

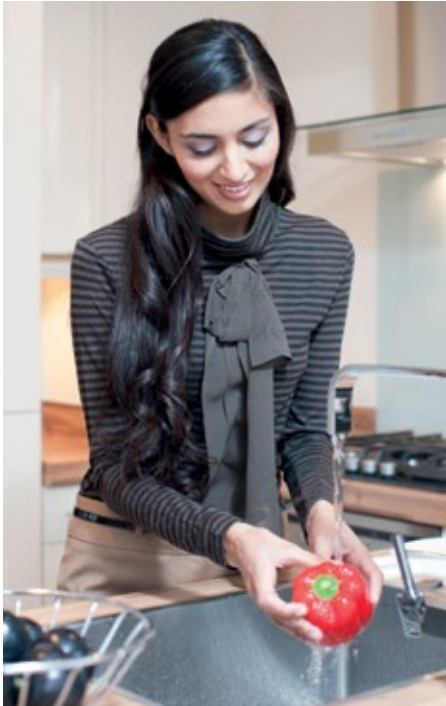


# Wheatfields Seaton Delaval

*the place to be®*






















A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



*the place to be®*

- 01 Welcome home
- 02 Living in Seaton Delaval
- 06 Floor plans
- 24 Specification
- 32 How to find us

## Plot information

	Chaucer
	Edgeworth
	Bede
	Yare
	Nevis
	Stretton
	Hawthorne
	Tolkien
	Tweed
	Darwin DA
	Carron
	Esk
	Glenmuir
	Buchan
	Buchan DA
	Crompton
	Buttermere
	Jura
	Social Housing
POS Public open space	
Please refer to Sales Adviser for proposed landscape details	

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.







\* Plots 63, 68-79 & 148-163 (inclusive) are Affordable Housing units, and are available to eligible customers at 80% of the market value. Please ask Sales Adviser for details.

Please refer to Sales Adviser for proposed landscape details.



## Welcome to Wheatfields

Just three miles from the magnificent Northumberland coastline, on the edge of the village of Seaton Delaval and a short walk from the finest stately home in the North East, Wheatfields is a beautifully landscaped neighbourhood of two, three, four and five bedroom homes in a semi-rural setting within easy commuting range of the whole of Tyneside. Flanked by mature trees and open farmland, Wheatfields combines fresh air and broad horizons with a remarkably convenient location.



### 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 Seaton Delaval

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 Wheatfields.















2



3



4

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

### Arts & Entertainment

Seaton Delaval Arts Centre, a pleasant ten-minute stroll from Wheatfields, is a popular community theatre presenting shows and plays including an annual pantomime, and is also used for live music, touring shows, classes and other events. The Hastings Arms, half a mile away, presents live music at weekends, and the theatres and galleries of Newcastle offer a vast spectrum of days and nights out.

### Transport

There are regular bus services from Seaton Delaval to Whitley Bay, Cramlington and Blyth, as well as a half-hourly Arriva service into Newcastle from bus stops on Double Row, a few minutes walk from Wheatfields. Trains run from Cramlington Station, three miles away, to Newcastle, the Metro Centre in Gateshead and Morpeth.

### Education

Seaton Delaval First School and Whytrig Community Middle School, situated close to each other a few minutes walk from Wheatfields, between them cover education to age 13. Secondary education up to sixth form level is provided by Astley Community High School, which is also within easy walking distance and incorporates a community library and a swimming pool. There are three medical practices in Seaton Delaval, the nearest in Elsdon Avenue, and the choice of dentists includes Rivenhall Dental Surgery, around one and a half miles from Wheatfields.

# Chaucer

# 1 Bed

### Overview

The inspired layout of this comfortable home, with its staircase ascending directly into a lounge with a subtly separated kitchen, allows light from three windows to brighten both areas. Generous storage space adds convenience to the bedroom.

### Key Features

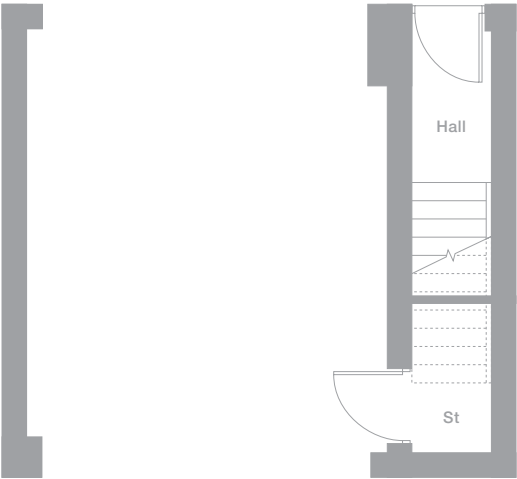
Master Bed En-Suite  
Allocated Parking Space  
Storage

