



**Seaham Garden Village
Seaham**

millerhomes

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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.





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 Seaham Garden Village.

Around half a mile from the A19, Seaham Garden Village is within approximately 25 minutes' drive of Newcastle, Stockton-on-Tees and Middlesbrough. Sunderland is less than nine miles away. Trains from Seaham Station, on the Durham Coast Line, reach Newcastle in 30 minutes and also serve Sunderland and the Metro Centre, Corbridge and Hexham. Southbound trains reach Middlesbrough in 50 minutes, passing through Hartlepool, and some services continue through the beautiful North Yorks Moors to Whitby.

Buses between Sunderland and Peterlee stop in Stockton Road, providing links with the shops at Dalton Park and Seaham town centre. There are also good bus services to Durham. National Cycle Route 1 runs a few yards to the north of the Village, giving access to attractive circular and long range cycle routes.



Dalton Park, just over a mile away and accessible by pleasant footpaths, incorporates more than 60 outlets, including Morrisons, M&S, fashion and sports brands, cafés and a host of specialist retailers. The park also features a Cineworld and an accessible play area. Dalton Park is on the edge of the village of Murton, where the more traditional shopping environment presents a pharmacy, a post office, convenience stores, greengrocers, bakers and other local traders. There is a garden centre and café around 20 minutes' walk from the Village, and the wide variety of town centre shops and entertainments in Seaham are just two miles away.

From Seaham's harbour and marina to the beautiful beaches and rich natural history, the magnificent Durham Heritage Coast offers endless opportunities for relaxed exploration. Nose's Point Local Nature Reserve and the strange and unique Blast Beach are less than a mile east of the Village. There is a leisure centre and gym in the town, and Seaham Hall has spa and wellness facilities alongside fine dining. Seaham Golf Club's 18-hole course and golf studio, close to the development, is complemented by the beautiful Sharpley Golf Course a little further away, and community events in the town include a free annual Carnival Weekend with parades, live music and children's activities.

Welcome home

Beautifully set within a short walk of the superb, picturesque Heritage Coast of Durham, yet just yards from the A19 and perfectly located for travel throughout the north east, this exciting selection of attractive, energy-efficient three, four and five bedroom homes is set within a sustainable community in an exceptionally strategic location. Sensitively landscaped with expansive green spaces, it presents a rare opportunity to combine beautiful surroundings with outstanding convenience.

Welcome to Seaham Garden Village...

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Plot Information

Phase 1



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- Ingleton**
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- Wilton**
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- Calderton**
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- Skywood**
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- Beauwood**
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- Denwood**
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- Denford**
See Page 34

- Public Right of Way PROW
- Visitor Parking V
- Bin Collection Point BCP
- Sustainable Urban Drainage SUDS

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Plot Information

Phase 3



- Newmont**
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- Hazelton**
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- Calderton**
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- Knightswood**
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- Kirkwood**
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- Beauwood**
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- Denwood**
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- Denford**
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- Public Right of Way PROW
- Visitor Parking V
- Bin Collection Point BCP
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Newmont

Overview
A comfortable lounge leads through to a stylish, ergonomic kitchen where french doors introduce a light, open ambience to the dining area. A downstairs WC complements the family bathroom, and one of the two bedrooms features an en-suite shower room and a useful built-in cupboard.

Ground Floor	First Floor
Lounge 3.08m x 4.04m 10'1" x 13'3"	Principal Bedroom 4.03m x 3.19m 13'3" x 10'6"
Kitchen/Dining 4.03m x 3.00m 13'3" x 9'10"	En-Suite 1.93m x 2.21m 5'0" x 7'3"
WC 1.60m x 1.11m 5'3" x 3'8"	Bedroom 2 4.03m x 2.49m 13'3" x 8'2"
	Bathroom 1.70m x 1.95m 5'7" x 6'5"

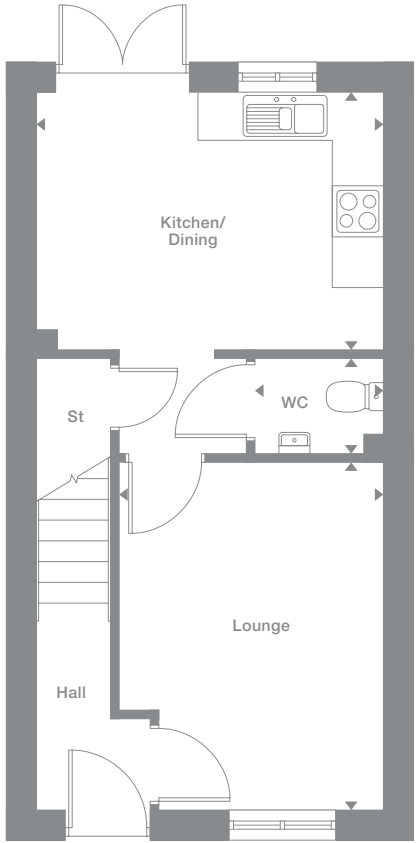
Floor Space
725 sq ft

↑ Window only applicable to some plots. Please see Development Sales Manager for details

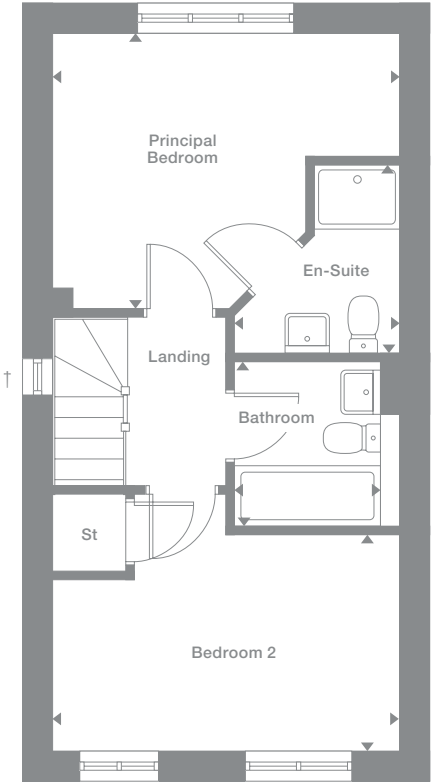
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Hazelton

Overview

The integration of the staircase into the lounge maximises the sense of space, and brings a contemporary feel to this practical, inviting home. The dining kitchen features french doors offering garden access, and the third bedroom could become a convenient study for working from home.

