



Elemore

Elemore is a development of 2, 3, 4, and 5 bedroom homes, located in Houghton le Spring, County Durham.



Bellway



Have it all on your doorstep

A wide range of amenities to suit every lifestyle

Elemore is ideally located to offer the best of town and country living. Just minutes away, Easington Lane provides all the daily essentials, including supermarkets like Lidl and B&M, as well as a variety of cafés, takeaways, and restaurants, such as Greggs, Domino's, and a local Indian eatery. For those who enjoy a social scene, Wetherspoons and other traditional pubs offer a welcoming atmosphere.

For leisure and fitness, Houghton Wellness Centre is a short drive away, offering a gym, fitness studio, artificial football pitch, skate park, and bowling green. Houghton-le-Spring Golf Club is also nearby for those who enjoy a round of golf. A little further afield, Rainton Arena hosts live events throughout the year, adding to the area's entertainment options.

Shoppers will appreciate being less than three miles from Dalton Park, a popular retail outlet featuring well-known stores, dining options, and a seven-screen Cineworld cinema. For larger city-centre shopping and entertainment, Sunderland is just 11 miles away, while Newcastle is under 20 miles, both easily accessible by road or public transport.

Nature lovers will enjoy the fantastic green spaces within easy reach of Elemore. Rainton Meadows Nature Reserve, just a short drive away, offers scenic walking trails, birdwatching, and a peaceful retreat. Hetton Lyons Country Park, only two miles away, provides open parkland, play areas, and sports facilities, while the iconic Penshaw Monument and Herrington Park offer spectacular views and countryside walks. The coastal town of Seaham, with its beautiful beaches and stunning coastline, is just six miles from the development, perfect for a relaxing seaside escape.

Transport links from Elemore make commuting simple. Several bus stops are within walking distance, connecting to nearby towns and cities. For those traveling further, Durham Train Station is only eight miles away, offering direct routes to major UK cities, including London and Edinburgh. Newcastle International Airport is under 40 minutes by car, providing excellent options for travel abroad.

With a perfect balance of city convenience, local amenities, and scenic surroundings, Elemore is an exceptional place to call home.

Find your perfect place

Live within reach of vibrant cities and tranquil green spaces

Elemore is an appealing collection of 2, 3 and 4-bedroom homes in the welcoming community of Easington Lane, perfectly positioned between the thriving cities of Sunderland, Durham, and Newcastle. This well-planned development offers a variety of thoughtfully designed homes, each crafted for




modern living with high-quality specifications, efficient layouts, and the convenience of parking or garages. The location provides excellent access to essential amenities, green spaces, and transport links, making it a superb choice for first-time buyers, growing families, and commuting professionals alike.









Development plan






2 Bedroom Homes

-  **The Potter**
Plots 11, 12, 39, 42, 47, 48, 73, 74, 83 & 84
-  **The Slater**
Plots 40, 41, 49, 72 & 85
-  **The Hooper***Life*
Plots 7, 8, 75, 76, 79 & 80

3 Bedroom Homes

-  **The Turner**
Plots 2, 3, 5, 6, 9, 10, 14, 15, 27, 28, 32, 33, 35, 36, 77, 78, 81, 82, 90, 91, 102, 103, 127, 128, 130 & 131
-  **The Chandler**
Plots 21, 22, 23, 26, 51, 52, 54, 55, 57, 58, 62, 63, 111, 112, 132, 133 & 135
-  **The Lymner**
Plots 24, 25 & 134
-  **The Sawyer**
Plots 34, 37, 38, 46, 53, 65, 97, 98, 106, 110, 121 & 126

4 Bedroom Homes

-  **The Mercer***Life*
Plots 16, 43, 66, 89, 92, 99, 107, 109, 120 & 122
-  **The Scrivener**
Plots 1, 29, 60, 61, 69, 86, 108, 113, 116, 117, 119, 125 & 129
-  **The Cutler**
Plots 4, 13, 18, 20, 30, 56, 64, 71, 93, 96, 101, 105, 115 & 124
-  **The Bowyer**
Plots 45, 50, 59, 67, 68, 114 & 118
-  **The Lorimer***Life*
Plots 17, 19, 31, 44, 70, 87, 88, 94, 95, 100, 104 & 123

Key to plan

- v Visitor parking
- bcp Bin collection point
- g/g Gas governor
- EV Charging 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 Potter