### Total Floor Space

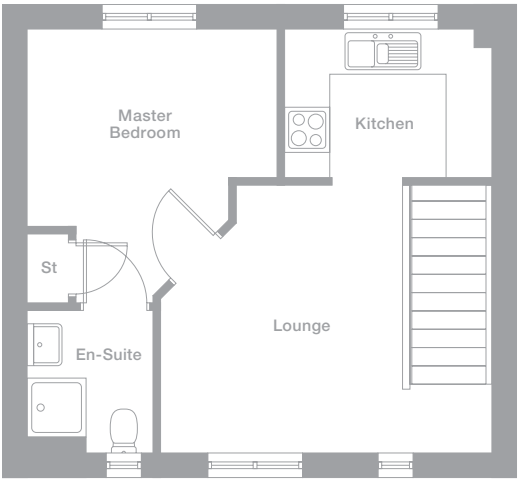
436 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### First Floor

Lounge  
4.37m max x 3.56m max  
14'4" x 11'8"

Kitchen  
2.74m x 1.97m  
9'0" x 6'6"

Master Bedroom  
3.29m max x 3.62m max  
10'10" x 11'11"

En-Suite  
1.66m x 1.91m  
5'5" x 6'3"

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## 2 Bed

### Key Features

Two Bedrooms  
Allocated Parking Space  
Storage

### Total Floor Space

Plot 70  
497 sq ft

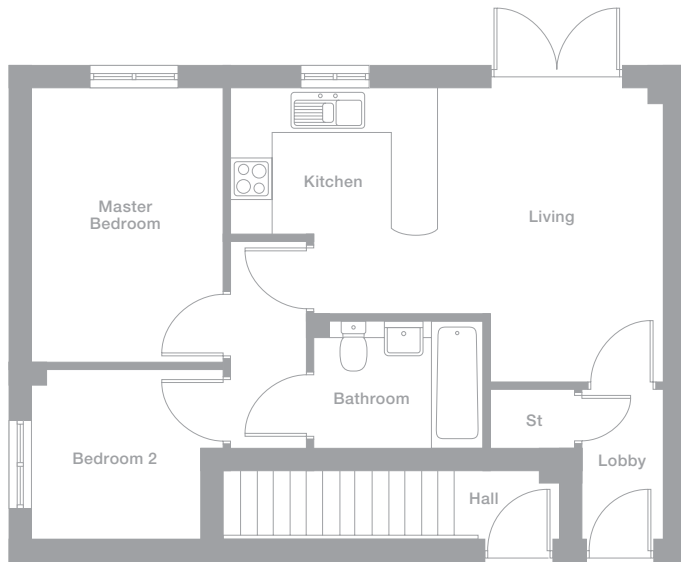
Plot 71  
612 sq ft

## Edgeworth

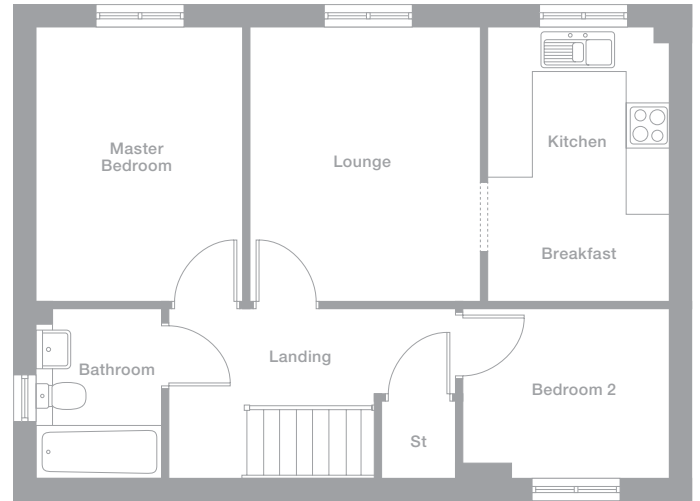
### Overview

Both finished to the highest standards, these two apartments provide fascinating contrasts. The ground floor features a superb, airy open-plan living area incorporating french doors, while upstairs the subtly separated kitchen combines convenience with style.

### Ground Floor Apt - Plot 70



### First Floor Apt - Plot 71



### Room Dimensions

#### Ground Floor Apt

Living 3.07m max x 3.98m max 10'1" x 13'1"	Bedroom 2 2.60m max x 2.30m max 8'6" x 7'7"
Kitchen 2.83m max x 3.07m max 9'4" x 10'1"	Bathroom 2.30m x 1.70m 7'7" x 5'7"
Master Bedroom 2.60m x 3.72m 8'6" x 12'3"	

#### First Floor Apt

Lounge 3.13m x 3.72m 10'4" x 12'3"	Bedroom 2 2.80m x 2.31m 9'2" x 7'7"
Kitchen/Breakfast 2.47m x 3.72m 8'1" x 12'3"	Bathroom 1.70m x 2.30m 5'7" x 7'7"
Master Bedroom 2.80m x 3.72m 9'2" x 12'3"	

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Bede

2 Bed

Overview

The delightfully ornamented portico makes the Bede special even at first glance, and the L-shaped hall leads through to spacious accommodation, including a lounge with garden access, that more than justifies the initial impression.

