



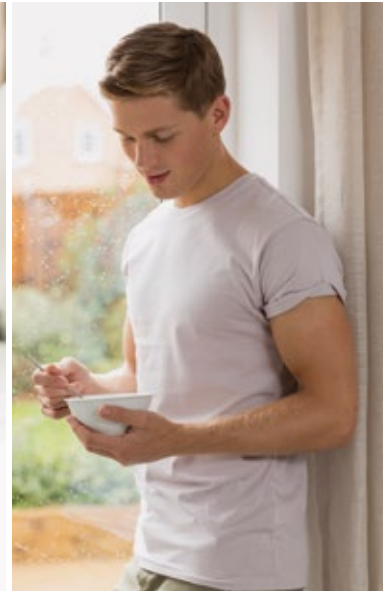
**Trinity Green  
Pelton**

**millerhomes**

*the place to be®*

- 02 Welcome Home
- 04 Floorplans
- 56 Specification
- 58 The Miller Difference
- 60 Contact Us

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.



- Fairmont See Page 04
- Hazelton See Page 06
- Dayton See Page 08
- Ingleton See Page 10
- Overton See Page 12
- Masterton See Page 14
- Wilton See Page 16
- Calderton See Page 18
- Kingston See Page 20
- Knightswood See Page 22
- Beechwood See Page 24
- Tollwood See Page 26
- Elderwood See Page 28
- Blackwood See Page 30
- Skywood See Page 32
- Hazelwood See Page 34
- Kirkwood See Page 36
- Maplewood See Page 38
- Denwood See Page 40
- Beauwood See Page 42
- Sherwood See Page 44
- Baywood See Page 46
- Beechford See Page 48
- Bayford See Page 50
- Denford See Page 54
- Thetford See Page 56
- Affordable Housing

- Electrical Sub Station S/S
- Visitor Parking V
- Public Open Space POS
- Pumping Station P/S
- Batter
- Sustainable Urban Drainage System SUDS

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.



# Welcome home

Just a few minutes walk from Pelton's charming village centre, with its excellent shops and services, this exciting selection of new properties for sale represents an exceptional blend of rural surroundings and strategic location. Both Chester-le-Street and the A1(M), are within three miles of these superb two, three, four and five bedroom new build homes, offering a rare opportunity to enjoy modern, energy efficient living within an established, welcoming community. Welcome to Trinity Green...

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# Fairmont

**Overview**

The integrated staircase adds a contemporary, open ambience to the inviting lounge, while the stylish, ergonomic kitchen features french doors that bring a focal point to the dining area, presenting a delightful setting for entertaining.

**Ground Floor**

**Lounge**  
3.74m x 4.16m  
12'3" x 13'8"

**Kitchen/Dining**  
3.74m x 2.46m  
12'3" x 8'1"

**WC**  
1.42m x 1.09m  
4'8" x 3'7"

**First Floor**

**Principal Bedroom**  
3.74m x 2.66m  
12'3" x 8'9"

**Bedroom 2**  
3.74m x 2.40m  
12'3" x 7'10"

**Bathroom**  
1.70m x 1.94m  
5'7" x 6'5"

**Floor Space**

636 sq ft

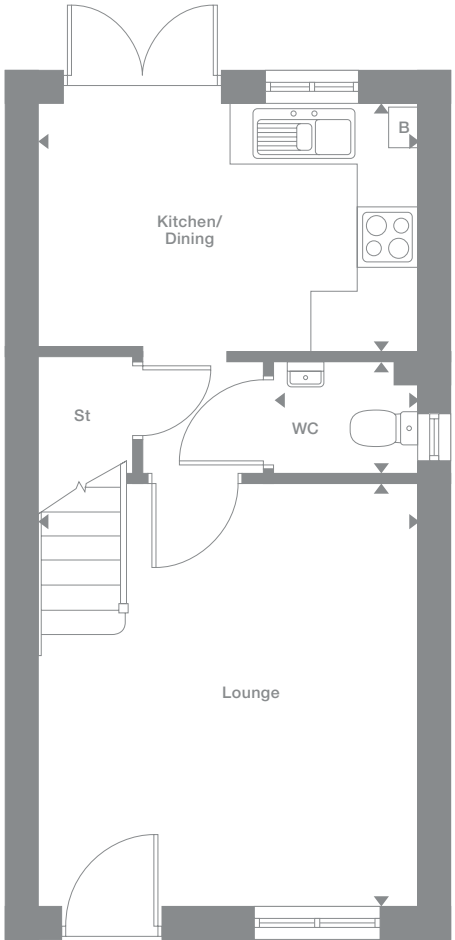
Elevational styles and materials may vary depending on plot location. Please see Development Sales Manager for details

† End Plots only

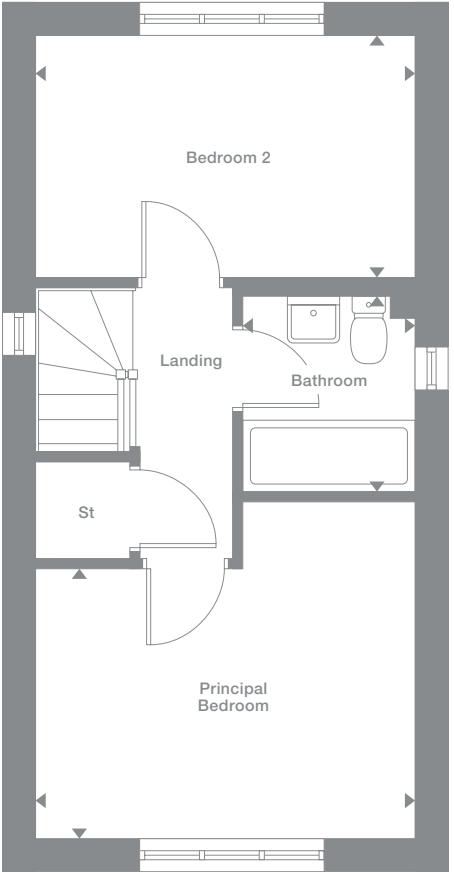
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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## Overview

The integration of the staircase into the lounge maximises the sense of space in this practical, inviting home. The hall features a WC and a useful cupboard, the dining kitchen includes french doors and the three bedrooms share the first floor with the family bathroom.

## Ground Floor

**Lounge**  
3.52m x 4.38m  
11'7" x 14'4"

**Kitchen**  
2.63m x 3.02m  
8'8" x 9'11"

**Dining**  
1.88m x 2.36m  
6'2" x 7'9"

**WC**  
1.67m x 0.96m  
5'6" x 3'2"

## First Floor

**Principal Bedroom**  
2.51m x 3.83m  
8'3" x 12'7"

**Bedroom 2**  
2.51m x 3.57m  
8'3" x 11'9"

**Bedroom 3**  
1.90m x 2.36m  
6'3" x 7'9"

**Bathroom**  
1.90m x 1.70m  
6'3" x 5'7"

## Floor Space

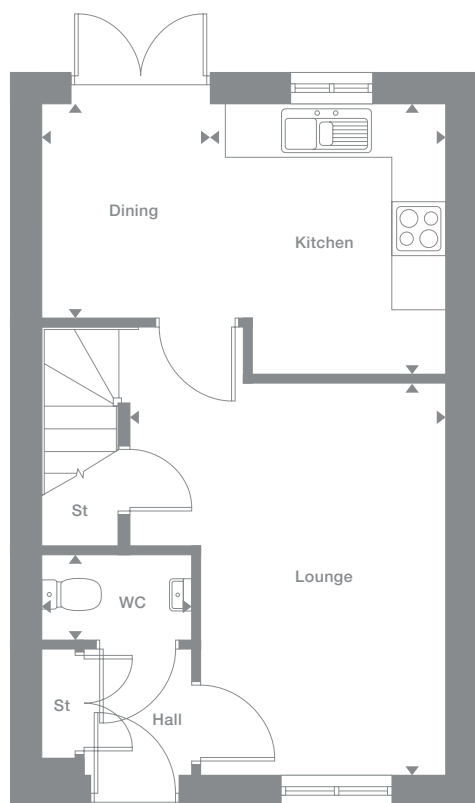
728 sq ft

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

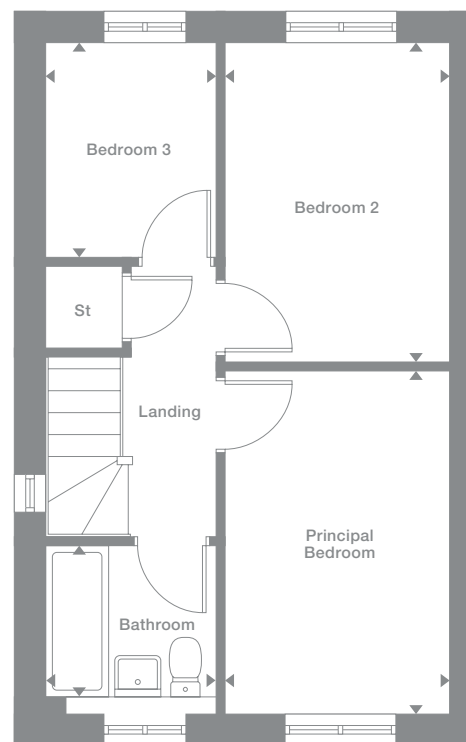
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Dayton

**Overview**  
From the lobby's convenient cupboard to the french doors enhancing the dining area of the beautifully planned kitchen, this comfortable home perfectly blends style and practicality. The third bedroom could become a superb home office.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.56m x 4.41m 11'8" x 14'6"	<b>Principal Bedroom</b> 2.54m x 3.87m 8'4" x 12'8"
<b>Kitchen</b> 2.45m x 3.06m 8'1" x 10'0"	<b>Bedroom 2</b> 2.54m x 3.60m 8'4" x 11'0"
<b>Dining</b> 2.08m x 2.43m 6'10" x 8'0"	<b>Bedroom 3</b> 1.90m x 2.43m 6'3" x 8'0"
<b>WC</b> 1.67m x 0.96m 5'6" x 3'2"	<b>Bathroom</b> 1.90m x 1.70m 6'3" x 5'7"

**Floor Space**  
740 sq ft

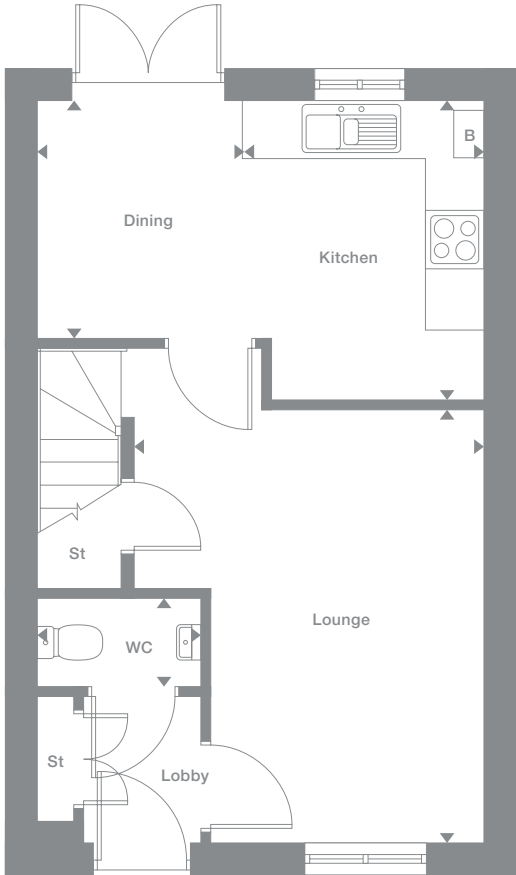
Elevational styles and materials may vary depending on plot location. Please see Development Sales Manager for details

† End Plots only

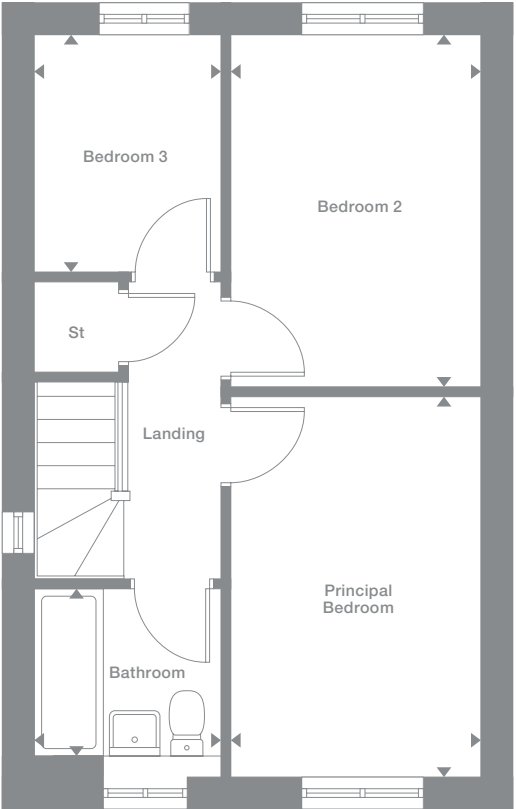
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## Ground Floor



## First Floor



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## Overview

Complementing a bright, comfortable lounge, the french doors that transform the kitchen and dining room into an airy, adaptable space for cooking and conversation also make eating outdoors a tempting summer option. Upstairs, the three bedrooms include an en-suite principle bedroom with built-in storage space.

## Ground Floor

**Lounge**  
3.53m x 4.44m  
11'7" x 14'7"

**Kitchen/Dining**  
3.27m x 3.80m  
10'9" x 12'6"

**Laundry**  
1.11m x 1.92m  
3'8" x 6'4"

**WC**  
1.11m x 1.78m  
3'8" x 5'10"

## First Floor

**Principal Bedroom**  
2.98m x 3.23m  
9'9" x 10'7"

**En-Suite**  
1.18m x 1.98m  
3'10" x 6'6"

**Bedroom 2**  
2.37m x 3.22m  
7'10" x 10'7"

**Bedroom 3**  
2.00m x 2.14m  
6'7" x 7'0"

**Bathroom**  
2.37m x 1.70m  
7'10" x 5'7"

## Floor Space

806 sq ft

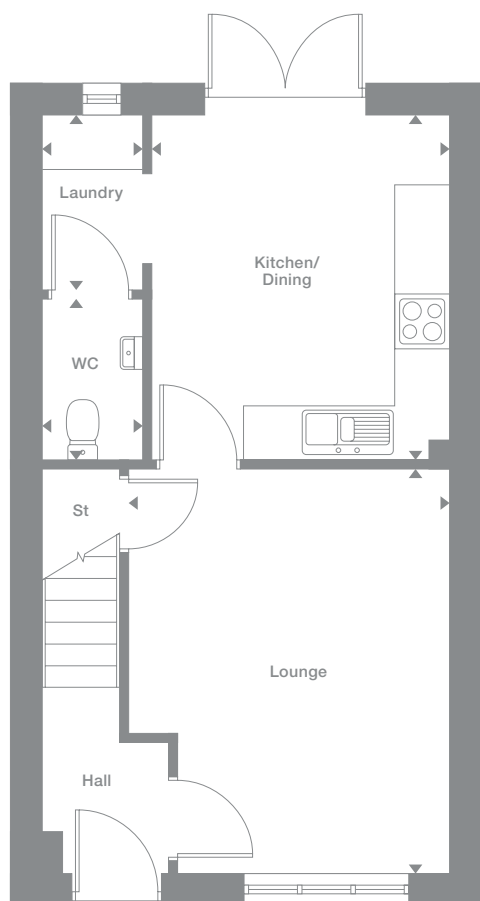
Elevational styles and materials may vary depending on plot location. Please see Development Sales Manager for details

† End Plots only

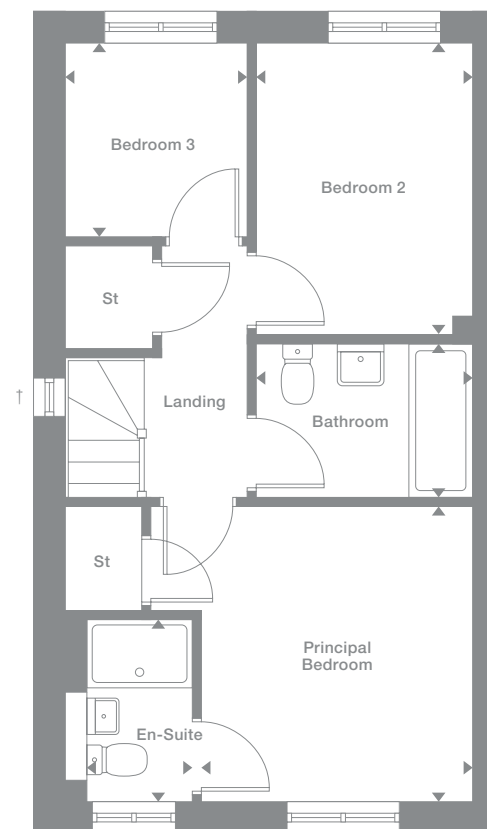
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Overton

## Overview

A bright lounge opens on to a light, airy kitchen where french doors add special appeal to the dining area. There is a separate laundry area, and the en-suite principal bedroom includes a useful cupboard.