Ground Floor

Lounge
3.56m x 4.38m
11'8" x 14'4"

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

Dining
1.88m x 2.39m
6'2" x 7'10"

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

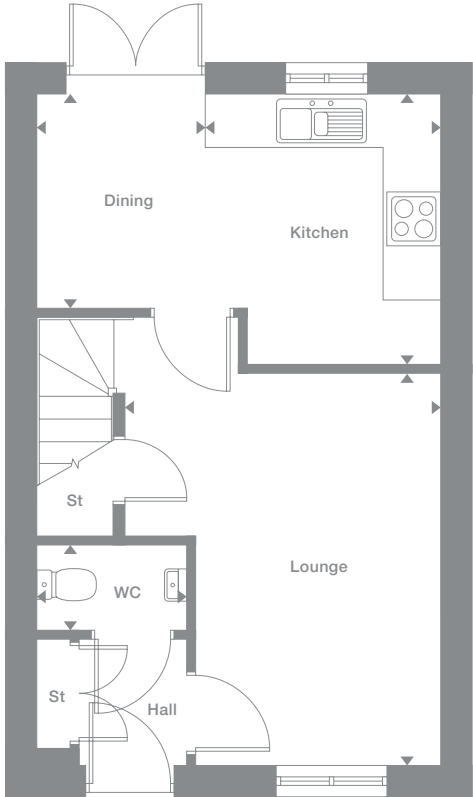
728 sq ft

† Window to end plots only

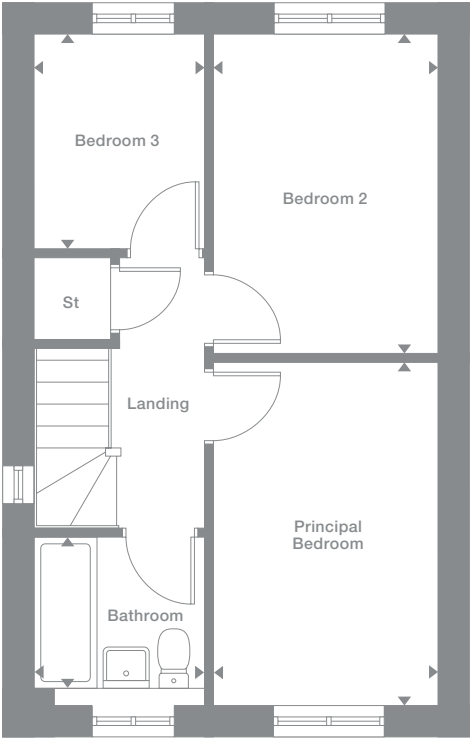
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Ground Floor



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	First Floor
Lounge 3.53m x 4.44m 11'7" x 14'7"	Principal Bedroom 2.98m x 3.23m 9'9" x 10'7"
Kitchen/Dining 3.27m x 3.80m 10'9" x 12'6"	En-Suite 1.18m x 1.98m 3'10" x 6'6"
Laundry 1.11m x 1.92m 3'8" x 6'4"	Bedroom 2 2.37m x 3.22m 7'10" x 10'7"
WC 1.11m x 1.78m 3'8" x 5'10"	Bedroom 3 2.00m x 2.14m 6'7" x 7'0"
	Bathroom 2.37m x 1.70m 7'10" x 5'7"

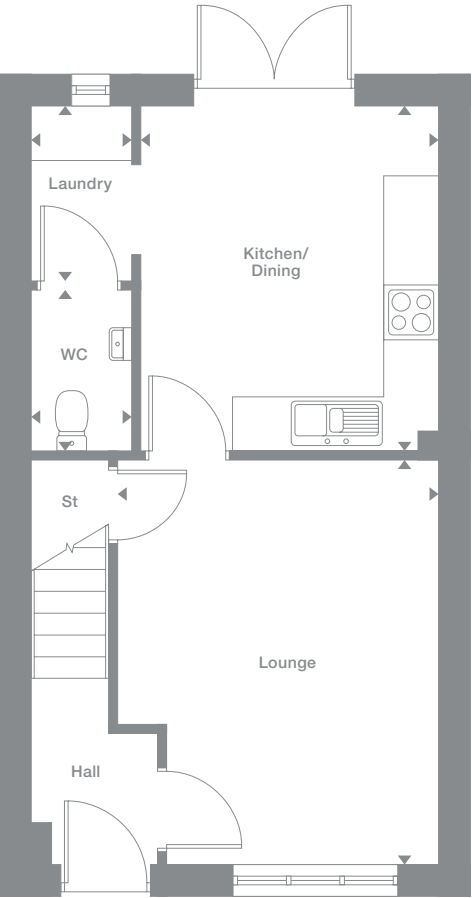
Floor Space
806 sq ft

† Window to end plots only

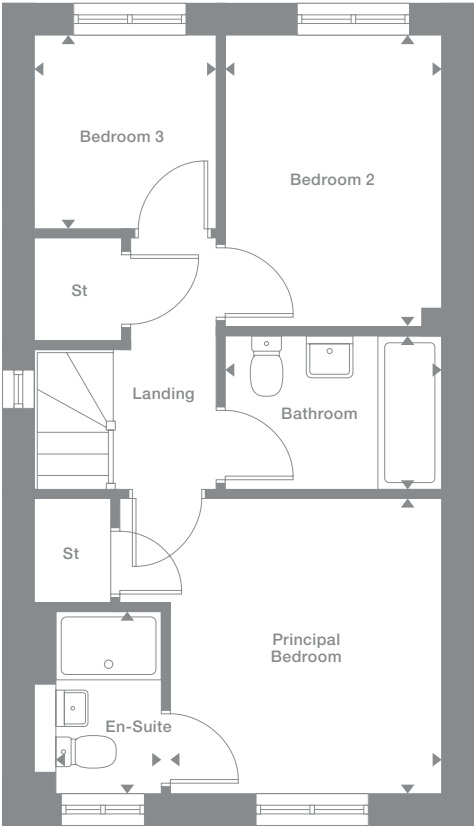
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Ground Floor



First Floor



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Wilton

Overview
With dual aspect windows in both the lounge and the kitchen, and french doors adding flexibility to the dining area, this is a delightfully light and airy home. The principal bedroom is en-suite, and dual aspect outlooks make the second bedroom a particularly special retreat.

