



Weavers Fields

Weavers Fields is a development of 3 and 4-bedroom homes set in Desborough, Northamptonshire.



Bellway



Find your perfect home

Designed to fit around your lifestyle

Weavers Fields is an attractive collection of 3 and 4 bedroom homes on the outskirts of the charming town of Desborough, in the beautiful Isle Valley.

Such a location means there is no end of beautiful countryside nearby, however, with the towns of Market Harborough and Kettering a short drive away, plus great local rail connections to the city, Weavers

Fields offers the best of all worlds. Each home has been designed to provide versatile, energy-efficient living that maximises comfort and convenience. As such, this new community is the perfect place for first-time buyers and families to make their own. As such, this new community is the perfect place for a variety of different buyers.

The best of town and country

Everything from bustling markets to rural calm

Weavers Fields is conveniently located a short drive from Desborough town centre. Here you can find all the essentials for everyday life, such as a supermarket, post office, doctors' surgery and a choice of local schools. There are also a number of pubs, cafés, independent shops and a popular local market, while the leisure centre offers a gym, fitness classes and sports courts.

Moving a little further afield, Market Harborough provides a great selection of high-street names to choose from along its attractive streets. Additionally, the bustling Market Hall plays home to many stalls selling everything from hot food, fresh meat and groceries to vintage clothes, antiques and collectibles.

For arts and culture, you'll find plenty of opportunity on a trip to nearby Kettering. The museum and art gallery is the perfect place to start. Here, you can discover a great variety of exhibits that are sure to educate and inspire.

Alternatively, catch a show at the Lighthouse Theatre, with its 560-seat auditorium and packed schedule of shows. When combined with a trip to explore the selection of independent cafés restaurants and quirky shops in the town's Cultural Quarter, you have all the ingredients for a great day or night.

There are also plenty of leisure options in the surrounding local area. Family fun can be found at West Farm Lodge, which is just a four-minute drive away and offers nature trails, pony rides and an adventure playground. Alternatively, Wicksteed Park's choice of rollercoasters and rides is just 18-minutes away by car and is perfect for thrill seekers.

For a slower pace, visit Lamport Hall and Gardens, Kirby Hall or Boughton House, which are all within 20 minutes by car and feature historic architecture and beautiful grounds to admire.

A little closer to home, there are many public footpaths that criss-cross the surrounding countryside and a stroll around The Plens Nature Reserve in Desborough is a great way to find some peace.

Transport connections are abundant, with the A14 and A6 providing strong road links to nearby towns and cities, including Leicester and Northampton. Alternatively, Market Harborough Station operates direct rail services to Kettering in nine minutes, Leicester in 12 minutes and London St Pancras in 59 minutes.





Development plan

3 Bedroom Homes

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The Blemmere
Plots 351, 360, 383, 385, 395, 431, 447, 455, 494, 509, 511, 518, 534, 542, 561, 570, 573, 582, 594, 598, 631, 638, 639, 682 & 685
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The Naylor
Plots 355, 356, 423, 424, 437, 438, 677, 678, 679, 680, 683 & 684
- 

The Glendon
Plots 357, 396, 420, 422, 475, 497, 559 & 599
- 

The Harper
Plots 358, 359, 386, 387, 388, 389, 390, 391, 392, 393, 398, 399, 425, 426, 427, 428, 441, 442, 443, 444, 478, 479, 480, 481, 665, 666, 692 & 693
- 

The Newton
Plots 377, 397, 403, 564 & 647
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The Faber
Plots 378, 379, 384, 429, 430, 439, 440, 448, 449, 454, 488, 489, 508, 510, 543, 548, 549, 554, 555, 566, 567, 568, 569, 571, 572, 576, 577, 578, 579, 580, 581, 595, 596, 597, 634, 635, 649 & 650
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The Coppersmith
Plots 380, 414, 419, 453, 462, 463, 474, 477, 482, 498, 505, 527, 528, 533, 547, 556, 557, 560, 587, 591, 607, 618, 624, 630, 632, 648, 657, 697 & 699
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The Framer
Plot 436

4 Bedroom Homes

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The Oxendon
Plots 352, 353, 374, 375, 400, 401, 409, 410, 411, 412, 432, 433, 434, 435, 445, 446, 484, 485, 486, 487, 499, 500, 503, 504, 529, 530, 531, 532, 545, 546, 552, 553, 588, 589, 626, 627, 658 & 659
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The Pargeter
Plots 354, 373, 415, 418, 452, 483, 501, 512, 514, 516, 517, 535, 563, 575, 621, 629, 633, 654, 656, 662, 667, 670, 676, 681, 694 & 696
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The Arkwright
Plots 376, 402, 405, 406, 416, 513, 537, 539, 540, 544, 551, 562, 609, 611, 613, 620, 622, 623, 625, 655, 668, 669 & 698
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The Braybrooke
Plots 381, 382, 450, 451, 491, 492, 493, 502, 515, 519, 520, 536, 558, 565, 574, 590, 593, 610, 615, 616, 617, 628, 636, 660 & 661
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The Luthier
Plots 394, 404, 407, 417, 421, 476, 490, 550, 592 & 608
- 

The Cransley
Plots 408, 413, 538, 541, 612, 614, 619 & 637
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The Reedmaker
Plots 663, 664, 695 & 700

1-4 Bedroom Homes

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Affordable Homes

Key to plan

- s/s Sub station
- bcp Bin collection point

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.