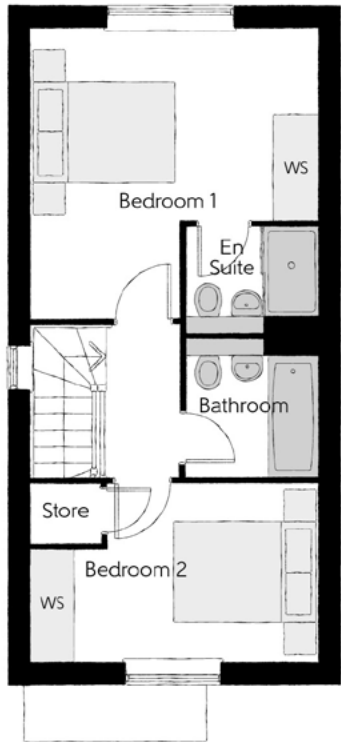
TWO BEDROOM HOME



Bellway

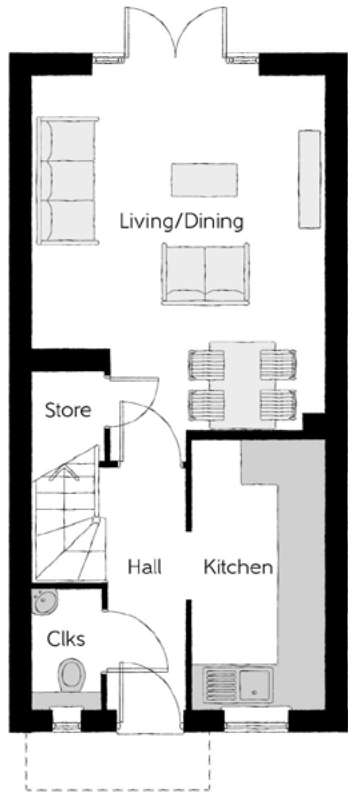
The Potter

Two bedroom home



First Floor

Bedroom 1	3.99m x 4.04m <small>(max)</small>	13'1" x 13'3" <small>(max)</small>
Bedroom 1 En Suite	1.86m x 1.48m	6'1" x 4'10"
Bedroom 2	3.99m x 2.47m <small>(max)</small>	13'1" x 8'1" <small>(max)</small>
Bathroom	1.86m x 1.92m	6'1" x 6'3"



Ground Floor

Kitchen	1.80m x 3.72m	5'11" x 12'2"
Living/Dining	3.99m x 4.92m <small>(max)</small>	13'1" x 16'2" <small>(max)</small>
Cloakroom	0.94m x 1.60m	3'1" x 5'3"

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

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The Slater

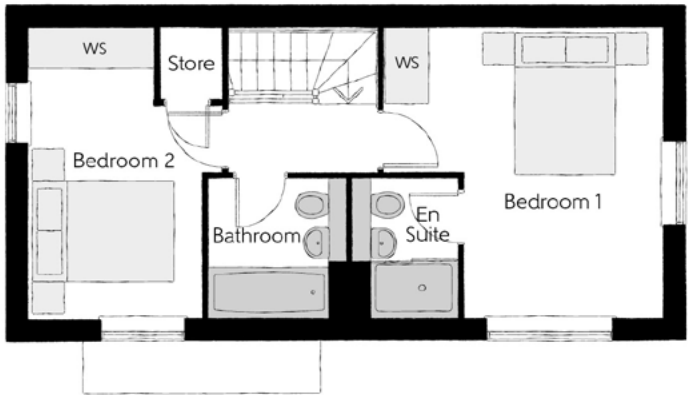
TWO BEDROOM HOME



Bellway

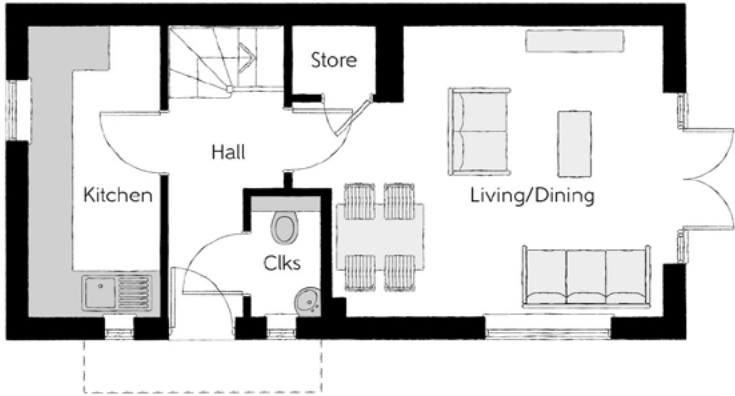
The Slater

Two bedroom home



First Floor

Bedroom 1	3.99m x 3.88m (max) (max)	13'1" x 12'9" (max) (max)
Bedroom 1 En Suite	1.90m x 1.48m	6'3" x 4'10"
Bedroom 2	3.99m x 2.63m (max) (max)	13'1" x 8'7" (max) (max)
Bathroom	1.90m x 1.92m	6'3" x 6'3"



