



Arden Glade

KERESLEY



Bellway



An idyllic countryside location

BEAUTIFUL HOMES IN A BEAUTIFUL SETTING

Arden Glade is a development of stylish new homes in the sought-after village of Keresley, surrounded by idyllic countryside. This selection of energy-efficient 2, 3, 4 and 5-bedroom Artisan homes are perfect for a wide range of buyers.

Getting around the local area is easy, with the development close to excellent transport connections. The M6 – linking around the outskirts of Birmingham – is a 15-minute drive away, and the A1 is reachable in a 25-minute drive with routes down to London.

Arden Glade has fantastic rail links, with both Coventry railway station and Canley railway station an 11-minute drive away. Coventry railway station offers journeys to London Euston in just under an hour and Canley railway station reaches Birmingham New Street in 26 minutes.

When looking to travel by air, Birmingham Airport is 10 miles from the homes, with both national and international connections.

Choose a fine quality of life in Keresley

Stylish new homes in a sought-after village

There's a plethora of local shopping opportunities in the area, ranging from a convenience store a mile away to a grocery superstore a short six-minute drive from the homes, perfect for catering to everyday needs.

Coventry city centre, three miles from the site, boasts streets full of popular brands. In addition, the bustling city is host to several well-stocked shopping centres, namely West Orchards Shopping Centre, Lower Precinct Shopping Centre, Central 6 Retail Park, and – a little way out of the centre – Arena Shopping Park.

An even wider range of stores can be found in Birmingham a half-hour drive away, the city boasting a vibrant shopping scene.

For dining, Keresley Heath and Allesley are dotted with popular public houses, the closest of which is just under a mile from Arden Glade. In addition, a highly regarded Asian restaurant is reachable in 20 minutes on foot, and a well-loved grill restaurant is a seven-minute drive away.

Residents benefit from a range of nearby leisure points of interest, many reachable in around 10 minutes' drive. Allesley Park boasts beautiful green spaces ideal for relaxing walks, entertaining golfing facilities, and a picturesque walled garden. Coventry city centre is host to a large cinema, an ice skating rink, and an indoor waterpark.

A 20-minute drive takes residents to Coombe Country Park – enriched with 500 acres of gardens, woodland,

and lakeside walking routes – and Nuneaton Golf Club. Established in 1906, the golf club is host to several golfing events as well as a pristine 18-hole course.

Further metropolitan attractions can be found in Birmingham and Leicester city centres, the former taking half an hour when driving and the latter 26 miles away.

Local primary school children can attend Keresley Grange Primary Academy, a 17-minute walk from the homes. A little further out, Whitmore Park Primary School and Holy Family Catholic Primary School are reachable in a five-minute drive.

Parents of secondary school children will be pleased to know that Cardinal Newman Catholic School is just a 12-minute walk away. President Kennedy School Academy is reachable in only five minutes by car, while Foxford School is 15 minutes' drive away.

Colleges and sixth forms in the area include Coventry College a short 10-minute drive away, and Oakwood College just over one-and-a-half miles from the homes.

For those looking for higher education, Coventry University and The University of Warwick are around a 10-minute drive away, while Arden University is eight miles from the development. Residents can arrive at The University of Leicester, De Montfort University, The University of Birmingham, and Birmingham City University in around 40-minutes when driving.







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.

Key to plan

- | | |
|-----------------------------|-----------------|
| e/s Electricity Sub station | b/s Bin store |
| p/s Pumping station | c/s Cycle store |
| v Visitor parking | c/d Cycle dock |
| bc/p Bin collection point | |

2 Bedroom Homes



The Joiner

Plots 102, 103, 104, 105, 197, 198, 223, 224, 249, 250, 251 & 252

3 Bedroom Homes



The Tailor

Plots 83, 84, 193, 194, 195, 196, 219, 227, 230, 231, 232, 233, 234, 235 & 236



The Lymner

Plots 73, 80, 101, 131, 200, 222, 225, 226, 229, 253 & 256



The Spinner

Plots 81, 82, 96, 97, 109, 110, 116, 117, 118, 119, 181, 182, 187, 188, 190, 191, 201, 202, 203, 204, 207, 208, 220, 221, 254 & 255



The Mason

Plots 98, 99, 100, 115, 180 & 192



The Sawyer

Plots 86, 87, 89, 90, 157, 158, 162 & 163

4 Bedroom Homes



The Scrivener

Plots 3, 124, 130, 178, 179, 215 & 216



The Wheelwright

Plots 71, 72, 93, 94, 107, 108, 111, 112, 120, 121, 122, 123, 183, 184, 185, 186, 205 & 206



