



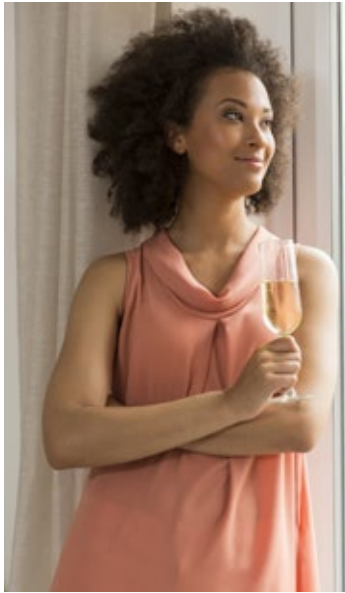
**Rowan Park
Middlesbrough**

millerhomes

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.



- Ingleton
- Overton
- Elm
- Kingston
- Tollwood
- Alder
- Skywood
- Laurel
- Cedar
- Willow
- Poplar
- Rowan
- Yew
- Birch
- Beech
- Bayford
- Aspen
- Sycamore

- Electrical Sub Station S/S
- Bin Collection Point BCP
- Existing Trees/Vegetation
- Sustainable Urban Drainage System SUDS
- Public Open Space POS
- Vehicle Parking V

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.





Living in Middlesbrough

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 Rowan Park.

Welcome home

Sheltered by mature woods within an exciting new residential neighbourhood two miles south of Middlesbrough's lively town centre, this prestigious selection of three, four and five bedroom new build homes for sale combines outstanding local leisure amenities with excellent transport links. With the wild North Yorks Moors and miles of beautiful coastline in easy reach, it provides a perfect balance of urban convenience and access to peaceful, natural spaces.

Welcome to Rowan Park...

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Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principal 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

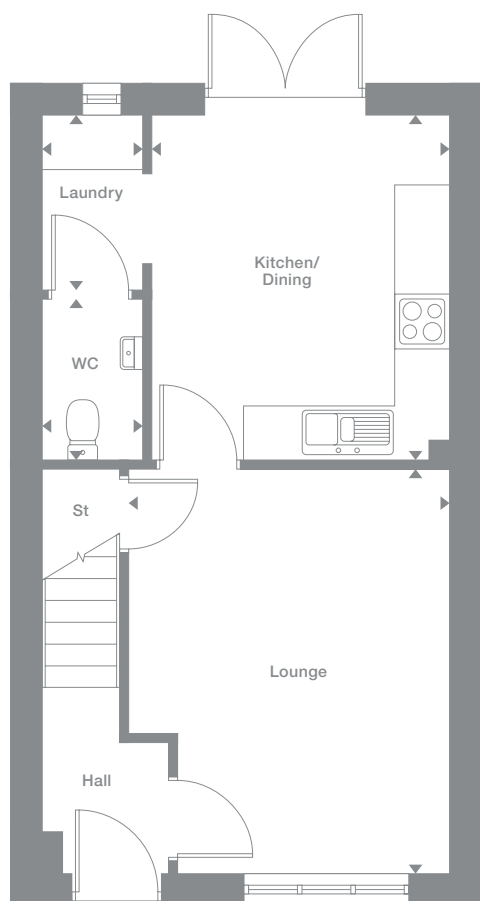
806 sq ft

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

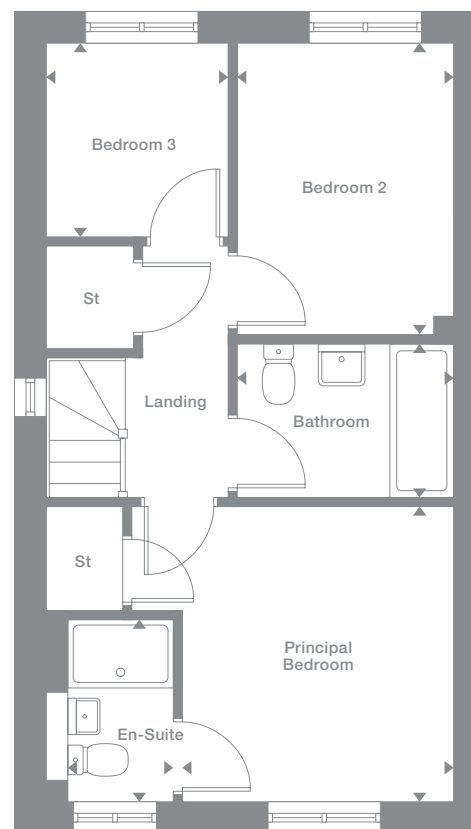
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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 | First Floor |
| Lounge
3.56m x 4.49m
11'8" x 14'9" | Principal Bedroom
3.09m x 3.28m
10'2" x 10'9" |
| Kitchen/Dining
3.31m x 3.83m
10'10" x 12'7" | En-Suite
1.18m x 2.03m
3'10" x 6'8" |
| Laundry
1.11m x 1.96m
3'8" x 6'5" | Bedroom 2
2.37m x 3.26m
7'10" x 10'8" |
| WC
1.11m x 1.78m
3'8" x 5'10" | Bedroom 3
2.04m x 2.17m
6'8" x 7'2" |
| | Bathroom
2.37m x 1.69m
7'10" x 5'7" |

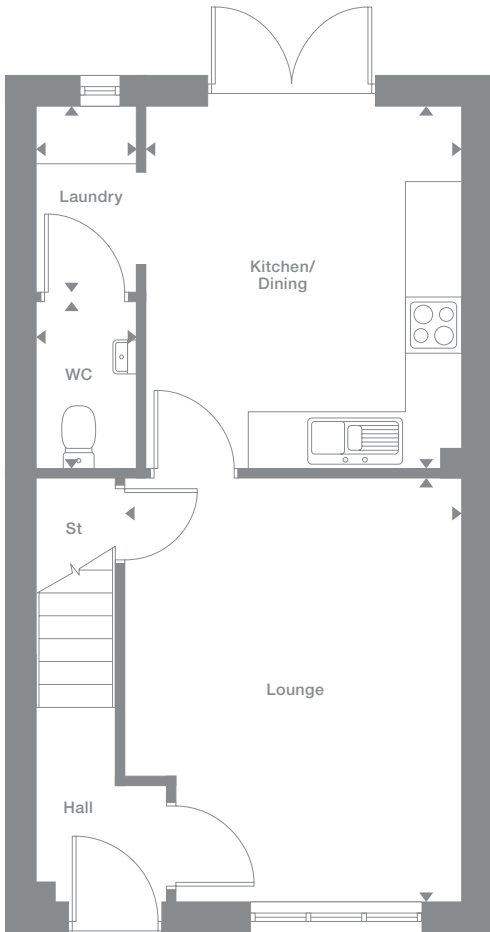
Floor Space
 819 sq ft

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

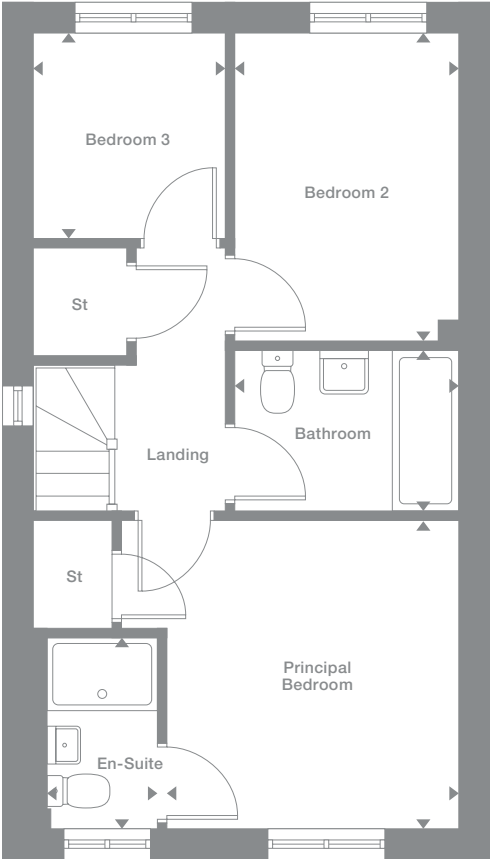
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Ground Floor



First Floor



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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 3.88m
15'3" x 12'7"

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

Dining
1.76m x 2.32m
5'10" x 7'8"

WC
1.67m x 1.00m
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

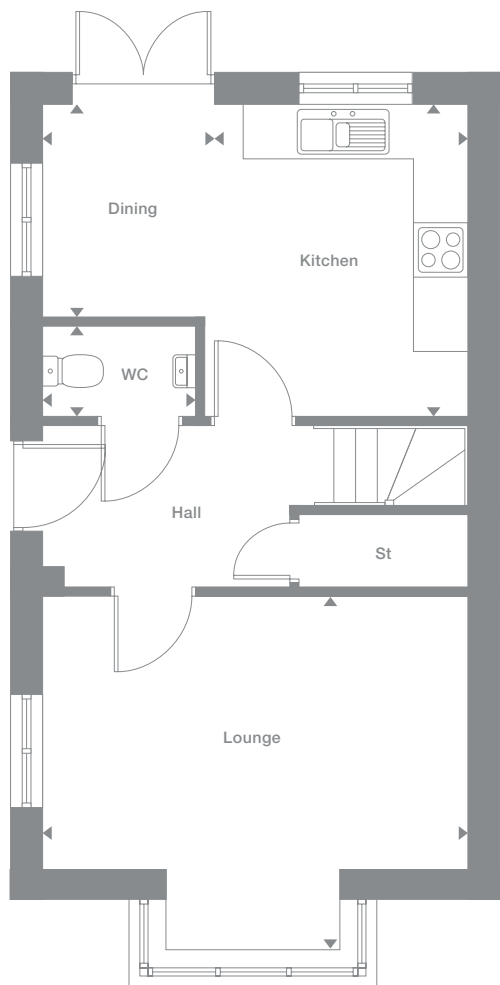
854 sq ft

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

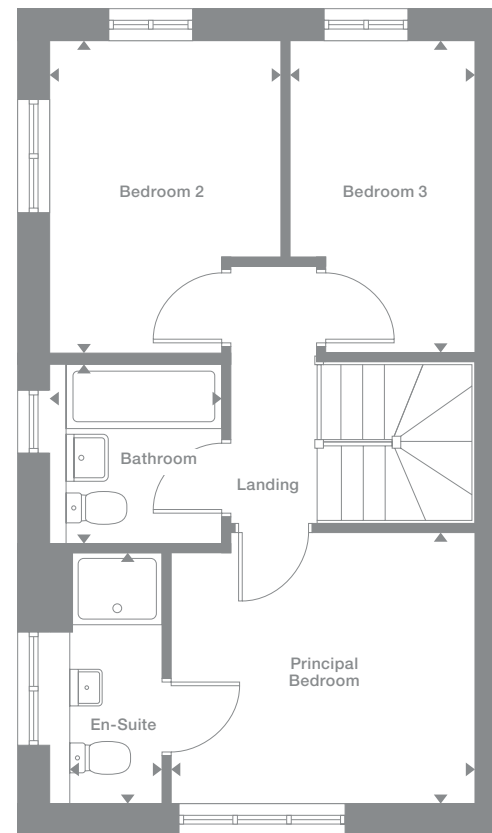
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Ground Floor



