



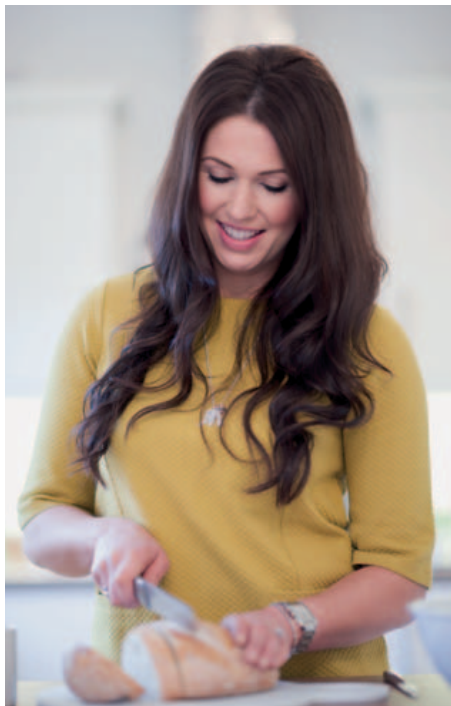
**Greenvale Park
Newcastle**

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.



the place to be[®]

- 01 Welcome home
- 02 Living in Newcastle
- 04 Floor plans
- 14 Specification
- 16 How to find us

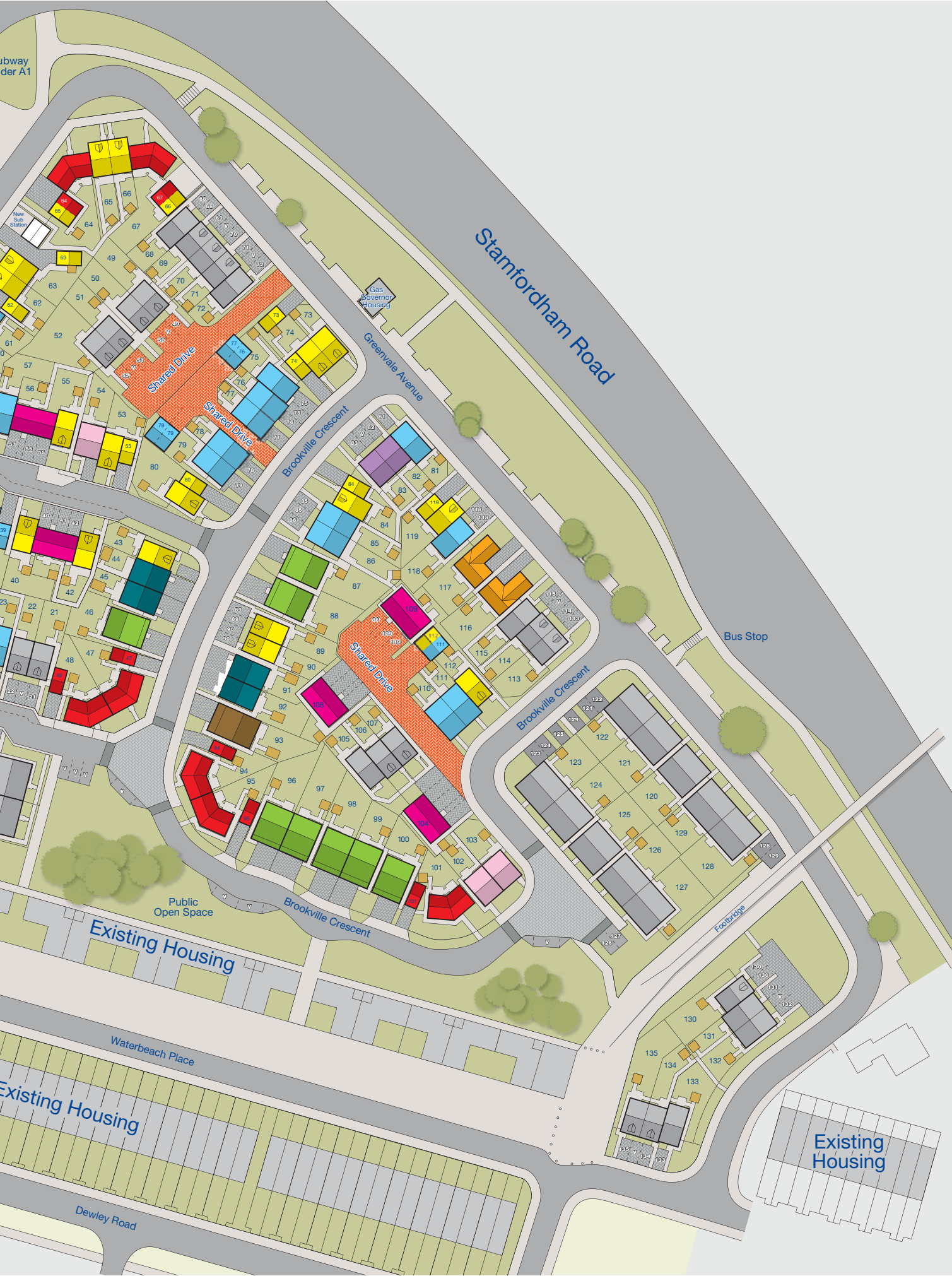
[Plot information >](#)

Plot information

- Twain**
See Page 04
- Nevis**
See Page 05
- Hawthorne**
See Page 06
- Tolkien**
See Page 07
- Carron**
See Page 08
- Kipling**
See Page 09
- Beckett**
See Page 10
- Greene**
See Page 11
- Yare**
- Orwell**
- Affordable Housing**



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.



