



# Heritage Green Backworth

millerohomes

*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*<sup>®</sup>

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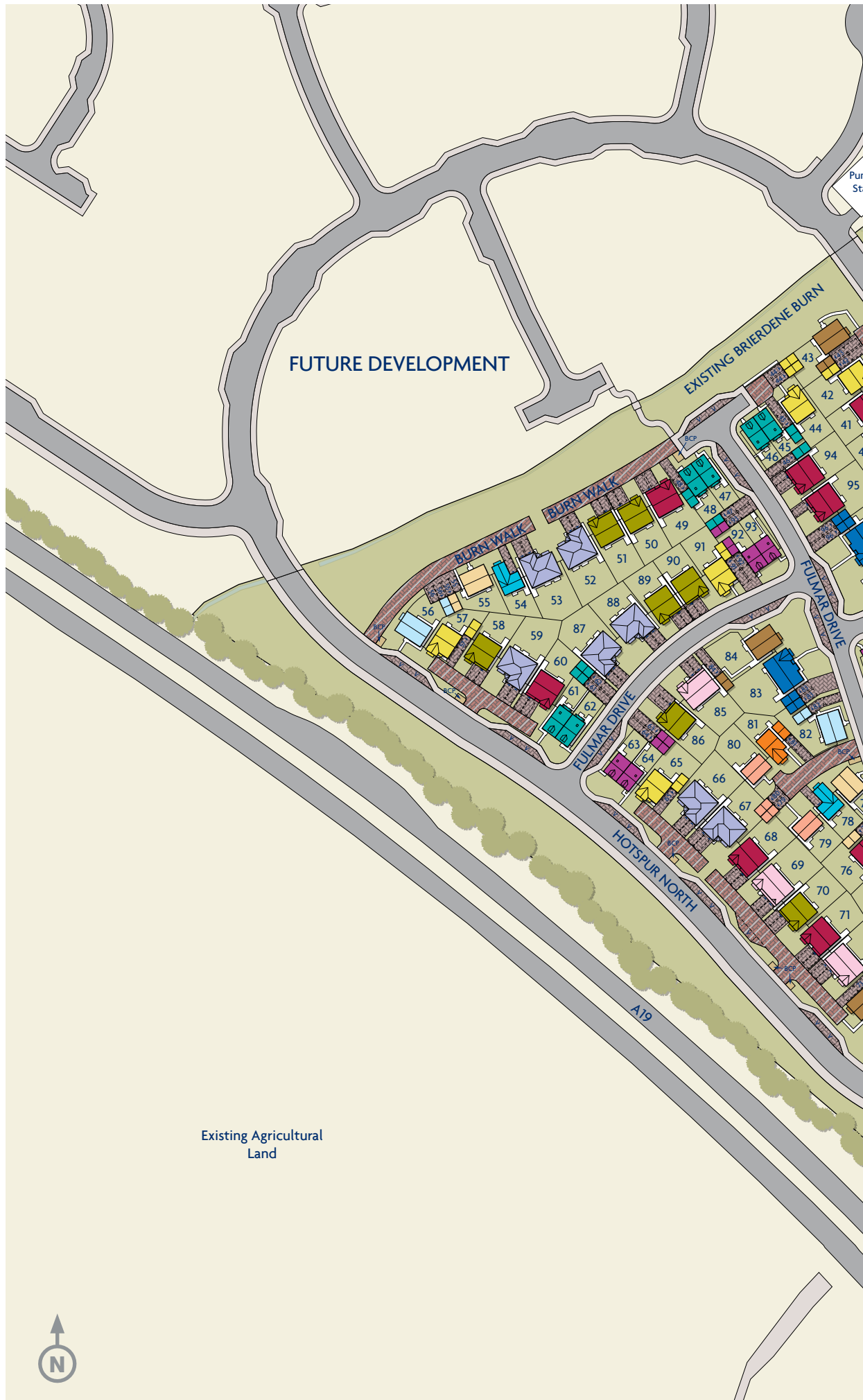


# Plot information

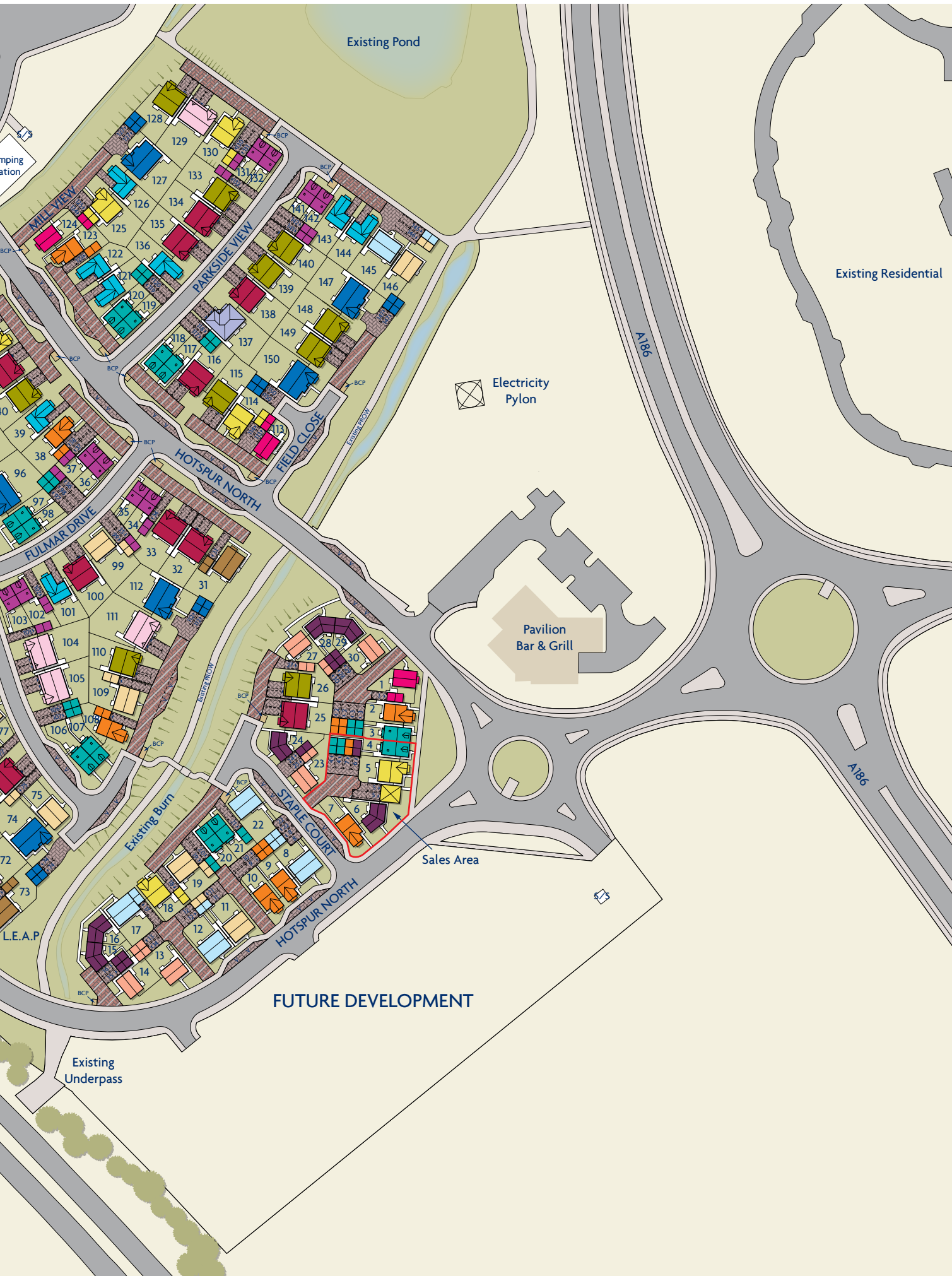
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- BCP Bin Collection Point
- LEAP Local Equipped Area of Play
- S/S Sub Station
- V Visitor Parking

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.



Existing Agricultural Land



Existing Pond

Existing Residential

Electricity Pylon

Pavilion Bar & Grill

Sales Area

FUTURE DEVELOPMENT

Existing Underpass

## Welcome to Heritage Green

Bounded by the Brierdene Burn, and with a second smaller burn meandering through its centre, Heritage Green has a natural feel that adds a unique appeal to its beautiful setting. Close to the powerhouse of the Cobalt Business Park, with comprehensive local amenities and easy access to the whole of Tyneside, Whitley Bay and the Northumberland coast, this superb selection of prestigious three, four and five bedroom homes combines fresh air and wide horizons with fast access to urban life.



### We care about you

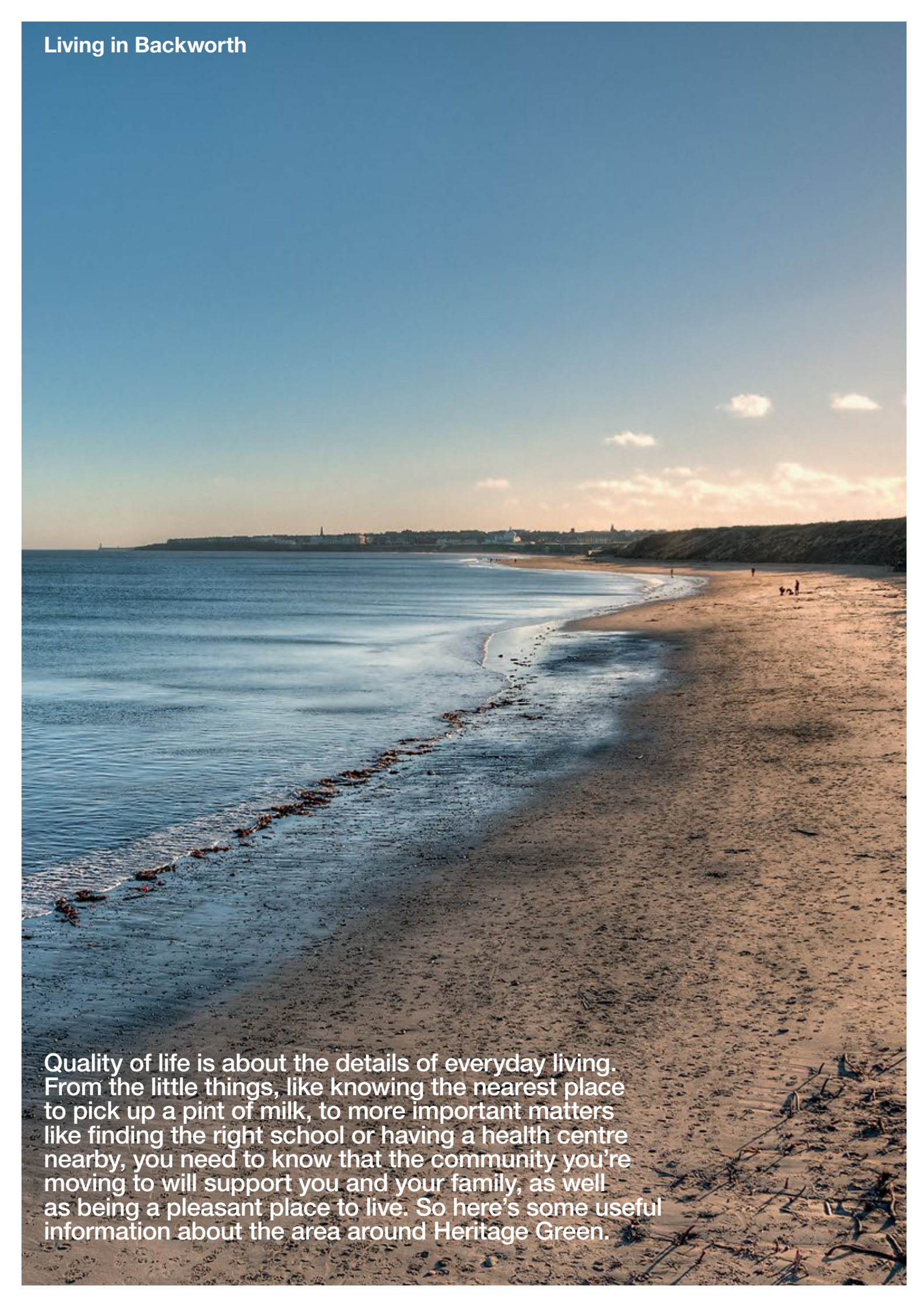
Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### 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 2014, 95% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



