

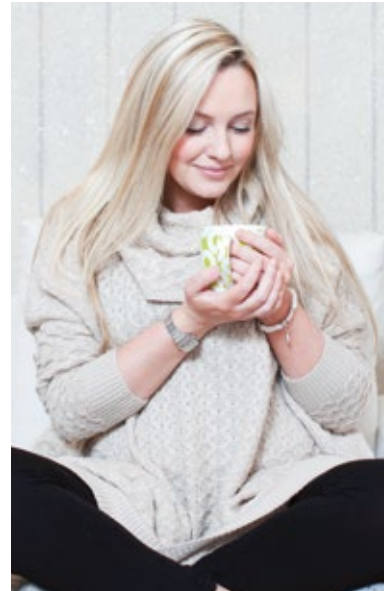


**Potters Hill  
Sunderland**

*the place to be®*

**millerhomes**

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



Living in Sunderland	02
Welcome home	06
Floor plans	08
Potters Hill Information	36
How to find us	44



Plot Information

- Darwin

See Page 08
- Darwin DA

See Page 10
- Malory

See Page 12
- Larkin

See Page 14
- Rolland

See Page 16
- Esk

See Page 18
- Seeger

See Page 20
- Auden

See Page 22
- Mitford

See Page 24
- Stevenson

See Page 26
- Chadwick

See Page 28
- Buttermere

See Page 30
- Jura

See Page 32
- Rosebury

See Page 34
- Affordable Housing

- Public Right of Way

PROW
- Electrical Sub Station

S/S
- Gas Governor

G/G
- Local Equipped Area of Play

LEAP
- Suitable Area

SANG
- Natural Greenspace
- Visitor Parking Bay

V
- Sewer Easements
- Existing Trees

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale. Development is on a gradient and retaining walls may be used, please see separate plan for details.



Please check Bin Collection Point locations with Development Sales Manager



Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Potters Hill.





Four miles from the centre of Sunderland, Potters Hill is less than five minutes drive from the intersection of the A690 and the A19, and seven miles from the A1(M), making it extremely convenient for travel throughout the north east and further afield. Local buses run approximately four times an hour into the city centre, which can also be reached via a series of pleasant off-road paths.

Sunderland railway station offers main-line services to London King's Cross, reaching the capital in three and a half hours, as well as Metro train connections every twelve minutes to Gateshead, Newcastle and Newcastle International Airport.

Amenities within half a mile of the development include Doxford International Business Park, Aldi and Morrisons supermarkets and a pharmacy and post office service. There are receptacles for recycling glass and textiles in Morrisons car park. The nearby David Lloyd fitness club offers indoor and outdoor pools, tennis courts, gym, and sauna facilities, and there is a choice of pubs and restaurants within a short walk.





Fringed by mature trees, with miles of open countryside stretching to the south, this attractive development of modern, energy efficient three, four and five bedroom homes brings a prestigious new neighbourhood to the southern edge of Sunderland. With fast access to the national road network, good shopping nearby, and local leisure amenities that include Herrington Country Park and Silksworth Sports Complex, these homes combine urban convenience with peaceful, invigorating surroundings. Welcome to Miller Homes at Potters Hill...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



# Darwin

### Overview

French doors in both the dining room and the long dual-aspect lounge bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

### Ground Floor

- Lounge  
3.08m x 5.78m  
10'1" x 19'0"
- Dining  
2.55m x 2.99m  
8'5" x 9'10"
- Kitchen  
2.55m x 2.45m  
8'5" x 8'1"
- WC  
1.59m x 0.94m  
5'3" x 3'1"

### First Floor

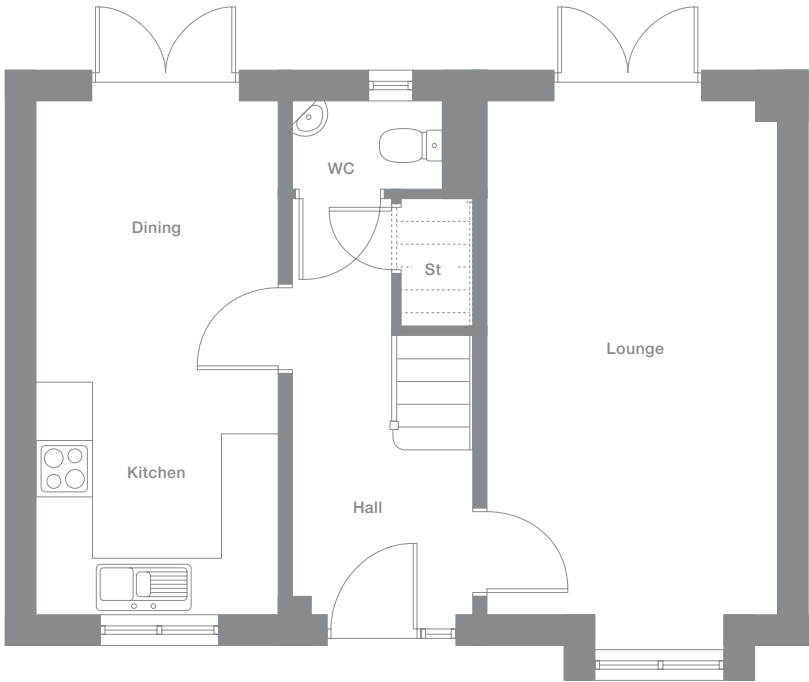
- Master Bedroom  
3.13m x 3.44m  
10'4" x 11'3"
- En-Suite  
1.93m x 1.69m  
6'4" x 5'7"
- Bedroom 2  
2.59m x 2.86m  
8'6" x 9'5"
- Bedroom 3  
2.59m x 1.85m  
8'6" x 6'1"
- Bathroom  
2.04m x 1.91m  
6'9" x 6'3"

### Floor Space

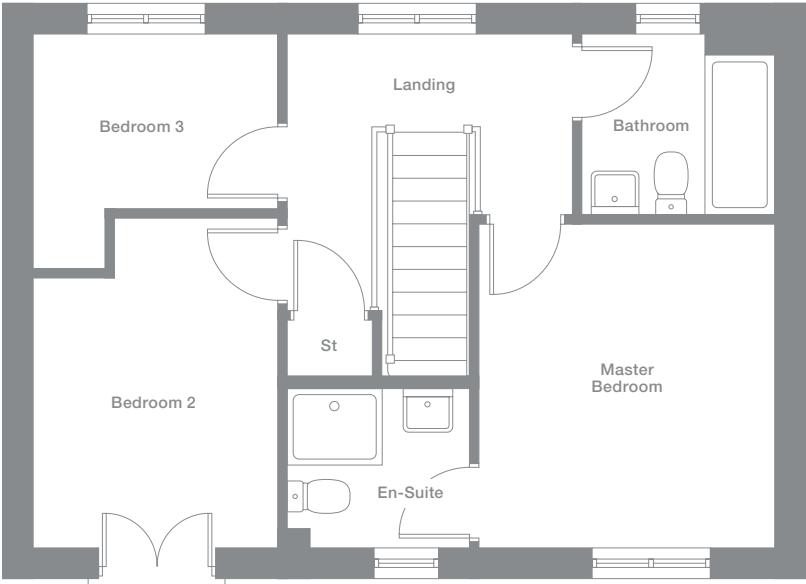
926 sq ft



### Ground Floor



### First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



# Darwin DA

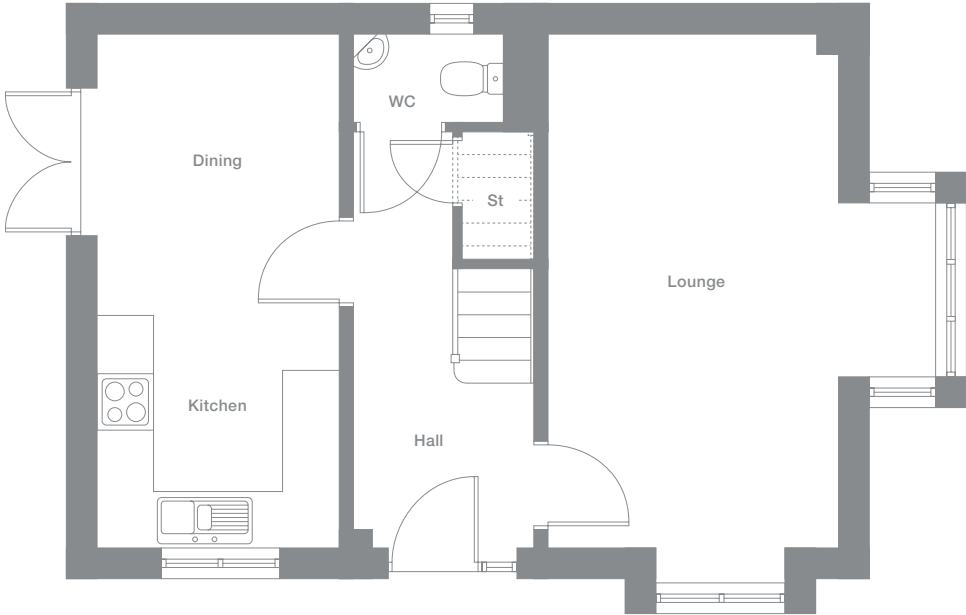
**Overview**  
The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy, and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.09m x 5.78m 13'5" x 19'0"	<b>Master Bedroom</b> 3.13m x 3.44m 10'4" x 11'3"
<b>Dining</b> 2.55m x 2.99m 8'5" x 9'10"	<b>En-Suite</b> 1.93m x 1.69m 6'4" x 5'7"
<b>Kitchen</b> 2.55m x 2.45m 8'5" x 8'1"	<b>Bedroom 2</b> 2.59m max x 2.86m 8'6" x 9'5"
<b>WC</b> 1.59m x 0.94m 5'3" x 3'1"	<b>Bedroom 3</b> 2.59m x 1.85m 8'6" x 6'1"
	<b>Bathroom</b> 2.04m x 1.91m 6'9" x 6'3"