Ground Floor

Kitchen	3.99m x 1.82m	13'1" x 6'0"
Living/Dining	3.99m x 5.15m (max) (max)	13'1" x 16'11" (max) (max)
Cloakroom	1.62m x 1.01m	5'4" x 3'4"

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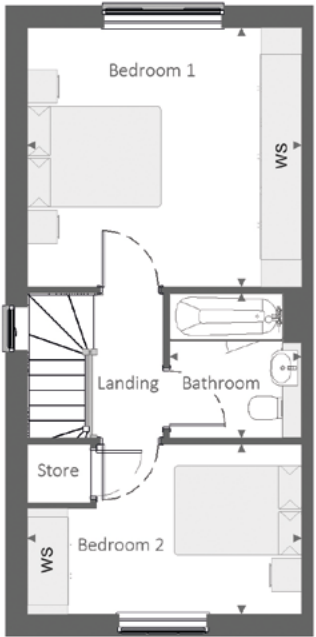


The HooperLife

TWO BEDROOM HOME

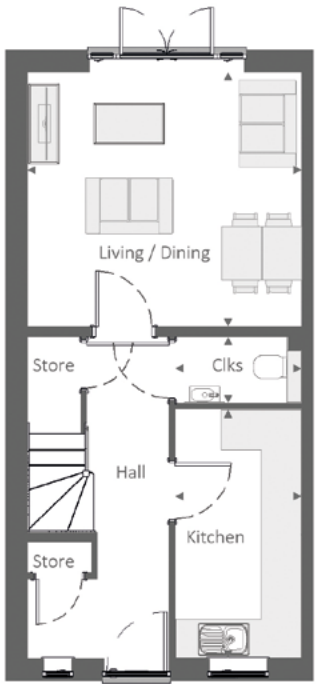


Bellway



First Floor

Bedroom 1	4.11 m	x	3.88 m	13'-6"	x	12'-9"
Bedroom 2	4.11 m	x	2.55 m	13'-6"	x	8'-4"
Bathroom	1.98 m	x	2.18 m	6'-6"	x	7'-2"



Ground Floor

Kitchen	1.89 m	x	3.73 m	6'-3"	x	12'-3"
Living / Dining	4.11 m	x	3.82 m	13'-6"	x	12'-6"
Cloakroom	1.89 m	x	0.99 m	6'-3"	x	3'-3"

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

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The Turner

THREE BEDROOM HOME



Bellway

The Turner

Three bedroom home



First Floor

Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
Bedroom 1 En Suite	1.41m x 1.96m	4'8" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.93m	7'1" x 6'4"



Ground Floor

Kitchen/Dining	4.67m x 4.29m	15'4" x 14'1"
Living Room	3.61m x 4.05m (max)	11'10" x 13'4" (max)
Cloakroom	1.71m x 1.05m	5'7" x 3'5"

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

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The Chandler

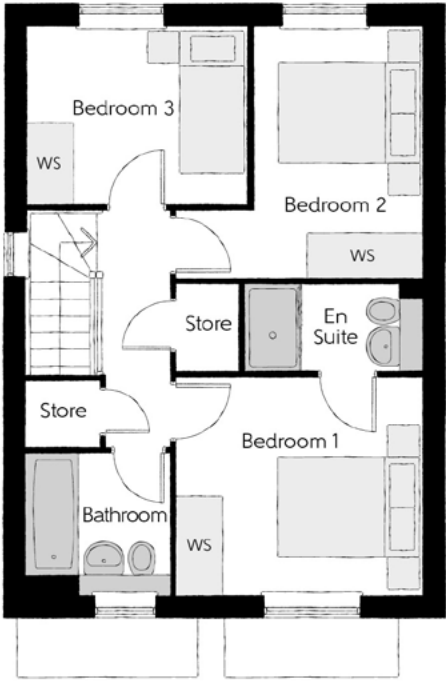
THREE BEDROOM HOME



Bellway

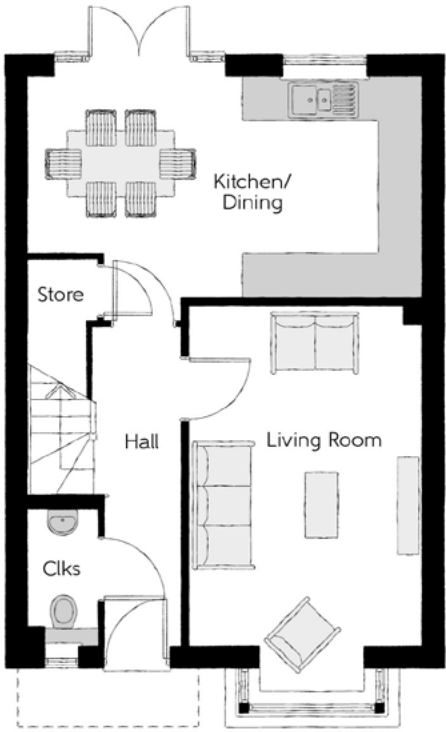
The Chandler

Three bedroom home



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
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 Lymner