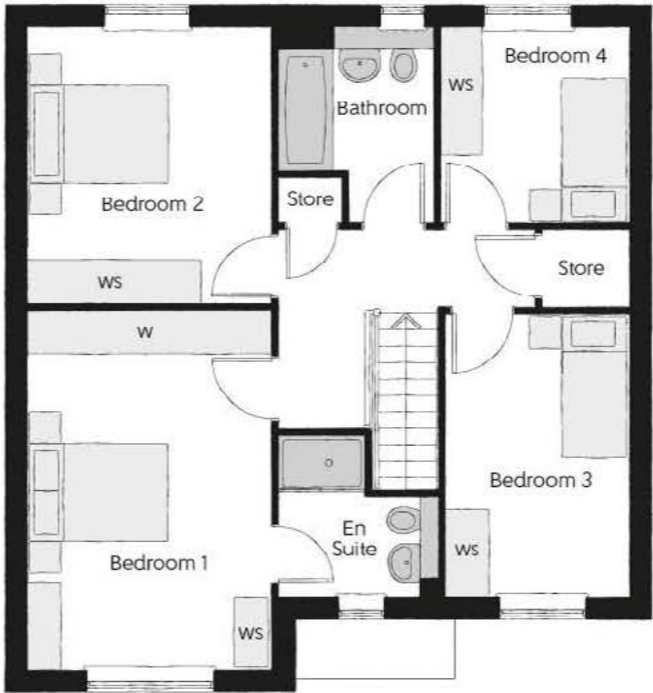


The Arkwright

FOUR BEDROOM HOME



Bellway



First Floor		
Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'8"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.62m x 2.71m	8'7" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)



Ground Floor		
Kitchen	3.68m x 3.02m (max) (max)	12'1" x 9'11" (max) (max)
Family/Dining	4.67m x 3.82m	15'4" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"

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

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

THREE BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.50m x 4.00m (max)	11'6" x 13'1" (max)
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'3"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'5"
Bathroom	1.98m x 2.20m	6'6" x 7'3"



Ground Floor

Kitchen/Dining	4.79m x 3.49m	15'9" x 11'5"
Living Room	4.79m x 3.22m	15'9" x 10'7"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"

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

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The Coppersmith

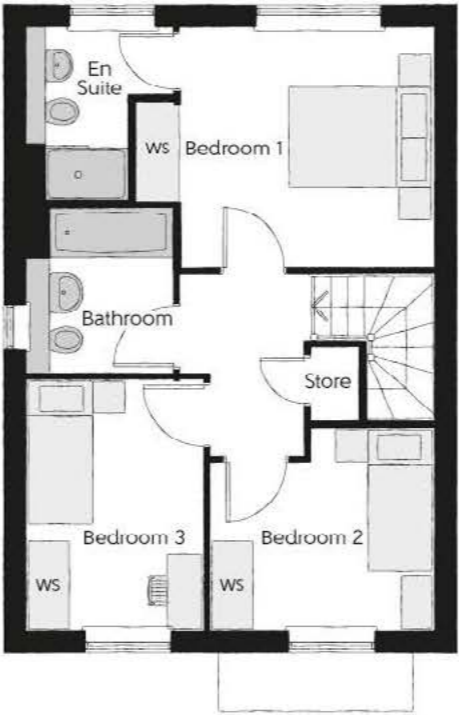
THREE BEDROOM HOME



Bellway

The Coppersmith

Three bedroom home



First Floor

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



Ground Floor

Kitchen/Dining	5.64m x 3.24m	18'6" x 10'8"
Living Room	2.94m x 4.95m	9'8" x 16'3"
Cloakroom	1.47m x 1.89m	4'10" x 6'2"

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

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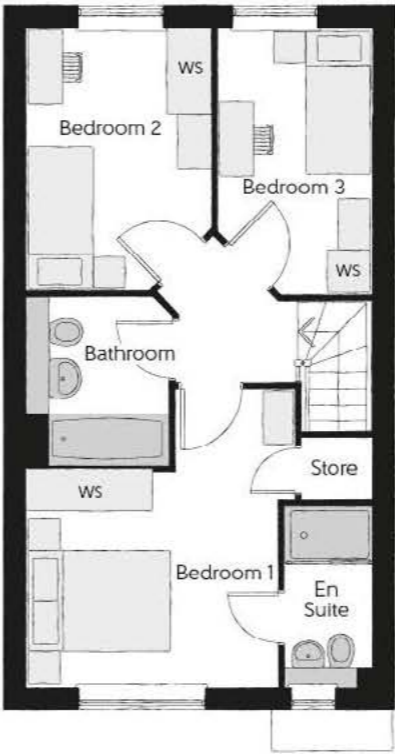