## Ground Floor

**Lounge**  
3.56m x 4.49m  
11'8" x 14'9"

**Kitchen/Dining**  
3.34m x 3.83m  
11'0" x 12'7"

**Laundry**  
1.08m x 1.96m  
3'7" x 6'5"

**WC**  
1.08m x 1.78m  
3'7" x 5'10"

## First Floor

**Principal Bedroom**  
3.09m x 3.28m  
10'2" x 10'9"

**En-Suite**  
1.21m x 2.03m  
4'0" x 6'8"

**Bedroom 2**  
2.37m x 3.26m  
7'10" x 10'8"

**Bedroom 3**  
2.04m x 2.17m  
6'8" x 7'2"

**Bathroom**  
2.37m x 1.69m  
7'10" x 5'7"

## Floor Space

819 sq ft

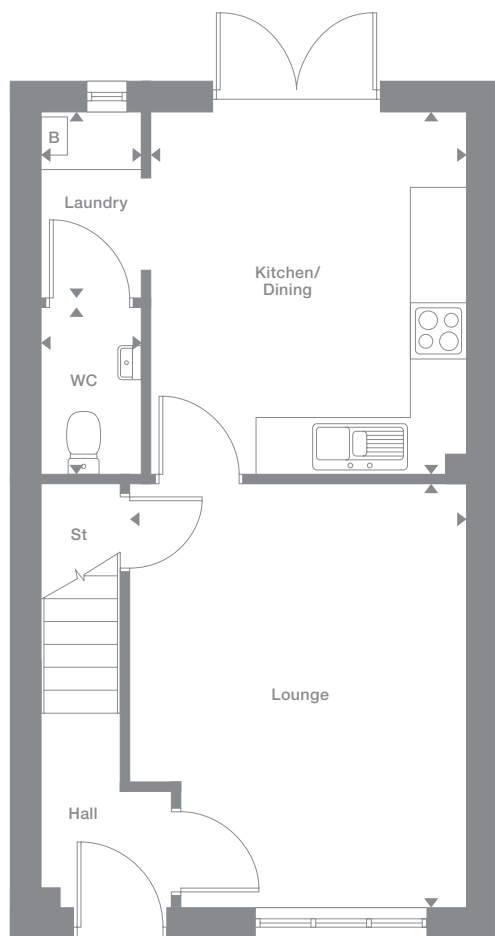
Elevational styles and materials may vary depending on plot location. Please see Development Sales Manager for details

† End Plots only

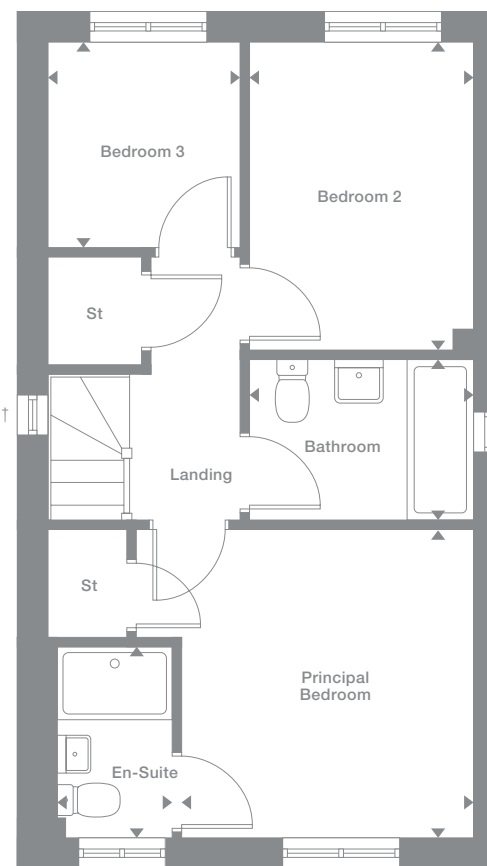
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Masterton

**Overview**

The well proportioned lounge adjoins a superb kitchen and dining room with french doors, perfect for adjourning to the garden for coffee. The en-suite principal bedroom features a private staircase and a charming dormer window.

**Ground Floor**

**Lounge**  
2.89m x 4.37m  
9'6" x 14'4"

**Kitchen/Dining**  
3.88m x 3.10m  
12'9" x 10'2"

**WC**  
1.07m x 1.51m  
3'6" x 4'11"

**First Floor**

**Bedroom 2**  
3.88m x 2.78m  
12'9" x 9'2"

**Bedroom 3**  
1.88m x 2.56m  
6'2" x 8'5"

**Bathroom**  
1.69m x 2.03m  
5'7" x 6'8"

**Second Floor**

**Principal Bedroom**  
2.93m x 2.74m  
to 1.500m H.L.  
9'8" x 9'0"

**En-Suite**  
2.19m x 1.60m  
to 1.500m H.L.  
7'2" x 5'3"

**Floor Space**

831 sq ft

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

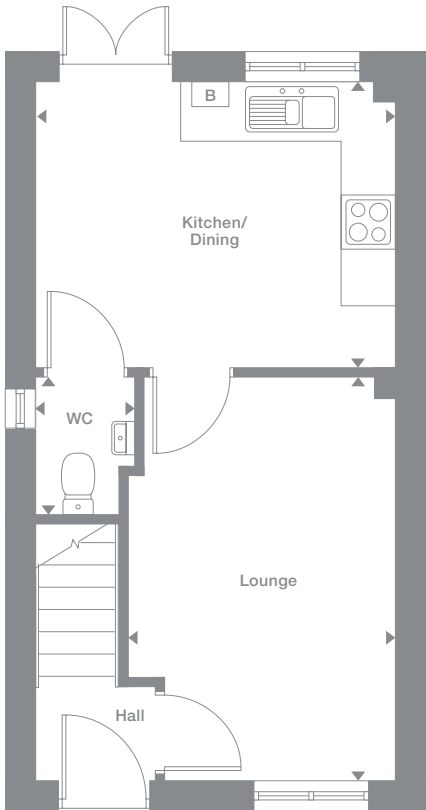
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Denotes full height ceiling line  
  
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Denotes 1.500m height ceiling line

† End Plots only

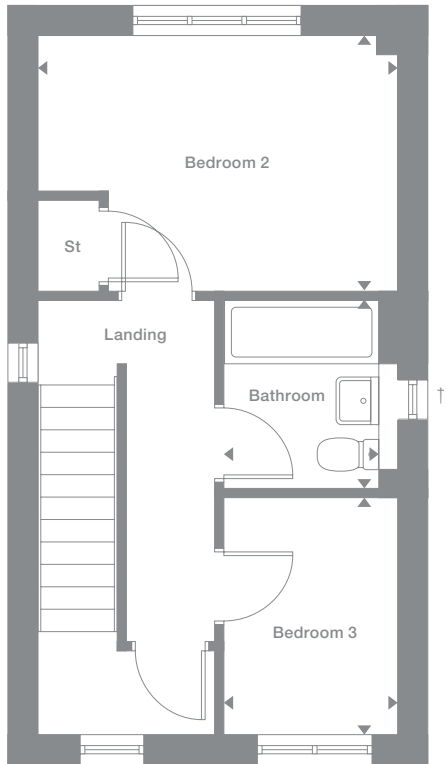
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



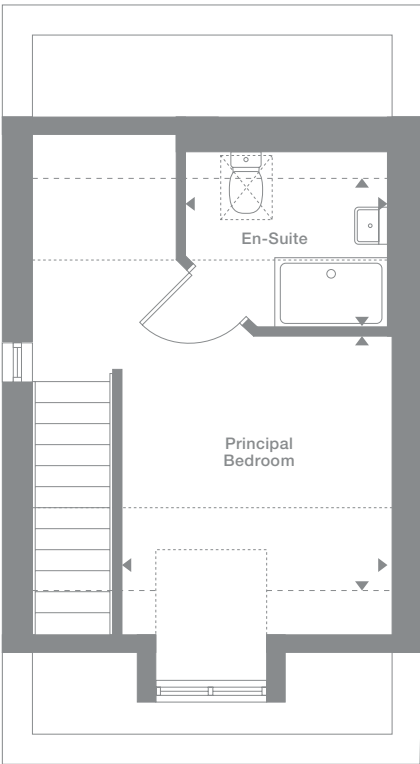
**Ground Floor**



**First Floor**



**Second Floor**



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# Wilton

## Overview

With dual aspect windows in the lounge and the kitchen, and french doors in the dining area, this is a delightfully light, airy home. Upstairs, in addition to the family bathroom there are three bedrooms, one of them en-suite and another with dual aspect outlooks.

## Ground Floor

**Lounge**  
4.65m x 2.98m  
15'3" x 9'9"

**Kitchen**  
2.88m x 3.42m  
9'6" x 11'3"

**Dining**  
1.76m x 2.32m  
5'10" x 7'7"

**WC**  
1.67m x 0.99m  
5'6" x 3'3"

## First Floor

**Principal Bedroom**  
3.32m x 2.98m  
10'11" x 9'9"

**En-Suite**  
1.00m x 2.75m  
3'4" x 9'0"

**Bedroom 2**  
2.53m x 3.42m  
8'4" x 11'3"

**Bedroom 3**  
2.02m x 3.42m  
6'8" x 11'3"

**Bathroom**  
1.70m x 1.96m  
5'7" x 6'5"

## Floor Space

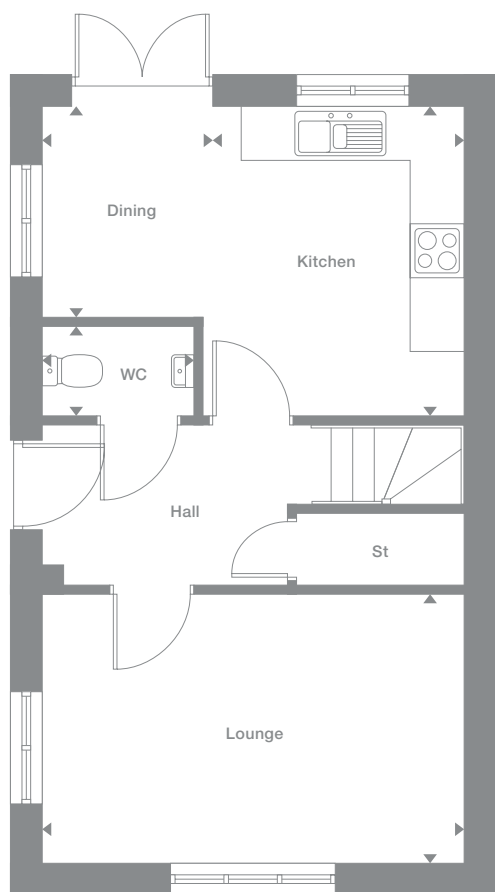
837 sq ft

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

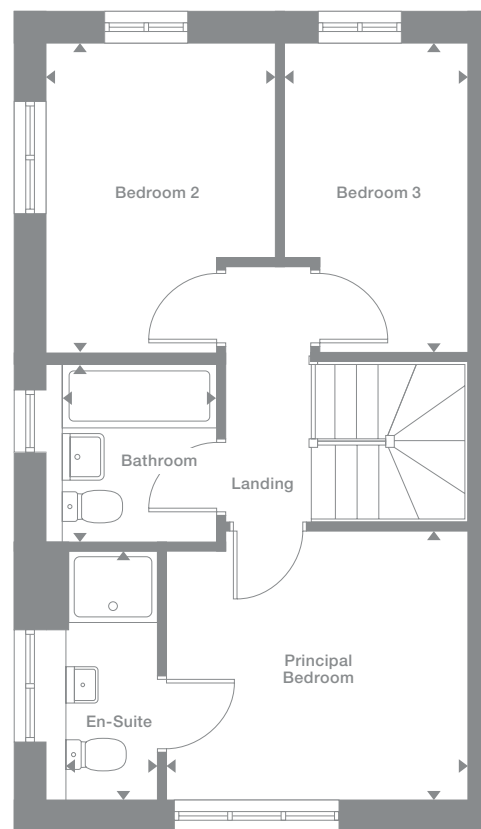
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## Ground Floor



## First Floor



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# Calderton

## Overview

The lounge opens on to a bright kitchen where french doors enhance the dining area. There is a downstairs WC, two of the three bedrooms share the first floor with the family bathroom and the en-suite dual aspect principal bedroom features a charming dormer window.

