



**Bonington Grange  
Gedling**

**millershomes**

*the place to be®*

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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.



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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.

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 Gedling.



Bonington Grange is within fifteen minutes drive of Nottingham's cosmopolitan city centre, linked by frequent bus services some of which stop just outside the development. Direct trains from Carlton station, 20 minutes walk away, reach Nottingham in just eight minutes and carry on to Derby, 40 minutes away, and Crewe. Gedling is within the Robin Hood Card integrated local travel area.

Nottingham's pedestrianised, historic streets and lanes house an eclectic variety of traditional shops, pubs and restaurants, complemented by malls housing high street fashion and technology brands, and prestigious retail environments such as the Exchange arcade. The city also has a vibrant live entertainment sector, with a broad choice of theatres and music venues, nightlife and cinemas.



# Welcome home

In pleasant, open surroundings just five miles from the centre of Nottingham, Gedling has grown from a village to a leafy, prestigious suburb without losing its distinctive, semi-rural appeal. Offering a choice of attractive, energy efficient two, three and four bedroom homes, this beautifully landscaped development brings an exciting new neighbourhood into a sought-after residential area with comprehensive local shops and services, good transport links and quite exceptional outdoor amenities.

Welcome to Bonington Grange...

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# Belmont

**Overview**

A welcoming corridor hallway opens on to a practical, ergonomic kitchen and a delightful L-shaped living and dining room beautifully lit by feature french doors. Upstairs, a bright landing opens on to two bedrooms, one of them featuring twin windows and a useful cupboard.

**Ground Floor**

Living/Dining  
4.06m x 4.79m  
13'4" x 15'9"

Kitchen  
1.91m x 3.54m  
6'3" x 11'7"

WC  
0.90m x 2.13m  
2'11" x 7'0"

**First Floor**

Principal Bedroom  
4.06m x 3.02m  
13'4" x 9'11"

Bedroom 2  
4.06m x 3.02m  
13'4" x 9'11"

Bathroom  
1.70m x 2.16m  
5'7" x 7'1"

**Floor Space**

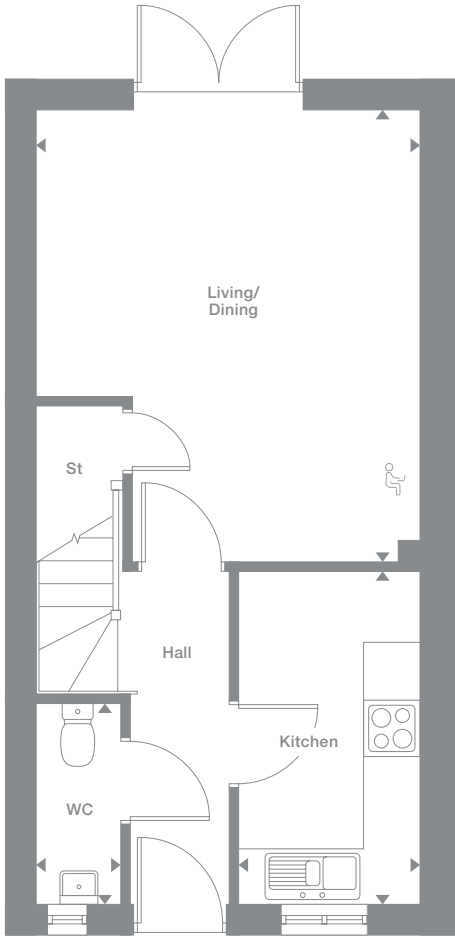
737 sq ft

† Window to end terrace only

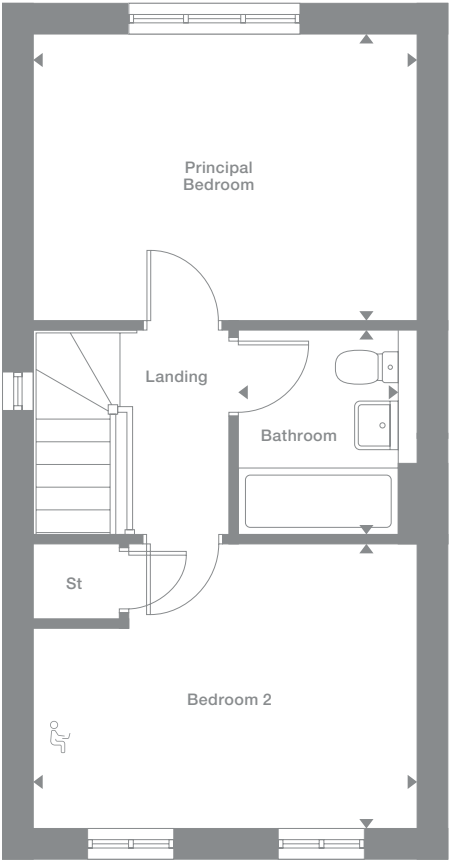
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Overton

## Overview

With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized 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**  
1.18m x 2.03m  
3'10" 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