The Faber

THREE BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.49m x 4.10m (max)	11'5" x 13'5" (max)
Bedroom 1 En Suite	1.20m x 2.49m	3'11" x 8'2"
Bedroom 2	2.54m x 3.62m (max)	8'4" x 11'11" (max)
Bedroom 3	2.15m x 3.69m (max)	7'1" x 12'1" (max)
Bathroom	1.98m x 2.33m	6'6" x 7'8"



Ground Floor

Kitchen/Breakfast	3.12m x 3.93m (max)	10'3" x 12'11" (max)
Living/Dining Room	4.78m x 3.30m	15'8" x 10'10"
Cloakroom	2.58m x 1.65m	8'6" x 5'5"

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

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The Framer

THREE BEDROOM HOME



Bellway

The Framer

Three bedroom home



First Floor		
Bedroom 1	4.20m x 3.74m (max)	13'9" x 12'3" (max)
Bedroom 1 En Suite	2.12m x 1.60m	6'11" x 5'3"
Bedroom 2	3.05m x 3.16m	10'0" x 10'4"
Bedroom 3	3.11m x 3.37m (max)	10'2" x 11'1" (max)
Bathroom	1.98m x 2.16m	6'6" x 7'1"



Ground Floor		
Kitchen/Dining	3.07m x 7.01m (max)	10'1" x 23'0" (max)
Living Room	3.05m x 5.07m	10'0" x 16'8"
Utility	1.48m x 1.39m	4'10" x 4'7"
Cloakroom	1.50m x 1.93m	4'11" x 6'4"

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

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The Harper

THREE BEDROOM HOME



Bellway

The Harper

Three bedroom home



First Floor

Bedroom 1	3.50m x 3.92m <small>(max)</small>	11'6" x 12'10" <small>(max)</small>
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.43m	8'4" x 14'6"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	2.06m x 1.99m	6'9" x 6'6"



Ground Floor

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

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

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The Oxendon

FOUR BEDROOM HOME



Bellway

The Oxendon

Four bedroom home



Second Floor

Bedroom 1	4.18m x 5.05m (max)	13'7" x 16'5" (max)
Bedroom 1 En Suite	2.28m x 2.30m	7'6" x 7'7"
Dressing	2.61m x 4.35m	8'7" x 14'2"



First Floor

Bedroom 2	3.46m x 3.84m (max)	11'4" x 12'7" (max)
Bedroom 2 En Suite	1.45m x 1.90m	4'9" x 6'3"
Bedroom 3	2.75m x 3.20m	9'2" x 10'5"
Bedroom 4/Study	2.24m x 2.16m (max)	7'3" x 7'1" (max)
Bathroom	2.73m x 1.91m	8'11" x 6'3"



Ground Floor

Kitchen	2.99m x 3.33m	9'10" x 10'15"
Living/Dining Room	4.17m x 5.00m (max)	13'8" x 16'5" (max)
Cloakroom	1.45m x 2.50m	4'9" x 8'2"

