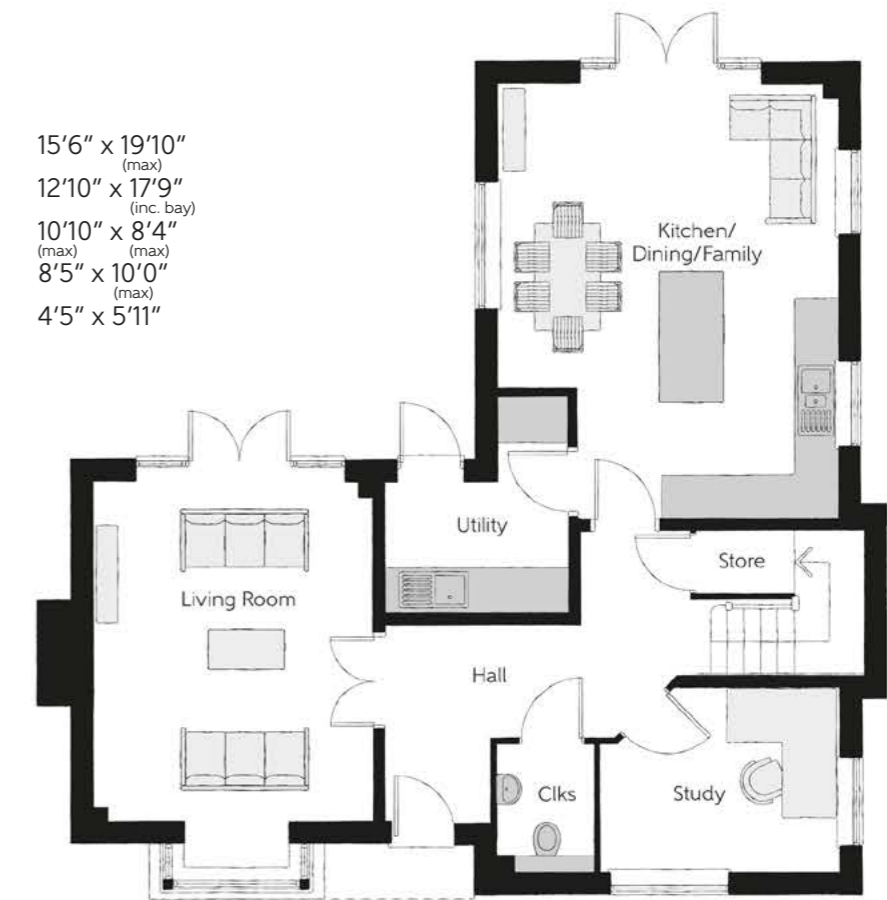
First Floor

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)	11'2" x 6'3" (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	9'8" x 9'5"
Bathroom	2.37m x 1.90m	7'9" x 6'3"