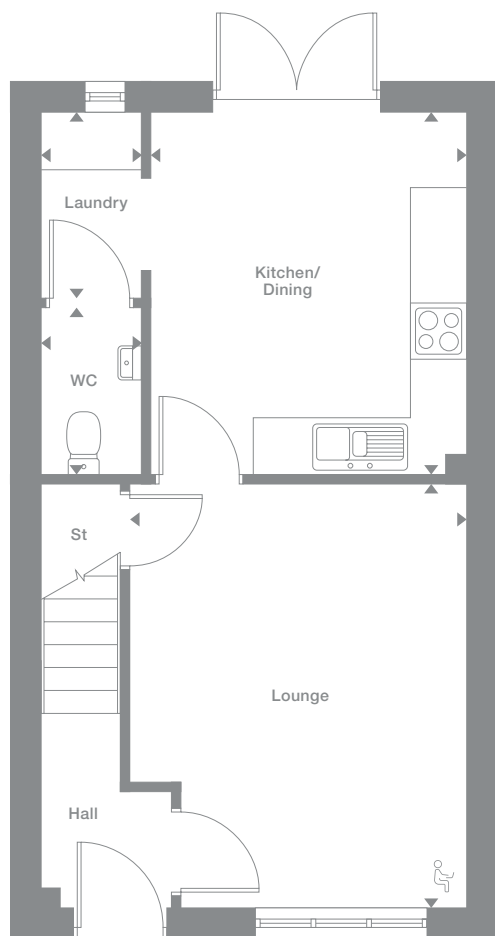
819 sq ft

† Window to end terrace only

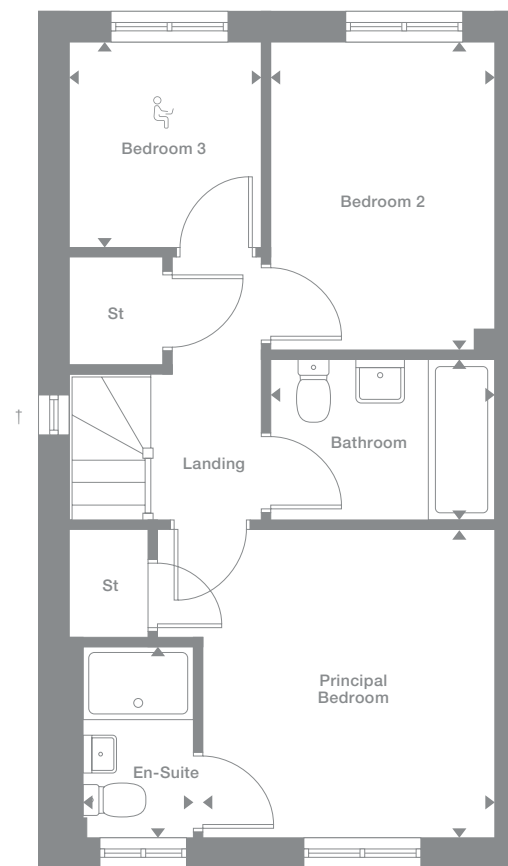
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## Ground Floor



## First Floor



Office space area

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# Kingston

**Overview**

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

**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"

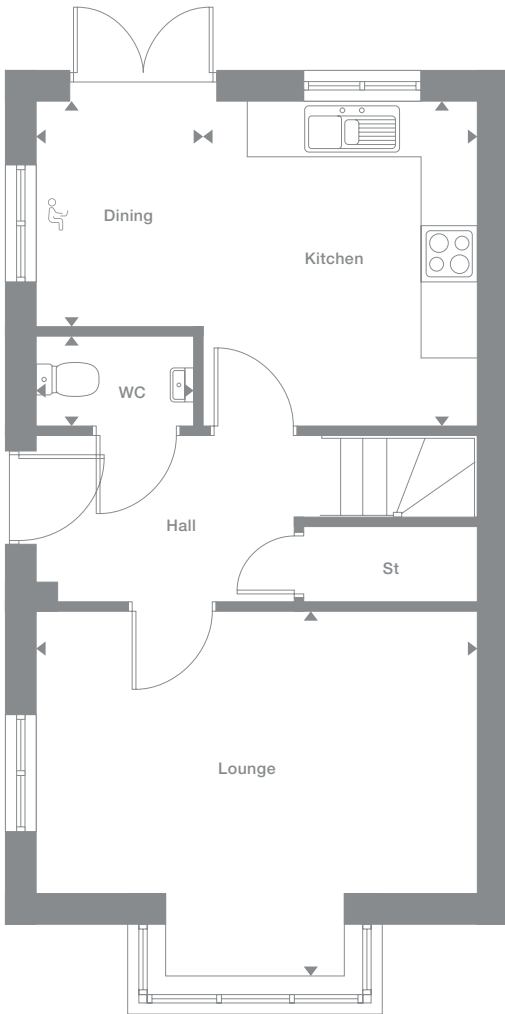
**Floor Space**

869 sq ft

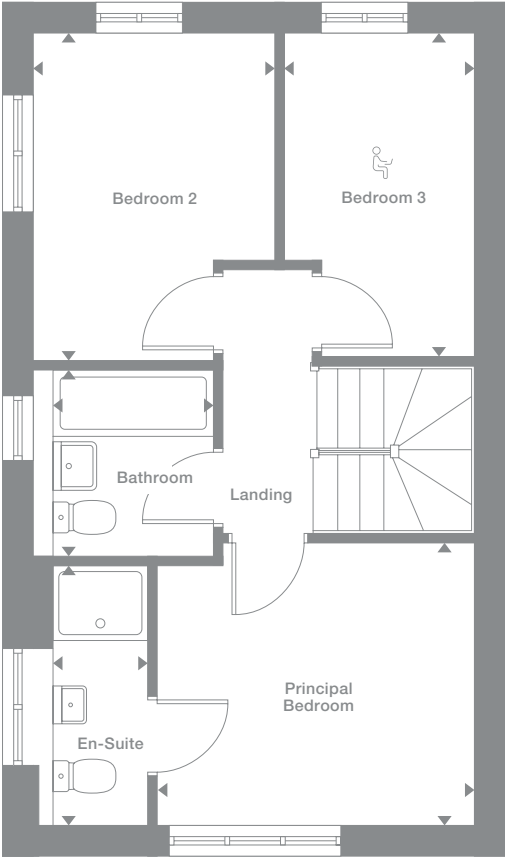
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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Overview

A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

Ground Floor

- Lounge 3.92m x 5.54m 12'11" x 18'2"
- Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"
- Laundry 2.09m x 1.92m 6'10" x 6'4"
- Family 2.93m x 2.88m 9'8" x 9'6"
- WC 1.08m x 1.44m 3'7" x 4'9"

First Floor

- Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
- En-Suite 1.77m x 2.06m 5'10" x 6'9"
- Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
- Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
- Bathroom 1.70m x 2.13m 5'7" x 7'0"