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

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The Luthier

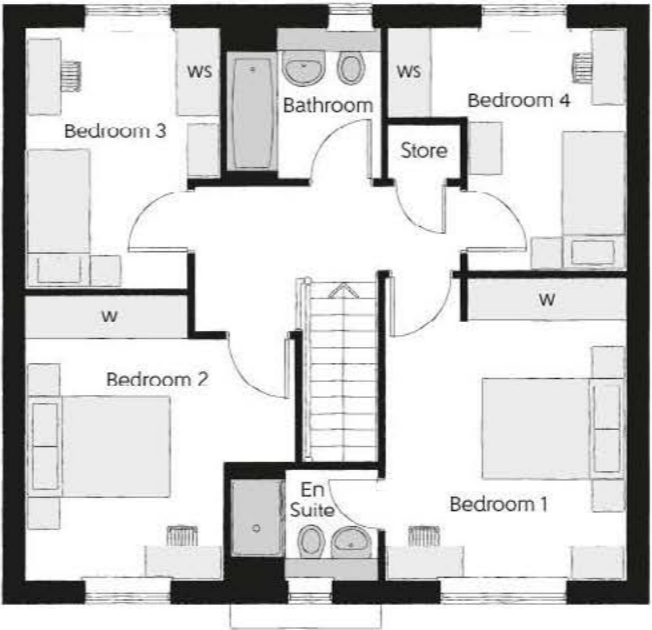
FOUR BEDROOM HOME



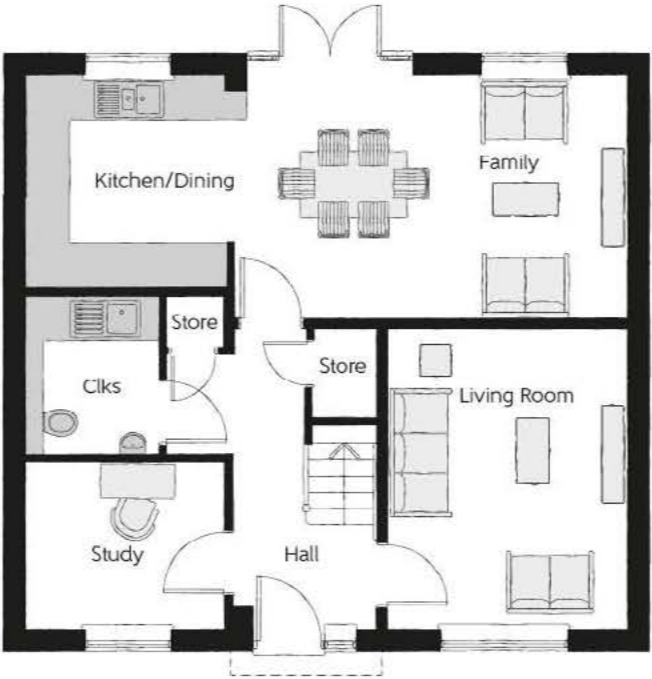
Bellway

The Luthier

Four bedroom home



First Floor		
Bedroom 1	3.38m x 4.21m	11'1" x 13'10"
Bedroom 1 En Suite	2.03m x 1.55m	6'8" x 5'1"
Bedroom 2	3.74m x 3.96m (max) (max)	12'3" x 13'0" (max) (max)
Bedroom 3	2.70m x 3.62m (max)	8'10" x 11'11" (max)
Bedroom 4	3.31m x 3.37m (max)	10'10" x 11'1" (max)
Bathroom	2.15m x 2.08m	7'1" x 6'10"



Ground Floor		
Kitchen/Dining	5.85m x 3.37m (max)	19'2" x 11'1" (max)
Family	2.49m x 3.37m	8'2" x 11'1"
Living Room	3.32m x 4.14m	10'11" x 13'7"
Study	2.73m x 2.30m	8'11" x 7'7"
Cloakroom	1.88m x 2.20m	6'2" x 7'3"

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

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The Newton

THREE BEDROOM HOME



Bellway

The Newton

Three bedroom home



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	3.12m x 3.07m	10'3" x 10'1"
Bedroom 3	3.36m x 2.48m	11'0" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.12m x 5.64m	10'3" x 18'6"
Utility	2.20m x 1.32m	7'3" x 4'4"
Cloakroom	1.95m x 1.60m	6'5" x 5'3"

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

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The Naylor

THREE BEDROOM HOME



Bellway

The Naylor

Three bedroom home



First Floor

Bedroom 1	2.75m x 4.31m (max)	9'0" x 14'2" (max)
Bedroom 2	2.75m x 4.01m (max)	9'0" x 13'2" (max)
Bedroom 3	2.16m x 2.62m	7'1" x 8'7"
Bathroom	2.16m x 1.98m	7'1" x 6'6"



Ground Floor

Kitchen/Breakfast	2.32m x 4.04m (max)	7'7" x 13'3" (max)
Living/Dining Room	5.01m x 3.53m (max)	16'5" x 11'7" (max)
Cloakroom	1.44m x 1.98m	4'9" x 6'6"