Ground Floor

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

FOUR BEDROOM HOME



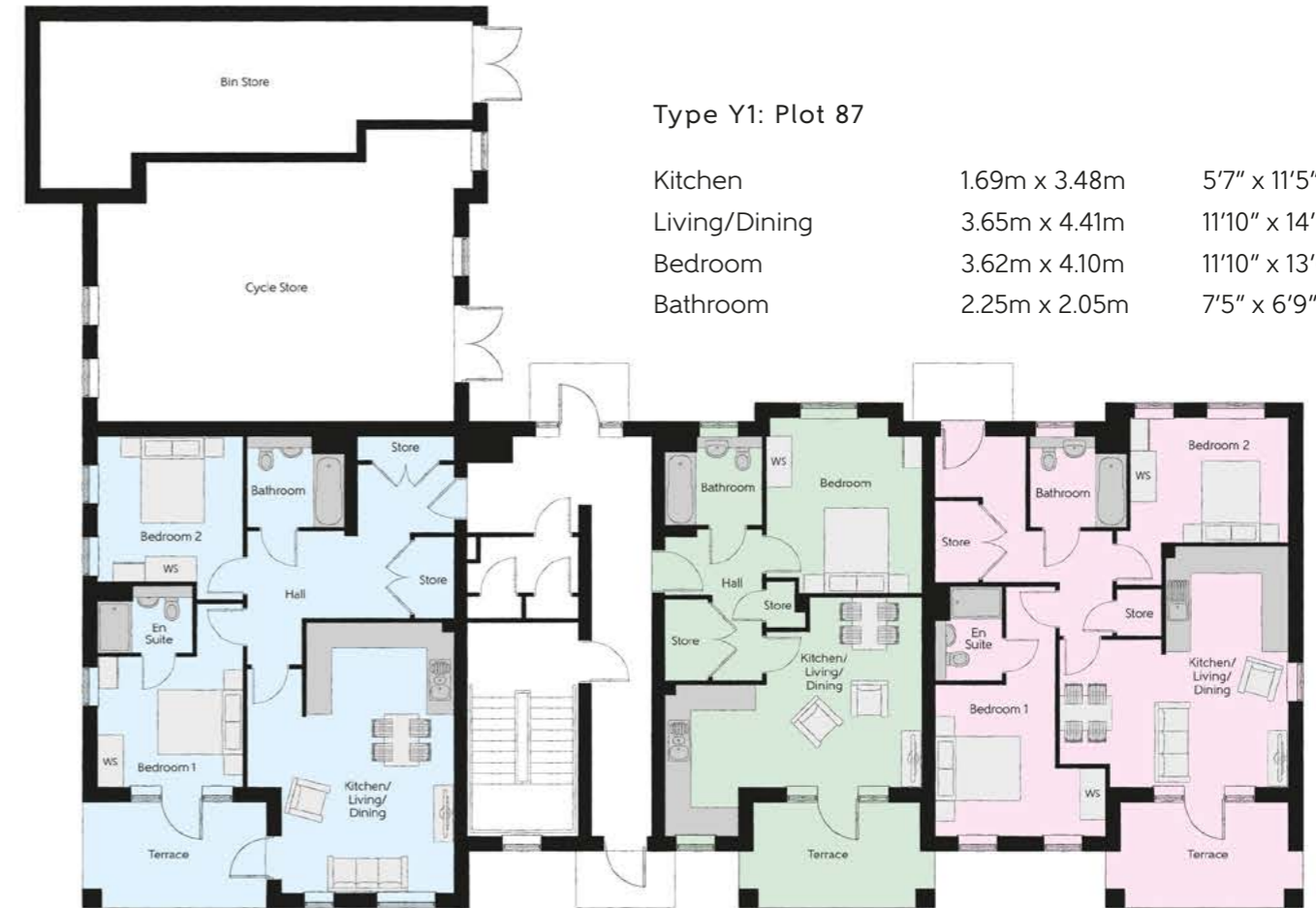
THE ARTISAN COLLECTION

Bellway



Martello Apartments

ONE AND TWO BEDROOM APARTMENTS



Type Y1: Plot 87

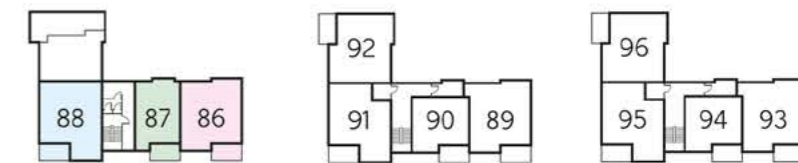
Kitchen	1.69m x 3.48m	5'7" x 11'5"
Living/Dining	3.65m x 4.41m	11'10" x 14'6"
Bedroom	3.62m x 4.10m	11'10" x 13'6"
Bathroom	2.25m x 2.05m	7'5" x 6'9"

Type W1: Plot 88

Kitchen	3.42m x 2.21m	11'3" x 7'3"
Living/Dining	3.98m x 4.16m	13'1" x 13'8"
Bedroom 1	3.36m x 2.28m	11'1" x 7'6"
Bedroom 1 En Suite	2.20m x 1.55m	7'3" x 5'1"
Bedroom 2	3.36m x 3.37m	11'1" x 11'1"
Bathroom	2.25m x 2.09m	7'5" x 6'10"

Type Z1: Plot 86

Kitchen	2.85m x 2.49m	9'4" x 8'2"
Living/Dining	5.32m x 3.09m	17'6" x 10'2"
Bedroom 1	3.94m x 3.51m	12'11" x 11'6"
Bedroom 1 En Suite	1.55m x 2.20m	5'1" x 7'3"
Bedroom 2	3.65m x 2.90m	12'0" x 9'6"
Bathroom	2.25m x 2.10m	7'5" x 6'11"



Ground Floor

First Floor

Second Floor

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

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Type D2: Plot 92

Kitchen	3.78m x 2.06m	12'5" x 6'9"
Living/Dining	4.43m x 3.87m	14'6" x 12'8"
Bedroom 1	4.23m x 3.28m	13'11" x 10'9"
Bedroom 2	3.04m x 3.87m	10'0" x 12'8"
Bathroom	2.25m x 2.10m	7'5" x 6'11"

