



2, 3 & 4 bed homes & apartments
Miller homes @ h2010

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the place to be®





4 bed home
The Dart

Plot
1

- Key features
- flexible family accommodation over four floors

feature bay window to the living room

vaulted ceiling to master bedroom

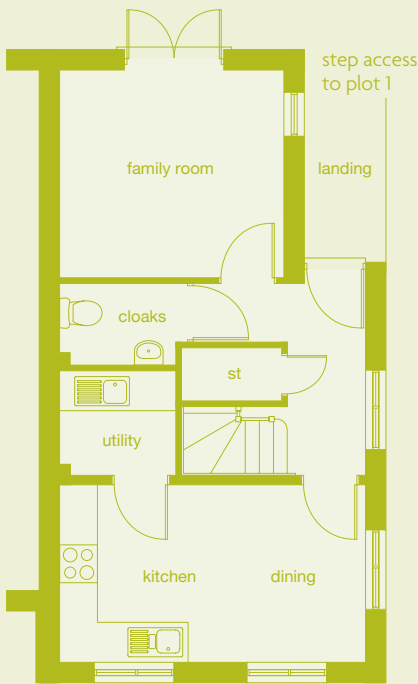
master bedroom with en-suite

second bedroom with en-suite

A landmark property offering magnificent family accommodation over four floors. The ground floor is designed with a busy family in mind, offering spacious kitchen/dining and separate family room accommodation, with a separate utility room to maximise your relaxation. French doors open out from the family room. A feature bay in the first floor living room maximises space, creating a bright, open feel for all to enjoy. Second floor accommodation provides two comfortable bedrooms, and the magnificent master bedroom on the top floor is a sanctuary from the day's stresses and strains.



Ground Floor

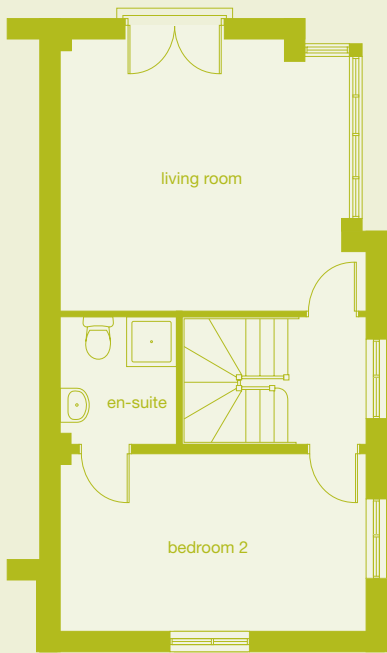


Ground Floor

room dimensions:

kitchen/dining room	2.721m x 4.718m	8'11" x 15'6"
family room	3.174m x 3.461m	10'5" x 11'4"
utility	1.604m x 1.808m	5'3" x 5'11"
cloaks	1.250m x 1.818m	4'1" x 5'12"

First Floor



First Floor

room dimensions:

living room	4.189m x 3.461m	13'9" x 11'4"
bedroom 2	2.721m x 4.718m	8'11" x 15'6"
en-suite	1.954m x 1.808m	5'5" x 5'11"

Come in. Make yourself at home.
Buying a new home is a big deal.
We know. At Miller Homes we help
thousands of homebuyers like you
to make the move every year.
Maybe this will be your first home.
Maybe you're making a new start in
the area. Or maybe you're moving
up to a family home. Whatever your
circumstances, we're here to make
the process of buying a home easy,
and even enjoyable. So, if you're
ready, we'd like to show you around
your new place.

Welcome home
We care about you
Location
Involved and informed
How green?
Other developments

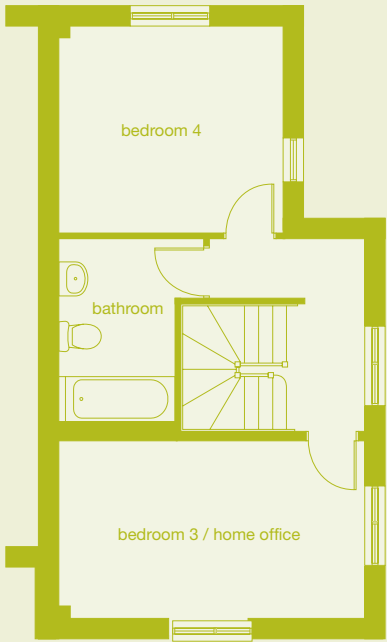


Please note: elevational treatments may vary.



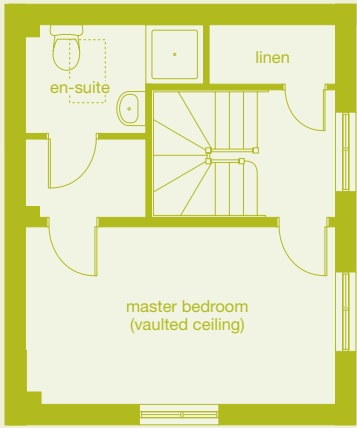
Second Floor

Third Floor



Second Floor
room dimensions:

bedroom 3/office	2.721m x 4.718m	8'11" x 15'6"
bedroom 4	3.174m x 3.461m	10'5" x 11'4"
bathroom	2.794m x 2.240m	9'2" x 7'4"



Third Floor
room dimensions:

bedroom 1	2.721m x 4.718m	8'11" x 15'6"
dressing	1.210m x 1.808m	3'12" x 5'11"
en-suite	1.654m x 2.748m _{max}	5'5" x 9'0"

 Rooflight

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2 bed apartments
Napier House

Plots
Fastwater: 26, 30, 34
Stillwater: 27, 31, 35
Clearwater: 28, 32, 36
Bluewater: 29, 33, 37
Redwater: 38, 39

Key features
spacious living areas
stunning two storey penthouses
open plan living areas
balconies to upper floors

