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out more about
Collingwood Grange



Collingwood Grange
Norham Road

millerhomes

the place to be®



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.

Create your perfect home

The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Once you've reserved your home, you can start thinking about how you'd like things to be and even make a few decisions before you move in.

It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it can be provided before completion of your new home, so you avoid any future disruption.

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. But that is just the beginning. We have a large range of options and extras that you can consider.

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, CTD for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.



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

As well as benefitting from excellent road, Metro and cycle routes that provide easy access to the whole of Greater Tyneside, these exciting new houses for sale are close to local amenities and just half an hour's walk from North Shields town centre. With its prime location, this beautifully landscaped selection of two, three and four bedroom new build homes presents the perfect place to settle in the north east. Welcome to Collingwood Grange...



Specification

Kitchen/Laundry

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

Bathroom/En-Suite/WC

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

Electrical

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

Heating

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

Exterior

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

Decorative

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

Landscaping

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


Energy Efficient Features*

Decentralised Mechanical Extract Ventilation – plot specific – ask for details
Weather Compensator/Sensor
Waste Water Heat Recovery (WWHR) – plot specific – ask for details
Flue Gas Heat Recovery (FGHR) – plot specific – ask for details
Photovoltaic Solar Panels (PV) – plot specific – ask for details

*Energy Efficient Features are plot specific – please speak to the Development Sales Manager to find out more

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


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



2 Bed
636 sq ft

Scan to view floorplans


Rydal
French doors add a focal point to the bright living and dining room, creating a flexible, relaxing space that shares the ground floor with a practical, ergonomic kitchen. The master bedroom incorporates a built-in cupboard.



2 Bed
657 sq ft

Scan to view floorplans

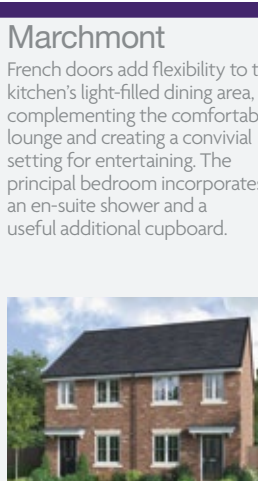
Hazelton
The integration of the staircase into the lounge maximises the sense of space in this practical, inviting home. The hall features a WC and a useful cupboard. The principal kitchen includes french doors and the three bedrooms share the first floor with the family bathroom.



3 Bed
728 sq ft

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Marchmont
French doors add flexibility to the kitchen's light-filled dining area, complementing the comfortable lounge and creating a convivial setting for entertaining. The principal bedroom incorporates an en-suite shower and a useful additional cupboard.



2 Bed
737 sq ft

Scan to view floorplans


Dayton
With its integrated staircase, the lounge has a contemporary, open appeal that complements the bright kitchen, where garden access adds a special feature to the dining area. Bedroom three could become an ideal home office.



3 Bed
740 sq ft

Scan to view floorplans


Ingleton
Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an adaptable space. A separate laundry adjoins 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.



3 Bed
806 sq ft

Scan to view floorplans


Overton
The welcoming lounge opens on to a beautifully planned kitchen with a dedicated laundry space and french doors adding a light, airy focal point to the dining area. The en-suite master bedroom includes generous storage space.



3 Bed
819 sq ft

Scan to view floorplans


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



3 Bed
831 sq ft

Scan to view floorplans


Wilton
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.



3 Bed
837 sq ft

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



3 Bed
842 sq ft

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Kingston
The impressive bay-windowed lounge, the second bedroom and the kitchen are all dual aspect, with french doors in the dining area further enhancing the bright, natural ambience. The en-suite principal bedroom includes a convenient wardrobe.



3 Bed
869 sq ft

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Tolkien
The comfortable lounge opens on to a delightful kitchen with french doors, a superb setting for convivial dining. The dual aspect master bedroom, with en-suite facilities and a dormer window, perfectly blends luxury and character.



3 Bed
886 sq ft

Scan to view floorplans


Tiverton
The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.



3 Bed
956 sq ft

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Larkin Alt
From the breathtaking kitchen, incorporating a separate laundry and an impressive conservatory-like dining area with french doors, to the sumptuous en-suite master bedroom with its dressing area, this is a home filled with premium features.



3 Bed
980 sq ft

Scan to view floorplans


Tollwood
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.



