



Foxton Mill - Phase 2

Foxton Mill is a development of 2, 3, and 4 homes located in Cramlington, Northumberland.



Bellway



City heritage, countryside calm

Discover a higher quality of life, with the best of both worlds

Foxton Mill is perfectly placed for daily essentials. Framwellgate Moor is close by with its local shops, cafés and takeaways, while the Arnison Centre retail park plays home to major supermarkets, fashion and homeware brands, among others. Alternatively, a six-minute drive will take you to Durham city centre’s cobbled streets, market hall and riverside walks. Independent boutiques sit alongside well-known brands, while cafés, traditional pubs and stylish restaurants cater for every taste.

Leisure and entertainment are also abundant. Gala Theatre and Cinema brings live performances and the latest films to the city. Alternatively, Adventure Valley, Diggerland Durham and the open-air heritage museum at Beamish promise family fun for all ages.

For bigger days out, the Metrocentre in Gateshead and Newcastle city centre are around 30 minutes away by car, offering a huge choice.

Sports enthusiasts can make the most of nearby Abbey and Freeman’s Quay leisure centres which include gyms, exercise classes and swimming. Alternatively, there is a choice of local golf clubs, along with rowing on the River Wear.

Green space is at the heart of DH1, with landscaped areas and an on-site play park. Beyond the development, Aykley Woods Nature reserve, Wharton Park, Lanchester Valley Railway Path and strolls along the river all make the perfect way to unwind. A little further afield, the North Pennines put breath-taking scenery and endless walking routes less than an hour’s drive away.

Families will appreciate a choice of primary and secondary schools within 10 minutes by car. Higher education can be found at New College Durham and the world-class Durham University, which between them offer a variety of courses and apprenticeships.

When it comes to travel, the nearby A691 and A167 link to the A1(M) for routes to Newcastle, Sunderland, Teesside and beyond.

The Sniperley Park and Ride is a short walk away, with frequent buses to Durham city centre and the railway station. From there, trains connect directly to Newcastle in 15 minutes and London in around three hours, stopping at Darlington, York and Doncaster along the way. For international travel, Newcastle Airport is a 30-minute drive away.

Space to grow, style to enjoy

A modern community in the heart of County Durham

Foxton Mill is an exciting new collection of 2, 3, 4 and 5 bedroom homes located on the attractive north-western edge of Durham. Thoughtfully planned around green spaces and play areas, and finished with Bellway’s renowned attention to detail, these homes combine modern design with energy-efficient features

and private parking. Perfect for first-time buyers, growing families and commuters, this development offers the best of both worlds: a peaceful residential setting surrounded by countryside, yet within minutes of Durham’s historic city centre and excellent connections across the North East and beyond.





Development plan - Phase 2







2 Bedroom Homes

-  The Potter
Plots 326, 327, 330, 331 & 344
-  The Slater
Plot 345
-  The Tailor
Plots 364 & 365
-  The Blacksmith
Plots 355 & 356

3 Bedroom Homes

-  The Turner
Plots 372, 373, 379 & 380
-  The Glazier
Plots 324, 325, 328, 329 & 332
-  The Chandler
Plots 342, 343, 377 & 378
-  The Carver
Plots 349, 362, 363 & 382
-  The Sawyer
Plots 348, 350, 351, 360, 361 & 375

4 Bedroom Homes

-  The Cutler
Plots 340, 353, 354, 369 & 383
-  The Weaver
Plots 323, 333, 336 & 341
-  The Lorimer
Plots 339, 352, 373, 384 & 385
-  The Sculptor
Plots 334 & 335
-  The Mercer
Plots 346, 347, 370, 371 & 376
-  The Scrivener
Plots 337, 338, 381 & 386

2-3 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.



- Key to plan**
- VP Visitor parking
 - bcp Bin collection point
 - * Discount Market Value



The Blacksmith

TWO BEDROOM HOME



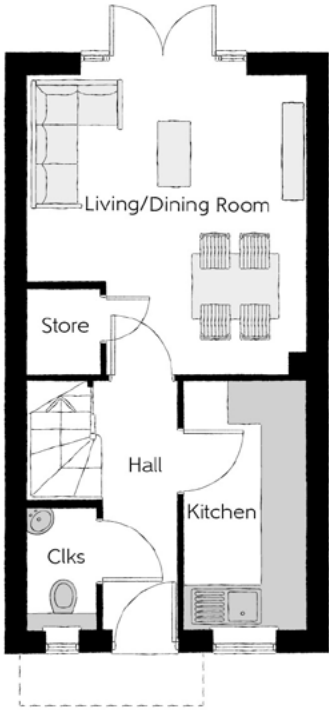
Bellway

The Blacksmith

Two bedroom home



First Floor		
Bedroom 1	3.82m x 2.87m	12'7" x 9'5"
Bedroom 2	3.82m x 2.74m (max)	12'7" x 9'0" (max)
Bathroom	1.71m x 1.88m	5'7" x 6'2"



Ground Floor		
Kitchen	1.67m x 3.43m	5'6" x 11'3"
Living/Dining Room	3.82m x 4.14m (max)	12'7" x 13'7" (max)
Cloakroom	0.93m x 1.64m	3'1" x 5'4"