## Living in Backworth



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 being a pleasant place to live. So here's some useful information about the area around Heritage Green.



- 1 Seaton Sluice Coast
- 2 Northumberlandia
- 3 Baltic Centre
- 4 St. Mary's Church



2



3



4

### Transport

Heritage Green has outstanding transport links. It is just five minutes walk from Northumberland Park Metro Station, with frequent fast services running in one direction to Newcastle Central Station, Gateshead, Jarrow and South Shields, and in the other to Whitley Bay, Tynemouth, North Shields, and St James Station. The A19, half a mile away, brings easy access to the A1, and buses serving Newcastle city centre, North Shields Ferry, Blyth and Whitley Bay pass close to the development.

### Arts & Entertainment

Tyneside's celebrated museums, galleries and live entertainment venues can be easily reached by public transport from Heritage Green.

### Leisure & Recreation

The Pavilion Bar and Grill is situated on the edge of Heritage Green, and other bars and restaurants within around half a mile include a Toby Carvery and the Holystone Bar and Restaurant. The Village Hotel, a mile to the south includes a spa, a gym and a swimming pool, and to the north the Backworth Hall Miners Welfare hosts archery, cricket and bowls clubs as well as a ten-hole golf course. Additional leisure and sporting facilities in the wider area include an ice rink at Whitley Bay. The Rising Sun Countryside Centre, a 400-acre green space around a mile from the development, features a lake with a rich diversity of wildlife, and other nearby opportunities for walking and cycling include the West Allotment Country Park and the North Tyneside Waggonways network of paths.

- 1 Newcastle Central Arcade
- 2 Newcastle City Centre
- 3 Northumberlandia
- 4 Laing Art Gallery

**Shopping**

Five minutes walk from Heritage Green, Northumberland Park District Centre includes a Sainsbury's supermarket, a pharmacist, a butcher and a fish shop as well as hairdressers and other services. Additional retailers within a mile of the development include a post office in West Allotment and a small traditional local shopping area in Shiremoor with a post office and convenience store, hairdressers and food takeaways. The Silverlink Shopping Park, with a wide selection of high street chains including M&S, Boots, Currys PC World and Next, is just three miles to the south.

**Recycling Facilities**

Recycling receptacles for glass, metal cans and paper can be found at the Asda store in Whitley Road, less than a mile and half from Heritage Green.

**Education & Health**

There is a very good choice of schools in the area. Holystone, Shiremoor and Backworth Park primaries are all within a mile of Heritage Green, and secondary schools in the area include George Stephenson High, rated as 'outstanding' by Ofsted in 2012. Three medical practices, including the Northumberland Park Medical Group, are based in Shiremoor Resource Centre, fifteen minutes' walk from the development, and there is a dental surgery close to the Resource Centre. The North Tyneside General Hospital, which has a 24-hour urgent care walk-in service, is just two and a half miles away.

2



3



4















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# Darwin

# 3 Bed

## Overview

French doors opening out from both the lounge and the dining room give the ground floor rooms of the Darwin a fresh, natural appeal. Upstairs, a bright gallery landing opens on to an impressive master bedroom with en-suite shower.

## Key Features

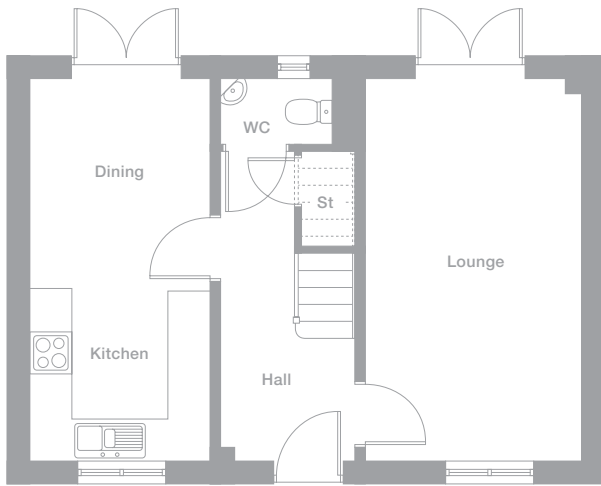
Double French Doors  
Dining/Kitchen  
Master Bed En-Suite

## Total Floor Space

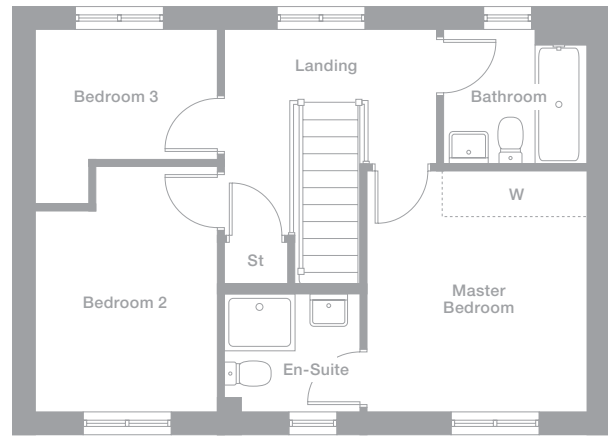
921 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge  
3.080m x 5.450m  
10'1" x 17'11"

Dining  
2.556m x 2.998m  
8'5" x 9'10"

Kitchen  
2.556m x 2.452m  
8'5" x 8'1"

WC  
1.590m x 0.949m  
5'3" x 3'1"

### First Floor

Master Bedroom  
3.138m x 3.440m max  
10'4" x 11'3"

Bedroom 3  
2.594m x 1.859m  
8'6" x 6'1"

En-Suite  
1.933m x 1.693m  
6'4" x 5'7"

Bathroom  
2.048m x 1.917m  
6'9" x 6'3"

Bedroom 2  
2.594m x 2.863m  
8'6" x 9'5"

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Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details





## 3 Bed

### Key Features

French Doors  
Feature Bay Window  
Gallery Landing  
Master Bed En-Suite

### Total Floor Space

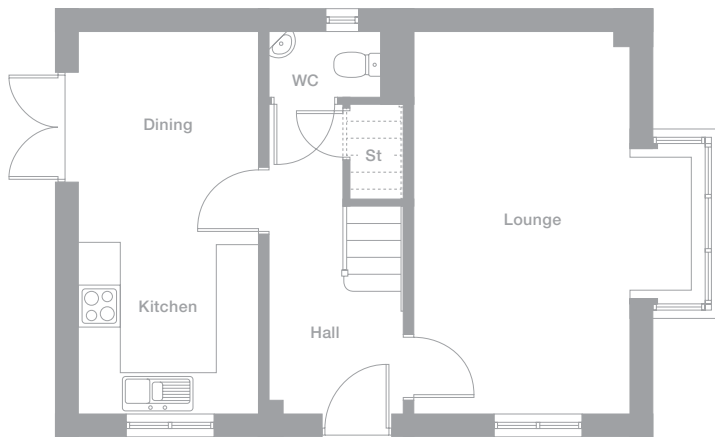
940 sq ft

## Darwin DA

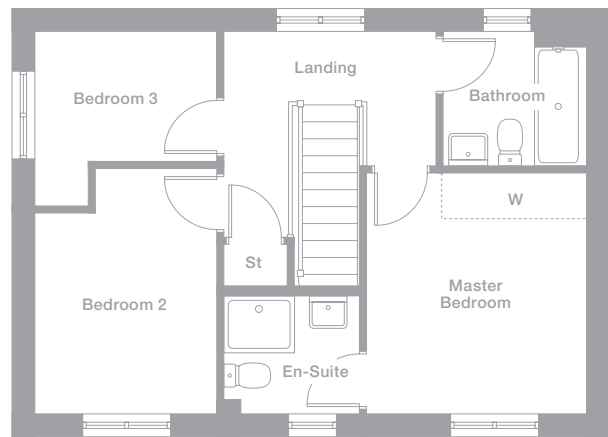
### Overview

The dual aspect windows in the lounge include a feature bay and brings a bright, airy elegance to the room, while french doors add a focal point to the dual-aspect kitchen and dining room.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.980m max x 5.450m  
13'1" x 17'11"

Dining  
2.556m x 2.998m  
8'5" x 9'10"

Kitchen  
2.556m x 2.452m  
8'5" x 8'1"

WC  
1.590m x 0.949m  
5'3" x 3'1"

#### First Floor

Master Bedroom  
3.980m max x 3.440m  
13'1" x 17'11"

En-Suite  
1.933m x 1.693m  
6'4" x 5'7"

Bedroom 2  
2.594m max x 3.498m max  
8'6" x 11'6"

Bedroom 3  
2.594m x 1.859m  
8'6" x 6'1"

Bathroom  
2.048m x 1.917m  
6'9" x 6'3"

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# Orwell

# 3 Bed

### Overview

With its stylishly ornamented canopy and bay window, the façade of the Orwell makes an instant impression of quality. The french doors that keep the kitchen and dining room airy and welcoming are perfect for after-dinner coffee on the patio