The Bowyer

Plots 2, 92, 95, 106, 113, 114, 125, 126, 129, 189, 199, 209, 217, 218 & 228



The Goldsmith

Plots 91, 154 & 213



The Weaver

Plots 1, 4, 5, 88, 127, 128, 132, 155, 156 & 210



The Lorimer

Plots 70, 159, 160, 161, 211 & 212

5 Bedroom Homes



The Watchmaker

Plot 214



The Bosworth

Plots 69 & 85

1 & 3 Bedroom Homes



Affordable Rented Homes

2 & 3 Bedroom Homes



Shared Ownership Homes

3 & 4 Bedroom Homes



Social Rented Homes



Sales Area



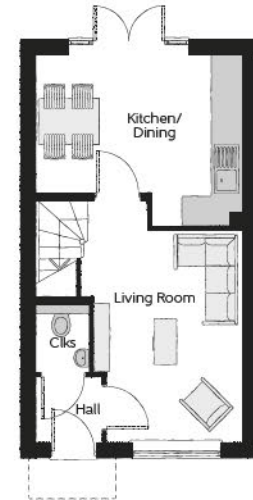
The Joiner

Plots 34, 35, 36, 37, 47, 48, 49, 50, 102, 103, 104, 105, 197, 198, 223, 224, 249, 250, 251 & 252



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.91m x 2.36m	6'3" x 7'9"



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max)	9'8" x 15'11" (max)
Cloakroom	1.01m x 1.50m	3'4" x 4'11"

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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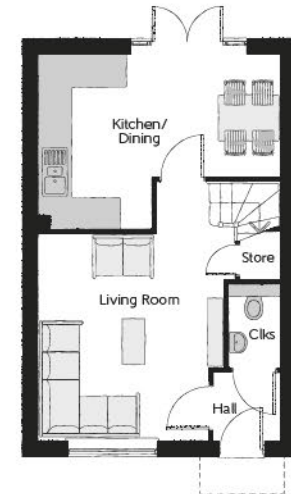
The Tailor

Plots 83, 84, 193, 194, 195, 196, 219, 227, 230, 231, 232, 233, 234, 235 & 236



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"
Bedroom 3	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 (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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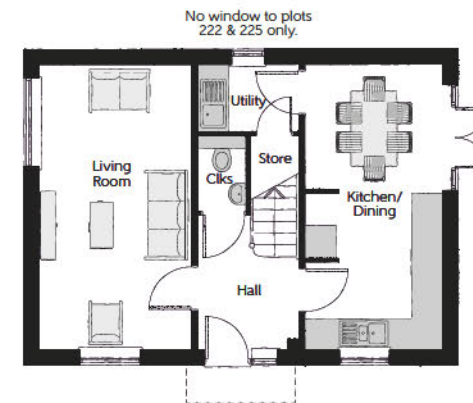
The Lymner

Plots 6, 20, 33, 52, 73, 80, 101, 131, 141, 142, 200, 222, 225, 226, 229, 253 & 256



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	2.79m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03 m x 2.48m	9'11" 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	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.51m	3'1" x 4'11"

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

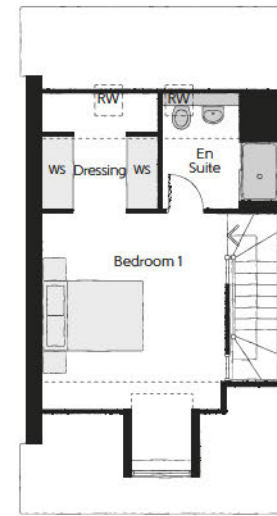
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The Spinner

Plots 38, 39, 81, 82, 96, 97, 109, 110, 116, 117, 118, 119, 181, 182, 187, 188, 190, 191, 201, 202, 203, 204, 207, 208, 220, 221, 254 & 255

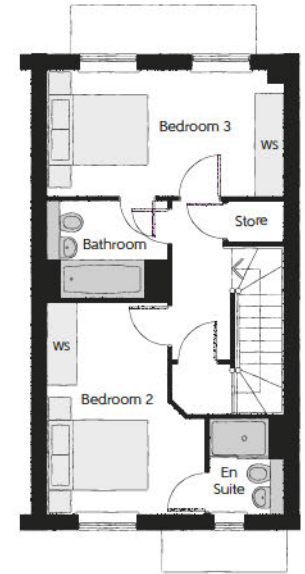


Second Floor

Bedroom 1	3.64m x 4.89m (max)	11'11" x 16'1" (max)
Dressing	2.28m x 2.29m	7'6" x 7'6"
Bedroom 1 En Suite	2.30m x 2.29m	7'7" x 7'6"

First Floor

Bedroom 2	3.13m x 4.21m (max)	10'3" x 13'10" (max)
Bedroom 2 En Suite	1.45m x 1.90m	4'9" x 6'3"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.93m	7'10" x 6'4"



Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Dining	2.49m x 2.84m	8'2" x 9'4"
Living	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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

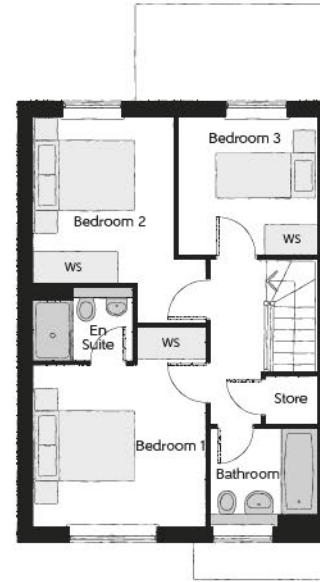
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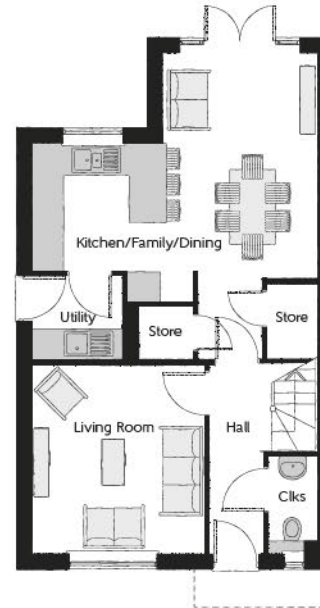
The Mason

Plots 98, 99, 100, 115, 146, 147, 180 & 192



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)	18'6" x 19'10" (max)
Living Room	3.42m x 3.71m (max)	11'3" x 12'2" (max)
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

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

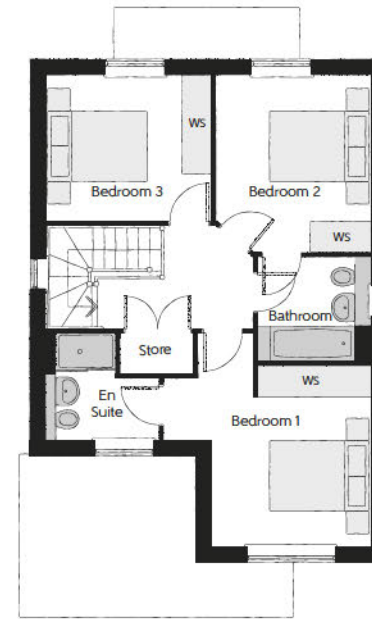
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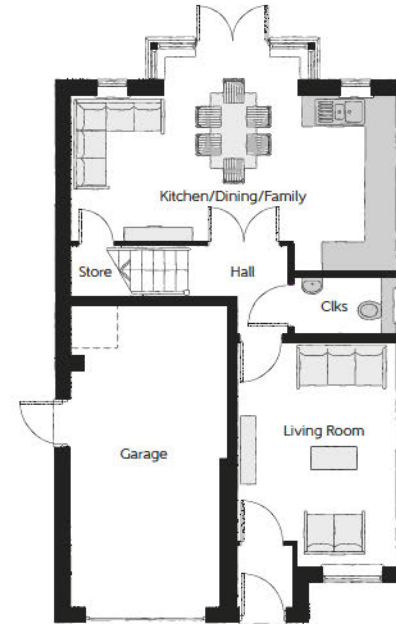
The Sawyer

Plots 14, 15, 31, 32, 41, 42, 43, 86, 87, 89, 90, 148, 151, 152, 157, 158, 162 & 163



First Floor

Bedroom 1	4.09m x 4.23m (max)	13'5" x 13'11" (max)
Bedroom 1 En Suite	2.25m x 2.10m (max)	7'4" x 6'11" (max)
Bedroom 2	3.04m x 3.54m (max)	10'0" x 11'7" (max)
Bedroom 3	3.30m x 2.91m (max)	10'10" x 9'7" (max)
Bathroom	2.20m x 2.04m (max)	7'3" x 6'8" (max)



Ground Floor

Kitchen/Dining/Family	6.42m x 3.51m (max)	21'1" x 11'6" (max)
Living Room	3.16m x 4.45m (max)	10'4" x 14'7" (max)
Cloakroom	2.05m x 1.15m (max)	6'9" x 3'9" (max)
Garage	3.10m x 6.09m (max)	10'2" x 20'0" (max)