THREE BEDROOM HOME



Bellway

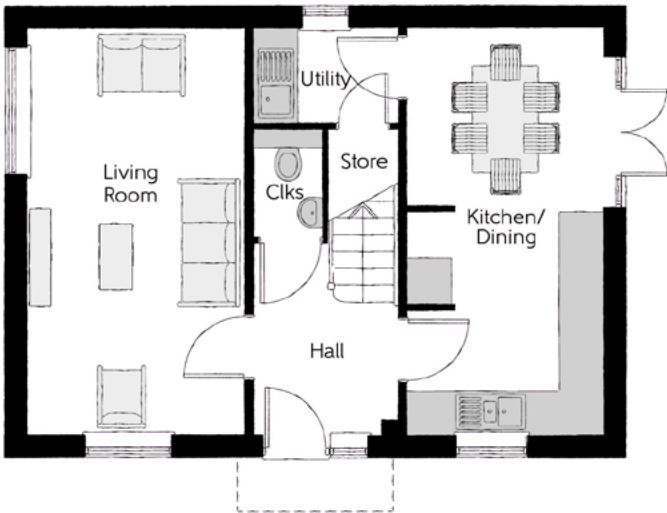
The Lymner

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	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"

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

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The Sawyer

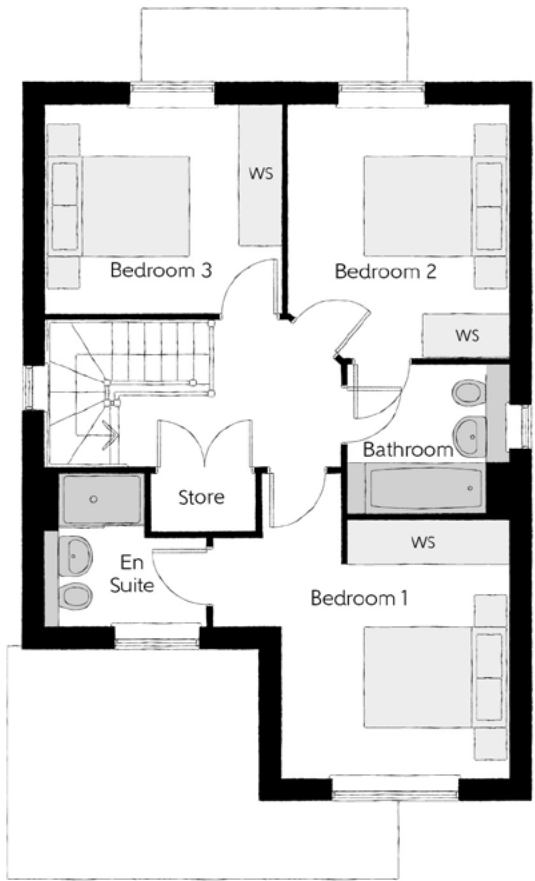
THREE BEDROOM HOME



Bellway

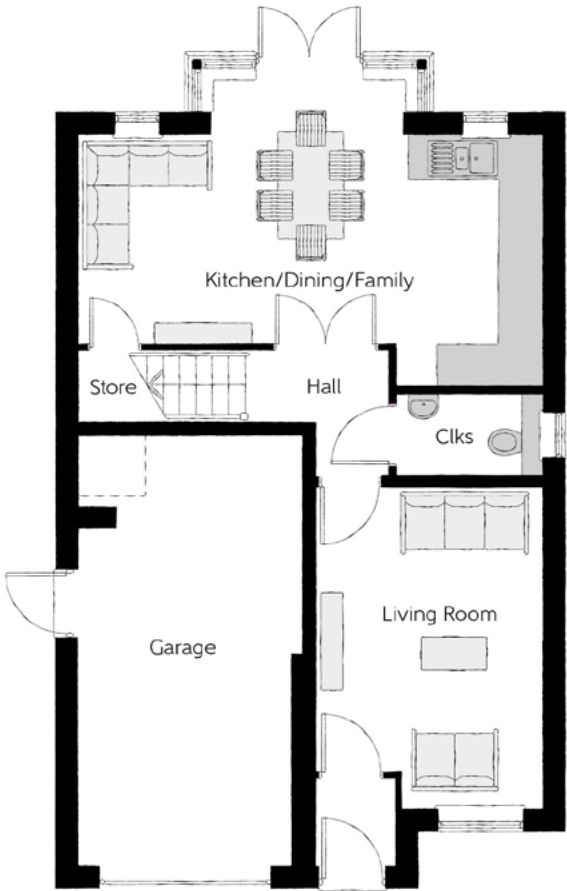
The Sawyer

Three bedroom home



First Floor

Bedroom 1	4.09m 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	10'0" x 11'7"
Bedroom 3	3.30m x 2.91m	10'10" x 9'7"
Bathroom	2.20m x 2.04m	7'3" x 6'8"



Ground Floor