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

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The Potter

TWO BEDROOM HOME



Bellway

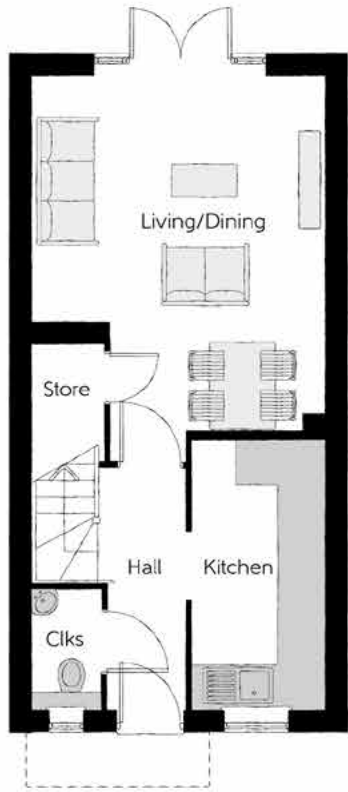
The Potter

Two bedroom home



First Floor

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



Ground Floor

Kitchen	3.72m x 1.80m	12'2" x 5'11"
Living/Dining	5.34m x 3.99m (max)	17'6" x 13'1" (max)
Cloakroom	1.60m x 0.94m	5'3" x 3'1"

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

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The Slater

TWO BEDROOM HOME



Bellway

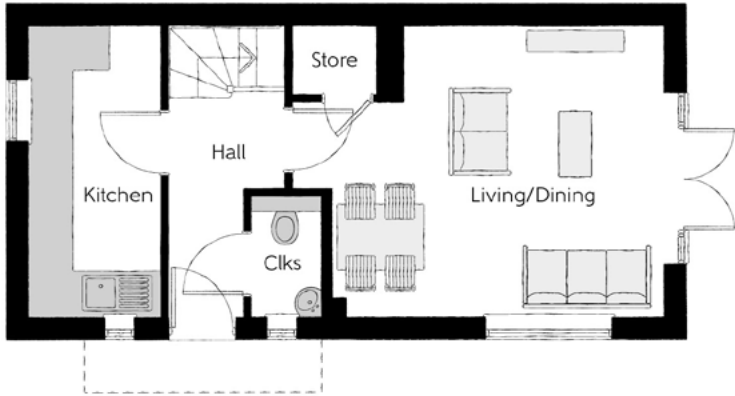
The Slater

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"

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

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The Turner

THREE BEDROOM HOME



Bellway

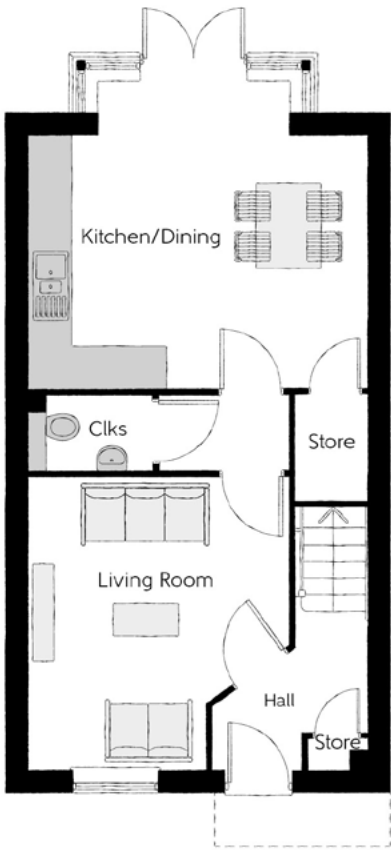
The Turner

Three bedroom home



First Floor

Bedroom 1	3.61m x 3.56m <small>(max) (max)</small>	11'10" x 11'8" <small>(max) (max)</small>
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 <small>(max) (max)</small>	8'0" x 11'6" <small>(max) (max)</small>
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 <small>(max)</small>	11'10" x 13'4" <small>(max)</small>
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

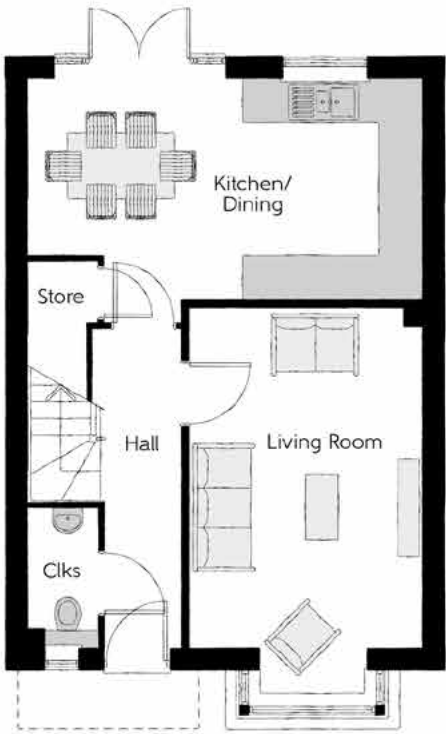
The Chandler

Three bedroom home



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.45m x 1.20m	8'0" x 3'11"
Bedroom 2	3.50m x 3.40m (max)	11'6" x 11'2" (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 3.05m	17'11" x 10'0"
Living Room	5.36m x 3.22m (inc. bay)	17'7" x 10'7" (inc. bay)
Cloakroom	1.90m x 0.95m	6'3" x 3'1"