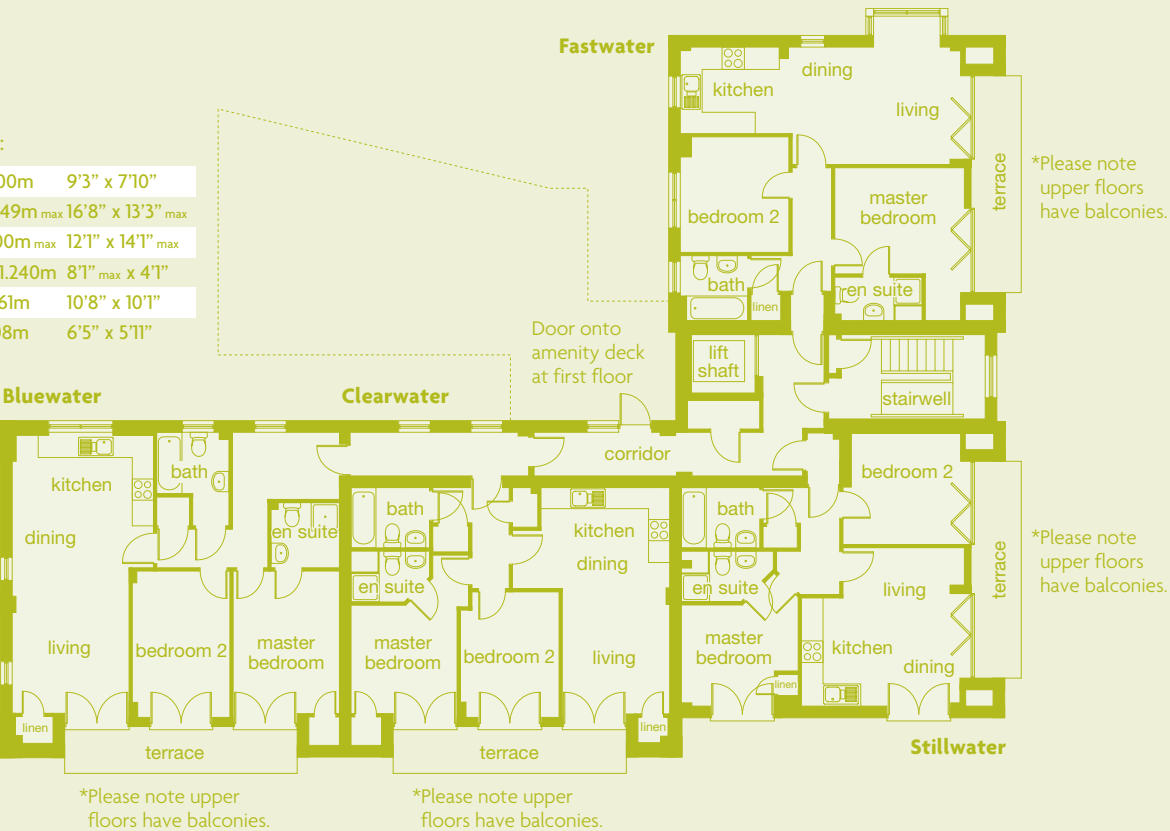
Enjoy a modern lifestyle in these two bedroom apartments, offering comfortable open plan living spaces. The two storey penthouses offer stylish and impressive accommodation, including large terraces for enjoying life al-fresco; be it partying, dining or just soaking up some sun. Well proportioned communal areas help create a sense of security and foster a sense of community.



Ground, First and Second Floor

Fastwater room dimensions:

kitchen	2.810m x 2.400m	9'3" x 7'10"
dining/living	5.085m x 4.049m max	16'8" x 13'3" max
master bedroom	3.671m x 4.300m max	12'1" x 14'1" max
en-suite	2.463m max x 1.240m	8'1" max x 4'1"
bedroom 2	3.242m x 3.061m	10'8" x 10'1"
bathroom	1.945m x 1.808m	6'5" x 5'11"



Bluewater room dimensions:

kitchen	2.500m x 3.932m	8'2" x 12'11"
dining/living	5.239m x 3.233m	17'2" x 10'7"
master bedroom	3.980m x 2.967m	13'1" x 9'9"
en-suite	1.982m x 1.875m	6'6" x 6'2"
bedroom 2	4.080m x 2.755m	13'5" x 9'0"
bathroom	2.575m x 2.013m	8'5" x 6'7"

Clearwater room dimensions:

kitchen	4.413m x 2.855m	14'6" x 9'4"
living	3.580m x 3.007m	11'9" x 9'10"
master bedroom	4.542m max x 2.977m	14'11" x 9'9"
en-suite	2.203m max x 1.400m max	7'3" x 4'7"
bedroom 2	3.505m x 2.755m	11'6" x 9'0"
bathroom	2.203m x 1.715m	7'3" x 5'8"

Stillwater room dimensions:

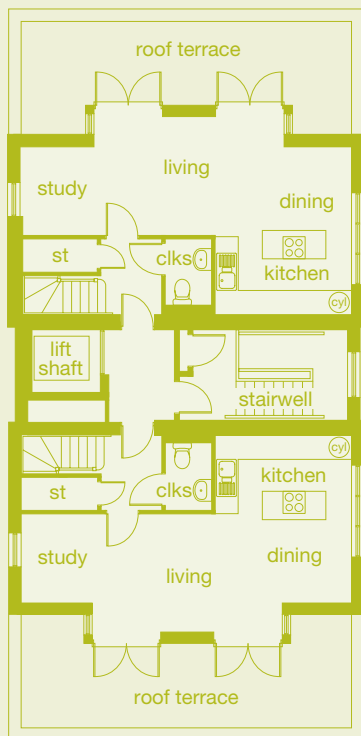
kitchen	3.000m x 2.403m	9'10" x 7'11"
dining/living	4.305m x 3.440m	14'1" x 11'3"
master bedroom	3.742m max x 3.313m	12'3" x 10'10"
en-suite	2.233m x 1.430m	7'4" x 4'8"
bedroom 2	3.325m max x 3.160m	10'11" x 10'4"
bathroom	2.233m x 1.745m	7'4" x 5'9"



Please note: elevational treatments may vary.

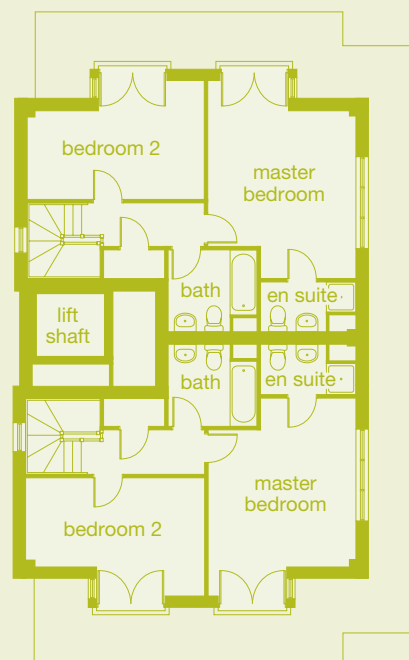


Third Floor Downstairs



Redwater

Fourth Floor



Redwater

Redwater room dimensions:

kitchen	4.363m x 3.610m	14'4" x 11'10"
dining/living	4.930m x 3.176m	16'2" x 10'5"
study	2.296m x 1.735m	7'6" x 5'8"
cloaks	1.972m x 1.200m	6'6" x 3'11"
master bedroom	5.240m max x 3.827m	17'2" x 12'7"
en-suite	2.402m x 1.310m	7'11" x 4'4"
bedroom 2	4.576m x 3.176m	15'0" x 10'5"
bathroom	2.318m x 2.140m	7'7" x 7'0"

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4 bed house
The Ford

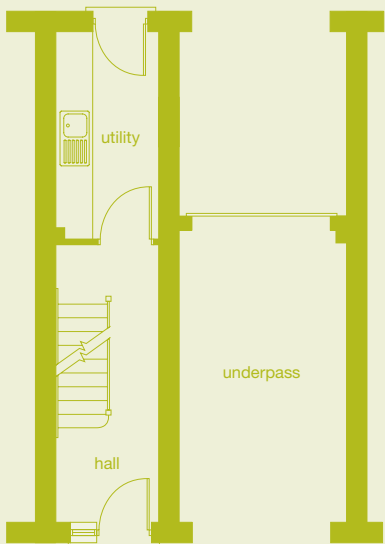
Plots
55, 56*, 59, 60*

- Key features**
- downstairs utility area
 - large master bedroom
 - walk-in dressing suite
 - open plan living area

With elegant French doors creating an airy spacious feel to the living room, the Ford offers comfortable family accommodation, and features some great use of space. Three comfortable rooms on the second floor make great bedrooms or even a home office, whilst the luxurious master bedroom on the top floor features a walk-in dressing suite. The ground floor utility room keeps all household chores out of the way. All-in-all, this is a very flexible and family friendly home.