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

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The Cransley

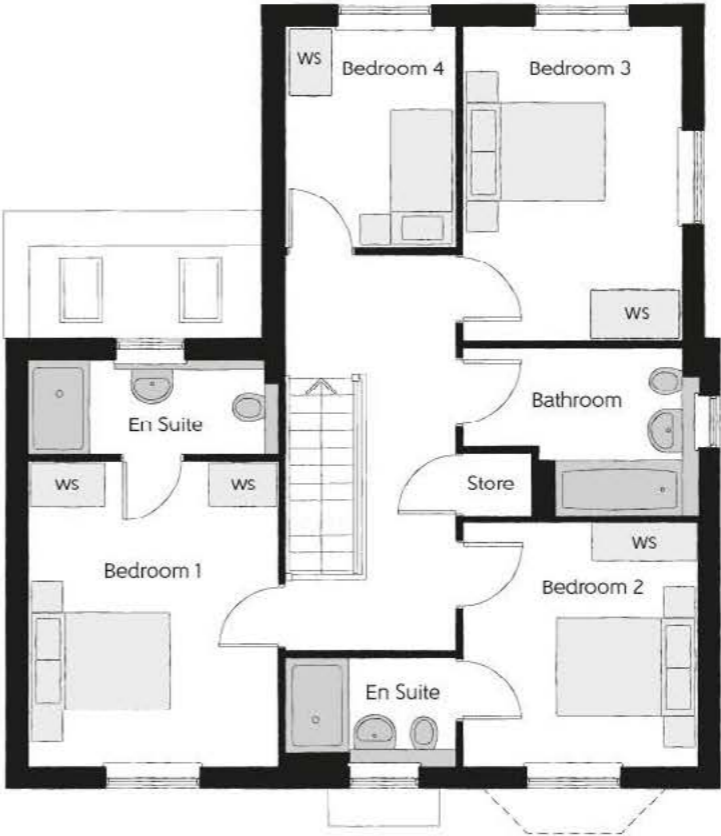
FOUR BEDROOM HOME



Bellway

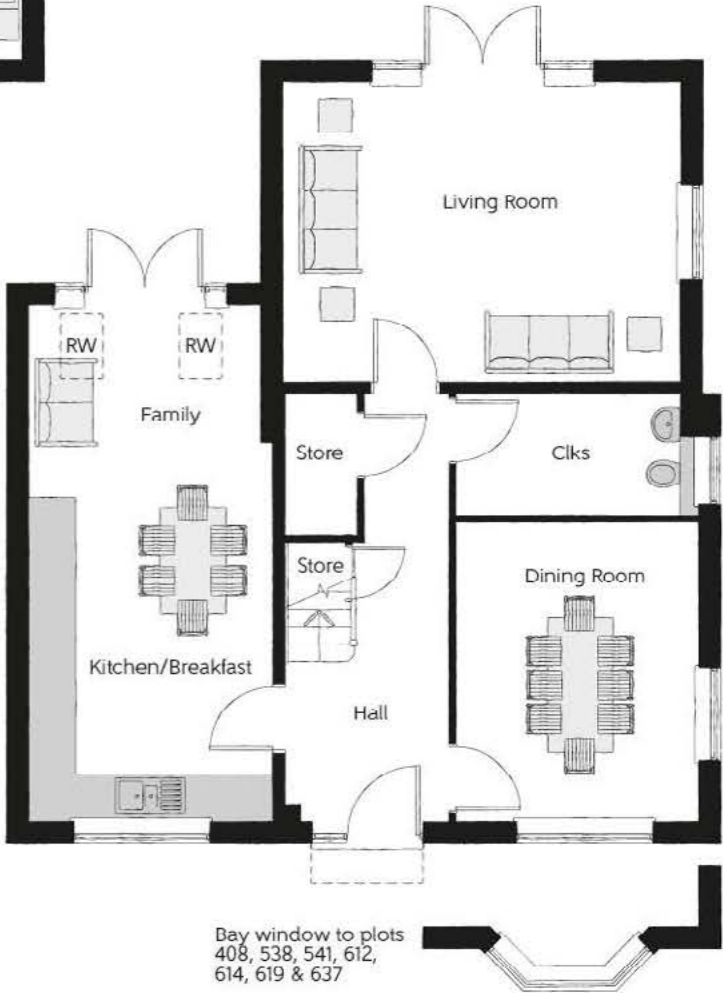
The Cransley

Four bedroom home



First Floor

Bedroom 1	4.00m x 3.27m	13'1" x 10'9"
Bedroom 1 En Suite	3.27m x 1.20m	10'9" x 3'11"
Bedroom 2	3.58m x 3.09m	11'9" x 10'2"
Bedroom 2 En Suite	2.23m x 1.39m	7'4" x 4'7"
Bedroom 3	3.92m x 2.85m	12'10" x 9'4"
Bedroom 4	2.90m x 2.24m	9'6" x 7'4"
Bathroom	3.09m x 2.01m	10'2" x 6'7"



Ground Floor

Kitchen/Breakfast	4.25m x 3.23m	13'11" x 10'7"
Dining Room	3.63m x 3.14m	11'11" x 10'4"
Family	3.23m x 2.55 (max)	10'7" x 8'4" (max)
Living Room	5.19m x 3.93m	17'0" x 12'11"
Cloakroom	1.87m x 0.95m	6'2" x 3'1"

