

Kingfisher Reach

Wistaston, Crewe

A collection of 2, 3, 4 and 5 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



A perfect place to call home

Bellway Homes are delighted to present this lovely new development, Kingfisher Reach. Offering traditional family housing built to a high specification and covering both semi-detached and detached house styles, Kingfisher Reach is sure to appeal to a wide audience of buyers including families, first time buyers and professionals.

Kingfisher Reach is located in Wistaston, a highly-desirable village with attractive rural surroundings, well placed at just 2.5 miles from Crewe town centre, allowing residents to take advantage of the attractions and amenities of this vibrant and popular town.

Over **70**
YEARS of QUALITY
SINCE 1946



Everything is on your doorstep at Kingfisher Reach

This lovely new development located in the picturesque village of Wistaston offers a selection of 2, 3, 4 and 5 bedroom homes, benefiting from attractive rural surroundings and excellent commuter links into major towns and cities. Kingfisher Reach is ideally located to provide excellent access to public transport as well as local road links and the motorway network. Crewe town centre is just 2.5 miles away via the A532 whilst Nantwich is only 3 miles from home. Just over an hour's drive will provide access to Liverpool via the A51 and M53 and Manchester via the A530. Within Crewe, residents will find a Cheshire Gateway Station, which provides direct routes into Birmingham in just under an hour and London Euston in one hour and 38 minutes. International travel is served by Manchester Airport which can be reached in around 45 minutes by car.

Residents of these new homes in Wistaston will benefit from the wide variety of shops and amenities available just over two miles from the development in nearby Crewe town centre. There is a choice of five major supermarkets within a 10 minute drive, whilst the Market Shopping Centre is under a 10 minute drive away, boasting a selection of high street stores and popular eateries. The Grand Junction Retail Park is also close by and offers stores covering fashion, sportswear, electrical and home furnishings. Crewe Indoor Market is held six days a week at nearby Earle Street, just two miles from Kingfisher Reach. Here, shoppers will find an impressive range of stalls.

For those wishing to dine out, all tastes and occasions are well-catered for in Crewe, with an excellent range of eateries within close proximity of Wistaston village. Close to home, traditional public houses are accompanied by contemporary cocktail bars with live music and entertainment, ensuring nightlife of all varieties is provided for. Eateries serving a wealth of cuisines can be found along nearby Nantwich Road, just a five-minute drive from home, with Indian, Thai, Italian and Chinese to be sampled.

There is an abundance of nearby leisure attractions covering historical sites, public parks, entertainment venues and fitness centres at Kingfisher Reach. The Phoenix Leisure Park is home to a cinema, bowling alley and a popular restaurant. Simply Gym is a popular facility within walking distance of Kingfisher Reach, which provides a fully-equipped gym, a full timetable of classes and dedicated fitness studios.

Wistaston boasts close proximity to some fascinating historic sites, such as the 100 year-old Lyceum Theatre and the Crewe Heritage Centre. For outdoor pursuits, the Victorian Queens Park is within walking distance of Kingfisher Reach, with a golf course, stunning gardens, and a full programme of summer entertainment to keep all ages entertained. The historic market town of Nantwich, reachable in under a 10 minute drive, is one of the most charming and attractive towns in Cheshire.

The development enjoys close proximity to an extensive range of extremely well-regarded local schools. Serving primary school children and those attending nursery, the highly-rated Wistaston Academy is around a mile from the development. Other primary schools include Wistaston Church Lane Academy, Vine Tree Primary School and St Mary's Catholic Primary School, all under a five minute drive from Kingfisher Reach. Those in higher education will benefit from easy access to two well-regarded schools, with St Thomas More Catholic High School (1.4 miles) and Ruskin Community High School (2.3 miles), while South Cheshire College is under two miles away. The Cheshire Campus of Manchester Metropolitan University is just 12 minutes away by car. In just over an hour, residents can also travel to the universities of Liverpool and Manchester.



Wistaston is a highly desirable village with attractive rural surroundings in the picturesque county of Cheshire, just 2.5 miles from Crewe town centre.



Discover a range of house styles with 2, 3, 4 or 5 bedrooms. Each home at Kingfisher Reach is finished to our exacting standards.