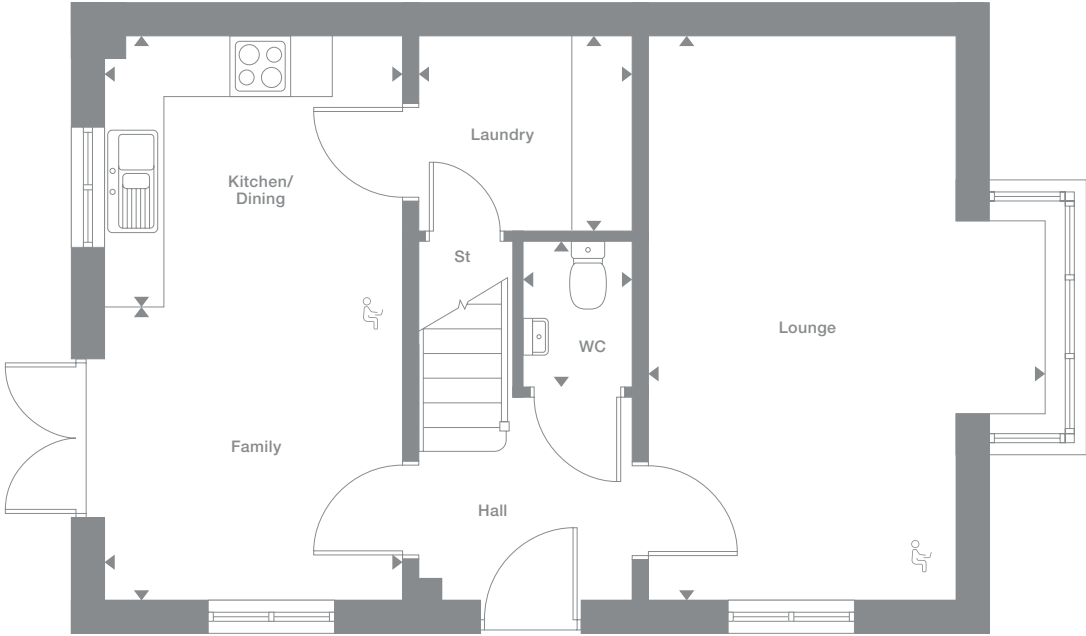
Floor Space

1,016 sq ft

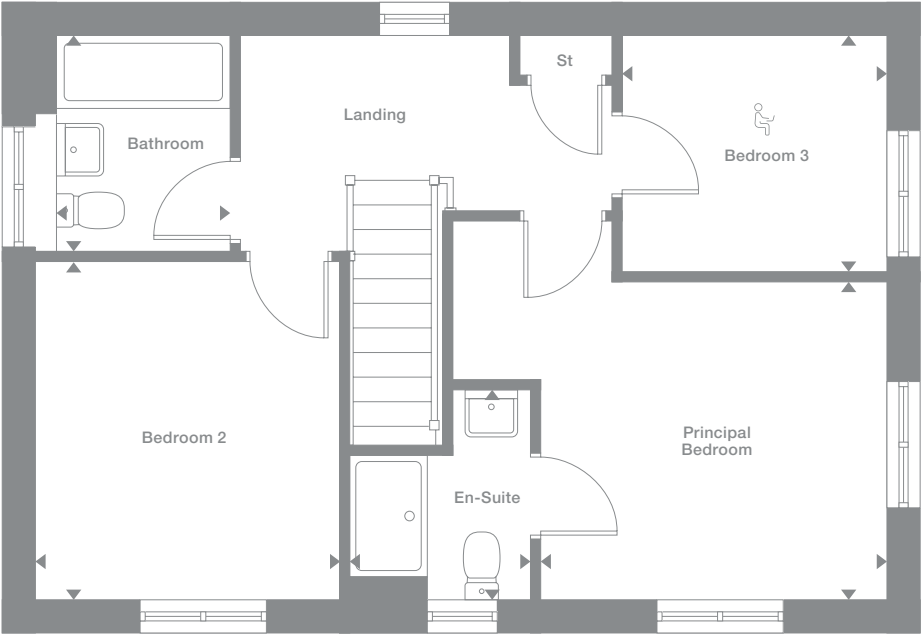
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Ground Floor



First Floor



Office space area

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# Lawton

## Overview

The lounge and the impressively long kitchen and dining room both include french doors, bringing light flooding in while helping to maximise the pleasures of the garden. The principal bedroom incorporates an en-suite shower room, and bedroom three features twin windows and a useful cupboard.