First Floor



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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

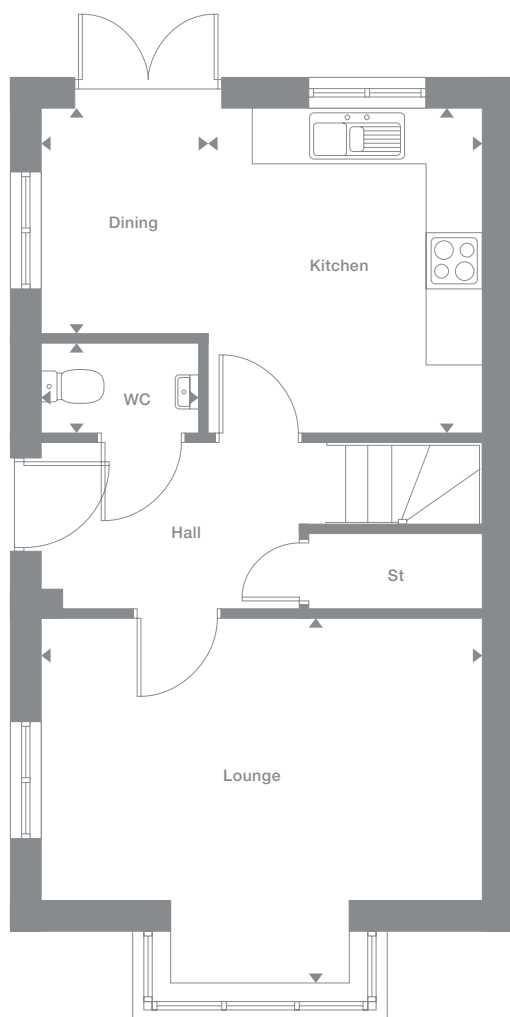
869 sq ft

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

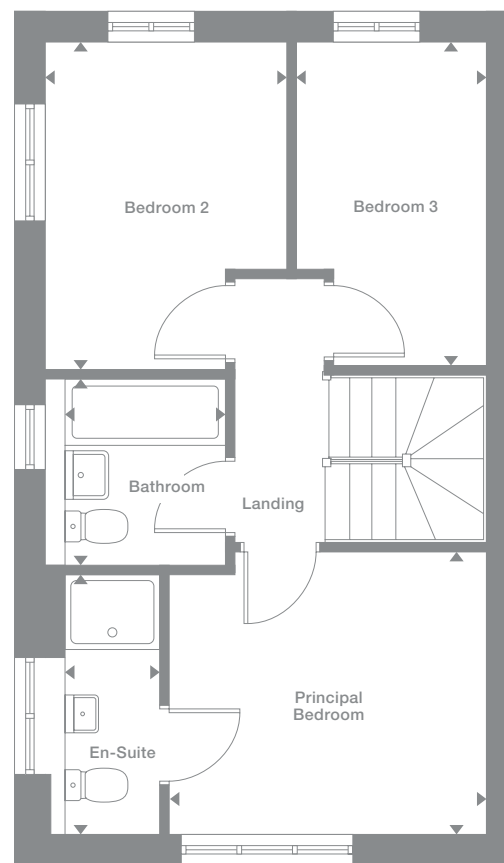
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Ground Floor



First Floor



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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 | First Floor |
| Lounge
3.18m x 4.59m
10'5" x 15'1" | Principal Bedroom
4.12m x 2.47m
13'7" x 8'1" |
| Kitchen/Dining
4.12m x 3.26m
13'7" x 10'8" | En-Suite
2.04m x 1.18m
6'8" x 3'10" |
| Laundry
1.95m x 1.92m
6'5" x 6'4" | Dressing
2.04m x 1.65m
6'8" x 5'5" |
| WC
1.00m x 1.92m
3'3" x 6'4" | 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

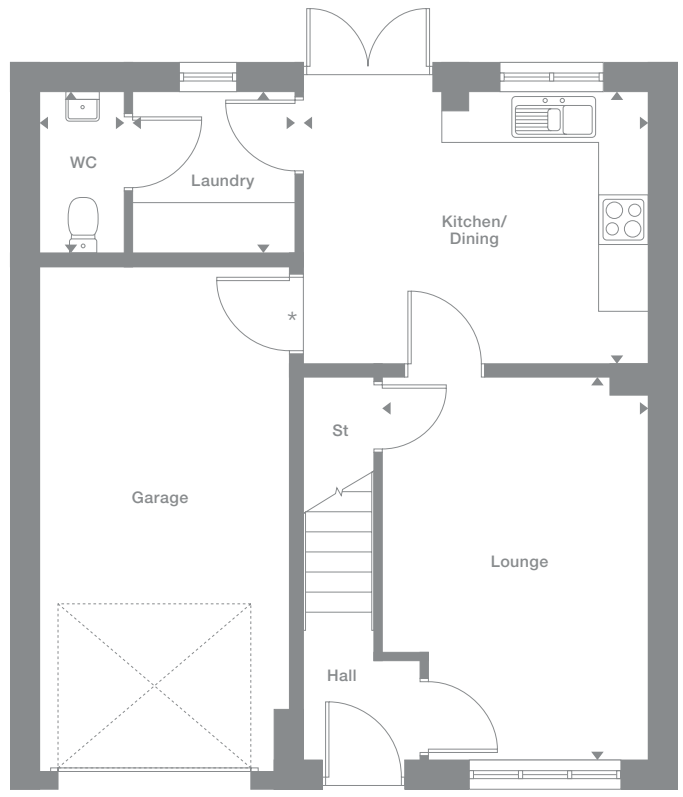
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

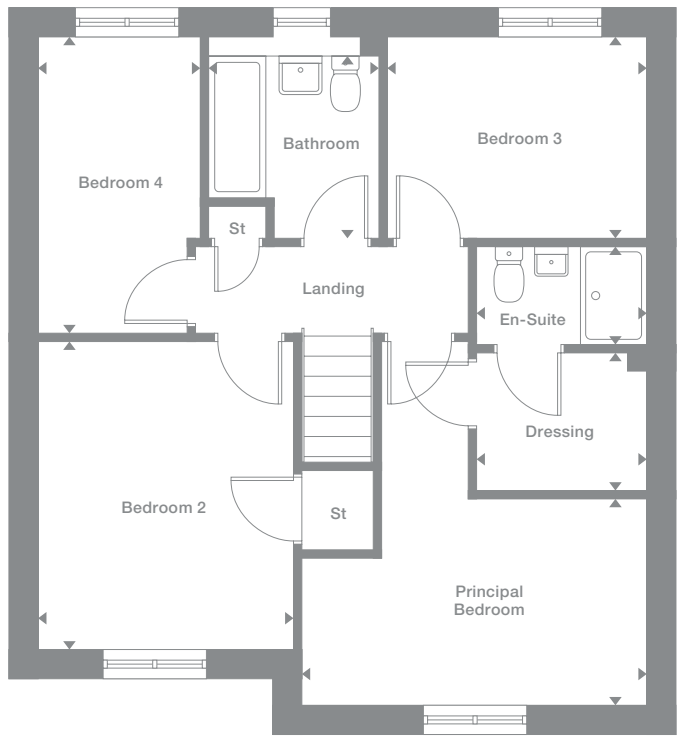
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Alder

Overview

A welcoming lounge complements the beautifully planned kitchen and dining room, where french doors open to the garden and a convenient laundry has been thoughtfully added. The en-suite principal bedroom includes a superb dressing area.

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 2.75m
13'9" x 9'1"
- Dressing**
2.04m x 1.40m
6'8" x 4'7"
- En-Suite**
2.04m x 1.18m
6'8" x 3'10"
- 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**
2.15m x 3.58m
7'1" x 11'9"
- Bathroom**
1.89m x 2.22m
6'3" x 7'4"