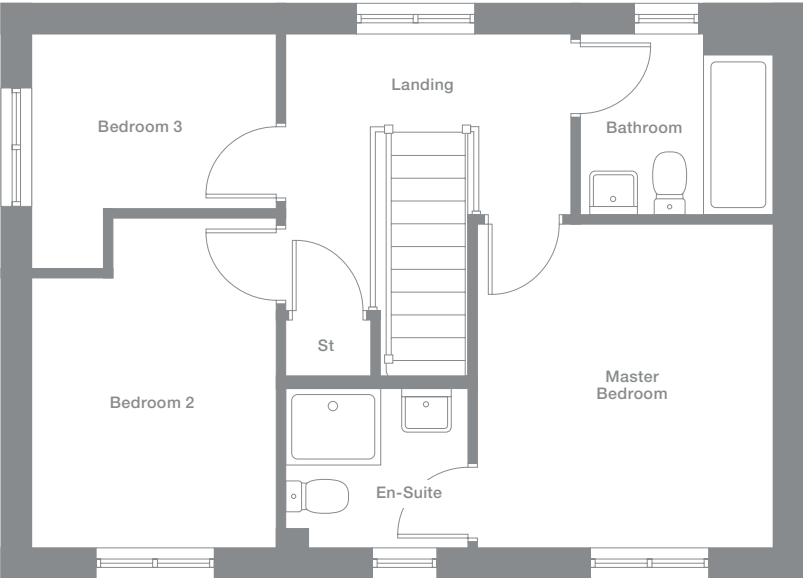
**Floor Space**  
945 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



# Malory

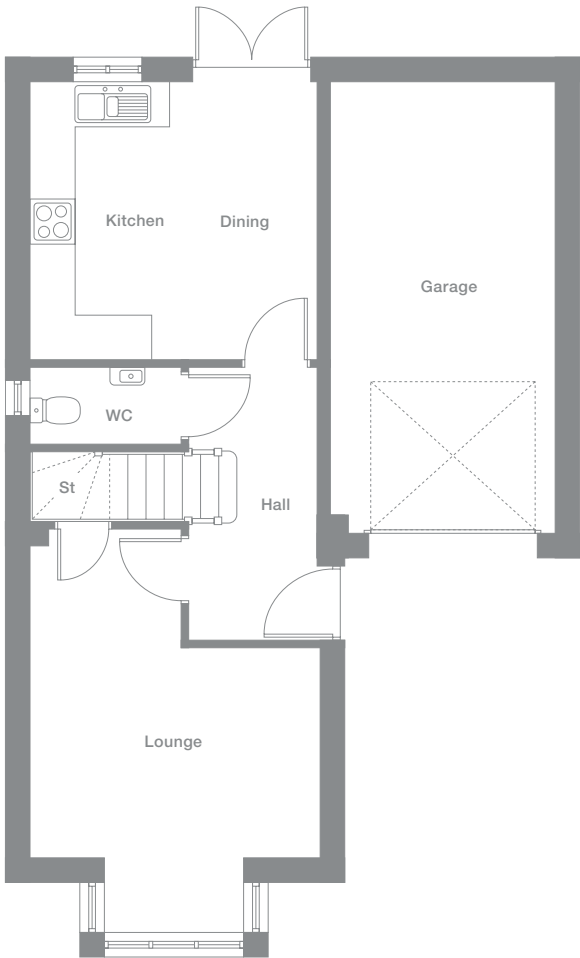
**Overview**  
The double bay window brings distinction to the elevation and also adds real character to the lounge and master bedroom of this comfortable home, complementing an open-plan kitchen and dining room that features french doors, creating an airy, light-filled interior.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.85m x 5.37m 12'8" x 17'7"	<b>Master Bedroom</b> 3.85m x 3.04m 12'8" x 10'0"
<b>Dining</b> 1.95m x 3.69m 6'5" x 12'1"	<b>En-Suite</b> 2.84m x 1.11m 9'4" x 3'8"
<b>Kitchen</b> 1.85m x 3.69m 6'1" x 12'1"	<b>Bedroom 2</b> 4.01m x 4.19m 13'2" x 13'9"
<b>WC</b> 2.00m x 1.02m 6'7" x 3'4"	<b>Bedroom 3</b> 2.83m x 3.54m 9'4" x 11'8"
	<b>Bathroom</b> 3.01m x 1.70m 9'11" x 5'7"

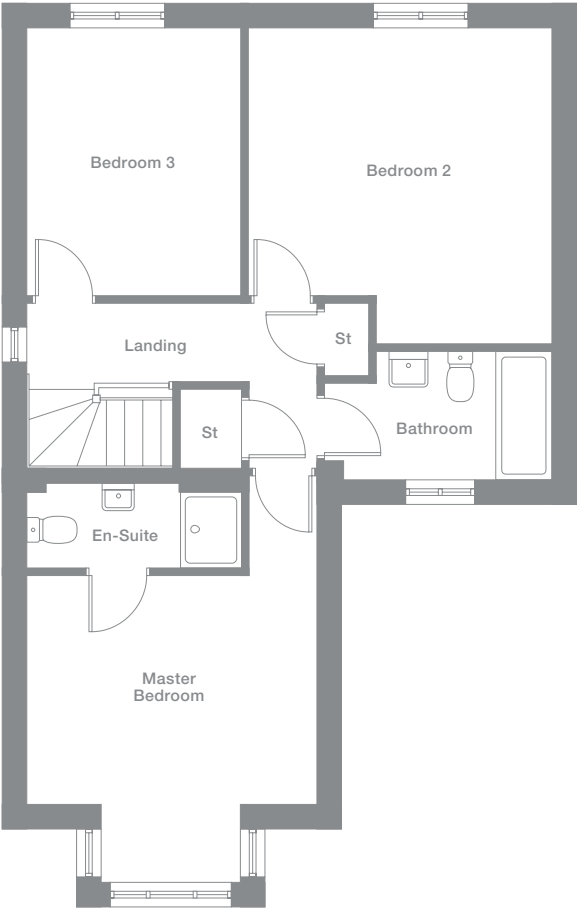
**Floor Space**  
1,089 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



# Larkin

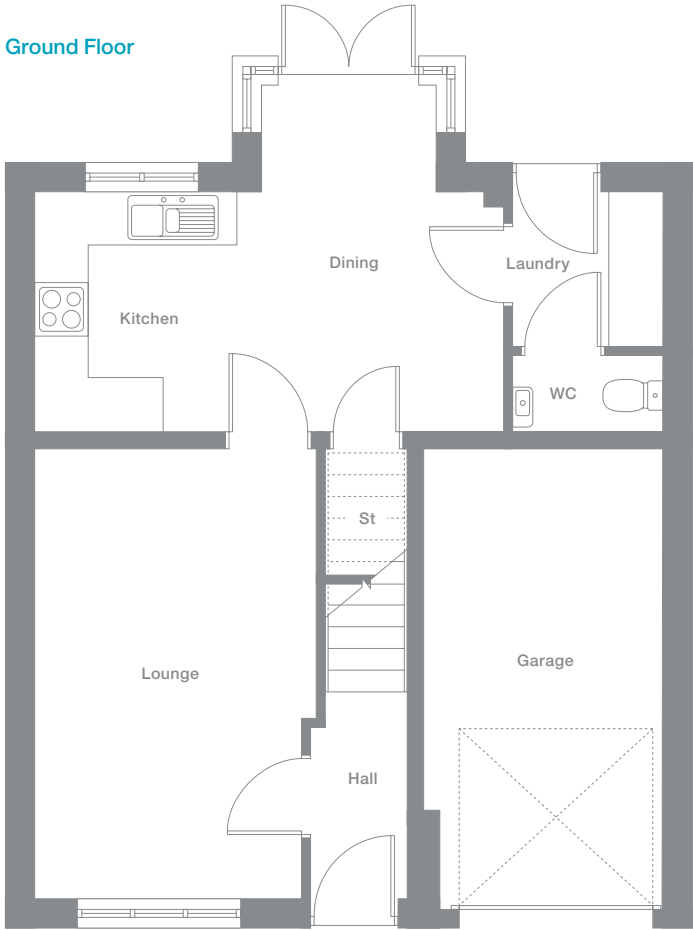
**Overview**  
The lounge opens on to a superb kitchen featuring a dining area that extends into a delightful bay window incorporating french doors. The laundry room helps separate household management from the leisure space, and the luxurious master bedroom suite includes a dedicated dressing area.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.14m x 5.00m 10'4" x 16'5"	<b>Master Bedroom</b> 3.75m x 3.41m 12'4" x 11'2"
<b>Dining</b> 2.97m x 3.80m 9'9" x 12'6"	<b>Dressing</b> 1.70m x 1.23m 5'7" x 4'1"
<b>Kitchen</b> 2.25m x 2.68m 7'5" x 8'10"	<b>En-Suite</b> 1.69m x 2.11m 5'7" x 6'11"
<b>WC</b> 1.67m x 0.85m 5'6" x 2'9"	<b>Bedroom 2</b> 3.14m x 3.44m 10'4" x 11'4"
<b>Laundry</b> 1.67m x 1.74m 5'6" x 5'9"	<b>Bedroom 3</b> 2.41m x 3.40m 7'11" x 11'2"
	<b>Bathroom</b> 2.65m x 1.70m 8'9" x 5'7"

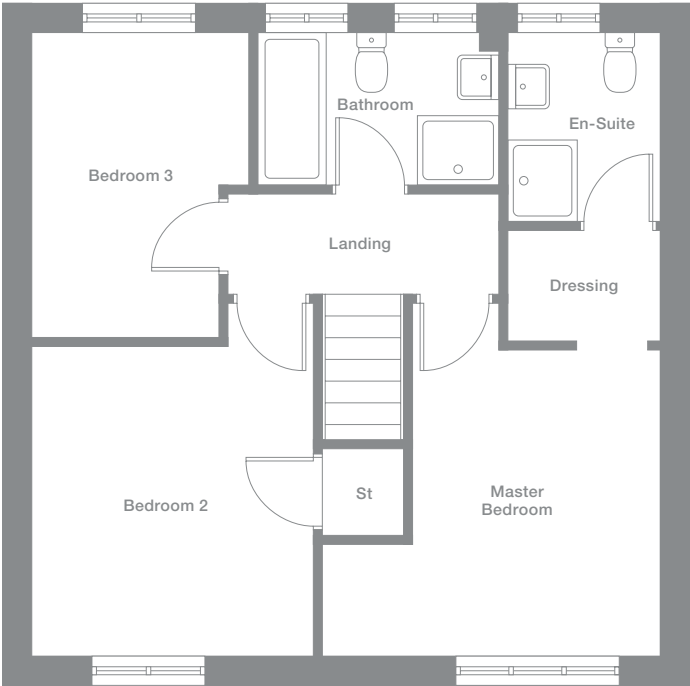
**Floor Space**  
980 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



