



# Holbrook Park at Snelsmoor Village, Chellaston

Holbrook Park at Snelsmoor Village is a development of 1, 2, 3 and 4-bedroom homes, located in Chellaston, Derby.



THE  
ARTISAN  
COLLECTION

**Bellway**





# Village charm meets city style

Contemporary homes with the versatility to fit around you

Holbrook Park at Snelsmoor Village is an attractive development of 1, 2, 3 and 4 bedroom homes located on the southern outskirts of Derby, just a short drive from the city centre and the beautiful Derbyshire countryside. Such a location provides easy access to all the elements that make up a better quality of life. Shopping, leisure and outdoor space are abundant, as are essentials like schools and transport links.

This combines with an enviable design and build quality that offers versatility, comfort and energy efficiency. The result is an enviable collection of homes suitable for a wide variety of different lifestyles. Whether you are a first-time buyer, a commuting professional, part of a thriving family or looking to invest, Holbrook Park at Snelsmoor Village makes the ideal choice.

# A location for all lifestyles

Close to essentials, open spaces and city comforts

A home at Holbrook Park at Snelsmoor Village puts you within easy reach of everything you could need. There is a choice of supermarkets within a five-minute drive, while other essential amenities can be found at the nearby village of Chellaston. These include schools, a pharmacy, banking, dining and local pubs – and they’re all within 10 minutes by road.

For more choice, it’s a 15-minute drive into Derby where there is a wide variety of shopping, leisure and entertainment on offer. The Derbion complex sits at the heart of the city centre and features hundreds of retail brands, a vibrant food terrace and entertainment options that include bowling, cinema, adventure golf and the 640-seat Derby Theatre.

Alternatively, head over to the Derby Quad, which features a cinema, gallery, café bar and workshop; discover hidden treasures at one of the many independent boutiques in Cathedral Quarter; or admire spectacular views of the city on a cathedral tower tour.

If you like to keep active there are plenty of options nearby. Chellaston Park features a number of pitches

and a play area, while Moorways Sports Village and Water Park makes the ideal destination whether you’re looking for a workout or a day of family fun.

There are also a number of parks within easy reach. Alvaston park is eight minutes away by road and offers 85 acres of riverside parkland, including a science garden, BMX track, and nature trails. Alternatively explore Elvaston Castle Country Park, which is made up of over 320 acres of open parkland, woodland and formal gardens, all set around the majestic castle.

Trips further afield are made easy by excellent road connections via the A6, A50 and M1. These links put the Peak District’s spectacular scenery and seemingly endless network of walking trails within 35 minutes. Alternatively, you could be enjoying the thrills of Alton Towers in 38 minutes, sampling the delights of Nottingham City Centre in less than half an hour or parking up at East Midlands Airport within 15 minutes.

Rail travel is also convenient, with Peartree and Derby stations located within 10 and 15 minutes respectively, between them providing direct links to Stoke-on-Trent, Birmingham and Nottingham.









# Development plan



## 1 Bedroom Homes

The Desford  
Plots 93 & 95

The Kettleby  
Plots 94 & 96

## 2 Bedroom Homes

The Joiner  
Plots 36, 37, 38, 142, 143 & 144

## 3 Bedroom Homes

The Spinner  
Plots 3, 4, 15, 16, 21, 22, 27, 28, 34, 35, 39, 40, 50, 51, 61, 62, 91 & 92

The Thespian  
Plots 5, 7, 59, 64, 88, 104, 107, 113, 118, 125, 134, 138, 152, 157 & 166

The Tanner  
Plots 18, 19, 46 & 47

The Chandler  
Plots 24, 25, 81, 82, 83, 84, 129, 133, 135, 136, 149, 150, 155 & 156

The Tailor  
Plots 29, 30, 31, 32, 42, 43, 44, 45, 74, 75, 79, 80, 86, 87, 114, 115, 116, 117, 145, 146, 147, 148, 158, 159, 160, 161, 162, 163, 164, 165 & 167