4 Bed
1,025 sq ft

Scan to view floorplans

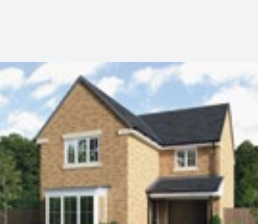
Elderwood
Enhanced by french doors, and incorporating a dedicated laundry, the bright kitchen and dining room complements a relaxing lounge to create an adaptable, comfortable home. The principal bedroom en-suite is entered via a separate dressing room.



4 Bed
1,045 sq ft

Scan to view floorplans


Malory
The bay windows and the broad canopy sheltering the entrance instantly demonstrate the quality of this prestigious home. French doors stylishly enhance the kitchen and dining room, and the master bedroom is en-suite.



3 Bed
1,068 sq ft

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Rolland
The beautifully proportioned lounge adjoins a 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.



4 Bed
1,086 sq ft

Scan to view floorplans


Kirkwood
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.



4 Bed
1,240 sq ft

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Buchan DA
French doors add special pleasure to dining in the dual aspect kitchen that complements the bright, welcoming lounge. The study and two bedrooms, including the principal suite, are dual aspect, extending the light, natural appeal.



4 Bed
1,264 sq ft

Scan to view floorplans


Maplewood
The impressive kitchen, family room and garden dining area is a delightfully informal, light filled space that perfectly complements the bay-windowed lounge. The en-suite principal bedroom includes dual windows and a luxurious walk-through dressing area.



4 Bed
1,269 sq ft

Scan to view floorplans


Auden
A bay window incorporating french doors transforms the lounge into a wonderfully bright garden room, while the four bedrooms include a charming en-suite master bedroom with a dressing area and a traditional dormer window.



4 Bed
1,278 sq ft

Scan to view floorplans


Fenwick
An elegant bay window enhances the lounge, and a separate laundry leaves the kitchen free for relaxed dining in this supremely comfortable family home. The gallery landing leads to four bedrooms, one of them en-suite.



4 Bed
1,288 sq ft

Scan to view floorplans

Norwood
From the laundry that leaves the lounge 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.




4 Bed
1,344 sq ft

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



4 Bed
1,368 sq ft

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Beauwood
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.



4 Bed
1,379 sq ft

Scan to view floorplans


Oakwood
From the bay window, the private study and the garden access enhancing the dining area, to the gallery landing and the twin wardrobes of the en-suite bedroom, this outstanding home is filled with premium features.



4 Bed
1,388 sq ft

Scan to view floorplans

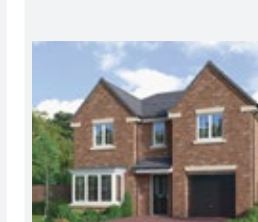
Mitford
The bright, welcoming dining kitchen, with its french doors, creates a natural family space that complements an imposing, stylish bay-windowed lounge. There is a private study, and the four bedrooms include a luxurious master suite.



4 Bed
1,388 sq ft

Scan to view floorplans

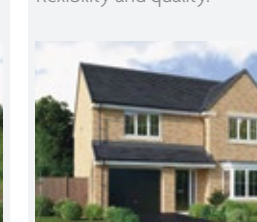
Sherwood
A traditional bay window adds stylish appeal to the lounge, extending the bright, airy appeal of the striking family kitchen with its feature french doors. Two bedrooms are en-suite, and one includes a dressing room.



4 Bed
1,400 sq ft

Scan to view floorplans


Chadwick
Premium features like the windows flanking the french doors of the family kitchen, the convenient laundry and the two en-suite bedrooms complement a strikingly elegant lounge to create a home of outstanding flexibility and quality.



4 Bed
1,408 sq ft

Scan to view floorplans

Baywood
Four dual aspect rooms, a bay window, and french doors linking the dining area with the garden bring natural lighting indoors. A dedicated study and en-suite principal bedroom add flexibility to this inspiring home.



4 Bed
1,408 sq ft

Scan to view floorplans

Sustainable Urban Drainage System SUDS
Visitor Parking V
Electric Substation S/S

Acoustic bund with timber acoustic fence
Bin Collection Point
Public Right of Way

BCP
PROW

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 appearances may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

Affordable Housing
Shared Equity 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 Opening Times

Please see millerhomes.co.uk for development opening times or call 03301 731 958.

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