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

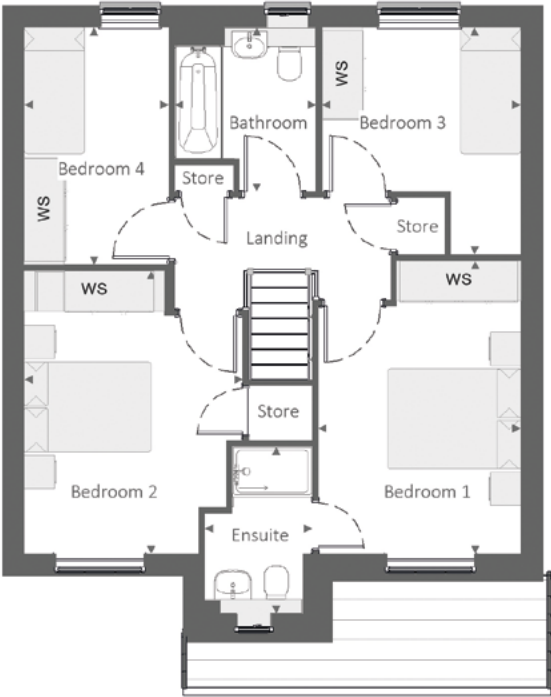
FOUR BEDROOM HOME



Bellway

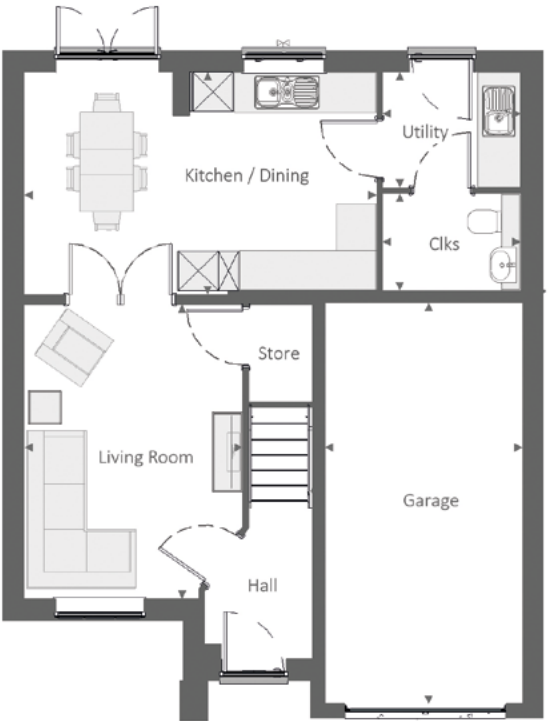
The MercerLife

Four bedroom home



First Floor

Bedroom 1	3.03 m	x	4.38 m	9'-11"	x	14'-5"
Bedroom 1 Ensuite	1.61 m	x	2.51 m	5'-3"	x	8'-3"
Bedroom 2	3.27 m	x	4.23 m	10'-9"	x	13'-11"
Bedroom 3	2.98 m	x	3.41 m	9'-9"	x	11'-2"
Bedroom 4	2.16 m	x	3.56 m	7'-1"	x	11'-8"
Bathroom	2.12 m	x	2.46 m	6'-11"	x	8'-1"



Ground Floor

Kitchen / Dining	5.27 m	x	3.34 m	17'-4"	x	10'-11"
Living Room	3.27 m	x	4.40 m	10'-9"	x	14'-5"
Utility	2.07 m	x	1.74 m	6'-10"	x	5'-8"
Cloakroom	2.07 m	x	1.45 m	6'-10"	x	4'-9"
Garage	2.96 m	x	6.00 m	9'-9"	x	19'-8"