## Ground Floor

**Lounge**  
3.15m x 4.13m  
10'4" x 13'7"

**Family/Dining**  
3.26m x 3.59m  
10'8" x 11'10"

**Kitchen**  
3.26m x 3.62m  
10'8" x 11'11"

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

## First Floor

**Principal Bedroom**  
3.45m x 3.75m  
11'4" x 12'4"

**En-Suite**  
3.01m x 1.49m  
9'11" x 4'11"

**Bedroom 2**  
2.85m x 3.38m  
9'4" x 11'1"

**Bedroom 3**  
3.61m x 3.05m  
11'10" x 10'0"

**Bathroom**  
1.69m x 2.32m  
5'7" x 7'7"

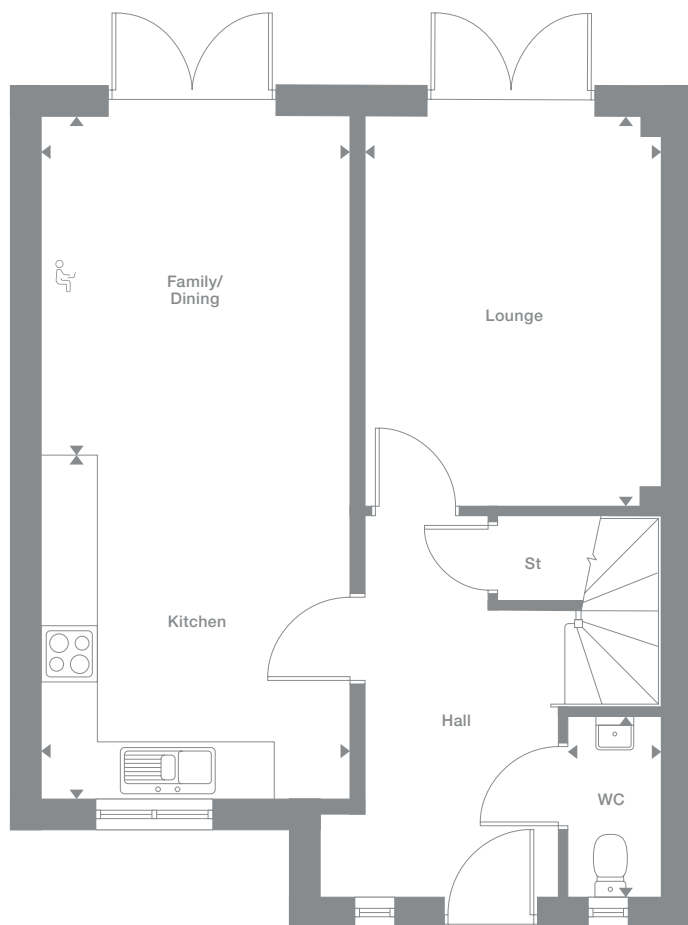
## Floor Space

1,102 sq ft

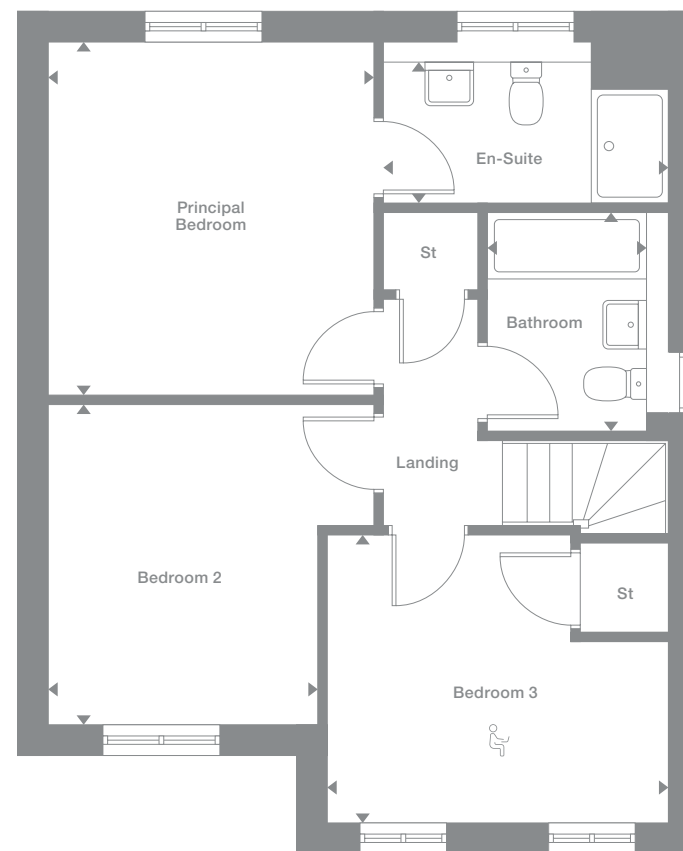
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



 Office space area

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your home  
your choice...

# Blackwood

**Overview**  
 Behind its elegant façade, this is an immensely prestigious family home. Sharing the ground floor with a stylish lounge, the impressive kitchen and dining room offers garden access via french doors. The many practical features include a laundry, a walk-in hall cupboard and an en-suite principal bedroom.

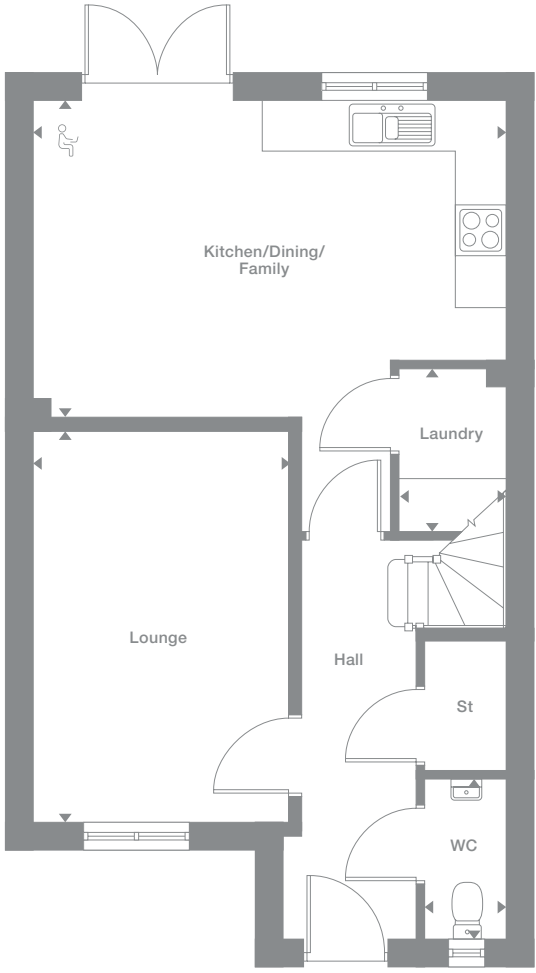
- Ground Floor**
- Lounge  
3.00m x 4.59m  
9'10" x 15'1"
- Kitchen/Dining/Family  
5.55m x 3.72m  
18'3" x 12'3"
- Laundry  
1.26m x 1.88m  
4'2" x 6'2"
- WC  
0.95m x 1.86m  
3'1" x 6'1"
- First Floor**
- Principal Bedroom  
2.84m x 3.88m  
9'4" x 12'9"
- En-Suite  
2.52m x 1.18m  
8'3" x 3'10"
- Bedroom 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

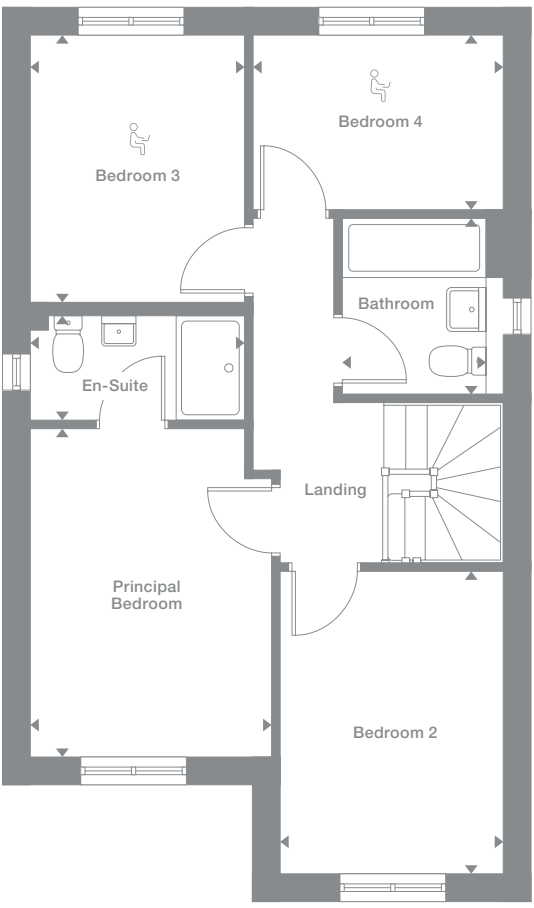
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Riverwood

**Overview**

The flexibility and space provided by the impressive open plan kitchen and dining room, with its french doors, makes it perfect for large social gatherings as well as an inspiring setting for family life. The four bedrooms include a principal bedroom with an en-suite shower.

