



**Portlands
Chesterfield**

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[®]

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Plot information

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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.



↑
Sheffield

Existing Development



Existing Development

Proposed Church

↓
Chesterfield

Welcome to The Portlands

Introducing a selection of superb contemporary two, three and four bedroom homes into a well-established and extremely convenient residential neighbourhood just a mile from Chesterfield town centre, this beautifully landscaped development has been created with sustainability and the environment in mind. To carry the benefits of their green building credentials and energy aware design through into support for local wildlife, many of these immensely attractive homes have been fitted with bat bricks or external bird boxes.




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 2012, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



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 The Portlands.



Transport

Within a short walk of Chesterfield town centre, The Portlands is only around seven miles from the M1 and ten from central Sheffield. There are direct train services from Chesterfield to Liverpool Lime Street, Edinburgh, Glasgow, Norwich and Plymouth, with the journey to London St Pancras taking less than two hours.

Leisure & Recreation

The Queens Park Sports Centre in the town centre includes a technogym, sports halls, squash courts and swimming and learning pools, and the Healthy Living Centre in Staveley, three and a half miles from The Portlands, has a health spa, a climbing wall and swimming facilities. Nearby Tapton Park offers excellent woodland walks and ponds as well as a fine Golf Club, and the Peak District is also within easy reach.

Shopping

There is a local shopping area nearby on Sheffield Road with a newsagent and post office, a sandwich shop and a hairdresser, and a Londis convenience store a little further away. The choice of supermarkets includes Asda and Tesco stores around a mile to the north, and the town centre, in addition to high street chains and department stores, also has one of the largest open air markets in Britain.

Arts & Entertainment

Chesterfield has a lively assortment of theatres, cinemas and clubs. The Winding Wheel presents live entertainment ranging from international touring rock music to comedy and amateur drama, while the Pomegranate Theatre hosts a mixture of film, plays and talks in a delightful Victorian auditorium. The Arts Centre at Chesterfield College is only around half a mile from The Portlands, and the choice of restaurants, clubs and bars includes the Crown and Anchor and Chesters Steak and Fish Restaurant, both less than a quarter of a mile away.

Education & Health

The Portlands is virtually adjacent to Christ Church C of E primary, a small, welcoming school that shares its site with the privately-run Lamb Setts Nursery School. Other primary schools within a short walk include Highfield Hall, Abercrombie and St Mary's RC Primary. Local secondary schools include Parkside Community School and St Mary's RC High, and Chesterfield College provides a wide range of FE courses. Of the many GP Practices within a mile of The Portlands, the largest is Holywell House Medical Centre, and a choice of dental surgeries can be found in the town centre.

Useful Contacts

Queens Park
Sports Centre
Boythorpe Road
01246 345 559

The Winding Wheel
Holywell Street
01246 345 222

The Pomegranate
Corporation Street
01246 345 222

Christ Church C of E
Primary School
Tapton View Road
01246 273 569

Highfield Hall
Primary School
Highfield Lane
01246 273 534

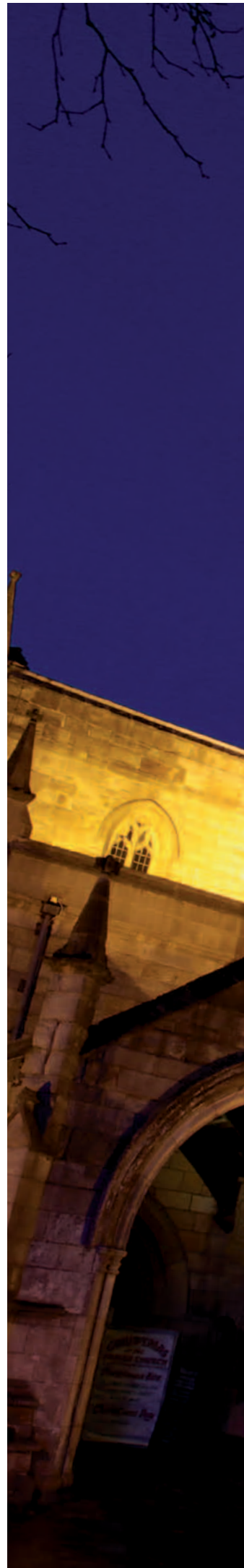
Abercrombie
Primary School
Higher Albert Street
01246 232 425

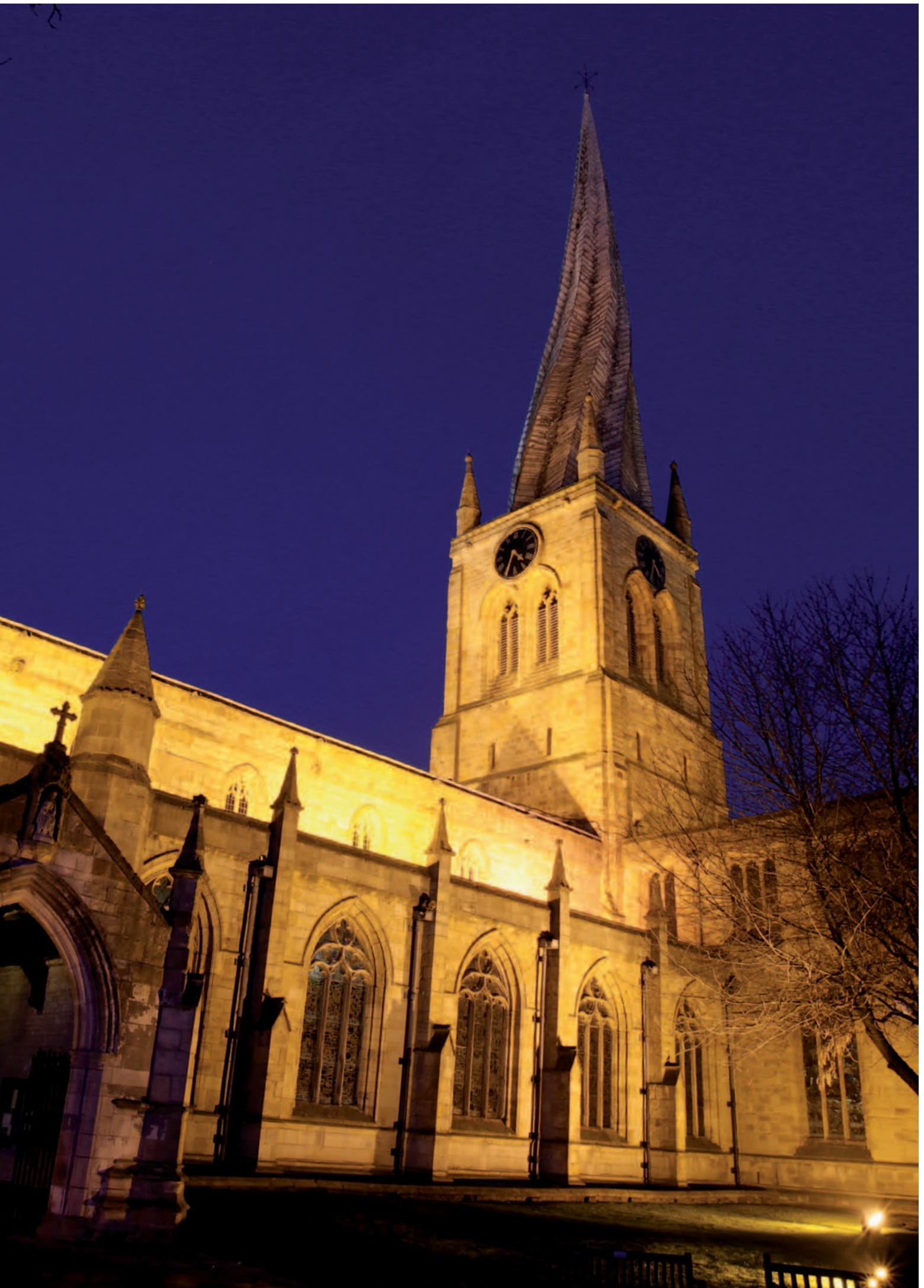
St Mary's RC
Primary School
Cross Street
01246 232 170

Parkside
Community School
Boythorpe Avenue
01246 273 458

St Mary's RC
High School
Newbold Road
01246 201 191

Holywell House
Medical Centre
Basil Close, off
Holywell Street
01246 748 000





Chaucer

2 Bed

Plots

10*, 59*, 127*

Overview

The Chaucer features a staircase ascending directly into the living area, introducing a contemporary, loft-style ambience, while French doors give the second bedroom a particularly light, fresh feel.