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

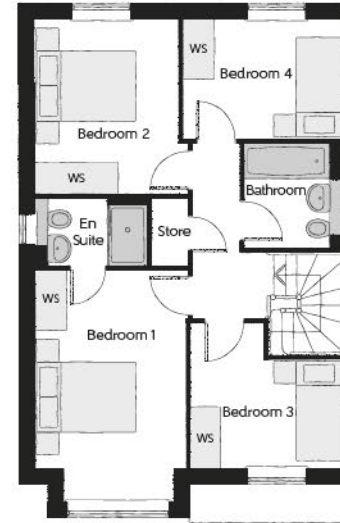
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The Scrivener

Plots 3, 7, 12, 16, 17, 22, 40, 124, 130, 144, 145, 149, 178, 179, 215 & 216



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
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 (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10" (max)
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
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)

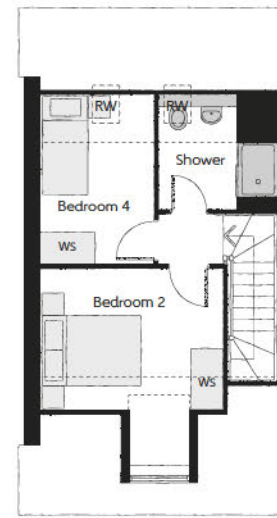
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The Wheelwright

Plots 45, 46, 53, 54, 71, 72, 93, 94, 107, 108, 111, 112, 120, 121, 122, 123, 183, 184, 185, 186, 205 & 206

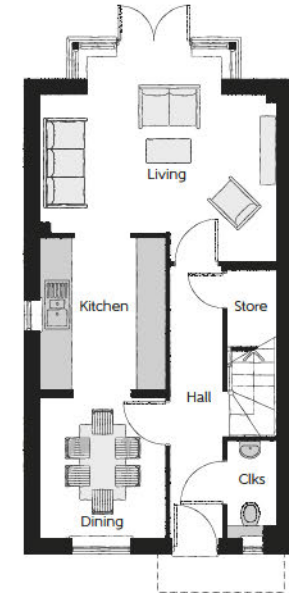
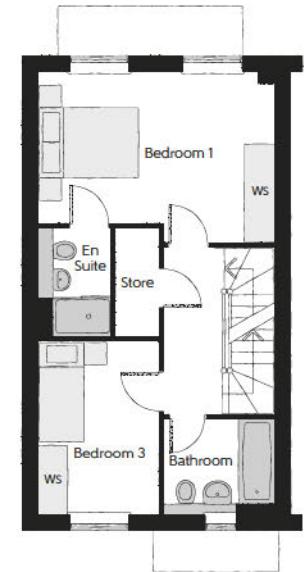


Second Floor

Bedroom 2	3.64m x 3.80m (inc dormer)	11'11" x 12'6" (inc dormer)
Bedroom 4	2.25m x 3.38m	7'5" x 11'1"
Shower	2.33m x 2.29m	7'8" x 7'6"

First Floor

Bedroom 1	4.67m x 3.37m (max)	15'4" x 11'1" (max)
Bedroom 1 En Suite	1.40m x 2.15m	4'7" x 7'1"
Bedroom 3	2.38m x 3.46m	7'10" x 11'4"
Bathroom	2.20m x 1.91m	7'3" x 6'3"



Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Living	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Dining	2.49m x 2.78m	8'2" x 9'1"
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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

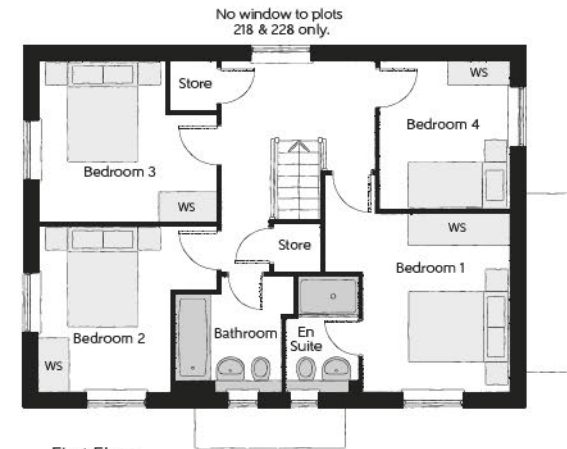
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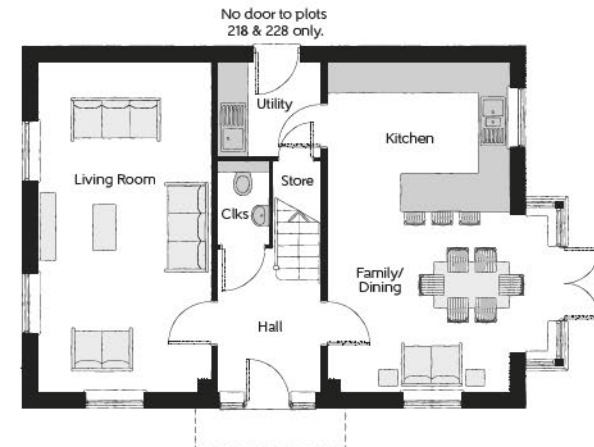
The Bowyer