Subway Station

Stamfordham Road

Greenvale Avenue

Shared Drive

Brookville Crescent

Bus Stop

Brookville Crescent

Public Open Space

Brookville Crescent

Existing Housing

Footbridge

Waterbeach Place

Existing Housing

Dewley Road

Existing Housing

Welcome to Greenvale Park

Situated just a few miles North West of Newcastle City Centre, Greenvale Park combines high quality living with an extremely convenient location. Positioned just off the A1 motorway, this development is within close proximity of Newcastle Airport and the Metro Centre, making it an ideal commuter base to explore the whole of the North East, North West via the A69 and beyond.



We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2011, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

Living in Newcastle

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 be a pleasant place to live. So here's some useful information about the area around Greenvale Park.





Outdoor Activities

United by the seven bridges across a spectacular riverscape, Newcastle upon Tyne is a vibrant location offering a plethora of activities. 2,000 years of history can be discovered via a leisurely stroll in and around the city streets alongside some of the most modern architecture the country has to offer, with stunning new buildings located along the Quayside. Escape the hustle and bustle of the city and embark on a River Escapes Sightseeing Cruise where you can enjoy wonderful riverside scenery or simple take a stroll around one of the city's lovely parks. A day at one of the country's best beaches is just a short distance away.

Sport and Leisure

The development is ideally located to take advantage of the excellent facilities the area has to offer. St James Park, synonymous with Newcastle FC is ideally located and Gateshead International Stadium is located just 15 minutes away. For those who look towards more strenuous activities, Dance City is the National Dance Agency for the North East of England and welcomes people with a passion for all kinds of dance. Alongside excellent golf courses, racecourses and easy access to a number of other celebrated sports, the area offers some of the most beautiful countryside in Britain perfect for cycling, walking and other outdoor pursuits.

Entertainment

Nightlife in Newcastle can be described as nothing less than vibrant. The huge range of bars, clubs, venues, comedy and restaurants, all located within the compact city centre means you can easily move on and sample everything the area has to offer. Areas such as Quayside and Bigg Market will offer something for everyone, just a stones throw from the development.

Shopping

Greenvale Park is ideally situated to take advantage of the excellent shopping Newcastle is renowned for. The Metro Centre, is one of Britain's best shopping locations, packed full of big name brands and a host of great restaurants and entertainment options and is located just 10 minutes away from the development. In addition, both Eldon Square and Eldon Gardens are also under 10 minutes away. And with over 140 stores, Eldon Square is home to two of the biggest department stores in the country, Fenwick and John Lewis. For the day to day essentials, Grainger Market is around 10 minutes away and there are a number of supermarkets all within close reach of the development.

Transport

Newcastle is well served by the motorway network, making travel and commuting easy. Located off the A1, just minutes from the development, linking the area to London, the South,

Scotland and other major routes across the country. With such close proximity to Newcastle City Centre, the development is also convenient for utilising the regions excellent public transport facilities. The Tyne and Wear Metro service is wide ranging, alongside excellent cycle routes and frequent bus services. The development is also convenient for travel to Newcastle International Airport and North Shields International Ferry Terminal the North of England's main sea link with Scandinavia and Northern Europe.

Education

Greenvale Park offers close proximity to some very good primary and secondary schools. Thomas Walling Primary School, Beech Hill Primary and Farne Primary School are all under one mile away from the development. Secondary schools include St Cuthberts High, Sacred Heart School and Kenton School, again, all of which are within a short distance of Greenvale Park. Private Education is also available with Dame Allan's Girls and Boys school, Central Newcastle High for girls and Newcastle School for boys all under three miles away. For young families, there is a wide ranging choice of day nurseries, playgroups and pre-schools all near to the development.

Health Care

Westerhope Medical Group is a full-time GP service within walking distance of the development.

A practice team also offers a wide range of clinics. There are a number of other health care facilities within easy reach.

Useful Contacts

Beech Hill Primary School
Linhope Road
0191 267 8113

Thomas Walling
Primary School
Lindfield Av
0191 286 0333

Farne Primary School
Marsden Lane
0191 286 0268

Sacred Heart High School
Fenham Hall Drive
0191 274 7373

St Cuthberts High School
Gretna Road
0191 274 4510

Westerhope
Medical Group
377 Stamfordham Road
Westerhope
0191 243 7000

The Dental Care Clinic
369 Stamfordham Road
0191 286 9156

Metrocentre
0191 493 0219

Eldon Square
Shopping Centre
Eldon Court Percy Street
0191 261 1891

Dance City
Temple Street
0191 261 0505

Gateshead
International Stadium
Neilson Road
0191 433 5700

St James Park
0844 372 1892

Jesmond Dene House
Jesmond Dene Road
0191 212 3000

Six at Baltic
Gateshead Quays
South Shore Road
0191 4404948

Twain

2 Bed

Key Features

Garage
Dual Aspect Living Room
2 Bedrooms

A most unusual property located across the whole of the first floor. A large dual aspect kitchen/living room is a light airy space for relaxing and entertaining. Perfect for a quiet night in or a casual dinner party with friends.