**Ground Floor**

**Lounge**  
3.57m x 4.53m  
11'9" x 14'11"

**Kitchen/Dining/Family**  
6.47m x 4.51m  
21'3" x 14'10"

**WC**  
0.95m x 2.00m  
3'1" x 6'7"

**First Floor**

**Principal Bedroom**  
3.57m x 3.16m  
11'9" x 10'5"

**En-Suite**  
2.51m x 1.18m  
8'3" x 3'10"

**Bedroom 2**  
2.75m x 4.01m  
9'1" x 13'2"

**Bedroom 3**  
3.62m x 2.60m  
11'11" x 8'7"

**Bedroom 4**  
2.80m x 2.68m  
9'3" x 8'10"

**Bathroom**  
2.51m x 1.94m  
8'3" x 6'5"

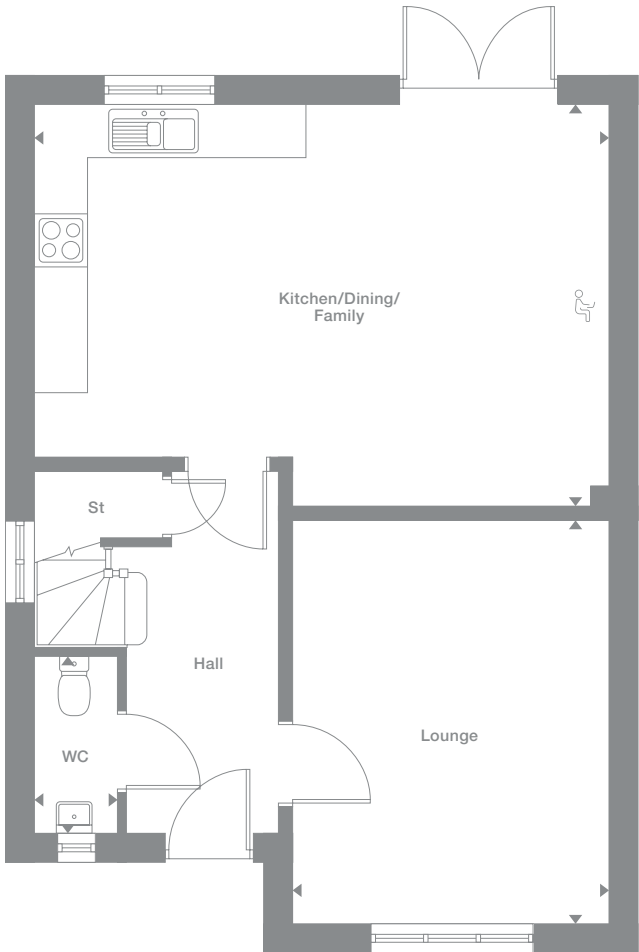
**Floor Space**

1,219 sq ft

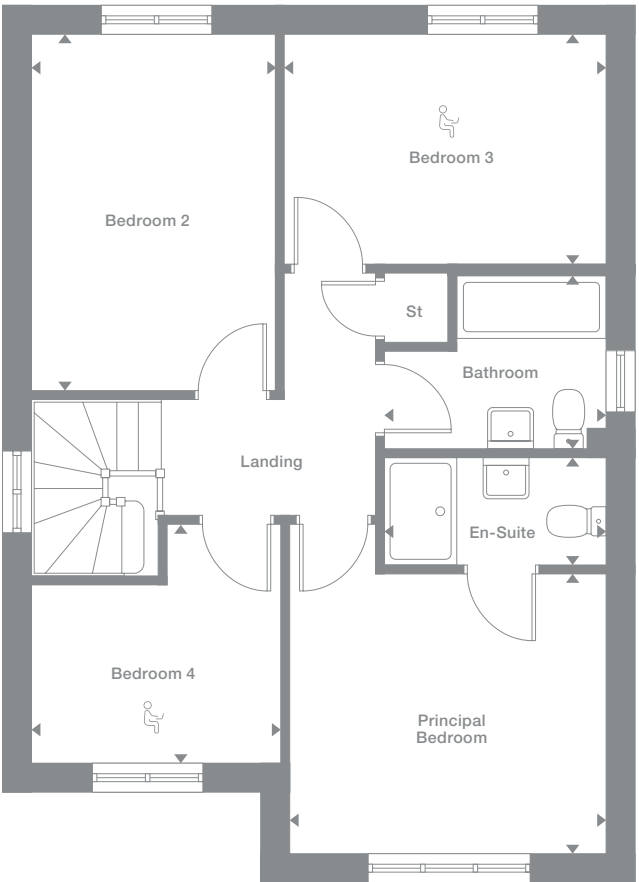
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Inglewood

## Overview

All the main downstairs rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the family kitchen accentuating the exceptionally light, spacious ambience. Bedroom two is also dual aspect, and the principal bedroom is en-suite.