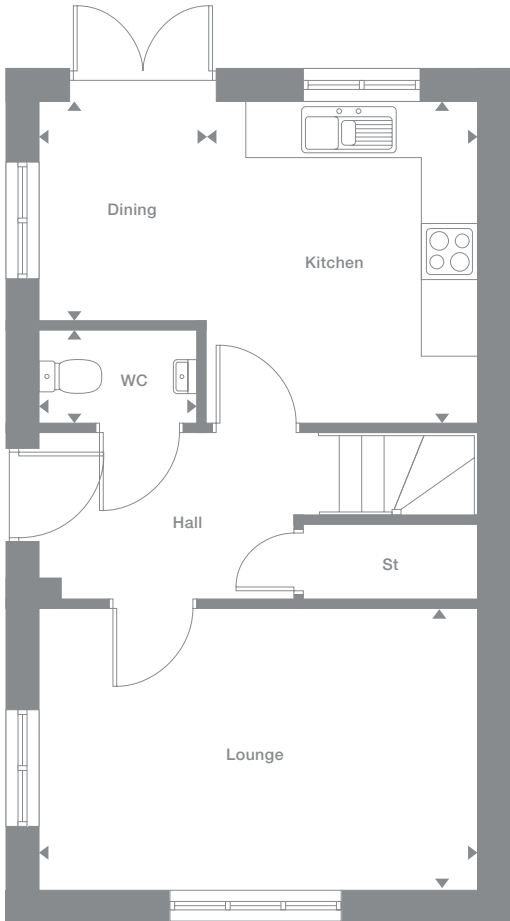
Ground Floor	First Floor
Lounge 4.65m x 2.98m 15'3" x 9'9"	Principal Bedroom 3.32m x 2.98m 10'11" x 9'9"
Kitchen 2.88m x 3.42m 9'6" x 11'3"	En-Suite 1.00m x 2.75m 3'4" x 9'0"
Dining 1.76m x 2.32m 5'10" x 7'7"	Bedroom 2 2.53m x 3.42m 8'4" x 11'3"
WC 1.67m x 0.99m 5'6" x 3'3"	Bedroom 3 2.02m x 3.42m 6'8" x 11'3"
	Bathroom 1.70m x 1.96m 5'7" x 6'5"

Floor Space
837 sq ft

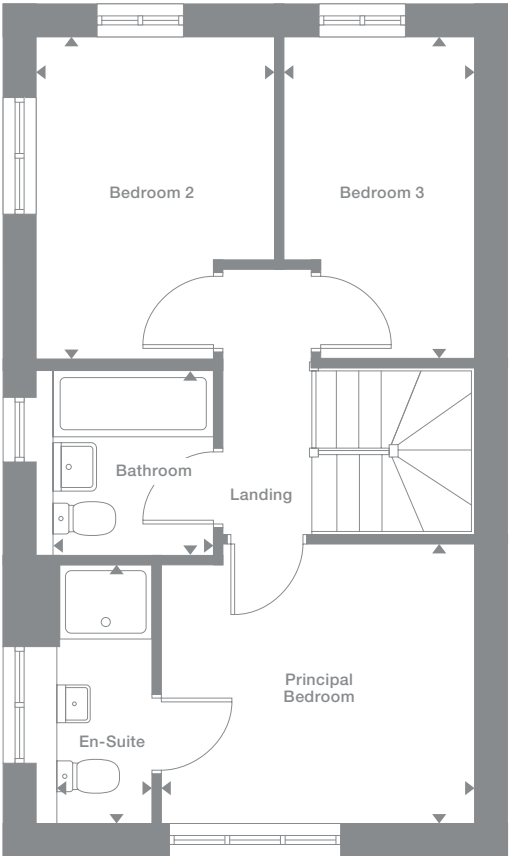
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Calderton

Overview
The lounge of this attractive home opens on to a bright kitchen where french doors add an airy focal point to the dining area. Bedroom two includes a useful cupboard and the en-suite principal bedroom features dual aspect windows, one of them a charming dormer.

Ground Floor	First Floor	Second Floor
Lounge 2.96m x 4.30m 9'9" x 14'1"	Bedroom 2 3.96m x 2.74m 13'0" x 9'0"	Principal Bedroom 3.01m x 2.52m to 1.500m H.L. 9'11" x 8'3"
Kitchen/Dining 3.96m x 3.10m 13'0" x 10'2"	Bedroom 3 1.95m x 2.52m 6'5" x 8'4"	En-Suite 1.89m x 1.81m to 1.500m H.L. 6'3" x 6'0"
WC 1.07m x 1.50m 3'6" x 4'11"	Bathroom 1.70m x 2.03m 5'7" x 6'8"	