Floor Space

1,045 sq ft

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

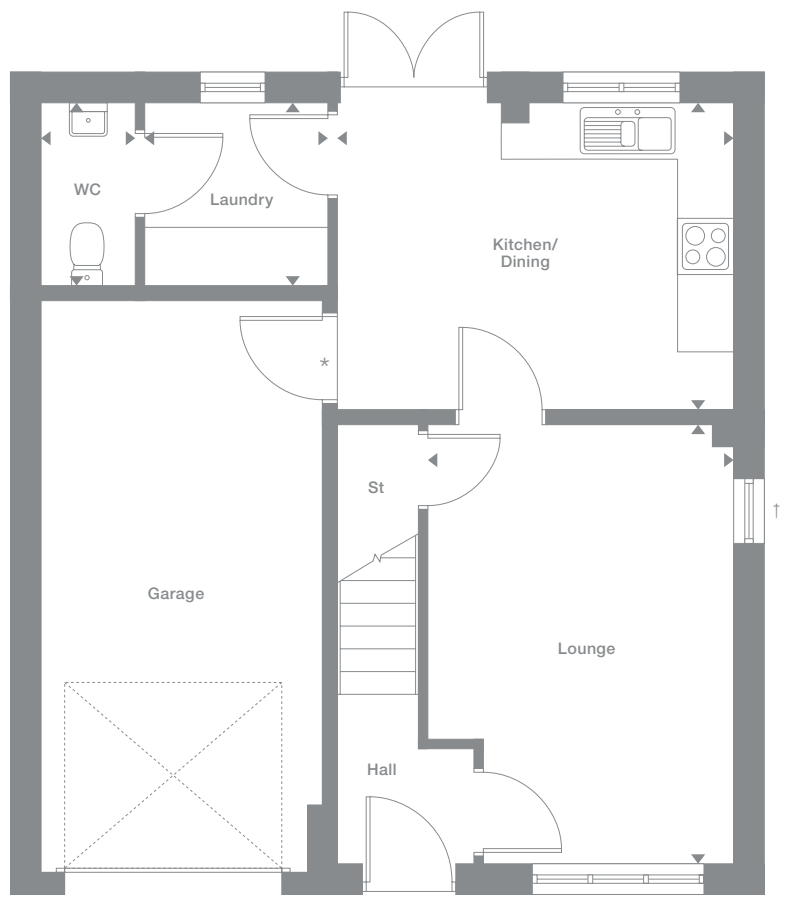
* Optional door to garage

† Window to plot 8 only

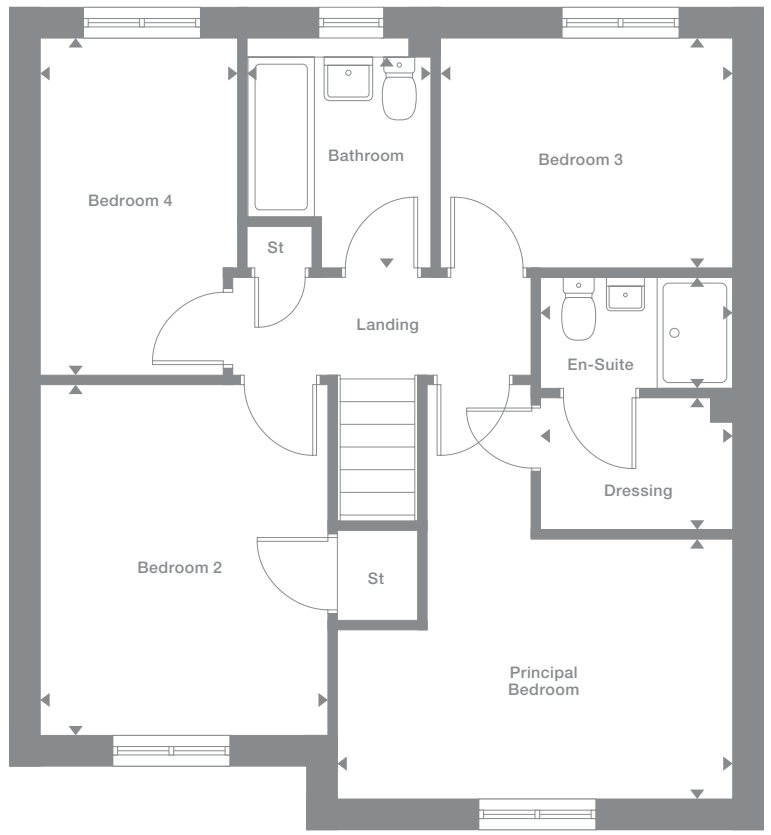
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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 4.84m
10'9" x 15'11"

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 2.90m
14'0" x 9'5"

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

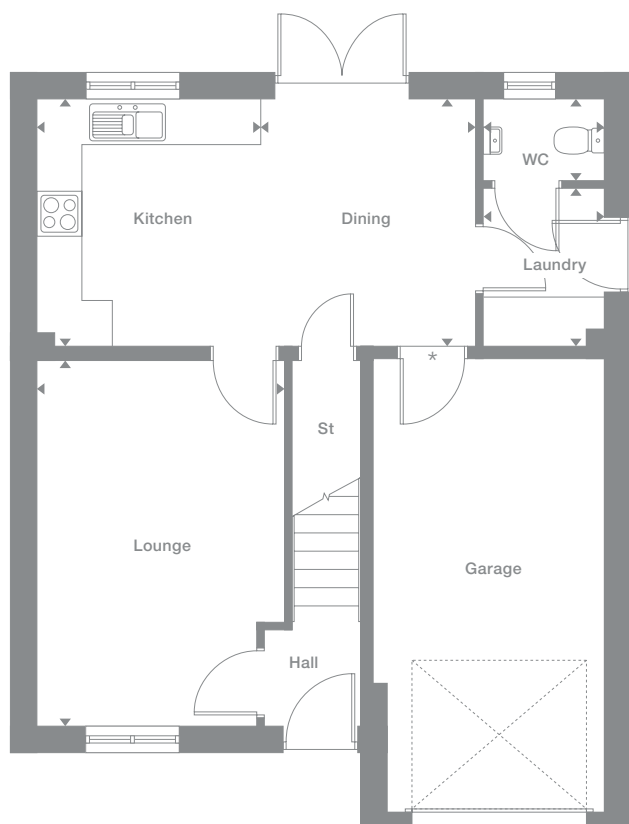
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

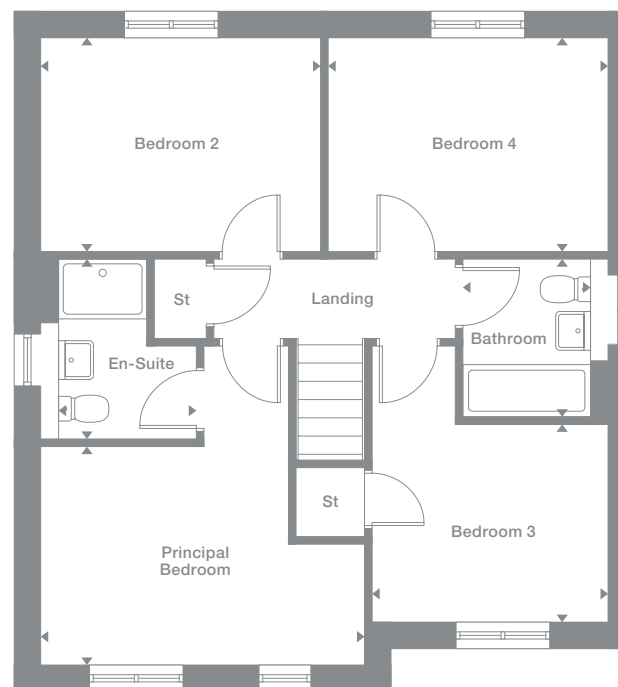
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Ground Floor



First Floor



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Laurel

Overview

The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.

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
4.26m x 2.70m
14'0" x 8'10"

Bedroom 3
3.21m x 2.70m
10'6" 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

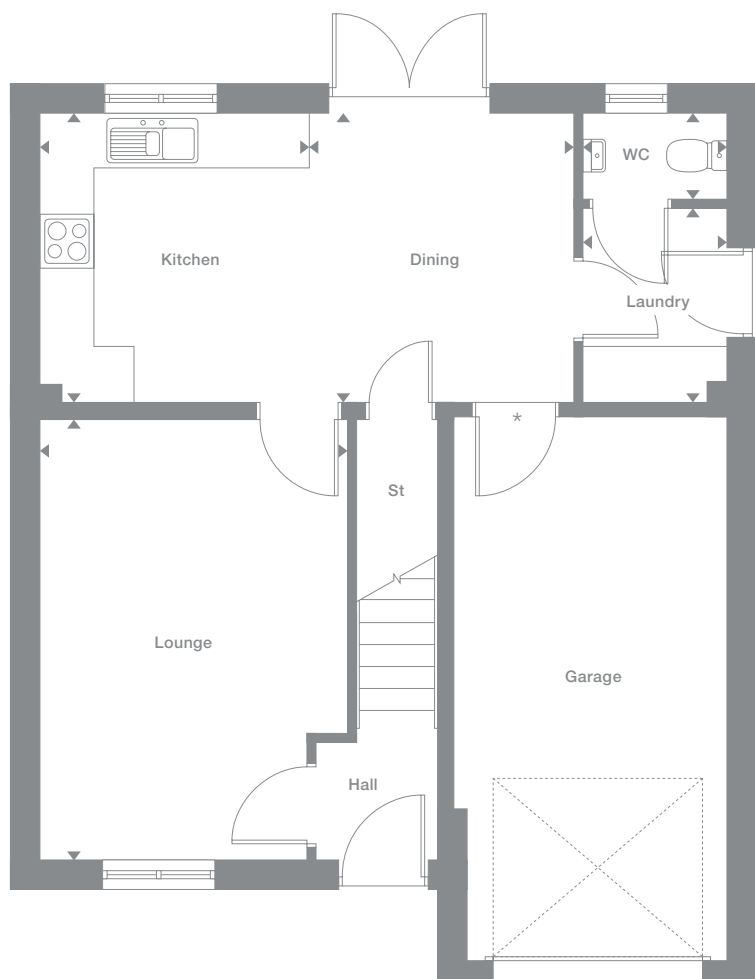
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

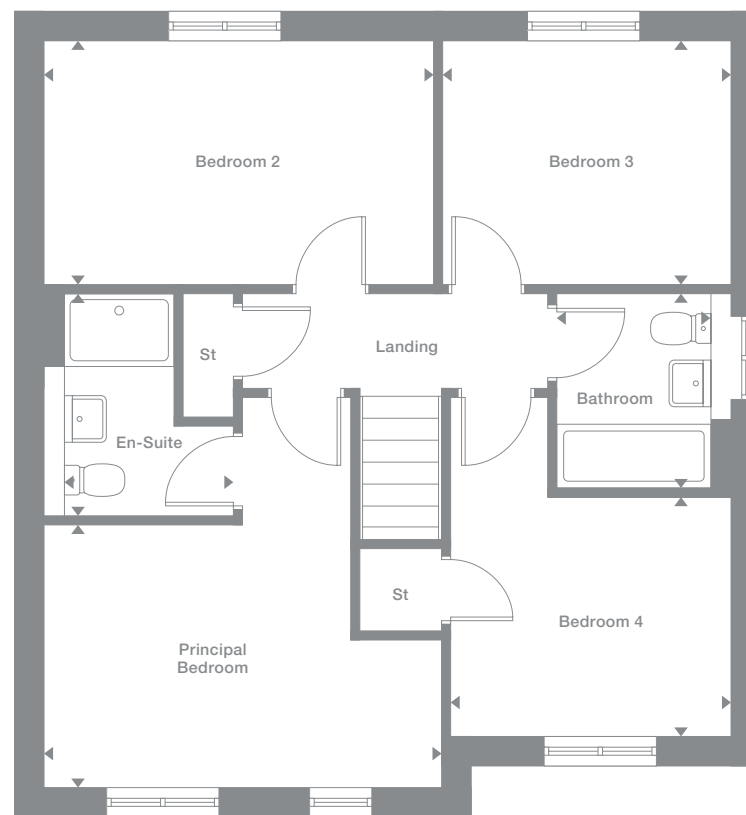
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Ground Floor