The Fletcher  
Plots 89 & 90

The Carver  
Plots 105 & 151

## 4 Bedroom Homes

The Bowyer  
Plots 1, 8, 17, 73, 76, 85, 111 & 128

The Scrivener  
Plots 2, 6, 20, 26, 33, 41, 48, 52, 63, 106, 130, 131 & 132

The Philosopher  
Plots 9, 11, 13, 49, 110, 127, 139 & 140

The Goldsmith  
Plots 10, 60, 109 & 126

The Weaver  
Plots 12, 14, 23, 108 & 141

The Cutler  
Plots 77 & 78

## 1-4 Bedroom Homes

Affordable Homes

Sales Area

### Material Finishes

- Render Version
- Town Brick Version
- Country Brick Version

### Key to plan

- s/s - Sub station
- v - Visitor parking



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 Desford

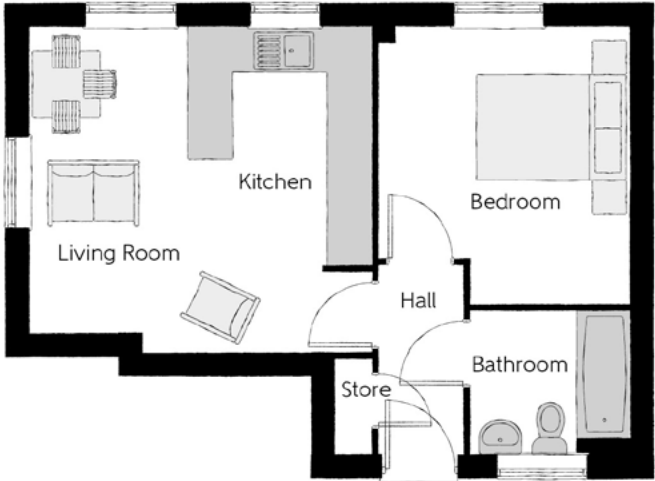
ONE BEDROOM HOME



Bellway

The Desford

One bedroom home



## Ground Floor

Kitchen	3.15m x 2.31m	10'3" x 7'5"
Living Room	3.94m x 4.34m (max)	12'9" x 14'3 (max)
Bedroom	3.66m x 3.30m	12'0" x 10'8"

**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.





# The Kettleby

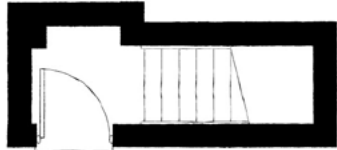
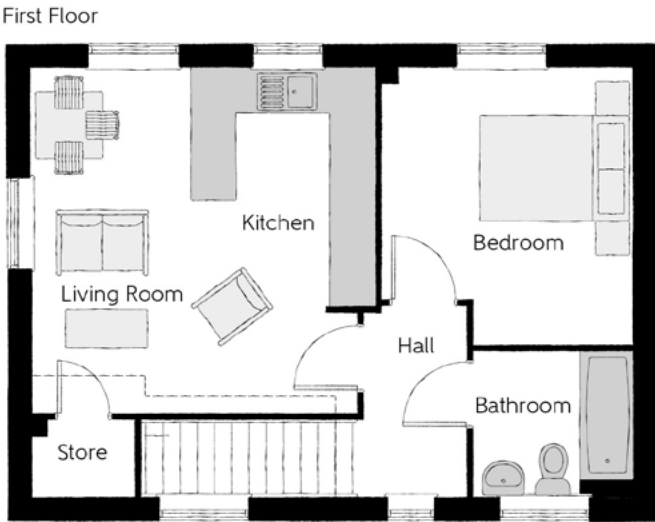
ONE BEDROOM HOME



**Bellway**

## The Kettleby

One bedroom home



Ground Floor access to First Floor

### First Floor

Kitchen	3.15m x 2.31m	10'3" x 7'5"
Living Room	3.94m x 4.34m (max)	12'9" x 14'3 (max)
Bedroom	3.66m x 3.30m	12'0" x 10'8"

**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..





Country Brick version.

# The Joiner

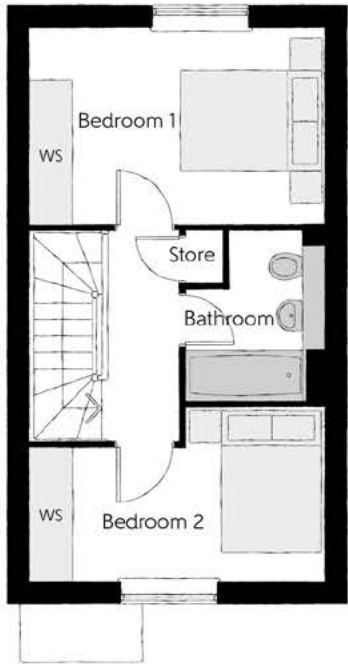
TWO BEDROOM HOME



**Bellway**

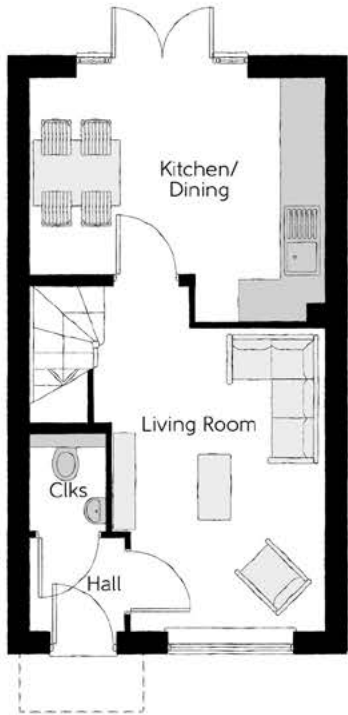
## The Joiner

Two bedroom home



### 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.**

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. JO/CB/200/S00/S/01/J.





Render version.

# The Spinner

THREE BEDROOM HOME



Bellway

## The Spinner

Three bedroom home



### Second Floor

Bedroom 1	3.64m x 4.89m (max) (max)	11'11" x 16'1" (max) (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) (max)	15'4" x 13'5" (max) (max)
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

**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. SP/CB/200/S00/S/01/E.





Render version.

