

# THE FITTINGS AND FINISHES REFLECT THE QUALITY OF THE LOCATION. INSIDE AND OUT, THE MATERIALS AND FIXTURES HAVE BEEN SELECTED TO BRING LASTING PLEASURE TO THE SENSES. SURFACES THAT RESPOND TO THE LIGHT, ENGINEERING THAT BRINGS QUIET SATISFACTION WHEN YOU TOUCH IT.

Great care is taken in every aspect of the design and specification of a Miller home. From the smallest tile to the entire layout, there is meticulous attention to detail. Here you can see what to expect from your new Miller home, once it is fully complete and ready for you to move in.

## **Kitchen design**

Kitchens are carefully and practically designed to make the most of available workspace. The contemporary stainless steel extractor hood with matching one-and-a-half oven and 4-ring gas hob, together create a striking impression. Worktops are either post-formed or square edged, with matching upstand on the walls behind them, which gives a clean, hygienic work area. Lighting is especially important in this room, so by using two approaches, we've ensured that you can enjoy the right level of light at any time. There are downlighters beneath the wall units to highlight work surfaces, ensuring you can see as you chop, grate and cook! And attractive chrome ceiling downlighters are fitted to create an airy, dramatic effect. Depending on the kitchen layout, your fridge-freezer will either be free-standing or fully integrated into the units. An integrated dishwasher is fitted as standard and a free-standing washer/drier is fitted within the utility cupboard. The practical stainless steel sink and half-sink share a convenient swivel monobloc tap. Finally, to complete the look, the walls are painted in white matt emulsion.

## **Bathrooms and en-suites**

We feel that a bathroom should always be somewhere that you can relax. Bathroom suites are contemporary crisp white with complementary tiling in the latest eye catching designs from Porcelanosa to full height around showers with feature panels at baths and wash hand basins. Remaining walls are painted in white matt emulsion which will harmonise beautifully with any other colour scheme and pattern you introduce in fabrics or accessories. All baths have either an over bath shower or an easy-to-use combined bath and shower rinser handset with contemporary chrome taps. Naturally there are shaver points in the en-suite and main bathroom. The ambience is completed by attractive lighting provided by white downlighters.

## **Well-planned electrics**

We understand people don't want to watch television in just the living area, so we fit a TV socket in the master bedroom too. A digital aerial is installed for convenience; telephone sockets are fitted in both the lounge and master bedroom.

## **Economic, comfortable heating**

Miller are careful to ensure that you can create the right level of comfort in each room in your home, while helping you to be energy-efficient and keep your heating costs as low as possible. Gas central heating is installed throughout, with thermostatically-controlled radiators in the main rooms which you can set individually. Double-glazed windows also help prevent heat loss.

## **Decoration and finish**

Our properties come well-finished, giving you the choice to retain the present décor or use it as a blank canvas for your own style. All walls are decorated in crisp white matt emulsion. Woodwork is finished in white gloss and ceilings have a smooth finish. Internal doors are semi-solid beech finish with chrome-plated ironmongery. The skirting board is 95mm deep, with a 70mm architrave to complete the modern look. For your convenience, all bedrooms feature fitted wardrobes.

## **Safe and secure**

Everything is in place to ensure that your home is safe and secure. A door entry system has been installed, there are window locks on all windows (except for designated escape windows), and a multi-point locking system on the front door. Mains-powered smoke detectors provide additional safety.