Key Features

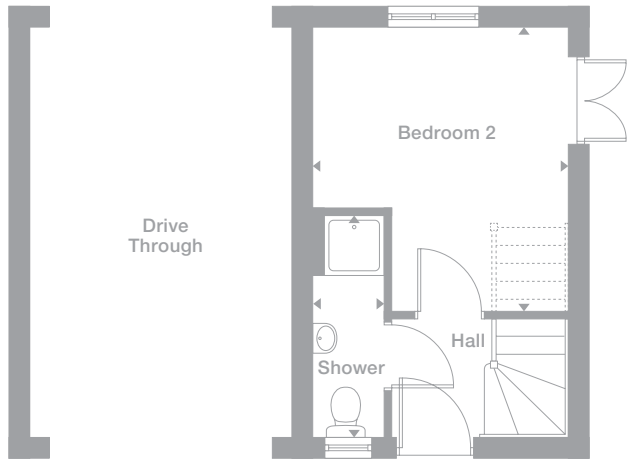
French Doors
Shower Room
Kitchen/Dining Room

Total Floor Space

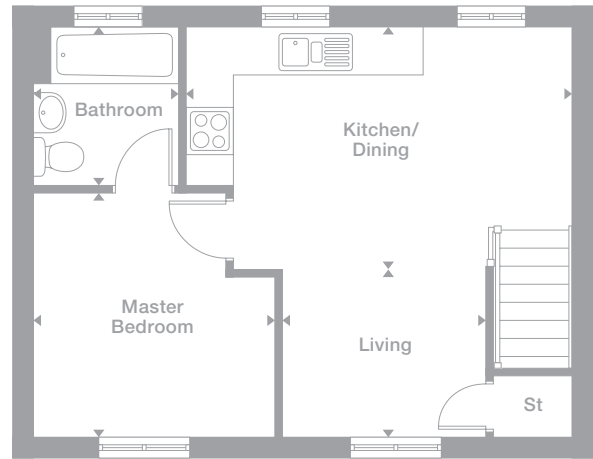
55.64m² (598.9 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Bedroom 2

3.310m max x 3.725m max
10'10" x 12'3"

Shower

0.903m x 2.900m
3'0" x 9'6"

First Floor

Master Bedroom

3.175m max x 3.194m
10'5" x 10'6"

Living

2.663m min x 3.294m
8'9" x 10'10"

Kitchen/Dining

5.061m x 2.070m
16'7" x 6'10"

Bathroom

1.925m x 2.070m
6'4" x 6'10"

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* Plots are a mirror image of plans shown above

2 Bed

Rydal



Plots

2, 11*, 12, 13, 54*, 55, 56, 60*, 61, 62*, 63, 68*, 69, 83*, 84, 86*, 87, 91*, 92, 98, 99, 100*, 101, 102*, 105*, 106, 111*, 112

Key Features

French Doors
Living/Dining Room
Downstairs WC

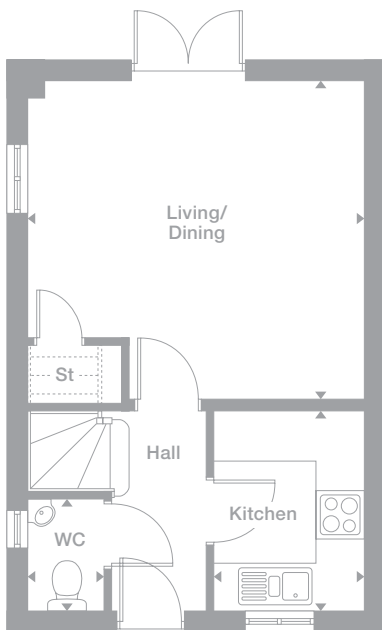
Total Floor Space

61.00m² (656.6 sq ft)

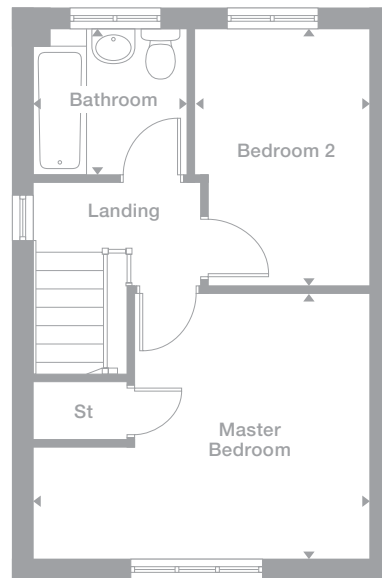
Overview

The angles of the window pediment are picked up in the charming porch canopy to give the Rydal a traditional appeal that complements its flexible, spacious living space that opens out to the garden.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.390m x 4.188m max
14'5" x 13'9"

Kitchen
1.965m x 2.610m
6'5" x 8'7"

WC
0.995m x 1.450m
3'3" x 4'9"

First Floor

Master Bedroom
4.390m max x 3.480m
14'5" x 11'5"

Bedroom 2
2.280m max x 3.368m
7'6" x 11'1"

Bathroom
2.010m x 1.900m
6'7" x 6'3"

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Harrow

3 Bed

Plots

8*, 9, 74*, 75, 76, 94*, 95, 96*, 97, 115*, 116, 117*, 118, 119, 120, 121*, 122

Overview

Incorporating a large window with French doors and a capacious pantry cupboard, the kitchen and dining area of the Harrow occupy virtually the whole ground floor, turning it into a perfect setting for entertaining.

Key Features

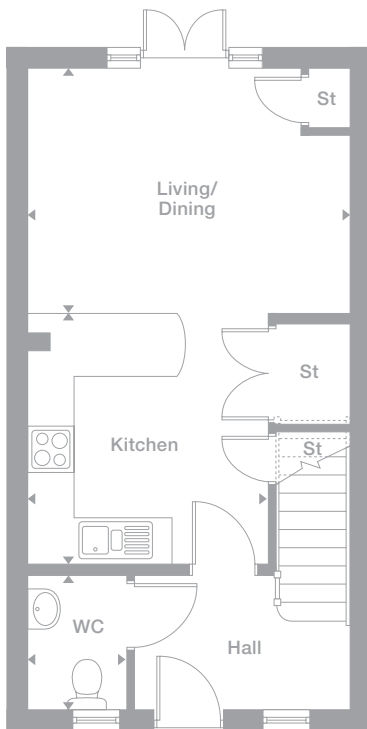
French Doors
Open Plan Dining Area
Downstairs WC
First Floor Lounge
Master Bed En-Suite