Ground Floor

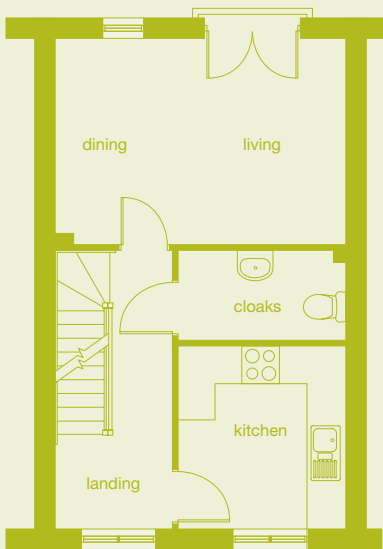


Ground Floor
room dimensions:

utility	3.348m x 1.667m	11'0" x 5'6"
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*Plot is a mirror-image of plans shown above.

First Floor



First Floor
room dimensions:

kitchen	3.000m x 2.708m	9'10" x 8'11"
living/dining room	3.348m x 4.751m	10'12" x 15'7"
cloaks	1.443m x 2.708m	4'9" x 8'11"

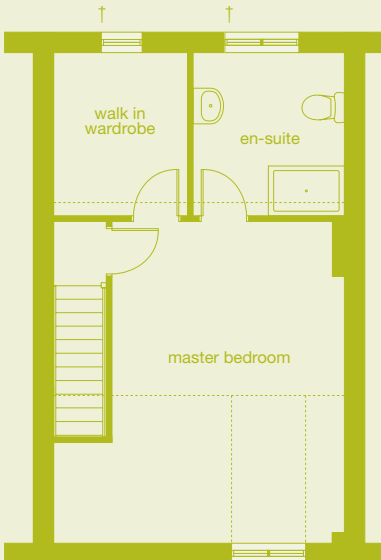
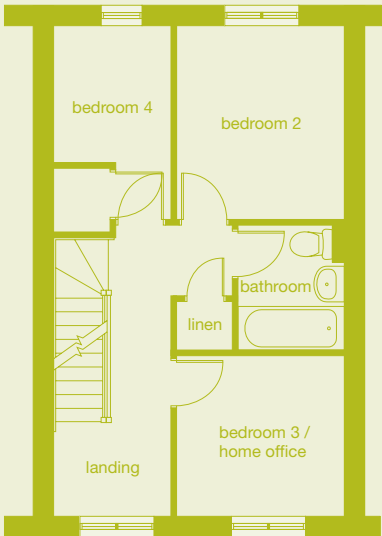


Please note: elevational treatments may vary.
Enclosed bin storage adjacent to front access to plots: 55, 56, 59, 60



Second Floor

Third Floor



Second Floor

room dimensions:

bedroom 2	3.148m x 2.708m	10'4" x 8'11"
bedroom 3/office	2.625m x 2.708m	8'7" x 8'11"
bedroom 4	2.222m x 1.938m	7'3" x 6'4"
bathroom	2.018m x 1.870m	6'7" x 6'2"

Third Floor

room dimensions:

master bedroom	5.257m x 4.751m	17'3" x 15'7"
en-suite	2.639m x 2.438m	8'8" x 8'0"
walk in wardrobe	2.639m x 2.208m	8'8" x 7'3"

† Windows not full height

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4 bed home
The Avon

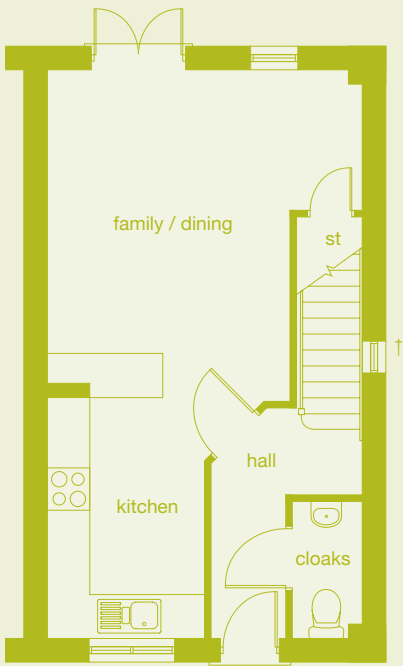
Plots
22, 23, 24*

- Key features**
- stylish loft-style master bedroom
 - flexible family accommodation over four floors
 - French doors
 - extended Juliet balcony from first floor living room

A great home offering flexible family accommodation, with bright, airy communal living areas, including French doors off the dining area for summertime al-fresco entertaining. The upstairs lounge is thoughtfully extended by an innovative Juliet style balcony, creating a relaxing environment. The second floor rooms offer adaptable solutions, as either two bedrooms or one plus a study. The master suite on the top floor takes its cues from stylish loft apartments, creating a large space with a generous en-suite.



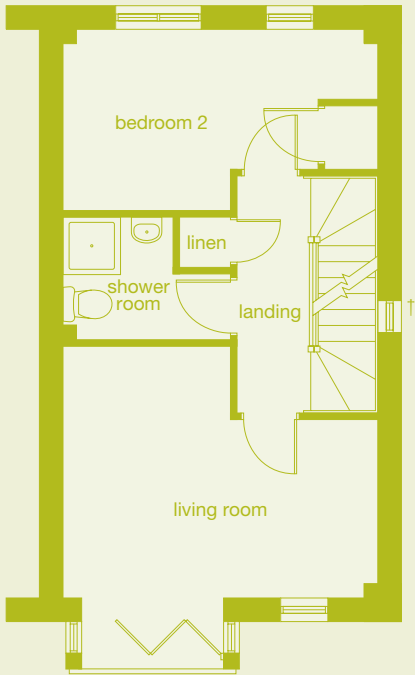
Ground Floor



Ground Floor
room dimensions:

kitchen	3.610m x 2.210m	11'10" x 7'3"
family/dining room	4.336m x 4.425m	14'3" x 14'6"
cloaks	1.910m x 0.960m	6'3" x 3'2"

First Floor



First Floor
room dimensions:

living room	3.529m x 4.425m	11'7" x 14'6"
bedroom 2	2.582m max x 4.475m max	8'6" x 14'8"
shower room	1.750m max x 2.400m max	5'9" x 7'10"

† Gable windows to end terrace variants plots 22 & 24 only

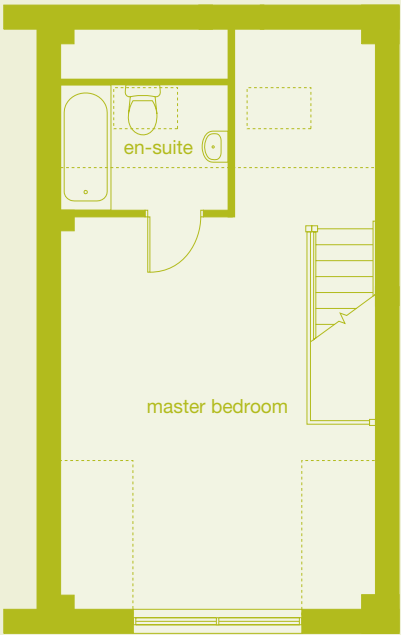
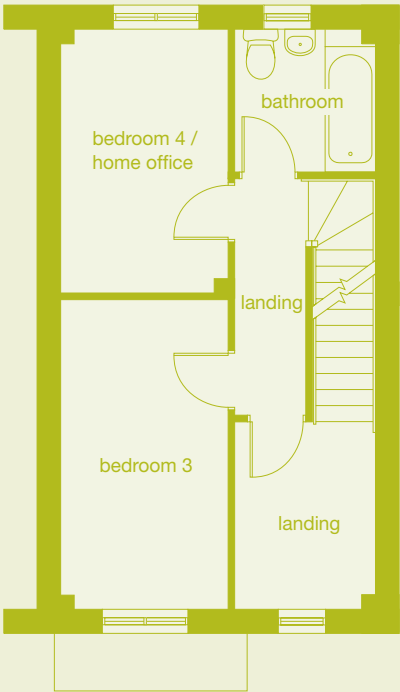


Please note: elevational treatments may vary.