Make your new home
as individual as you are

Additions



Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Granite worktops
- ~ Integrated or freestanding washer/dryer or washing machine
- ~ Freestanding tumble dryer
- ~ Integrated dishwasher
- ~ Built-in double oven
- ~ Ceramic or induction hob
- ~ Integrated or freestanding fridge/freezer
- ~ Integrated microwave
- ~ Wine cooler

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ Shaver socket and light
- ~ Electric powered garage door controls
- ~ Dimmer switches
- ~ Light fittings
- ~ BT and TV points

Flooring:

- ~ Choose from carpets, vinyl or tiles

Wall Tiling:

- ~ Full and half-height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail
- ~ Upgraded shower

Miscellaneous:

- ~ Turfed back garden
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ Curtain/blinds package
- ~ Bathroom accessories
- ~ Fitted mirrors
- ~ Timber shed



All Additions subject to build stage.
Please ask Sales Advisor for details

Making your move easier

PART EXCHANGE

We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



Backed by
HM Government

HELP TO BUY

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

EXPRESS MOVER

We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which, we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens,

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after-sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

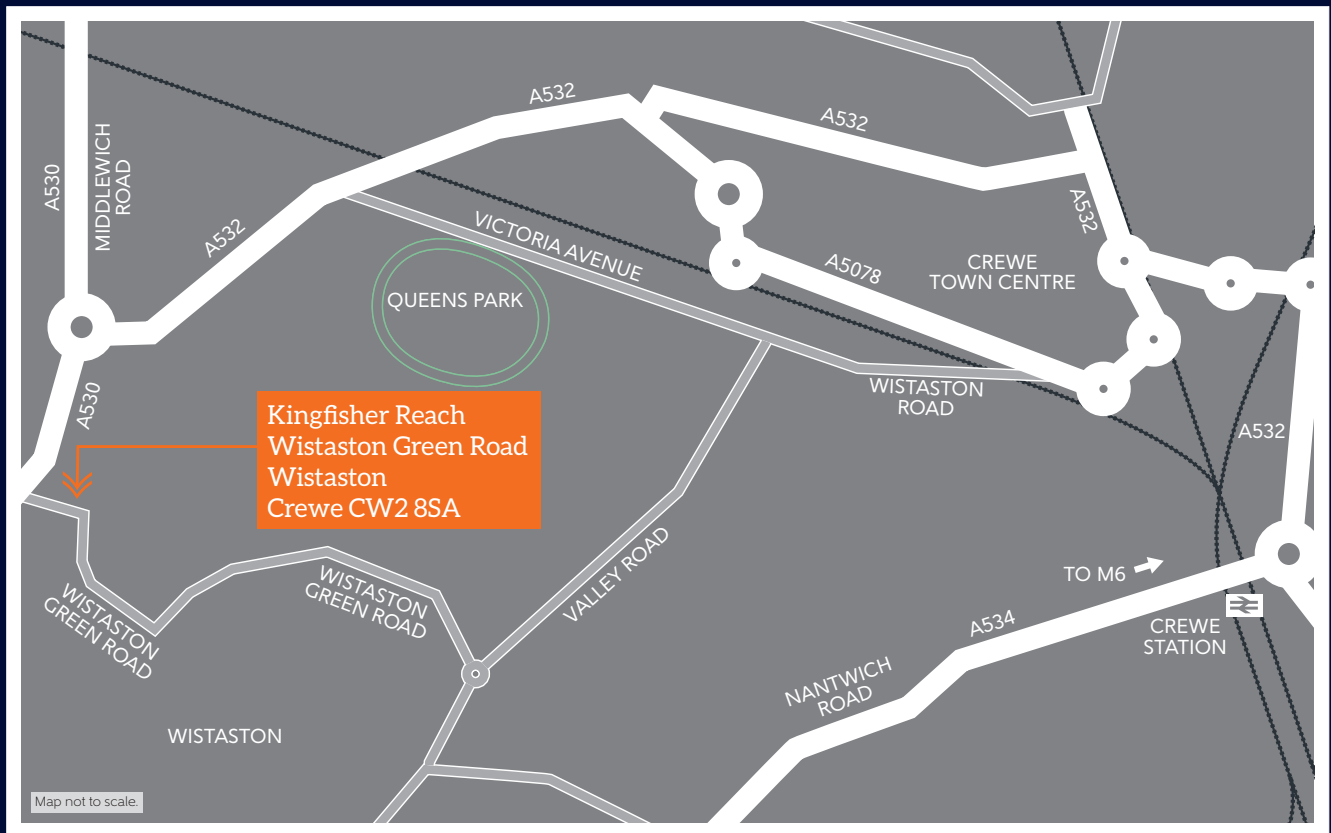
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. 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.

How to find us



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