### Key Features

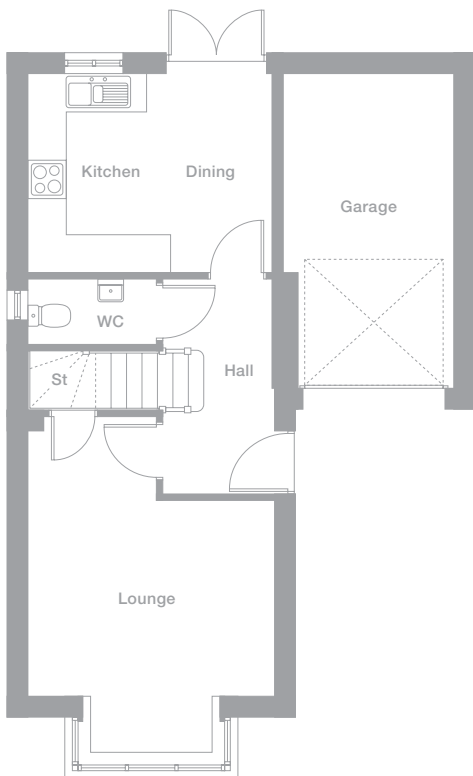
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Garage

### Total Floor Space

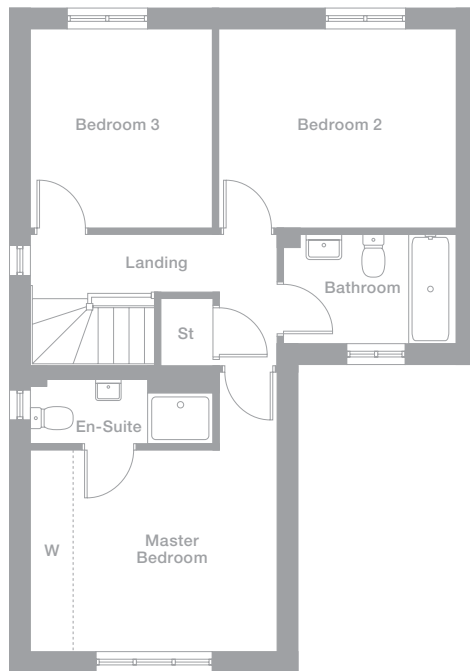
967 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.850m max x 5.257m max  
12'8" x 17'3"

**Dining**  
1.953m x 3.107m  
6'5" x 10'2"

**Kitchen**  
1.852m x 3.107m  
6'1" x 10'2"

**WC**  
2.006m x 1.020m  
6'7" x 3'4"

#### First Floor

**Master Bedroom**  
3.850m max x 3.147m  
12'8" x 10'4"

**En-Suite**  
2.844m max x 1.017m max  
9'4" x 3'4"

**Bedroom 2**  
3.694m x 3.107m  
12'1" x 10'2"

**Bedroom 3**  
2.838m x 3.107m  
9'4" x 10'2"

**Bathroom**  
2.682m x 1.700m  
8'10" x 5'7"

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## 3 Bed

### Key Features

Double French Doors  
Dining/Kitchen  
Master Bed En-Suite  
Optional Garage

### Total Floor Space

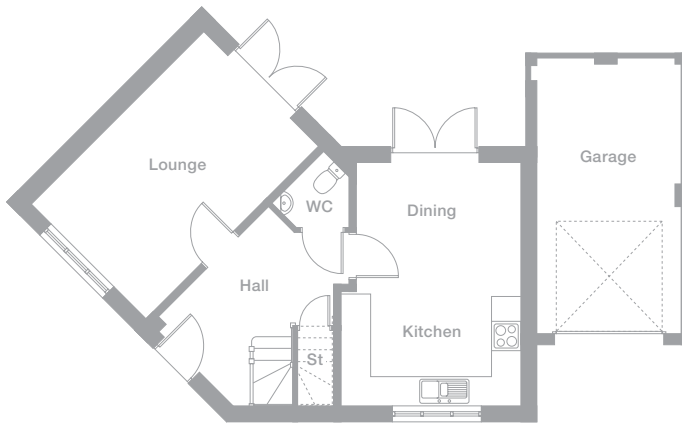
1,027 sq ft

## Kipling

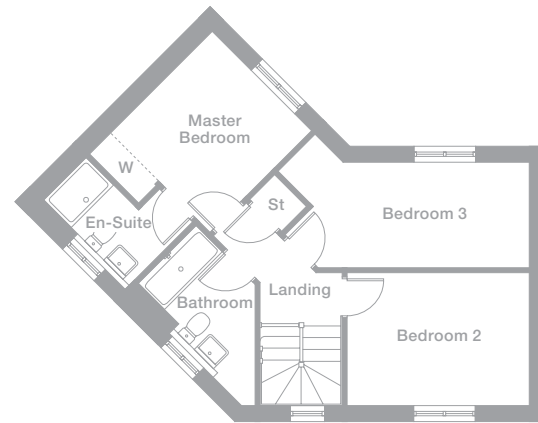
### Overview

The angular frontage of the Kipling is reflected in the inviting geometry of the entrance hall. The lounge and the kitchen and dining room both feature dual aspect outlooks, with french doors adding flexibility as well as visual appeal.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.320m x 4.964m  
10'11" x 16'3"

Dining  
3.350m x 2.639m  
11'0" x 8'8"

Kitchen  
3.651m x 2.325m  
12'0" x 7'8"

WC  
1.450m max x 1.496m max  
4'9" x 4'11"

#### First Floor

Master Bedroom  
2.878m x 3.548m  
9'5" x 11'8"

En-Suite  
2.464m x 1.210m  
8'1" x 4'0"

Bedroom 2  
3.708m x 2.711m  
12'2" x 8'11"

Bedroom 3  
4.399m x 2.160m  
14'5" x 7'1"

Bathroom  
3.273m max x 1.956m max  
10'9" x 6'5"

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Garage may be detached

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# Rolland

## 4 Bed

### Overview

As well as en-suite facilities, the dual aspect master bedroom of the Rolland includes a charming dormer window and a private staircase, creating a comfortable retreat with immense personality. The fourth bedroom could become a useful home office.

### Key Features

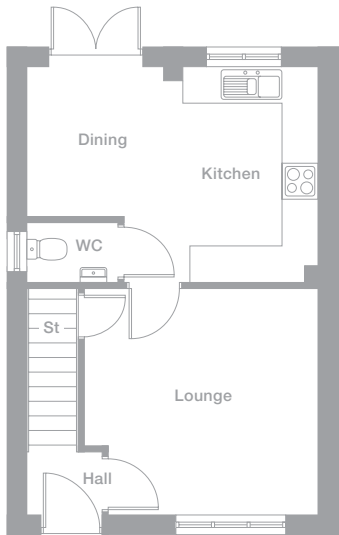
French Doors  
Dormer Window  
Dining/Kitchen  
Master Bed En-Suite

### Total Floor Space

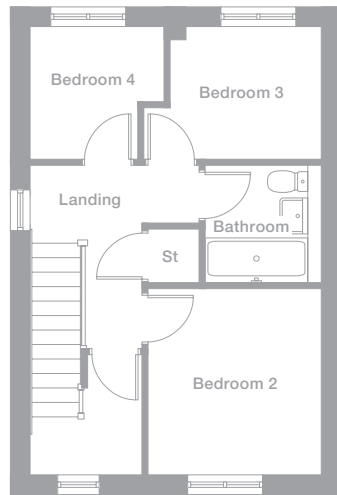
1,086 sq ft



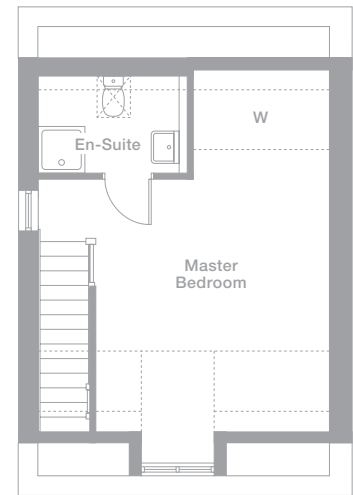
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.872m max x 3.766m max  
12'8" x 12'4"

**Dining**  
2.520m x 2.478m  
8'3" x 8'2"

**Kitchen**  
2.300m x 3.571m  
7'7" x 11'9"

**WC**  
1.500m x 1.000m  
4'11" x 3'3"

#### First Floor

**Bedroom 2**  
2.872m x 3.082m  
9'5" x 10'1"

**Bedroom 3**  
2.517m x 2.218m  
8'3" x 7'3"

**Bedroom 4**  
2.210m max x 2.218m max  
7'3" x 7'3"

**Bathroom**  
1.700m x 1.944m  
5'7" x 6'5"

#### Second Floor

**Master Bedroom**  
3.872m x 4.185m  
to 1.159 HGTL  
12'8" x 13'9"

**En-Suite**  
2.316m x 1.618m  
to 1.270 HGTL  
7'7" x 7'7"

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## 4 Bed

### Key Features

French Doors  
Feature Bay Window  
Master Bed En-Suite  
Garage

### Total Floor Space

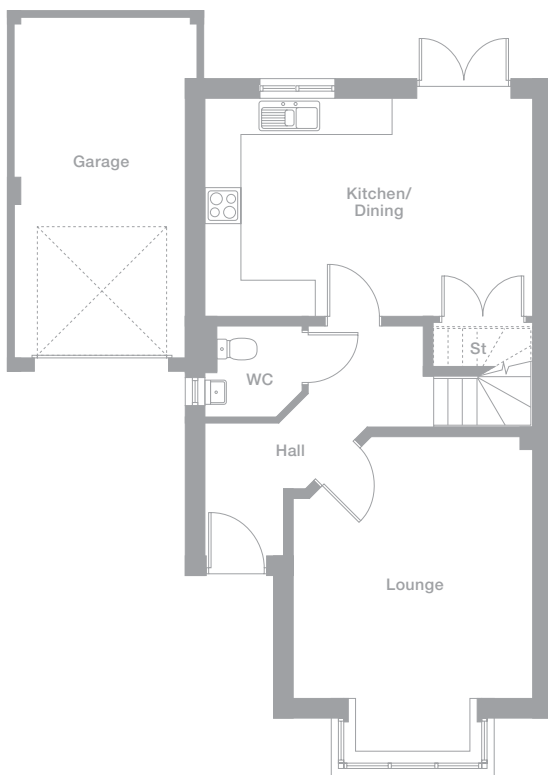
1,105 sq ft

## Esk

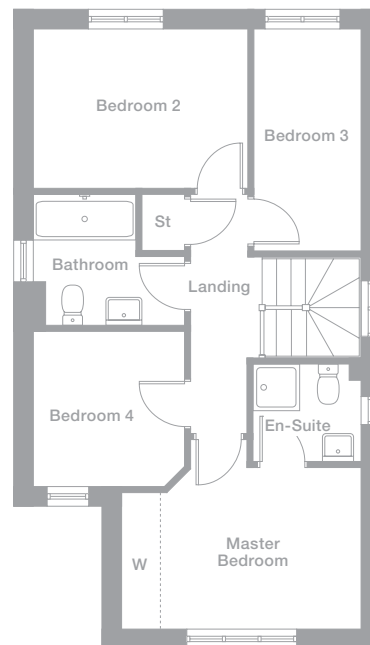
### Overview

Featuring french doors and generous built-in storage space, the beautifully designed and fitted kitchen and dining room will quickly become a lively hub of everyday family life as well as a practical and convivial setting for formal entertaining.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.966m max x 5.231m max  
13'0" x 17'2"

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

WC  
1.617m x 1.510m  
5'4" x 4'11"

#### First Floor

Master Bedroom  
3.966m x 2.678m  
13'0" x 8'9"

En-Suite  
1.797m x 1.617m  
5'11" x 5'4"

Bedroom 2  
3.551m x 2.641m  
11'8" x 8'8"

Bedroom 3  
1.785m x 3.671m  
5'10" x 12'1"

Bedroom 4  
2.513m max x 2.569m max  
8'3" x 8'5"

Bathroom  
2.513m max x 2.170m max  
8'3" x 7'1"

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# Buchan

# 4 Bed

### Overview

Windows at either end of the kitchen and dining room, and the french doors in the lounge, bring light flooding into the Buchan, while features like the separate utility room and the study add enormous practicality to this substantial home.