# Rolland

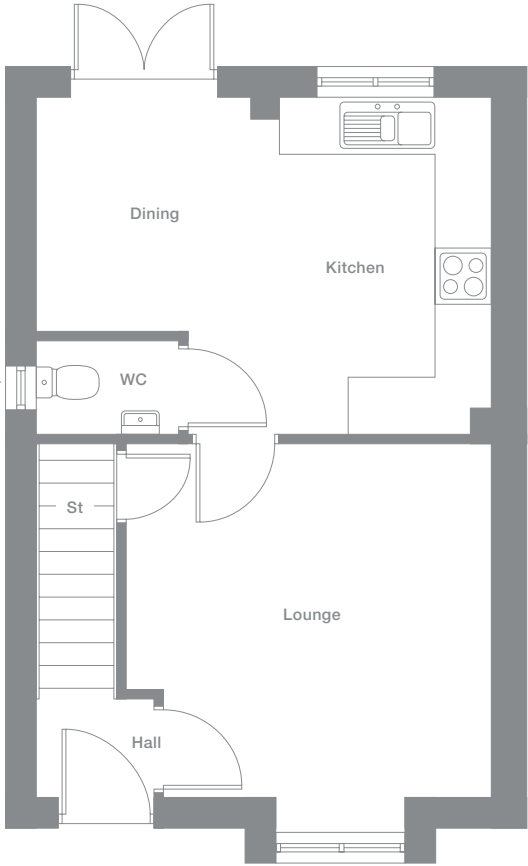
**Overview**  
The charms of the traditional dormer window is further enhanced by the french doors that bring a bright appeal to the dining area. The three first floor bedrooms are complemented by an exciting en-suite master bedroom entered via a private staircase.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.87m x 3.76m 12'8" x 12'4"	Bedroom 2 2.87m x 3.08m 9'5" x 10'1"
Dining 2.56m x 2.47m 8'5" x 8'2"	Bedroom 3 2.51m x 2.21m 8'3" x 7'3"
Kitchen 2.25m x 3.57m 7'5" x 11'9"	Bedroom 4 2.21m x 2.21m 7'3" x 7'3"
WC 1.50m x 1.00m 4'11" x 3'3"	Bathroom 1.70m x 1.94m 5'7" x 6'5"

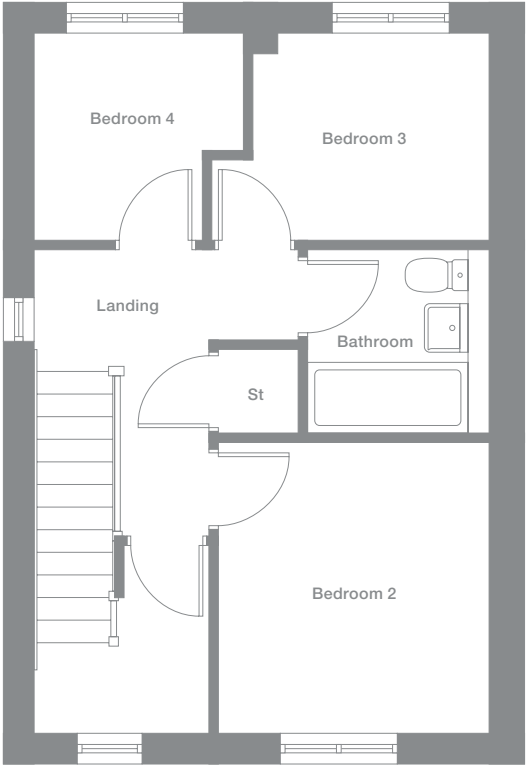
<b>Second Floor</b>	<b>Floor Space</b>
Master Bedroom 3.87m x 4.15m 1.15 HGT. L. 12'8" x 13'7"	1,086 sq ft
En-Suite 2.31m x 1.62m 1.23 HGT. L. 7'7" x 5'4"	



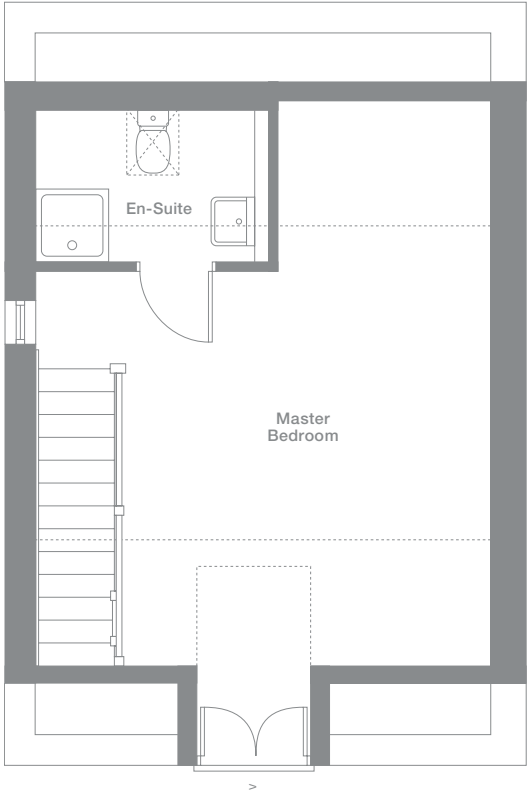
Ground Floor



First Floor



Second Floor



Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

> Plot 141 and 142 will have window instead of french doors and Juliette balcony to master bedroom. Please see Development Sales Manager for details

† End terrace only



# Esk

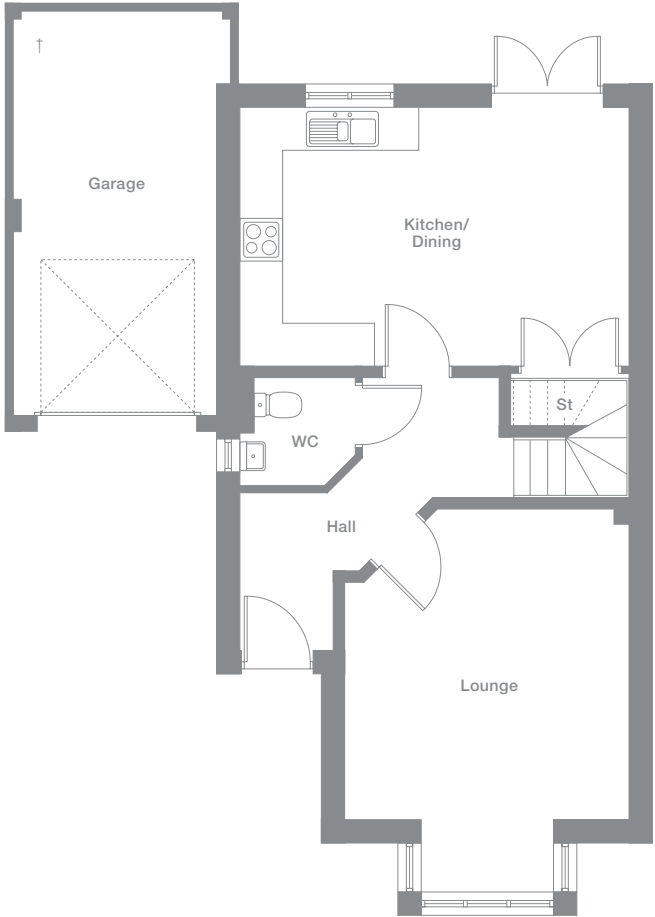
**Overview**  
Designed to make light of the most adventurous cookery, the french-windowed dining room and kitchen of the Esk presents a perfect setting for relaxed entertaining, and complements an impressive lounge with a stylish square bay window.

- Ground Floor**  
**Lounge**  
3.96m x 5.34m  
13'0" x 17'6"  
**Kitchen/Dining**  
5.42m x 3.61m  
17'10" x 11'10"  
**WC**  
1.61m x 1.51m  
5'4" x 4'11"
- First Floor**  
**Master Bedroom**  
3.96m x 2.67m  
13'0" x 8'9"  
**En-Suite**  
1.79m x 1.61m  
5'11" x 5'4"  
**Bedroom 2**  
3.55m x 2.64m  
11'8" x 8'8"  
**Bedroom 3**  
1.78m x 3.67m  
5'10" x 12'1"  
**Bedroom 4**  
2.51m x 2.56m  
8'3" x 8'5"  
**Bathroom**  
2.51m x 2.17m  
8'3" x 7'1"

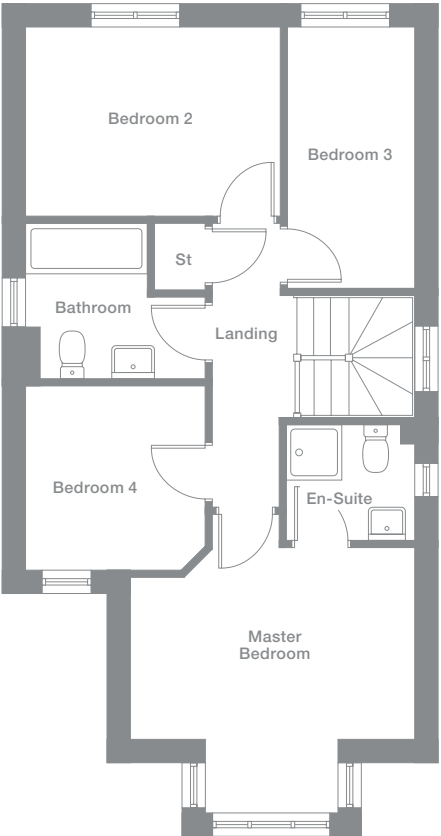
**Floor Space**  
1,105 sq ft



## Ground Floor



## First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Garage position may vary

**Overview**  
The invitingly angled hallway opens on to an impressive bay-windowed lounge and, to the rear, a bright, airy kitchen and dining room with french doors and a thoughtfully planned store cupboard. Four bedrooms, one en-suite, are accessed from a generously sized landing.