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

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The Sawyer

THREE BEDROOM HOME

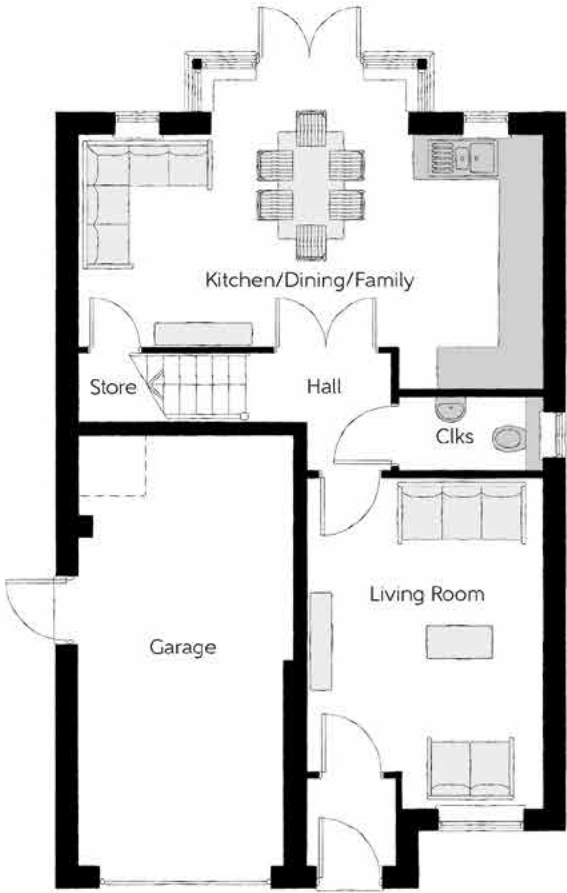


Bellway



First Floor

Bedroom 1	4.23m x 4.09m (max) (max)	13'11" x 13'5" (max) (max)
Bedroom 1 En Suite	2.25m x 2.10m	7'5" x 6'11"
Bedroom 2	3.54m x 3.04m	11'7" x 10'0"
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 4.30m (max)	21'1" x 14'1" (max)
Living Room	4.45m x 3.16m	14'7" x 10'4"
Cloakroom	2.05m x 1.15m	6'9" x 3'9"
Garage	6.09m x 3.10m (max)	20'0" x 10'2" (max)

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

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The Mercer

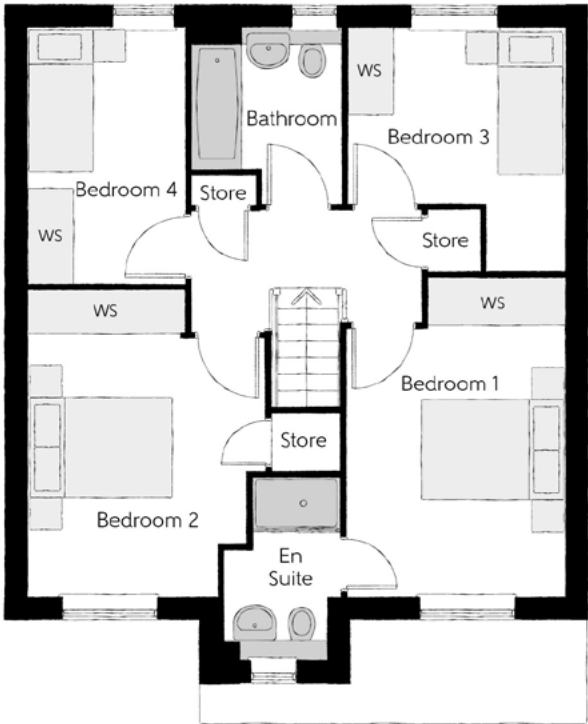
THREE BEDROOM HOME



Bellway

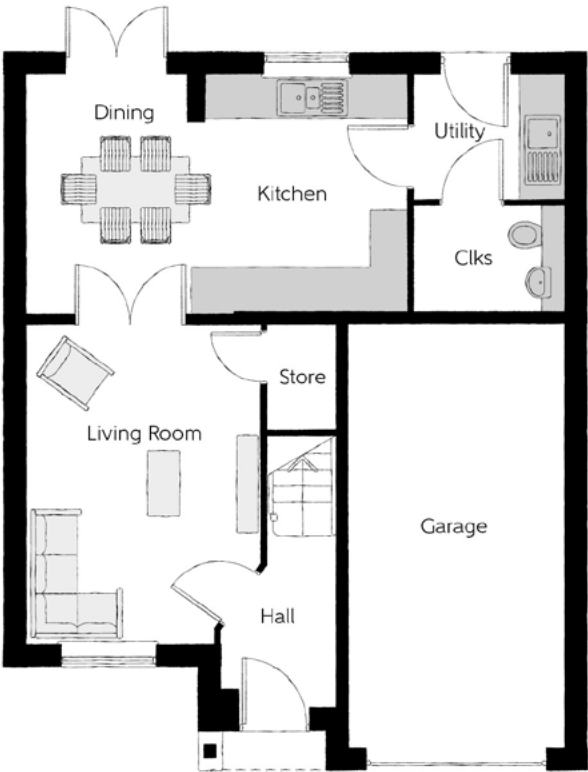
The Mercer

Three bedroom home



First Floor

Bedroom 1	4.38m x 3.04m (max)	14'5" x 9'11" (max)
Bedroom 1 En Suite	2.51m x 1.61m	8'3" x 5'3"
Bedroom 2	4.23m x 3.27m (max)	13'11" x 10'9" (max)
Bedroom 3	3.41m x 3.01m (max)	11'2" x 9'11" (max)
Bedroom 4	3.56m x 2.16m	11'8" x 7'1"
Bathroom	2.46m x 2.08m (max)	8'1" x 6'10" (max)