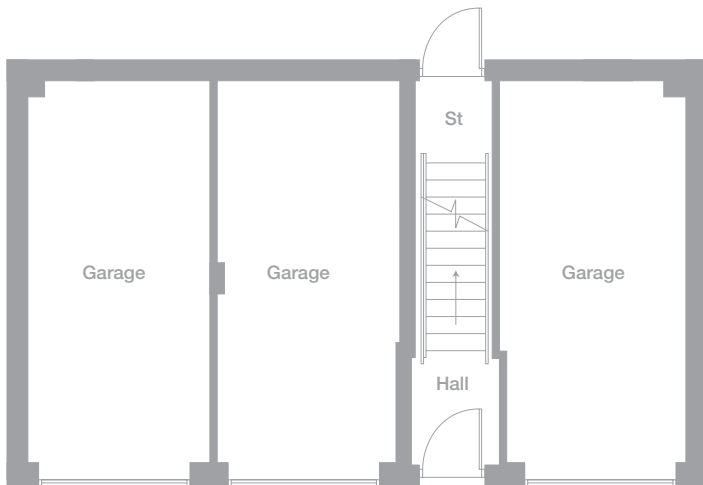
Total Floor Space

56.04m² (603 sq ft)

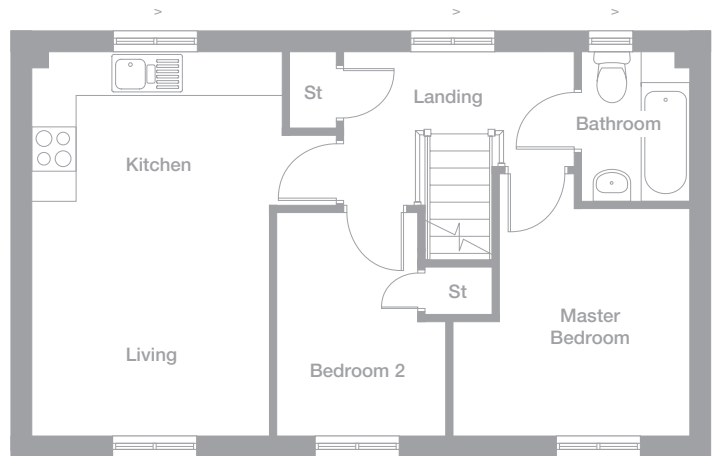


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

First Floor

Living
3.35m x 3.26m
11'0" x 10'9"

Kitchen
3.54m x 2.16m
11'8" x 7'1"

Master Bedroom
3.36m max x 3.22m
11'0" x 10'7"

Bedroom 2
2.41m max x 3.16m
7'11" x 10'5"

Bathroom
1.53m x 2.10m
5'0" x 6'11"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Please note: elevational treatments may vary depending on orientation of plot, please refer to page 12 for further information on photovoltaic panels

> Plots 104, 108 and 109: window positions differ, please see Sales Adviser for details

3 Bed

Nevis

Key Features

3 Bedrooms
Downstairs WC
French Doors

With its elegant French doors, the light spacious kitchen/dining area of the Nevis makes this home immensely inviting while the large living room creates a wonderful space for entertaining.

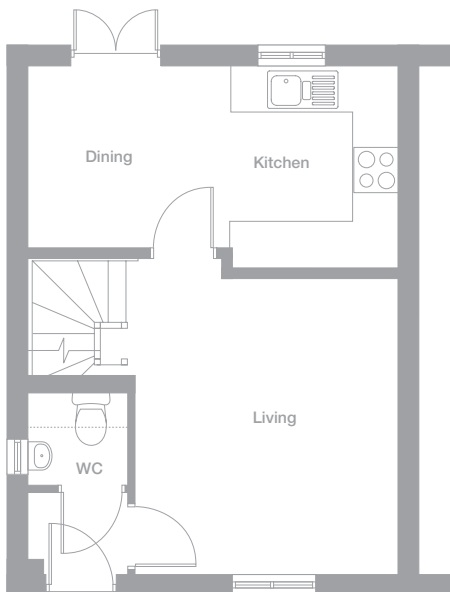
Total Floor Space

70.04m² (754 sq ft)



Please note: Elevational and boundary treatments may vary

Ground Floor



Room Dimensions

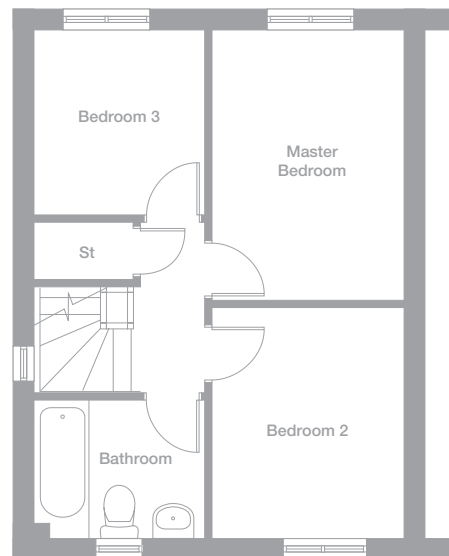
Ground Floor

Living
3.60m max x 4.05m
11'10" x 13'4"

Kitchen/Dining
5.04m x 2.74m max
16'6" x 9'0"

WC
1.34m x 1.26m
4'5" x 4'2"

First Floor



First Floor

Master Bedroom
2.65m x 3.68m
8'8" x 12'1"

Bathroom
2.28m x 1.88m
7'6" x 6'2"

Bedroom 2
2.65m x 3.16m
8'8" x 10'4"

Bedroom 3
2.28m x 2.52m
7'6" x 8'3"

Note: No gable end windows to mid-terrace units.
Semi-detached units may have windows depending on plot, handing and garage position, see Sales Adviser for details

Please note: elevational treatments may vary depending on orientation of plot, please refer to page 12 for further information on photovoltaic panels

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Hawthorne

3 Bed

Key Features

French Doors
En-Suite
3 Bedrooms

The focal point of the Hawthorne is undoubtedly its magnificent open-plan living/dining room. The master bedroom includes an en-suite bathroom and the further two bedrooms bring flexibility to this adaptable family home.