## Ground Floor

**Lounge**  
2.96m x 4.30m  
9'9" x 14'1"

**Kitchen/Dining**  
3.96m x 3.10m  
13'0" x 10'2"

**WC**  
1.07m x 1.50m  
3'6" x 4'11"

## First Floor

**Bedroom 2**  
3.96m x 2.74m  
13'0" x 9'0"

**Bedroom 3**  
1.95m x 2.52m  
6'5" x 8'4"

**Bathroom**  
1.70m x 2.03m  
5'7" x 6'8"

## Second Floor

**Principal Bedroom**  
3.01m x 2.52m  
to 1500m H.L.  
9'11" x 8'3"

**En-Suite**  
1.89m x 1.81m  
to 1500m H.L.  
6'3" x 6'0"

## Floor Space

842 sq ft

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

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Denotes full height ceiling line

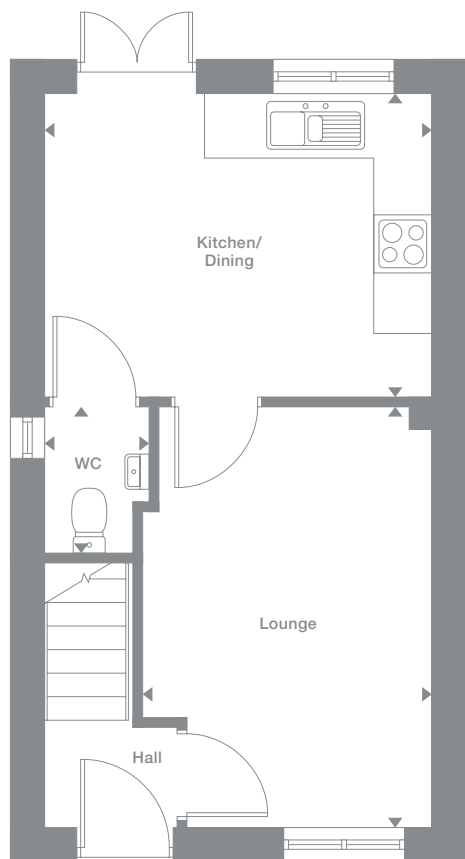
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Denotes 1500m height ceiling line

† End Plots only

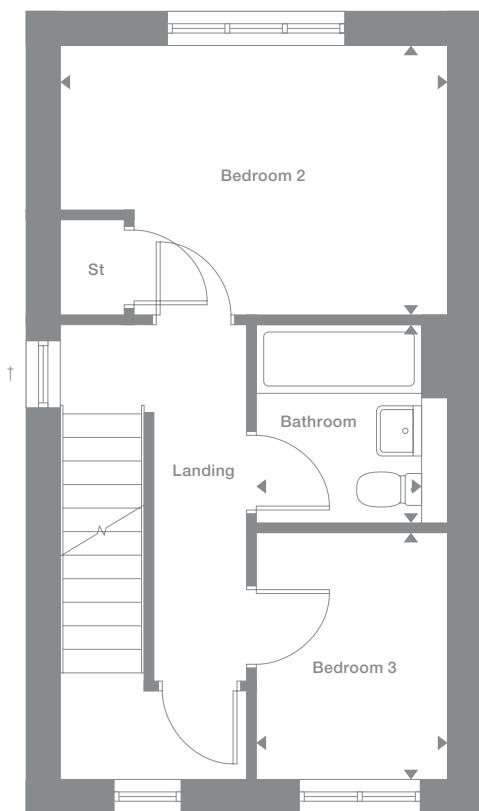
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



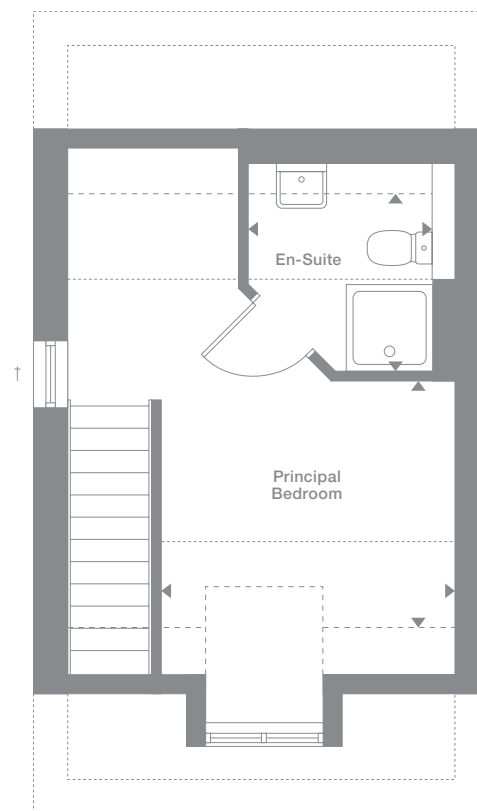
Ground Floor



First Floor



Second Floor



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## Overview

The elegant bay-windowed lounge, the kitchen and the second bedroom are all dual aspect, creating a light, natural ambience that is further accentuated by french doors in the dining area. The principal bedroom is en-suite.

## Ground Floor

**Lounge**  
4.68m x 3.91m  
15'5" x 12'10"

**Kitchen**  
2.91m x 3.45m  
9'7" x 11'4"

**Dining**  
1.76m x 2.40m  
5'10" x 7'11"

**WC**  
1.67m x 0.96m  
5'6" x 3'2"

## First Floor

**Principal Bedroom**  
3.37m x 3.01m  
11'1" x 9'11"

**En-Suite**  
1.01m x 2.78m  
3'4" x 9'2"

**Bedroom 2**  
2.56m x 3.46m  
8'5" x 11'4"

**Bedroom 3**  
2.02m x 3.46m  
6'8" x 11'4"

**Bathroom**  
1.70m x 1.96m  
5'7" x 6'5"

## Floor Space

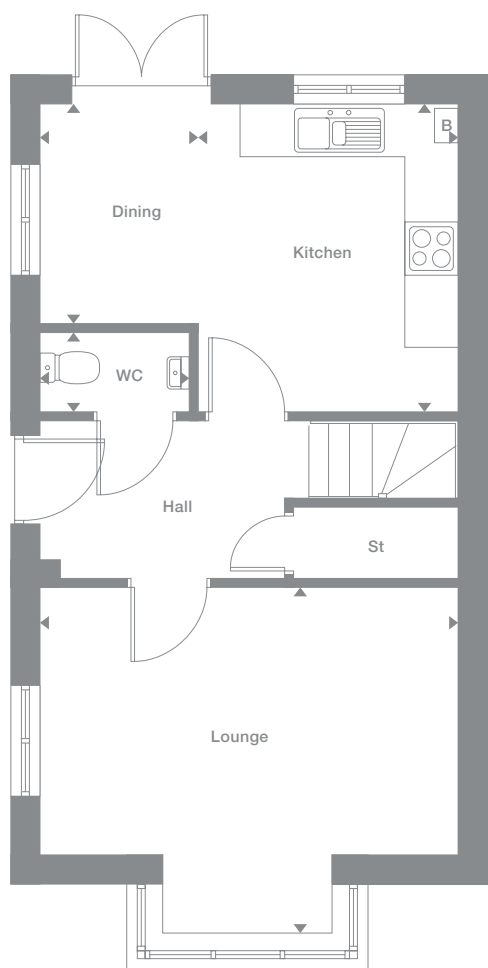
869 sq ft

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

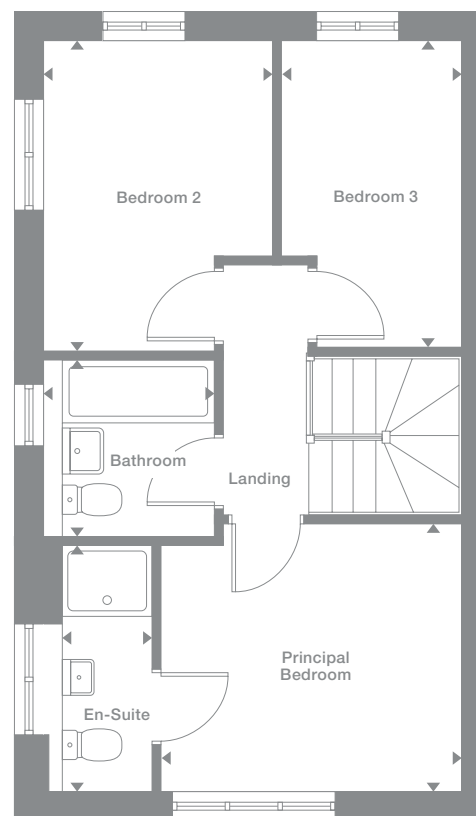
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Knightswood

## Overview

A broad hallway leads past the inviting lounge into a bright kitchen and dining room incorporating stylish french doors. There is a convenient downstairs WC in addition to the family bathroom, and the four bedrooms include a luxurious en-suite principal bedroom with a dressing area.

## Ground Floor

**Lounge**  
2.52m x 4.26m  
8'3" x 14'0"

**Kitchen**  
2.72m x 2.86m  
8'11" x 9'5"

**Dining**  
2.08m x 2.86m  
6'10" x 9'5"

**WC**  
1.04m x 1.41m  
3'5" x 4'8"

## First Floor

**Principal Bedroom**  
3.08m x 2.63m  
10'2" x 8'8"

**Dressing**  
1.81m x 2.08m  
5'11" x 6'10"

**En-Suite**  
1.18m x 2.08m  
3'10" x 6'10"

**Bedroom 2**  
2.45m x 3.82m  
8'0" x 12'6"

**Bedroom 3**  
2.66m x 3.35m  
8'9" x 11'0"

**Bedroom 4**  
2.26m x 2.73m  
7'5" x 9'0"

**Bathroom**  
2.05m x 1.70m  
6'9" x 5'7"

## Floor Space

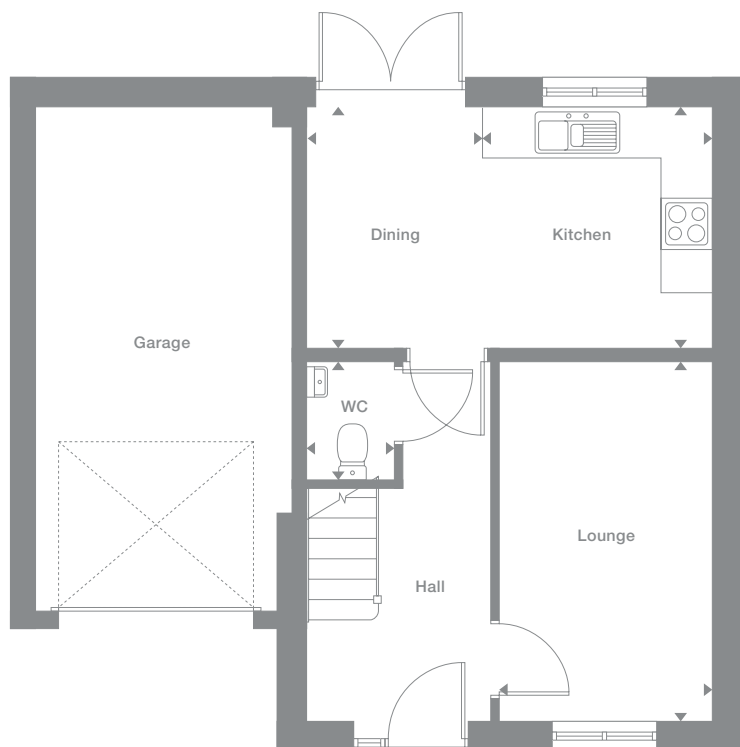
916 sq ft

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

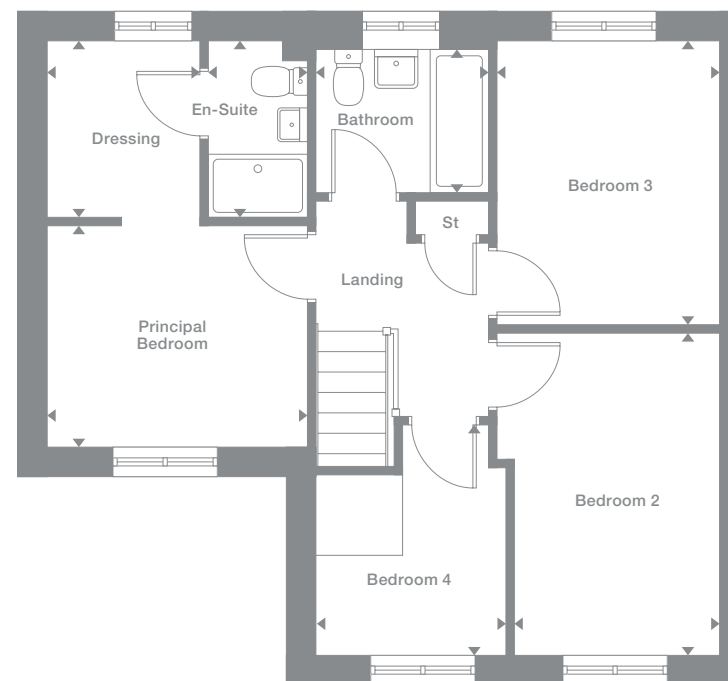
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Beechwood

**Overview**

A broad, welcoming hall sets the tone for this beautiful family home. The kitchen and dining room opens via french doors to the garden, and the luxurious en-suite principal bedroom incorporates a self-contained dressing area.

**Ground Floor**

- Lounge**  
2.58m x 4.33m  
8'6" x 14'3"
- Kitchen**  
2.75m x 2.86m  
9'1" x 9'5"
- Dining**  
2.11m x 2.86m  
6'11" x 9'5"
- WC**  
1.04m x 1.41m  
3'5" x 4'8"

**First Floor**

- Principal Bedroom**  
3.05m x 2.70m  
10'0" x 8'10"
- Dressing**  
1.94m x 2.07m  
6'5" x 6'10"
- En-Suite**  
1.01m x 2.07m  
3'4" x 6'10"
- Bedroom 2**  
2.44m x 3.85m  
8'0" x 12'8"
- Bedroom 3**  
2.73m x 3.39m  
8'11" x 11'2"
- Bedroom 4**  
2.33m x 2.25m  
7'8" x 7'5"
- Bathroom**  
2.05m x 1.69m  
6'9" x 5'7"

**Floor Space**

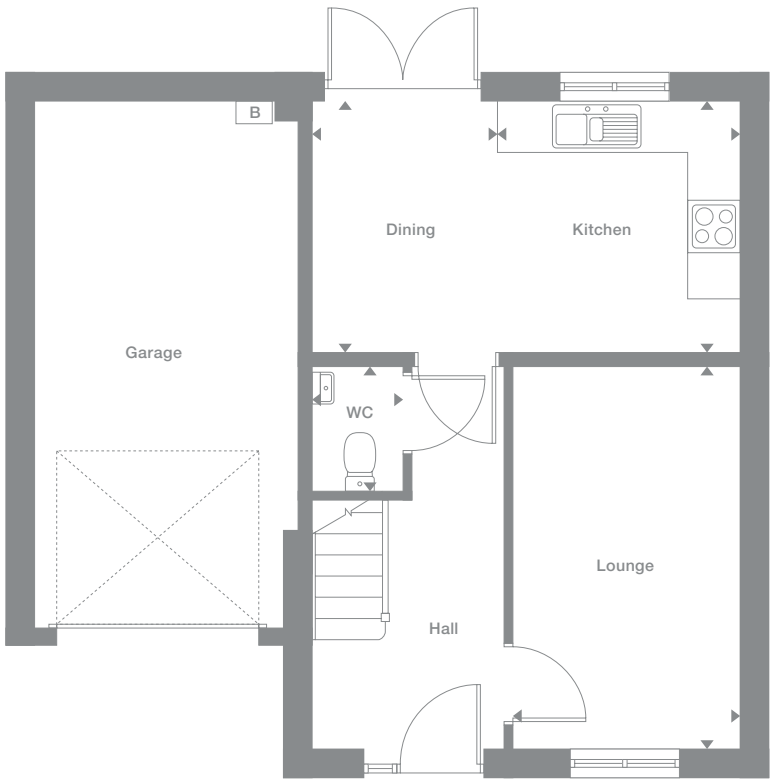
935 sq ft

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

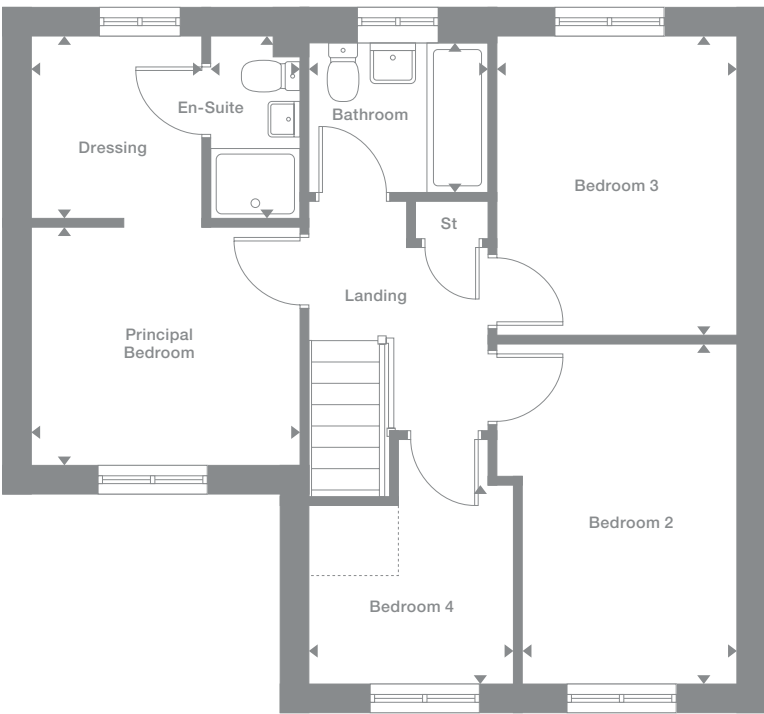
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Tollwood

## Overview

With a dedicated laundry, and french doors enhancing the dining area, the kitchen provides a bright social hub that perfectly complements the adjoining lounge. The family bathroom joins the four bedrooms on the first floor, and the en-suite principal bedroom features a luxurious dressing area.