Total Floor Space

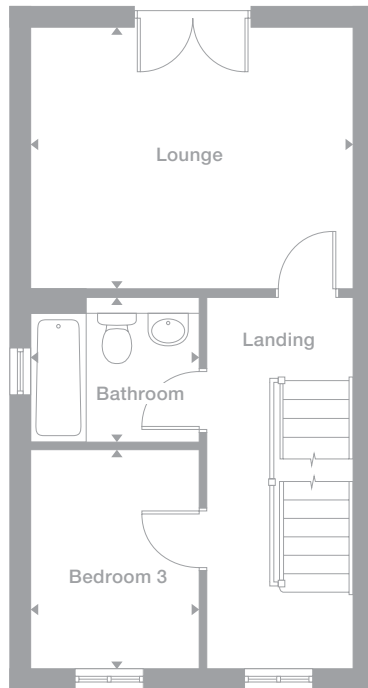
101.09m² (1,088.13 sq ft)



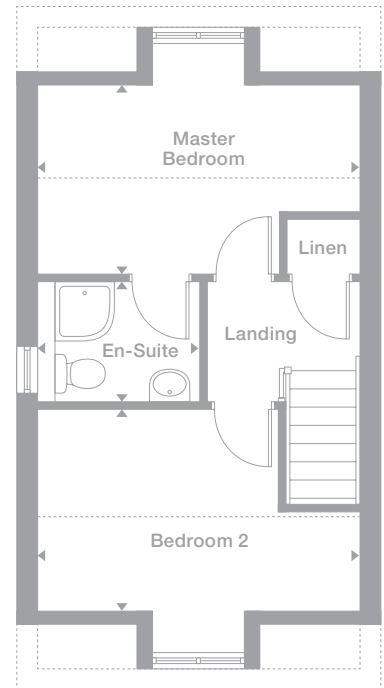
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Living/Dining
4.190m max x 3.198m
13'9" x 10'6"

Kitchen
3.165m x 3.320m
10'5" x 10'11"

WC
1.292m x 1.756m
4'3" x 5'9"

First Floor

Lounge
4.190m x 3.400m max
13'9" x 11'2"

Bedroom 3
2.192m x 2.905m
7'2" x 9'6"

Bathroom
2.192m x 1.910m
7'2" x 6'3"

Second Floor

Master Bedroom
4.190m max x 2.531m
to 1200 H.L.
13'9" x 8'4"

En-Suite
1.917m x 1.548m
6'3" x 5'1"

Bedroom 2
3.165m x 2.684m
to 1200 H.L.
10'5" x 8'10"

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> Plots 97 and 122 have additional window to kitchen and alternative kitchen layout. Please see sales advisor for further details

* Plots are a mirror image of plans shown above



3 Bed

Kipling

Plots

27*, 28, 43*, 44, 47*, 48

Key Features

French Doors
Downstairs WC
Dual Aspect Lounge
Kitchen/Dining Room
Master Bed En-Suite
Spacious Hall

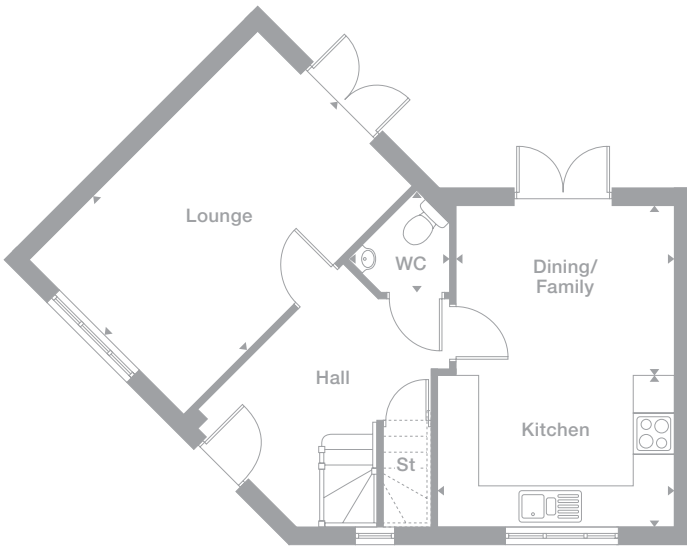
Total Floor Space

95.56m² (1,028.60 sq ft)

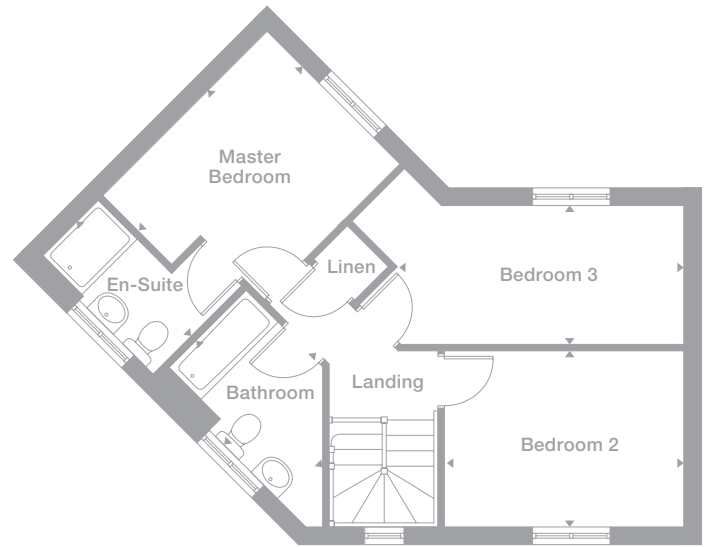
Overview

Taking spectacular advantage of its unusual plan, the Kipling includes a striking pentagonal hall with an impressive feature staircase, and twin French doors opening on to a sheltered patio extend the effect into the garden.

Ground Floor



First Floor



Room Dimensions

Ground Floor

- Lounge
3.220m x 4.964m
10'11" x 16'3"
- Dining/Family
3.350m x 2.639m
11'0" x 8'8"
- Kitchen
3.650m x 2.325m
12'0" x 7'8"
- WC
1.445m max x 1.489m
4'9" x 4'11"

First Floor

- Master Bedroom
2.895m x 3.588m max
9'6" x 11'9"
- En-Suite
2.477m x 1.276m
8'2" x 4'2"
- Bedroom 2
3.700m x 2.704m
12'2" x 8'10"
- Bedroom 3
4.439m x 2.160m
14'7" x 7'1"
- Bathroom
3.253m max x 1.926m
10'8" x 6'4"

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Montgomery

3 Bed

Plots

6, 7, 24, 25, 40, 41,
77*, 78*, 88, 89, 109,
110, 113, 114

Overview

A broad, welcoming hallway sets the tone of spacious comfort that runs throughout the Montgomery. The French doors help to make the garden, and the changing seasons, an integral part of everyday life.

Key Features

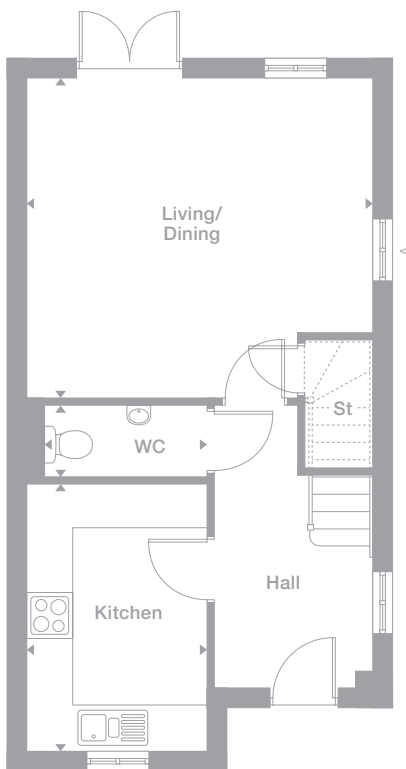
French Doors
Downstairs WC
Living/Dining Room
Master Bed En-Suite