## Ground Floor

**Lounge**  
3.26m x 5.27m  
10'9" x 17'4"

**Kitchen/Family**  
4.64m x 3.06m  
15'3" x 10'0"

**Laundry**  
1.86m x 1.53m  
6'1" x 5'0"

**Dining**  
3.58m x 3.80m  
11'9" x 12'6"

**WC**  
0.93m x 1.89m  
3'1" x 6'3"

## First Floor

**Principal Bedroom**  
4.64m x 2.77m  
15'3" x 9'1"

**En-Suite**  
2.35m x 1.18m  
7'9" x 3'10"

**Bedroom 2**  
4.75m x 2.53m  
15'7" x 8'4"

**Bedroom 3**  
3.32m x 2.88m  
10'11" x 9'6"

**Bedroom 4**  
2.33m x 2.29m  
7'8" x 7'6"

**Bathroom**  
2.55m x 1.81m  
8'5" x 5'11"

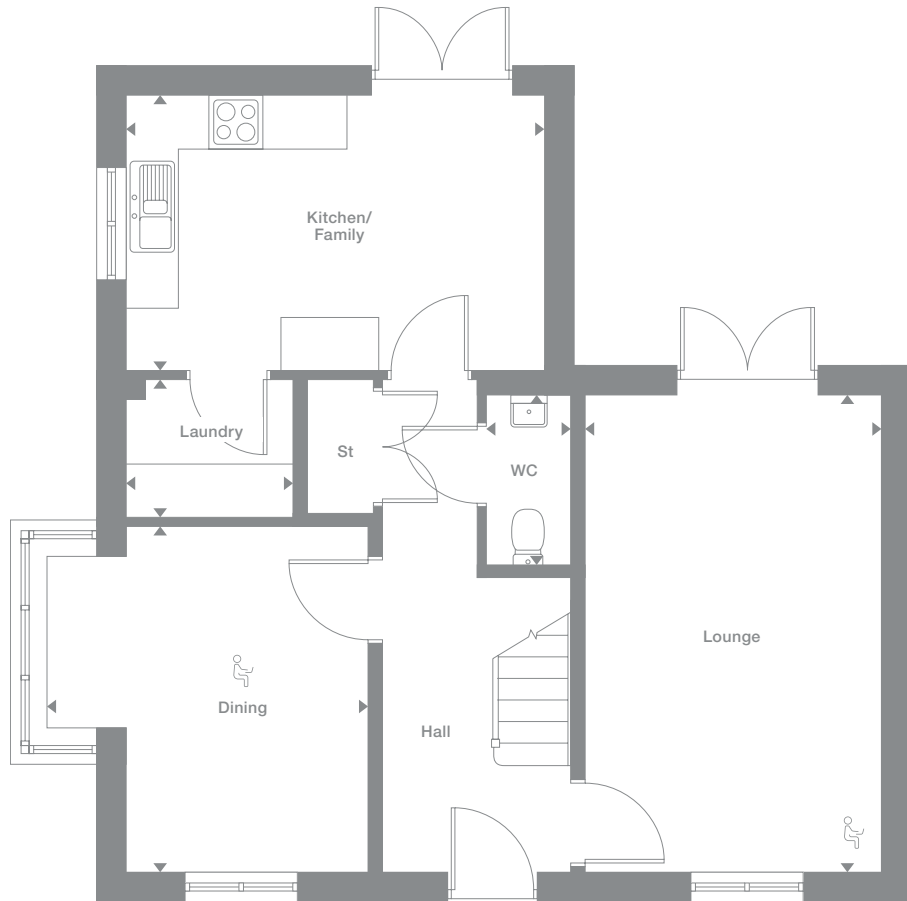
## Floor Space

1,297 sq ft

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



## Ground Floor



## First Floor



 Office space area

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# Greenwood

**Overview**

The bay window and sheltered entrance introduce an imposing, comfortable home. The stylish lounge complements a magnificent family kitchen where feature french doors add to the impressively spacious ambience. The principal bedroom en-suite is accessed via a dedicated dressing area. Every detail accentuates prestige.

**Ground Floor**

- Lounge**  
3.63m x 5.27m  
11'11" x 17'4"
- Kitchen**  
3.99m x 3.46m  
13'1" x 11'4"
- Laundry**  
1.95m x 1.83m  
6'5" x 6'0"
- Dining/Family**  
5.09m x 2.33m  
16'9" x 7'8"
- WC**  
1.00m x 1.83m  
3'3" x 6'0"

**First Floor**

- Principal Bedroom**  
3.05m x 5.42m  
10'0" x 17'10"
- En-Suite**  
2.61m x 1.26m  
8'7" x 4'2"
- Bedroom 2**  
3.63m x 3.82m  
11'11" x 12'6"
- Bedroom 3**  
2.55m x 4.04m  
8'5" x 13'3"
- Bedroom 4**  
2.88m x 3.00m  
9'5" x 9'10"
- Bathroom**  
2.55m x 2.19m  
8'5" x 7'3"