## Ground Floor

**Lounge**  
3.18m x 4.59m  
10'5" x 15'1"

**Kitchen/Dining**  
4.12m x 3.26m  
13'7" x 10'8"

**Laundry**  
1.95m x 1.92m  
6'5" x 6'4"

**WC**  
1.00m x 1.92m  
3'3" x 6'4"

## First Floor

**Principal Bedroom**  
4.12m x 2.47m  
13'7" x 8'1"

**En-Suite**  
2.04m x 1.18m  
6'8" x 3'10"

**Dressing**  
2.04m x 1.65m  
6'8" x 5'5"

**Bedroom 2**  
3.05m x 3.69m  
10'0" x 12'1"

**Bedroom 3**  
3.11m x 2.41m  
10'2" x 7'11"

**Bedroom 4**  
1.92m x 3.54m  
6'4" x 11'8"

**Bathroom**  
2.05m x 2.18m  
6'9" x 7'2"

## Floor Space

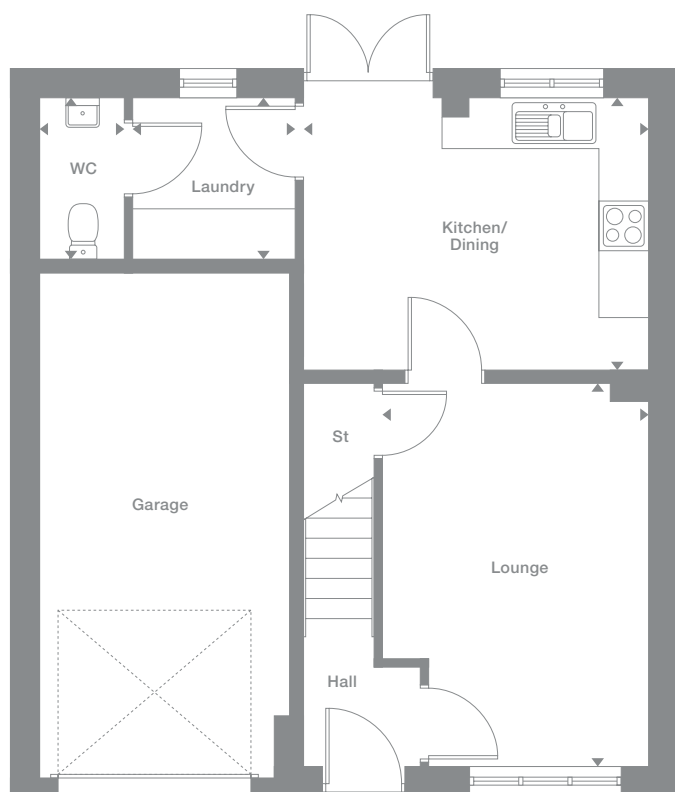
1,025 sq ft

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

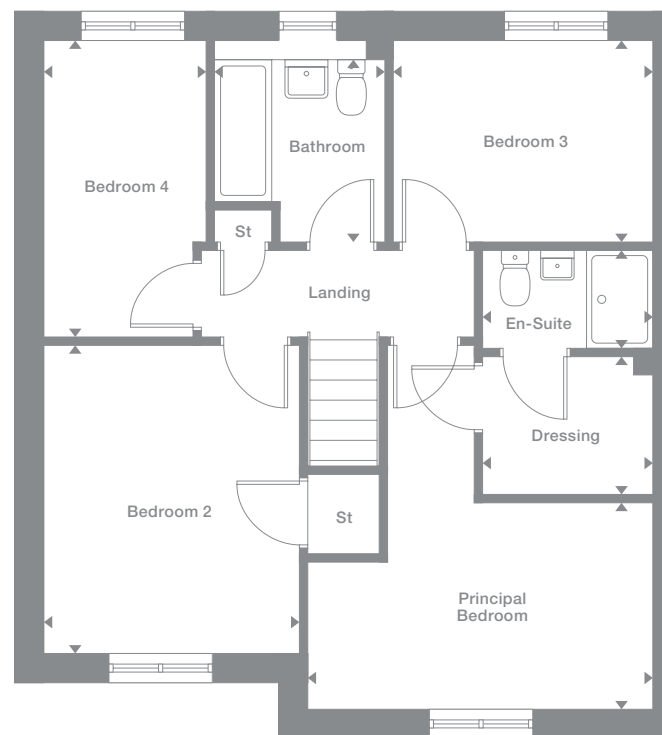
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Elderwood

**Overview**

The lounge leads into a stylish, practical kitchen featuring french doors, with a separate laundry leaving the dining area free for relaxed conversation. The principal bedroom includes an en-suite entered via a separate dressing room.

**Ground Floor**

**Lounge**  
3.25m x 4.66m  
10'8" x 15'4"

**Kitchen/Dining**  
4.19m x 3.26m  
13'9" x 10'8"

**Laundry**  
1.95m x 1.92m  
6'5" x 6'4"

**WC**  
1.00m x 1.92m  
3'3" x 6'4"

**First Floor**

**Principal Bedroom**  
4.19m x 2.50m  
13'9" x 8'3"

**Dressing**  
2.04m x 1.62m  
6'8" x 5'4"

**En-Suite**  
2.04m x 1.21m  
6'8" x 4'0"

**Bedroom 2**  
3.05m x 3.73m  
10'0" x 12'3"

**Bedroom 3**  
3.11m x 2.44m  
10'2" x 8'0"

**Bedroom 4**  
1.96m x 3.58m  
6'5" x 11'9"

**Bathroom**  
2.08m x 2.22m  
6'10" x 7'4"

**Floor Space**

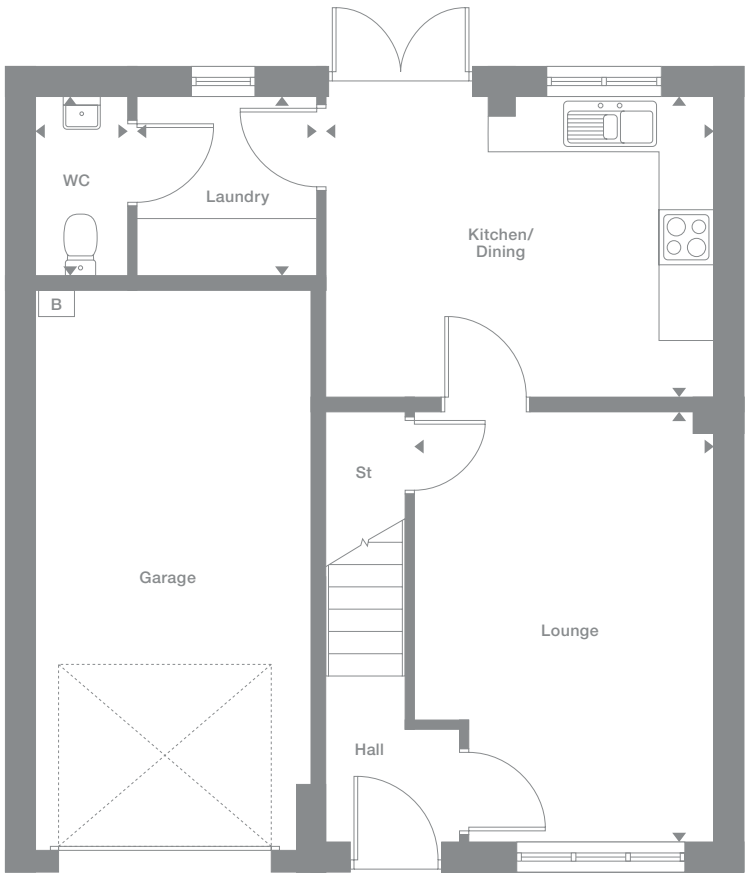
1,045 sq ft

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

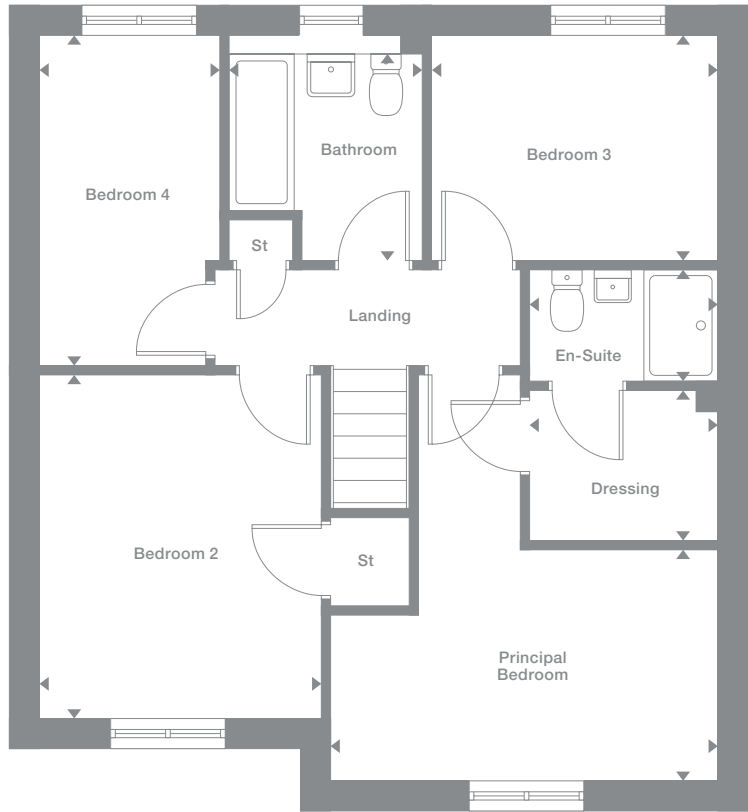
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Blackwood

**Overview**

From the convenient hall cupboard and laundry to the en-suite bedroom, this superb home is filled with thoughtful details. French doors enhance the dining area, and one bedroom could be transformed into a home office.

**Ground Floor**

- Lounge**  
3.00m x 4.59m  
9'10" x 15'1"
- Kitchen/Dining/Family**  
5.55m x 3.72m  
18'3" x 12'3"
- Laundry**  
1.26m x 1.88m  
4'2" x 6'2"
- WC**  
0.95m x 1.86m  
3'1" x 6'1"

**First Floor**

- Principal Bedroom**  
2.84m x 3.85m  
9'4" x 12'8"
- En-Suite**  
2.52m x 1.21m  
8'3" x 4'0"
- Bedroom 2**  
2.61m x 3.53m  
8'7" x 11'7"
- Bedroom 3**  
2.52m x 3.13m  
8'3" x 10'4"
- Bedroom 4**  
2.93m x 2.05m  
9'8" x 6'9"
- Bathroom**  
1.70m x 2.05m  
5'7" x 6'9"

**Floor Space**

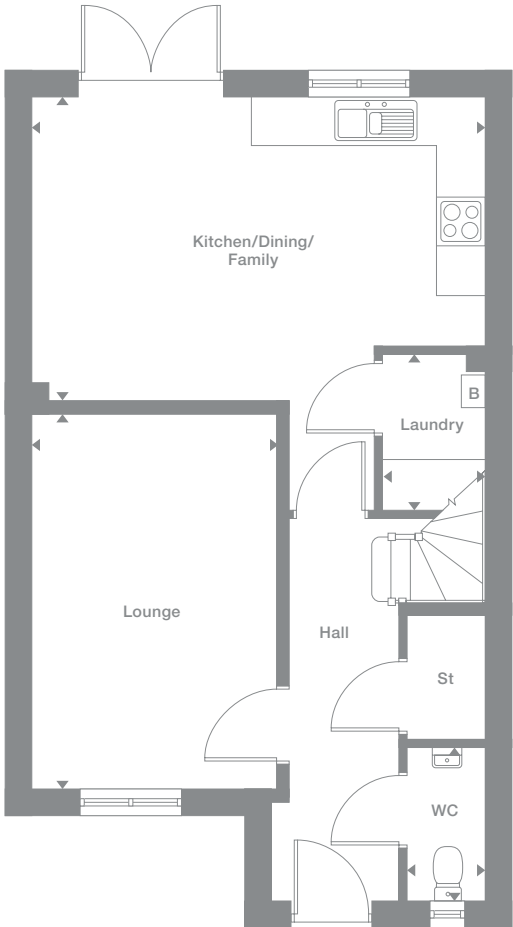
1,088 sq ft

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

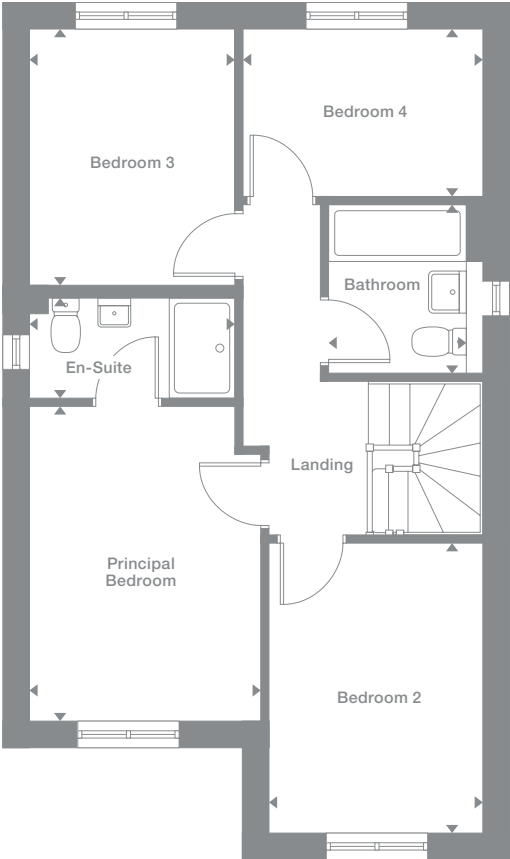
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Skywood

## Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural social hub, with french doors adding flexibility to the dining area. The laundry and downstairs WC add convenience, and the landing leads to the family bathroom and four bedrooms, one of them en-suite.