Type Y2: Plot 90

Kitchen	2.60m x 2.19m	8'6" x 7'2"
Living/Dining	4.04m x 4.06m	13'3" x 13'4"
Bedroom	3.54m x 5.18m	11'7" x 13'1"
Bathroom	2.36m x 2.10m	7'9" x 6'11"

Type D2: Plot 96

Kitchen	3.78m x 2.06m	12'5" x 6'9"
Living/Dining	4.43m x 3.87m	14'6" x 12'8"
Bedroom 1	4.23m x 3.28m	13'11" x 10'9"
Bedroom 2	3.04m x 3.87m	10'0" x 12'8"
Bathroom	2.25m x 2.10m	7'5" x 6'11"

Type Y2: Plot 94

Kitchen	2.60m x 2.19m	8'6" x 7'2"
Living/Dining	4.04m x 4.06m	13'3" x 13'4"
Bedroom	3.54m x 5.18m	11'7" x 13'1"
Bathroom	2.36m x 2.10m	7'9" x 6'11"



Obscure glazing



Obscure glazing

Type W2: Plot 91

Kitchen	3.42m x 2.15m	11'3" x 7'1"
Living/Dining	3.98m x 4.16m	13'1" x 13'8"
Bedroom 1	3.36m x 2.28m	11'1" x 7'6"
Bedroom 1 En Suite	2.20m x 1.55m	7'3" x 5'1"
Bedroom 2	3.36m x 3.37m	11'1" x 11'1"
Bathroom	2.25m x 2.09m	7'5" x 6'10"

Type Z2: Plot 89

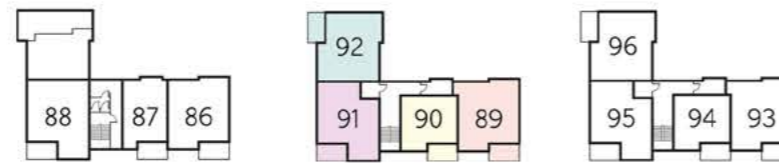
Kitchen	2.85m x 2.49m	9'4" x 8'2"
Living/Dining	5.32m x 3.09m	17'6" x 10'2"
Bedroom 1	3.94m x 3.51m	12'11" x 11'6"
Bedroom 1 En Suite	1.55m x 2.20m	5'1" x 7'3"
Bedroom 2	3.65m x 2.90m	12'0" x 9'6"
Bathroom	2.25m x 2.10m	7'5" x 6'11"

Type W2: Plot 95

Kitchen	3.42m x 2.15m	11'3" x 7'1"
Living/Dining	3.98m x 4.16m	13'1" x 13'8"
Bedroom 1	3.36m x 2.28m	11'1" x 7'6"
Bedroom 1 En Suite	2.20m x 1.55m	7'3" x 5'1"
Bedroom 2	3.36m x 3.37m	11'1" x 11'1"
Bathroom	2.25m x 2.09m	7'5" x 6'10"

Type Z2: Plot 93

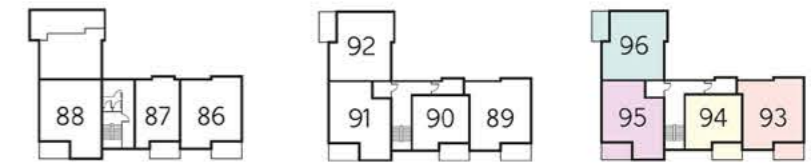
Kitchen	2.85m x 2.49m	9'4" x 8'2"
Living/Dining	5.32m x 3.09m	17'6" x 10'2"
Bedroom 1	3.94m x 3.51m	12'11" x 11'6"
Bedroom 1 En Suite	1.55m x 2.20m	5'1" x 7'3"
Bedroom 2	3.85m x 2.90m	12'0" x 9'6"
Bathroom	2.25m x 2.10m	7'5" x 6'11"



Ground Floor

First Floor

Second Floor



Ground Floor

First Floor

Second Floor

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

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

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Houses Specification

2 Bedroom Homes
3 Bedroom Homes
4 Bedroom Homes

FINISHES	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 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	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options &	●	●	●
		Bellway Band C options &			●
	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			●
	Appliances Hob	Electrolux 4 Burner Gas Hob KG56404SX & SS Splashback	●	●	
		Electrolux 4 Burner Gas Hob KG56424X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Zanussi Combination Microwave ZVENM6X3			●
	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)	●	●	●	

WET ROOMS	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 & 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			●	