Second Floor

Third Floor



Second Floor room dimensions:

bedroom 3	4.250m x 2.360m	13'11" x 8'1"
bedroom 4/office	3.646m x 2.360m	11'12" x 7'9"
bathroom	2.020m x 1.960m	6'8" x 6'5"

Third Floor room dimensions:

master bedroom	5.436m x 4.425m	17'10" x 14'6"
en-suite	1.695m x 2.360m	5'7" x 7'9"

 Rooflights

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4 bed home

The Burn

Plot

2

- Key features
- en-suite to bedrooms
 - large living area
 - flexible accommodation over three floors

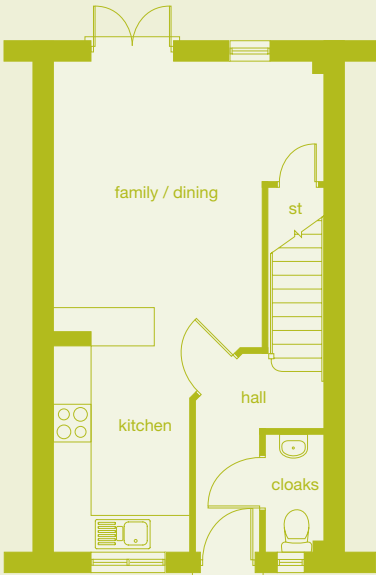
The Burn has an impressive façade. A spacious family kitchen/dining area dominates the ground floor, with French doors opening to the rear. The first floor layout includes a spacious landing, bedroom with shower room and a formal living room for relaxed conversation. The second floor offers a further three bedrooms, one of which is en-suite.



Please note: elevational treatments may vary.
Enclosed bin storage adjacent to front access to plot 2



Ground Floor

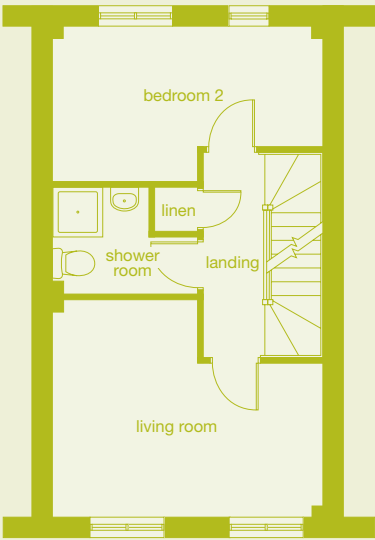


Ground Floor

room dimensions:

family/dining room	4.361m x 4.417m	14'4" x 14'6"
kitchen	3.610m x 2.408m	11'10" x 7'11"
cloaks	0.960m x 1.912m	3'2" x 6'3"

First Floor

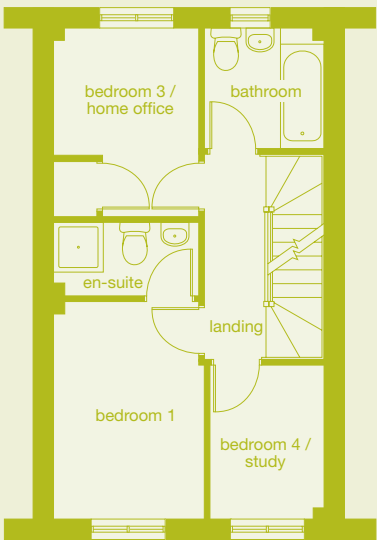


First Floor

room dimensions:

living room	3.529m x 4.435m	11'7" x 14'7"
bedroom 2	2.582m max x 4.475m max	8'6" x 14'8"
shower room	1.750m max x 2.400m max	5'9" x 7'10"

Second Floor



Second Floor

room dimensions:

bedroom 1	3.529m x 2.460m	11'7" x 8'1"
en-suite	1.195m x 2.460m	3'11" x 8'1"
bedroom 3/office	3.067m x 2.360m	10'1" x 7'9"
bedroom 4/study	2.503m x 1.860m	8'3" x 6'1"
bathroom	1.960m x 1.960m	6'5" x 6'5"

*Plot is a mirror-image of plans shown above.

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3 bed home
The Race

Plots
3*, 4*, 5

- Key features**
- downstairs wc and utility area
 - useful storage
 - integral garage
 - spacious living room
 - Juliet balcony

A great family home. An integral garage also provides a useful place for storage. The ground floor utility room ensures household chores are kept out of sight. There is a convenient under-stairs cupboard. A spacious first floor living room with Juliet balcony creates a great living area. The second floor accommodation comprises comfortable bedrooms, one of which could be a study/home office.



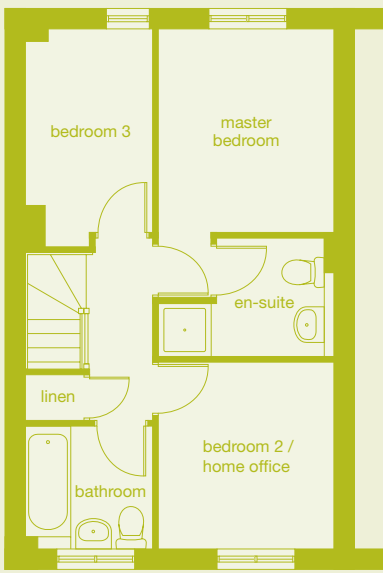
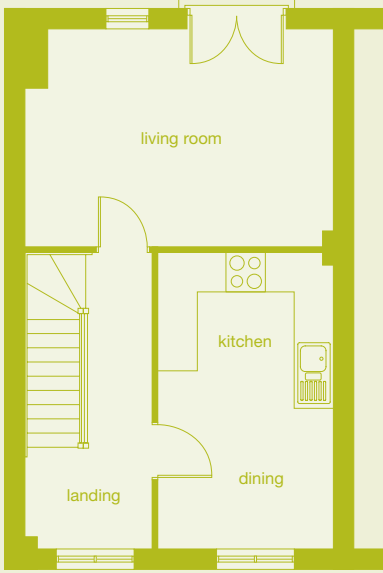
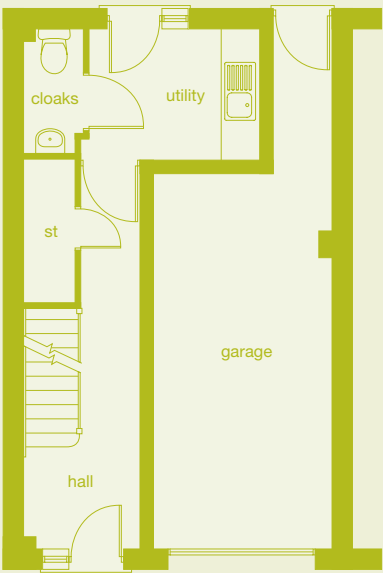
Please note: elevational treatments may vary.
Enclosed bin storage adjacent to front access to plots 3, 4, 5



Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

utility	2.038m x 2.631m	6'8" x 8'8"
cloaks	1.900m x 0.900m	6'3" x 2'11"

First Floor

room dimensions:

living room	3.348m x 4.751m	10'12" x 15'7"
kitchen/dining room	4.548m x 2.708m	14'11" x 8'11"

Second Floor

room dimensions:

bedroom 1	3.148m x 2.708m	10'4" x 8'11"
en-suite	1.789m x 2.748m	max 5'10" x 9'0"
bedroom 2/office	2.854m x 2.708m	9'4" x 8'11"
bedroom 3	3.388m _{max} x 1.938m	11'1" x 6'4"
bathroom	1.865m x 1.938m	6'1" x 6'4"

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4 bed home
The Creek

Plots
6*, 40

- Key features
french doors to dining area
feature bay window to first floor lounge

This home maximises space, offering distinct areas to manage the needs of a busy family. The kitchen/dining area on the ground floor opens out to the rear, allowing you to enjoy the outside of your new home. A feature bay to the first floor living room maximises space, and creates a light, soothing ambience. The bedrooms on the top floor offer flexible and stylish solutions for a busy family.

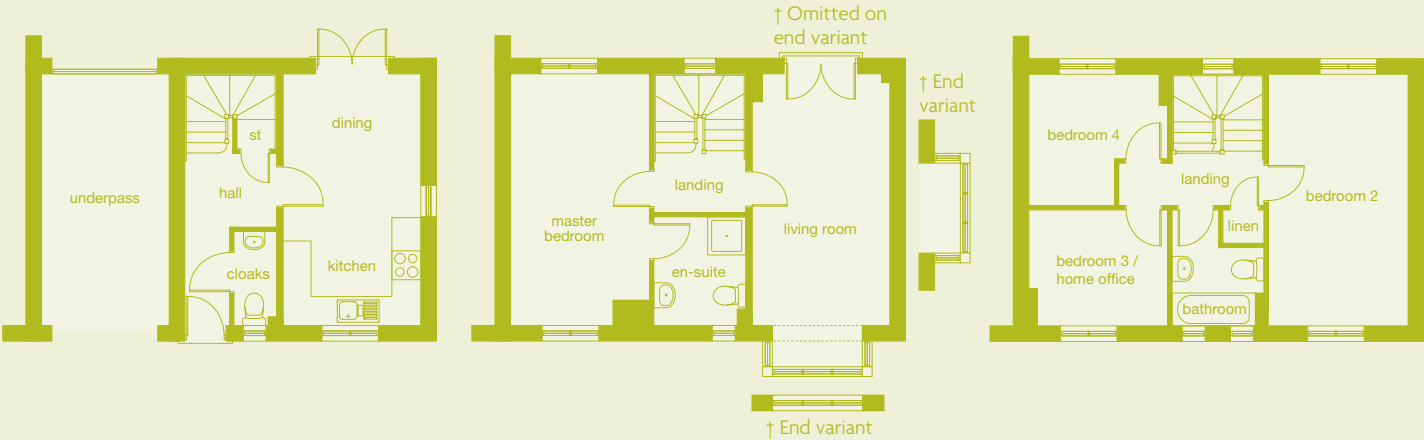


Please note: Please note: elevational treatments may vary.
CGI illustrative of plot 40 only

Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

kitchen	2.490m x 2.916m	8'2" x 9'7"
dining room	2.825m x 2.916m	9'3" x 9'7"
cloaks	1.985m x 0.900m	6'6" x 2'11"

First Floor

room dimensions:

living room	5.345m x 2.916m	17'6" x 9'7"
bedroom 1	5.345m x 2.975m	17'6" x 9'9"
en-suite	2.300m x 1.900m	7'7" x 6'3"

Second Floor

room dimensions:

bedroom 2	5.345m x 2.961m	17'6" x 9'9"
bedroom 3/office	2.450m x 2.975m	8'0" x 9'9"
bedroom 4	2.840m max x 3.015m max	9'4" x 9'11"
bathroom	2.450m x 1.954m	8'0" x 6'5"

* Plot is a mirror-image of plans shown above.

† Creek end have garage in lieu of underpass with bay window on gable (plot 6).

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2 bed home
The Spring

Plots
25, 43, 44*, 45

Key features
secure integrated garage
spacious apartment style
accommodation

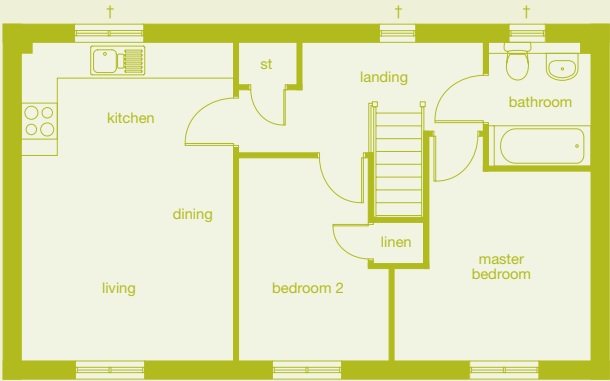
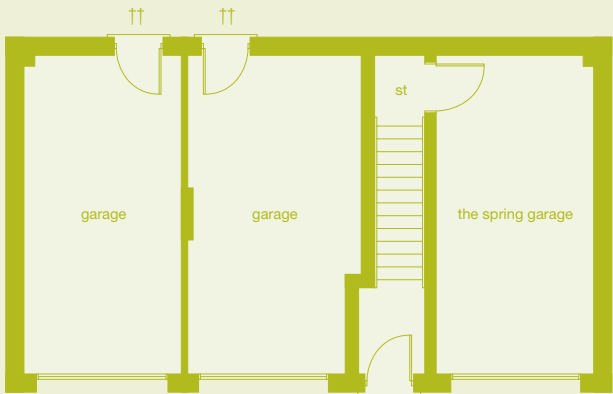
A modern take on mews style accommodation, this home comprises an integrated garage with convenient under-stairs storage. A spacious kitchen/ dining and living area make for relaxed entertaining, and two spacious bedrooms make this a comfortable home as an alternative to apartment living.



Please note: elevational treatments may vary.
Enclosed bin storage adjacent to front access to plots 25, 43, 44, 45

Ground Floor

First Floor



First Floor
room dimensions:

kitchen	2.535m x 3.650m	8'4" x 11'12"
dining/living room	2.927m x 3.650m	9'7" x 11'12"
bedroom 1	3.262m x 3.420m	10'8" x 11'3"
bedroom 2	3.490m x 2.600m	11'5" x 8'6"
bathroom	2.125m x 1.779m	6'12" x 5'10"

*Plot is a mirror-image of plans shown above.

† Plot 25 has Velux rooflights in lieu of kitchen, landing and bathroom windows.