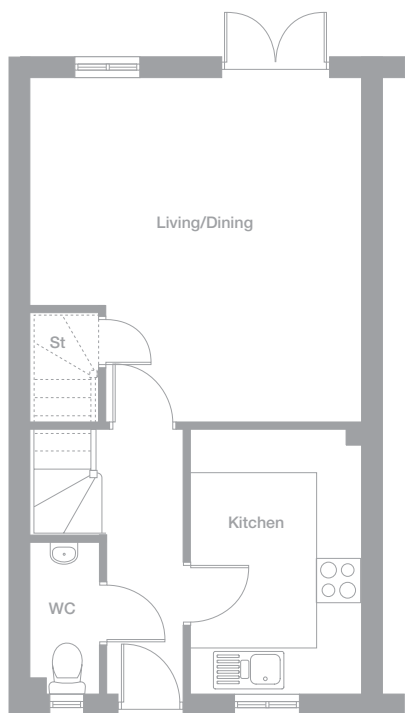
Total Floor Space

76.06m² (818 sq ft)

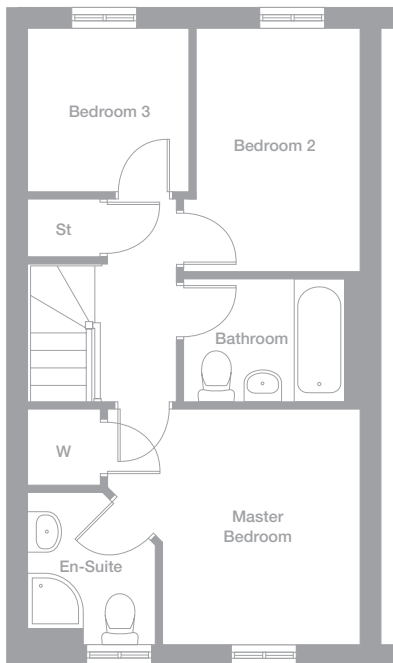


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.51m max x 4.70m max
14'10" x 15'5"

Kitchen
2.33m x 3.62m
7'8" x 11'10"

WC
0.93m x 2.06m
3'1" x 6'9"

First Floor

Master Bedroom
2.66m min x 3.22m
8'9" x 10'7"

En-Suite
1.75m x 2.06m
5'9" x 6'9"

Bedroom 2
2.20m x 3.30m
7'3" x 10'10"

Bedroom 3
2.21m x 2.20m
7'3" x 7'3"

Bathroom
2.17m x 1.70m
7'1" x 5'7"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Note: Additional first floor landing gable window added to selected plots, please see Sales Adviser for details

Please note: elevational treatments may vary depending on orientation of plot, please refer to page 12 for further information on photovoltaic panels



Please note: Elevational and boundary treatments may vary

3 Bed

Tolkien

Key Features

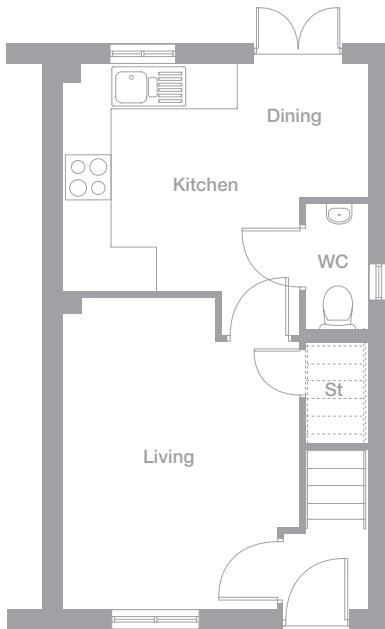
3 Bedrooms
Master Suite
French Doors

The stunning master bedroom is the key feature of this property, occupying the top floor, it combines a delightful dormer window and a separate en-suite bathroom to create a comfortable retreat.

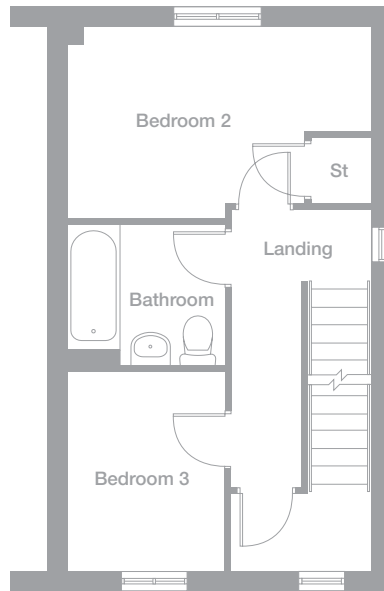
Total Floor Space

82.90m² (892 sq ft)

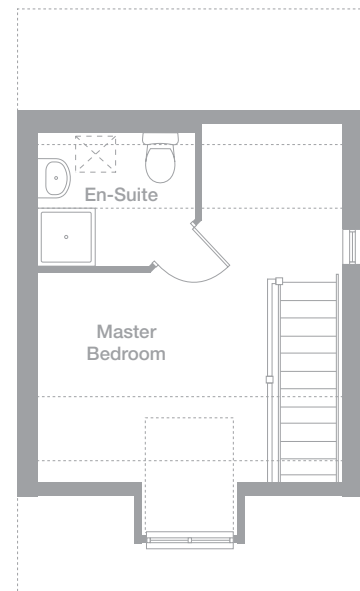
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Living
3.18m max x 4.25m max
10'5" x 14'0"

Kitchen/Dining
4.14m x 3.07m max
13'7" x 10'1"

WC
0.85m x 1.80m
2'10" x 5'11"

First Floor

Bedroom 2
4.14m max x 2.59m max
13'7" x 8'6"

Bedroom 3
2.13m x 2.72m
7'0" x 8'11"

Bathroom
2.13m x 1.91m
7'0" x 6'3"

Second Floor

Master Bedroom
3.12m excl. stairs x 2.89m to 1.194 head height
10'3" x 9'6"

En-Suite
2.14m x 1.80m to 1.194 H.L.
7'0" x 5'11"

Note: No gable end windows to mid-terrace units. Semi-detached units may have windows depending on plot, handing and garage position, see Sales Adviser for details

Please note: elevational treatments may vary depending on orientation of plot, please refer to page 12 for further information on photovoltaic panels

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Carron

3 Bed

Key Features

- Integral Garage
- French Doors
- Separate Dining Room

The Carron makes a wonderful family home. Boasting a spacious hallway leading to a separate dining room, kitchen and living room, complete with French doors and 3 bedrooms it can provide the modern family with the space it needs.