Total Floor Space

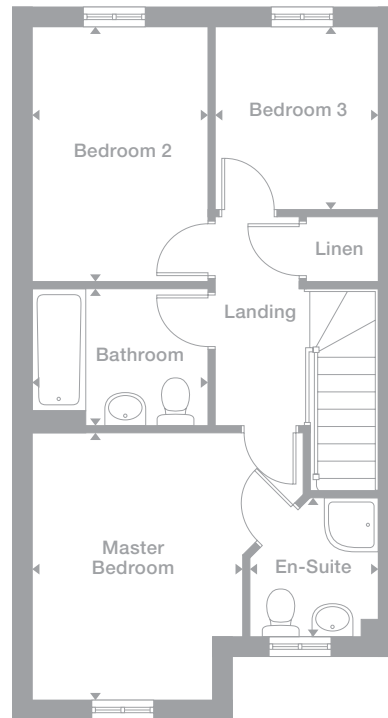
84.14m² (905.68 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.739m x 4.424m max
15'7" x 14'6"

Kitchen
2.440m x 3.680m
8'0" x 12'1"

WC
2.240m x 1.000m
7'4" x 3'3"

First Floor

Master Bedroom
2.889m max x 3.680m
9'6" x 12'1"

En-Suite
1.750m max x 1.900m max
5'9" x 6'3"

Bedroom 2
2.400m x 3.514m
7'10" x 11'6"

Bedroom 3
2.239m x 2.514m
7'4" x 8'3"

Bathroom
2.400m x 1.910m
7'10" x 6'3"

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< Window only to selected plots

3 Bed

Nevis



Plots

1*, 22, 23*, 35*, 36, 50*, 51, 52*, 53, 57*, 58, 64*, 65, 66*, 67, 70*, 71, 82*, 85, 90*, 93, 107*, 108, 123*, 124

Key Features

French Doors
Downstairs WC

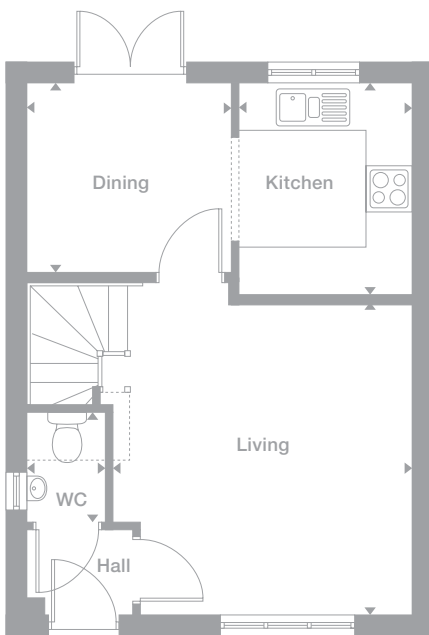
Total Floor Space

70.04m² (753.91 sq ft)

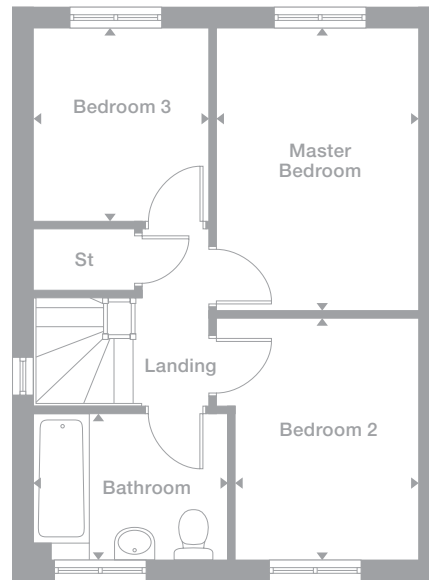
Overview

The intelligent approach to the layout of the kitchen and dining room, subtly separating the spaces with an elegant archway while keeping both of them light and airy, maximises convenience without compromising style.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.950m max x 4.053m
13'0" x 13'4"

Dining
2.660m x 2.470m
8'9" x 8'1"

Kitchen
2.280m x 2.745m
7'6" x 9'0"

WC
0.990m x 1.470m
3'3" x 4'10"

First Floor

Master Bedroom
2.652m x 3.686m
8'8" x 12'1"

Bedroom 2
2.410m x 3.162m
7'11" x 10'4"

Bedroom 3
2.288m x 2.520m
7'6" x 8'3"

Bathroom
2.530m x 1.887m
8'4" x 6'2"

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Orwell

3 Bed

Plots

19, 31*, 37, 38, 49*,
80*, 81*

Overview

From the full width entrance canopy to the unusual entrance of the beautiful bay-windowed lounge, from the generous cupboard space to the large en-suite shower room, the Orwell seamlessly blends style, convenience and comfort.

Key Features

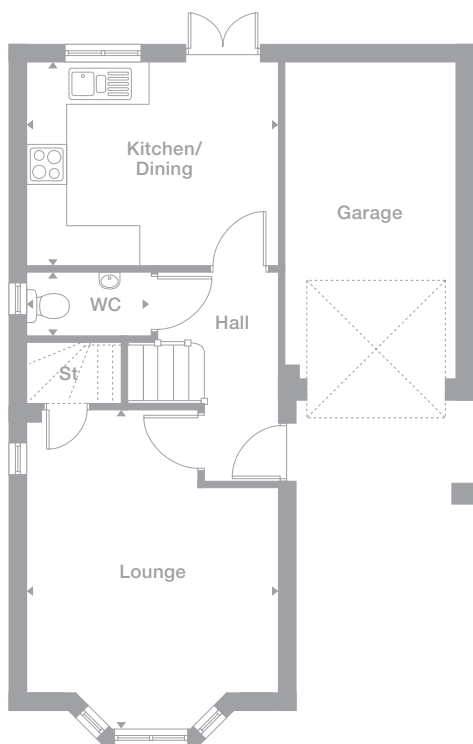
French Doors
Downstairs WC
Kitchen/Dining Room
Master Bed En-Suite
Feature Bay Window

Total Floor Space

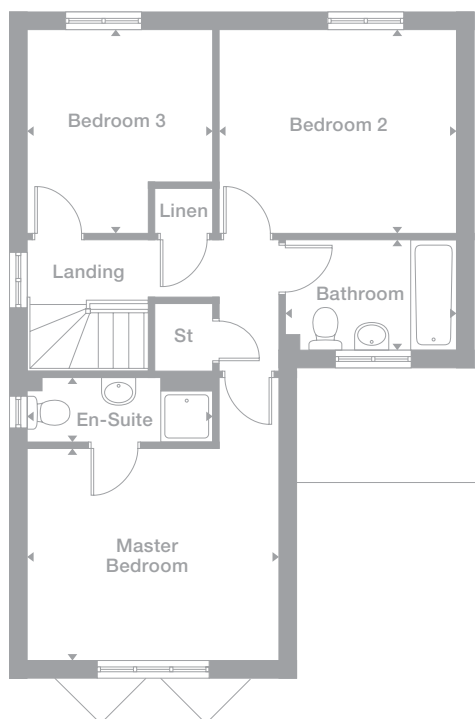
88.03m² (947.55 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.850m max x 4.350m
12'8" x 14'3"

Kitchen/Dining
3.805m x 3.100m
12'6" x 10'2"

WC
1.915m x 1.013m
6'3" x 3'4"

First Floor

Master Bedroom
3.850m x 3.240m
12'8" x 10'8"

En-Suite
2.850m x 1.010m
9'4" x 3'4"

Bedroom 2
3.675m x 3.100m
12'1" x 10'2"

Bedroom 3
2.850m max x 3.100m max
9'4" x 10'2"

Bathroom
2.675m x 1.700m
8'9" x 5'7"