### Key Features

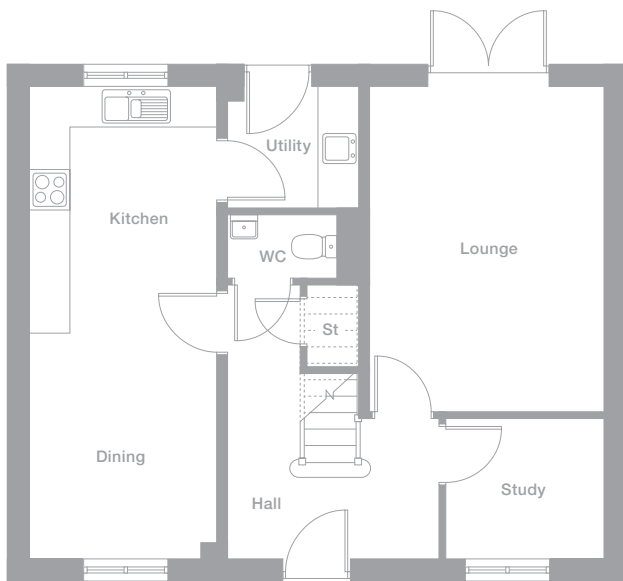
French Doors  
Master Bed En-Suite  
Utility  
Study

### Total Floor Space

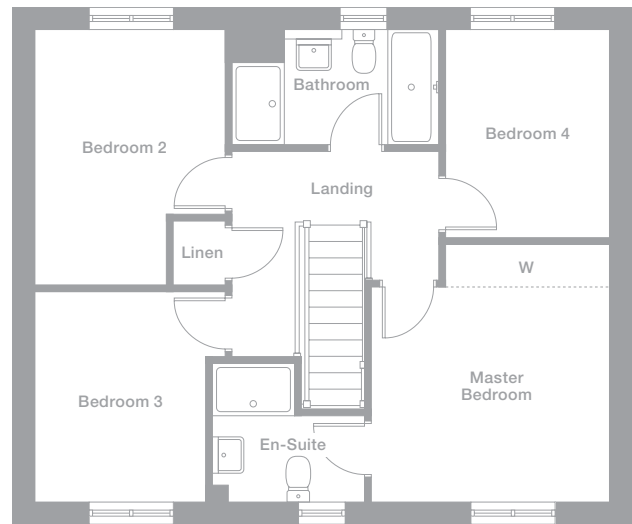
1,264 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge	WC
3.450m x 4.797m	1.620m x 0.945m
11'4" x 15'9"	5'4" x 3'1"
Dining	Utility
2.763m x 3.320m	1.937m x 1.799m
9'1" x 10'11"	6'4" x 5'11"
Kitchen	Study
2.763m x 3.630m	2.323m x 2.060m
9'1" x 11'11"	7'7" x 6'9"

### First Floor

Master Bedroom	Bedroom 3
3.507m max x 3.793m max	2.519m x 3.095m
11'6" x 12'5"	8'3" x 10'2"
En-Suite	Bedroom 4
2.238m max x 2.044m max	2.411m x 3.064m
7'4" x 6'8"	7'11" x 10'1"
Bedroom 2	Bathroom
2.805m max x 3.762m max	3.048m max x 1.700m max
9'2" x 12'4"	10'0" x 5'7"

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## 4 Bed

## Auden

### Key Features

Feature Bay  
Dormer Window  
Master Bed En-Suite  
Dressing Area

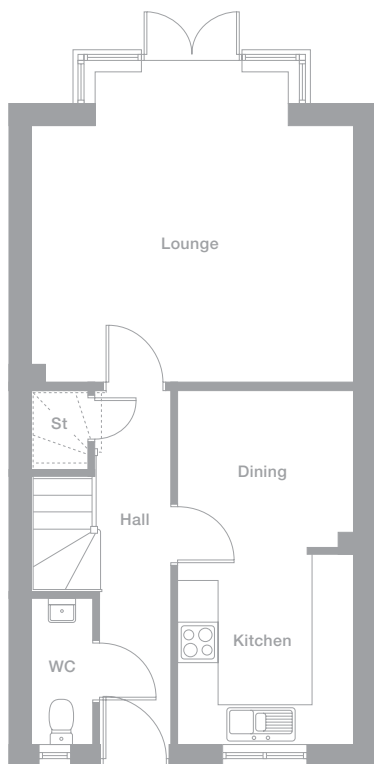
### Total Floor Space

1,278 sq ft

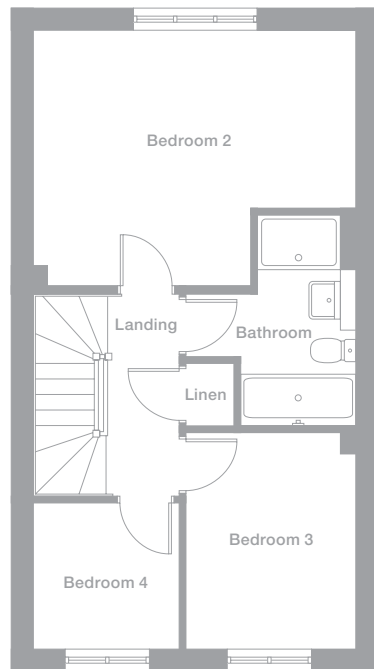
### Overview

From the lounge bay window with its central french doors to the luxurious second floor master bedroom featuring an en-suite shower, dormer window and separate dressing area, the Auden is a home that perfectly blends comfort with character.

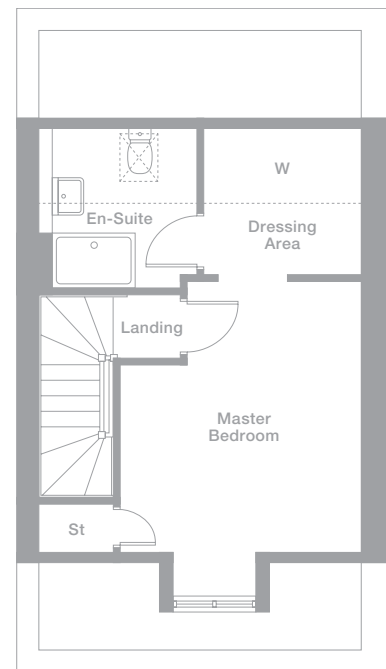
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

Lounge  
4.740m x 4.549m  
15'7" x 14'11"

Dining  
2.587m x 2.313m  
8'6" x 7'7"

Kitchen  
2.587m x 2.898m  
8'6" x 9'6"

WC  
0.917m x 2.147m  
3'0" x 7'1"

#### First Floor

Bedroom 2  
4.740m x 3.774m  
15'7" x 12'5"

Bedroom 3  
2.506m x 3.178m  
8'3" x 10'5"

Bedroom 4  
2.141m x 2.147m  
7'0" x 7'1"

Bathroom  
2.506m x 3.109m  
8'3" x 10'2"

#### Second Floor

Master Bedroom  
3.554m x 3.974m  
to 1.191 HGT.L  
11'8" x 13'0"

En-Suite  
2.127m x 2.357m  
to 1.191 HGT.L  
7'0" x 7'9"

Dressing Area  
2.320m x 2.151m  
to 1.191 HGT.L  
7'7" x 7'1"

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# Crompton

## 4 Bed

### Overview

With dual windows in addition to the french doors in the family area, the kitchen is a superbly adaptable setting for cooking, chatting, dining and relaxing. Upstairs a dual access shower room adds en-suite facilities to bedrooms two and four.

### Key Features

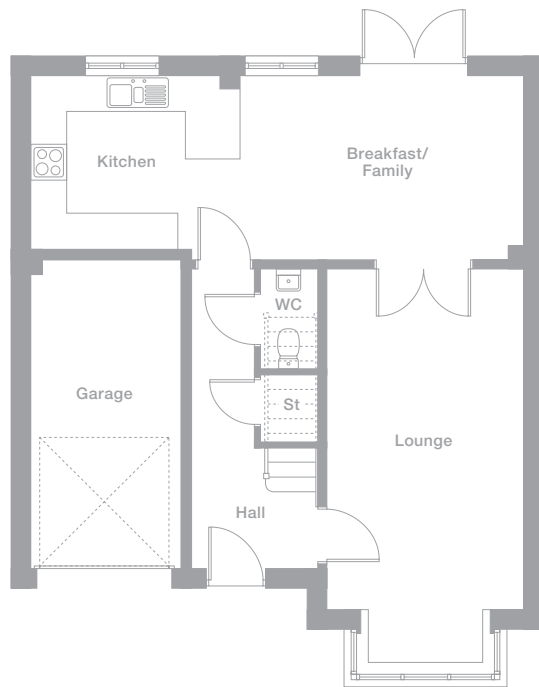
Feature Bay Window  
Breakfast/Family Area  
2 En-Suites  
Garage