First Floor



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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 4.65m
9'8" x 15'2"

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 2.74m
13'3" x 9'0"

En-Suite
2.60m x 1.19m
8'6" x 3'11"

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

1,244 sq ft

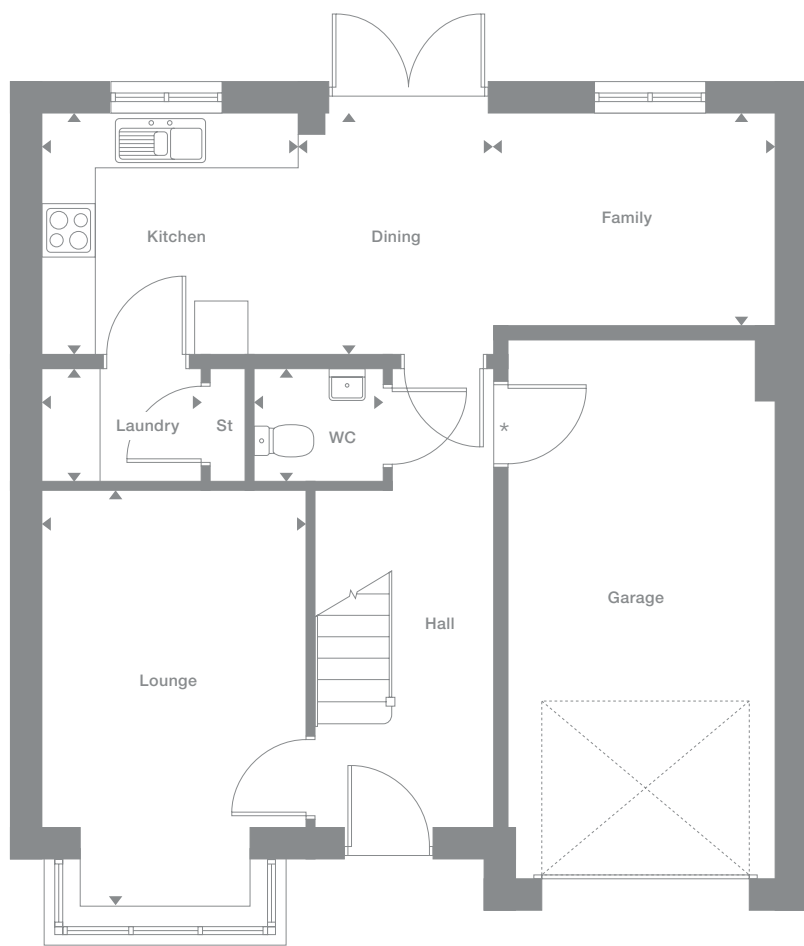
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

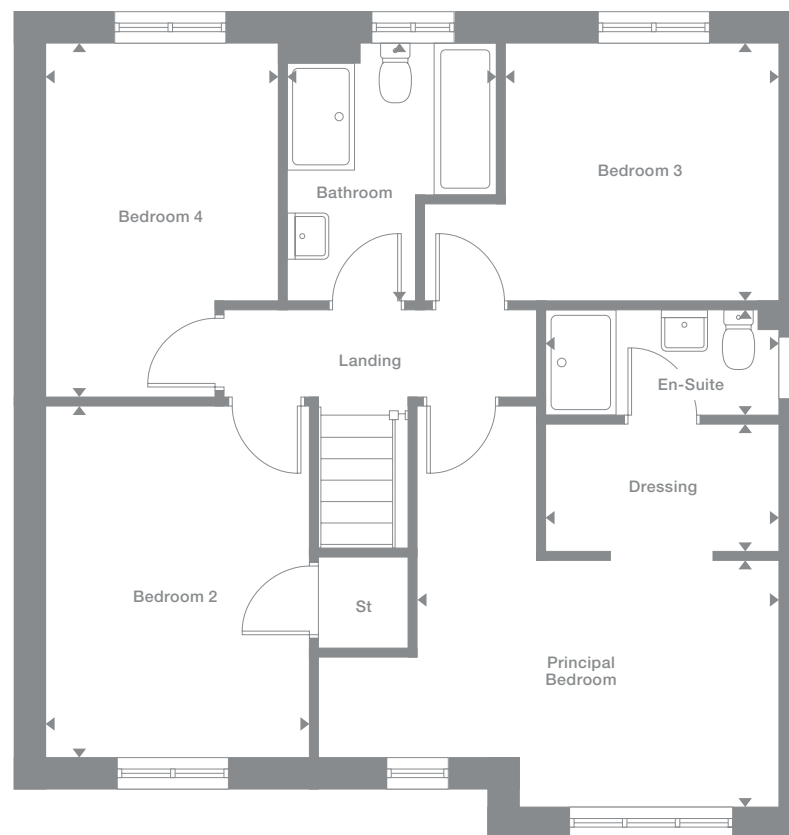
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Ground Floor



First Floor



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Willow

Overview

Featuring an elegant bay-windowed lounge and a wonderfully bright family kitchen and dining room with twin windows and french doors, this is an immensely inviting home. The en-suite principal bedroom includes a luxurious dressing area.

Ground Floor

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

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

Laundry
1.76m x 1.26m
5'9" x 4'2"

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

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

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"

Dressing
2.63m x 1.41m
8'8" x 4'8"

En-Suite
2.63m x 1.18m
8'8" x 3'10"

Bedroom 2
2.98m x 3.87m
9'10" x 12'8"

Bedroom 3
2.54m x 4.05m
8'4" x 13'4"

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

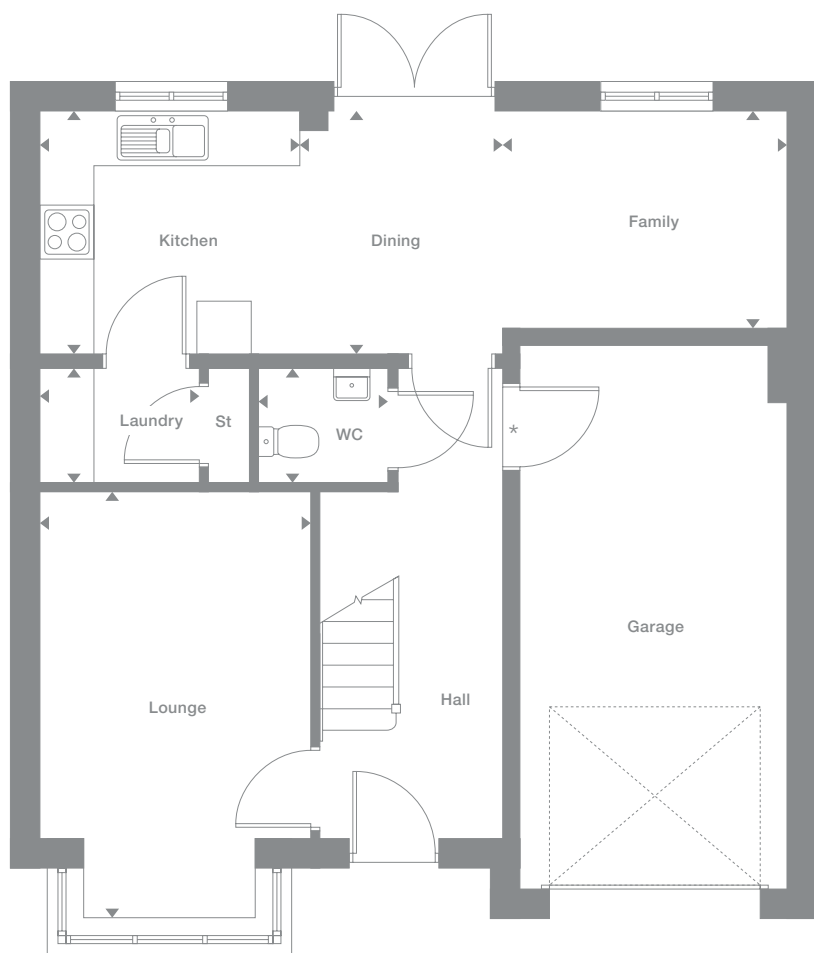
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

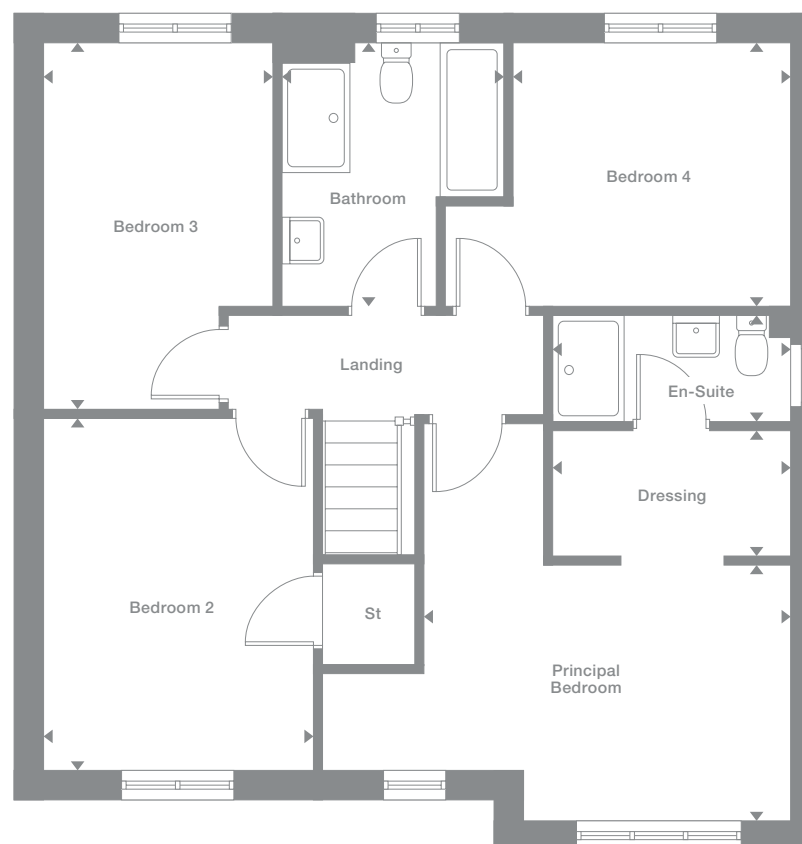
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Poplar