- Ground Floor**

**Lounge**  
5.47m max x 3.40m  
18'0" x 11'2"

**Kitchen/Dining**  
5.09m max x 3.72m max  
16'7" x 12'2"

**WC**  
1.35m max x 1.80m max  
4'4" x 5'9"
- First Floor**

**Master Bedroom**  
3.21m x 3.40m  
10'5" x 11'2"

**En-Suite**  
2.28m max x 1.21m max  
7'5" x 3'4"

**Bedroom 2**  
3.89m max x 3.17m max  
12'8" x 10'4"

**Bedroom 3**  
4.25m max x 2.42m max  
13'4" x 7'8"

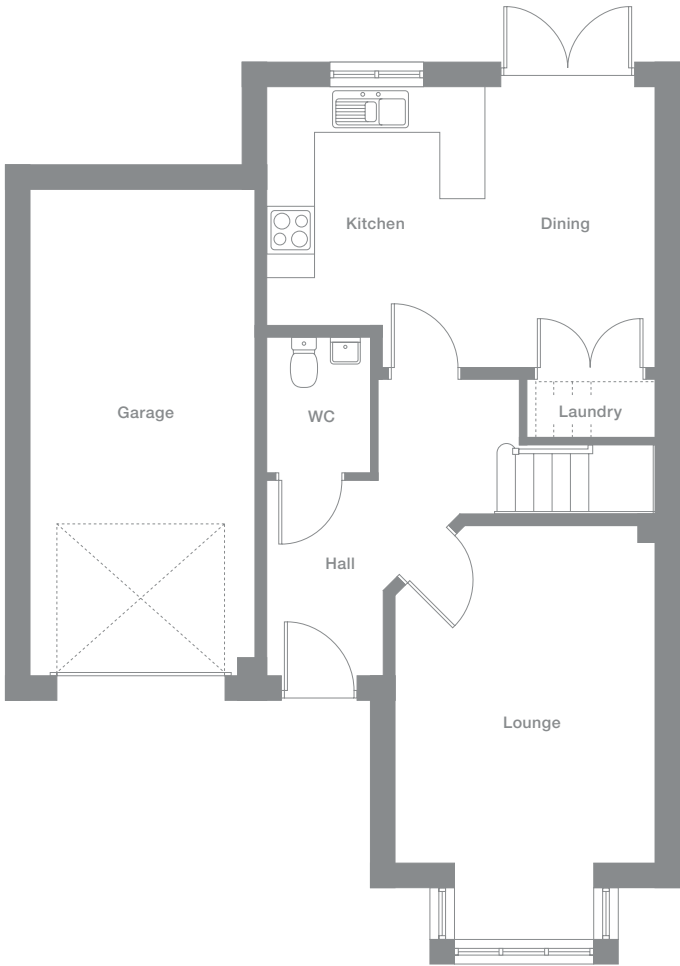
**Bedroom 4**  
2.44m max x 3.17m  
10'4" x 8'0"

**Bathroom**  
2.20m max x 2.04m  
7'2" x 6'7"

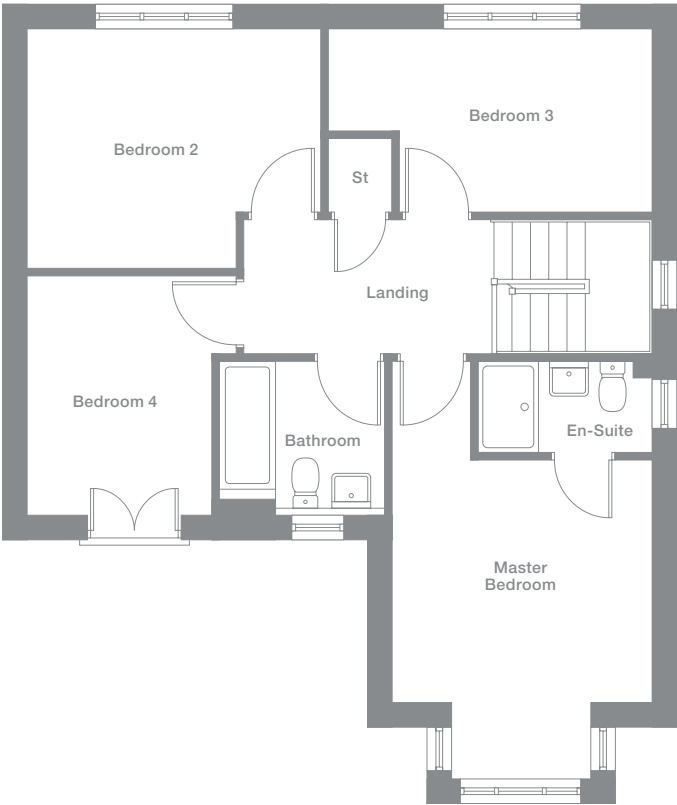
**Floor Space**  
1,200 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



# Auden

## Overview

Features such as the innovative bay window incorporating french doors to the rear, and the charming master bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.

## Ground Floor

**Lounge**  
4.74m x 4.54m  
15'7" x 14'11"

**Dining**  
2.58m x 2.31m  
8'6" x 7'7"

**Kitchen**  
2.58m x 2.89m  
8'6" x 9'6"

**WC**  
0.91m x 2.14m  
3'0" x 7'1"

## First Floor

**Bedroom 2**  
4.74m x 3.77m  
15'7" x 12'5"

**Bedroom 3**  
2.50m x 3.17m  
8'3" x 10'5"

**Bedroom 4**  
2.14m x 2.14m  
7'0" x 7'1"

**Bathroom**  
2.50m x 3.10m  
8'3" x 10'2"

## Second Floor

**Master Bedroom**  
3.55m x 3.94m  
to 1.19 H.L.  
11'8" x 12'11"

**En-Suite**  
2.12m x 2.32m  
to 1.19 H.L.  
7'0" x 7'7"

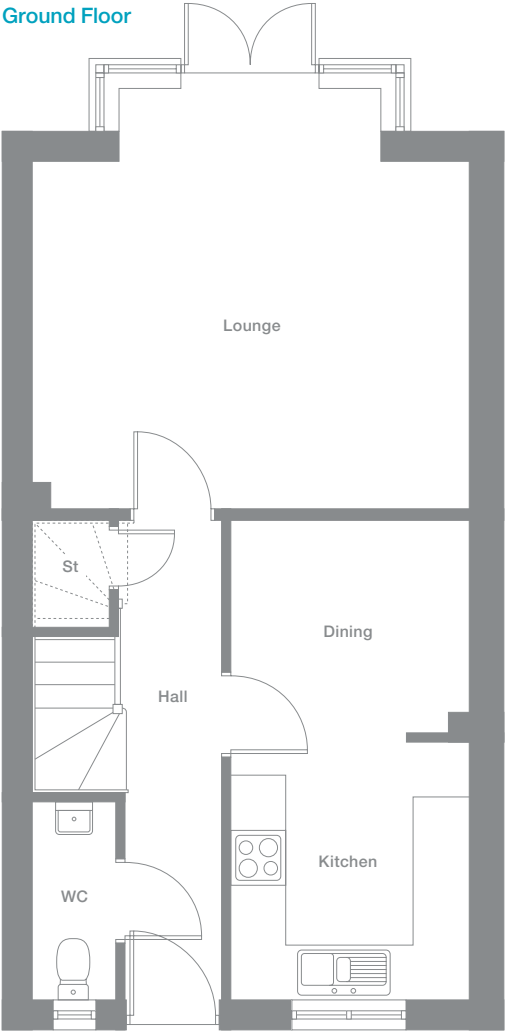
**Dressing**  
2.32m x 2.11m  
to 1.19 H.L.  
7'7" x 6'11"

## Floor Space

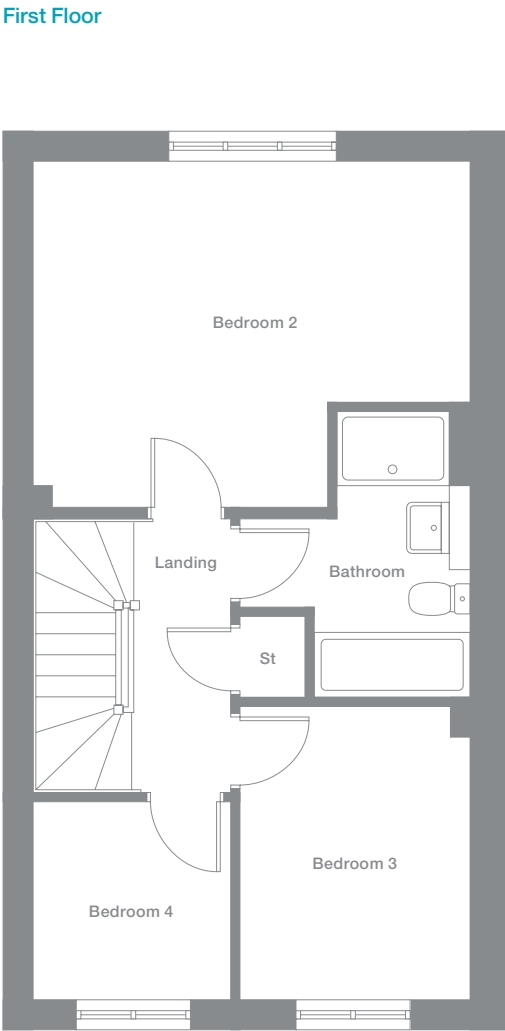
1,275 sq ft



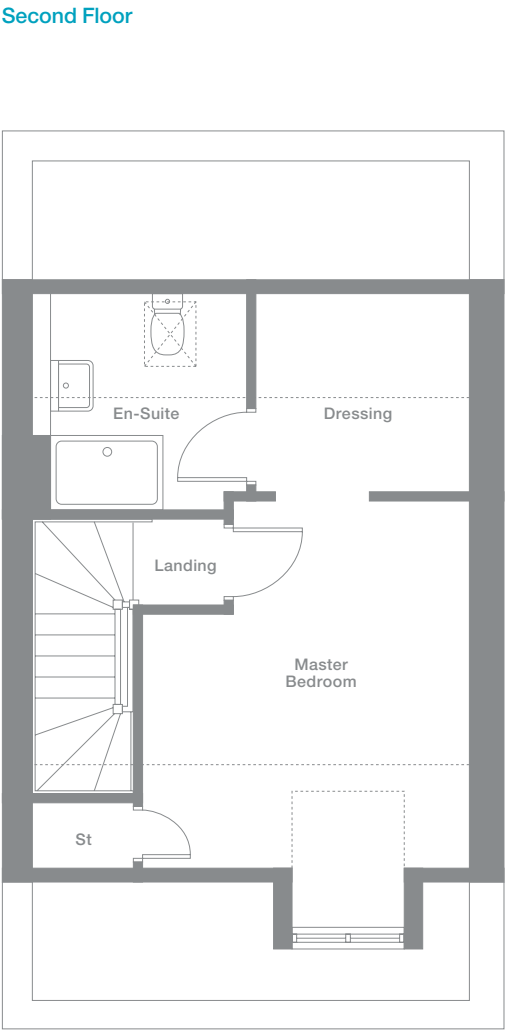
Ground Floor



First Floor



Second Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

# Mitford

### Overview

The elegant bay window, separate study and light-filled gallery landing clearly illustrate the unmistakable quality of this superb home. A separate laundry room helps to keep the kitchen free for creative cooking and conversation.