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

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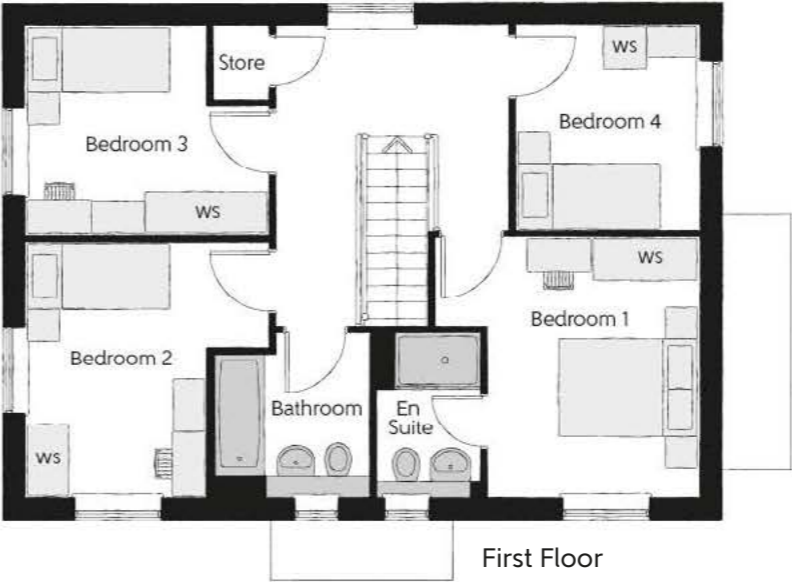


The Pargeter

FOUR BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.66m (max) x 3.60m (max)	12'0" (max) x 11'10" (max)
Bedroom 1 En Suite	2.28m x 1.44m	7'6" x 4'9"
Bedroom 2	3.54m (max) x 3.39m (max)	11'7" (max) x 11'1" (max)
Bedroom 3	3.39m (max) x 2.91m (max)	11'1" (max) x 9'7" (max)
Bedroom 4	2.85m x 2.60m	9'4" x 8'6"
Bathroom	2.28m x 2.23m	7'6" x 7'4"



Ground Floor

Kitchen	3.60m x 3.04m	11'10" x 10'0"
Dining/Family	4.39m (inc bay) x 3.50m (inc bay)	14'5" (inc bay) x 11'6" (inc bay)
Living Room	4.49m (max) x 3.20m (max)	14'9" (max) x 10'6" (max)
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.25m x 1.87m	7'5" x 6'2"
Cloakroom	1.90m x 1.43m	6'3" x 4'8"

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

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The Reedmaker

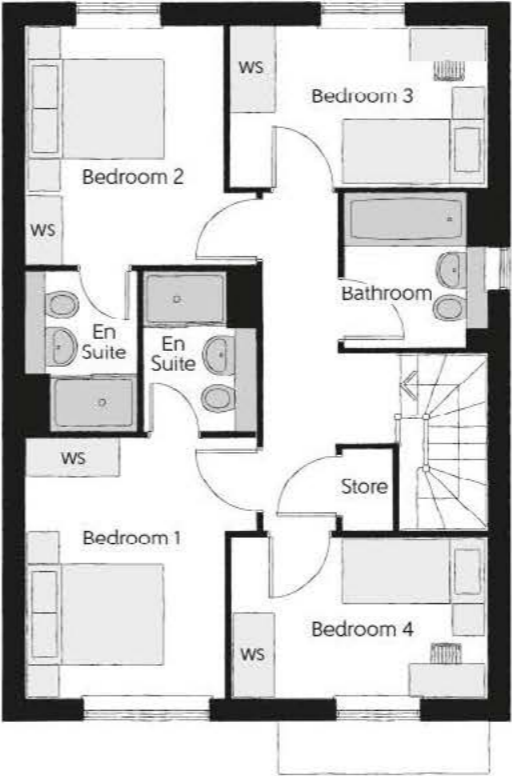
FOUR BEDROOM HOME



Bellway

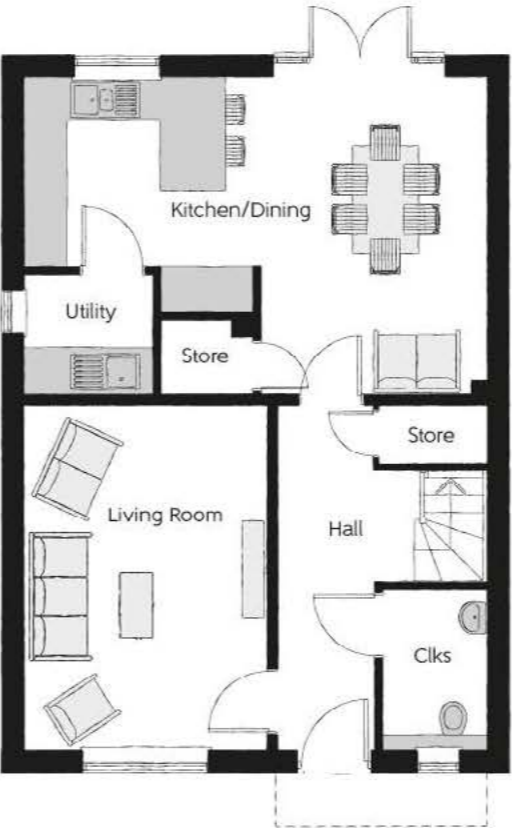
The Reedmaker

Four bedroom home



First Floor

Bedroom 1	3.19m x 3.78m (max)	10'6" x 12'5" (max)
Bedroom 1 En Suite	1.56m x 2.05m	5'1" x 6'9"
Bedroom 2	2.73m x 3.35m	8'11" x 11'0"
Bedroom 2 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.60m x 2.25m	11'10" x 7'5"
Bedroom 4	3.58m x 2.22m	11'9" x 7'3"
Bathroom	1.98m x 2.15m	6'6" x 7'1"