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

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The Scrivener

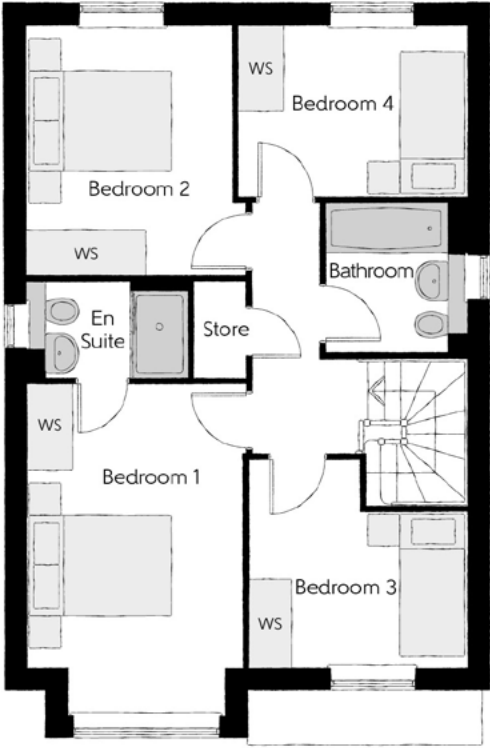
FOUR BEDROOM HOME



Bellway

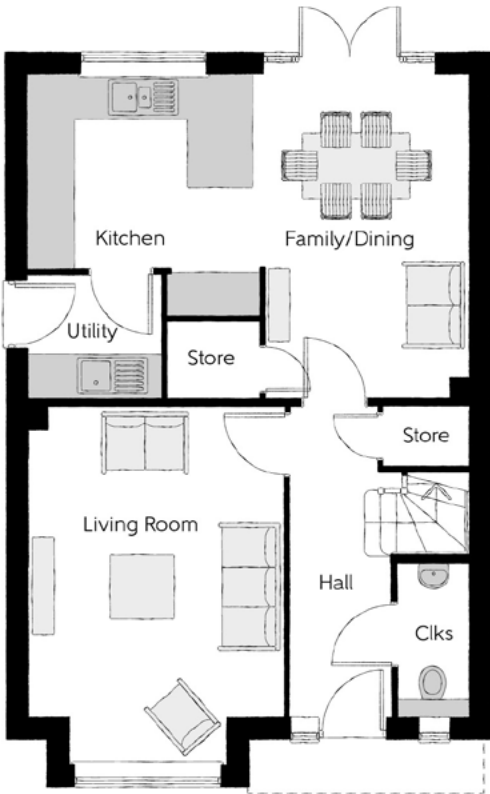
The Scrivener

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"