## Ground Floor

**Lounge**  
3.27m x 4.82m  
10'9" x 15'10"

**Kitchen**  
2.95m x 3.26m  
9'8" x 10'9"

**Laundry**  
1.60m x 2.09m  
5'3" x 6'10"

**Dining**  
2.84m x 3.26m  
9'4" x 10'9"

**WC**  
1.60m x 1.07m  
5'3" x 3'6"

## First Floor

**Principal Bedroom**  
4.27m x 2.88m  
14'0" x 9'6"

**En-Suite**  
1.83m x 2.38m  
6'0" x 7'10"

**Bedroom 2**  
3.70m x 2.82m  
12'2" x 9'3"

**Bedroom 3**  
3.13m x 2.61m  
10'3" x 8'7"

**Bedroom 4**  
3.70m x 2.82m  
12'2" x 9'3"

**Bathroom**  
1.70m x 2.09m  
5'7" x 6'10"

## Floor Space

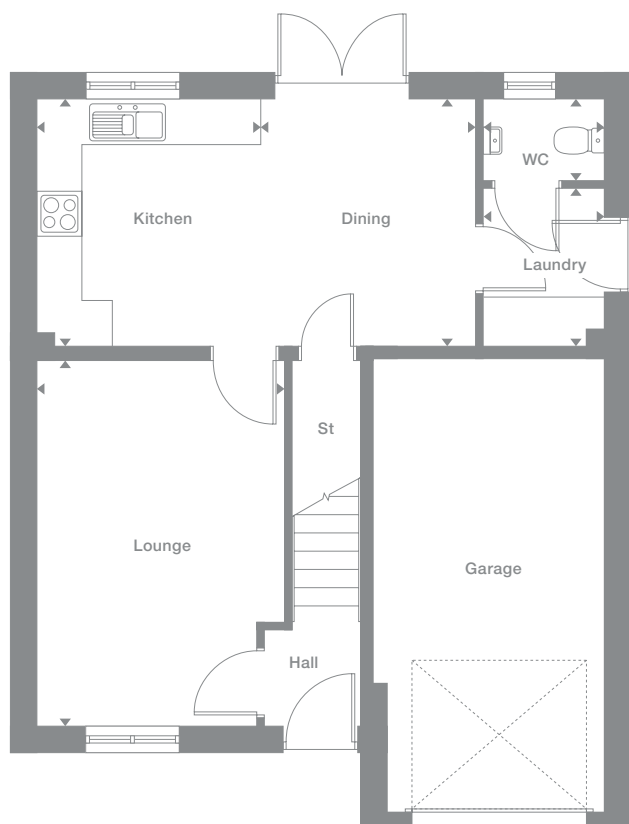
1,144 sq ft

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

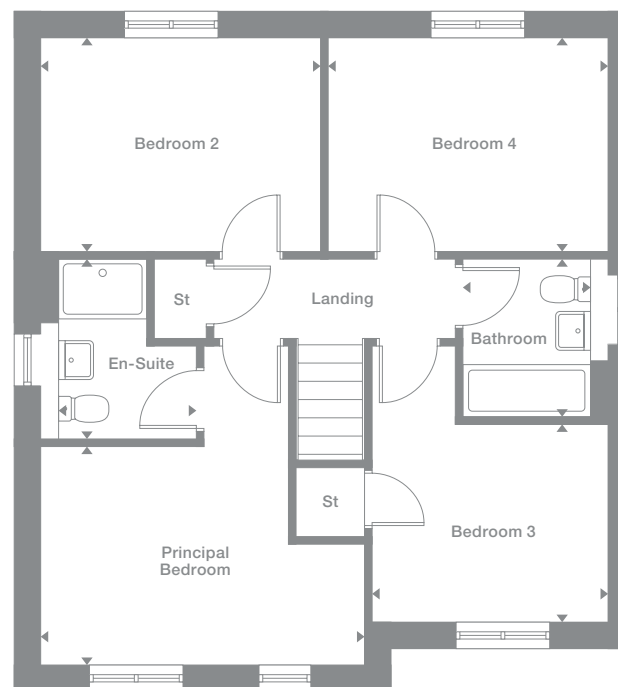
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Hazelwood

**Overview**  
 With a stylish lounge adjoining the bright family kitchen and dining room, this light, airy home is perfect for convivial entertaining. Features include french doors, a dedicated laundry and a superb dual-windowed, en-suite bedroom

- Ground Floor**  
 Lounge  
 3.38m x 4.86m  
 11'1" x 15'11"
- Kitchen  
 2.95m x 3.18m  
 9'8" x 10'5"
- Dining  
 2.91m x 3.18m  
 9'7" x 10'5"
- Laundry  
 1.60m x 2.13m  
 5'3" x 7'0"
- WC  
 1.60m x 0.96m  
 5'3" x 3'2"
- First Floor**  
 Principal Bedroom  
 4.38m x 2.90m  
 14'5" x 9'6"
- En-Suite  
 1.87m x 2.45m  
 6'2" x 8'1"
- Bedroom 2  
 3.73m x 2.70m  
 12'3" x 8'10"
- Bedroom 3  
 3.73m x 2.70m  
 12'3" x 8'10"
- Bedroom 4  
 3.09m x 2.65m  
 10'2" x 8'8"
- Bathroom  
 1.70m x 2.14m  
 5'7" x 7'0"

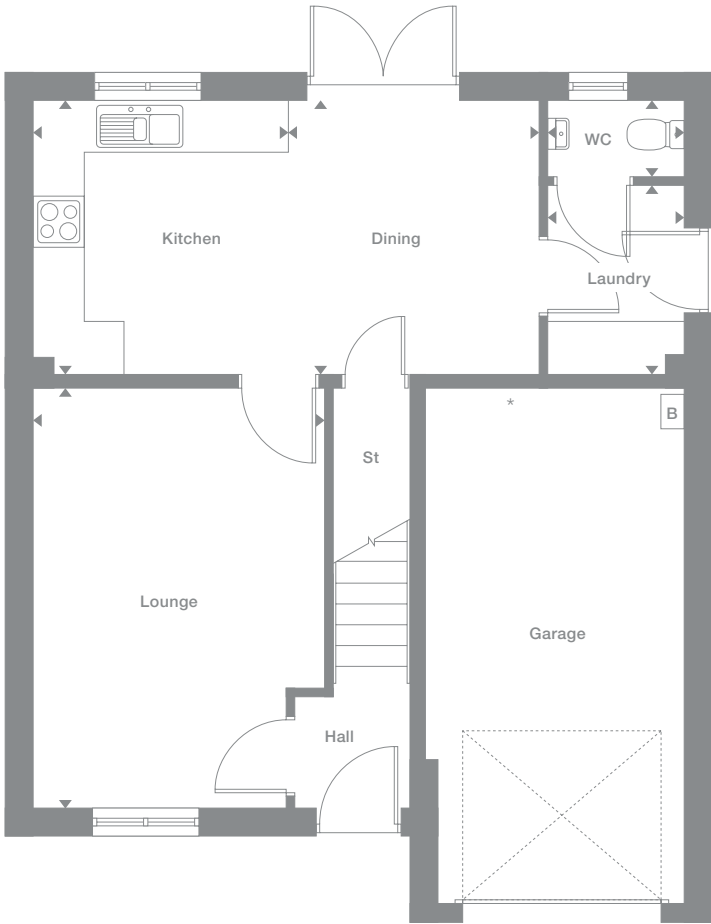
**Floor Space**  
 1,150 sq ft

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

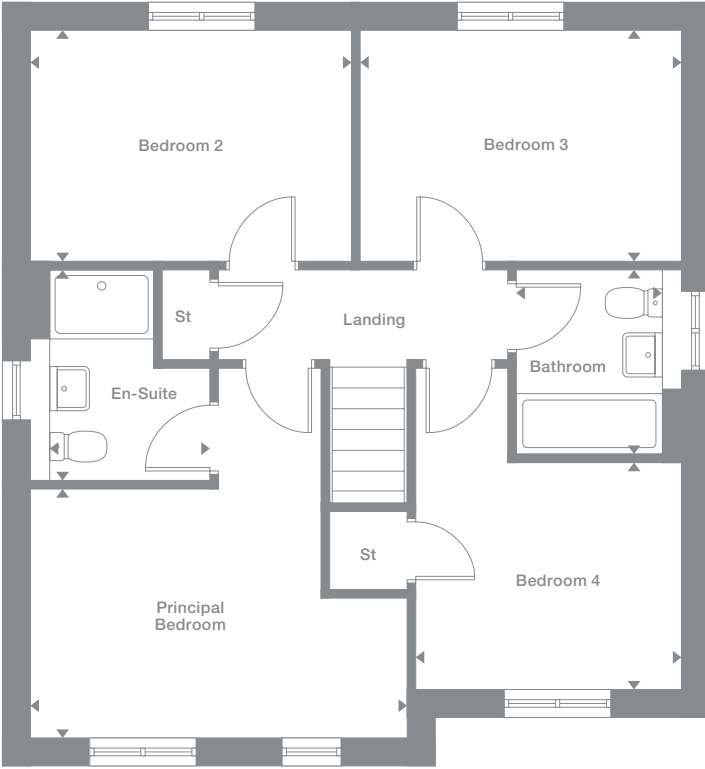
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Kirkwood

**Overview**

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

**Ground Floor**

- Lounge**  
2.95m x 4.43m  
9'8" x 14'7"
- Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"
- Laundry**  
1.80m x 1.26m  
5'11" x 4'2"
- Dining**  
2.16m x 2.68m  
7'1" x 8'10"
- Family**  
3.14m x 2.36m  
10'4" x 7'9"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.03m x 2.73m  
13'3" x 9'0"
- En-Suite**  
2.60m x 1.18m  
8'6" x 3'10"
- Dressing**  
2.60m x 1.42m  
8'6" x 4'8"
- Bedroom 2**  
2.95m x 3.91m  
9'8" x 12'10"
- Bedroom 3**  
3.04m x 2.87m  
10'0" x 9'5"
- Bedroom 4**  
2.60m x 3.94m  
8'7" x 12'11"
- Bathroom**  
2.33m x 2.87m  
7'8" x 9'5"

**Floor Space**

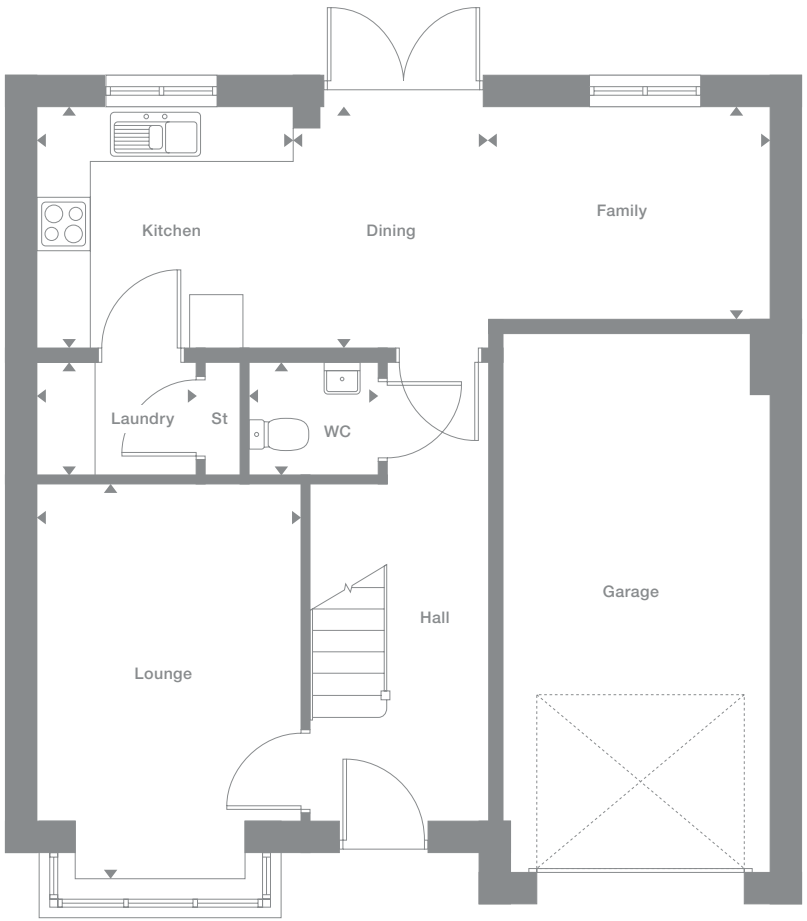
1,240 sq ft

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

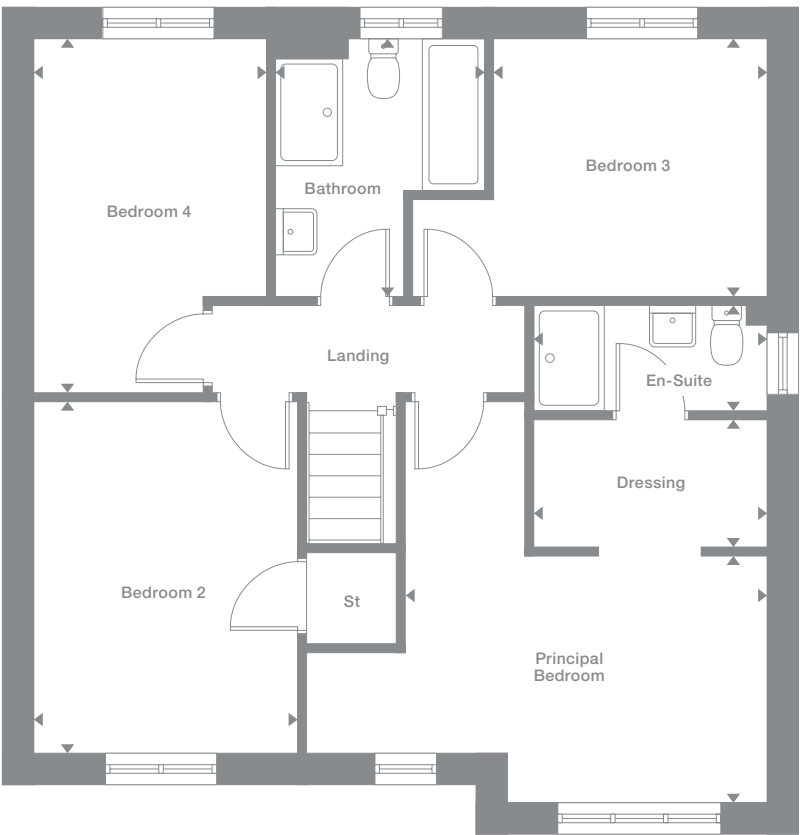
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Maplewood

## Overview

The classic, elegant elevation introduces a home filled with prestigious features, from the lounge bay window to the impressively proportioned family kitchen and garden dining room. The en-suite principal bedroom includes a walk-through dressing area.

## Ground Floor

**Lounge**  
2.98m x 4.72m  
9'10" x 15'6"

**Dining**  
2.23m x 2.68m  
7'4" x 8'10"

**Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"

**Family**  
3.15m x 2.41m  
10'4" x 7'11"

**Laundry**  
1.70m x 1.26m  
5'7" x 4'2"

**WC**  
1.44m x 1.26m  
4'9" x 4'2"

## First Floor

**Principal Bedroom**  
4.06m x 2.79m  
13'4" x 9'2"

**En-Suite**  
2.63m x 1.21m  
8'8" x 4'0"

**Dressing**  
2.63m x 1.38m  
8'8" x 4'7"

**Bedroom 2**  
2.98m x 3.82m  
9'10" x 12'6"

**Bedroom 3**  
2.54m x 4.10m  
8'4" x 13'6"

**Bedroom 4**  
3.06m x 2.91m  
10'1" x 9'7"

**Bathroom**  
2.45m x 2.91m  
8'1" x 9'7"

## Floor Space

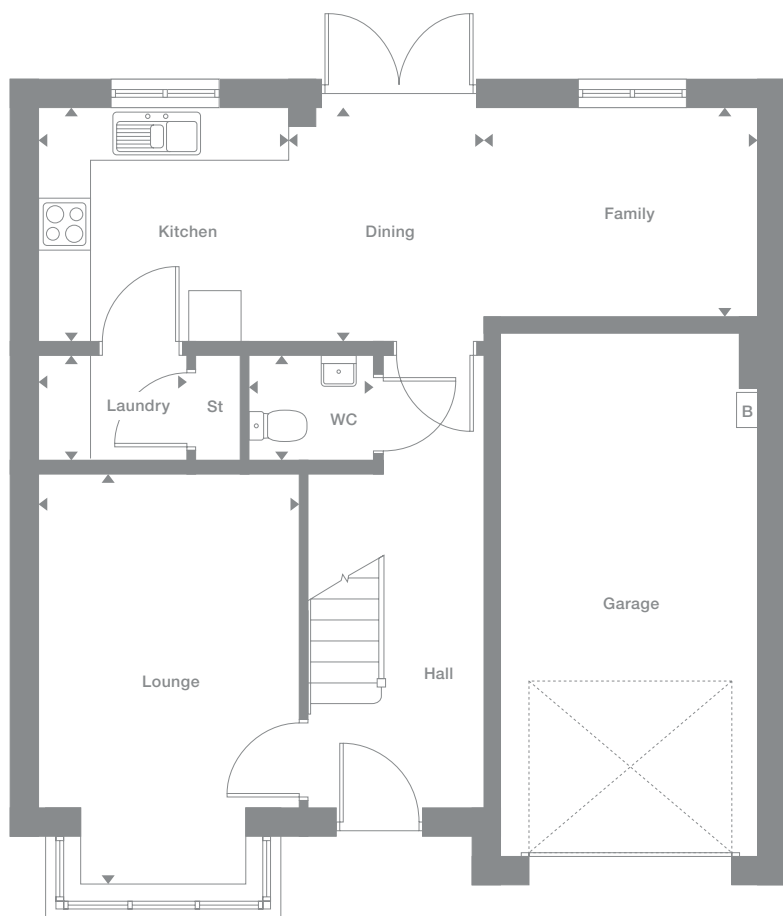
1,269 sq ft

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

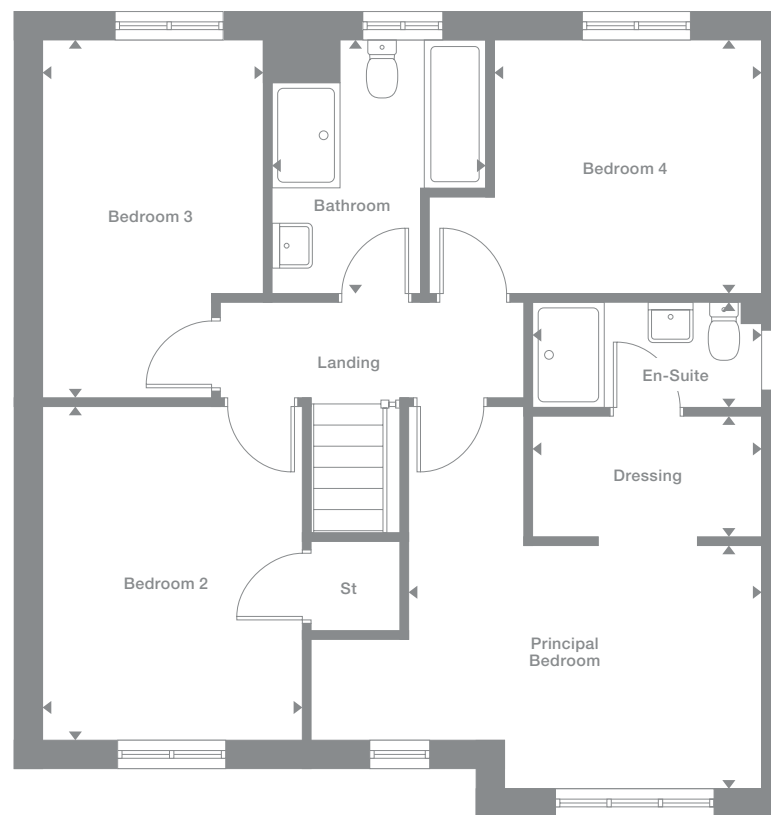
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Denwood

**Overview**

The lounge's bright bay window and the light, stimulating kitchen and dining room, an inspiring family space, reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a dressing area.