### Ground Floor

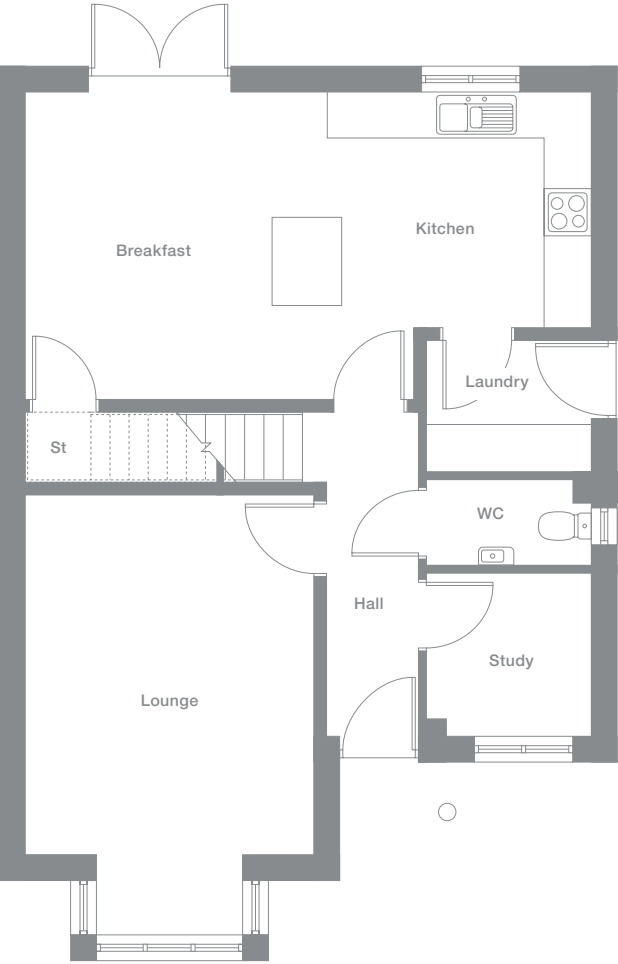
- Lounge**  
3.65m x 5.56m max  
12'0" x 18'3"
- Kitchen**  
3.92m x 2.99m  
12'10" x 9'10"
- Breakfast**  
3.22m x 3.88m  
10'7" x 12'9"
- WC**  
2.08m x 1.08m  
6'10" x 3'7"
- Laundry**  
2.08m x 1.66m  
6'10" x 5'5"
- Study**  
2.08m x 2.06m  
6'10" x 6'9"
- First Floor**
- Master Bedroom**  
3.65m max x 5.61m max  
12'0" x 18'5"
- En-Suite**  
1.61m max x 2.07m max  
5'4" x 6'10"
- Bedroom 2**  
3.79m x 2.75m  
12'5" x 9'1"
- Bedroom 3**  
3.26m x 2.75m  
10'8" x 9'1"
- Bedroom 4**  
2.08m x 3.14m  
6'10" x 10'4"
- Bathroom**  
2.55m max x 2.04m max  
8'5" x 6'8"

### Floor Space

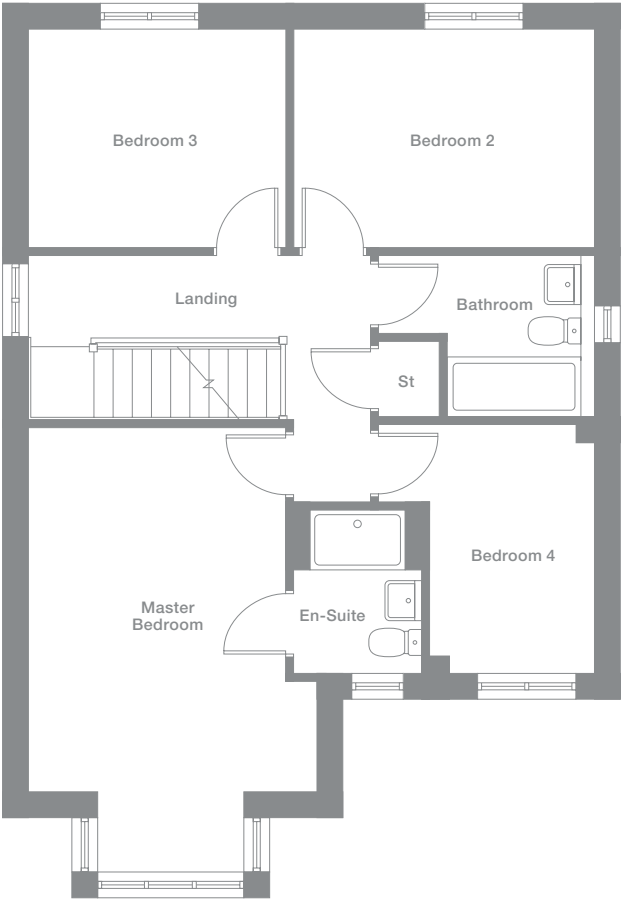
1,409 sq ft



### Ground Floor



### First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Please note: Garage position may vary



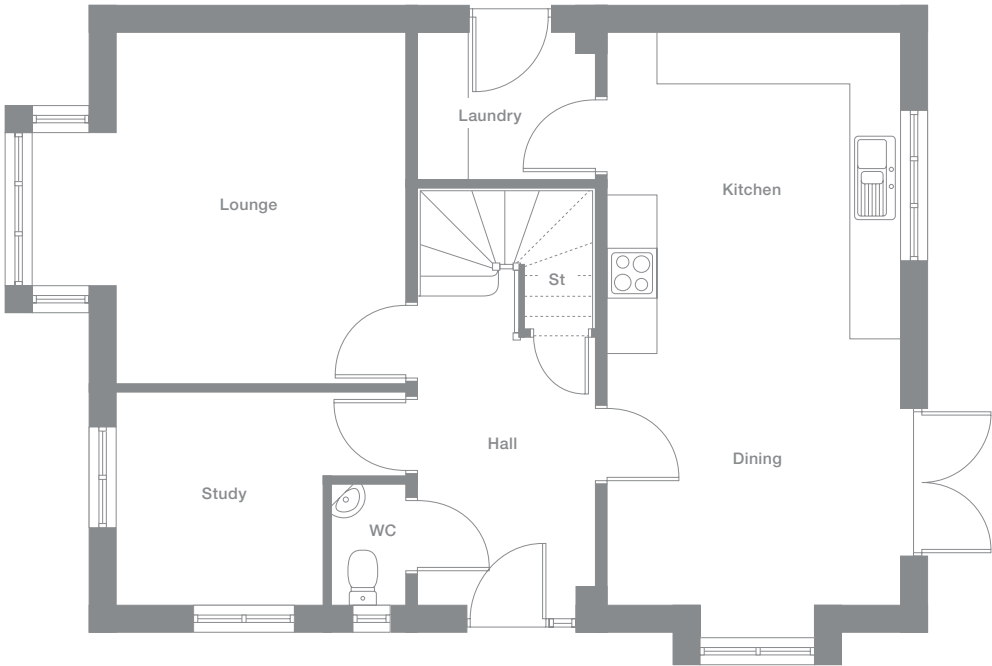
**Overview**  
Beyond the magnificent hall, the beautiful kitchen and dining area with garden access forms a natural focal point for family life. Several rooms are dual aspect, and the upstairs bay window and the charming french window means every bedroom has a unique appeal.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.47m x 4.21m 14'8" x 13'10"	<b>Master Bedroom</b> 3.57m x 4.35m 11'9" x 14'3"
<b>Dining</b> 3.51m x 3.21m 11'6" x 10'6"	<b>En-Suite</b> 2.12m x 1.76m 7'0" x 5'9"
<b>Kitchen</b> 3.51m x 3.65m 11'6" x 12'0"	<b>Bedroom 2</b> 4.53m x 4.26m 14'10" x 14'0"
<b>WC</b> 0.90m x 1.45m 2'11" x 4'9"	<b>Bedroom 3</b> 3.46m x 2.50m 11'4" x 8'3"
<b>Laundry</b> 2.12m x 1.76m 7'0" x 5'9"	<b>Bedroom 4</b> 3.51m x 2.41m 11'6" x 7'11"
<b>Study</b> 2.46m x 2.55m 8'1" x 8'5"	<b>Bathroom</b> 2.24m x 1.70m 7'4" x 5'7"

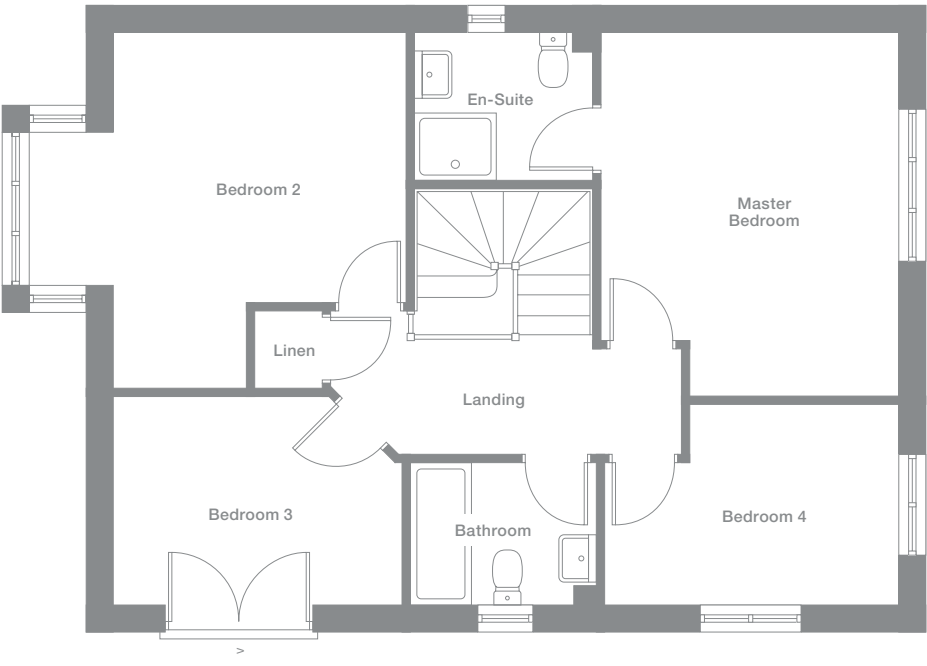
**Floor Space**  
1,435 sq ft



Ground Floor



First Floor



Please note: Plots may be a mirror image of plans shown above

Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

> Plot 37 and 157 will have window instead of french doors and juliette balcony to bedroom 3. Please see Development Sales Manager for details

# Chadwick

### Overview

The family kitchen and breakfast area, opening via french doors on to the garden, is complemented by a separate laundry room. Two of the four bedrooms have en-suite shower rooms and the master bedroom, like the lounge, features a stylish bay window.