Overview

From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

Ground Floor

Lounge
3.58m x 5.41m
11'9" x 17'7"

Kitchen
3.36m x 2.95m
11'0" x 9'8"

Laundry
2.06m x 1.66m
6'9" x 5'5"

Family/Dining
3.71m x 3.84m
12'2" x 12'7"

Study
2.05m x 1.96m
6'9" x 6'5"

WC
2.05m x 1.12m
6'9" x 3'8"

First Floor

Principal Bedroom
3.58m x 3.17m
11'9" x 10'5"

En-Suite
2.31m x 1.30m
7'7" x 4'3"

Bedroom 2
3.65m x 2.73m
12'0" x 9'0"

Bedroom 3
3.40m x 3.15m
11'2" x 10'4"

Bedroom 4
3.32m x 2.72m
10'11" x 8'11"

Bathroom
2.57m x 1.99m
8'5" x 6'6"

Floor Space

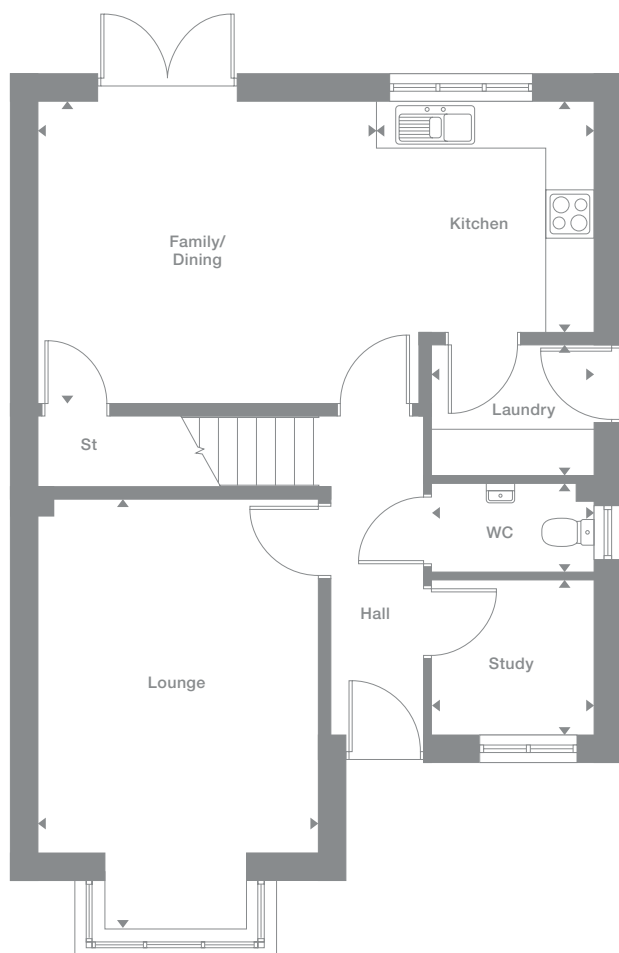
1,361 sq ft

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

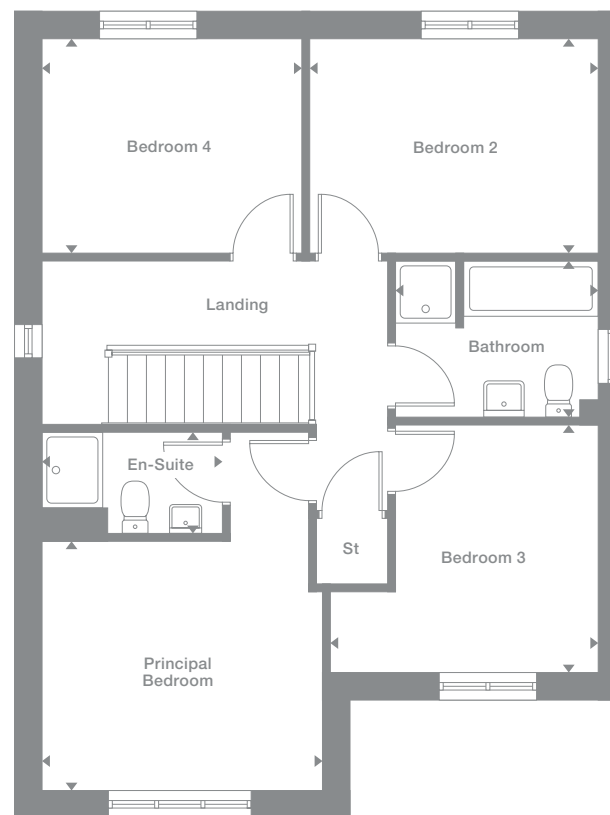
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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
4.32m x 4.09m
14'1" 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 1.79m
6'8" x 5'11"

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

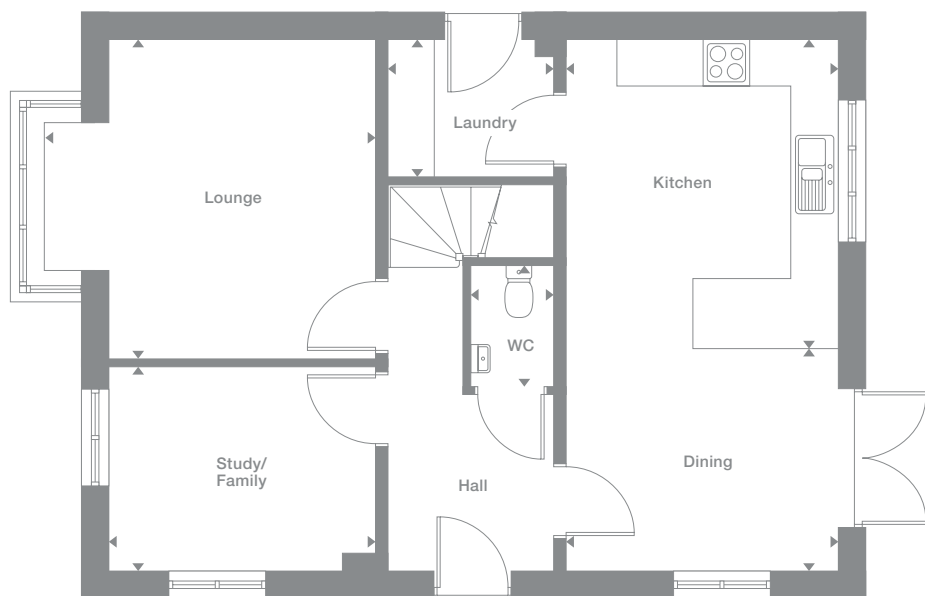
1,383 sq ft

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

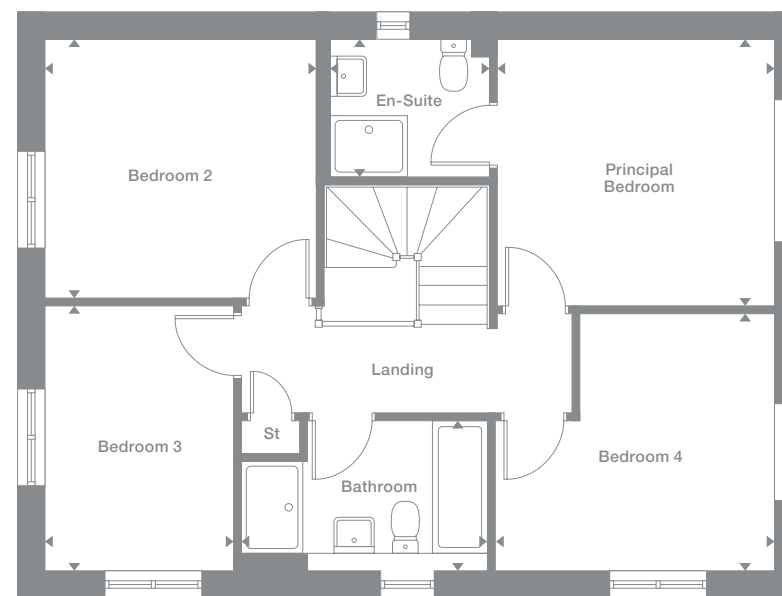
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Rowan

Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

Ground Floor

- Lounge**
3.65m x 5.44m
12'0" x 17'10"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining**
3.78m x 3.88m
12'5" x 12'9"
- Study**
2.08m x 2.01m
6'10" x 6'7"
- WC**
2.08m x 1.13m
6'10" x 3'9"

First Floor

- Principal Bedroom**
3.65m x 3.21m
12'0" x 10'6"
- En-Suite**
2.40m x 1.30m
7'11" x 4'3"
- Bedroom 2**
4.18m x 2.75m
13'9" x 9'1"
- Bedroom 3**
2.86m x 2.74m
9'5" x 9'0"
- Bedroom 4**
3.40m x 3.18m
11'2" x 10'5"
- Bathroom**
2.56m x 2.00m
8'5" x 6'7"