### Total Floor Space

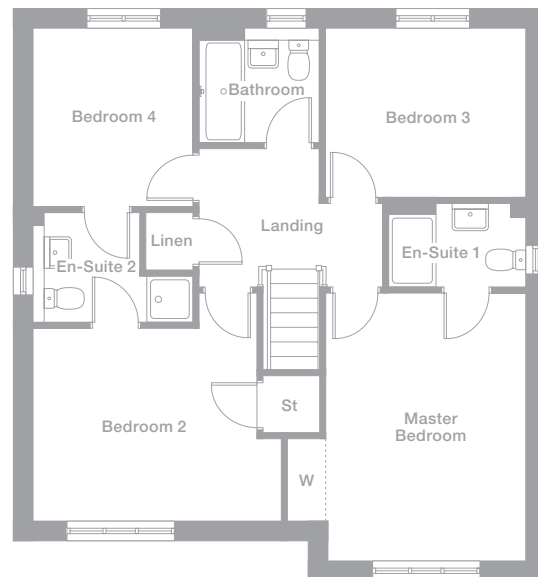
1,349 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.264m x 6.529m max  
10'9" x 21'5"

Breakfast/Family  
4.700m x 3.050m  
15'5" x 10'0"

Kitchen  
3.464m x 2.880m  
11'4" x 9'5"

WC  
0.946m x 1.650m  
3'1" x 5'5"

#### First Floor

Master Bedroom  
3.264m x 4.436m  
10'9" x 14'7"

En-Suite 1  
2.275m max x 1.400m  
7'6" x 4'7"

Bedroom 2  
4.115m x 3.193m  
13'6" x 10'6"

En-Suite 2  
2.458m x 1.825m  
8'1" x 6'0"

Bedroom 3  
3.340m x 2.807m  
10'11" x 9'3"

Bedroom 4  
2.658m x 2.961m  
8'9" x 9'9"

Bathroom  
1.980m x 1.700m  
6'6" x 5'7"

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Elevational treatments may vary depending on plot. Please speak to Sales Adviser for details

Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details





## 4 Bed

### Key Features

Feature Bay Window  
Master Bed En-Suite  
Utility  
Study

### Total Floor Space

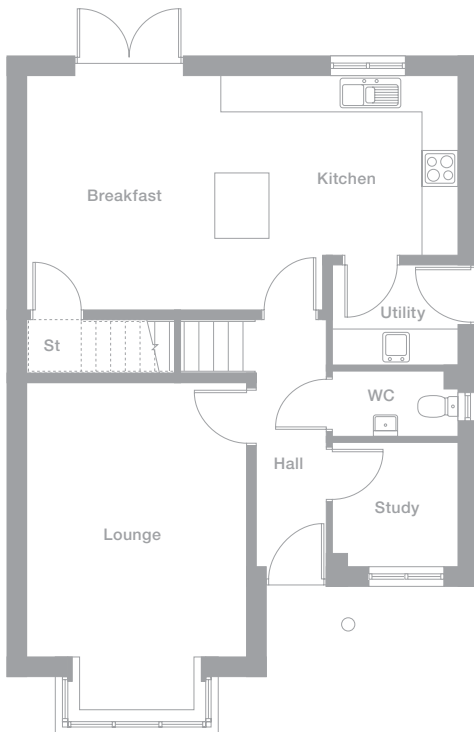
1,388 sq ft

## Mitford

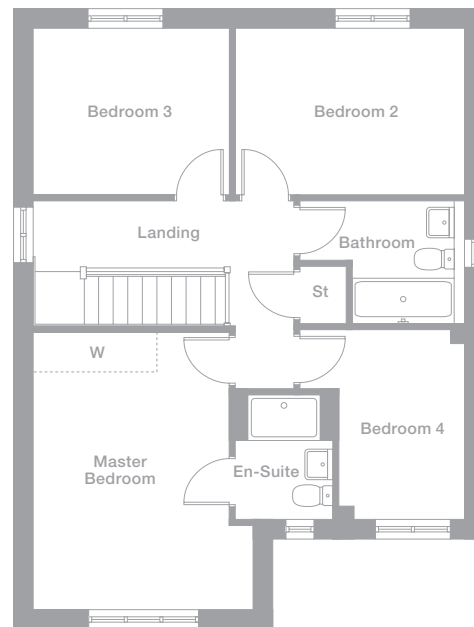
### Overview

The kitchen features a contemporary island design that adds to the functionality of the layout while helping to subtly define the dining area. The many premium features include a bay windowed lounge, separate study and light gallery landing.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.651m x 5.446m max 12'0" x 17'10"	WC 2.087m x 1.082m 6'10" x 3'7"
Kitchen 4.032m x 2.993m 13'3" x 9'10"	Utility 2.087m x 1.660m 6'10" x 5'5"
Breakfast 3.114m x 3.885m 10'3" x 12'9"	Study 2.087m x 2.060m 6'10" x 6'9"

#### First Floor

Master Bedroom 3.651m max x 4.603m max 12'0" x 15'1"	Bedroom 3 3.260m x 2.758m 10'8" x 9'1"
En-Suite 1.618m max x 2.073m max 5'4" x 6'10"	Bedroom 4 2.087m x 3.147m 6'10" x 10'4"
Bedroom 2 3.793m x 2.758m 12'5" x 9'1"	Bathroom 2.558m x 2.040m max 8'5" x 6'8"

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# Stevenson B

# 4 Bed

### Overview

Windows to the front and rear of the kitchen and dining room fill the space with natural light, echoing the bright, airy lounge with its french doors, echoing the bright, airy lounge with its french doors. The private study provides an ideal quiet space for catching up on homework.

### Key Features

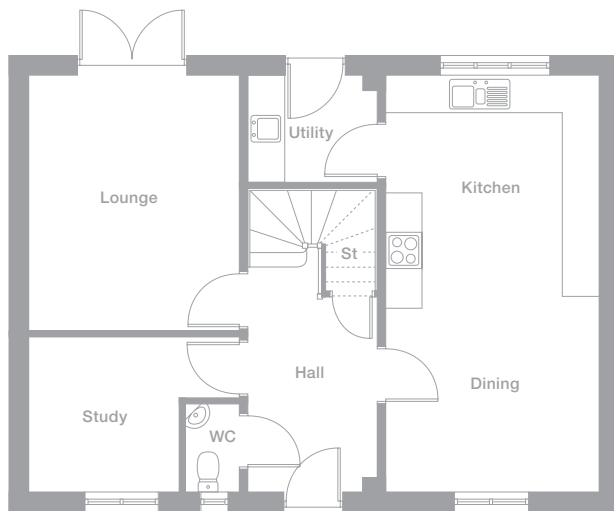
French Doors  
Master Bed En-Suite  
Utility  
Study

### Total Floor Space

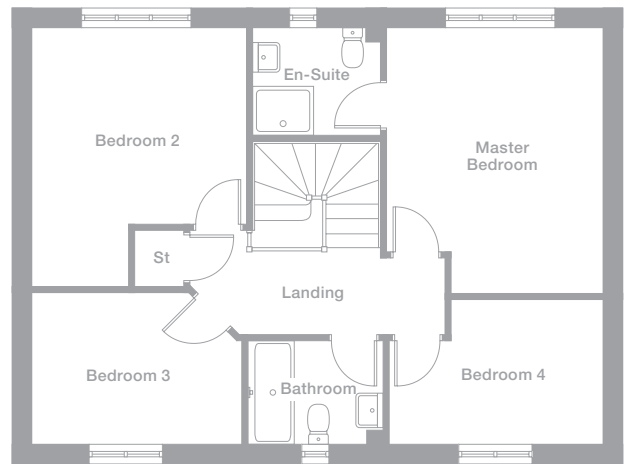
1,390 sq ft  
(Plot 56 - 1,426 sq ft)



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

<b>Lounge</b> 3.462m x 4.216m 11'4" x 13'10"	<b>WC</b> 0.900m x 1.450m 2'11" x 4'9"
<b>Dining</b> 3.517m x 3.234m 11'6" x 10'7"	<b>Utility</b> 2.126m x 1.760m 7'0" x 5'9"
<b>Kitchen</b> 3.517m x 3.630m 11'6" x 11'11"	<b>Study</b> 2.469m x 2.556m 8'1" x 8'5"

### First Floor

<b>Master Bedroom</b> 3.574m x 4.352m max 11'9" x 14'3"	<b>Bedroom 3</b> 3.462m max x 2.505m max 11'4" x 8'3"
<b>En-Suite</b> 2.126m x 1.760m 7'0" x 5'9"	<b>Bedroom 4</b> 3.514m max x 2.419m max 11'6" x 7'11"
<b>Bedroom 2</b> 3.519m max x 4.266m max 11'7" x 14'0"	<b>Bathroom</b> 2.243m x 1.700m 7'4" x 5'7"

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Plot 56 has a double height bay window





## 4 Bed

### Key Features

French Doors  
Feature Bay Window  
2 En-Suites  
Garage

### Total Floor Space

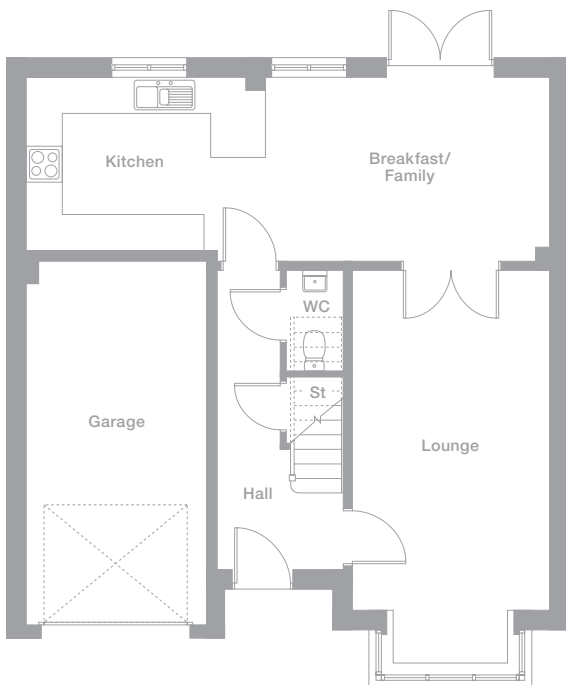
1,408 sq ft

## Ryton

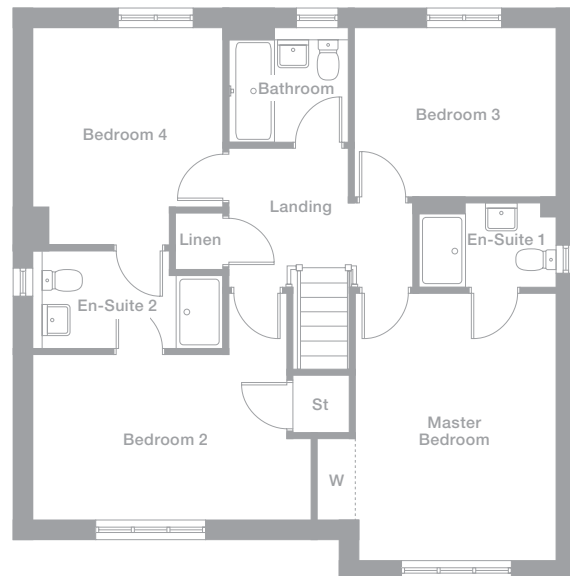
### Overview

The imposing lounge extends from a bay window to double doors into a dining area with garden access, creating a striking, light filled space. A second, dual access shower means three of the four bedrooms benefit from en-suite facilities.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.264m x 6.529m max  
10'9" x 21'5"