# The Thespian

THREE BEDROOM HOME



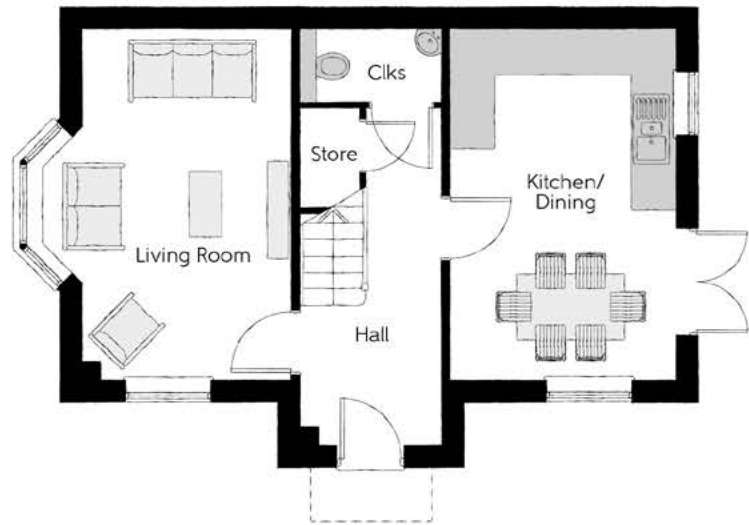
## The Thespian

Three bedroom home



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

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

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. TH/CB/200/S00/D/01a/L.





# The Tanner

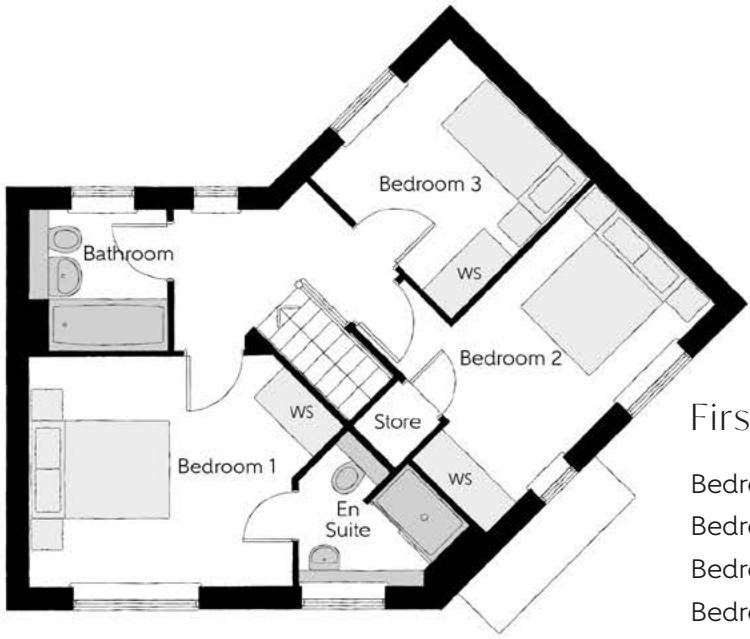
THREE BEDROOM HOME



**Bellway**

## The Tanner

Three bedroom home



### First Floor

Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.39m x 2.09m (max)	7'10" x 6'10" (max)
Bedroom 2	4.50m x 3.29m (max)	14'9" x 10'10" (max)
Bedroom 3	2.72m x 2.76m (max)	8'11" x 9'1" (max)
Bathroom	1.91m x 1.91m	6'3" x 6'3"



### Ground Floor

Kitchen/Dining	3.76m x 5.19m (max)	12'4" x 17'0" (max)
Living Room	3.01m x 5.19m	9'10" x 17'0"
Cloakroom	1.50m x 1.47m (max)	4'11" x 4'10" (max)

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. TN/CB/200/S00/S/01/E.





Country Brick version.

# The Chandler

THREE BEDROOM HOME



**Bellway**

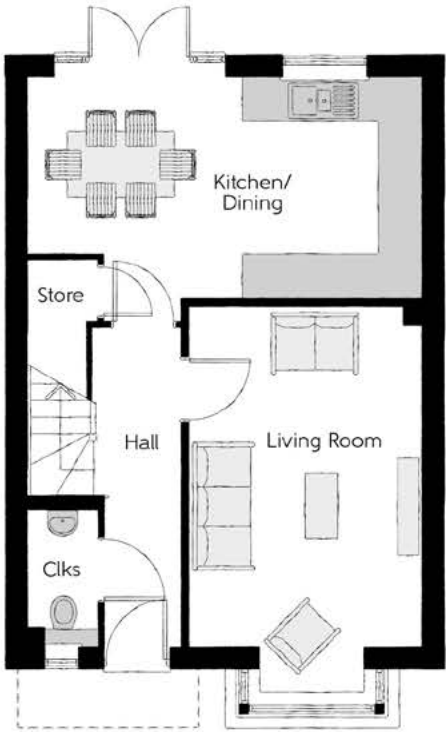
## The Chandler

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)