**Ground Floor**

- Lounge**  
3.15m x 4.74m  
10'4" x 15'7"
- Kitchen**  
3.19m x 3.16m  
10'6" x 10'4"
- Laundry**  
1.83m x 1.26m  
6'0" x 4'2"
- Dining**  
2.17m x 3.16m  
7'2" x 10'4"
- Family**  
3.14m x 2.59m  
10'4" x 8'6"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.75m x 3.09m  
15'7" x 10'2"
- En-Suite 1**  
2.76m x 1.18m  
9'1" x 3'10"
- Dressing**  
2.76m x 1.56m  
9'1" x 5'2"
- Bedroom 2**  
3.66m x 3.05m  
12'0" x 10'0"
- En-Suite 2**  
1.98m x 2.13m  
6'6" x 7'0"
- Bedroom 3**  
2.74m x 3.33m  
9'0" x 10'11"
- Bedroom 4**  
3.10m x 2.60m  
10'2" x 8'6"
- Bathroom**  
2.44m x 2.60m  
8'0" x 8'6"

**Floor Space**

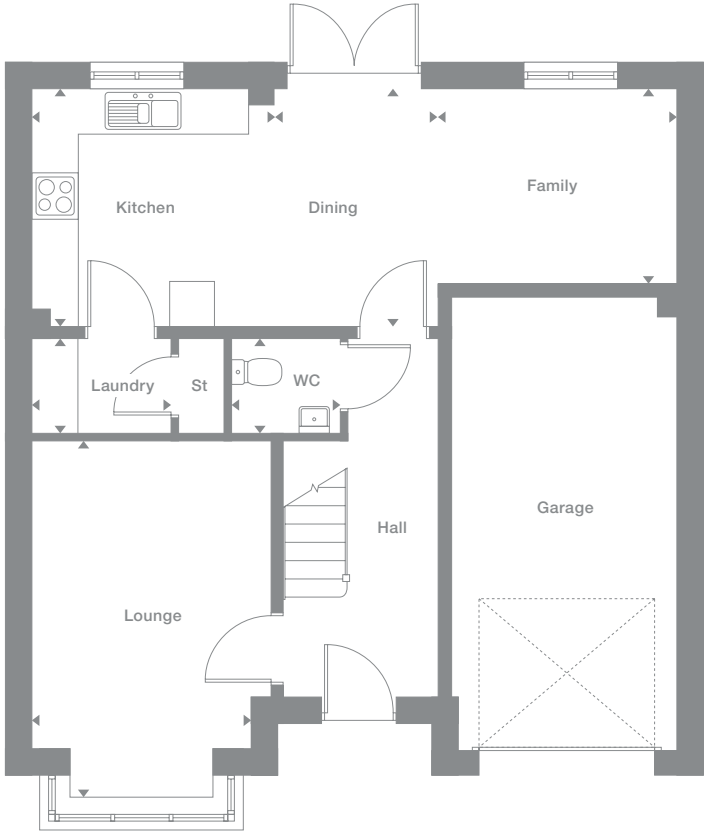
1,368 sq ft

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

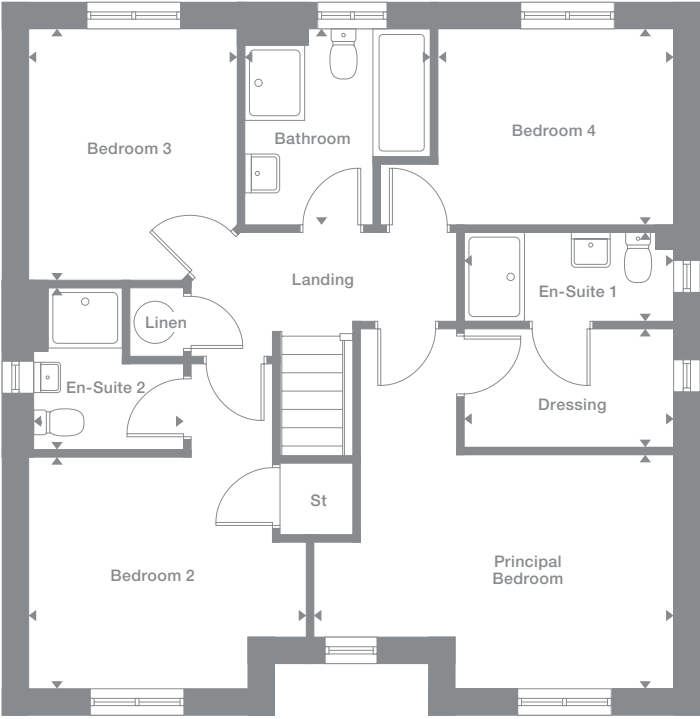
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Beauwood

**Overview**

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

**Ground Floor**

- Lounge**  
4.10m x 4.09m  
13'5" x 13'5"
- Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.48m x 2.83m  
11'5" x 9'4"
- Study/Family**  
3.42m x 2.61m  
11'3" x 8'7"
- WC**  
1.07m x 1.55m  
3'6" x 5'1"

**First Floor**

- Principal Bedroom**  
3.53m x 3.41m  
11'7" x 11'2"
- En-Suite**  
2.04m x 1.76m  
6'8" x 5'9"
- Bedroom 2**  
3.48m x 3.30m  
11'5" x 10'10"
- Bedroom 3**  
2.42m x 3.39m  
8'0" x 11'2"
- Bedroom 4**  
3.56m x 3.28m  
11'8" x 10'9"
- Bathroom**  
3.14m x 1.70m  
10'4" x 5'7"

**Floor Space**

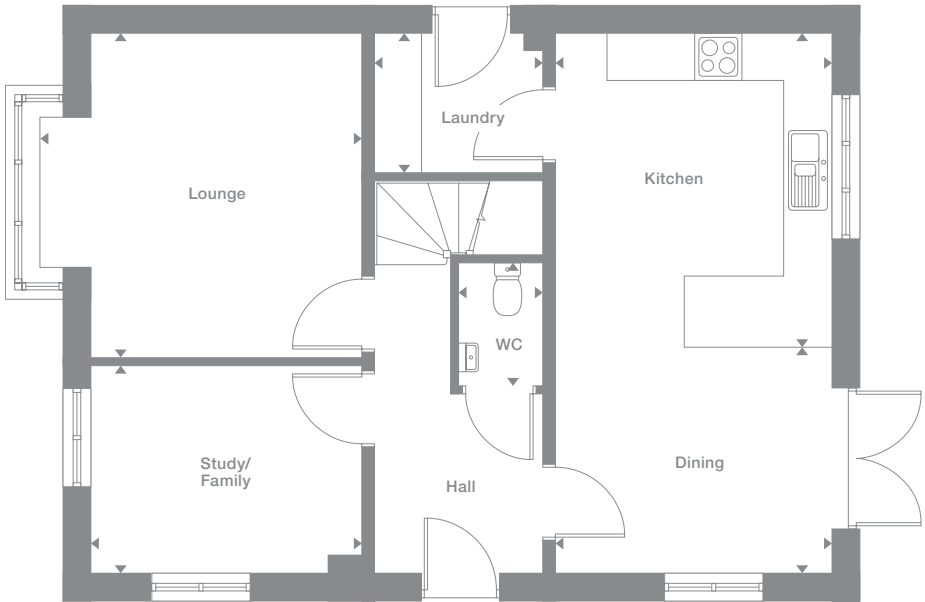
1,379sq ft

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

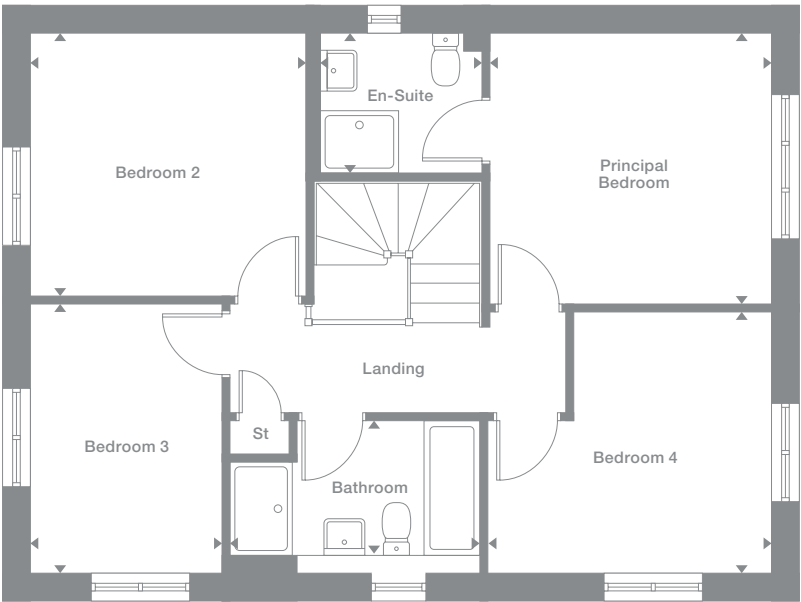
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Sherwood

## Overview

Twin windows and french doors fill the kitchen, family and dining room with light, forming a natural social hub that complements a bay-windowed lounge. Two bedrooms are en-suite, and one incorporates a separate dressing room.

## Ground Floor

**Lounge**  
3.19m x 5.04m  
10'6" x 16'7"

**Dining**  
2.20m x 3.16m  
7'3" x 10'4"

**Kitchen**  
3.22m x 3.16m  
10'7" x 10'4"

**Family**  
3.15m x 2.62m  
10'4" x 8'7"

**Laundry**  
1.87m x 1.26m  
6'2" x 4'2"

**WC**  
1.44m x 1.26m  
4'9" x 4'2"

## First Floor

**Principal Bedroom**  
4.78m x 3.09m  
15'9" x 10'2"

**Dressing**  
2.80m x 1.59m  
9'2" x 5'3"

**En-Suite 1**  
2.80m x 1.22m  
9'2" x 4'0"

**Bedroom 2**  
3.69m x 3.09m  
12'2" x 10'2"

**En-Suite 2**  
1.98m x 2.13m  
6'6" x 7'0"

**Bedroom 3**  
2.74m x 3.37m  
9'0" x 11'1"

**Bedroom 4**  
3.14m x 2.60m  
10'4" x 8'6"

**Bathroom**  
2.48m x 2.60m  
8'2" x 8'6"

## Floor Space

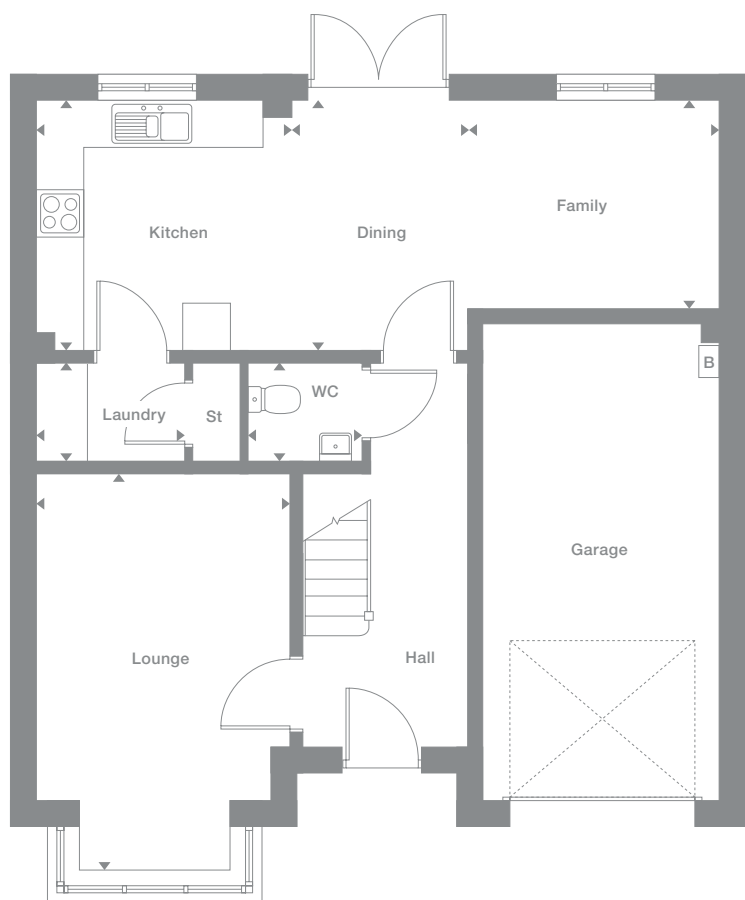
1,400 sq ft

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

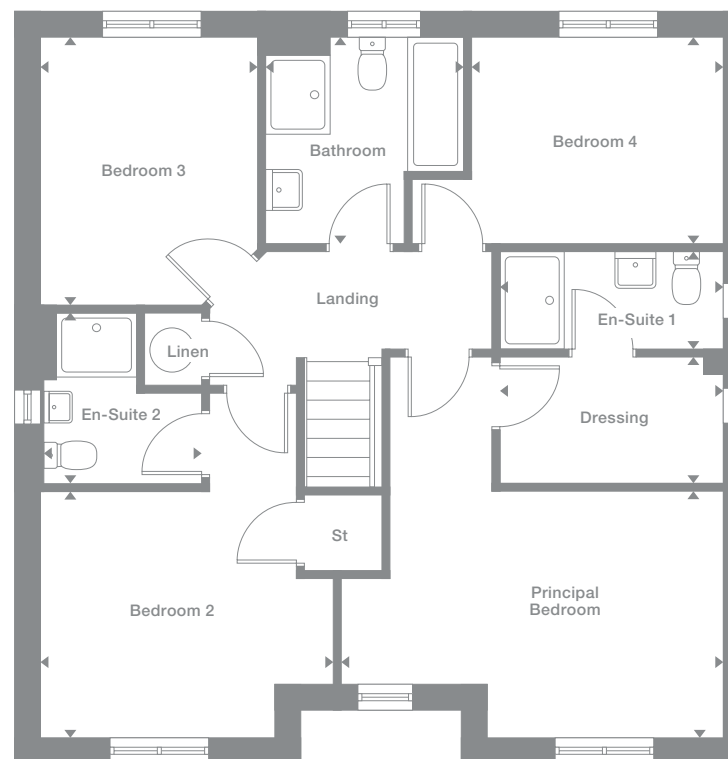
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Baywood

## Overview

Four dual aspect rooms, a feature bay window in the lounge and french doors in the dining area make this an inspiring, bright residence. The separate study, laundry and en-suite bedroom add flexibility and convenience.