Breakfast/Family  
4.700m x 3.050m  
15'5" x 10'0"

Kitchen  
3.948m x 2.880m  
12'11" x 9'5"

WC  
0.946m x 1.650m  
3'1" x 5'5"

#### First Floor

Master Bedroom  
3.264m x 4.436m  
10'9" x 14'7"

En-Suite 1  
2.275m max x 1.400m max  
7'6" x 4'7"

Bedroom 2  
4.599m max x 2.758m  
15'1" x 9'1"

En-Suite 2  
2.992m max x 1.610m max  
9'10" x 5'3"

Bedroom 3  
3.340m x 2.807m  
10'11" x 9'3"

Bedroom 4  
3.142m max x 3.611m max  
10'4" x 11'10"

Bathroom  
1.980m x 1.700m  
6'6" x 5'7"

Elevational treatments may vary depending on plot. Please speak to Sales Adviser for details

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# Stevenson

## 4 Bed

### Overview

The bay windowed lounge, dual-aspect study and bright, airy dining area give the Stevenson a wonderfully light, open atmosphere. And with two dual-aspect bedrooms and another with a bay window, every bedroom has its own special appeal.

### Key Features

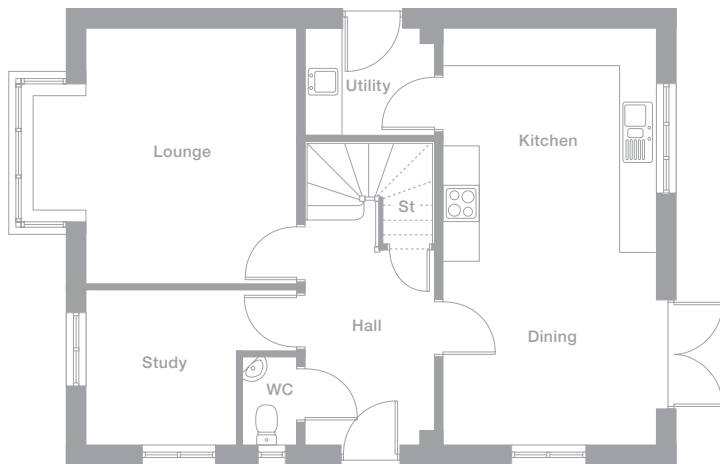
French Doors  
Master Bed En-Suite  
Bay Window  
Utility  
Study

### Total Floor Space

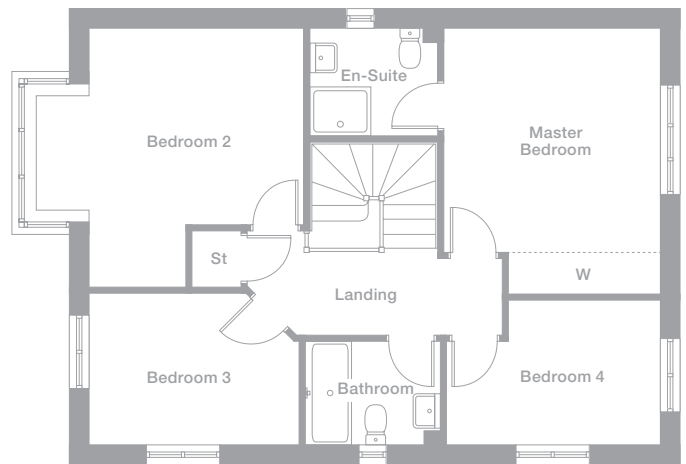
1,427 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

<b>Lounge</b> 4.360m max x 4.216m 14'4" x 13'10"	<b>WC</b> 0.900m x 1.450m 2'11" x 4'9"
<b>Dining</b> 3.517m x 3.160m 11'6" x 10'5"	<b>Utility</b> 2.126m x 1.760m 7'0" x 5'9"
<b>Kitchen</b> 3.517m x 3.700m 11'6" x 12'12"	<b>Study</b> 2.469m x 2.556m 8'1" x 8'5"

#### First Floor

<b>Master Bedroom</b> 3.574m x 4.352m max 11'9" x 14'3"	<b>Bedroom 3</b> 3.462m max x 2.505m max 11'4" x 8'3"
<b>En-Suite</b> 2.126m x 1.760m 7'0" x 5'9"	<b>Bedroom 4</b> 3.514m max x 2.419m max 11'6" x 7'11"
<b>Bedroom 2</b> 4.410m max x 4.260m max 14'6" x 14'0"	<b>Bathroom</b> 2.243m x 1.700m 7'4" x 5'7"

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Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details





## 5 Bed

### Key Features

Feature Bay Window  
3 En-Suites  
Utility  
Double Garage

### Total Floor Space

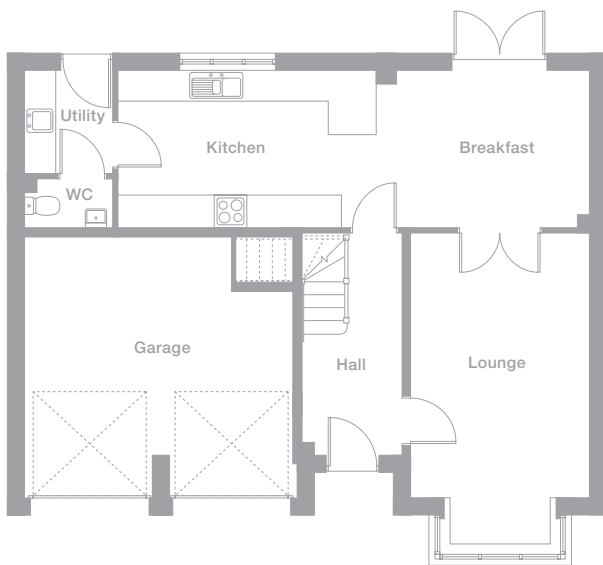
1,509 sq ft

## Buttermere

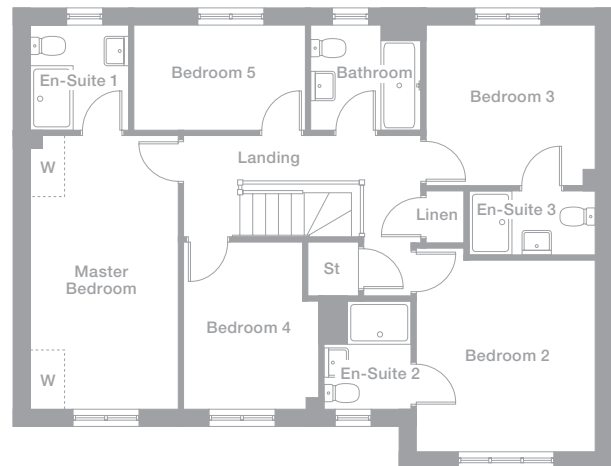
### Overview

The distinguished frontage of the Buttermere introduces a home of outstanding quality. The bay windowed lounge provides a formal counterpoint to the superb family kitchen and dining room with garden access, and three of the five bedrooms are en-suite.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.391m x 5.918m max 11'2" x 19'5"	WC 1.673m x 0.927m 5'6" x 3'0"
Breakfast 4.032m x 2.980m 13'3" x 9'9"	Utility 1.673m x 1.960m 5'6" x 6'5"
Kitchen 4.882m x 2.980m 16'0" x 9'9"	

#### First Floor

Master Bedroom 2.806m max x 5.184m 9'2" x 17'0"	En-Suite 2 1.648m max x 2.055m max 5'5" x 6'9"	Bedroom 4 2.556m max x 3.173m max 8'5" x 10'5"
En-Suite 1 1.857m x 2.002m 6'1" x 6'7"	Bedroom 3 3.201m x 3.053m 10'6" x 10'0"	Bedroom 5 3.255m x 2.002m 10'8" x 6'7"
Bedroom 2 3.391m x 3.643m 11'2" x 11'11"	En-Suite 3 2.388m x 1.210m 7'10" x 4'0"	Bathroom 2.088m x 2.002m 6'10" x 6'7"

Elevational treatments may vary depending on plot. Please speak to Sales Adviser for details

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# Jura

# 5 Bed

### Overview

French doors in both the dining and family areas add a natural feel, while the utility room helps separate household chores from creative cooking. A feature staircase leads to a magnificent gallery landing and five bedrooms, three of them en-suite.

### Key Features

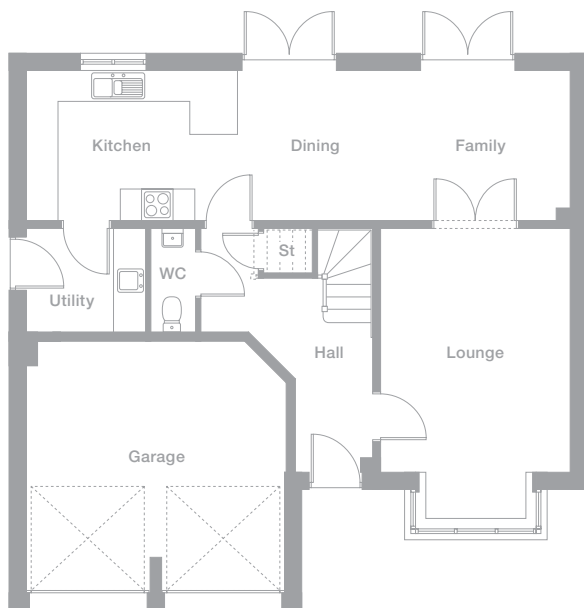
Feature Bay Window  
2 En-Suites  
Utility  
Double Garage

### Total Floor Space

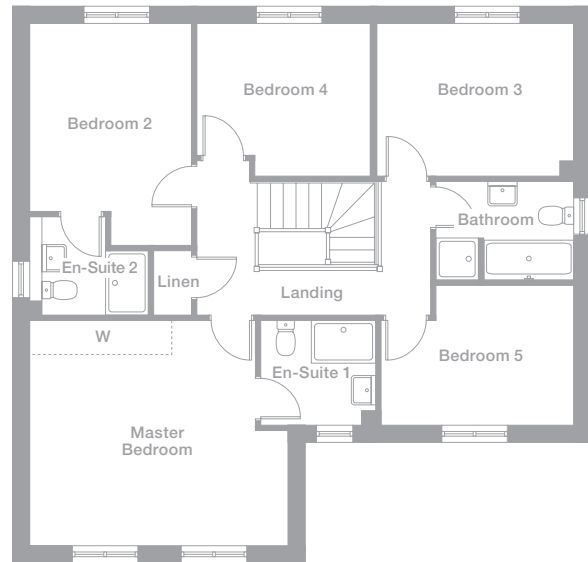
1,679 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