Floor Space
842 sq ft

Denotes full height ceiling line

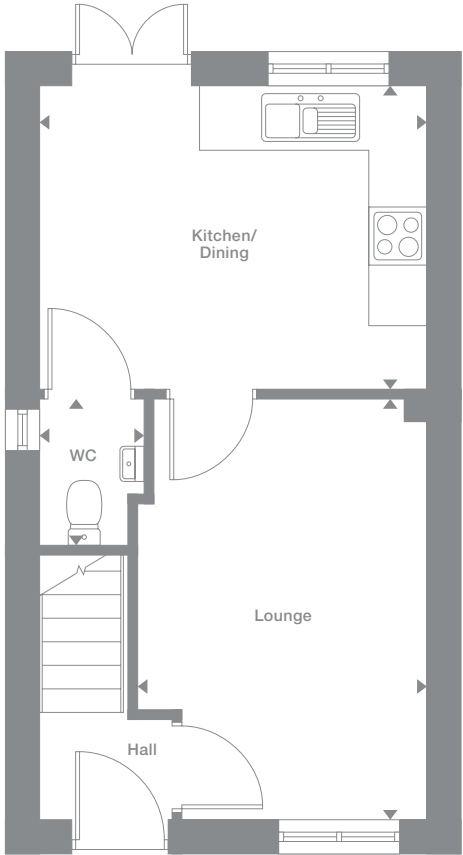
Denotes 1,500m height ceiling line

† Window to end plots only

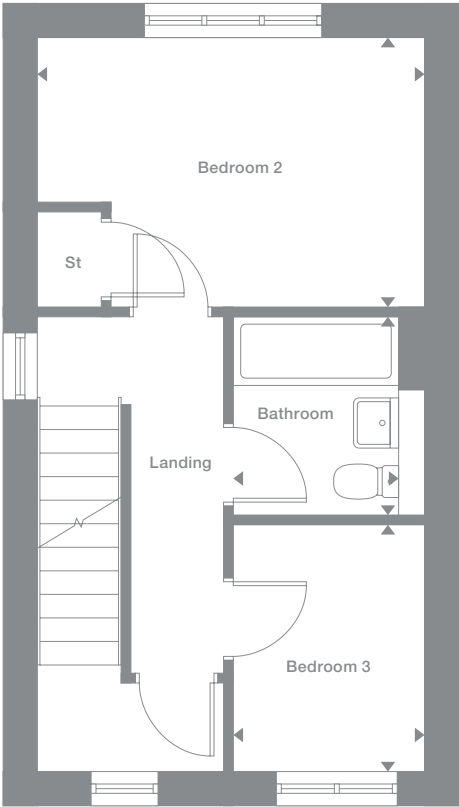
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



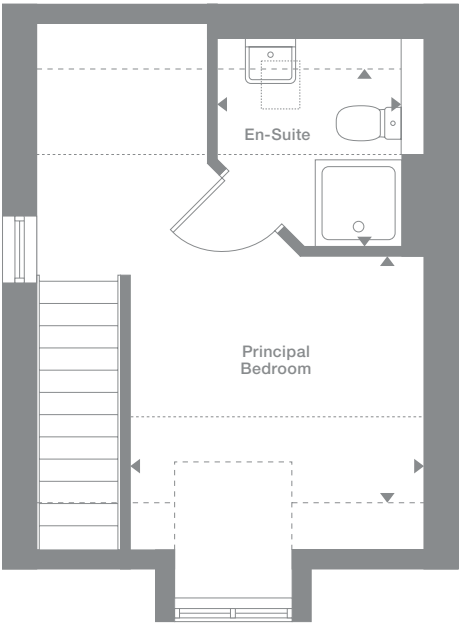
Ground Floor



First Floor



Second Floor



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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"

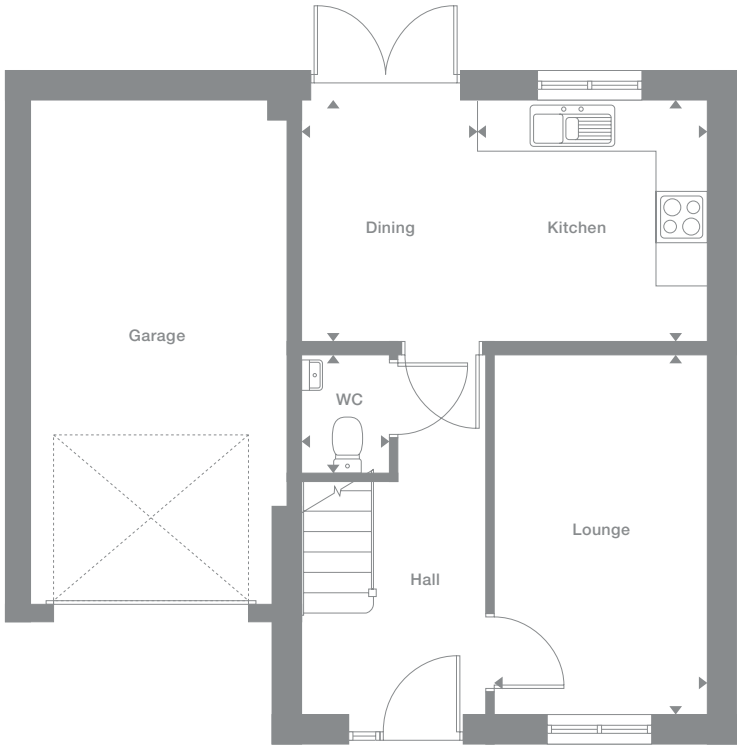
Floor Space

916 sq ft

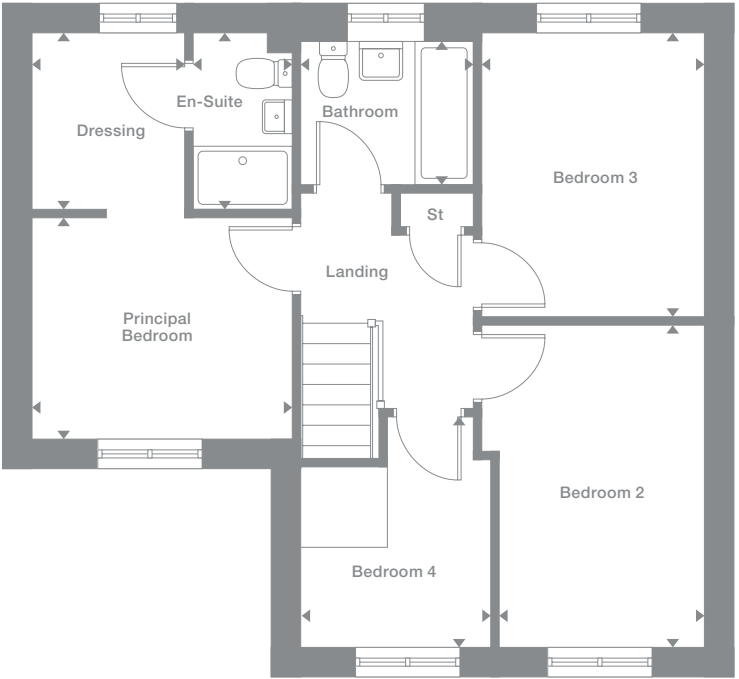
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Ground Floor