2 Bedroom Homes
3 Bedroom Homes
4 Bedroom Homes

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	Waste Water Heat Recovery	Waste Water Heat Recovery System ^		●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●	
		Ideal LOGIC Boiler & ThermoQ 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	PV Generation Optimiser	Marlec Solar iBoost ^			●
	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 - 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	●	●	●
Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	●	●	●	

EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ~	●	●	●
	Build Method	Masonry ~	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~	●	●	●
	Drives	Block Paviments ###	●	●	●
	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

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

1 Bedroom Apartments

2 Bedroom Apartments

| FINISHES       |                                                           | 1 Bedroom Apartments | 2 Bedroom Apartments |
|----------------|-----------------------------------------------------------|----------------------|----------------------|
| Entrance Doors | Apartment Entrance Door White Gloss Fire Rated Solid Core | •                    | •                    |
| Ceilings       | Crown White Matt Emulsion                                 | •                    | •                    |
| Walls          | Crown White Matt Emulsion                                 | •                    | •                    |
| Window Cills   | White Gloss MDF                                           | •                    | •                    |
| 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                   |                                                                   | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------|-------------------------------------------------------------------|----------------------|----------------------|
| Carcass                   | Premium Grade 18mm thk Colour Matched Carcass                     | •                    | •                    |
| Frontals                  | Bellway Band B options ^^^                                        | •                    | •                    |
| Units                     | Frontal Matching Table Ends                                       | •                    | •                    |
| Worktops                  | 40mm Square Edge Worktops with upstand                            | •                    | •                    |
| Kitchen Sink              | Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner) | •                    | •                    |
| Appliances Oven           | Electrolux Single Oven KOFGH00BX                                  | •                    | •                    |
| Appliances Hob            | Electrolux 4 Burner Ceramic Hob EHF6140ISK & SS Splashback        | •                    | •                    |
| Appliances Extractor      | Cooker Hood Extractor LFC316X (recirculating)                     | •                    | •                    |
| Appliances Fridge Freezer | Electrolux 70/30 Fridge Freezer LNS5LE18S                         | •                    | •                    |
| Appliance Dishwasher      | Removeable Unit (inc Feed & Waste) **                             | •                    | •                    |
| Appliance Washing Machine | Washing Machine Space within A/C (inc Feed & Waste)               | •                    | •                    |

| WET ROOMS              |                                                                         | 1 Bedroom Apartments | 2 Bedroom Apartments |
|------------------------|-------------------------------------------------------------------------|----------------------|----------------------|
| Bathroom - Storage     | Recessed Storage Shelving                                               | •                    | •                    |
| Bathroom - WC          | Roca DEBBA WC with Concealed Cistern & PL1 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 White Trim * †  | •                    | •                    |
|                        | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * † |                      | •                    |
| En-Suite - WC          | Roca DEBBA WC with Concealed Cistern & PL1 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 †   |                      | •                    |

1 Bedroom Apartments

2 Bedroom Apartments

| MECHANICAL    |                                                                        | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------|------------------------------------------------------------------------|----------------------|----------------------|
| Hot Water     | Hot Water Cylinder (aroSTOR 200L)                                      | •                    | •                    |
| Controls      | Dimplex Panel Heaters Controls                                         | •                    | •                    |
| Radiators     | Electric Panel Heaters                                                 | •                    | •                    |
| Towel Warmers | Flat Chrome to Bathroom (electric)                                     | •                    | •                    |
| Ventilation   | Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV | •                    | •                    |

| ELECTRICS                       |                                                                        | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------------|------------------------------------------------------------------------|----------------------|----------------------|
| Communications - Access         | Video Entry System                                                     | •                    | •                    |
| 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 - Kitchen              | White Recessed Spot Lights                                             | •                    | •                    |
| 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 & Bedroom 1                         | •                    | •                    |
| Communications - Satellite      | Dual Connection Satellite Points to Living Room                        | •                    | •                    |
| Broadband                       | Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) *** | •                    | •                    |

| EXTERNALS & MISC     |                 | 1 Bedroom Apartments | 2 Bedroom Apartments |
|----------------------|-----------------|----------------------|----------------------|
| Shared Parking Areas | Block Pavious ^ | •                    | •                    |
| Balcony              | Balcony #       | •                    | •                    |
| Build Method         | Masonry ^^      | •                    | •                    |

\* full height around bath where shower provided as standard

\*\* at build stage

\*\*\* consult with sales executive for specific development details

† 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

‡ inc MIRA bath screen 11863.004

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

‡‡‡ kitchen only

^ plot dependent

^^ plot specific, refer site layout

^^^ soft close mechanism to doors & drawers

# 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.