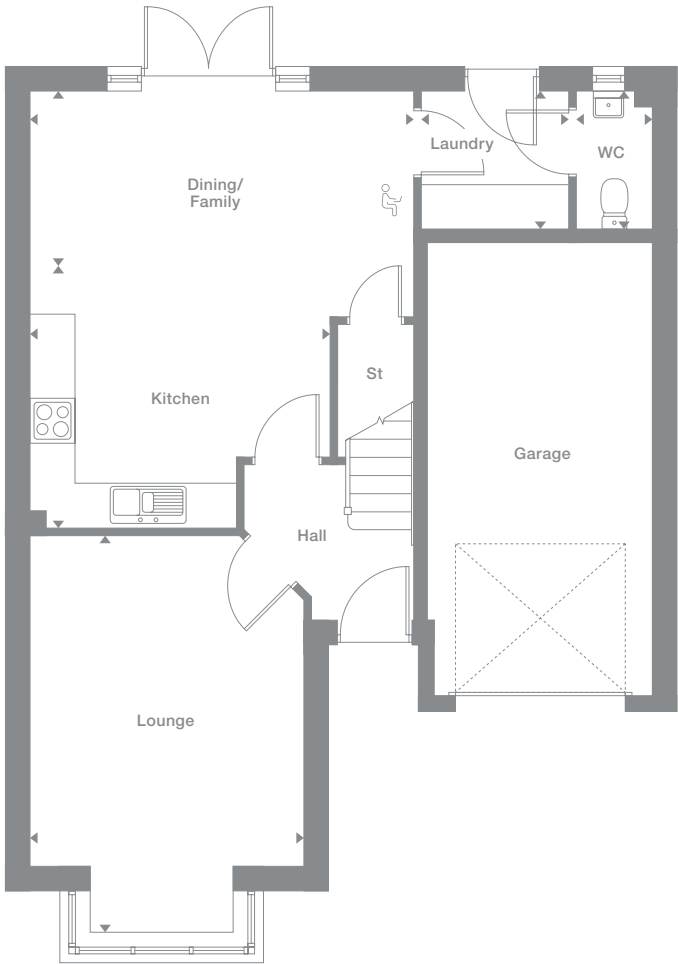
**Floor Space**

1,342 sq ft

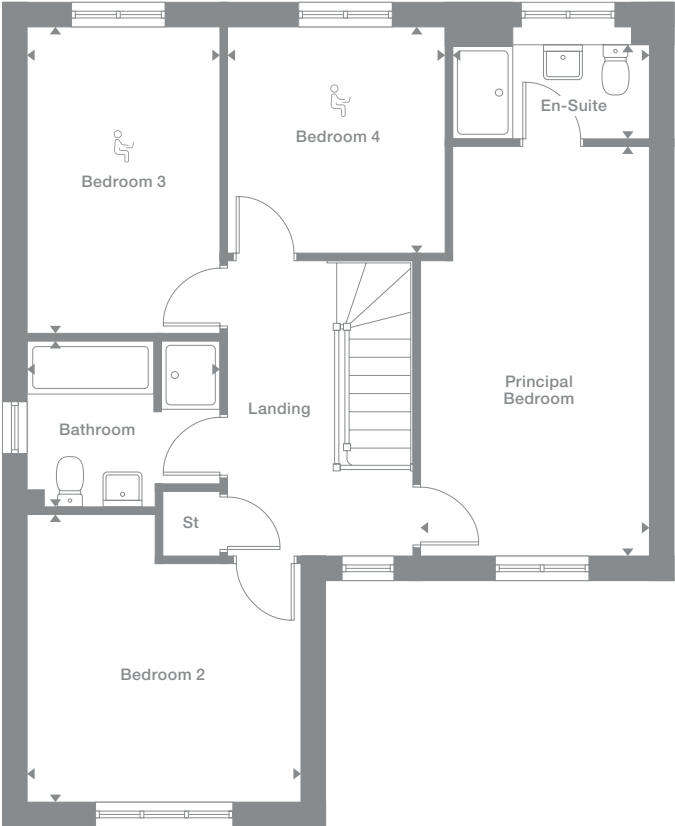
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**Ground Floor**



**First Floor**



Office space area

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# Cedarwood

## Overview

From the classic façade to the private study and the magnificent, broad family kitchen with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

## Ground Floor

- Lounge**  
3.40m x 4.36m  
11'2" x 14'4"
- Kitchen**  
3.36m x 3.26m  
11'0" x 10'8"
- Laundry**  
2.30m x 1.74m  
7'7" x 5'9"
- Dining**  
2.70m x 2.96m  
8'10" x 9'9"
- Family**  
2.52m x 2.96m  
8'3" x 9'9"
- Study**  
2.49m x 2.23m  
8'2" x 7'4"
- WC**  
0.95m x 1.97m  
3'1" x 6'6"

## First Floor

- Principal Bedroom**  
3.53m x 3.19m  
11'7" x 10'6"
- Dressing**  
2.36m x 2.00m  
7'9" x 6'7"
- En-Suite 1**  
2.36m x 1.63m  
7'9" x 5'4"
- Bedroom 2**  
2.49m x 3.27m  
8'2" x 10'9"
- En-Suite 2**  
1.74m x 1.62m  
5'9" x 5'4"
- Bedroom 3**  
2.49m x 3.65m  
8'2" x 12'0"
- Bedroom 4**  
2.88m x 2.40m  
9'6" x 7'10"
- Bathroom**  
2.05m x 1.94m  
6'9" x 6'4"

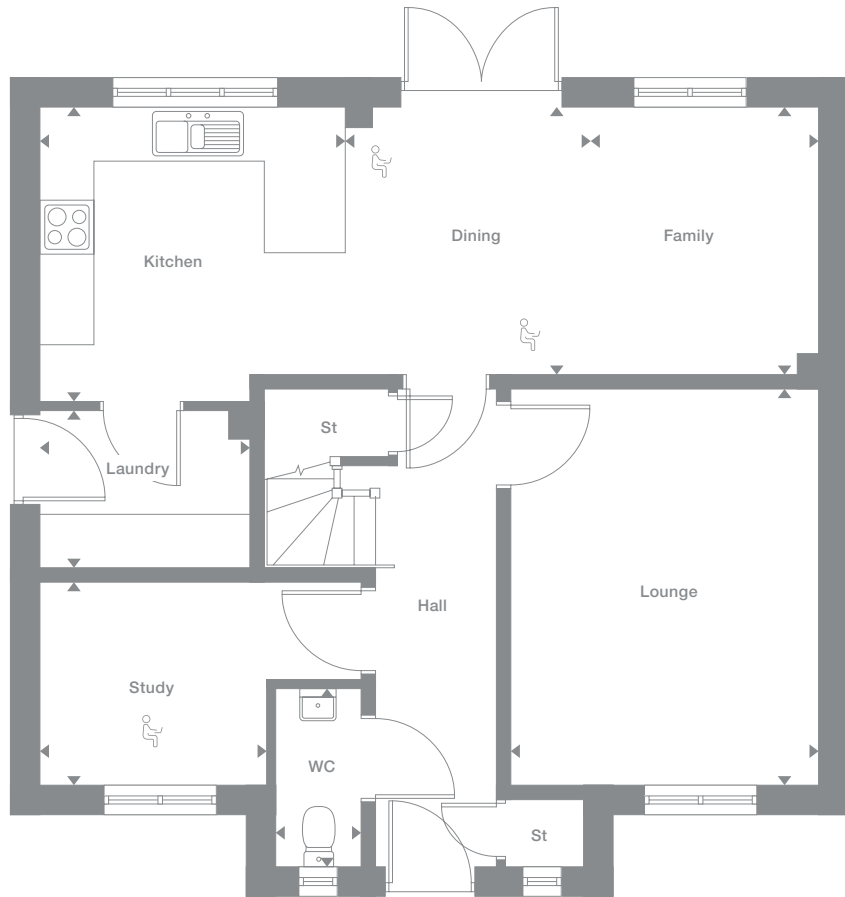
## Floor Space

1,448 sq ft

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



## Ground Floor



## First Floor



Office space area

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# The Miller Difference

your home  
your way...