†† Garage doors omitted from plots 43, 44, 45

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4 bed home

The Beck

Plots

41*, 42, 54, 57*, 58, 61*

- Key features
- flexible accommodation over 3 floors
 - downstairs cloaks
 - integral garage
 - spacious living room with Juliet balcony

The downstairs kitchen/diner with French doors creates an airy living space. A Juliet balcony allows light and air into the spacious living area on the first floor. The second floor affords flexible accommodation for family or maybe working from home. The added security of an integral garage keeps all your lifestyle accessories neatly organised.



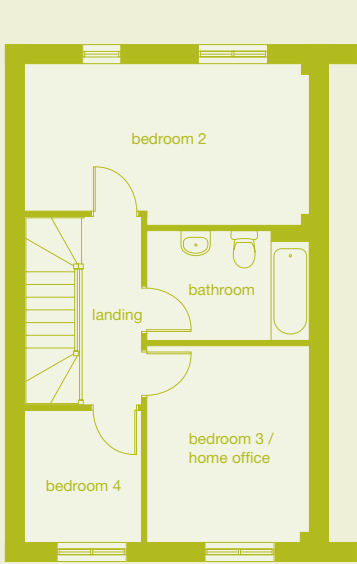
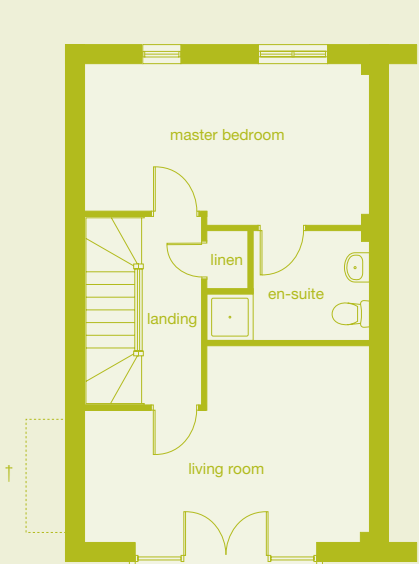
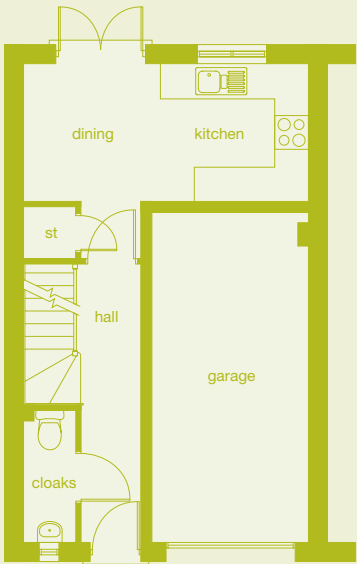
Please note: elevational treatments may vary.
Enclosed bin storage adjacent to front access to plots 57, 58



Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

kitchen/dining room	2.390m x 5.003m	7'10" x 16'5"
cloaks	2.300m x 0.900m	7'7" x 2'11"

First Floor

room dimensions:

living room	3.477m _{max} x 5.053m _{max}	11'5" x 16'7"
master bedroom	2.845m _{max} x 5.053m _{max}	9'4" x 16'7"
en-suite	2.899m _{max} x 1.935m	9'6" x 6'3"

Second Floor

room dimensions:

bedroom 2	2.845m _{max} x 5.053m _{max}	9'4" x 16'7"
bedroom 3/office	3.437m x 2.859m	11'3" x 9'5"
bedroom 4	2.300m x 2.038m	7'7" x 6'8"
bathroom	1.905m x 2.859m	6'3" x 9'5"

*Plot is a mirror-image of plans shown above.

†Note: Plot 42 features a picture window to gable in position shown.

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Specification

h2010

Kitchen and Utilities

	The Dart	Fastwater	Stillwater	Clearwater	Bluestwater	Redwater	The Ford	The Avon	The Burn	The Creek	The Beck	The Spring	The Race
choice of kitchen units (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of worktops (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single electric fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 4-ring gas hob (phase 1 only)	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓	✓
black glass ceramic hob	○	○	○	○	○	✓	○	○	○	○	○	○	○
stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel splash back to hob	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓	✓
space for free-standing fridge or fridge/freezer combination	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1½ stainless steel sink with monobloc tap (where design allows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
free standing condensing washer/dryer (where design allows) Bosch WVH28420GB	○	✓	✓	✓	✓	✓	○	○	○	○	○	○	○
space and plumbing for washing machine in kitchen or utility	✓	–	–	–	–	–	✓	✓	✓	✓	✓	✓	✓
choice of ceramic wall tiling above worktop (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○
laminated upstand on worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of soft floor to kitchen floors (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○
choice of ceramic tiles to kitchen floors (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○
three spot track light fitting in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Bathroom and En-suites

white contemporary bathroom/en-suite range with chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
matching wc seats	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
matching bath panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
shower door with polished silver frame and clear glass to be fitted to shower cubicle in the en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓
thermostatic shower finished in chrome to be fitted over bath	–	–	–	–	–	–	–	–	–	–	–	✓	–
incorporating shower screen	–	–	–	–	–	–	–	–	–	–	–	–	–
thermostatic shower finished in chrome to be fitted in en-suite	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	–	✓	–
heated towel rail to main bathroom/en-suites (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○
shaver socket to bathroom/en-suites (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○
choice of soft floor to bathrooms and en-suites (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○
choice of ceramic floor tiles to bathrooms and en-suites (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○
three spot light fitting in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Electrical and Communication

white electrical switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome electrical switches and sockets	○	○	○	○	○	○	○	○	○	○	○	○	○
digital TV aerial and socket – lounge only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sky IRS system – lounge only	–	✓	✓	✓	✓	✓	–	–	–	–	–	–	–
BT point –lounge only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
extra BT or TV points (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○

Heating

gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic controlled radiators to all rooms except where roomstat fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Lift

Napier house only	–	–	✓	✓	✓	✓	–	–	–	–	–	–	–
-------------------	---	---	---	---	---	---	---	---	---	---	---	---	---

Security

burglar alarm system (subject to build programme)	○	○	○	○	○	○	○	○	○	○	○	○	○
porch light with PIR	✓	–	–	–	–	–	✓	✓	✓	✓	✓	✓	✓
rear light with PIR (subject to build programme)	○	–	–	–	–	–	○	○	○	○	○	○	○
mains operated smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
audio entry system – one near entrance only	–	✓	✓	✓	✓	✓	–	–	–	–	–	–	–
lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
multipoint locking system to external doors	✓	–	–	–	–	–	✓	✓	✓	✓	✓	✓	✓
domestic sprinkler system	✓	–	–	–	–	–	–	✓	–	–	–	–	–



Outer Finish

	The Dart	Fastwater	Stillwater	Clearwater	Bluewater	Redwater	The Ford	The Avon	The Burn	The Creek	The Beck	The Spring	The Race
PVCu double-glazed windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu French doors with multipoint locking to ground floor	✓	—	—	✓	✓	✓	✓	✓	✓	✓	✓	—	✓
PVCu French doors with multipoint locking to first floor (opens inwards with Juliette balustrade fixed to outside)	✓	—	—	✓	✓	✓	✓	✓	✓	✓	✓	—	✓
Bifold doors to balcony/patio	—	✓	✓	—	—	—	—	—	—	—	—	—	—
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
fencing between plots (refer to site enclosures plan)	✓	—	—	—	—	—	✓	✓	✓	✓	✓	✓	✓
turf/landscaping to front gardens	✓	—	—	—	—	—	✓	✓	✓	✓	✓	✓	✓
turf to rear garden	○	—	—	—	—	—	○	○	○	○	○	○	○
garden shed to relevant plots	○	—	—	—	—	—	○	○	○	○	○	○	○
rotary dryers	✓	—	—	—	—	—	✓	✓	✓	✓	✓	✓	✓
retractable clothes dryer over bath	—	✓	✓	✓	✓	✓	—	—	—	—	—	—	—