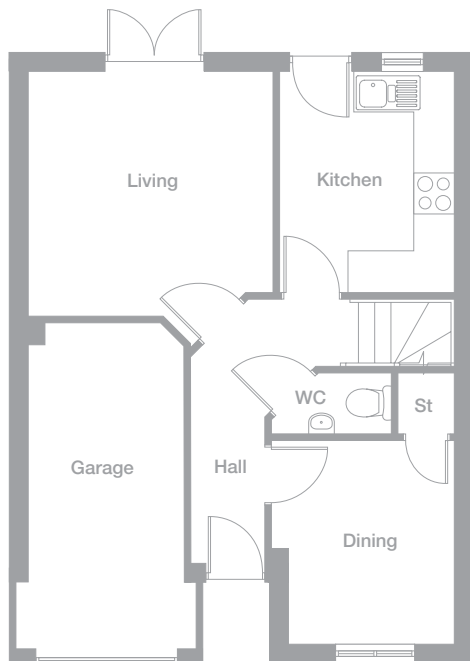
Total Floor Space

88.87m² (957 sq ft)

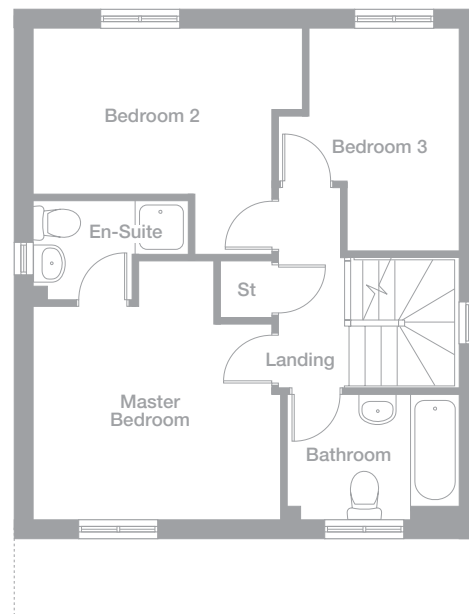


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living	WC
3.69m x 3.61m max 12'1" x 11'10"	1.80m max x 0.90m max 5'11" x 2'11"
Dining	
2.73m max x 3.03m 9'0" x 10'0"	
Kitchen	
2.62m x 3.31m 8'8" x 10'10"	

First Floor

Master Bedroom	Bedroom 3
3.74m x 3.22m min 12'3" x 10'7"	2.24m x 3.36m max 7'4" x 11'0"
En-Suite	Bathroom
1.47m min x 1.50m 4'10" x 4'11"	2.57m x 1.88m 8'5" x 6'2"
Bedroom 2	
3.59m max x 2.49m min 11'10" x 8'2"	

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

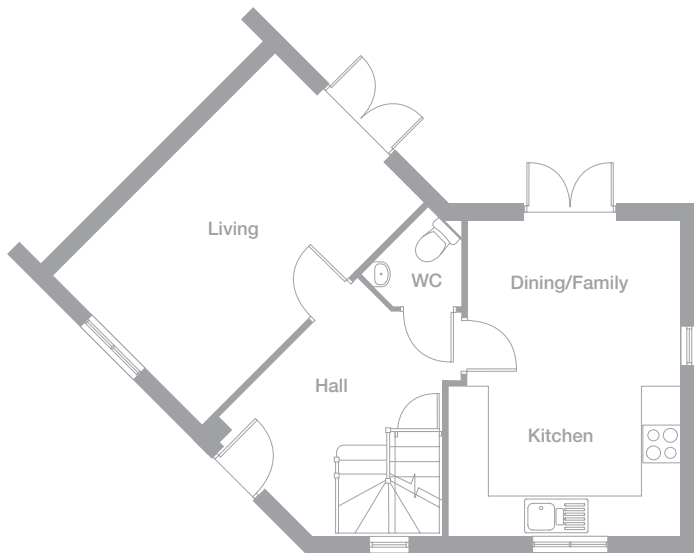
Note: No gable end windows to mid-terrace units. Semi-detached units may have windows depending on plot, handing and garage position, see Sales Adviser for details

Please note: elevational treatments may vary depending on orientation of plot, please refer to page 12 for further information on photovoltaic panels



Please note: Elevational and boundary treatments may vary

Ground Floor



Room Dimensions

Ground Floor

Living 3.32m x 4.96m 10'10" x 16'3"	WC 1.44m max x 1.48m 4'9" x 4'11"
Dining/Family 3.35m x 2.63m 11'0" x 8'8"	
Kitchen 3.65m x 2.32m 12'0" x 7'8"	

3 Bed

Kipling

Key Features

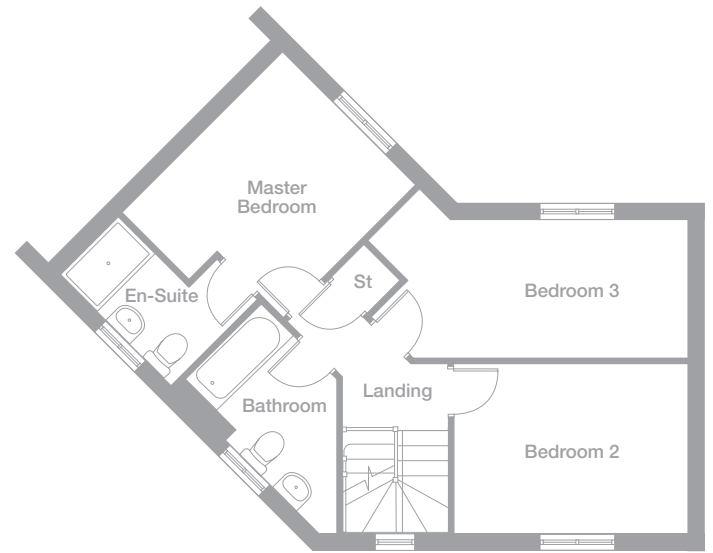
Garage
En-Suite
3 Bedrooms

An attractive frontage invites you into a spacious hallway and feature staircase. A home full of interesting angles and features, the dual aspect kitchen/dining room brings a sense of space and light.