Ground Floor

Kitchen	3.28m x 2.80m	10'9" x 9'2"
Dining	3.34m x 2.48m	10'11" x 8'1"
Living Room	4.40m x 3.27m (max)	14'5" x 10'9" (max)
Utility	2.07m x 1.76m	6'10" x 5'9"
Cloakroom	2.07m x 1.43m	6'10" x 4'8"
Garage	6.00m x 2.96m	19'8" x 9'9"

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

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The Cutler

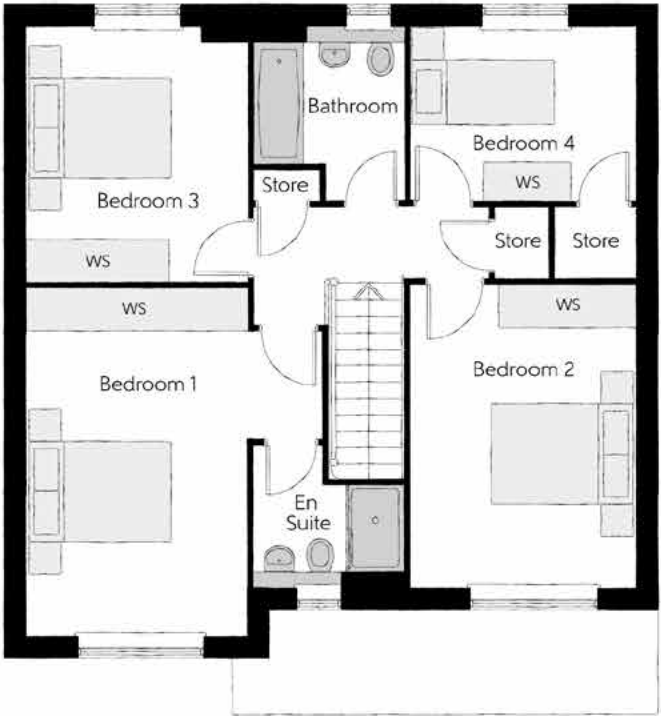
FOUR BEDROOM HOME



Bellway

The Cutler

Four bedroom home

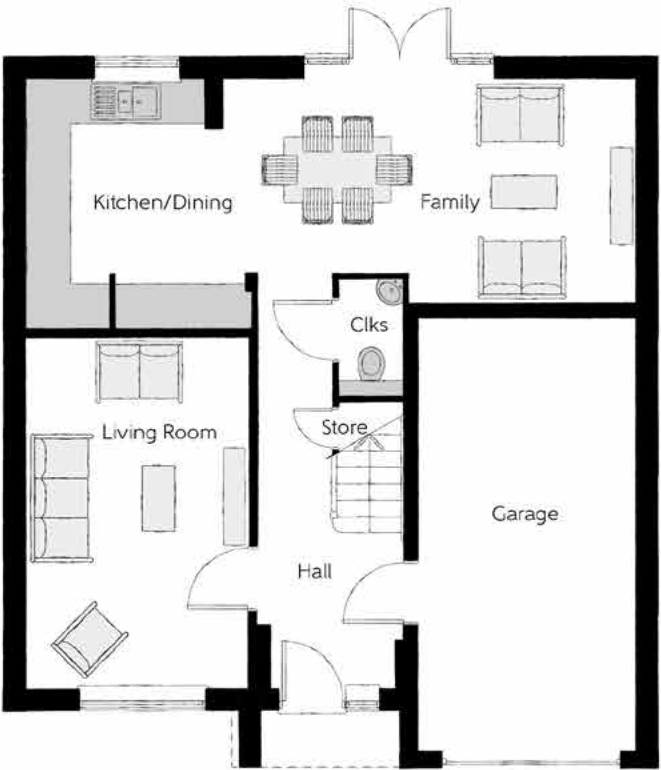


First Floor

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

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	4.85m x 3.05m	15'11" x 10'0"
Cloakroom	1.63m x 0.90m	5'4" x 3'0"
Garage	6.05m x 3.07m	19'10" x 10'1"



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

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The Glazier

THREE BEDROOM HOME



Bellway

The Glazier

Three bedroom home



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

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The Tailor

THREE BEDROOM HOME



Bellway

The Tailor

Three bedroom home



First Floor

Bedroom 1	3.36m x 3.29m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.43m x 1.40m	8'0" x 4'7"
Bedroom 2	3.09m x 2.52m	10'2" x 8'3"
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	5.14m x 3.90m (max)	16'10" x 12'10" (max)
Cloakroom	1.66m x 1.01m	5'5" x 3'4"