Inner Finish

fitted wardrobes	○	○	○	○	○	○	○	○	○	○	○	○	○
150mm skirting and 63mm architrave (taurus profile)	✓	—	—	—	—	—	✓	✓	✓	✓	✓	✓	✓
100mm skirting and 50mm architrave (square profile)	—	✓	✓	✓	✓	✓	—	—	—	—	—	—	—
smooth ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal woodwork to be white gloss	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to be Gardenia	✓	—	—	—	—	—	✓	✓	✓	✓	✓	✓	✓
internal walls to be white	—	✓	✓	✓	✓	✓	—	—	—	—	—	—	—
ceilings to be white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
two panel smooth style doors	✓	—	—	—	—	—	✓	✓	✓	✓	✓	✓	✓
flush veneered style doors (beech)	—	✓	✓	✓	✓	✓	—	—	—	—	—	—	—
chrome finish ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—	✓
choice of carpet, vinyl and laminate floorings	○	○	○	○	○	○	○	○	○	○	○	○	○

Tiling*

cloaks (where applicable):

basin - splashback

WC - none

bathroom:

basin - splashback

WC - none

bath - approx 600mm (or as coursing allows) above bath

Shower over bath (Spring only) - Full height tiling to tap end of bath and approx 1m (or as coursing allows) along side then reverting to approx 600mm (or as coursing allows) above bath

Ensuite (where applicable):

basin - splashback

WC - none

bath - approx 600mm (or as coursing allows) above bath

shower enclosure - full height tiling

* Upgrade tiling available subject to building plan.

✓ yes

○ optional extra subject to build program

— not available

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.

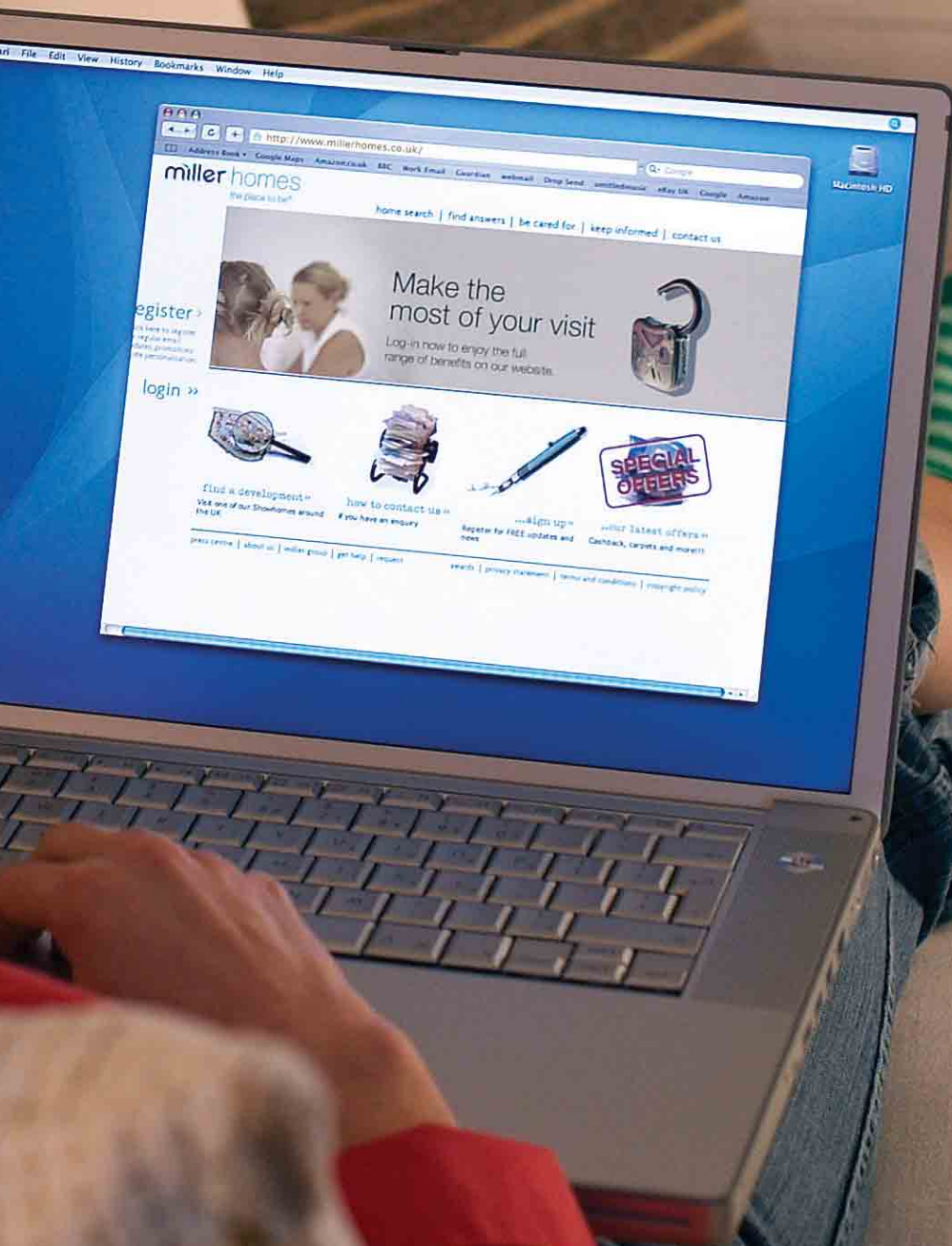




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Make yourself at home in Leeds.
To live in central Leeds is to be part of a modern British success story. It has been transformed from a northern industrial centre to one of the most successful cities in Europe. It is now renowned for leisure, culture, shopping and professional excellence, most notably in the banking and legal sectors. Leeds is a vibrant and exciting place to live, and here's some useful information to help you settle in.

General background

Leeds is an “on-your-doorstep” location; all the facilities for a work-life balance are very close by. Pretty much in the centre of the UK, with easy access to major transport links and international destinations, Leeds is a great place for work and play. Its rich culture and heritage, coupled with a friendly, warm approach make it a target destination for companies and individuals alike.

Entertainment

Over 180 bars and pubs, 90 restaurants, and 29 nightclubs make Leeds city centre a vibrant entertainment hub. Cultural Performance companies such as Opera North, Northern Ballet and the Phoenix Dance Theatre have firmly established it as a centre of excellence in performing arts. A rich architectural and historical heritage is represented by a number of museums, galleries, stately homes and theatres, including the Royal Armouries and the Thackray Medical Museum.

Opera North
www.operanorth.co.uk
0113 243 9999

Royal Armouries
www.royalarmouries.org
0113 220 1999

Tiger Tiger
www.tigertiger-leeds.co.uk
0113 236 6999

Shopping

Leeds is often deservedly referred to as ‘the Knightsbridge of the North’. With over 1,000 shops there is something for all tastes, including the renowned Louis Vuitton and Harvey Nichols. The shopping experience is enhanced by some stunning retail arcades, including The Light, Trinity Quarter, alongside established areas such as the Victoria Quarter, Briggate, and Leeds Shopping Plaza.