**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. CH/CB/200/S00/D/01/M.





# The Tailor

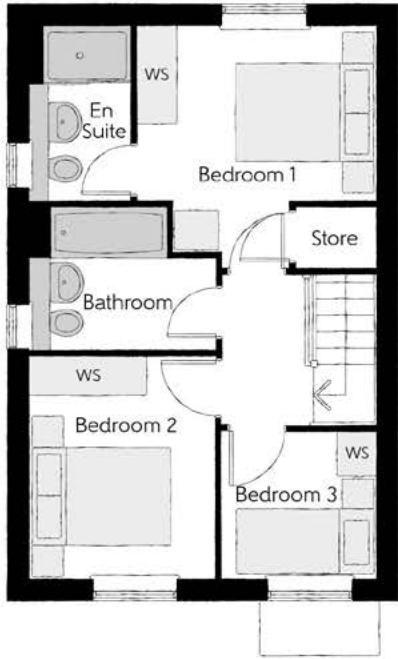
THREE BEDROOM HOME



**Bellway**

## The Tailor

Three bedroom home



### 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)

**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. TA/CB/200/S00/S/01/L.





# The Fletcher

THREE BEDROOM HOME

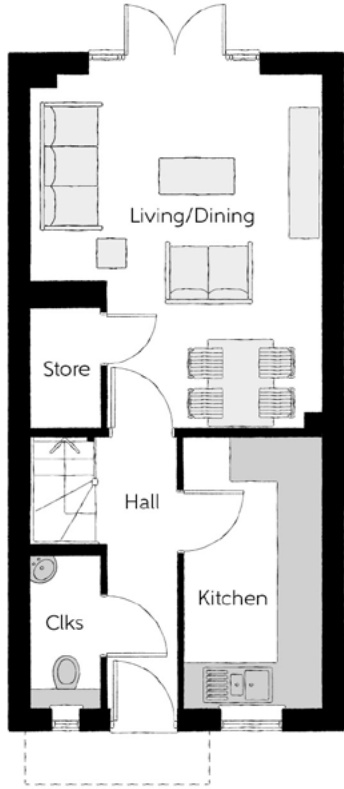
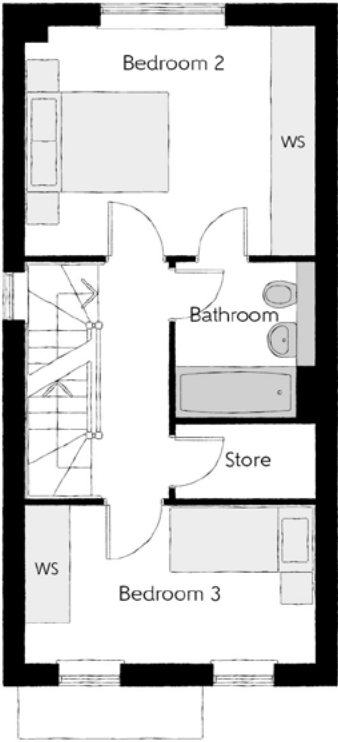


Bellway



Second Floor		
Bedroom 1	2.90m x 4.10m (max) (max)	9'6" x 13'5" (max) (max)
Dressing	1.85m x 3.08m	6'1" x 10'1"
Bedroom 1 En Suite	2.05m x 2.07m	6'9" x 6'10"

First Floor		
Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.16m	13'1" x 7'1"
Bathroom	1.90m x 2.14m	6'3" x 7'0"



Ground Floor		
Kitchen	1.89m x 3.72m	6'2" x 12'2"
Living/Dining	3.97m x 4.92m (max) (max)	13'0" x 16'2" (max) (max)
Cloakroom	0.95m x 2.10m	3'1" x 6'11"

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

**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.





Country Brick version.

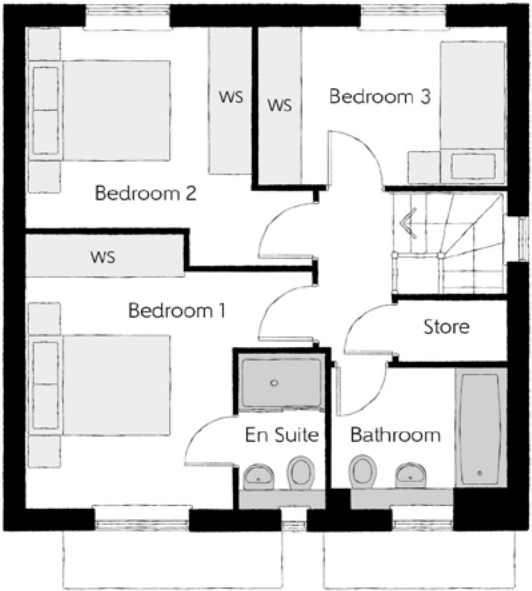
# The Carver

THREE BEDROOM HOME



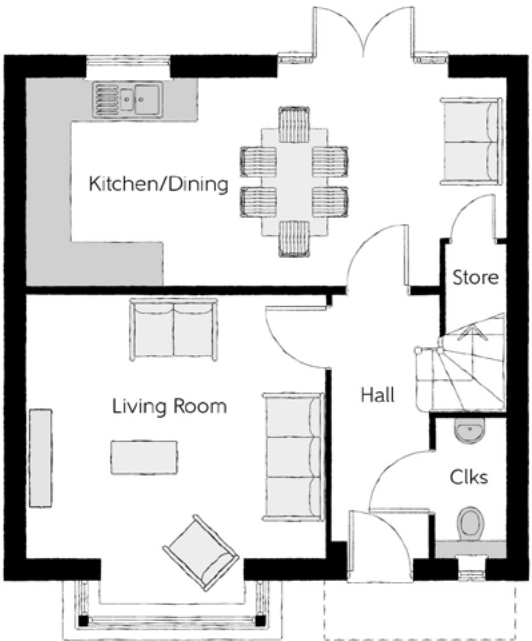
## The Carver

Three bedroom home



### First Floor

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



### Ground Floor

Kitchen/Dining	6.65m x 2.87m	21'10" x 9'5"
Living Room	4.16m x 4.30m <small>(inc. bay)</small>	13'8" x 14'1" <small>(inc. bay)</small>
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

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

**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. CA/CB/200/S00/D/01/J.





Render version.