Plots 2, 13, 19, 44, 55, 92, 95, 106, 113, 114, 125, 126, 129, 137, 138, 189, 199, 209, 217, 218 & 228



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m (max)	4'9" x 7'5" (max)
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 (max)	8'6" x 9'7" (max)
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 (inc. bay)	11'3" x 21'5" (inc. bay)
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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The Goldsmith

Plots 8, 9, 10, 11, 18, 21, 23, 26, 28, 51, 91, 154 & 213

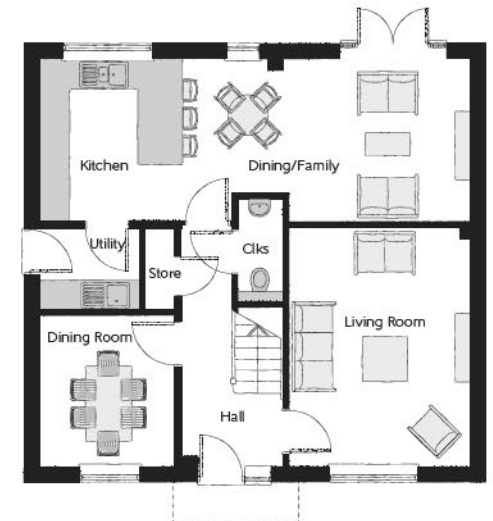


First Floor

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

Ground Floor

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



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

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The Weaver

Plots 1, 4, 5, 24, 25, 29, 30, 88, 127, 128, 132, 133, 140, 150, 155, 156 & 210

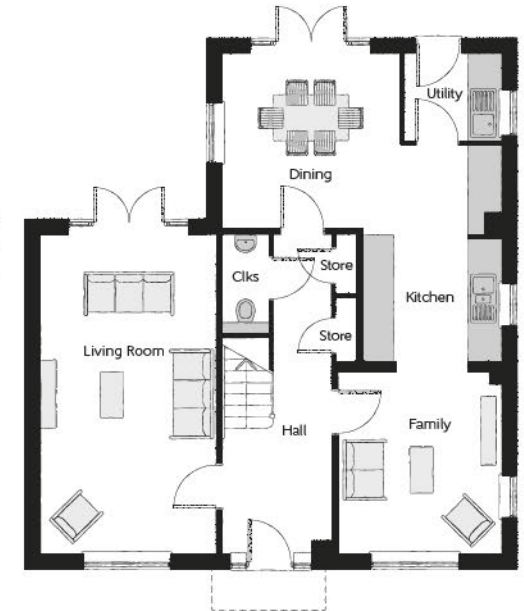


First Floor

Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.73m	10'6" x 8'11"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

Ground Floor

Kitchen/Dining	5.52m x 6.18m	18'1" x 20'3"
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.90m x 1.94m	3'0" x 6'4"



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

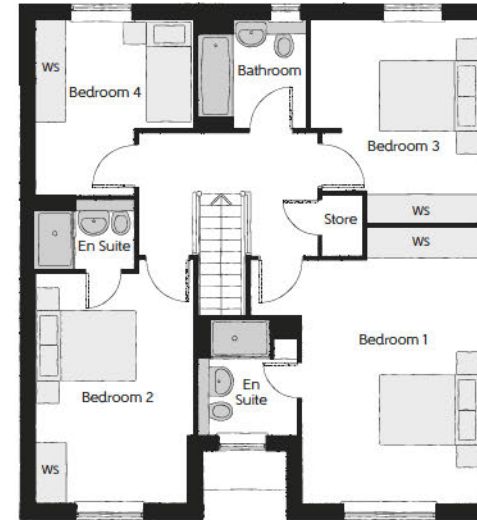
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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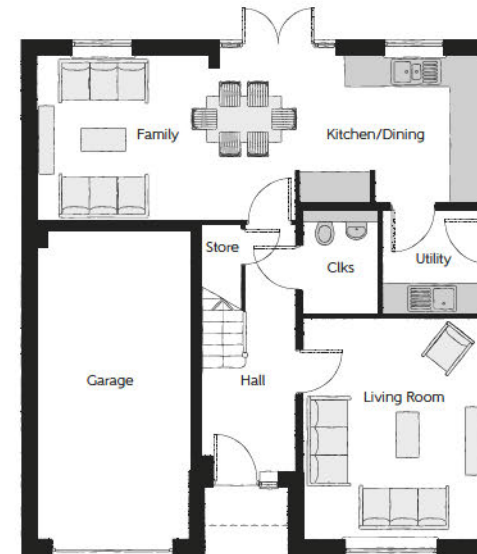
The Lorimer