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3 Bed

Tolkein

Plots

72, 73*, 103*, 104, 125, 126*

Key Features

French Doors
Downstairs WC
Kitchen/Dining Room
Master Bed En-Suite

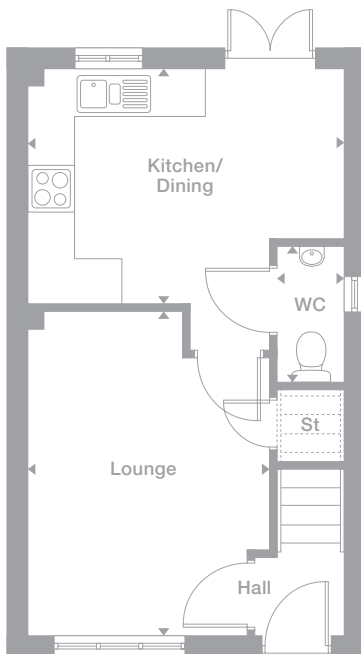
Total Floor Space

82.90m² (892.34 sq ft)

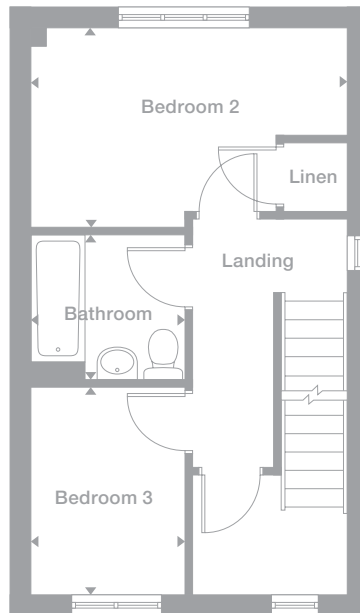
Overview

Entered by a vestibule on the first floor, the en-suite master bedroom of the Tolkein includes an internal staircase rising into a charming interior with a delightful dormer window that gives it real character.

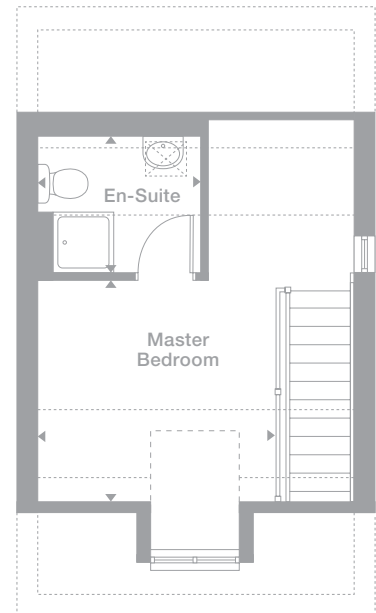
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
3.185m max x 4.255m max
10'5" x 14'0"

Kitchen/Dining
4.140m x 3.075m max
13'7" x 10'1"

WC
0.855m x 1.800m
2'10" x 5'11"

First Floor

Bedroom 2
4.140m max x 2.596m max
13'7" x 8'6"

Bedroom 3
2.015m x 2.724m
6'7" x 8'11"

Bathroom
2.015m x 1.910m
6'7" x 6'3"

Second Floor

Master Bedroom
3.128m x 2.897m
to 1.194 H.L.
10'3" x 9'6"

En-Suite
2.140m x 1.802m
to 1.194 H.L.
7'0" x 5'11"

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Coniston

4 Bed

Plots

3*, 15*, 16, 21*, 33, 46*

Overview

Stylish double doors between the bay-windowed living room and the dining room with its garden access means that a truly impressive single space can be opened up for parties and large gatherings.

Key Features

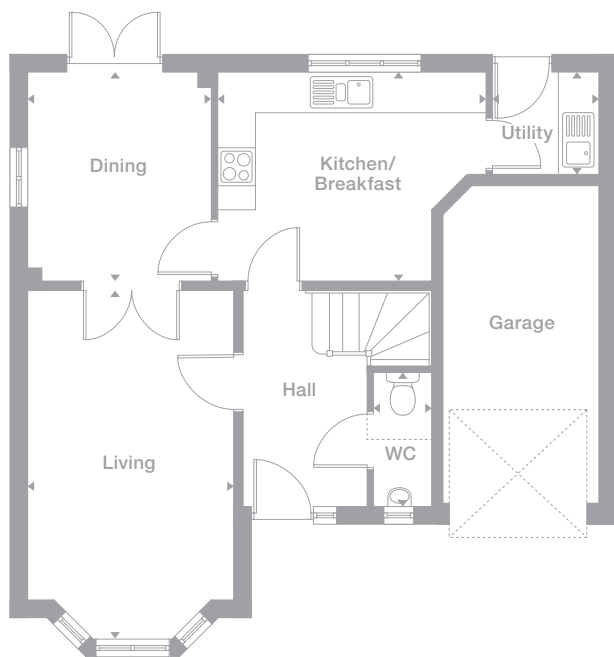
French Doors
Downstairs WC
Kitchen/Breakfast
Master Bed En-Suite
Feature Bay Window

Total Floor Space

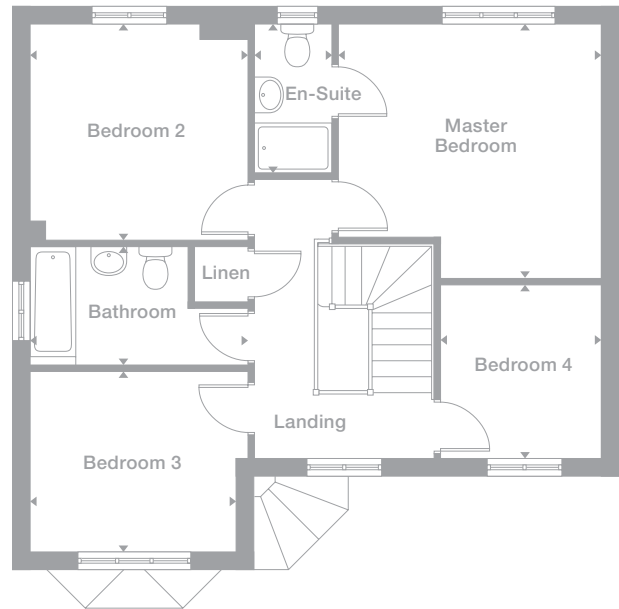
114.06m² (1,227.74 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 3.150m x 5.379m 10'4" x 17'8"	Utility 1.602m x 1.550m 5'3" x 5'1"
Dining 2.818m x 3.211m 9'3" x 10'6"	WC 0.900m x 2.050m 2'11" x 6'9"
Kitchen/Breakfast 4.200m max x 3.211m max 13'9" x 10'6"	

First Floor

Master Bedroom 4.070m x 3.911m max 13'4" x 12'10"	Bedroom 4 2.473m x 2.673m 8'1" x 8'9"
En-Suite 1.200m x 2.280m 3'11" x 7'6"	Bathroom 2.415m x 1.882m 7'11" x 6'2"
Bedroom 2 3.350m x 3.312m 11'0" x 10'10"	
Bedroom 3 3.350m max x 2.789m 11'0" x 9'2"	

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* Plots are a mirror image of plans shown above

4 Bed

Esk

Plots

14, 20, 79*

Key Features

French Doors
Downstairs WC
Kitchen/Family Room
Master Bed En-Suite
Feature Bay Windows