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

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The Lorimer

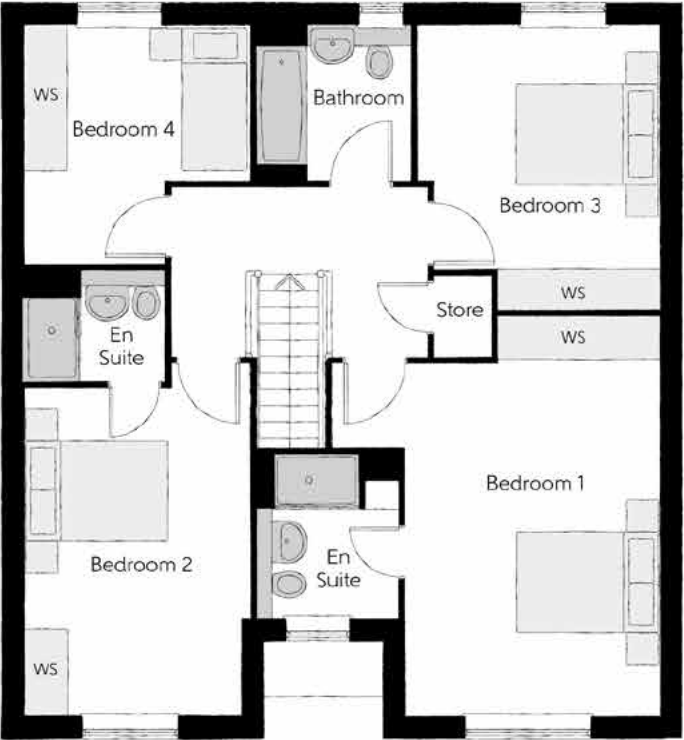
FOUR BEDROOM HOME



Bellway

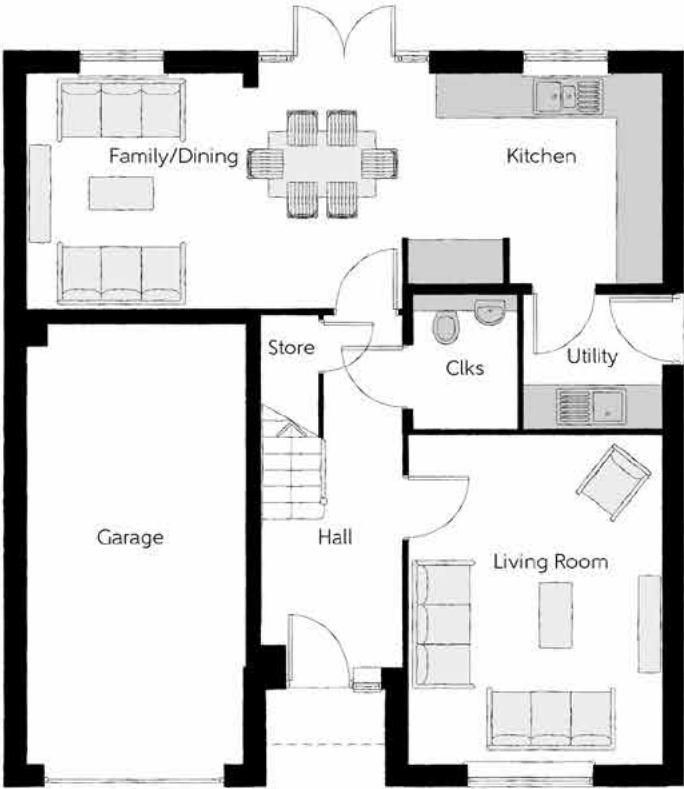
The Lorimer

Four bedroom home



First Floor

Bedroom 1	5.46m x 4.52m (max) (max)	17'11" x 14'10" (max) (max)
Bedroom 1 En Suite	2.26m x 1.98m	7'5" x 6'6"
Bedroom 2	4.83m x 3.14m (max) (max)	15'10" x 10'4" (max) (max)
Bedroom 2 En Suite	1.99m x 1.41m	6'6" x 4'8"
Bedroom 3	4.02m x 3.33m (max) (max)	13'2" x 10'11" (max) (max)
Bedroom 4	3.46m x 3.12m (max) (max)	11'4" x 10'3" (max) (max)
Bathroom	2.16m x 2.15m	7'1" x 7'1"



Ground Floor

Kitchen	3.65m x 2.92m	12'0" x 9'7"
Family/Dining	5.14m x 3.28m	16'10" x 10'9"
Living Room	4.38m x 3.50m	14'5" x 11'6"
Utility	2.04m x 1.91m	6'8" x 6'3"
Cloakroom	2.04m x 1.50m	6'8" x 4'11"
Garage	6.11m x 3.07m	20'0" x 10'1"

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

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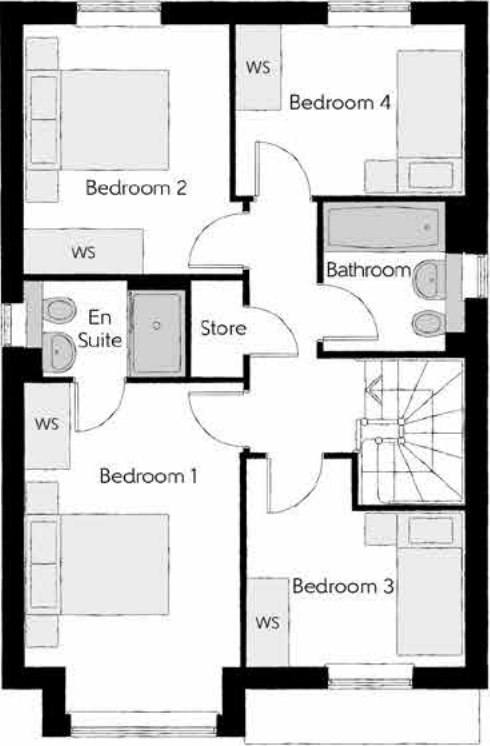