First Floor



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Skywood

Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural hub for family life, with french doors adding an exciting flexibility to the dining area. The dedicated laundry helps separate household management from leisure space, and one of the four bedrooms is 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"

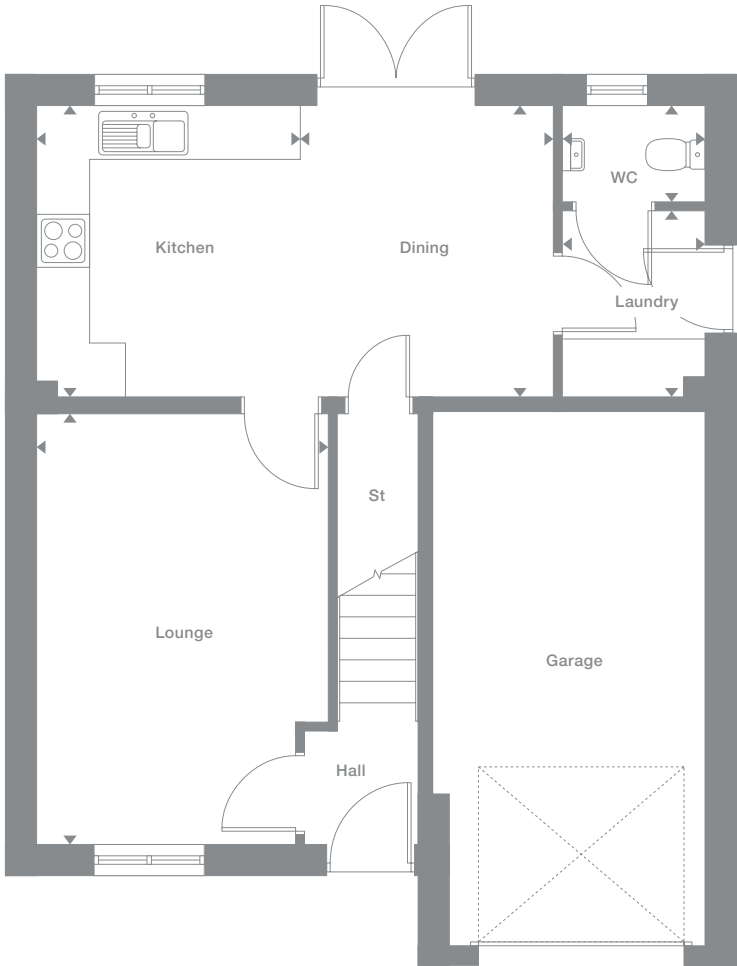
Floor Space

1,144 sq ft

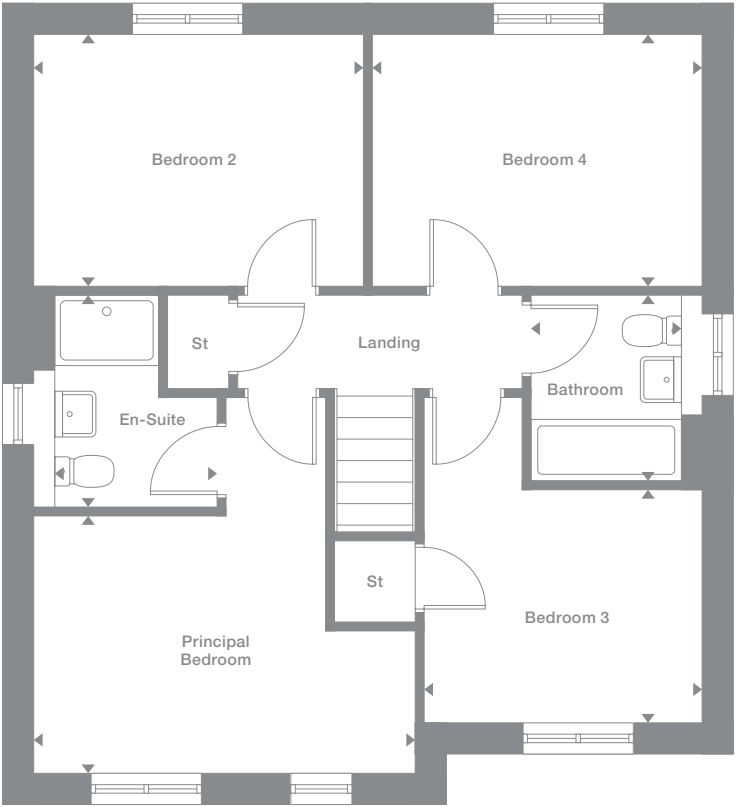
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Ground Floor



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.