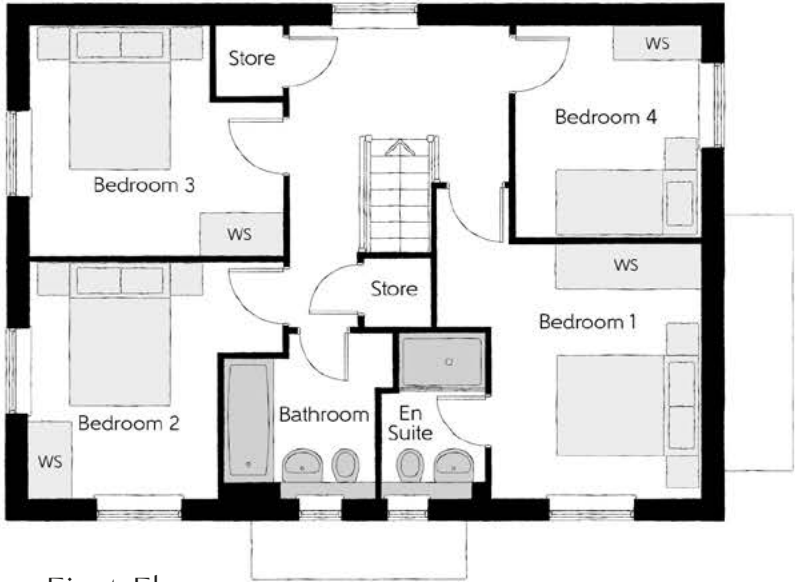
# The Bowyer

FOUR BEDROOM HOME



## 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/200/S00/D/01/K



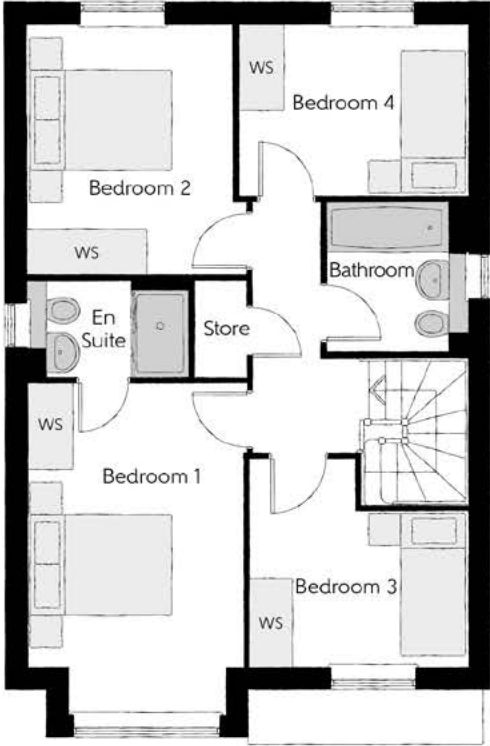


The Scrivener

Four bedroom home

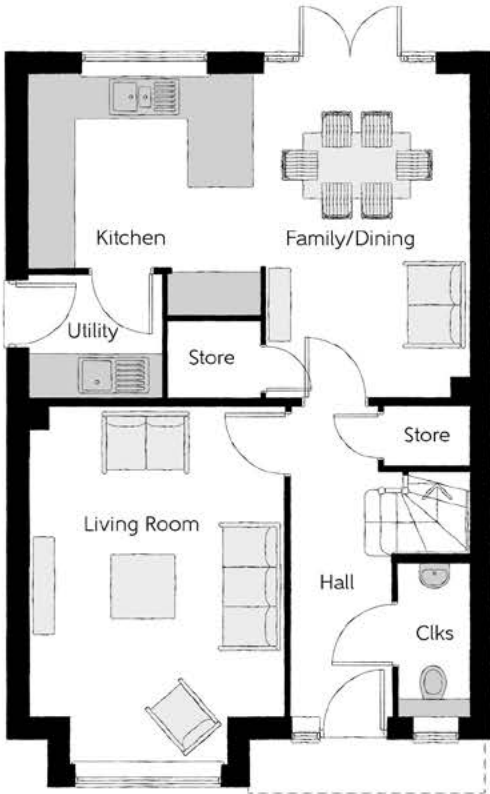
The Scrivener

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)

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. SC/CB/200/S00/D/01/N.