Plots 70, 134, 135, 153, 159, 160, 161, 211 & 212



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"

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

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The Watchmaker

Plots 27, 136, 143 & 214

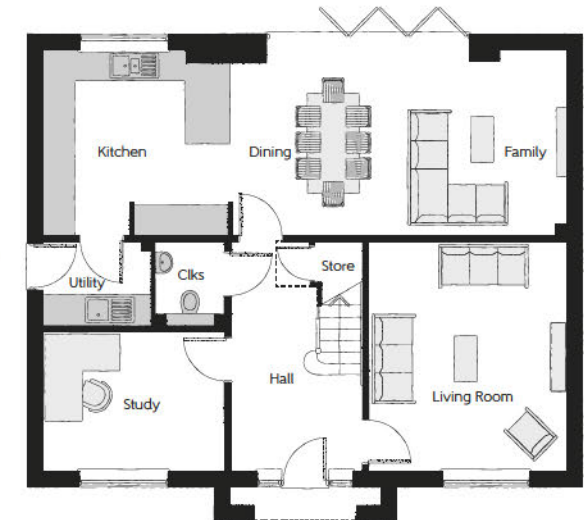


First Floor

Bedroom 1	3.62m x 4.46m	11'11" x 14'8"
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m	11'11" x 11'0"
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m	12'6" x 11'2"
Bedroom 4	3.62m x 3.78m	11'11" x 12'5"
Bedroom 5	2.94m x 2.98m	9'8" x 9'10"
Bathroom	2.76m x 2.68m	9'1" x 8'10"

Ground Floor

Kitchen	3.70m x 3.65m	12'2" x 12'0"
Dining	2.96m x 3.43m	9'9" x 11'3"
Family	3.70m x 3.65m	12'2" x 12'0"
Living Room	3.90m x 4.54m	12'10" x 14'11"
Study	3.56m x 2.74m	11'8" x 9'0"
Utility	2.10m x 1.65m	6'11" x 5'5"
Cloakroom	1.37m x 1.65m	4'6" x 5'5"



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

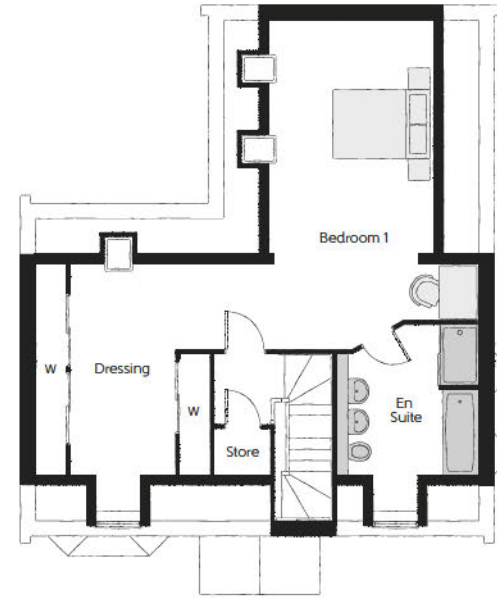
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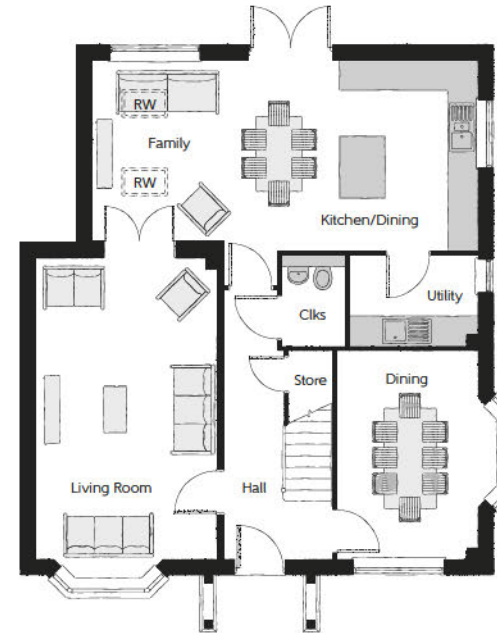
The Bosworth