### Ground Floor

Lounge  
3.26m x 6.51m  
10'9" x 21'5"

Kitchen  
3.03m x 3.06m  
9'11" x 10'0"

Breakfast/Family  
3.71m x 3.06m  
12'2" x 10'0"

WC  
0.93m x 2.02m  
3'1" x 6'8"

Laundry  
1.81m x 1.90m  
5'11" x 6'3"

### First Floor

Master Bedroom  
3.26m x 5.45m  
10'9" x 17'11"

En-Suite 1  
2.27m x 1.40m  
7'6" x 4'7"

Bedroom 2  
4.59m x 3.19m  
15'1" x 10'6"

En-Suite 2  
3.10m x 1.80m  
10'2" x 5'11"

Bedroom 3  
3.34m x 2.80m  
10'11" x 9'3"

Bedroom 4  
3.10m x 2.97m  
10'2" x 9'9"

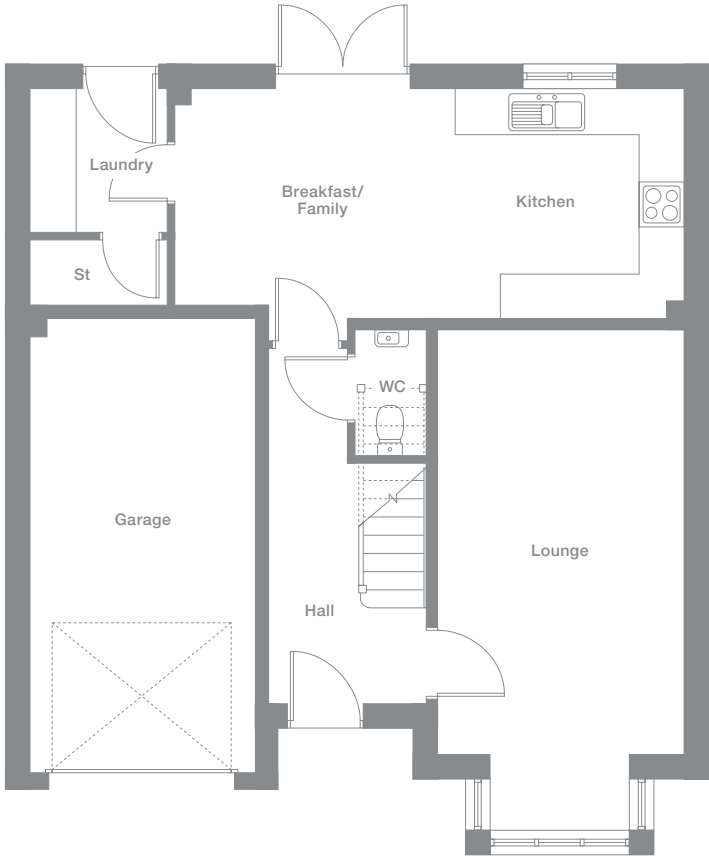
Bathroom  
2.01m x 1.70m  
6'7" x 5'7"

### Floor Space

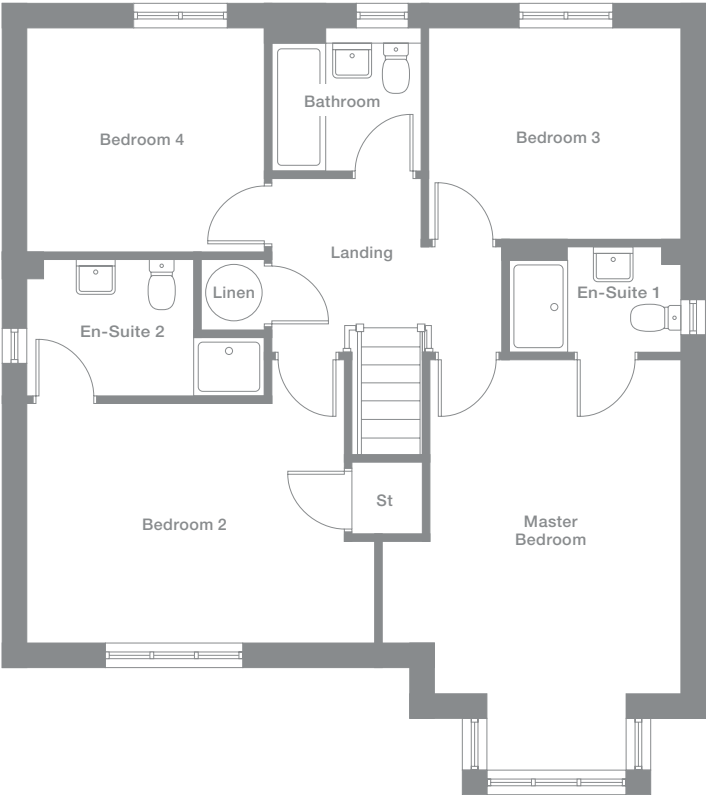
1,436 sq ft



### Ground Floor



### First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



# Buttermere

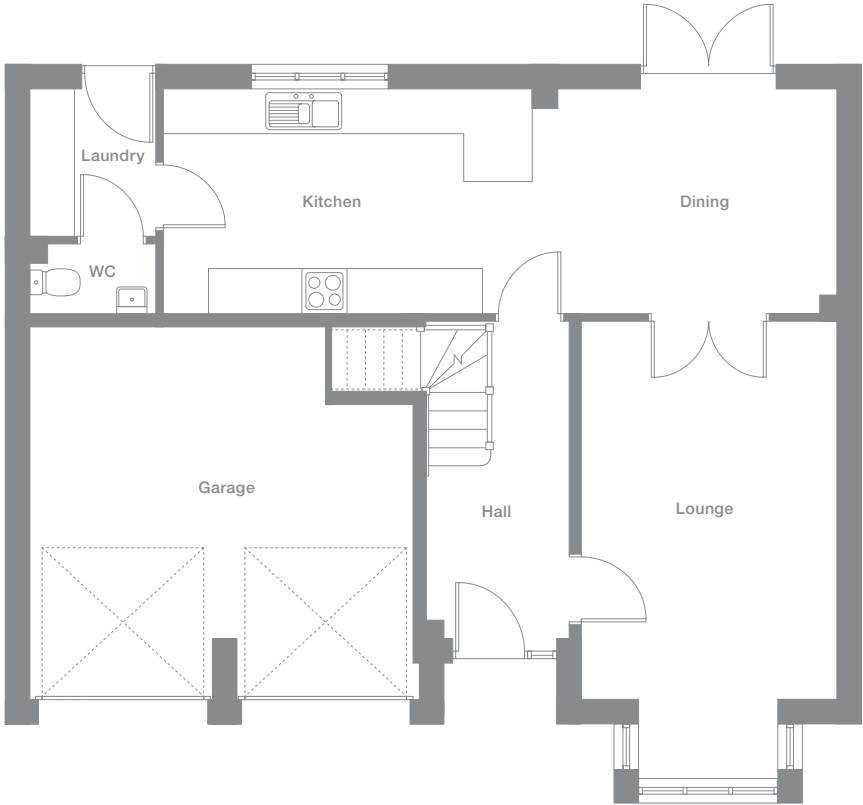
**Overview**  
With its spectacular kitchen and dining area, perfect for both family meals and entertaining, the Buttermere is a highly prestigious home of uncompromising quality. Three of the five bedrooms include en-suite showers, one has a bay window and another features french doors with a juliet balcony.

- Ground Floor**  
**Lounge**  
3.39m x 6.03m  
11'2" x 19'10"
- Kitchen**  
4.88m x 2.97m  
16'0" x 9'9"
- Dining**  
4.03m x 2.97m  
13'3" x 9'9"
- WC**  
1.67m x 0.92m  
5'6" x 3'0"
- Laundry**  
1.67m x 1.96m  
5'6" x 6'5"
- First Floor**  
**Master Bedroom**  
2.80m x 5.18m  
9'2" x 17'0"
- En-Suite 1**  
1.85m x 2.00m  
6'1" x 6'7"
- Bedroom 2**  
3.39m x 4.65m  
11'2" x 15'3"
- En-Suite 2**  
1.64m x 2.05m  
5'5" x 6'9"
- Bedroom 3**  
3.20m x 3.05m  
10'6" x 10'0"
- En-Suite 3**  
2.38m x 1.21m  
7'10" x 4'0"
- Bedroom 4**  
2.55m x 3.17m  
8'5" x 10'5"
- Bedroom 5**  
3.25m x 2.00m  
10'8" x 6'7"
- Bathroom**  
2.08m x 2.00m  
6'10" x 6'7"

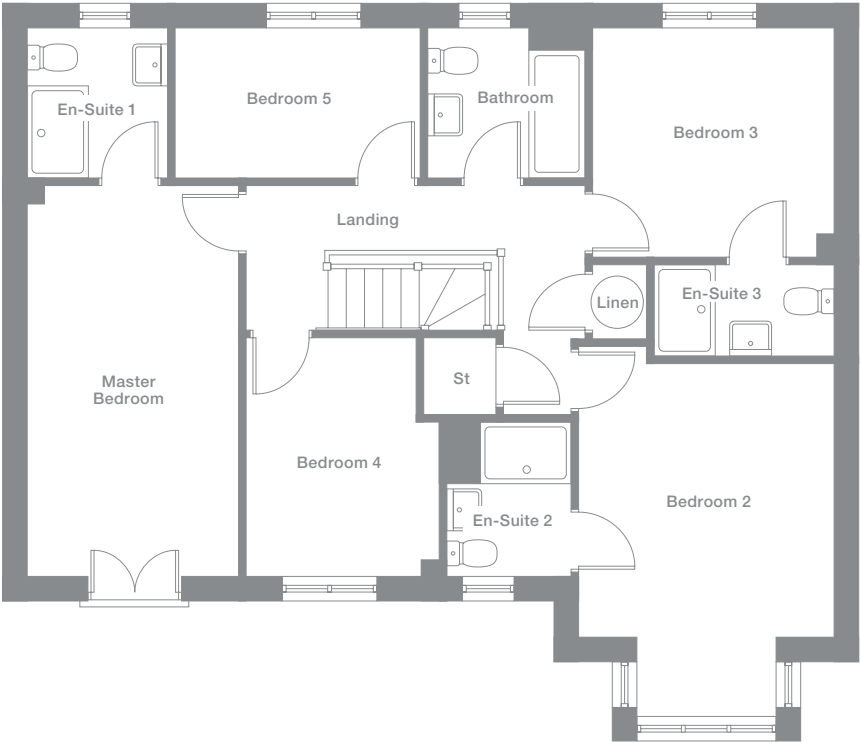
**Floor Space**  
1,529 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

**Overview**  
Arranged around a striking hall and gallery landing, this magnificent home includes a wealth of premium features. The breathtaking family and dining space includes twin french doors, two of the five bedrooms are en-suite and the master bedroom includes twin french doors.