The Light
www.thelightleeds.co.uk
0113 218 2060

Victoria Quarter
www.v-q.co.uk
0113 245 5333

White Rose Centre
www.white-rose.co.uk
0113 229 123

Travel

Situated within two miles of the very centre of Leeds, close to junction 4 of the M621, the development offers easy access to all major transport links: fast access to the M62 corridor and the M1/ A1, as well as mainline rail access bringing London, Edinburgh and Manchester all within easy reach. Leeds-Bradford airport is 30 minutes drive away, offering domestic and international destinations for business or those last-minute getaways.

Leeds Bradford Airport
www.leedsbradfordairport.co.uk
0871 288 2288

Leeds Central Station
www.networkrail.co.uk
08457 114141

Education

Education is well served within the vicinity, covering all ages from infants up. The development is also close to Leeds University, and Leeds City College, offering opportunities for adult learning and vocational courses.

Low Road Primary School
0113 214 1704

Clapgate Primary School
0113 271 6700

Leeds City College
www.leedscitycollege.ac.uk

Adult Learning
www.leeds.gov.uk

Mount St Mary's Catholic High School
www.mount-st-maryshigh.leeds.sch.uk, 0113 243 6642

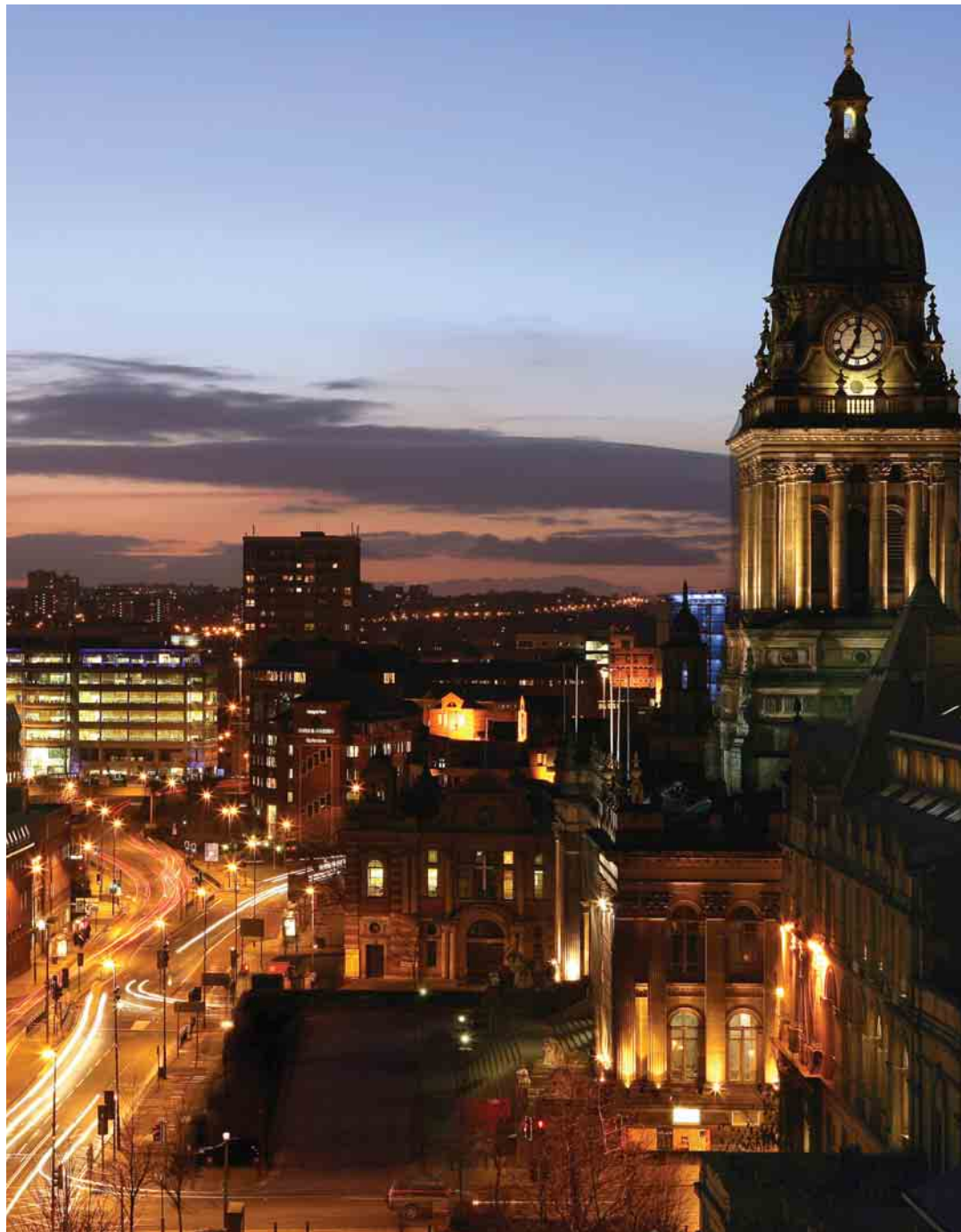
Outdoor and leisure activities

Leeds boasts seven major parks, and a number of community parks, playgrounds, nature conservation sites and woodlands. It is also on the doorstep of the breathtaking North York Moors, for walks, hikes or to simply gaze at stunning scenery. There are 19 council leisure centres in Leeds, as well as a number of well-known gyms to choose from. The Castleford X-scape indoor ski slope, offering year-round alpine thrills. Leeds is also within easy reach of Harrogate, York, and the East Coast, all of which offer opportunities for great days out.

X-scape
www.xscape.co.uk

Roundhay Park
www.roundhaypark.org.uk

North York Moors
www.northyorkmoors.org.uk



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www.mymillerstreet.co.uk



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Ollerton
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Sutton in Ashfield
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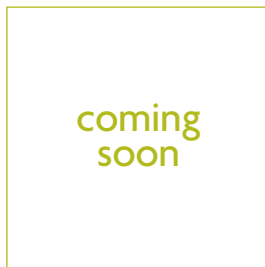
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Gringley on the Hill
0800 840 8606

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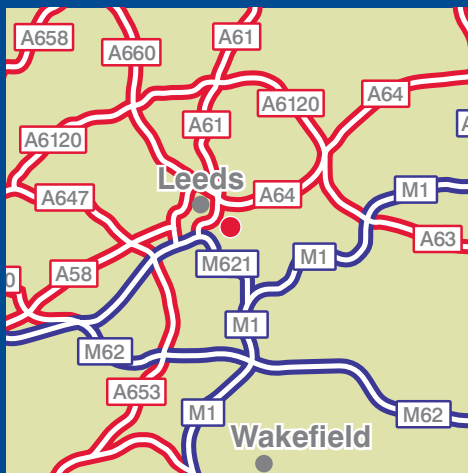
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www.millerhomes.co.uk

How to find us.

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Leave M621 at Junction 4, keep in left hand lane, signed A639 Pontefract/Rothwell. Keep left onto slip road (A639). At traffic lights turn right (A639). Take first turn on left, then right onto Goodman Street. h2010 is straight forward at the roundabout.

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