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 Cutler

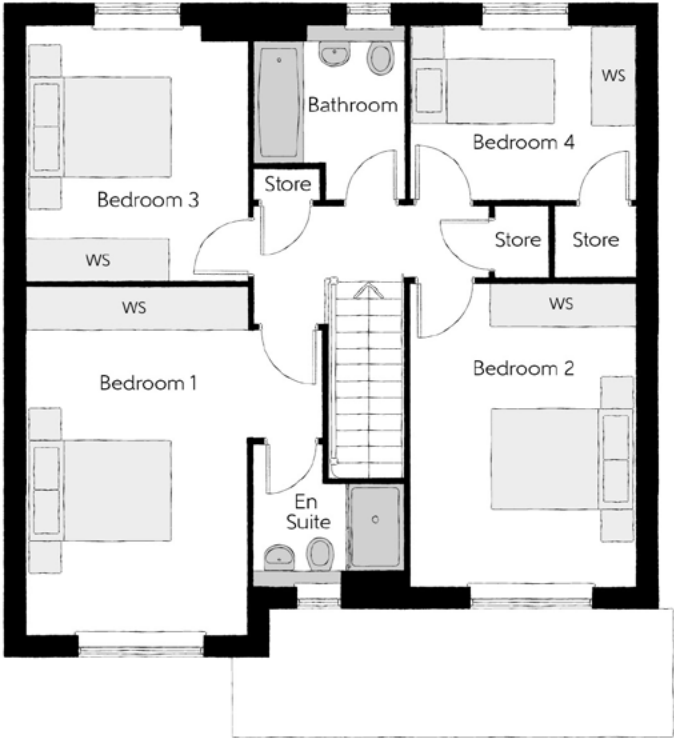
FOUR BEDROOM HOME



Bellway

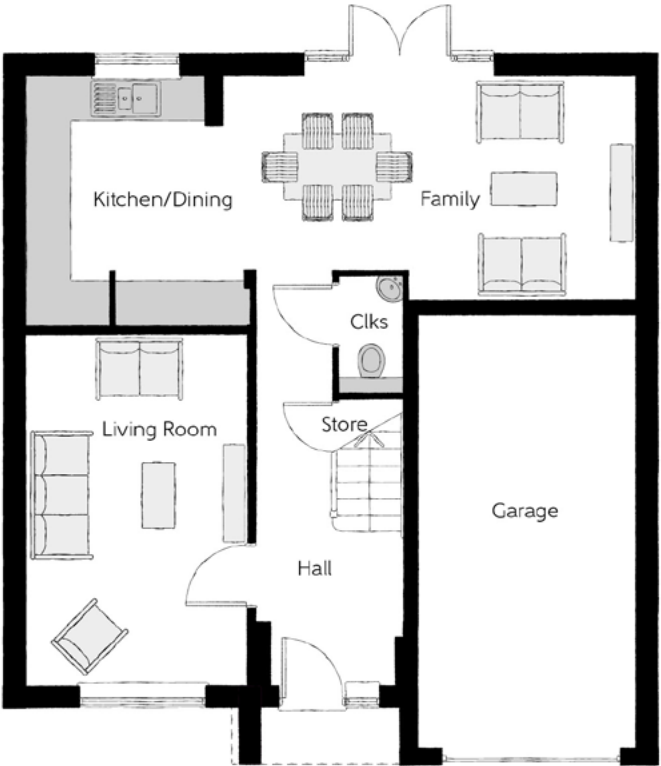
The Cutler

Four bedroom home



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

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



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

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The Bowyer

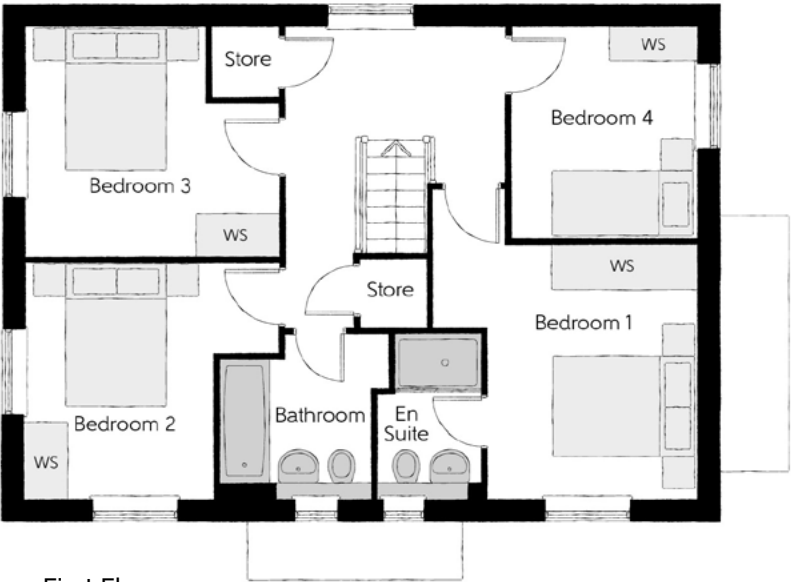
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



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	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)

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. BO/CB/500/S00/D/01/K.