## Ground Floor

**Lounge**  
4.36m x 4.16m  
14'4" x 13'8"

**Dining**  
3.51m x 2.90m  
11'6" x 9'6"

**Kitchen**  
3.51m x 3.96m  
11'6" x 13'0"

**Laundry**  
2.12m x 1.76m  
7'0" x 5'9"

**WC**  
1.04m x 1.45m  
3'5" x 4'9"

**Study**  
2.32m x 2.61m  
7'7" x 8'7"

## First Floor

**Principal Bedroom**  
3.57m x 3.68m  
11'9" x 12'1"

**En-Suite**  
2.04m x 1.76m  
6'8" x 5'9"

**Bedroom 2**  
3.51m x 3.23m  
11'7" x 10'7"

**Bedroom 3**  
2.47m x 3.53m  
8'1" x 11'7"

**Bedroom 4**  
3.51m x 3.08m  
11'6" x 10'1"

**Bathroom**  
3.21m x 1.70m  
10'7" x 5'7"

## Floor Space

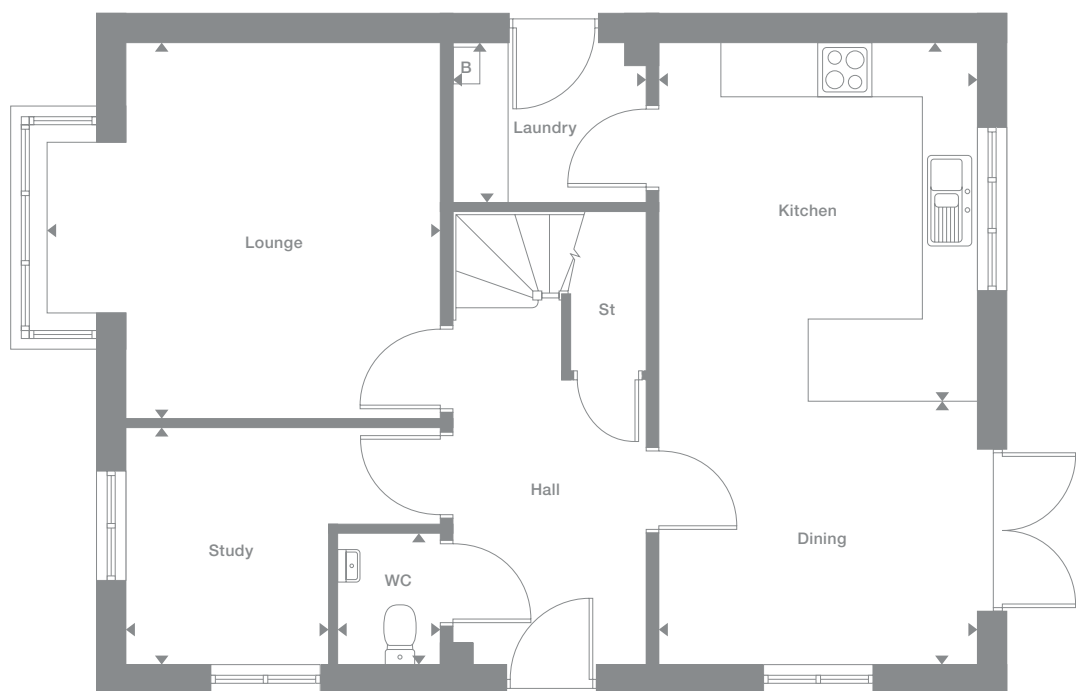
1,408 sq ft

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

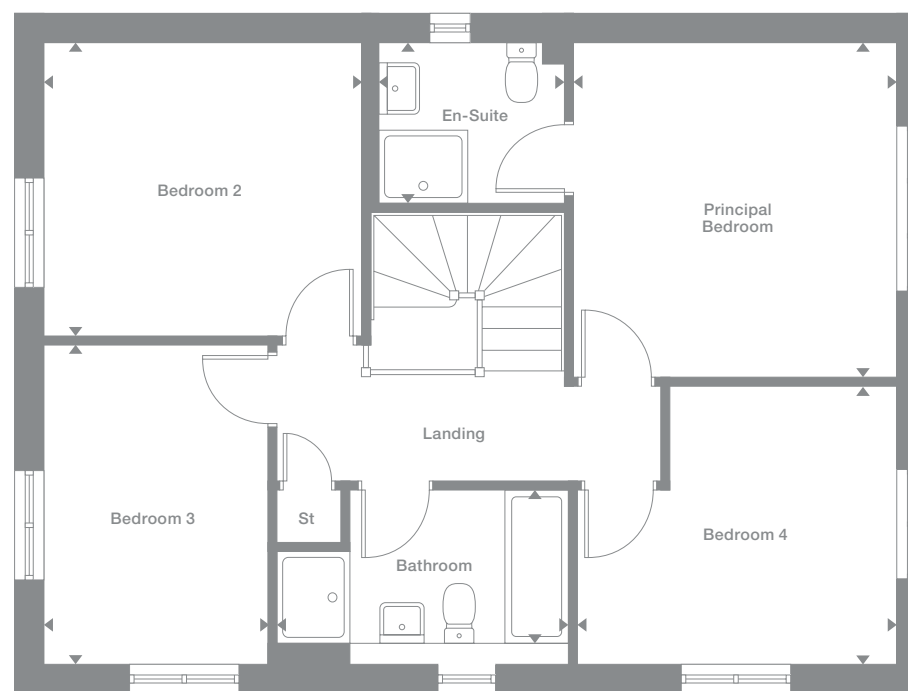
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Beechford

**Overview**

The striking bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.

**Ground Floor**

- Lounge**  
3.32m x 5.66m  
10'11" x 18'7"
- Kitchen**  
4.29m x 2.94m  
14'1" x 9'8"
- Laundry**  
1.67m x 1.89m  
5'6" x 6'2"
- Dining**  
4.15m x 2.94m  
13'8" x 9'8"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"

**First Floor**

- Principal Bedroom**  
3.32m x 3.15m  
10'11" x 10'4"
- En-Suite 1**  
1.69m x 1.99m  
5'7" x 6'7"
- Dressing**  
2.27m x 1.62m  
7'5" x 5'4"
- Bedroom 2**  
2.67m x 3.97m  
8'9" x 13'1"
- En-Suite 2**  
1.70m x 2.01m  
5'7" x 6'7"
- Bedroom 3**  
3.15m x 3.06m  
10'4" x 10'0"
- Bedroom 4**  
2.67m x 3.13m  
8'9" x 10'4"
- Bedroom 5**  
2.37m x 2.01m  
7'10" x 6'7"
- Bathroom**  
2.24m x 1.83m  
7'4" x 6'0"

**Floor Space**

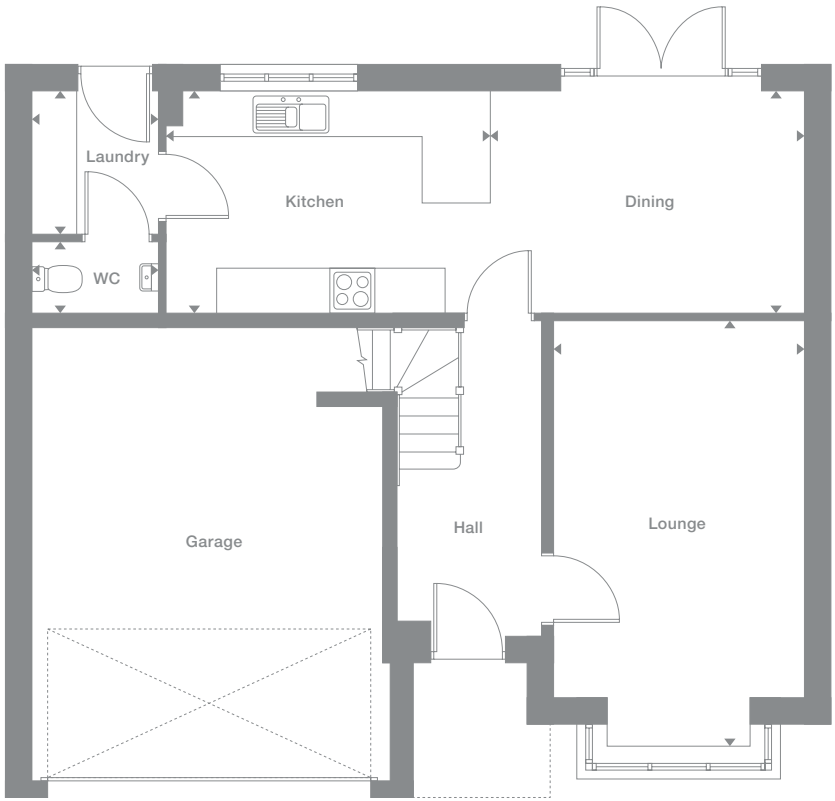
1,435 sq ft

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

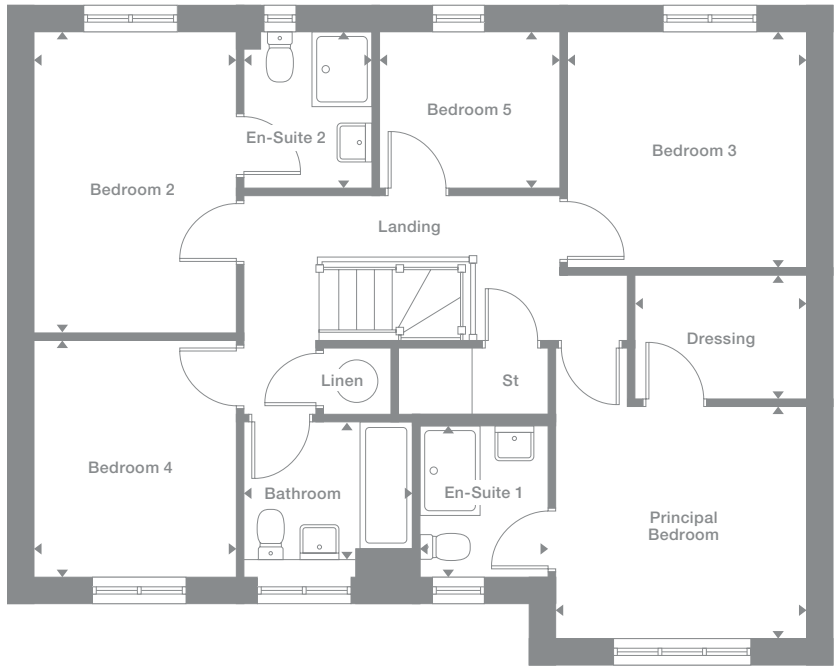
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Bayford

**Overview**

The impressively long lounge shares the ground floor with an exciting galley kitchen extending into a strikingly bright dining area with feature french doors. Two bedrooms are en-suite, and one includes a dedicated dressing room.

**Ground Floor**

- Lounge**  
3.39m x 5.92m  
11'2" x 19'5"
- Dining**  
4.22m x 2.97m  
13'10" x 9'9"
- Kitchen**  
4.29m x 2.97m  
14'1" x 9'9"
- Laundry**  
1.67m x 1.92m  
5'6" x 6'4"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"

**First Floor**

- Principal Bedroom**  
3.39m x 3.20m  
11'2" x 10'6"
- Dressing**  
2.30m x 1.65m  
7'7" x 5'5"
- En-Suite 1**  
1.66m x 2.03m  
5'5" x 6'8"
- Bedroom 2**  
2.70m x 4.01m  
8'11" x 13'2"
- En-Suite 2**  
1.70m x 2.00m  
5'7" x 6'7"
- Bedroom 3**  
3.19m x 3.05m  
10'6" x 10'0"
- Bedroom 4**  
2.70m x 3.17m  
8'11" x 10'5"
- Bedroom 5**  
2.37m x 2.00m  
7'10" x 6'7"
- Bathroom**  
2.24m x 1.87m  
7'4" x 6'2"

**Floor Space**

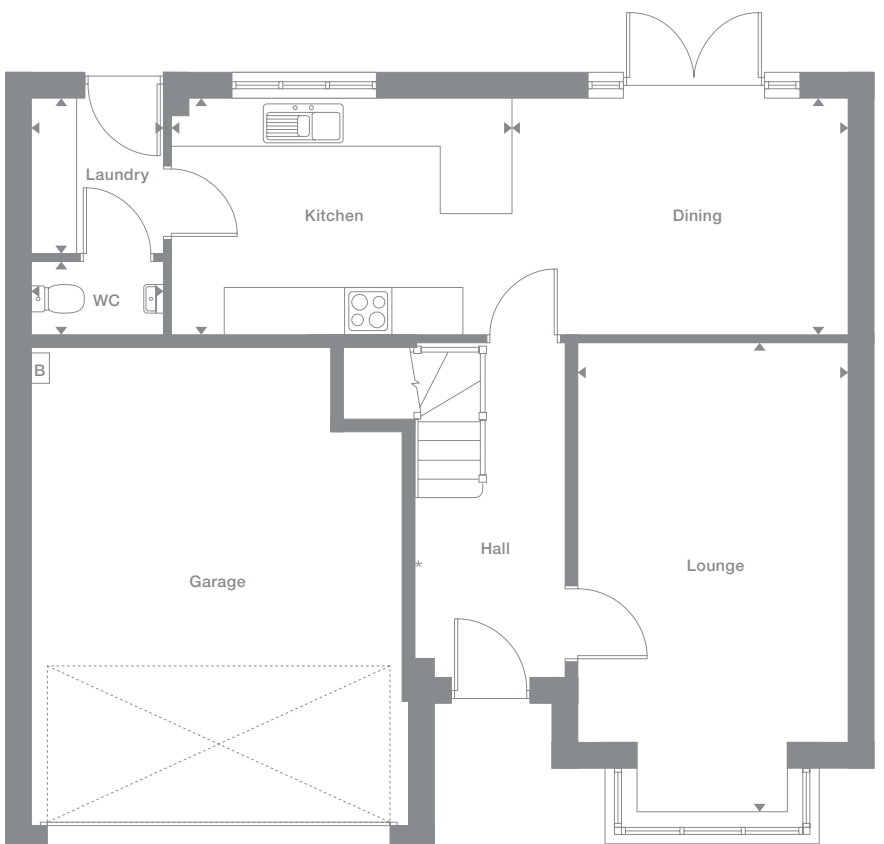
1,464 sq ft

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

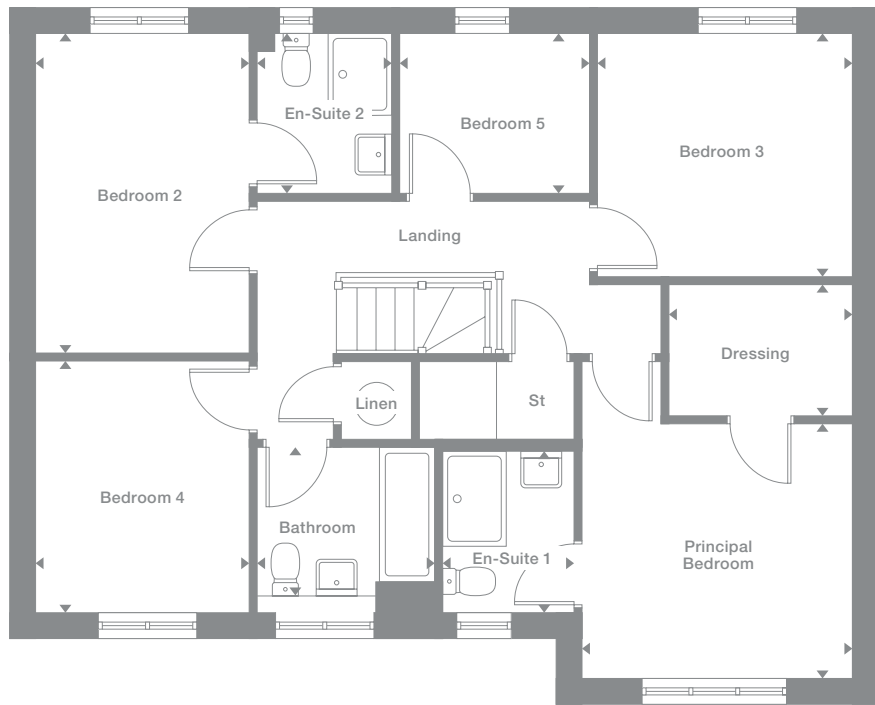
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Denford