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max)	21'1" x 14'6" (max)
Living Room	3.39m x 4.77m	11'1" x 15'8"
Utility	1.78m x 1.61m	5'10" x 5'3"
Cloakroom	1.46m x 2.22m	4'9" x 7'4"

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

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The Braybrooke

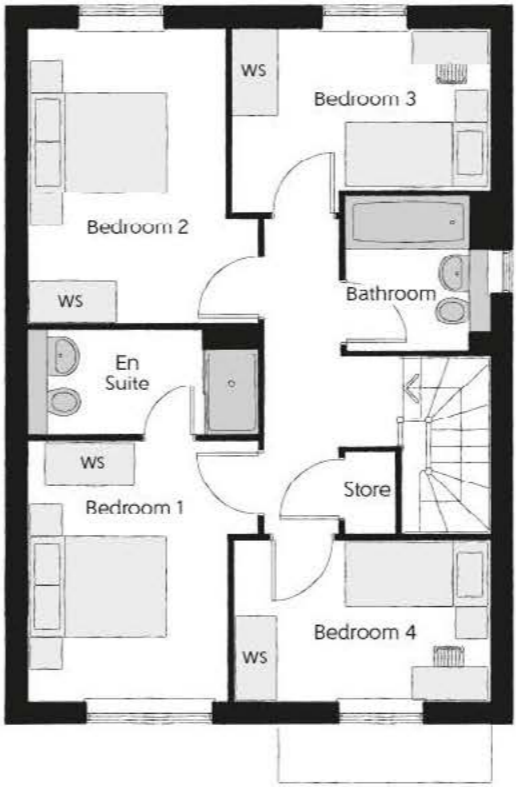
FOUR BEDROOM HOME



Bellway

The Braybrooke

Four bedroom home



First Floor

Bedroom 1	3.19m x 3.61m (max)	10'6" x 11'8" (max)
Bedroom 1 En Suite	1.46m x 2.17m	4'7" x 7'11"
Bedroom 2	3.19m x 4.09m (max)	10'6" x 13'4" (max)
Bedroom 3	3.60m x 2.25m	11'10" x 7'5"
Bedroom 4	3.58m x 2.22m	11'9" x 7'3"
Bathroom	1.98m x 2.15m	6'6" x 7'1"



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max)	21'1" x 14'6" (max)
Living Room	3.39m x 4.77m (max)	11'1" x 15'8" (max)
Utility	1.78m x 1.61m	5'10" x 5'3"
Cloakroom	1.46m x 2.22m	4'9" x 7'4"

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

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The Glendon

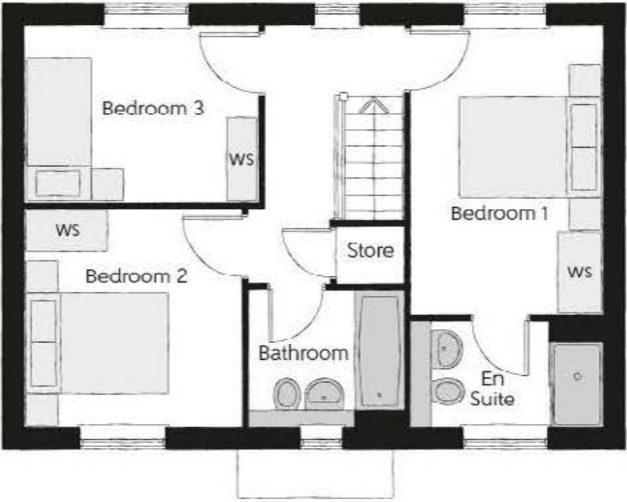
THREE BEDROOM HOME



Bellway

The Glendon

Three bedroom home



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	3.06m x 3.12m	10'0" x 10'3"
Bedroom 3	3.37m x 2.48m	11'1" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.11m x 5.64m	10'2" x 18'6"
Utility	2.20m x 1.32m	7'3" x 4'4"
Cloakroom	1.72m x 1.47m	5'8" x 4'10"

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

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Specification

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		●	
		White Gloss 120x14 MDF Grooved & Chamfered			●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered		●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors		●	●
	Ironmongery	Chrome SR100 Door Furniture		●	●
	Wardrobes	Hinged Fitted Wardrobes to Bed 1			●
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 Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2		●	
		Zanussi Single Oven ZOHNX3X1			●
	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 ZVENM6X3			●
	Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZNLN18FS1		●	
		Zanussi 70/30 Fridge Freezer ZNFN18ES3			●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡		●	
		Zanussi Dishwasher ZDLN1521			●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)		●	●
WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ^^		●	●
	Cloaks - Basin	Roca Wash Hand Basin ‡‡‡		●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap		●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim		●	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box 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 Box Edged Chrome Trim *** †††		●	
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim *** †††			●