# The Philosopher

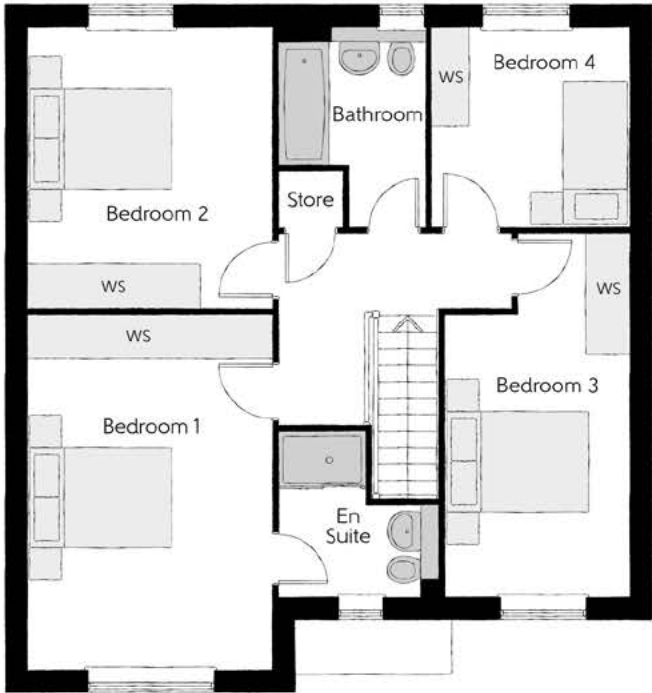
FOUR BEDROOM HOME



Bellway

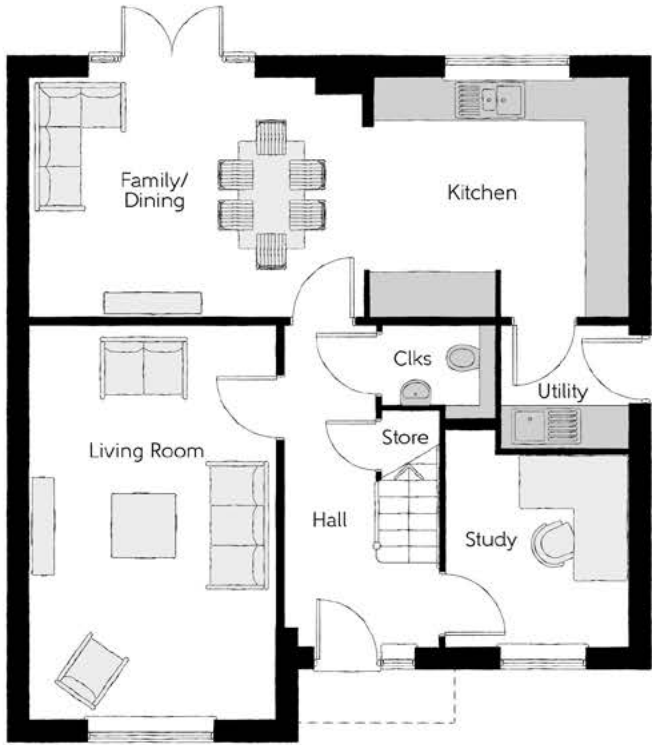
## The Philosopher

Four bedroom home



### First Floor

Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.27m (max) (max)	7'4" x 7'5" (max) (max)
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
Bedroom 3	2.55m x 5.03m (max)	8'4" x 16'6" (max)
Bedroom 4	2.75m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m (max) (max)	6'8" x 9'1" (max) (max)



### Ground Floor

Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m (max)	8'4" x 9'11" (max)
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m (max)	5'2" x 4'4" (max)

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. PH/CB/200/S00/D/02/H.





# The Goldsmith

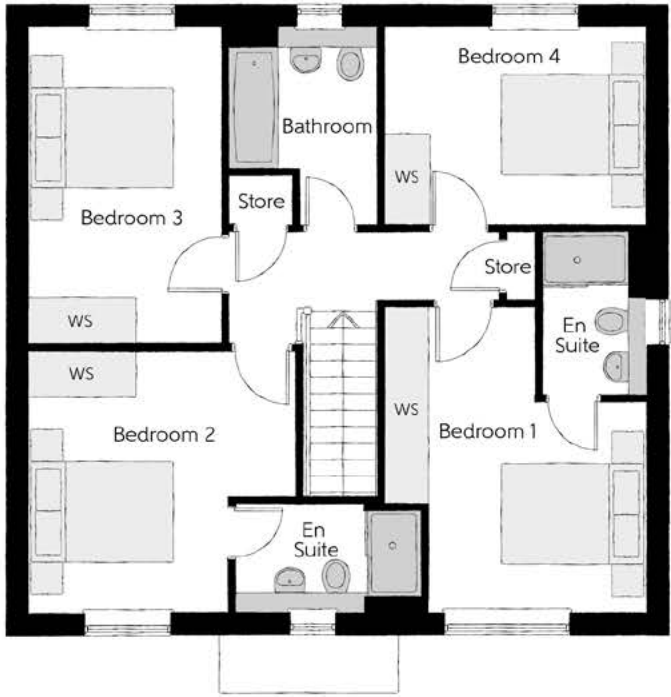
FOUR BEDROOM HOME



Bellway

## The Goldsmith

Four bedroom home

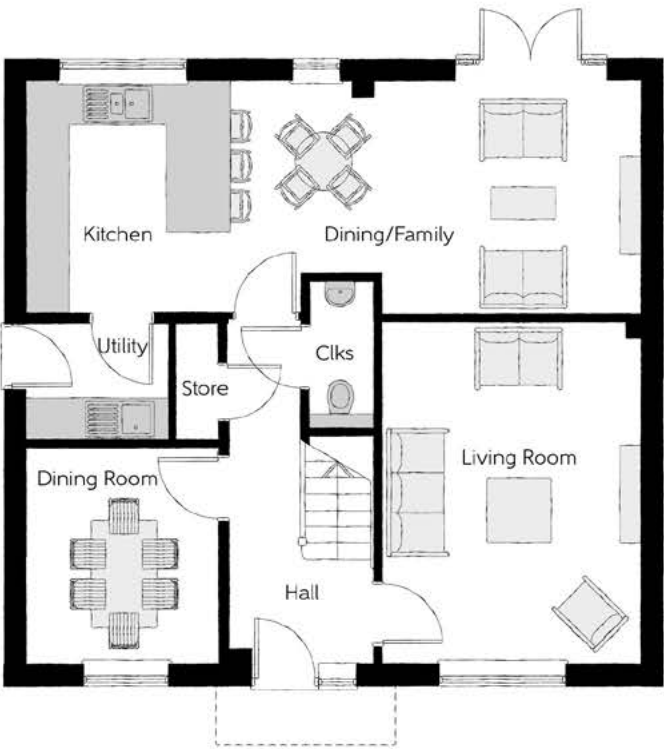


### First Floor

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

### Ground Floor

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



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. GO/CB/200/S00/D/01/H.