Total Floor Space

95.44m² (1,027 sq ft)

First Floor



First Floor

Master Bedroom 2.97m x 3.58m max 9'9" x 11'9"	Bedroom 3 3.78m min x 2.16m 12'5" x 7'1"
En-Suite 2.47m x 1.27m min 8'2" x 4'2"	Bathroom 3.25m max x 1.92m 10'8" x 6'4"
Bedroom 2 3.70m x 2.70m 12'2" x 8'10"	

Please note: elevational treatments may vary depending on orientation of plot, please refer to page 12 for further information on photovoltaic panels

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Beckett

4 Bed

Key Features

4 Bedrooms
Master En-Suite
3 Storey

With french doors opening from the dining room, a charming juliet balcony in the living room and a wonderfully bright gallery landing, the Beckett is filled with a sense of light and space.

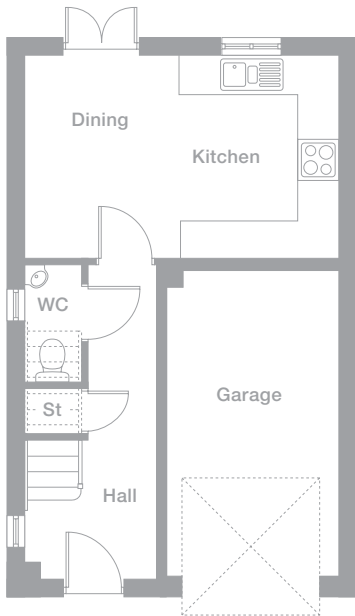
Total Floor Space

102.90m² (1,108 sq ft)

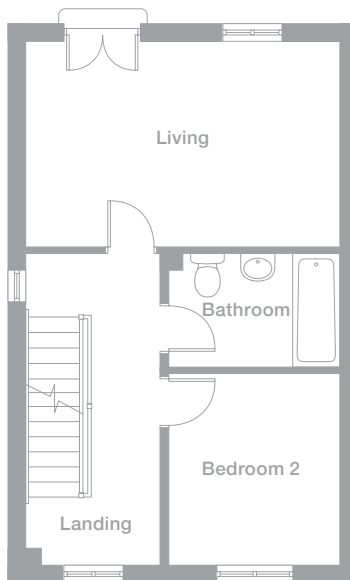


Please note: Elevational and boundary treatments may vary

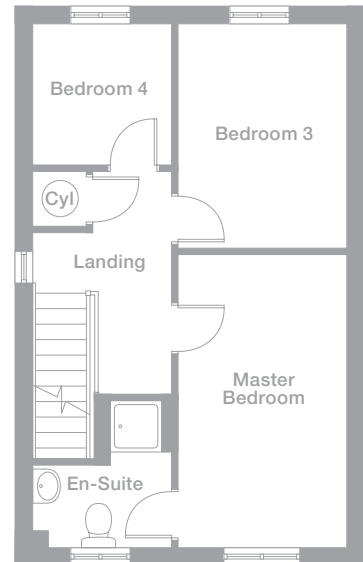
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Kitchen/Dining
4.84m x 3.10m
15'11" x 10'2"

WC
0.85m x 1.81m
2'10" x 5'11"

First Floor

Living
4.84m x 3.15m
15'11" x 10'4"

Bathroom
2.62m x 1.70m
8'7" x 5'7"

Bedroom 2
2.62m x 2.95m
8'7" x 9'8"

Second Floor

Master Bedroom
2.60m x 4.50m
8'6" x 14'9"

En-Suite
2.14m x 1.22m min
7'0" x 4'0"

Bedroom 3
2.60m x 3.45m
8'6" x 11'4"

Bedroom 4
2.14m x 2.15m
7'0" x 7'1"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Note: No gable end windows to mid-terrace units. Semi-detached units may have windows depending on plot, handing and garage position, see Sales Adviser for details

Please note: elevational treatments may vary depending on orientation of plot, please refer to page 12 for further information on photovoltaic panels

4 Bed

Greene



Please note: Elevational and boundary treatments may vary

Key Features

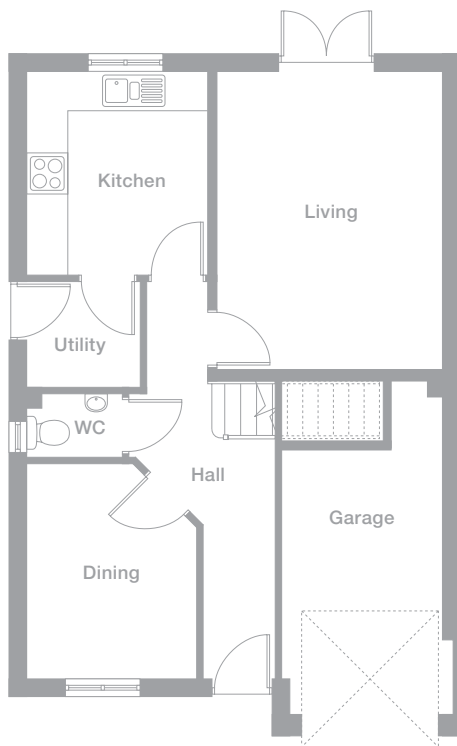
4 Bedrooms
Master En-Suite
Integral Garage

The attractive roof canopy that shelters the front door demonstrates the seamless blend of convenience and style found throughout the Greene, from the practical utility room to the luxurious en-suite master bedroom.