**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.

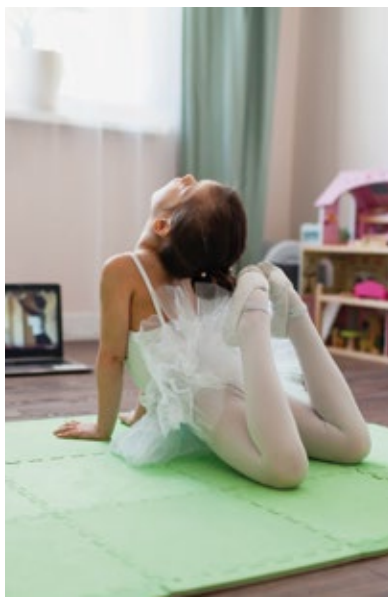
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able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

**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.

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.



Closer to Bonington Grange, there is a shopping precinct in Main Road, Gedling, with a Co-op, convenience stores, a pharmacy, hairdressers and food takeaways. A further choice of local shops in Victoria Road, near Carlton Station, includes a post office, pharmacies, traditional butchers, hairdressers, cafés and a large Co-op. At the eastern end, the road passes a Lidl supermarket and reaches Victoria Retail Park, incorporating M&S Food, Morrisons, Boots, Argos and other high street stores and restaurants. There is also a Sainsbury supermarket close to the retail park.

Sports and leisure facilities are equally varied, from a multi-level Go Karting track and a Everlast Fitness Club and swimming pool at Victoria Retail Park to days out at Nottingham Racecourse and the adjacent greyhound stadium. The local Mapperley Golf Club is one of several courses surrounding the city.





The area around Bonington Grange is particularly rich in outdoor amenities. To the north, Gedling Country Park offers more than 500 acres of wildlife habitats, play areas including a mining tower slide and zipwire, picnic areas and magnificent views. To the south, Colwick Country Park, The Hook Nature Reserve, Colwick Rectory Recreation Ground and skatepark, and Skylarks Nature Reserve sit alongside the River Trent near Holme Pierrepont Country Park and the National Watersports Centre.

Willow Farm Primary School, 20 minutes' walk away, is rated 'Outstanding' by Ofsted, and Carlton le Willows Academy, just three-quarters of a mile from Bonington Grange and with a dedicated sixth form building on the site, is assessed as 'Good'. Trentfield Medical Group, near Victoria Road, is the most convenient of the GP practices in the area, and there is a dental surgery just ten minutes walk away in Shearing Hill.

# Useful Contacts

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.



- 1 Peak Pharmacy  
18 Westdale Crescent  
0115 987 8602
- 2 Netherfield Post Office  
23 Farthing Grove  
01908 670 739
- 3 Everlast Fitness Club  
Victoria Park Way  
0343 909 2671
- 4 Nottingham Racecourse  
Colwick Park  
0115 958 0620
- 5 Mapperley Golf Club  
Central Avenue  
0115 955 6672
- 6 TeamSport Go-Karting  
Units 1-2, Pintail Close  
01252 732 300
- 7 Willow Farm  
Primary School  
Willow Lane  
0115 987 8501
- 8 Carlton le Willows  
Academy  
Wood Lane  
0115 956 5008
- 9 Trentside Medical Group  
Knight Street  
0115 961 4583
- 10 Choices Dental  
Care Centre  
37 Shearing Hill  
0115 940 2200

\* 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  
 3.0km = 7 to 12 mins cycle  
 3.5km = 8 to 14 mins cycle  
 4.0km = 10 to 16 mins cycle  
 4.5km = 12 to 18 mins cycle  
 5.0km = 14 to 20 mins cycle



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LIVE SPORT

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WELCOME



# How to find us

For development opening times please see [millerhomes.co.uk](http://millerhomes.co.uk) or call 03330 604 412

**From Nottingham city centre**  
From the east side of the Motorpoint Arena join the B686, signposted for Carlton. Stay on the B686 Carlton Road, becoming Carlton Hill then Burton Road, for just over three miles. At the T-junction with the A6211 turn left, signposted for Gedling. Half a mile on, the entrance to Bonington Grange is on the right.

**From the east**  
From the Bingham Bypass section of the A52 westbound, join the A46 north, following signs for Newark. At the Margidunum junction bear left and join the A6097 for Mansfield. Cross the River Trent and carry on into Lowdham. At the first roundabout in Lowdham take the first exit, joining the A612 for Nottingham. Pass through Burton Joyce then take the first right turn off the A612, and Bonington Grange is on the left.

Sat Nav: NG4 2QU



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®



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



**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®*

# Specification

- ✓ Standard
- Not Available

	Belmont	Overton	Kingston	Eaton	Lawton	Blackwood	Riverwood	Inglewood	Greenwood	Cedarwood
<b>Kitchens</b>										
Contemporary styled fitted kitchen with choice of frontals; Hacienda, Medford, Virginia, Plaza	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven built under	✓	✓	✓	✓	✓	-	-	-	-	-
Stainless steel single fan oven built in	-	-	-	-	-	✓	✓	✓	-	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms</b>										
Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome bath shower mixer tap to bath with wall mount and shower screen	✓	-	-	-	-	-	-	-	-	-
Chrome deck mounted mixer taps to bath	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	-	-	✓	✓	✓
Bar style chrome shower mixer valve with sliding rail kit	-	-	-	-	-	-	-	✓	✓	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
400mm high ceramic tiling to bath walls, Splash back to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	-	-	-	-	-	-	✓	✓	✓
<b>En-Suites (where applicable)</b>										
Ideal Standard's contemporary styled sanitaryware	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with sliding rail kit	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area, Splash back to basin	-	✓	✓	✓	✓	✓	✓	✓	✓	✓

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 this brochure for more information. Photography represents typical Miller Homes' fittings and options.

# Specification

- ✓ Standard
- Not Available

	Belmont	Overton	Kingston	Eaton	Lawton	Blackwood	Riverwood	Inglewood	Greenwood	Cedarwood
<b>Electrical</b>										
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>										
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	-	✓	✓	✓	✓	✓	✓	-	✓	✓
<b>Exterior</b>										
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>										
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>										
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Please note: Planning requirements for PV (solar panels) and renewable technologies will be provided to plots as per the requirement of the planning consent

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a better place®



Registered Developer

*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

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03330 604 412

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