**Overview**  
 From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

- Ground Floor**
- Lounge 3.78m x 4.78m 12'5" x 15'8"
  - Kitchen 4.18m x 2.81m 13'9" x 9'3"
  - Laundry 1.88m x 1.74m 6'2" x 5'9"
  - Dining 4.04m x 2.81m 13'3" x 9'3"
  - Family 4.04m x 2.75m 13'3" x 9'0"
  - WC 1.88m x 0.97m 6'2" x 3'2"
- First Floor**
- Principal Bedroom 3.78m x 3.12m 12'5" x 10'3"
  - En-Suite 1 2.46m x 1.18m 8'1" x 3'10"
  - Dressing 1.67m x 2.17m 5'6" x 7'2"
  - Bedroom 2 3.03m x 3.65m 9'11" x 12'0"
  - En-Suite 2 1.96m x 1.51m 6'5" x 4'11"
  - Bedroom 3 3.96m x 2.91m 13'0" x 9'7"
  - Bedroom 4 2.99m x 2.91m 9'10" x 9'7"
  - Bedroom 5 4.24m x 2.47m 13'11" x 8'1"
  - Bathroom 2.67m x 1.95m 8'9" x 6'5"

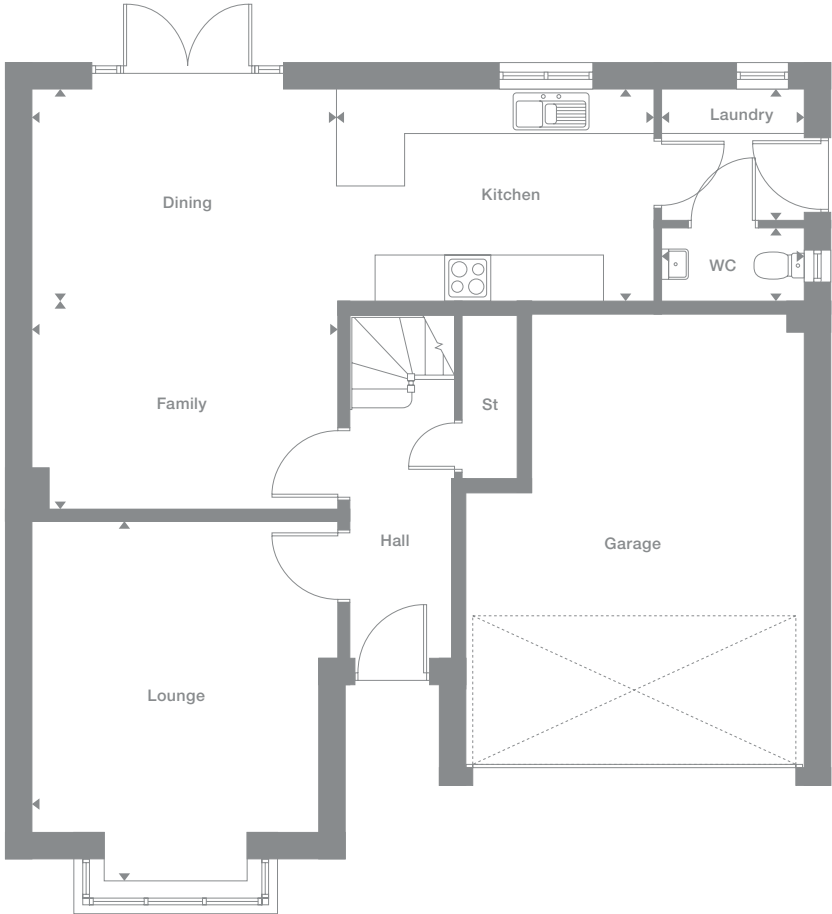
**Floor Space**  
 1,640 sq ft

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

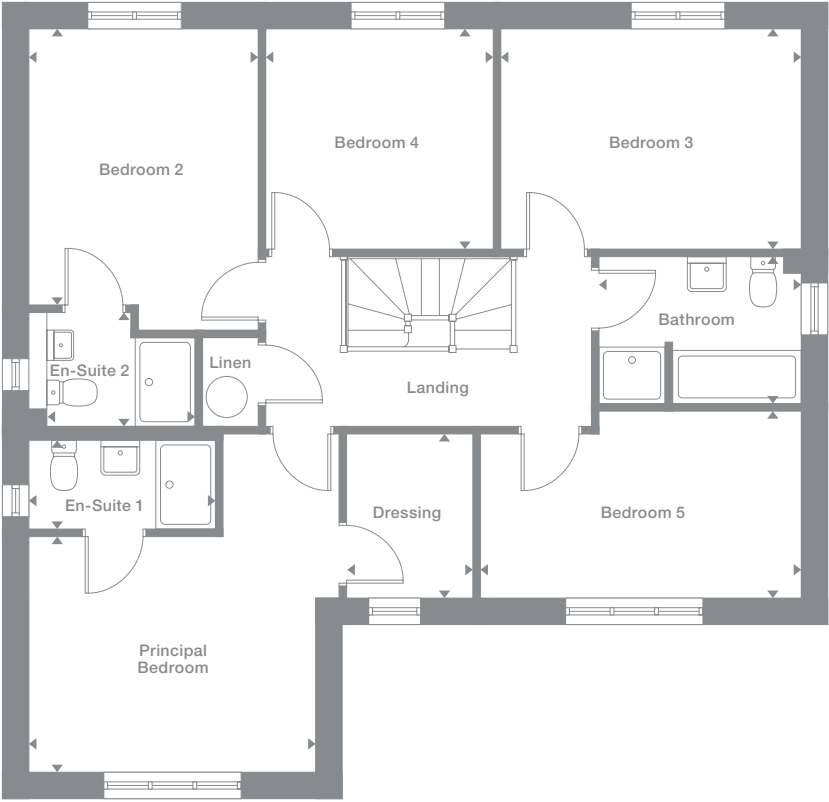
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



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# Thetford

## Overview

Featuring a breathtaking social space divided naturally into leisure and dining areas and a galley kitchen, this is an immensely prestigious home. Two bedrooms are en-suite, and one includes a sumptuous naturally lit dressing room.

## Ground Floor

**Lounge**  
3.85m x 5.35m  
12'8" x 17'7"

**Dining**  
4.07m x 2.85m  
13'5" x 9'4"

**Family**  
4.07m x 2.44m  
13'5" x 8'0"

**Kitchen**  
4.18m x 2.85m  
13'9" x 9'4"

**Laundry**  
1.92m x 1.85m  
6'4" x 6'1"

**WC**  
1.92m x 0.90m  
6'4" x 2'11"

## First Floor

**Principal Bedroom**  
3.85m x 3.12m  
12'8" x 10'3"

**Dressing**  
1.67m x 2.21m  
5'6" x 7'3"

**En-Suite 1**  
2.50m x 1.21m  
8'2" x 4'0"

**Bedroom 2**  
3.03m x 3.34m  
9'11" x 11'0"

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

**Bedroom 3**  
3.77m x 2.95m  
12'5" x 9'8"

**Bedroom 4**  
3.26m x 2.95m  
10'8" x 9'8"

**Bedroom 5**  
4.27m x 2.51m  
14'0" x 8'3"

**Bathroom**  
2.70m x 1.95m  
8'10" x 6'5"

## Floor Space

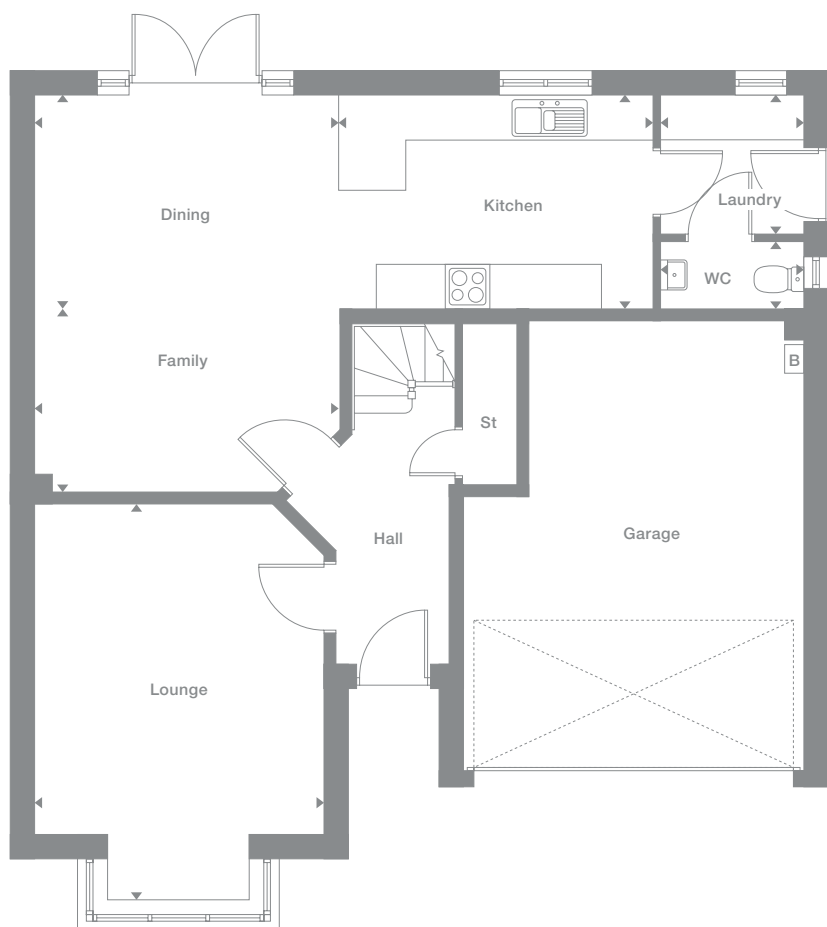
1,671 sq ft

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

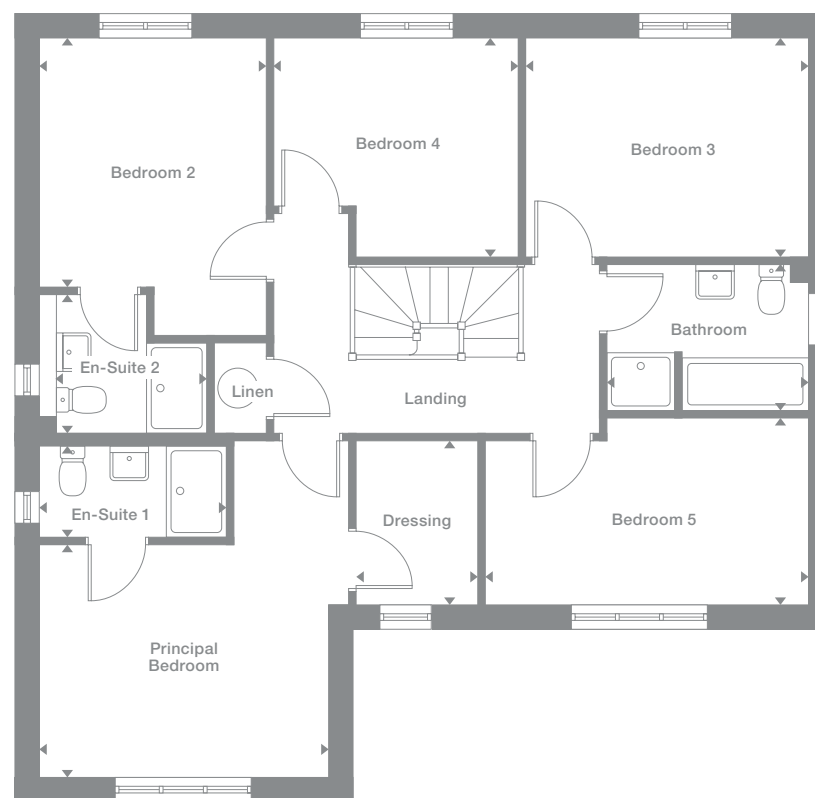
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Specification

## Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
PVC edged worktop with matching upstand
Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap to kitchen
Stainless steel chimney hood and splashback to hob
Stainless steel 4-burner gas hob
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED track light to ceiling

## Bathroom/En-Suite/WC

Ideal Standard's contemporary style white sanitaryware
Soft close toilet seat to bathroom only
Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Porcelanosa ceramic wall tiles (please refer to drawings for specific areas)

## Electrical

TV socket (housetypes vary - please see electrical drawing for location)
BT socket (housetypes vary - please see electrical drawing for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket (housetypes vary - please see electrical drawing for location)
Power and lighting to integral garages
Battery operated carbon monoxide detectors
Mains wired (with battery back-up) smoke detectors

## Heating

Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

## Exterior

Double glazed PVCu windows
Double glazed PVCu french casement doors/bifold doors to patio (development and housetype specific)
PVCu fascias, soffits and rainwater goods
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted

## Decorative

Square stop chamfered spindles and newels to staircase
Square pattern skirting boards and round edge architraves
White internal doors with chrome handles
Smooth finish ceilings, painted in white
Walls painted in white
Woodwork painted in white

## Landscaping

Turf to front garden
0.9m post and rail fence between plots
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden

## Renewables

PV/Solar Panels*
Flue Gas Heat Recovery*
Waste Water Heat Recovery*
DMEV - Mechanical Extract Ventilation*

\*Not applicable to every housetype. Please speak to the Development Sales Manager for more information.



Registered Developer

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of the particular development brochure for more information.

# The Miller Difference

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

**Shaped around you**  
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

**Built on trust**  
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

**Helping where we can**  
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**Pushing up standards**  
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

**A smooth customer journey**  
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

**With you every step of the way**  
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

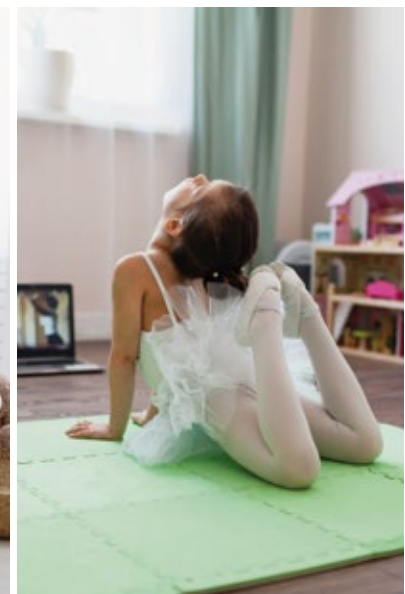
**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home  
your way...





# Contact us

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03300 608 691

Sat Nav:  
DH2 1NJ

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®



Registered Developer

**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.

*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.



5 stars for customer satisfaction

### Development Opening Times

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