Plots 69, 85 & 139



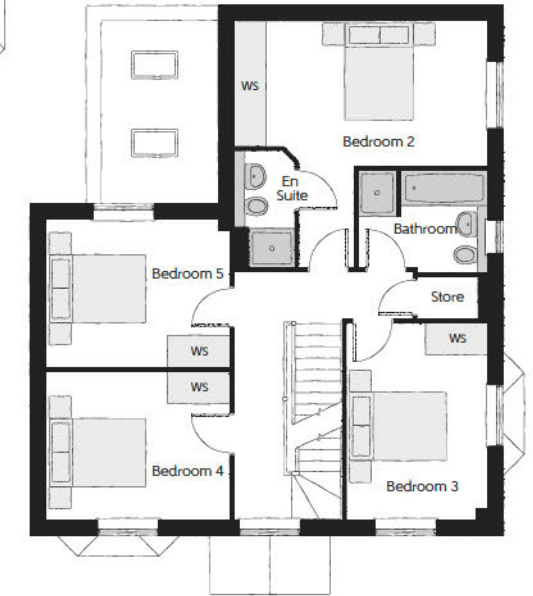
Second Floor

Bedroom 1	6.67m x 4.29m	21'11" x 14'1"
Dressing Area	4.21m x 3.69m	13'10" x 12'1"
Bedroom 1 En Suite	3.01m x 2.84m	9'11" x 9'4"



First Floor

Bedroom 2	5.08m x 4.92m	16'8" x 16'2"
Bedroom 2 En Suite	2.34m x 1.23m	7'8" x 4'0"
Bedroom 3	3.95m x 2.84m	13'0" x 9'4"
Bedroom 4	3.69m x 2.98m	12'1" x 9'9"
Bedroom 5	3.69m x 2.98m	12'1" x 9'9"
Bathroom	1.91m x 2.61m	6'3" x 8'7"



Ground Floor

Kitchen/Dining	5.10m x 3.82m	16'9" x 12'6"
Family	3.94m x 2.62m	12'11" x 8'7"
Dining Room	4.18m x 2.84m	13'9" x 9'4"
Living Room	6.02m x 3.64m	19'9" x 11'11"
Utility	2.59m x 1.84m	8'6" x 6'0"
Cloakroom	1.84m x 1.29m	6'0" x 4'3"

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

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

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			Homes			
			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 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 Satin MDF	●	●	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●	●	●
		Oak Stop Chamfered Newels				●
	Newel Caps	White Satin Flat Top Newel Caps	●	●	●	
		Oak Flat Top Newel Caps				●
	Handrail	White Satin Heavy Duty Handrail	●	●	●	
		Oak Heavy Duty Handrail				●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●	●	
		White Satin 120x14 MDF Grooved & Chamfered				●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●	
		Chrome SR700 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 &			●	
		Bellway Band D options &				●
	Units	Frontal Matching Table Ends	●	●		
		Unit Framing			●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●			
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●		
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●	
		Leisure Nimbus 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)			●	
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)				●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●		
		Zanussi Single Oven ZOHNX3X1			●	
		A E G Single Oven BPK556260M				●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●		
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●	
		A E G 5 Burner Gas Hob HGB75420YM & SS Spashback				●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	
		A E G Cooker Hood Extractor DKB4950M				●
	Appliances Microwave	Zanussi Combination Microwave ZVENM6X3			●	
		A E G Combination Microwave KMK565060X ††				●
WET ROOMS	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●		
		Zanussi 70/30 Fridge Freezer ZNFN18ES3			●	
		Zanussi 70/30 Fridge Freezer ZNFN18ES3 (2no)				●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●		
		Zanussi Dishwasher ZDLN1521			●	●
	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 & 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 &&			●	●

			Homes			
			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
WET ROOMS	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			●	●
	En-Suite - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel ^				●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●		
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●	●
MECHANICAL	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ##	●	●	●	
		Mira MINIMAL Dual 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 †††			●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ^		●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	●	●		
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOB) ^^			●	●
ELECTRICS	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●	●
	Towel Warmers	Flat Chrome to Bathroom			●	
		Flat Chrome to Bathroom & En-Suite 1				●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●	●
	Safety - Heat	Heat Detector DET #	●	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ^			●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●	●
EXTERNALS & MISC	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 - Kitchen Under Unit	High Output Tri-Light				●
	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) ‡‡	●	●	●	●
	Build Method	Masonry ~	●	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●	●
	Garages Electrics	Light & Power Point to Incurtilage Garages ~	●	●	●	●
	Maintenance	External Tap			●	●
	Number Plaque	Artisan Number Plaque	●	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~	●	●	●	●
	Drives	Bitmac Black ###	●	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~~	●	●	●	●
	Landscaping - Rear	Rotovated Topsoil ~~	●	●	●	●
	Renewables	Photovoltaic Array ~	●	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●	●