Total Floor Space

98.70m² (1,062 sq ft)

Ground Floor

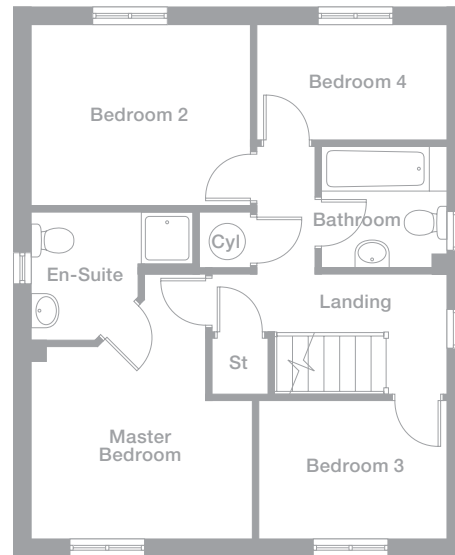


Room Dimensions

Ground Floor

Living 3.47m x 4.61m 11'5" x 15'2"	WC 1.47m x 1.00m 4'10" x 3'3"
Kitchen 2.80m x 3.14m 9'2" x 10'4"	Utility 1.75m x 1.64m 5'9" x 5'5"
Dining 2.62m max x 3.31m 8'7" x 10'11"	

First Floor



First Floor

Master Bedroom 3.40m max x 2.97m min 11'2" x 9'9"	Bedroom 3 2.91m x 2.12m 9'7" x 7'0"
En-Suite 1.64m min x 1.99m 5'5" x 6'7"	Bedroom 4 2.93m x 1.77m 9'7" x 5'10"
Bedroom 2 3.39m x 2.78m 11'1" x 9'2"	Bathroom 1.93m x 1.88m 6'4" x 6'2"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Code for Sustainable Homes

The Code is the national standard for the sustainable design and construction of new homes. The code aims to reduce our carbon emissions and create homes that are more sustainable. The code measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE).

Environmental issues are becoming increasingly important and there is an associated increase in public awareness. There is generally less awareness of the contribution that good building design can make to reducing pollution and improving the environment. Scientific evidence shows that climate change resulting from carbon dioxide emissions associated with energy use is both real and already underway.

The UK Government is committed to addressing both the cause and consequences of climate change and to that end is bringing forward proposals for a Climate Change Bill. The Bill will introduce a clear, credible, long-term framework for the UK to achieve its goals of reducing carbon dioxide emissions and ensure steps are taken towards adapting to the impacts of climate change.

Building sustainable homes requires us to minimise all sorts of environmental impacts in addition to carbon dioxide emissions, such as water use, waste generated and materials for building.

The Code for Sustainable Homes provides a comprehensive measure of the sustainability of new homes, ensuring that sustainable homes deliver real improvements in key areas such as carbon dioxide emissions, water use, ecological improvements and energy saving technologies.

The Government's ambition for the Code is that it becomes a single national standard for the design and construction of sustainable homes.

Greenvale Park - All properties are built to Code Level 3

Some of the technologies and initiatives in place will be:

Photovoltaic Panels

A photovoltaic panel (PV's) consists of a series of solar cells which convert energy from sunlight into electricity. The panels are located on the roof in order to attract as much sunlight as possible, obviously the south facing side of the roof is more efficient. The electricity can be used to supplement that which is provided by the National Grid and can have significant savings in annual running costs. (The amount of photovoltaic panels may vary depending upon size, orientation and location of plot).

Mechanical Extract Ventilation

When air escapes from inside the home, it is usually accompanied by the loss of heat and energy. The Mechanical Extract Ventilation system used in these properties draws the air up and out of the home in a controlled and sustained manner, allowing for a continuous flow of fresh clean air with minimal disturbance.

Fabric and Insulation

The properties have been constructed with Energy Conservation in mind. The insulation levels have been upgraded to exceed the Building Regulations that applied at the time construction started and the thermal bridging details have been enhanced. Air permeability has also been improved, this is the 'airtightness' of the home so that energy lost through the building fabric (windows, walls, floors, roof, etc) is kept to a minimum.

Externals

All gardens will be equipped with timber sheds with secure cycle storage inside, access to these sheds is provided through paving areas. Patios and other hard paved areas also lend themselves to accessing waste and recycling storage facilities.

Water Use

In order to reduce the consumption of water usage, water efficient restrictors and fittings are fitted to wash hand basins, sinks and showers. Water butts are also provided externally which collect rainwater for use in the garden. This in turn will assist in reducing water bills and educate families into caring for our environment.

In Summary

As well as these, other areas such as ecological landscaping and security have been introduced for the code. By implementing the above points and more, Miller Homes is striving to reduce the pollution and CO₂ emissions and create a brighter, more sustainable future.



Building Quality

The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.