Floor Space

1,388 sq ft

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

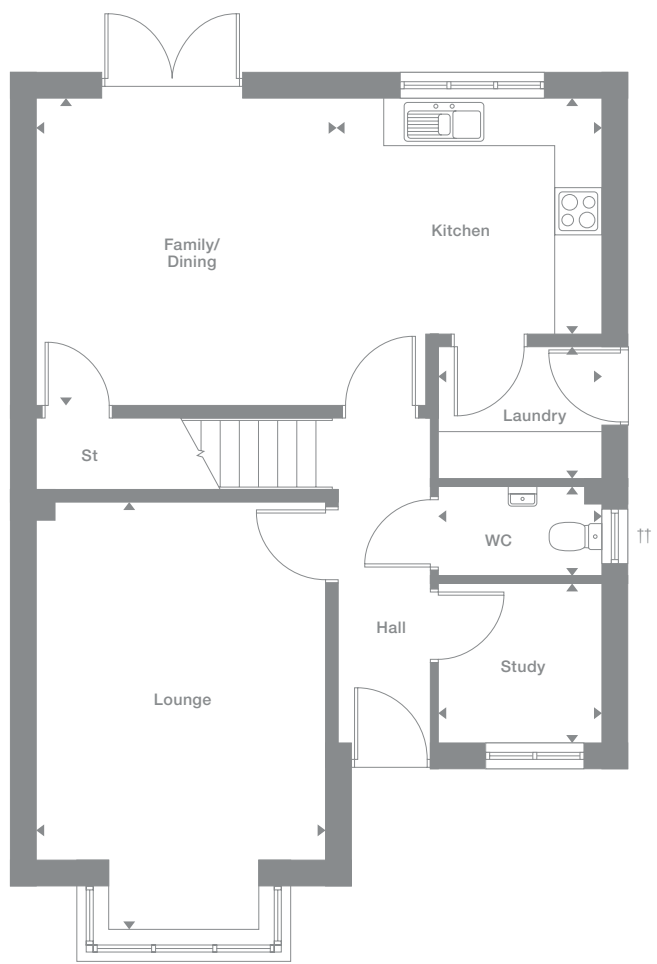
† Landing window not applicable to plots 4, 6, 17 and 25

†† Windows not applicable to plot 12

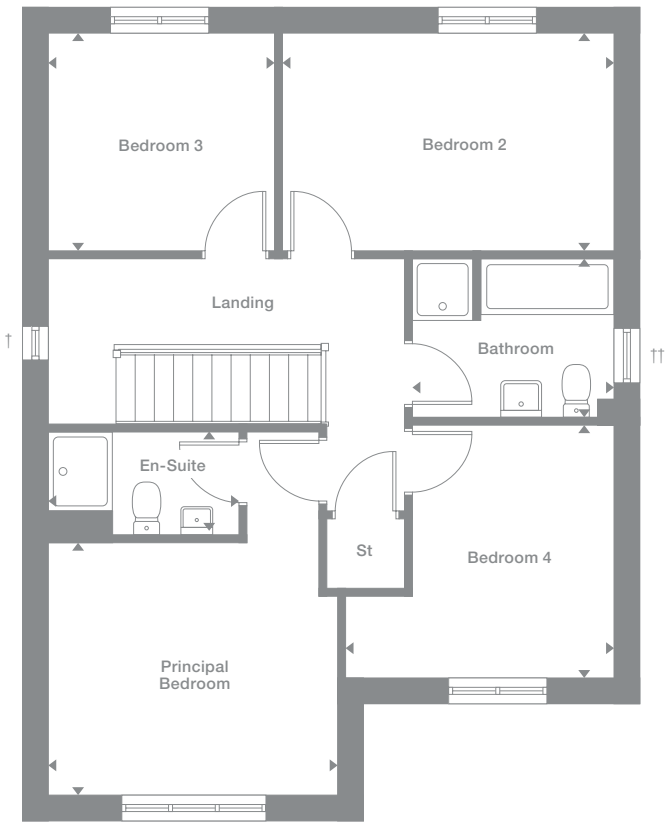
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Birch

Overview

Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

Ground Floor

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

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

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

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

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

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

First Floor

Principal Bedroom
3.57m x 3.40m
11'9" x 11'2"

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
2.48m x 3.36m
8'2" x 11'0"

Bathroom
3.12m x 1.70m
10'3" x 5'7"

Floor Space

1408 sq ft

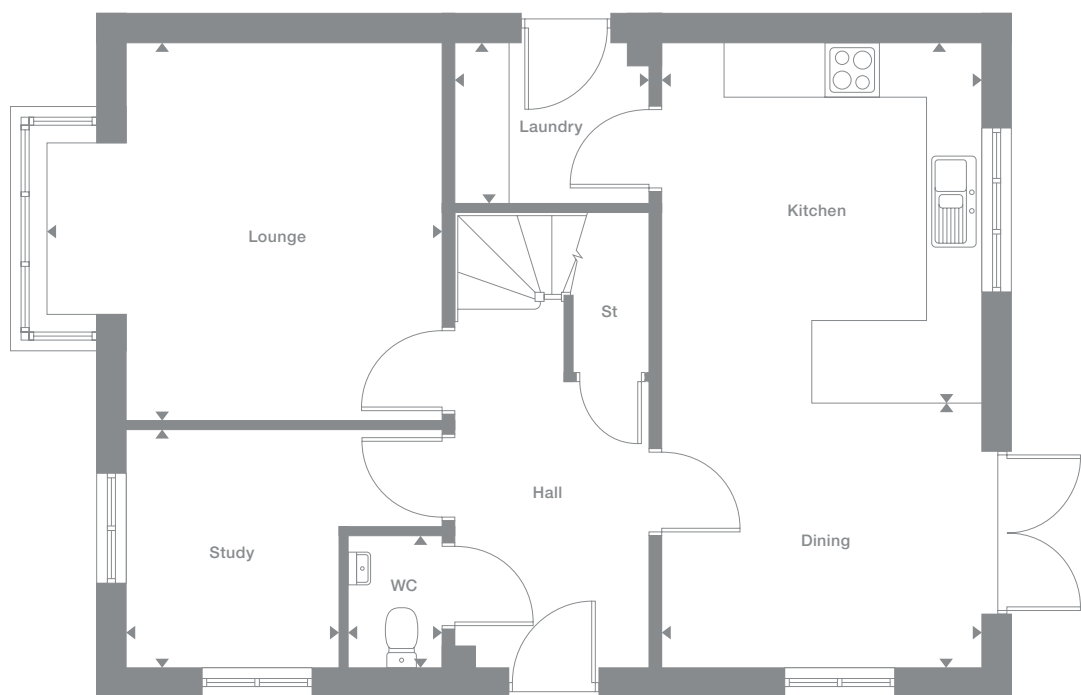
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† En-suite window not applicable to plots 27 and 30

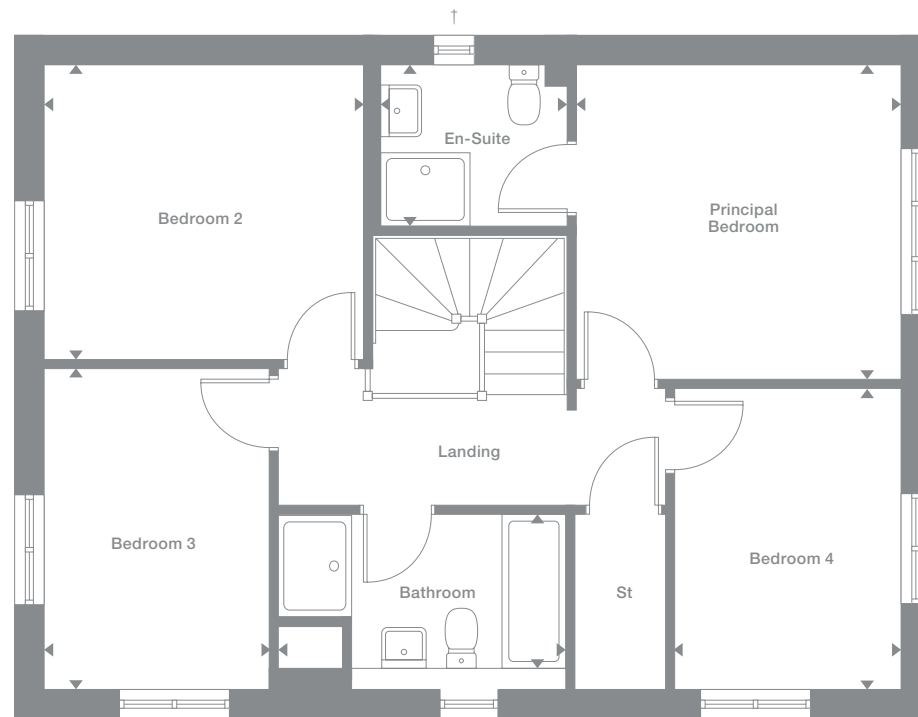
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Beech

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 5.88m
10'11" x 19'3"
- 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

1,439 sq ft

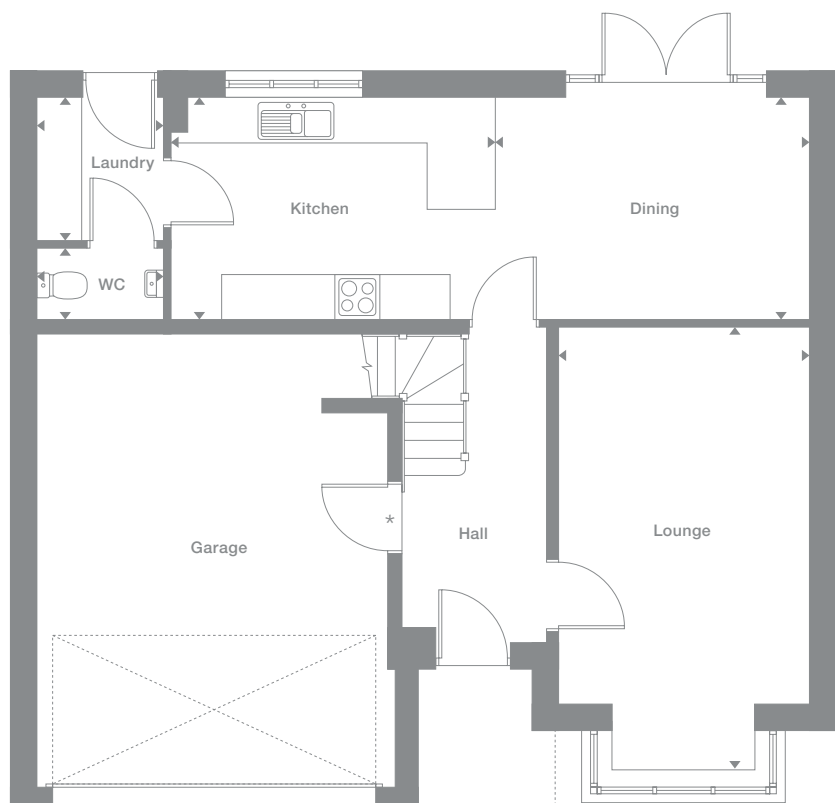
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