The Scrivener

FOUR BEDROOM HOME

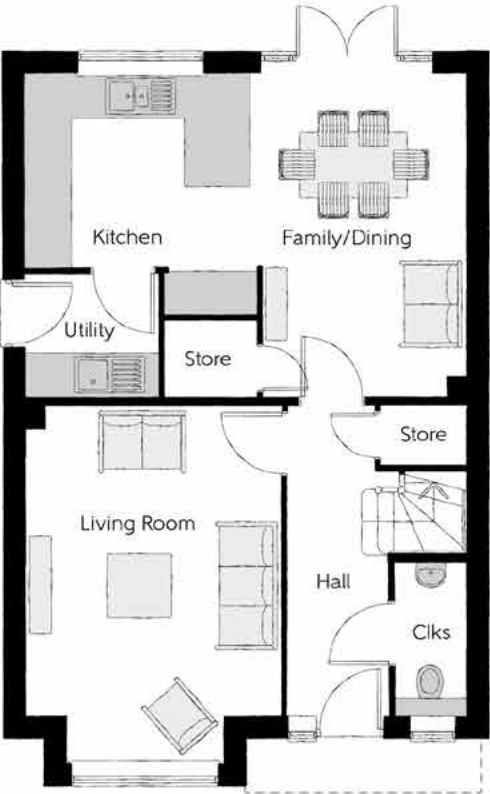


Bellway



First Floor

Bedroom 1	4.59m x 2.96m (inc. bay)	15'1" x 9'9" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	3.46m x 3.03m (max)	11'4" x 9'11" (max)
Bedroom 3	3.04m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	2.08m x 1.91m	6'10" x 6'3"



Ground Floor

Kitchen	3.34m x 3.20m	10'11" x 10'6"
Family/Dining	4.48m x 2.88m (max)	14'8" x 9'6" (max)
Living Room	4.94m x 3.54m (inc. bay)	16'3" x 11'7" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	2.08m x 0.97m	6'10" x 3'2"

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

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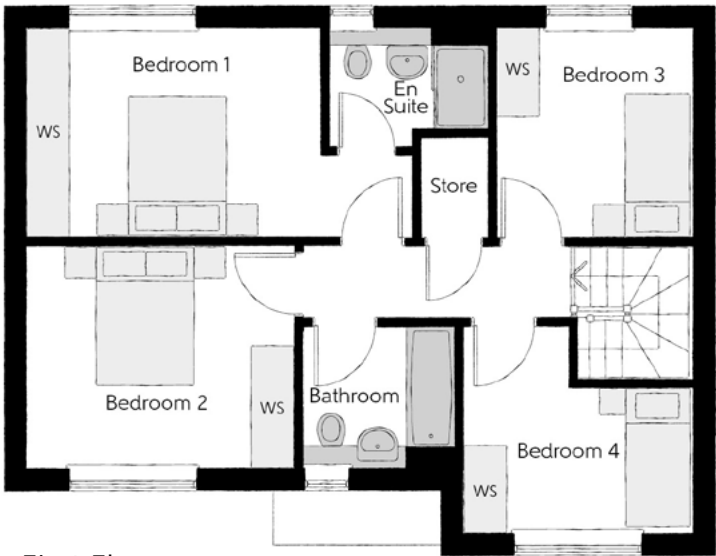


The Sculptor

FOUR BEDROOM HOME

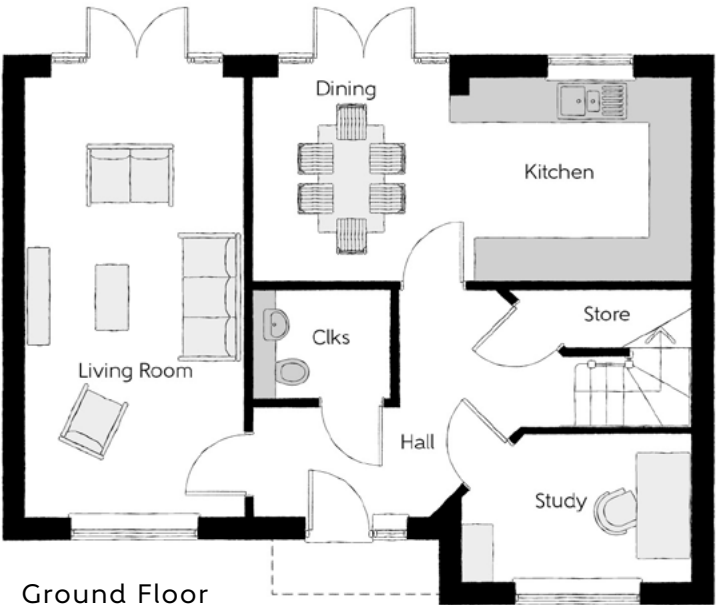


Bellway



First Floor

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



Ground Floor

Kitchen	3.40m x 2.86m	11'2" x 9'4"
Dining	2.86m x 2.69m	9'4" x 8'10"
Living Room	6.09m x 3.00m	20'0" x 9'10"
Study	3.16m x 2.01m (max)	10'4" x 6'7" (max)
Cloakroom	1.89m x 1.48m	6'2" x 4'10"

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. SR/CB/500/S00/S/01/D.