Total Floor Space

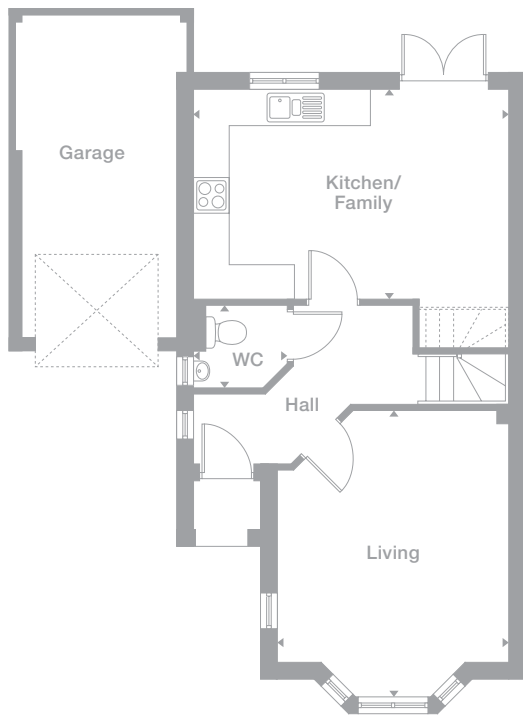
99.28m² (1,068.65 sq ft)

Overview

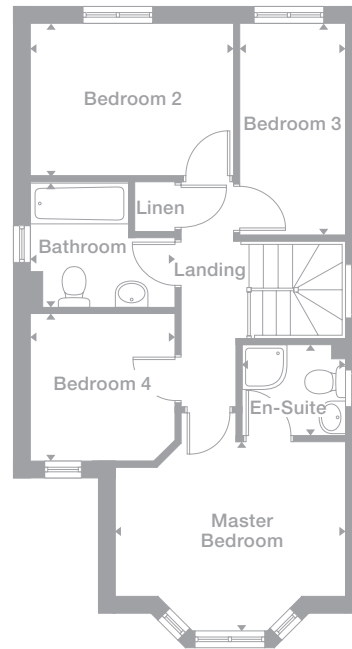
Behind the arched porch of the Esk lies a home of immense quality. The master bedroom, with its elegant bay window and en-suite facilities, provides a splendidly luxurious retreat from the stresses of working life.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.966m max x 4.925m
13'0" x 16'2"

Kitchen/Family
5.429m x 3.614m
17'10" x 11'10"

WC
1.610m max x 1.404m max
5'3" x 4'7"

First Floor

Master Bedroom
3.966m max x 3.271m
13'0" x 10'9"

En-Suite
1.803m x 1.603m
5'11" x 5'3"

Bedroom 2
3.530m x 2.641m
11'7" x 8'8"

Bedroom 3
1.799m x 3.664m
5'11" x 12'0"

Bedroom 4
2.520m max x 2.555m max
8'3" x 8'5"

Bathroom
2.520m max x 2.170m
8'3" x 7'1"

Photography 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.

* Plots are a mirror image of plans shown above

Stevenson

4 Bed

Plots

4, 18*, 32

Overview

To enter this home is to embark on a dramatic voyage of discovery. From the bay-windowed living room and separate study to the two dual-aspect bedrooms, every room brings new surprises and lasting pleasures.

Key Features

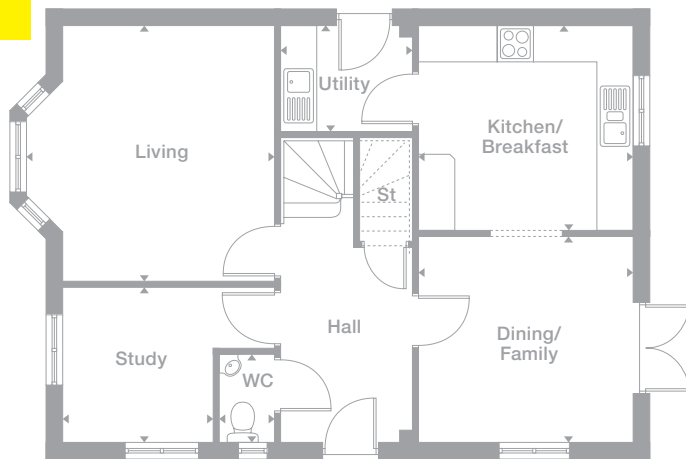
French Doors
Downstairs WC
Kitchen/Breakfast
Dining/Family Room
Master Bed En-Suite
Feature Bay Window
Study
Utility

Total Floor Space

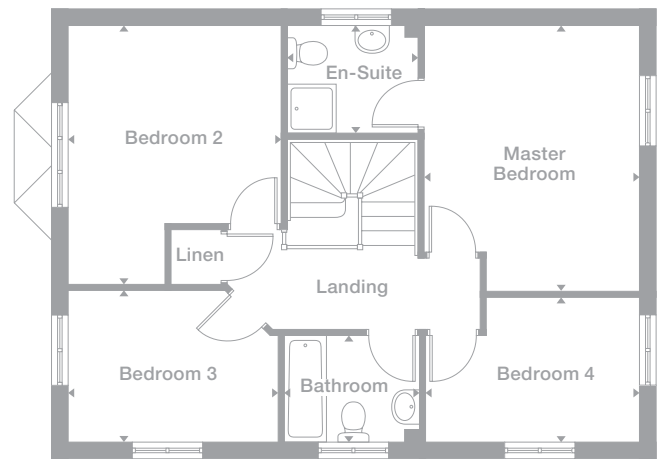
130.20m² (1,401.47 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 4.055m max x 4.216m 13'4" x 13'10"	Study 2.462m x 2.548m 8'1" x 8'4"
Dining/Family 3.517m x 3.391m 11'6" x 11'2"	WC 0.900m x 1.450m 2'11" x 4'9"
Kitchen/Breakfast 3.517m x 3.373m 11'6" x 11'1"	
Utility 2.126m x 1.760m 7'0" x 5'9"	

First Floor

Master Bedroom 3.516m x 4.380m max 11'6" x 14'4"	Bedroom 4 3.515m x 2.384m max 11'6" x 7'10"
En-Suite 2.126m x 1.760m 7'0" x 5'9"	Bathroom 2.233m x 1.749m 7'4" x 5'9"
Bedroom 2 3.512m x 4.263m max 11'6" x 14'0"	
Bedroom 3 3.458m max x 2.501m max 11'4" x 8'2"	

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4 Bed

Stevenson B

Plots

26, 29*, 42*

Key Features

French Doors
Downstairs WC
Kitchen/Breakfast
Dining/Family Room
Master Bed En-Suite
Study
Utility

Total Floor Space

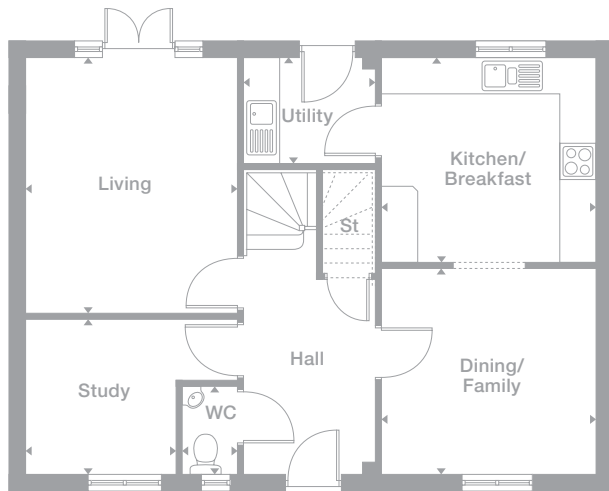
129.10m² (1,389.63 sq ft)