The LorimerLife

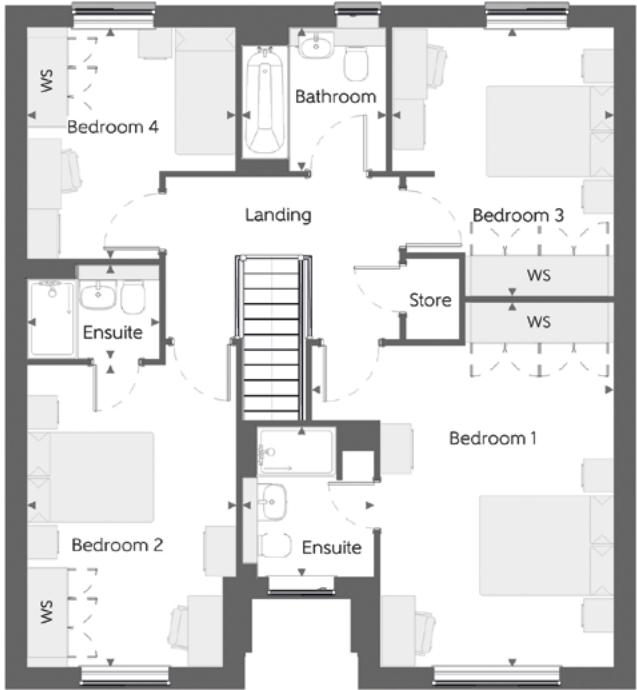
FOUR BEDROOM HOME



Bellway

The LorimerLife

Four bedroom home



First Floor

Bedroom 1	4.52 m x 5.46 m	14'-10" x 17'-11"
Bedroom 1 Ensuite	1.97 m x 2.26 m	6'-6" x 7'-5"
Bedroom 2	3.14 m x 4.52 m	10'-4" x 14'-10"
Bedroom 2 Ensuite	1.99 m x 1.41 m	6'-6" x 4'-8"
Bedroom 3	3.32 m x 4.02 m	10'-11" x 13'-2"
Bedroom 4	3.12 m x 3.46 m	10'-3" x 11'-4"
Bathroom	2.17 m x 2.14 m	7'-1" x 7'-0"



Ground Floor

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

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

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Specification

FINISHES	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete GF ; Chipboard FF	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
		Oak Stop Chamfered Newels	●	●	●
	Newel Caps	Oak Flat Top Newel Caps	●	●	●
	Handrail	Oak Heavy Duty Handrail	●	●	●
	Skirting	White Gloss 120x14 MDF Grooved & Chamfered	●	●	
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered			●
	Internal Doors	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 Linear Single Bowl Stainless Steel Sink inc. Sink Liner	●		
		Leisure Linear Bowl & Half Stainless Steel Sink inc. Sink Liner		●	
		Leisure Euroline Bowl & Half Stainless Steel Sink inc. Sink Liner			●
	Utility Sink	Leisure Linear Single Bowl Stainless Steel Sink inc. Sink Liner		●	
		Leisure Euroline Single Bowl Stainless Steel Sink inc. Sink Liner			●
	Appliances Oven	Zanussi Single Oven ZOB343X	●	●	
		Zanussi Single Oven ZOB35471XK			●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	●	●	
		Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback			●
	Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	●	●	●
	Appliances Extractor (Island)	Cooker Hood Extractor LF1519X††			●
	Appliances Microwave	Zanussi Microwave ZKK47901XK			●
	Appliances Fridge Freezer	Fridge/Freezer Space Only	●	●	
		Zanussi 70/30 Fridge/Freezer ZBB28441SV			●
WETROOMS	Appliance Dishwasher	Removable Unit**	●	●	
		Zanussi Dishwasher ZDT21006FA			●
	Appliance Washing Machine	Washing Machine Space Only	●	●	●
	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	Splashback Tiling to Wash Hand Basin with Flat Edge White 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 MALAGA Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●

WETROOMS	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure††	●	●	●
	Bathroom - Shower	Mira RELATE EV Thermostatic Shower‡	●	●	
		Mira RELATE EV 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 & 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 RELATE EV 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†			●
HEATING	Boiler	Ideal LOGIC Combination Boiler	●	●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder			●
	Controls	Dual Zoned 3 way Heating Programmer	●	●	●
	Radiator	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom Only	●	●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	●	●	●
ELECTRICS	Consumer Unit	Wylex Consumer Unit	●	●	●
	USB Locations	Kitchen, Lounge & Bedroom 1 ONLY	●	●	●
	Shaver/Toothbrush Point	Bathroom ONLY	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Lounge	●	●	●
	Security - Fire	Optical Smoke Detector	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights Warm White	●	●	
		Polished Chrome Recessed Spot Lights Warm White			●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights Cool White	●	●	
		Polished Chrome Recessed Spot lights Cool White			●
	Lighting - External	External Light Clifton Brushed Steel Up/Down	●	●	●
	Communications - TV	TV Point to Lounge, Family, Bedroom 1 & Study	●	●	●
	Communications - Data	Cat 6 Network Point to Lounge, Family, Bedroom 1 & Study	●	●	●
	Communications - Voice	Telephone Point to Lounge	●	●	●
	Broadband	Ultrafast Fibre Connectivity	●	●	●
EXTERNALS	Security - Carbon	Honeywell XC70 Carbon Monoxide Detector	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x38's	●	●	●
	Drives	Bitmac Black‡‡	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting‡‡‡	●	●	●
	Landscaping - Rear	Rotovated Topsoil	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●

* full height around bath where shower provided as standard

** at build stage

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

† full height to shower enclosure

†† housetype dependent

††† inc soft close mechanism seat on 4 beds ONLY

‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

‡‡ plot dependent

‡‡‡ plot specific, refer to site layout

^ refer to site landscape layout

^^ soft close mechanism to doors and drawers

^^^ where provision of shower tray allows



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 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



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YEARS of QUALITY
SINCE 1946



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.