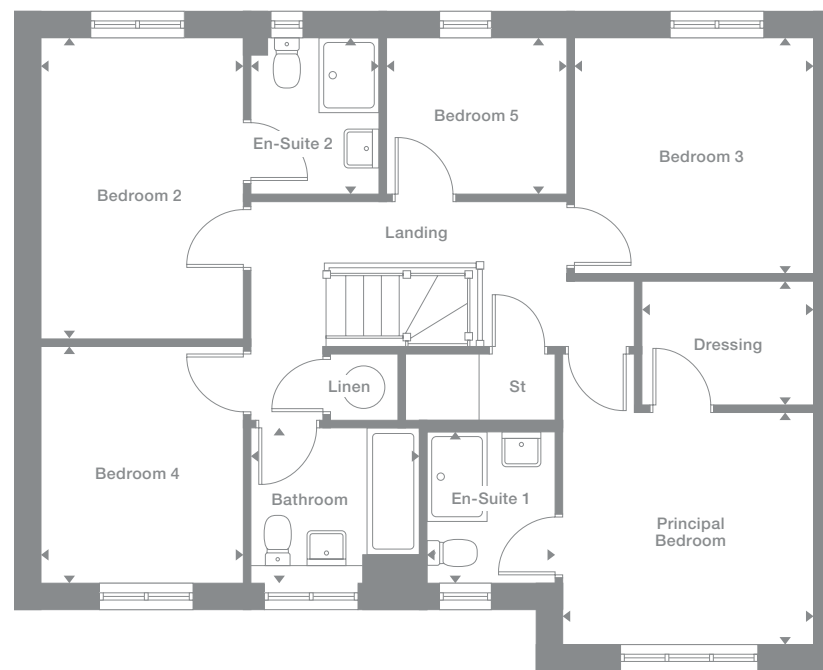
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Bayford

Overview

With french doors set into a feature window, the dining area merges into a galley kitchen with a separate laundry room, forming a natural hub for family activities. A bay window enhances the lounge, and one of the two en-suite bedrooms includes a dressing room.

Ground Floor

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

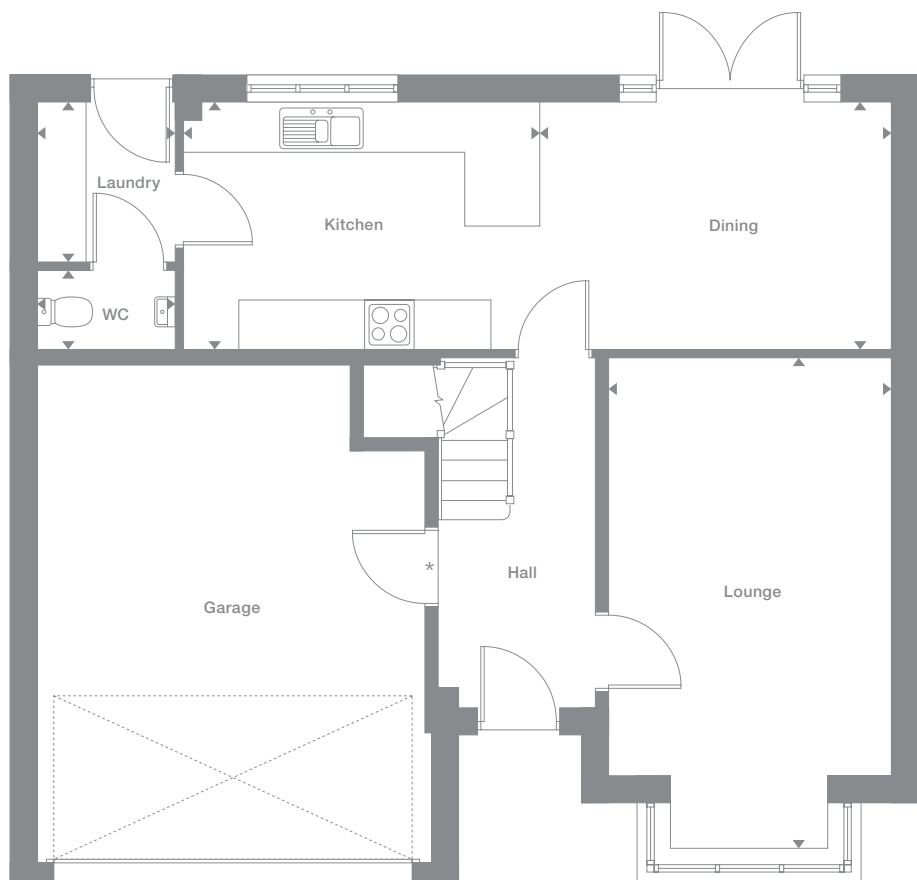
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

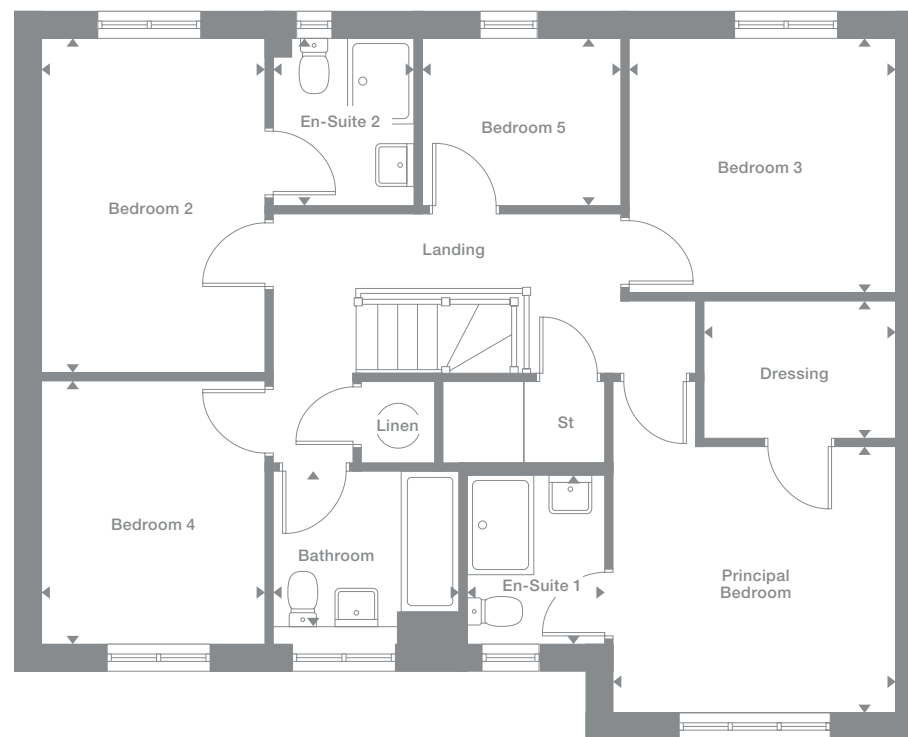
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Aspen

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 5.09m
12'5" x 16'4"
- 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
 1,644 sq ft

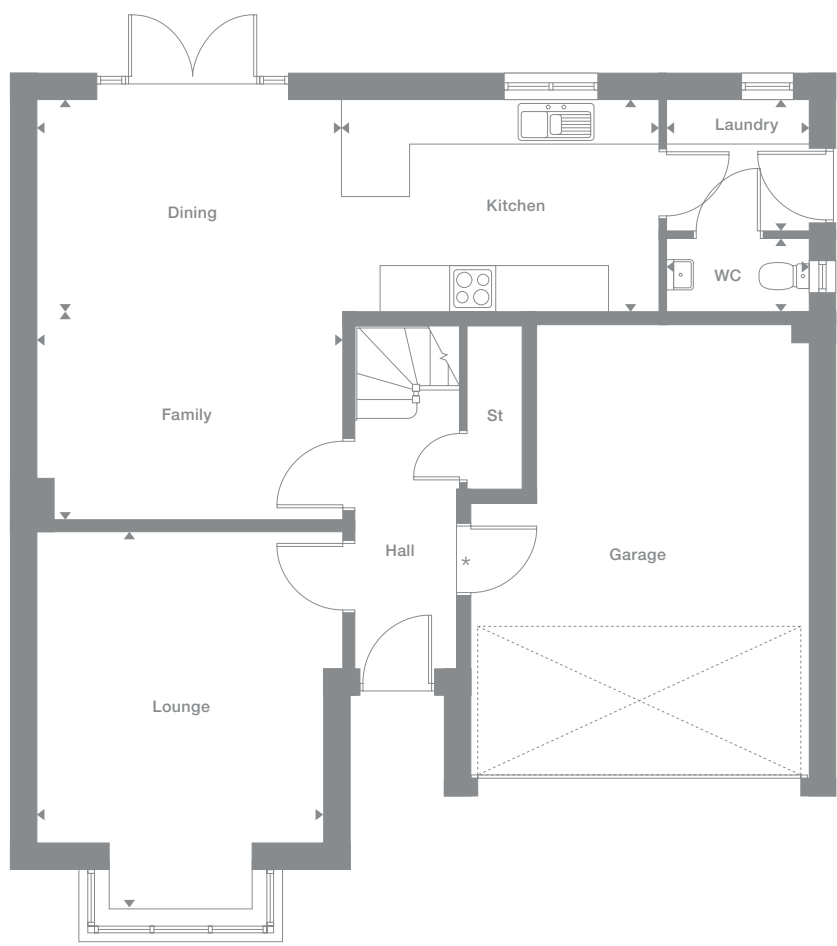
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional door to garage