Render version.

# The Weaver

FOUR BEDROOM HOME



**Bellway**

## The Weaver

Four bedroom home

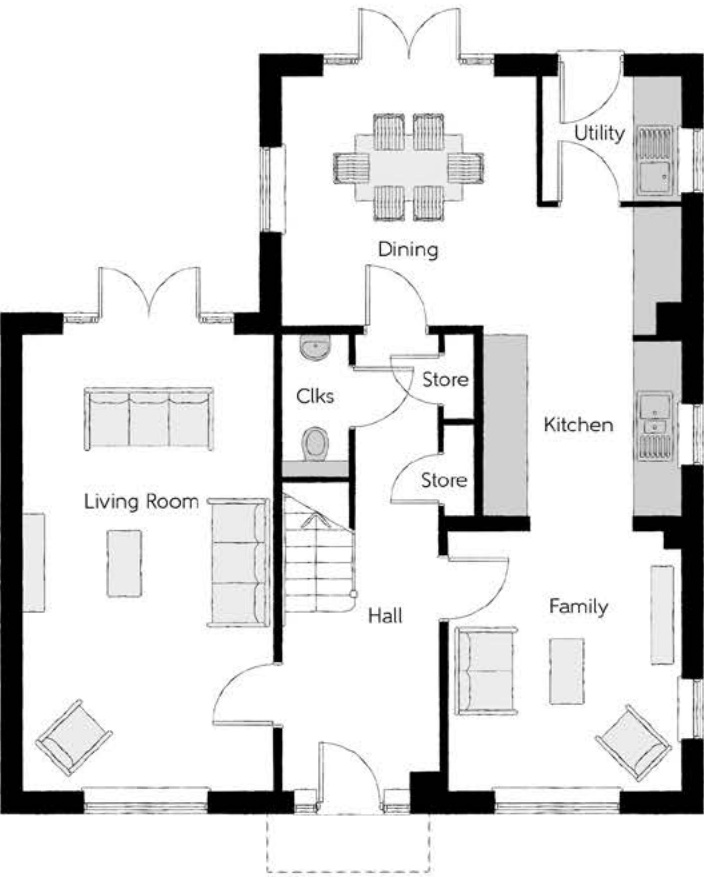


### First Floor

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 (max) (max)	18'1" x 20'3" (max) (max)
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.**

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. WE/CB/200/S00/D/01/K.