* refer site layout

** fire rated as necessary

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

† electrical infrastructure upgrade maybe required

†† 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



# 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:

### KITCHENS

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

### FLOORING

- Choose from carpets, vinyl or laminate

### TILING

- Full and half height tiling
- Comprehensive upgrade options

### PLUMBING

- Heated towel rail

### SECURITY

- Intruder alarms
- Security lights

### ELECTRICAL

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

### MISCELLANEOUS

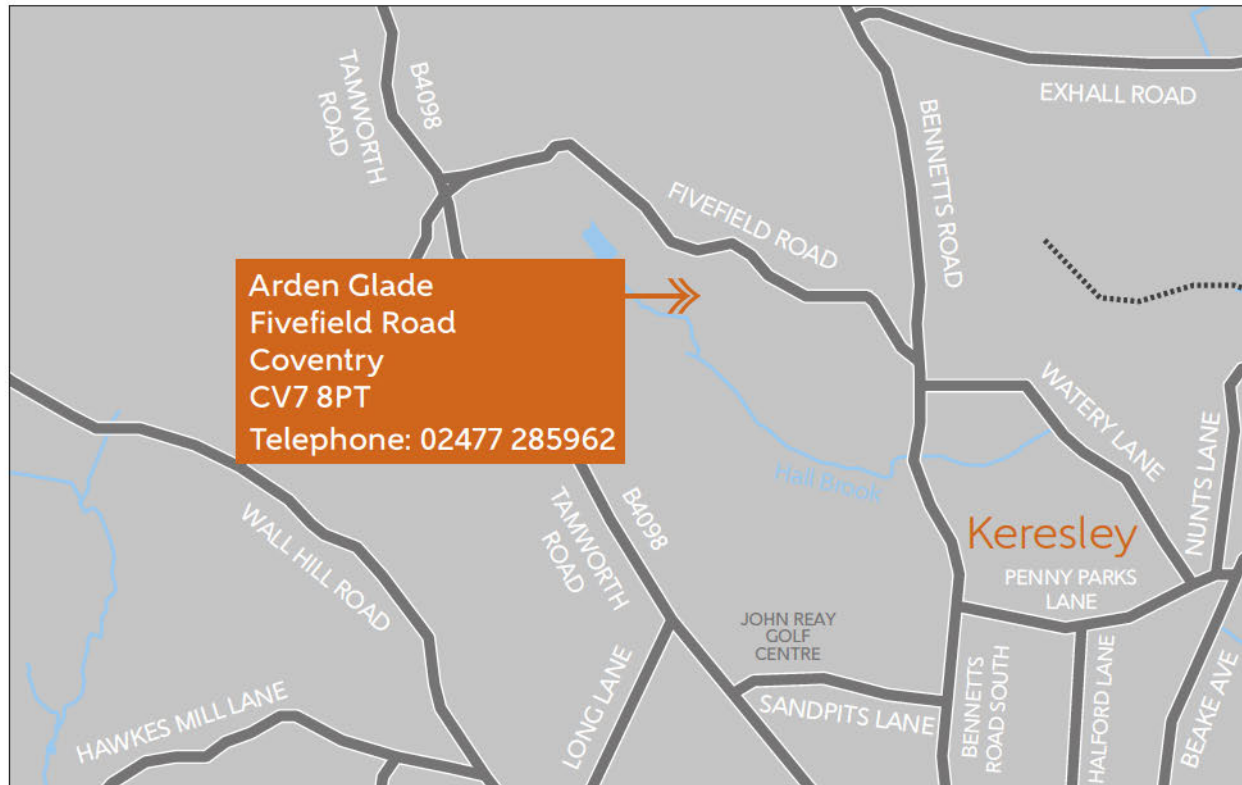
- Turf
- Wardrobes





# Map

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For downloadable brochure cover.

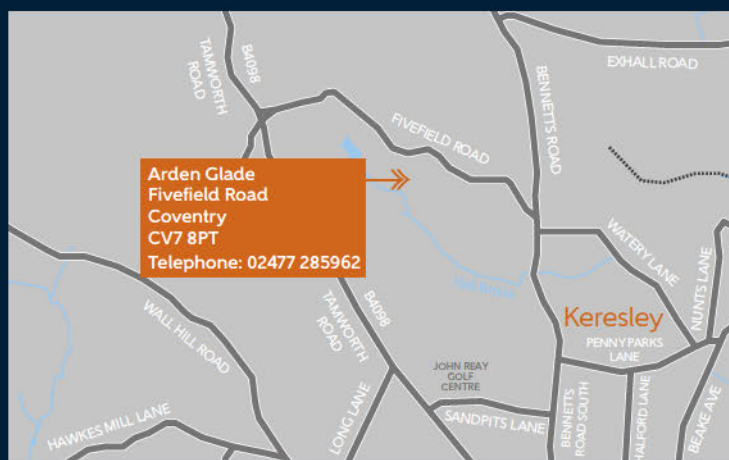


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///boxer.hills.poker

what3words provides exact locations  
so you know exactly where to find  
our development.



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.