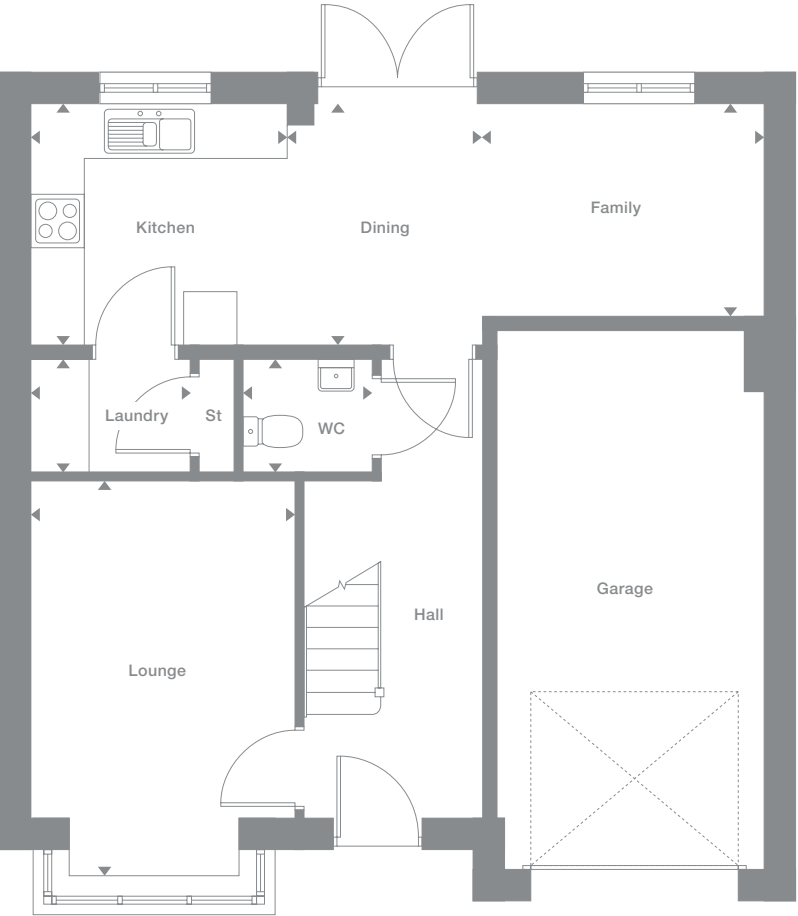
Ground Floor	First Floor
Lounge 2.95m x 4.43m 9'8" x 14'7"	Principal Bedroom 4.03m x 2.73m 13'3" x 9'0"
Kitchen 2.86m x 2.68m 9'5" x 8'10"	En-Suite 2.60m x 1.18m 8'6" x 3'10"
Laundry 1.80m x 1.26m 5'11" x 4'2"	Dressing 2.60m x 1.42m 8'6" x 4'8"
Dining 2.16m x 2.68m 7'1" x 8'10"	Bedroom 2 2.95m x 3.91m 9'8" x 12'10"
Family 3.14m x 2.36m 10'4" x 7'9"	Bedroom 3 3.04m x 2.87m 10'0" x 9'5"
WC 1.44m x 1.26m 4'9" x 4'2"	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

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 home filled with premium features. The kitchen, the study or family room and two of the bedrooms are dual aspect, and the dining area's french doors add extra flexibility to the light, open ambience.

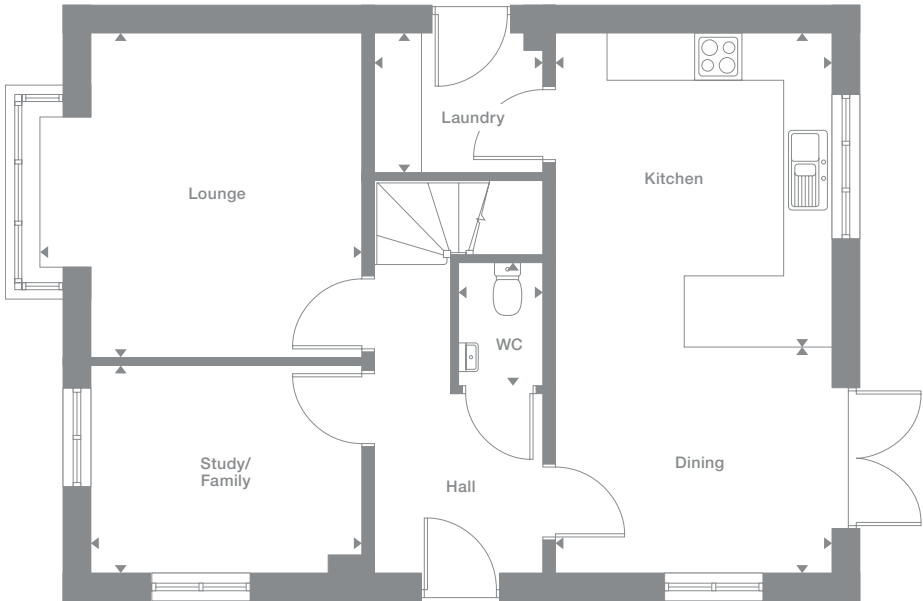
Ground Floor	First Floor
Lounge 4.10m x 4.09m 13'5" x 13'5"	Principal Bedroom 3.53m x 3.41m 11'7" x 11'2"
Kitchen 3.48m x 3.96m 11'5" x 13'0"	En-Suite 2.04m x 1.76m 6'8" x 5'9"
Laundry 2.12m x 1.76m 7'0" x 5'9"	Bedroom 2 3.48m x 3.30m 11'5" x 10'10"
Dining 3.48m x 2.83m 11'5" x 9'4"	Bedroom 3 2.42m x 3.39m 8'0" x 11'2"
Study/Family 3.42m x 2.61m 11'3" x 8'7"	Bedroom 4 3.56m x 3.28m 11'8" x 10'9"
WC 1.07m x 1.55m 3'6" x 5'1"	Bathroom 3.14m x 1.70m 10'4" x 5'7"

Floor Space
1,379sq ft

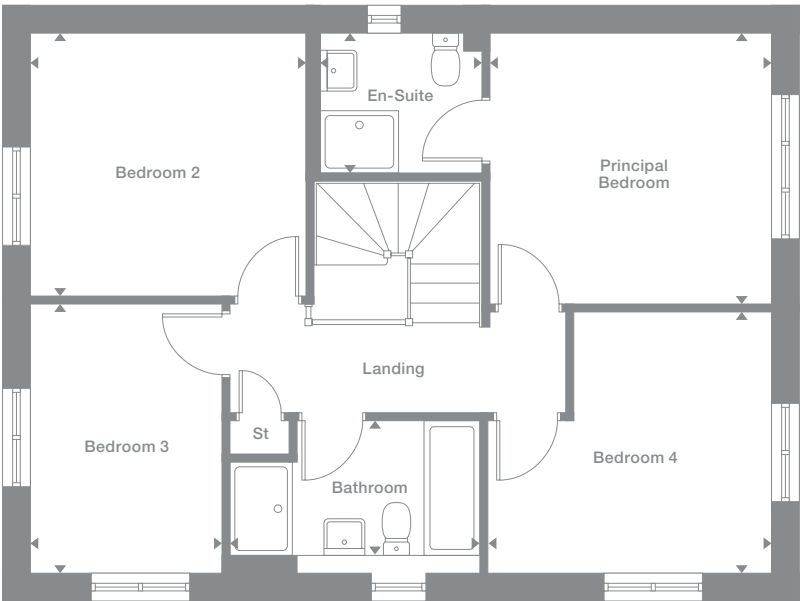
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Ground Floor



First Floor



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Denwood

Overview
Dominated by a bright bay window, the lounge reflects the unmistakable quality found throughout this impressive home. The kitchen and dining room provides a naturally light, stimulating setting for family life, two of the four bedrooms are en-suite and one includes a walk-through dressing area.