The Weaver

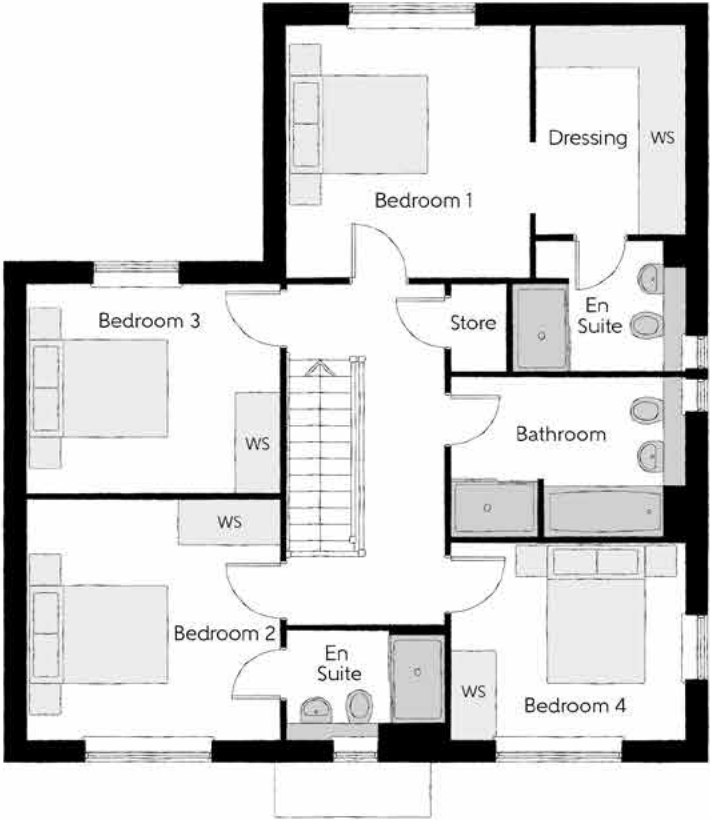
FOUR BEDROOM HOME



Bellway

The Weaver

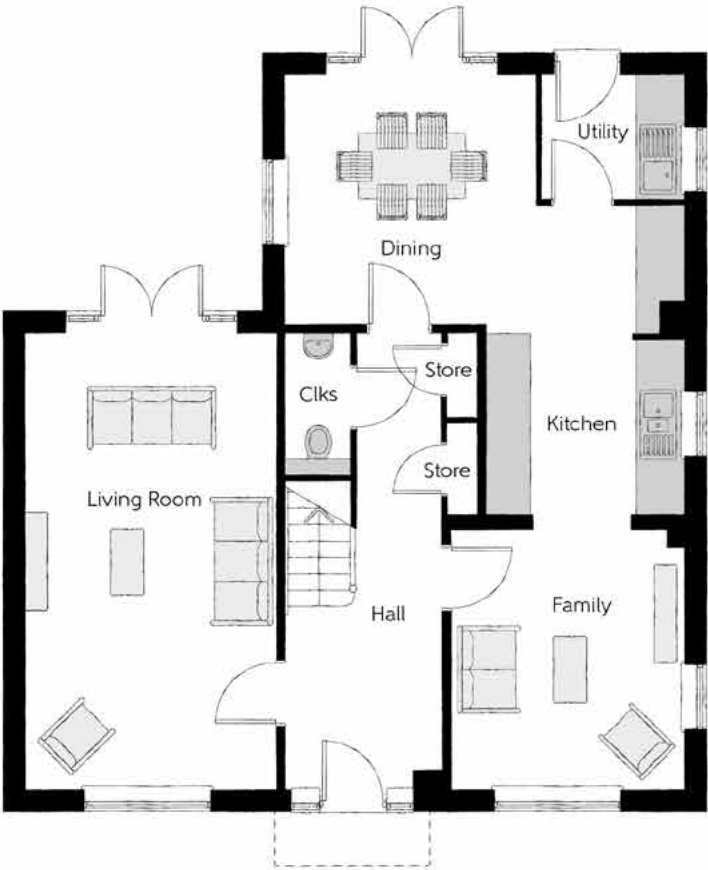
Four bedroom home



First Floor		
Bedroom 1	3.50m x 3.43m	11'6" x 11'3"
Dressing	2.91m x 2.01m	9'7" x 6'7"
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	3.20m x 2.73m	10'6" x 8'11"
Bathroom	3.20m x 2.10m	10'6" x 6'11"

Ground Floor

Kitchen	4.38m x 2.72m	14'4" x 8'11"
Dining	3.52m x 3.45m	11'7" x 11'4"
Family	3.59m x 3.21m	11'9" x 10'6"
Living Room	6.31m x 3.45m	20'8" x 11'4"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	1.94m x 0.90m	6'4" x 3'0"