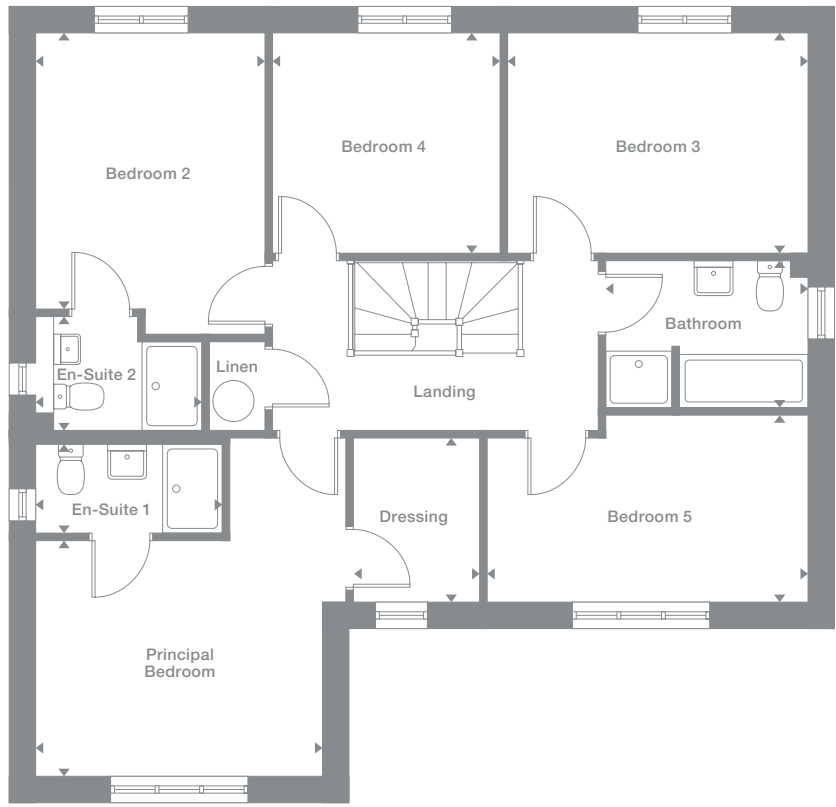
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Sycamore

Overview

A wonderfully open, adaptable L-shaped family kitchen and dining room, lit by feature french doors, complements a bay-windowed lounge in this truly exceptional home. One of the two en-suite bedrooms includes a walk-in dressing room.

Ground Floor

- Lounge**
3.85m x 5.35m
12'8" x 17'7"
- Kitchen**
4.18m x 2.85m
13'9" x 9'4"
- Laundry**
1.92m x 1.85m
6'4" x 6'1"
- Dining**
4.07m x 2.85m
13'5" x 9'4"
- Family**
4.07m x 2.44m
13'5" x 8'0"
- WC**
1.92m x 0.90m
6'4" x 2'11"

First Floor

- Principal Bedroom**
3.85m x 3.15m
12'8" x 10'4"
- Dressing**
1.62m x 2.21m
5'4" x 7'3"
- En-Suite 1**
2.50m x 1.18m
8'2" x 3'10"
- Bedroom 2**
3.03m x 3.59m
9'11" x 11'9"
- En-Suite 2**
2.01m x 1.61m
6'7" x 5'3"
- Bedroom 3**
3.92m x 2.95m
12'10" x 9'8"
- Bedroom 4**
3.11m x 2.95m
10'3" x 9'8"
- Bedroom 5**
4.32m x 2.51m
14'2" x 8'3"
- Bathroom**
2.67m x 1.95m
8'9" x 6'5"

Floor Space

1,671 sq ft

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

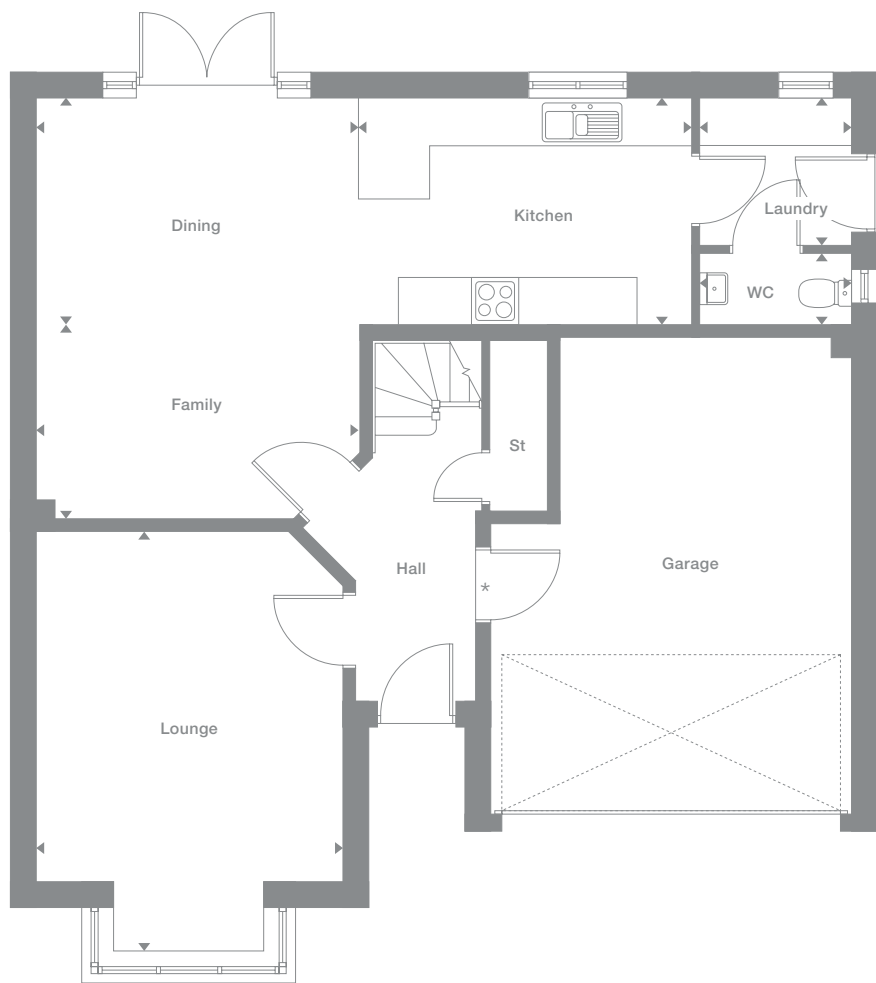
† Window not applicable to plot 60. Please see Development Sales Manager for details

* Optional door to garage

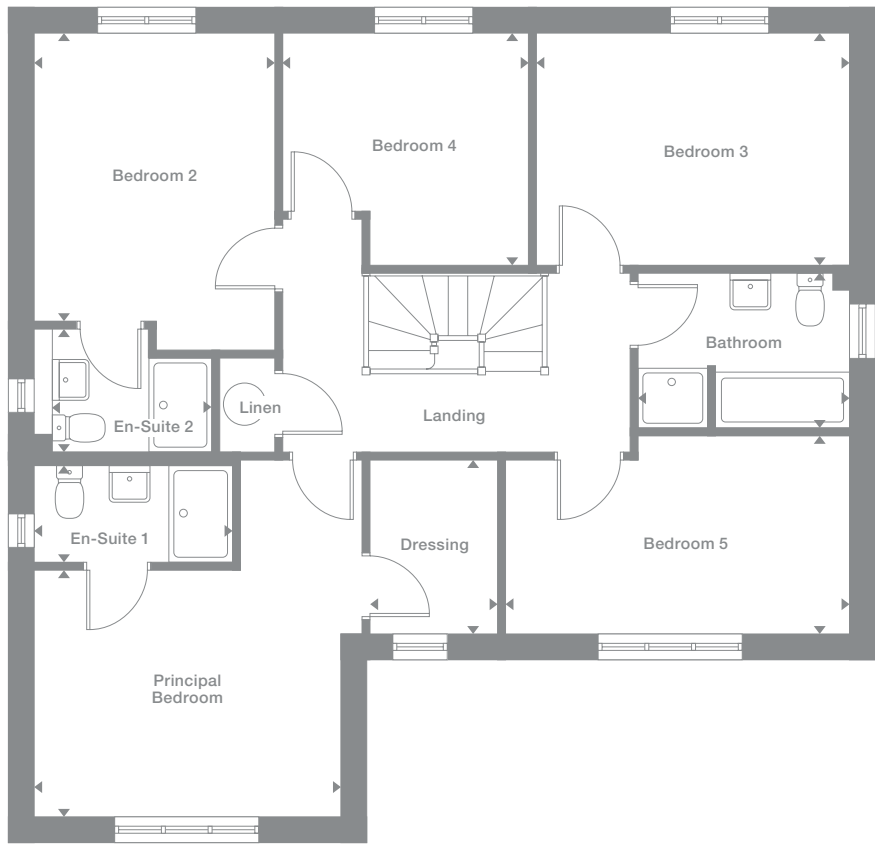
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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.

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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.

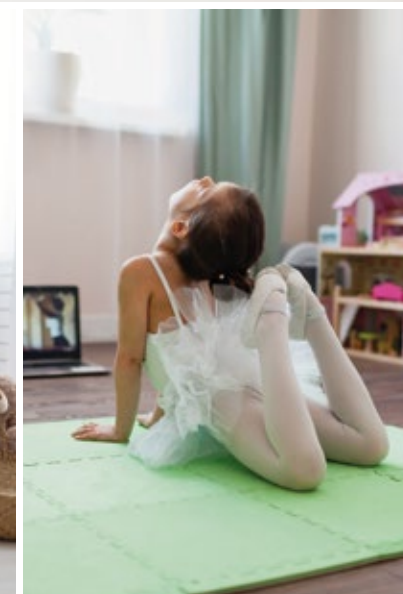
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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



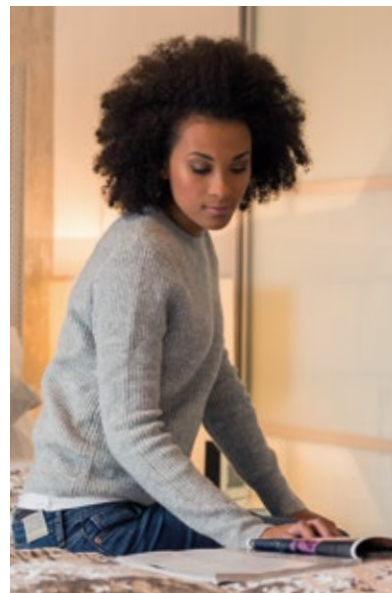
Contact Us

For development opening times please refer to millerhomes.co.uk or call 03301 738 578

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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.



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

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