Overview

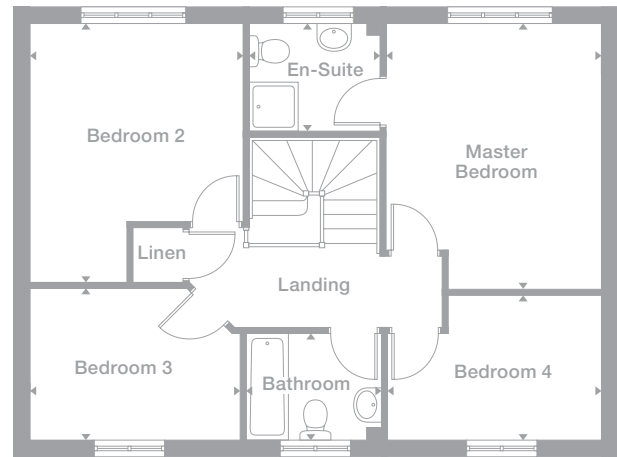
Linked by a stylish archway, the spacious kitchen and dining room of this imposing home benefit from natural light from two directions, forming an adaptable space that will quickly become the hub of family life.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 3.462m x 4.216m 11'4" x 13'10"	Study 2.462m x 2.548m 8'1" x 8'4"
Dining/Family 3.517m x 3.391m 11'6" x 11'2"	WC 0.900m x 1.450m 2'11" x 4'9"
Kitchen/Breakfast 3.517m x 3.373m 11'6" x 11'1"	
Utility 2.126m x 1.760m 7'0" x 5'9"	

First Floor

Master Bedroom 3.517m x 4.380m max 11'6" x 14'4"	Bedroom 4 3.515m max x 2.384m max 11'6" x 7'10"
En-Suite 2.126m x 1.760m 7'0" x 5'9"	Bathroom 2.233m x 1.749m 7'4" x 5'9"
Bedroom 2 3.512m x 4.263m max 11'6" x 14'0"	
Bedroom 3 3.458m max x 2.501m max 11'4" x 8'2"	

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* Plots are a mirror image of plans shown above

Glenmuir

4 Bed

Plots

5, 17, 30*, 34*, 39, 45*

Overview

Incorporating a large cupboard providing an ideal pantry, and a separate utility room to keep laundry under control, the kitchen of the Glenmuir is equally perfect for adventurous cookery or relaxing with friends over coffee.

Key Features

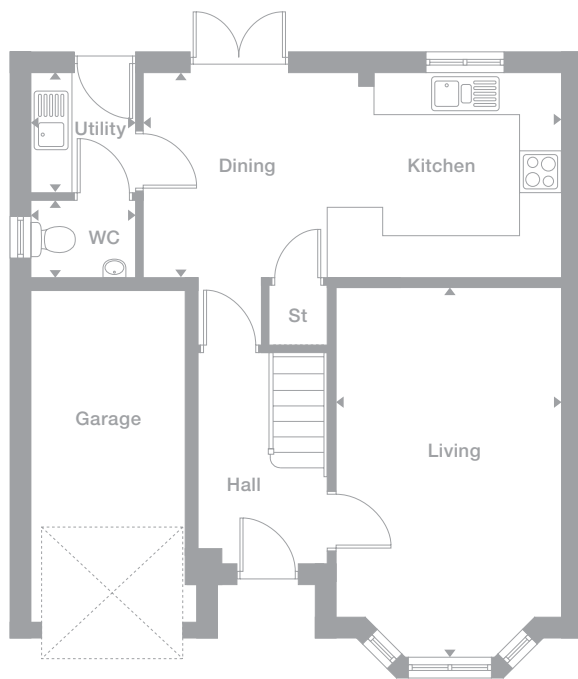
French Doors
Downstairs WC
Master Bed En-Suite
Feature Bay Window
Utility

Total Floor Space

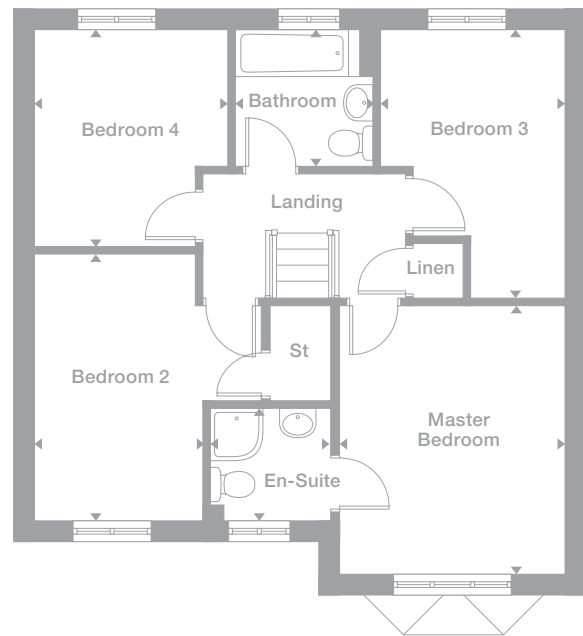
112.75m² (1,213.64 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.392m x 5.558m
11'2" x 18'3"

Kitchen/Dining
6.356m x 3.077m
20'9" x 10'1"

Utility
1.543m x 1.810m
5'1" x 5'11"

WC
1.543m x 1.172m
5'1" x 3'10"

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First Floor

Master Bedroom
3.392m x 4.030m
11'2" x 13'3"

En-Suite
1.830m x 1.685m
6'0" x 5'6"

Bedroom 2
2.527m x 4.025m
8'3" x 13'2"

Bedroom 3
2.790m max x 4.062m max
9'2" x 13'4"

Bedroom 4
2.915m max x 3.252m
9'7" x 10'8"

Bathroom
2.094m x 2.075m
6'10" x 6'10"

* Plots are a mirror image of plans shown above



Every Step

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your new home and even beyond.

Specification

	Chaucer	Rydal	Harrow	Kipling	Montgomery	Nevis	Orwell	Tolkein	Coniston	Esk	Stevenson/B	Glenmuir
Kitchens and Utilities												
Units												
Contemporary styled kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Layout design incorporating fridge freezer housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square PVC Edge Worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
100mm worktop upstand to all worksurfaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Appliances by Zanussi												
Stainless Steel Single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel Gas hob - 4 burner	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splash back to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fittings												
1 1/2 bowl Stainless steel sink	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel sink to utility room	-	-	-	-	-	-	-	-	✓	-	✓	✓
Monobloc mixer tap	-	-	-	-	-	-	-	-	✓	-	✓	✓
Plumbing for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing for washing machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical												
Electric point for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric point for washing machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED 3 spot lights on track	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall coverings												
Choice of ceramic wall tiling from ranges by 'Porcelanosa'	-	-	-	-	-	-	-	-	-	-	-	-
Wall tiling above worksurfaces to underside of wall units or 450mm high	-	-	-	-	-	-	-	-	-	-	-	-
Wall tiling to window cill in kitchen and utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical												
All accessories to be MEM250 range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Digital Co-axial cable to all TV points - terminated in roof space	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Combined TV and Sky connection plate in lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point - master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point in Cat 5 cable wired from master socket to TV point in lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point - lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Door bell and chimes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Lighting												
Front lantern with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Detection Devices												
Ceiling mounted mains CO detector located in same room as boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke detectors - 1 per floor - wired to main circuit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