# The Cutler

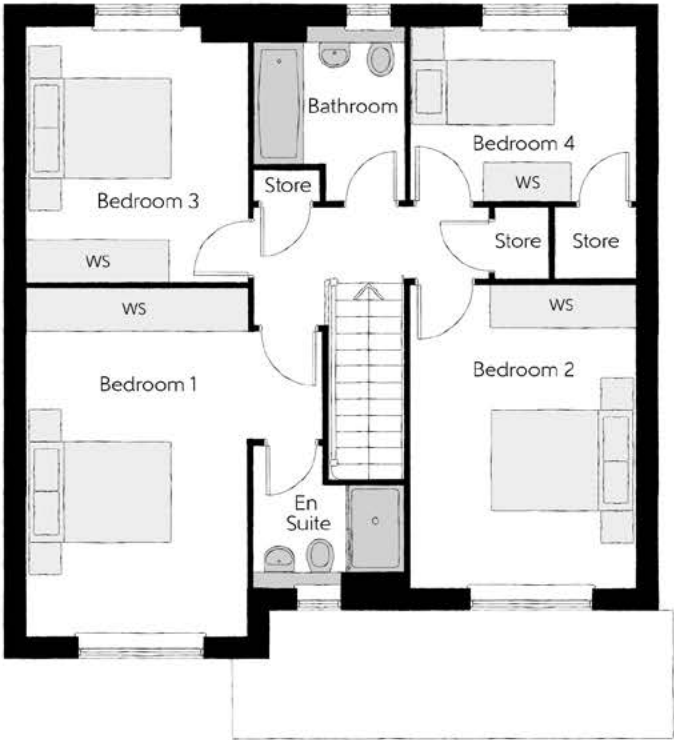
FOUR BEDROOM HOME



**Bellway**

## The Cutler

Four bedroom home

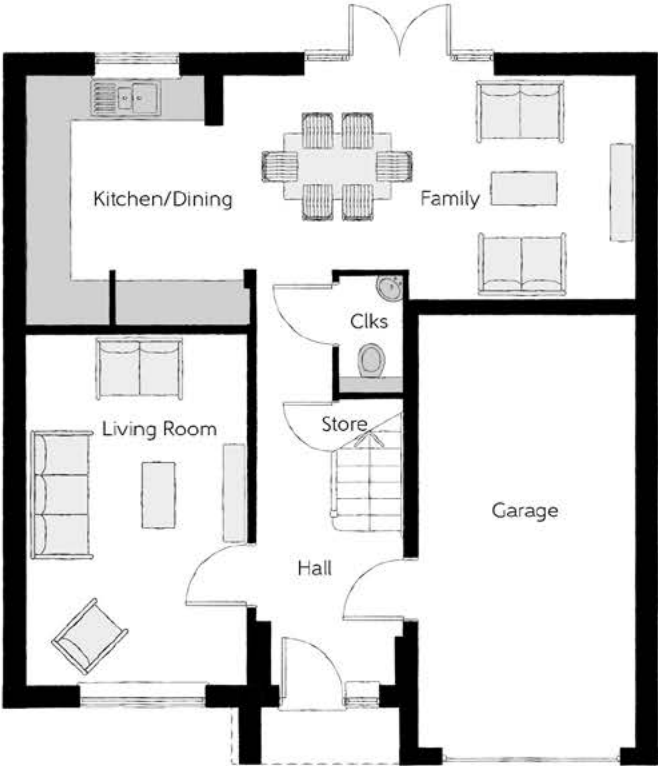


### First Floor

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)

**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. CU/CB/200/S00/D/02/J.



Specification

			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●
		White Gloss 120x14 MDF Grooved & Chamfered			●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
KITCHEN	Ironmongery	Chrome SR100 Door Furniture	●	●	●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options ~	●	●	
		Bellway Band C options ~			●
	Units	Frontal Matching Table Ends	●	●	
		Unit Framing			●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & 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)			●
	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	●	●	
WET ROOMS		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Zanussi Combination Microwave ZVENM6X1			●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	
		Zanussi 70/30 Fridge Freezer ZNLN18FS1			●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	
		Zanussi Dishwasher ZDLN1511			●
	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 ~~			●
	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 *** †††			●

			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
WET ROOMS	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 - 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 ‡‡‡	●	●	●
MECHANICAL	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡	●	●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††			●
	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb)			●
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●	
ELECTRICS		Dual Zoned 3 way Heating Programmer & Room Thermostat HOb			●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom			●
	Ventilation	Window Trickle Ventilations with Mechanical Extract Fans (system 1)	●	●	●
	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ~~~	●	●	●
EXTERNALS & MISC	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	
		Polished Chrome Recessed Spot Lights			●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	
		Polished Chrome Recessed Spot Lights			●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Voice	Telephone Point to Living Room	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●
	Build Method	Masonry #	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electric	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	Medalion Turf & Landscape Planting ##	●	●	●
	Landscaping - Rear	Rotovated Topsoil ##	●	●	●
	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  
‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
‡‡‡ housetype dependent  
^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
^^ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling  
^^^ plot dependent  
# plot specific, refer site layout  
## refer site landscape layout  
### semi recessed basin if AD M4(ii) applicable  
~ soft close mechanism to doors & drawers  
~~ where provision of shower tray allows  
~~~ 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.



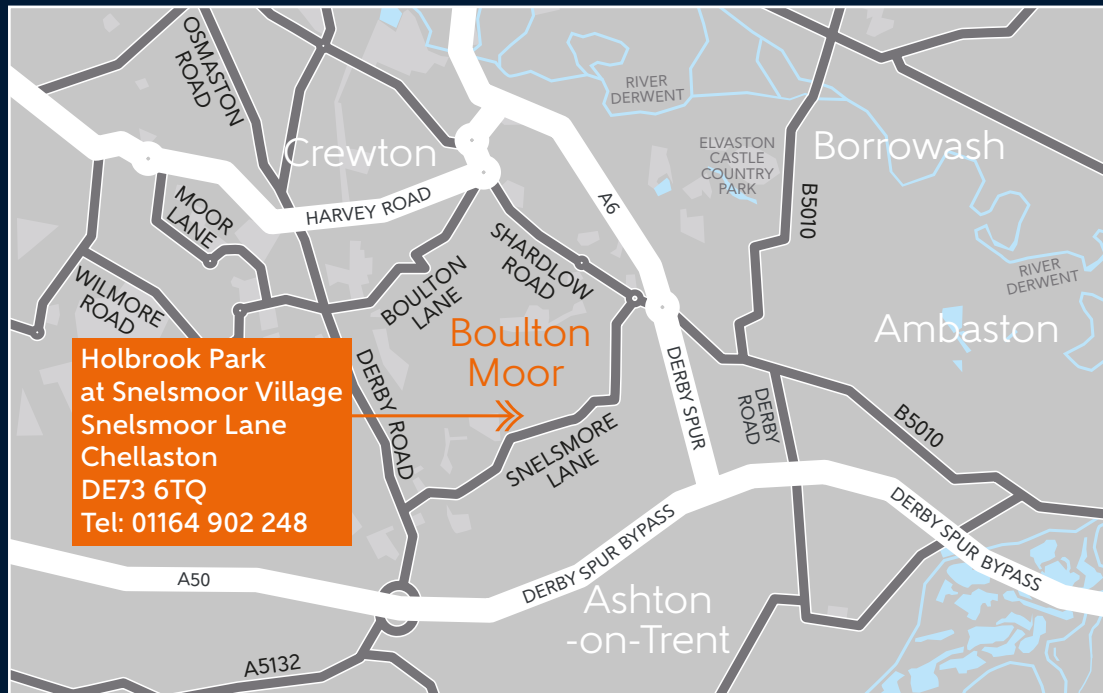
\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# How to find us

---



Bellway 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