<b>Lounge</b> 3.580m x 5.499m max 11'9" x 18'0"	<b>Kitchen</b> 3.990m x 2.850m 13'1" x 9'4"
<b>Dining</b> 3.141m x 2.850m 10'4" x 9'4"	<b>WC</b> 0.850m x 1.955m 2'9" x 6'5"
<b>Family</b> 3.141m x 2.850m 10'4" x 9'4"	<b>Utility</b> 2.252m x 1.955m 7'5" x 6'5"

#### First Floor

<b>Master Bedroom</b> 4.277m max x 4.895m max 14'0" x 16'1"	<b>Bedroom 3</b> 3.713m x 2.911m 12'2" x 9'7"
<b>En-Suite 1</b> 2.177m x 1.978m 7'2" x 6'6"	<b>Bedroom 4</b> 3.284m x 2.911m max 10'9" x 9'7"
<b>Bedroom 2</b> 3.064m x 3.576m 10'1" x 11'9"	<b>Bedroom 5</b> 3.639m max x 2.633m max 11'11" x 8'8"
<b>En-Suite 2</b> 2.015m max x 1.860m max 6'7" x 6'1"	<b>Bathroom</b> 2.603m max x 1.870m 8'6" x 6'2"

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Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details





## 5 Bed

### Key Features

Feature Bay Window  
2 En-Suites  
Utility  
Study

### Total Floor Space

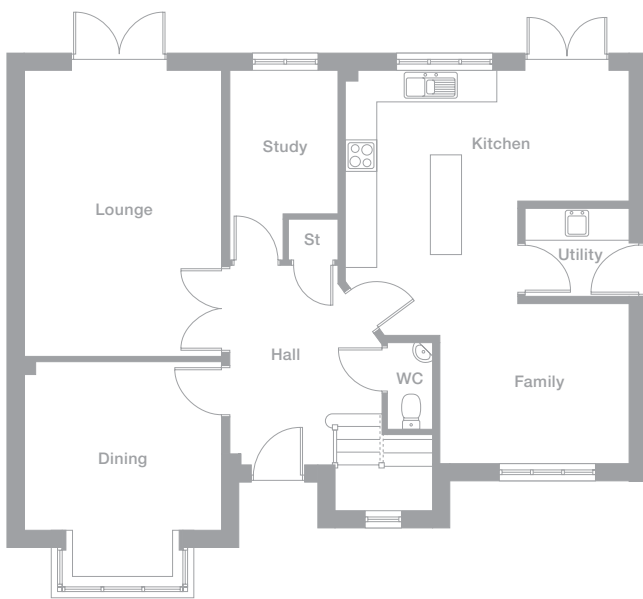
1,991 sq ft

## Rosebury

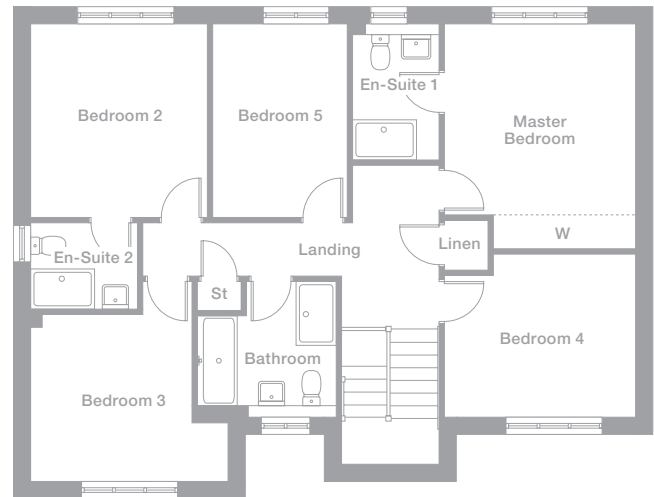
### Overview

Arranged around a feature entrance hall, staircase and landing, the Rosebury is a family home of the highest quality. The premium features include twin french doors, a separate bay-windowed dining room and a delightful island-style kitchen and informal family area.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.750m x 5.421m 12'4" x 17'9"	WC 0.857m x 1.637m 2'10" x 5'4"
Dining 3.750m x 4.060m max 12'4" x 13'4"	Utility 1.950m x 1.650m 6'5" x 5'5"
Family 3.550m x 3.050m 11'8" x 10'0"	Study 2.040m x 2.730m 6'9" x 8'11"
Kitchen 5.341m max x 5.010m max 17'6" x 16'5"	

#### First Floor

Master Bedroom 3.607m max x 4.273m max 11'10" x 14'0"	Bedroom 3 3.060m x 3.160m 10'0" x 10'4"
En-Suite 1 1.631m x 2.379m 5'4" x 7'10"	Bedroom 4 3.607m max x 3.078m max 11'10" x 10'11"
Bedroom 2 3.350m x 3.699m 11'0" x 12'2"	Bedroom 5 2.543m x 3.699m 8'4" x 12'2"
En-Suite 2 2.024m x 1.630m 6'8" x 5'4"	Bathroom 2.640m max x 2.355m max 8'8" x 7'9"

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# Specification

All Housetypes  
(where applicable)

## Kitchens

Contemporary styled fitted kitchen with choice of frontals	✓
Square PVC edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Upgraded hob (range of options available)	○
Stainless steel double fan oven	✓
Integrated fridge/freezer	✓
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	✓
LED downlighters to underside of wall units	○
LED downlighters to ceiling	✓
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

## Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom only	✓
Soft close toilet seats to other areas	○
Lever operate chrome monobloc mixer taps (to basin only)	✓
Tempo Arc double ended bath	✓
Concealed thermostatic valve with wall mounted control and overflow filler to bath	✓
At least one complete shower	✓
Low profile shower tray with stainless steel framed clear glass enclosure (en-suites only)	✓
Shaver point to en-suite	○
LED downlighters to wet areas	✓
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to wet walls only incorporating bath or basin	✓
900mm wide splashback panel to basin in wc's	✓
Ceramic floor tiles	○

- ✓ Standard
- Optional Extra
- Not Available



**Electrical**

Mains wired with battery back-up smoke detectors	✓
Sealed battery operated carbon monoxide detector	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
LED porch light with PIR	✓
Front doorbell and chime	✓
Intruder alarm	○
USB charging point to kitchen	✓

**Heating**

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Myson Touch heating controller	✓
Chrome towel radiator to bathroom/en-suite (where layout permits)	○

**Exterior**

Double glazed PVCu windows (where planning permits)	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters (where planning permits)	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door	✓
House numbers ready fitted	✓
Outside cold water tap	○

**Decorative**

Stop chamfer moulded spindles and newels to staircase with oak finished handrail	✓
Ovolo moulded skirting boards and architraves	✓
Ladder style 4 panel moulded internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in white emulsion	✓
Woodwork painted white	✓
Fitted sliding wardrobe system to master bedroom only	✓
Fitted sliding wardrobe system to other bedrooms	○

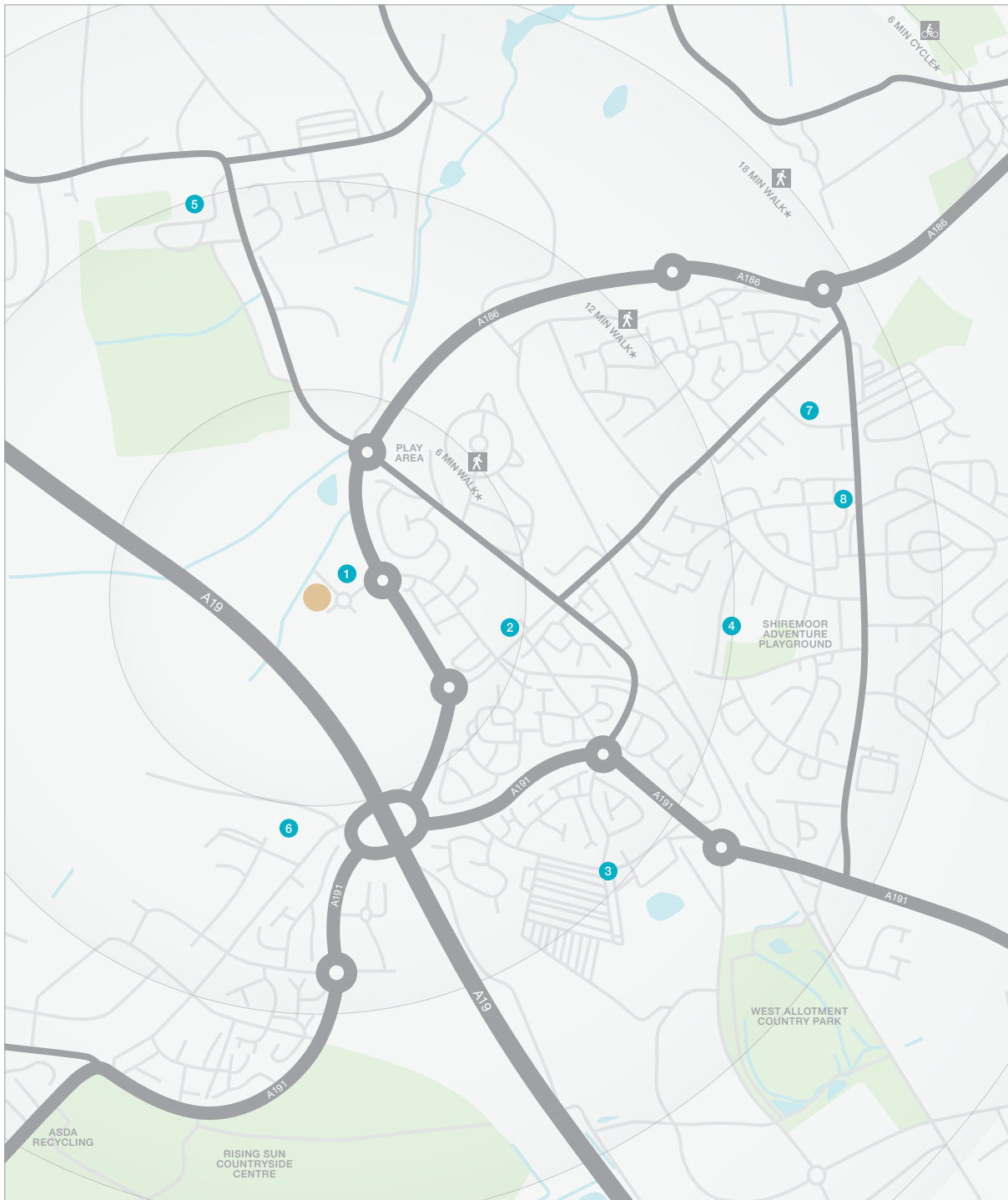
**Landscaping**

Turf to front garden	✓
Turf to rear garden	○
1,800mm high, fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓

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.