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

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The Carver

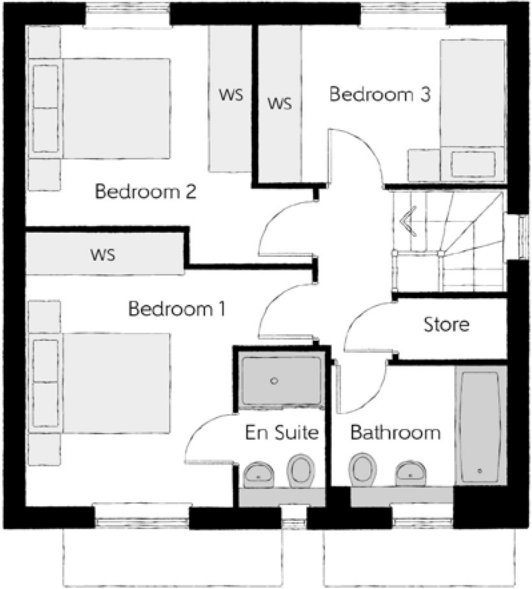
FOUR BEDROOM HOME



Bellway

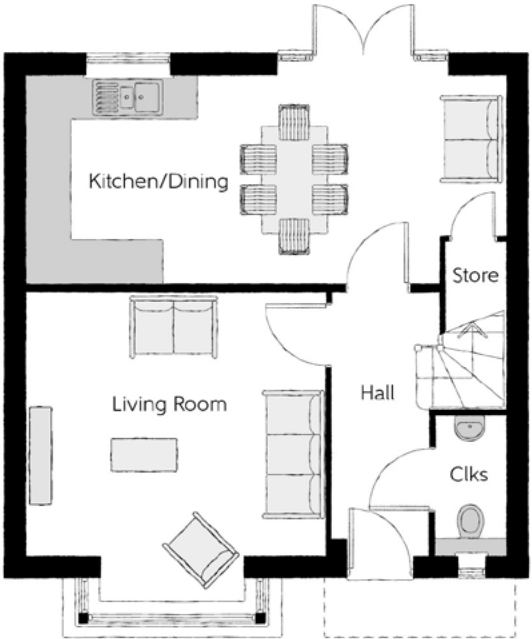
The Carver

Four 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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Specification

FINISHES			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
	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	●	●	●
	Handrail	White Gloss 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 Euroline Single Bowl Stainless Steel Sink inc. Sink Liner			●
	Appliances Oven	Zanussi Single Oven ZOB343X	●	●	
		Zanussi Single Oven ZOHNX3X1			●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	●	●	
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●
	Appliances Extractor	Electrolux Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Zanussi Microwave ZVENM6XI			●
	Appliances Fridge Freezer	Fridge/Freezer Space Only	●	●	
		Integrated Zanussi 70/30 Fridge/Freezer ZNLN18FS1			●
	Appliance Dishwasher	Removable Unit**	●	●	
		Integrated Zanussi Dishwasher ZDLN1511			●
	Appliance Washing Machine	Washing Machine Space Only	●	●	●
WETROOMS	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 - 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 MINIMAL Thermostatic Shower***	●	●	●
HEATING	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†			●
	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	Chrome Recessed Spot Lights Warm White	●	●	
		Polished Chrome Recessed Spot Lights Warm White			●
	Lighting - Bathroom & En-Suites	Chrome 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	●	●	●
EXTERNALS	Broadband	Ultrafast Fibre Connectivity	●	●	●
	Security - Carbon	Honeywell XC70 Carbon Monoxide Detector	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32'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.*

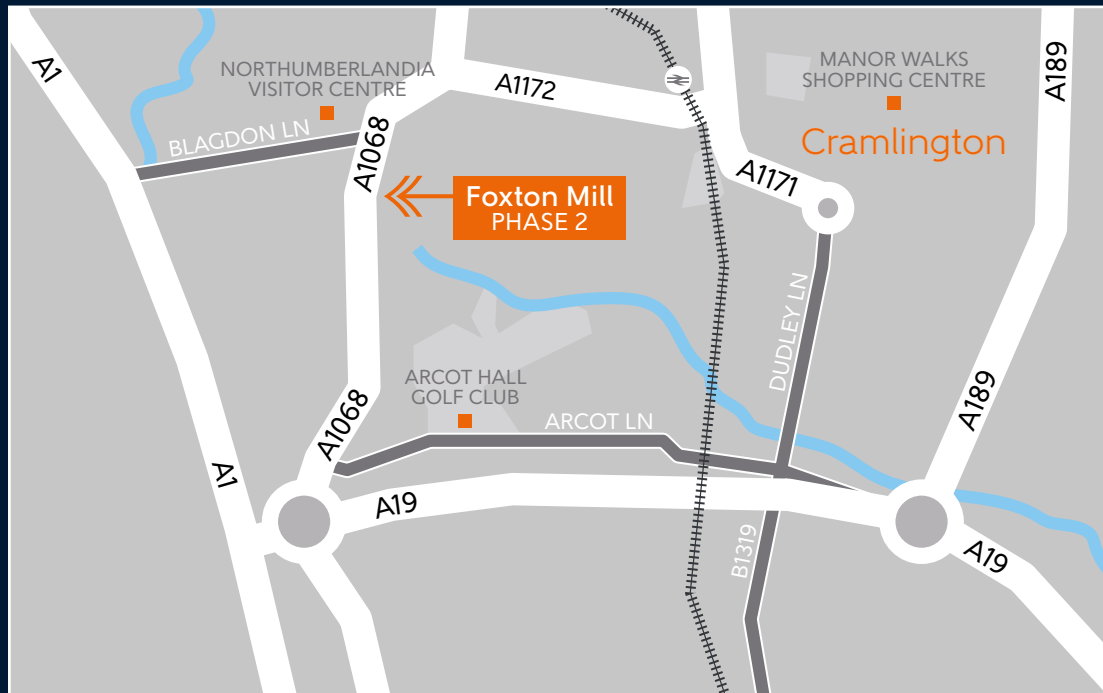
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*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 abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

Bellway