	Chaucer	Rydal	Harrow	Kipling	Montgomery	Nevis	Orwell	Tolkein	Coniston	Esk	Stevenson/B	Glenmuir
Bathrooms and En-Suites												
Sanitaryware												
Ideal Standard 'Concept Cube' Contemporary bathroom range in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All WCs to be 6.0/4.0 litre flush cistern	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cloakroom												
Concept Arc hand rinse basin and pedestal	-	-	-	-	✓	✓	✓	-	-	-	-	-
Concept handrinse 400 single tap hole basin and pedestal	-	-	✓	-	-	-	-	✓	✓	✓	-	✓
Concept Arc 400mm Single tap hole Corner basin with pedestal	-	✓	-	✓	-	-	-	-	-	-	✓	-
Close Coupled WC and matching seat	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom												
Bath 1,700 x 700 with Unilix bath panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
550mm Single tap hole basin and pedestal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Close Coupled WC and soft close matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
En-Suite 1												
500mm Single tap hole basin and pedestal	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
Close Coupled WC and matching seat	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
800 x 800 Ideal Standard Simplicity low level 4 upstand tray	✓	-	-	-	-	-	✓	✓	-	-	✓	-
1,200 x 760 Ideal Standard Simplicity low level 4 upstand tray	-	-	-	✓	-	-	-	-	✓	-	-	-
Quadrant shower tray	-	-	✓	-	✓	-	-	-	-	✓	-	✓
Shower Doors and Screens												
Shower doors and screens by Roman 'Embrace' Range	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
Curved bath screen Ref MCB Clear glass chrome finish	-	✓	-	-	-	✓	-	-	-	-	-	-
Brassware												
Brassware: Grohe Eurosmart in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bath filler tap to bath in bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single lever monobloc taps to basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower valves												
Shower valves by Bristan - Artisan valve in chrome	✓	✓	-	-	-	✓	-	-	✓	✓	✓	✓
Electric Shower Valve - Mira Vie valve in chrome	-	-	✓	✓	✓	-	✓	✓	-	-	-	-
Electrical and Lighting												
75% of internal lighting to have low energy fitting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Drum Light fitting in bathroom and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall and Floor coverings												
Choice of ceramic wall tiling from ranges by 'Porcelanosa'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to bathroom - 1,200mm high tiling to walls with sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to en-suites - 1,200mm high tiling to walls with sanitaryware	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
Full height ceramic wall tiling to around bath in bathroom - 3 walls	-	✓	-	-	-	✓	-	-	-	-	-	-
Full height ceramic wall tiling to shower cubicles	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
Splash back tiling to basin and window cill cloaks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Specification

	Chaucer	Rydal	Harrow	Kipling	Montgomery	Nevis	Orwell	Tolkein	Coniston	Esk	Stevenson/B	Glenmuir
Plumbing and Heating												
Gas Central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic radiator valves - all principle rooms except hall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Baxi Gas fired Combination boiler Sedbuk 'A' Rated	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-
Baxi Gas fired fan assisted boiler - Sedbuk 'A' Rated	-	-	-	-	-	-	-	-	✓	✓	✓	✓
Santon Premier Plus Pressurised hotwater cylinder	-	-	-	-	-	-	-	-	✓	✓	✓	✓
Programmable Thermostat control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

External Finish

High performance double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fibreglass faced Front door - prefinished - colour as per elevation schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRP faced Rear door - Prefinished - colour as per elevation schedule	-	-	-	-	-	-	-	-	✓	-	✓	✓
Security chain - front door	✓	✓	-	✓	✓	✓	-	-	✓	-	✓	✓
Chrome finish ironmongery to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC Fascia and soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Side timber gate with latch and bolt	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high closeboard fence to all rear boundaries.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
900mm high post and rail divisional plot fence with 1 no panel larch lap privacy panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front garden*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Black tarmac to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete edgings to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Buff riven paving slabs to patio and paths	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Internal Finish

Built in wardrobes to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
90mm square newel posts with 32mm square stop chamfered spindles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ovolo profile skirting and architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth plastered ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cambridge 2-panel internal doorkit doors - pre finished smooth	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Decoration

All Internal woodwork to have 2 u/coat and 1 gloss coats of satin paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All Internal woodwork to be Crown Acrylic Satin finish Brilliant white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal walls to be Crown 'White' covermatt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal walls to have 1 mist coat and 2 coats of emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceilings to be Crown white covermatt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceilings to have 2 coats of emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finish ironmongery - Firth - Lunar on Rose	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome Door numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

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Keeping you informed

From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

www.mymillerhome.com

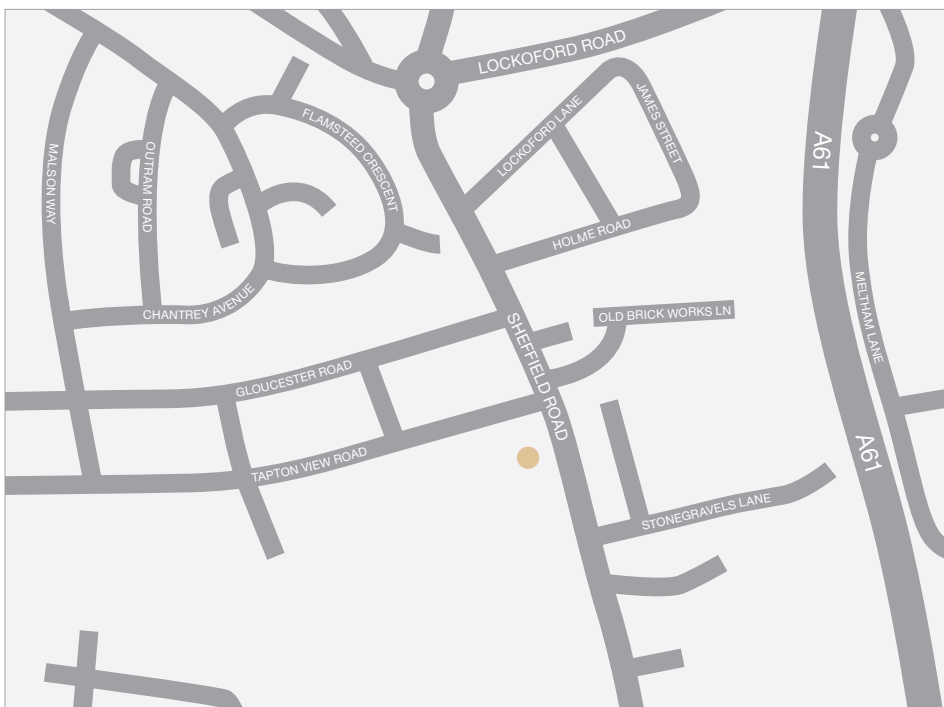
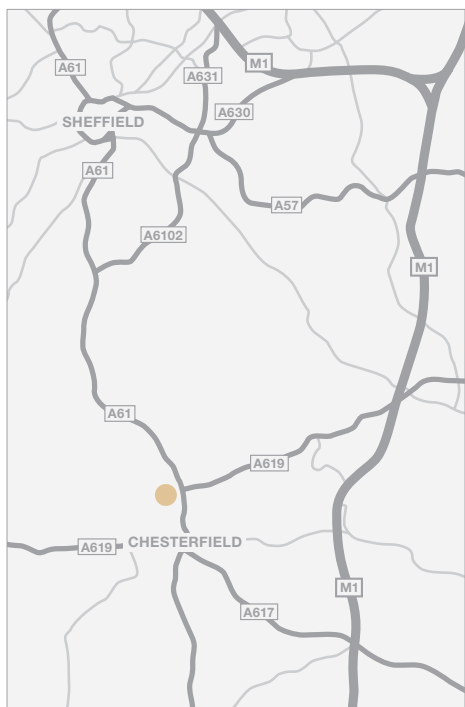


How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 0800 840 8644



From the M1 Southbound

Leave the M1 at junction 30 and take the first exit at the roundabout to join the A616, signposted for Newark, then at the next roundabout take the fourth exit to join the A619 following signs for Chesterfield. Stay on the A619 for a little over six miles then, just after crossing a railway bridge take the third exit at the roundabout, following signs for town centre parking. At the next roundabout take the first exit to join the B6057. The entrance to The Portlands is on the left.

From the M1 Northbound

Leave the M1 at junction 29 and take the second exit at the roundabout to join the A617 following signs for Chesterfield, and stay on the A617 for around five miles. Approaching a roundabout, get in the right hand lane following signs for the A61(N) and take the fourth exit, signposted for Sheffield and Worksop. At the roundabout beside the Casa hotel take the first exit following signs for town centre parking, then at the next roundabout take the first exit to join the B6057 and the entrance to The Portlands is on the left.

Sat Nav: S41 7JH

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

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