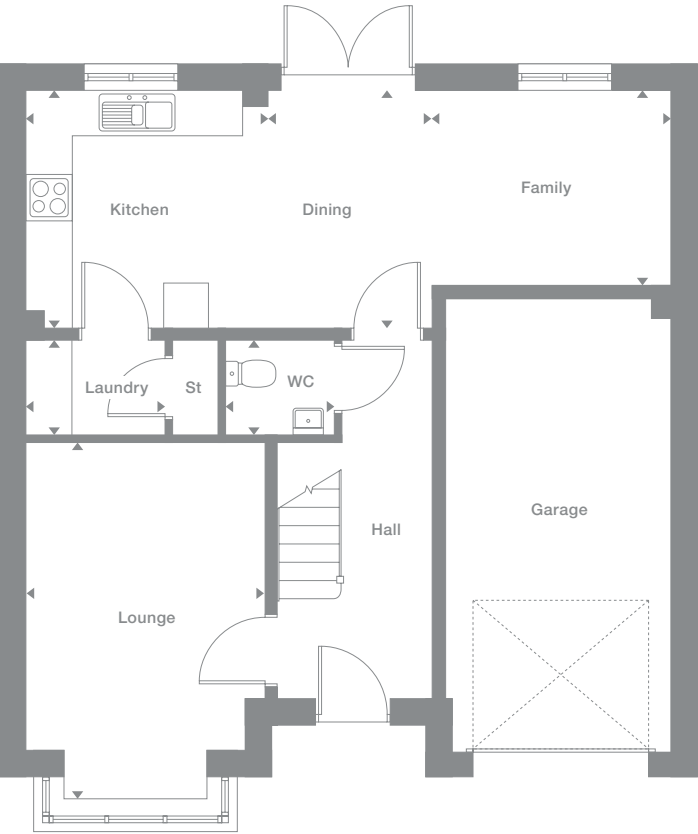
Ground Floor	First Floor
Lounge 3.15m x 4.74m 10'4" x 15'7"	Principal Bedroom 4.75m x 3.09m 15'7" x 10'2"
Kitchen 3.19m x 3.16m 10'6" x 10'4"	En-Suite 1 2.76m x 1.18m 9'1" x 3'10"
Laundry 1.83m x 1.26m 6'0" x 4'2"	Dressing 2.76m x 1.56m 9'1" x 5'2"
Dining 2.17m x 3.16m 7'2" x 10'4"	Bedroom 2 3.66m x 3.05m 12'0" x 10'0"
Family 3.14m x 2.59m 10'4" x 8'6"	En-Suite 2 1.98m x 2.13m 6'6" x 7'0"
WC 1.44m x 1.26m 4'9" x 4'2"	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

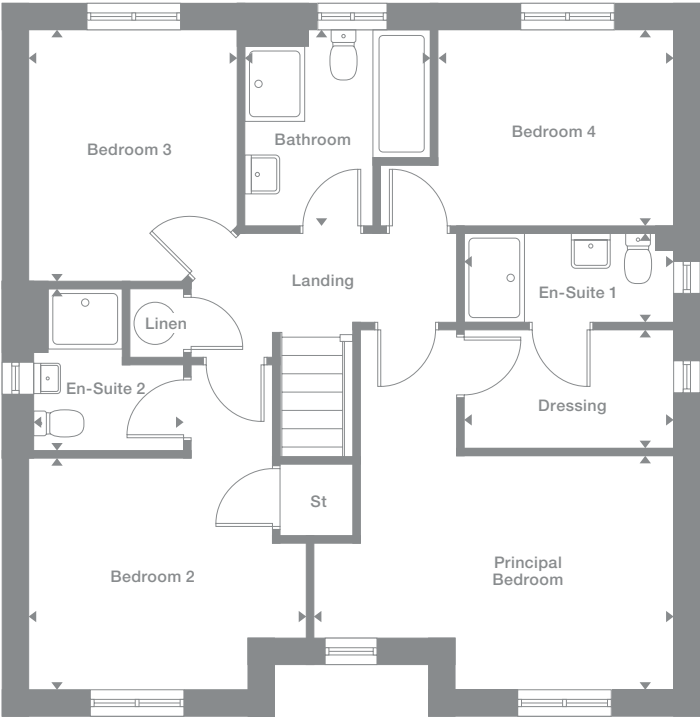
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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 kitchen, is perfect for large, lively gatherings.