3 Bedroom Homes

4 Bedroom Homes

WET ROOMS	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ^^		●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal		●	
		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 ‡‡		●	●
MECHANICAL	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim †††		●	
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim †††			●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^		●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^			●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat		●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles		●	●
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1			●
ELECTRICS	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV		●	●
	Home Working	Dedicated Power, USB & Data points		●	●
	Safety - Heat	Heat Detector DET &		●	●
	Smart Home	Google Nest Hub 2nd Generation (GA01892/GB) & Video Doorbell (GWX3T)		●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET		●	●
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta		●	●
	Consumer Unit	Wylex Consumer Unit		●	●
	Sockets & Switches	Electrium CASA White Fittings		●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY		●	●
	Shaver / Toothbrush Point	Bathroom ONLY		●	
		Bathroom & Ensuite 1 Only			●
	Lighting	Pendant Fitting to Habitable Rooms		●	●
	Lighting - Kitchen	White Recessed Spot Lights		●	●
	Lighting - Kitchen Under Unit	1st Fix Wiring Only		●	●
	Lighting - Bathroom & En-Suites	White 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		●	●
	Broadband	Ultrafast Fibre Connectivity Openreach		●	●
	Build Method	Masonry ##		●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ##		●	●
	Maintenance	External Tap		●	●
	Number Plaque	Artisan Number Plaque		●	●
	Footpath & Patio	Grey PCC Flags 600x600x32's		●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ##		●	●
	Drives	Bitmac Black #		●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ###		●	●
	Landscaping - Rear	Rotovated Topsoil ###		●	●
	Renewables	Photovoltaic Array ##		●	●
	EV Charging Terminal	Pod Point 7kw Solo Universal * †		●	●

* electrical infrastructure upgrade maybe required

** fire rated as necessary

*** full height around bath where shower provided as standard

† mounting position is plot specific, refer to site layout

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ 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

^^^ 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

~~ 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.\*

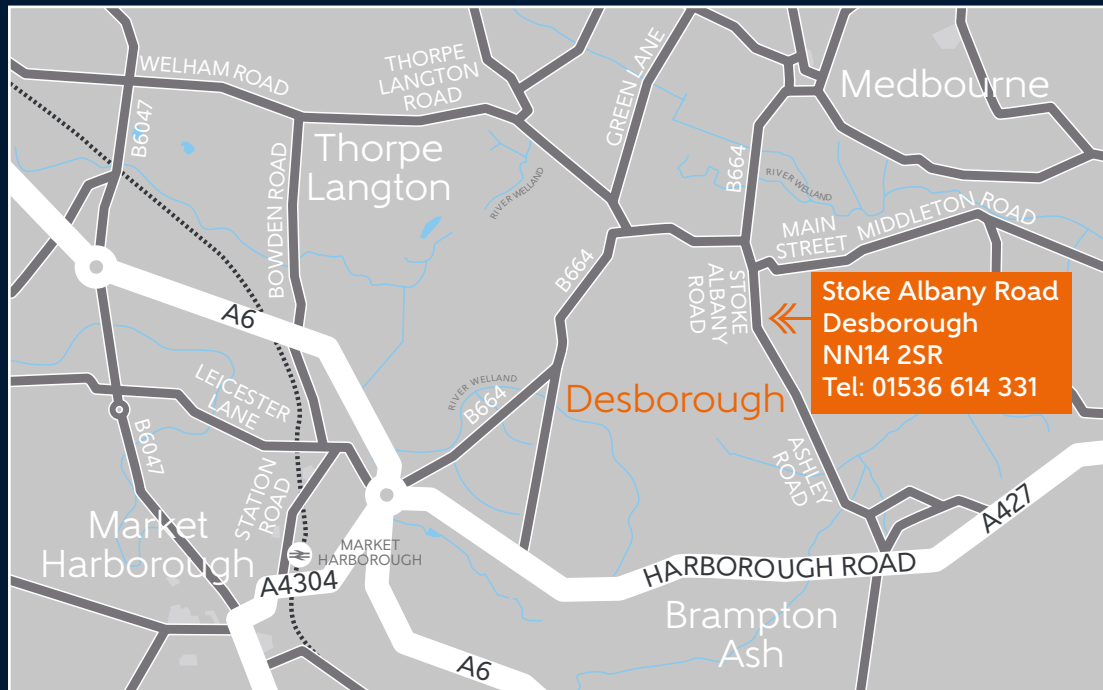
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



\*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.