- Ground Floor**

**Lounge**  
3.58m x 5.61m  
11'9" x 18'5"

**Dining**  
3.14m x 2.85m  
10'4" x 9'4"

**Kitchen**  
3.98m x 2.85m  
13'1" x 9'4"

**Family**  
3.14m x 2.85m  
10'4" x 9'4"

**WC**  
0.85m x 1.95m  
2'9" x 6'5"

**Laundry**  
2.25m x 1.95m  
7'5" x 6'5"
- First Floor**

**Master Bedroom**  
4.27m x 4.89m  
14'0" x 16'1"

**En-Suite 1**  
2.17m x 1.97m  
7'2" x 6'6"

**Bedroom 2**  
3.06m x 3.57m  
10'1" x 11'9"

**En-Suite 2**  
2.01m x 1.86m  
6'7" x 6'1"

**Bedroom 3**  
3.71m x 2.91m  
12'2" x 9'7"

**Bedroom 4**  
3.28m x 2.91m  
10'9" x 9'7"

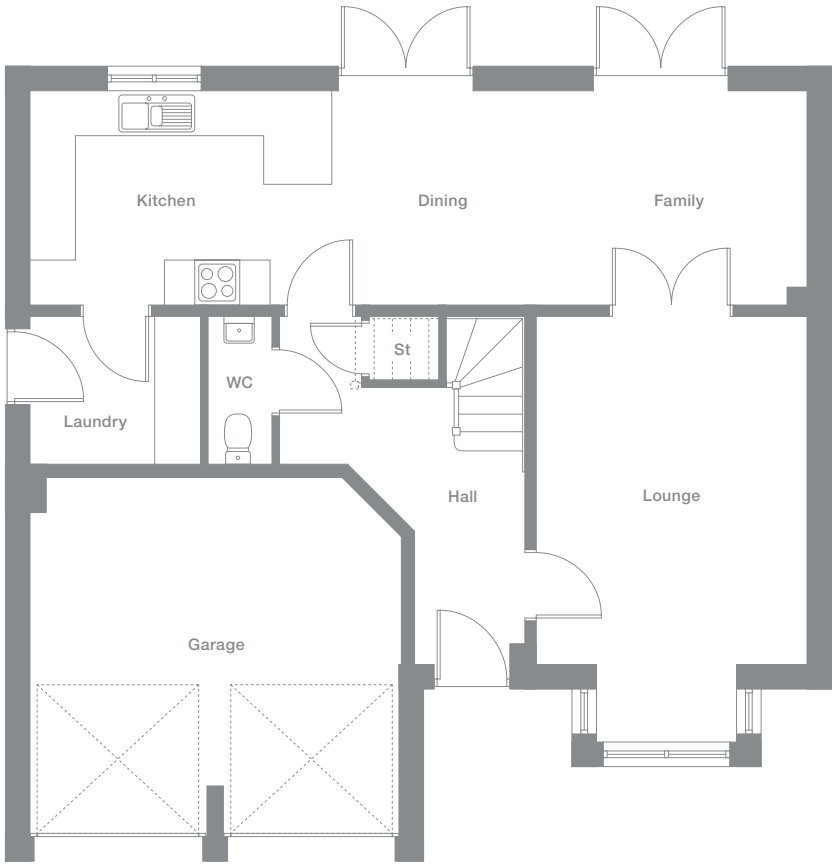
**Bedroom 5**  
3.63m x 2.63m  
11'11" x 8'8"

**Bathroom**  
2.60m x 1.87m  
8'6" x 6'2"

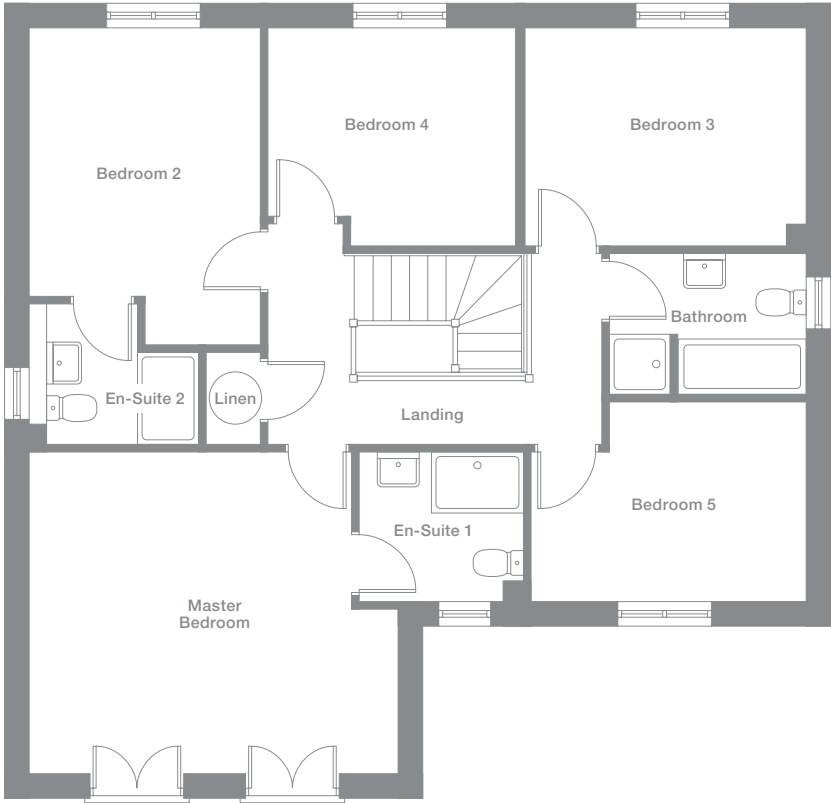
**Floor Space**  
1,663 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



# Rosebury

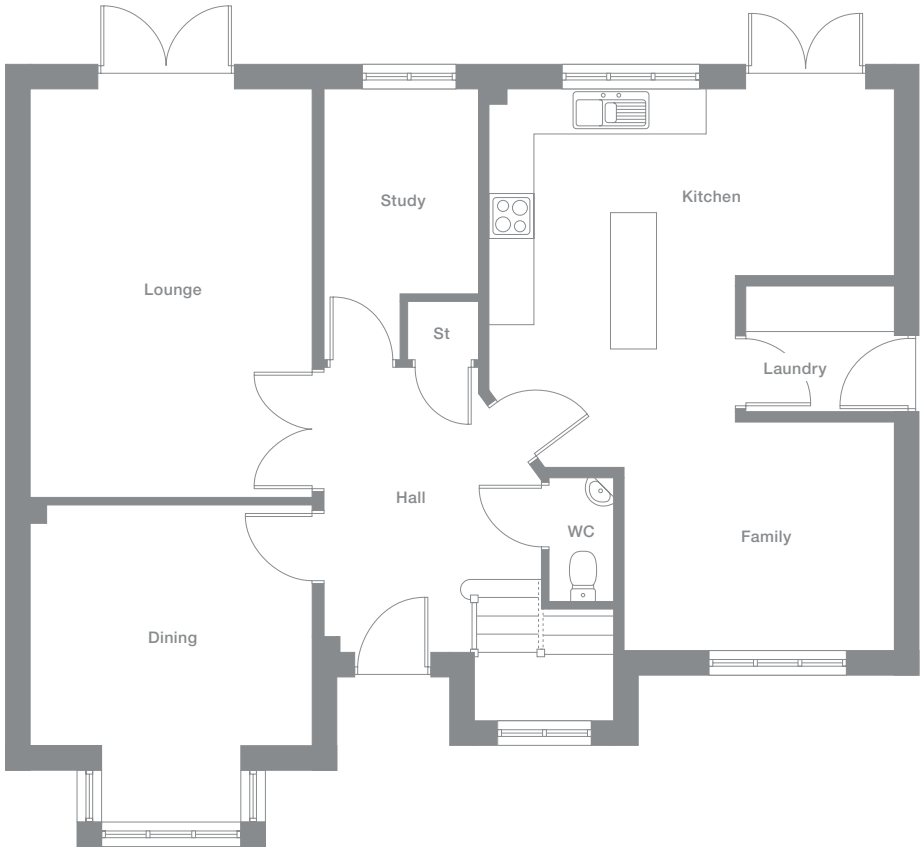
**Overview**  
Distinguished by features like the bay-windows in the dining room and third bedroom, a separate study, and the outstanding kitchen with its contemporary island layout, garden access and adjoining family room, the Rosebury draws instant, lasting admiration.

- Ground Floor**  
**Lounge**  
3.75m x 5.42m  
12'4" x 17'9"
- Dining**  
3.75m x 4.17m  
12'4" x 13'8"
- Kitchen**  
5.34m x 5.01m  
17'6" x 16'5"
- Family**  
3.55m x 3.05m  
11'8" x 10'0"
- WC**  
0.85m x 1.63m  
2'10" x 5'4"
- Laundry**  
1.95m x 1.65m  
6'5" x 5'5"
- Study**  
2.04m x 2.73m  
6'9" x 8'11"
- First Floor**  
**Master Bedroom**  
3.60m x 4.27m  
11'10" x 14'0"
- En-Suite 1**  
1.63m x 2.37m  
5'4" x 7'10"
- Bedroom 2**  
3.35m x 3.69m  
11'0" x 12'2"
- En-Suite 2**  
2.02m x 1.63m  
6'8" x 5'4"
- Bedroom 3**  
3.06m x 4.17m  
10'0" x 13'8"
- Bedroom 4**  
3.60m x 3.07m  
11'10" x 10'1"
- Bedroom 5**  
2.54m x 3.69m  
8'4" x 12'2"
- Bathroom**  
2.64m x 2.35m  
8'8" x 7'9"

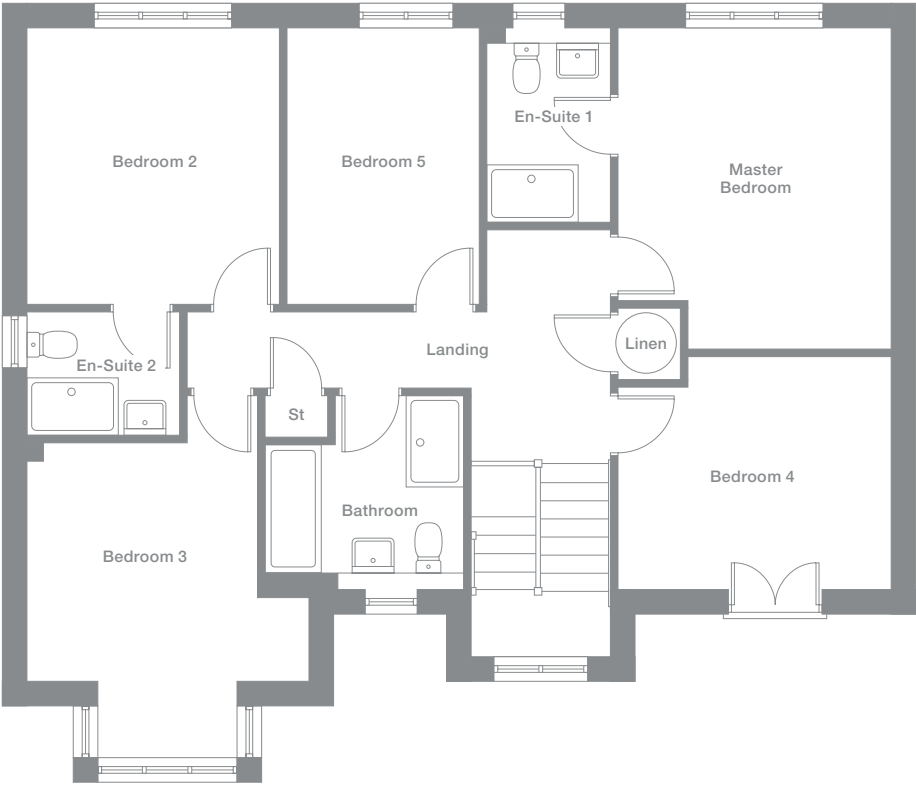
**Floor Space**  
1,992 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Please note: Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

# Miller Homes at Potters Hill

Nestled on the southern outskirts of Sunderland, lies Potters Hill, a leafy new village of stunning homes.