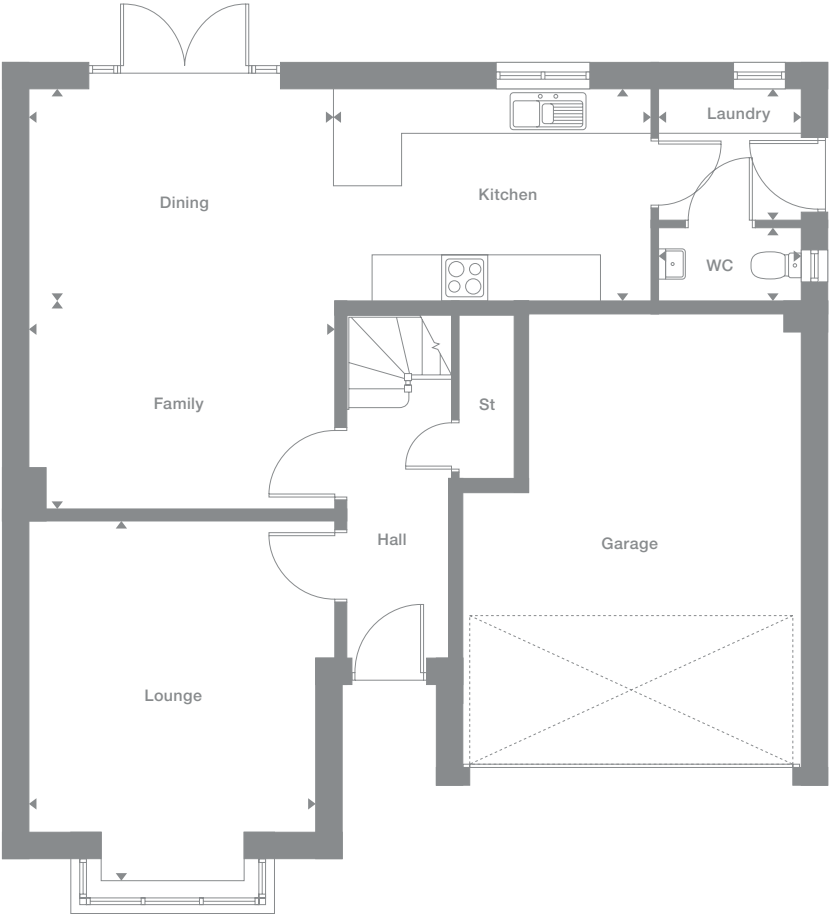
- Ground Floor**
Lounge
3.78m x 4.78m
12'5" x 15'8"
- Kitchen**
4.18m x 2.81m
13'9" x 9'3"
- Laundry**
1.88m x 1.74m
6'2" x 5'9"
- Dining**
4.04m x 2.81m
13'3" x 9'3"
- Family**
4.04m x 2.75m
13'3" x 9'0"
- WC**
1.88m x 0.97m
6'2" x 3'2"
- First Floor**
Principal Bedroom
3.78m x 3.12m
12'5" x 10'3"
- En-Suite**
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

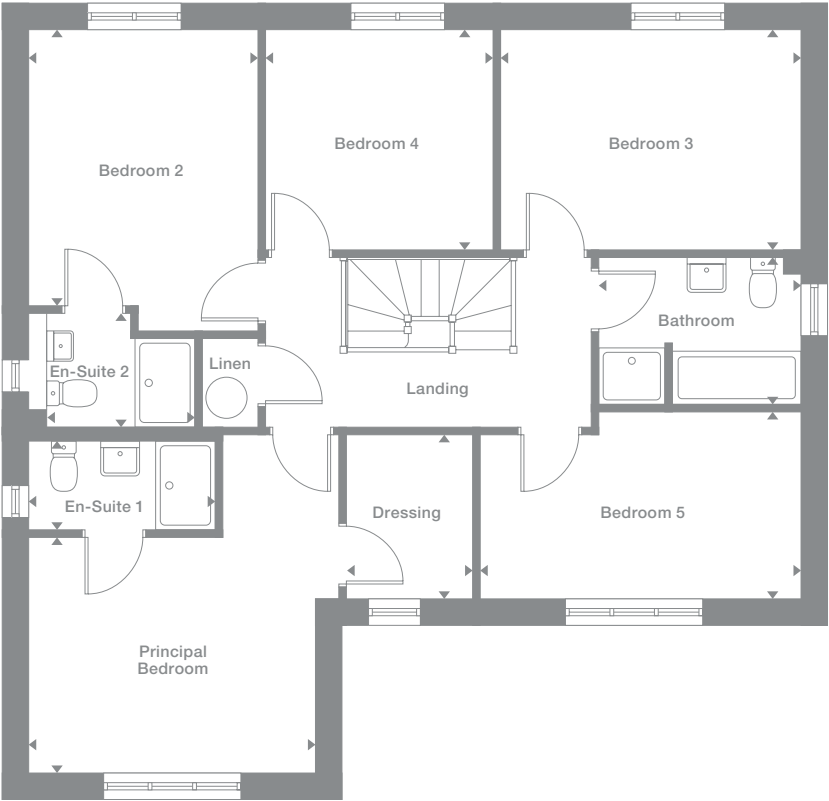
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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

The Miller Difference

your home
your way...

The Miller Difference

Every home we build is the start of an adventure. For more than 90 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.



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.

The choice of nurseries and schools within approximately two miles includes both RC and non-denominational primaries in Murton as well as Seaham, and Seaham High School, rated Good by Ofsted, is approximately three miles from the Village. There is also a convenient GP practice and a dental surgery in Murton, complementing the choice of health services in Seaham town centre.



- 1 Whitworth Pharmacy
13-15 Woods Terrace
0191 526 2052
- 2 Murton Post Office
21 Woods Terrace
0191 526 1819
- 3 Morrisons Supermarket
Church Street
0191 205 8427
- 4 Seaham Hall & Spa
Lord Byron Walk
0191 516 1400
- 5 Ribbon Academy
Primary School
Barnes Road
0191 517 5900
- 6 St Joseph's RC
Primary School
Church Lane
0191 526 1795
- 7 Ropery Walk
Primary School
Ropery Walk
0191 581 3959
- 8 Seaham High School
Station Road
0191 516 1600
- 9 Murton Medical Group
20 Wood's Terrace
0191 517 0170
- 10 Murton Dental Practice
12 Wood's Terrace
0191 526 0562

* 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 wa
1.5km = 15 to 21 mins wa
2.0km = 5 to 8 mins cycle



How to find us

For development opening times please refer to millerhomes.co.uk or call 03301 737 799

From Newcastle upon Tyne
Leave Newcastle following signs for Sunderland via the A184. At the Testos roundabout take the third exit to join the A19 southbound, and stay on the A19 for eleven miles. Leave the A184 following signs for Seaham and Seaham Docks via the A182, and taking the first exit at a double roundabout. After approximately half a mile, the entrance to Seaham Garden Village is on the right.

From Middlesbrough
Leave Middlesbrough by the A19, and stay on the A19 for around 19 miles. Half a mile after passing Easington Services, leave the A19 following signs for Seaham via the A182. Continue to follow signs for Seaham through the double roundabout and, approximately half a mile after leaving the roundabout, the entrance to Seaham Garden Village is on the right.

Sat Nav: SR7 8RN



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 location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

90 years of **miller** homes

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
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millerhomes

the place to be®