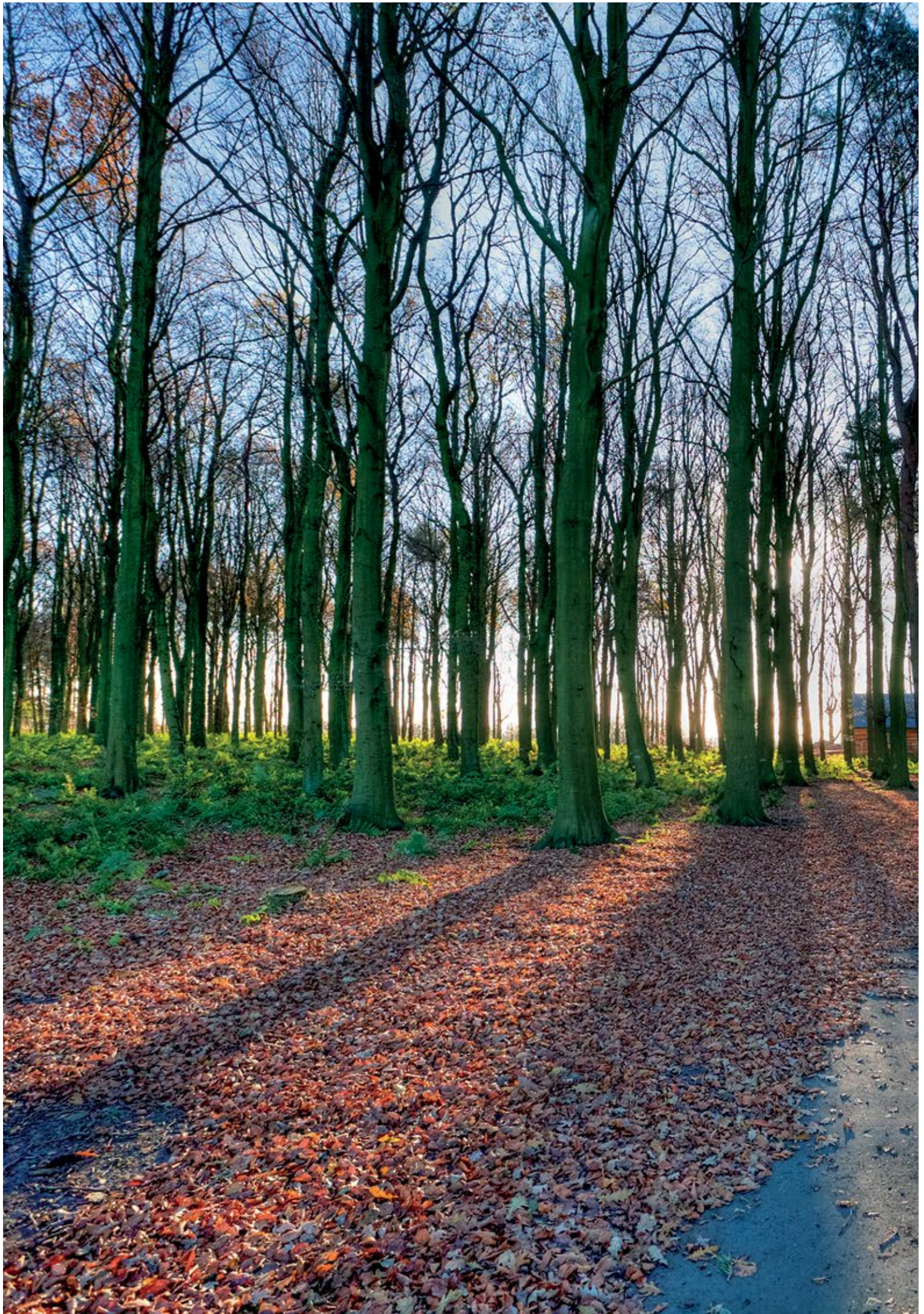
## Living in Backworth

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride of Heritage Green.



- 1 The Pavilion  
Hotspur North  
0191 268 0711
  - 2 Shiremoor Pharmacy  
Unit 2A, Northumberland  
Park District Centre  
0191 266 8369
  - 3 West Allotment Sub  
Post Office,  
45 Benton Road  
0191 266 9377
  - 4 Shiremoor Primary School  
Stanton Road  
0191 200 8701
  - 5 Backworth Park  
Primary School,  
The Park, Backworth  
0191 200 8355
  - 6 Holystone Primary School  
Whitley Road  
0191 200 7426
  - 7 Northumberland Park  
Medical Group,  
Shiremoor Resource Centre,  
Earsdon Road  
0191 253 7892
  - 8 Shiremoor Dental Practice  
1 Lesbury Avenue  
0191 253 0001
- George Stephenson  
High School,  
Southgate, Killingworth  
0191 216 1115
- North Tyneside  
General Hospital,  
Rake Lane, North Shields  
0344 811 8111





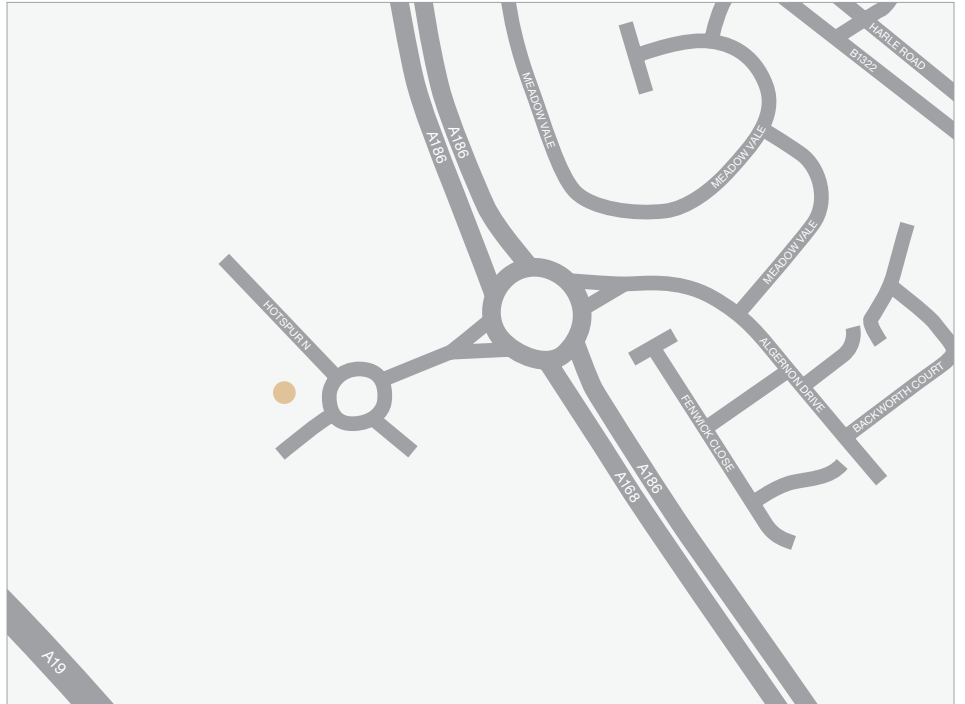
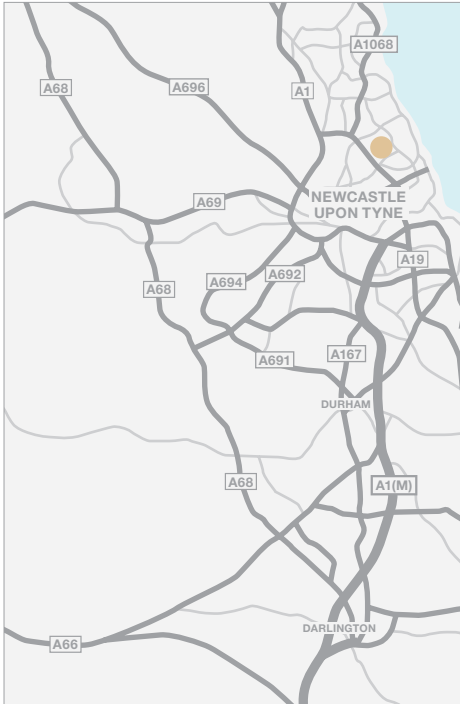


## How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0800 8408492



### From Newcastle

Take the A1085 Coast Road from Newcastle to the junction with the A19, and follow the A19 northbound for one and a half miles. Leave the A19 at the Holystone junction and take the fourth exit at the roundabout to join the A186. Stay on the A186 through the next roundabout then three hundred yards on, just after passing a pedestrian crossing, take the first exit at the roundabout and Heritage Green is straight ahead.

### From the A1 Southbound

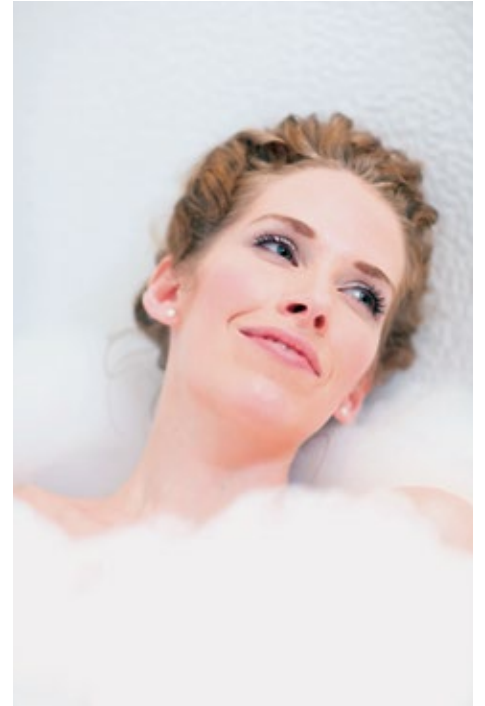
Leave the A1 at the junction with the A19, following signs for the Tyne Tunnel, and stay on the A19 for 15 miles. Leave the A19 at the Holystone junction and take the first exit at the roundabout to join the A186. Stay on the A186 through the next roundabout then three hundred yards on, just after passing a pedestrian crossing, take the first exit at the roundabout and Heritage Green is straight ahead.

Sat Nav: NE27 0FG

### 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*<sup>®</sup>

### **a better place**<sup>\*</sup>

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

## 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.

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