Alive with nature, Potters Hill is a suburban retreat - close enough to the buzz of the city centre to feel like a vibrant place to live but far enough away to feel like a tranquil haven.

Design-coded by Siglion, a sustainable development company that has the city and its people at its heart, this is a place to live life well.

An abundance of green spaces and parks will bring families together to enjoy their surroundings, and thoughtful details - from pretty hedgerows to green gateways and natural parkland - mean that residents of all ages can enjoy the great outdoors on their doorstep. And, as the area develops, a network of footpaths, cycleways and a bridleway will link each phase of Potters Hill to the surrounding areas, enhancing the natural beauty of the place.

Miller Homes will deliver the first of a number of high-quality developments on the site, setting the standard for others to follow. There will be further plots delivered by a range of home-builders in the years ahead, each with their own unique character. What all will share are features that establish the area as a desirable place to call home.

It's natural position on the brow of high ground means Potters Hill is bathed in sunlight year-round. And views from the site extend for miles, as far as the coastline.

From hazy summer days, surrounded by greenery, to winter walks along landscaped pathways weaving through the new neighbourhoods of Potters Hill, this is a place to live.





# The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie  
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop  
Miller Home Owner

### The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

### Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

### Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

### Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

### Keeping you involved

First you’ll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

### A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

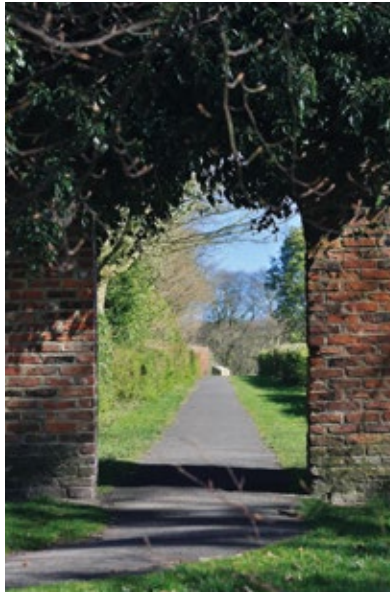
### For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.





There is also an exceptionally diverse choice of leisure activities within two miles of Potters Hill. At Silksworth Sports Complex, ski and snowboarding slopes, fishing lakes, athletics and skateboarding facilities and an adventure playground are set in beautiful parkland that also incorporates a Community Pool, Tennis and Wellness Centre and state-of-the-art gym. Herrington Country Park conservation area, venue for the Sunderland Festival and many other major events, includes a well-equipped play park and sculpture trails as well as extensive walks and cycle paths. To the south, Karting North East is one of the country's premiere karting, paintballing and off-road driving attractions. Golf courses in easy reach include the beautiful and challenging Sharpley Golf Club and, to the south, the courses at the luxurious Ramside Hall Hotel and Spa.





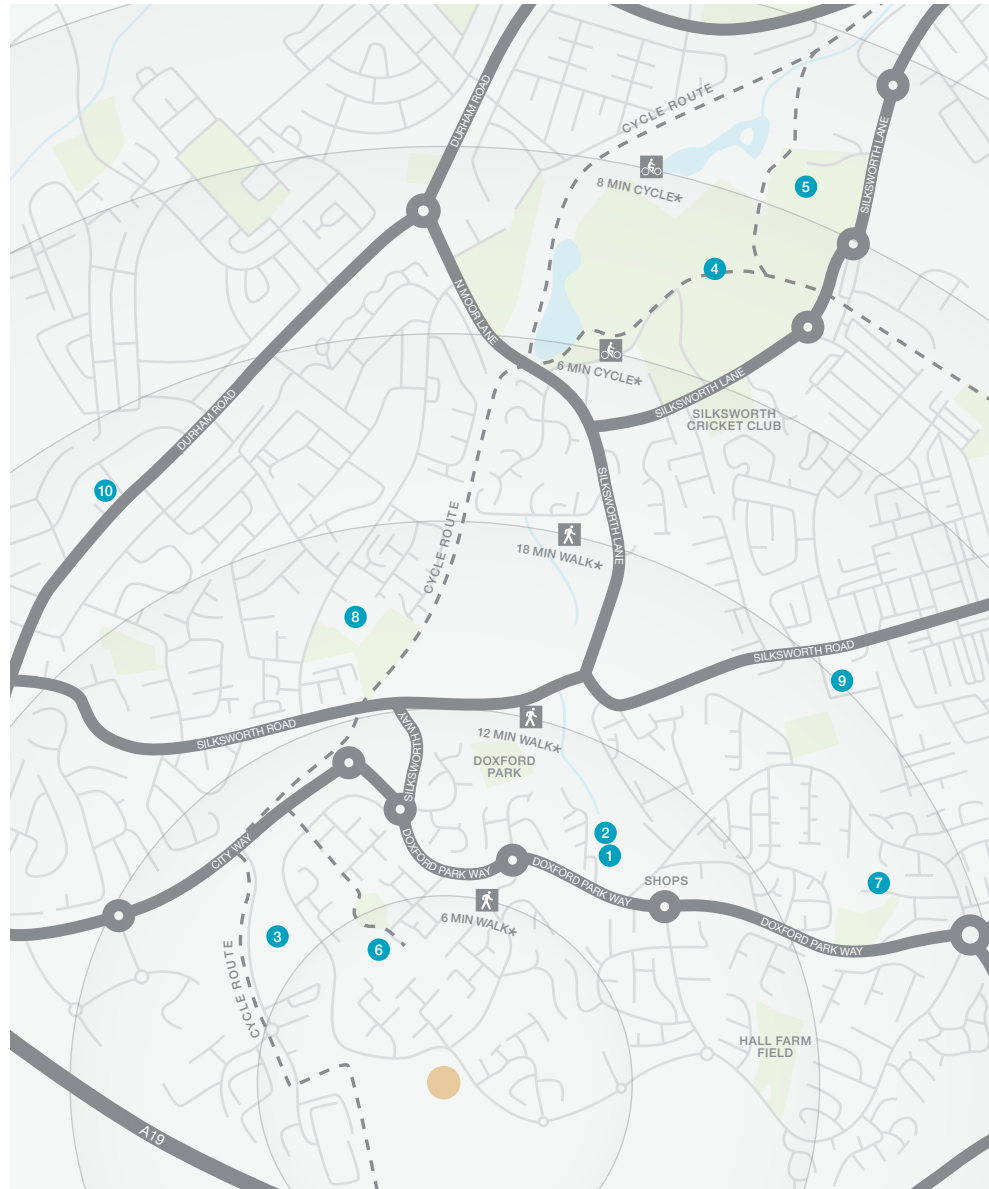
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

Sunderland city centre offers a wide choice of pubs, restaurants and shops, with more than 100 retailers in the Bridges Shopping Centre alone. Alongside some fascinating museums and galleries, the leisure attractions range from drama at the renowned Empire Theatre to sport at the superb

Stadium of Light, home of Sunderland AFC. In addition, the waterfront's fine beaches and illuminations provide the setting for Europe's largest free airshow.

Primary schools within walking distance include Benedict Biscop CE Academy, which takes children from age three, and Mill

Hill Primary School which has an associated nursery school. Secondary schools in the area include Farringdon Community Academy and The Venerable Bede C of E Academy. There are three GP practices, including the Village Surgery, conveniently located on Silksworth Road, and local dentists include Oliver's House Surgery.



- 1 Demnox Pharmacy  
1 Doxford Park Way  
0191 528 7335
- 2 Morrisons  
Supermarket,  
Doxford Park  
0191 528 1122
- 3 David Lloyd  
Sunderland,  
3 Camberwell Way  
0344 848 4739
- 4 Silksworth  
Sports Complex,  
Silksworth Lane  
0191 528 5101
- 5 Silksworth  
Community Pool,  
Tennis and  
Wellness Centre,  
Silksworth Lane  
0191 511 0611
- 6 Benedict Biscop  
CE Academy,  
Marcross Drive  
0191 594 7033
- 7 Mill Hill  
Primary School,  
23 Torphin Hill Drive  
0191 607 5695
- 8 Farringdon  
Community  
Academy,  
Allendale Road  
0191 917 1500
- 9 The Village Surgery  
Silksworth Road  
0191 521 2282
- 10 Oliver's House  
Dental Surgery,  
27 Durham Road  
0191 528 2340

\* Times stated are averages based on approximate distances and would be dependent on the route taken.  
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle





# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03334 144 874

**From the Junction of the A690 & A19**  
From the roundabout join the B1286 and follow signs for Doxford Park through the next two roundabouts. At the third roundabout stay on the B1286, for Ryhope, then at the roundabout with The Prior on the right take the third exit, for Moorside. At the mini-roundabout, turn left and Potters Hill is on the right.

**From Sunderland City Centre**  
Leave the city centre by the A690. Go straight on at the crossroads with the B1405, with Lidl on the right, then at the North Moor Lane roundabout take the second exit. At the next roundabout, with the Board Inn on the right, take the first exit, joining Silkworth Road for Ryhope. At the first roundabout take the second exit and at the next roundabout take the second exit and at the third, with The Prior on the right, take the third exit, for Moorside. At the mini-roundabout, turn left and Potters Hill is on the right.

Sat Nav: SR3 2NS



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



**Important Notice:**  
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

the place to be®



## Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

[millerhomes.co.uk](http://millerhomes.co.uk)

**millerhomes**

*the place to be®*