Specification

All Housetypes
(where applicable)

Kitchen

A choice of fully integrated kitchen units and worktops (subject to build programme)	✓
Stainless steel single electric fan oven	✓
Stainless steel 1 ½ electric oven	○
Stainless steel 4-ring gas hob or ceramic hob	✓
Stainless steel chimney hood with s/s splashback	✓
Stainless steel 1 ½ bowl sink with restrictive flow tap (where layout permits)	✓
Plumbing for washing-machine	✓
Upstand to worktop	✓
Choice of ceramic wall tiles (subject to build programme)	○
3-spot track lights with LED lamps	✓
Downlighters to kitchen	○
Internal waste bins for recycling	✓
Plumbing for dishwasher	✓

Bathroom and en-suite

White sanitaryware	✓
Chrome brassware	✓
Complete shower in enclosure or over bath	✓
Choice of ceramic wall tiles (subject to build programme - half tiling to 'wet walls' i.e. those with a bath or basin)	✓
Ceramic tiling to splash backs above hand-basins in cloakroom	✓
Full-height ceramic tiling to shower enclosures (where available)	✓
Drum type LED light fitting	✓
All taps will be flow restricted as standard	✓

Safety and security

Mains powered smoke detectors	✓
Window locks to all windows (except upper floor escape windows)	✓
Multi-point locking systems to front and rear doors	✓

- ✓ yes
- optional extras
- not available

Electrical

BT socket to lounge and master bedroom	✓
TV aerial point to living room and master bedroom (location as drawing)	✓
Energy efficient light fittings to certain rooms	✓
Mechanical extract ventilation	✓
Photovoltaic solar panels to roof (the amount of photovoltaic panels may vary depending upon size, orientation and location of plot)	✓

General

uPVC double-glazed windows	✓
uPVC French doors where applicable	✓
Low-maintenance dry roofing systems	✓
NHBC 10-year warranty	✓
Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms except where room stat fitted	✓
Loft insulation	✓
Full cavity wall insulation	✓

Decorative

Smooth finish ceiling	✓
All woodwork painted satin white	✓
All internal walls painted soft white or white	✓
'Shaker' style internal doors	✓
Chrome-effect internal and external ironmongery	✓

External

Front and rear external lighting	✓
Front garden turfed	✓
Landscaping to approved scheme	✓
Garage doors (where garage available)	✓
Doorbell and chimes	✓
Double socket and light to garage	✓
Topsoil to rear garden	✓
Water butts as standard	✓
Rotary dryer with paved access to rear	✓
Cycle storage with secure fixing point	✓

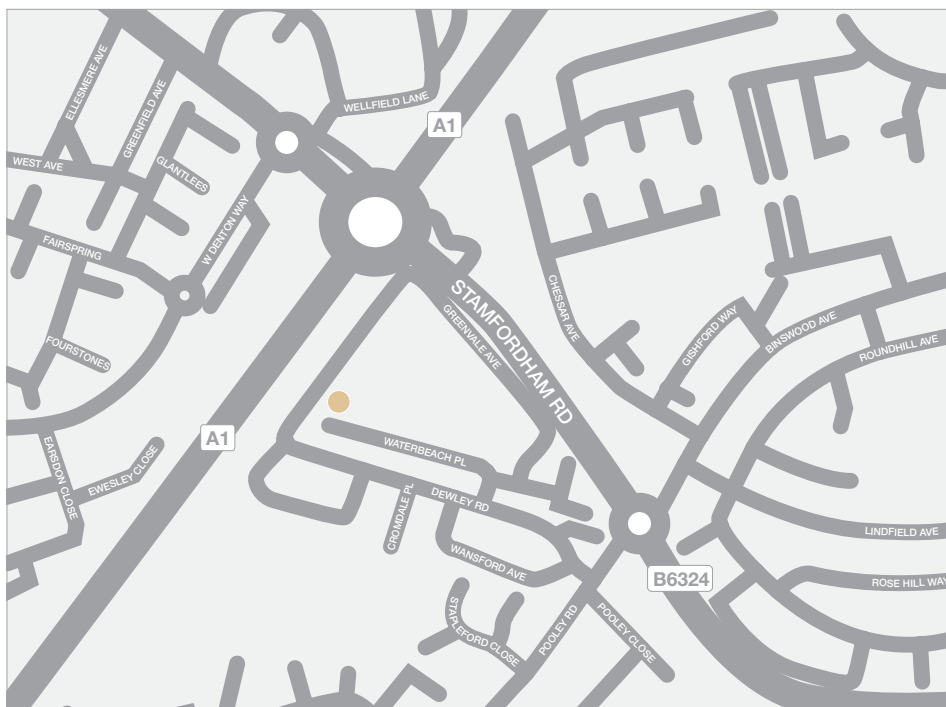
This specification is applicable to plots 17, 23-25, 40-48, 53-54, 80, 88-104, 108.

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser 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.

How to find us

Telephone: 0800 840 8502

Visit website for opening times



From the A1 (Northbound)

Take the B6324 exit toward City (West)/Westerhope. At the roundabout, take the third exit onto Stamfordham Road/B6324. After approximately half a mile at the roundabout take the third exit onto Pooley Road and take the first turning right onto Dewley Road. Go to the end of Dewley Road and turn right, the entrance to Greenvale Park will be straight ahead.

From Newcastle City Centre

Join the A167(M) heading northbound, continue onto the A167. At the roundabout, take the second exit onto Stamfordham Road/B6324. At the next roundabout, take the first exit onto Pooley Road and take the first turning right onto Dewley Road. Go to the end of Dewley Road and turn right, the entrance to Greenvale Park will be straight ahead.

Sat Nav: NE5 2NN

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 Sales Adviser 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 Sales Adviser and confirmed with solicitors.



the place to be[®]

How Green?

We're fully committed to sustainable solutions in the way we design and build your home. For example, around 75% of the homes we build stand on 'brownfield' sites - that's previously used land. Find out how you can do your bit too by taking the environment test.

www.mymillerstreet.co.uk

Why Miller?

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.

millerhomes

the place to be®

This brochure is printed on Regency Satin. Regency Satin is Carbon Balanced and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference.

Please recycle this brochure and help make that difference.

www.millerhomes.co.uk