Key Features

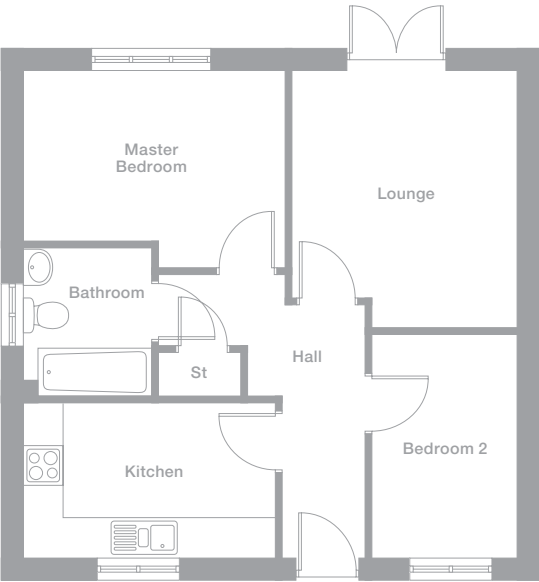
French Doors  
Single Storey Living  
L-shaped Hall

Total Floor Space

573 sq ft



Ground Floor



Room Dimensions

Ground Floor

**Lounge**  
3.34m max x 3.81m max  
11'0" x 12'6"

**Kitchen**  
3.75m x 2.31m  
12'4" x 7'7"

**Master Bedroom**  
3.90m max x 2.92m max  
12'10" x 9'7"

**Bedroom 2**  
2.15m x 3.33m  
7'1" x 10'11"

**Bathroom**  
1.92m x 2.19m  
6'4" x 7'2"

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## 2 Bed

### Key Features

French Doors  
Downstairs WC  
Storage

### Total Floor Space

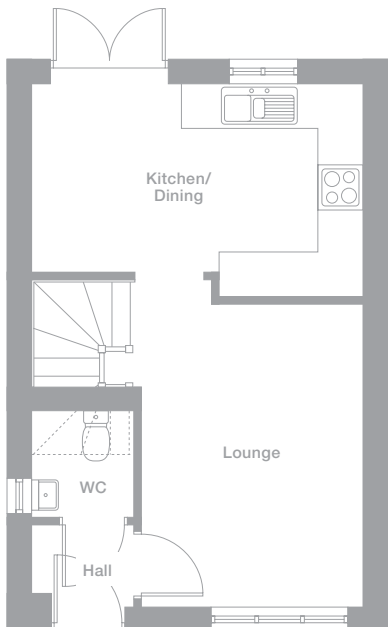
657 sq ft

## Yare

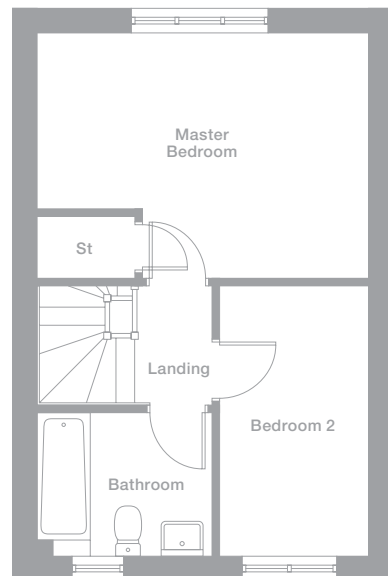
### Overview

The stylish archway linking the lounge and dining room of the Yare not only adds an elegant focal point to this comfortable home, it allows both spaces to enjoy the benefits of natural light from front and rear.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
2.95m x 4.02m  
9'8" x 13'2"

Kitchen/Dining  
4.39m x 2.83m max  
14'5" x 9'4"

WC  
1.34m x 1.40m  
4'5" x 4'7"

#### First Floor

Master Bedroom  
4.39m max x 3.26m max  
14'5" x 10'9"

Bedroom 2  
1.98m x 3.58m  
6'6" x 11'9"

Bathroom  
2.31m x 1.91m  
7'7" x 6'4"

No gable end windows to mid terrace units. Semi detached units may have windows depending on Plot handing and garage position. Please ask Sales Adviser for details.

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Nevis

3 Bed

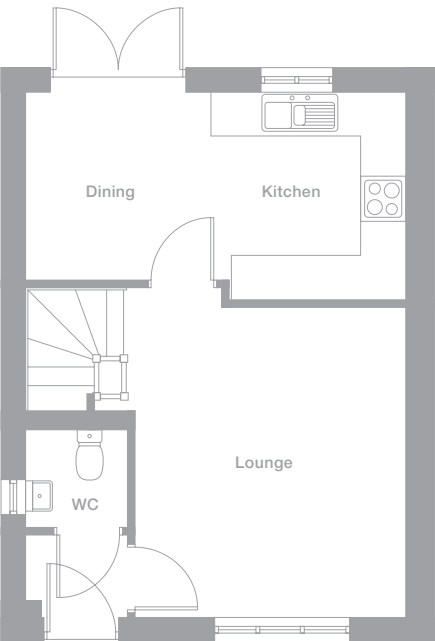
**Overview**  
An integrated staircase gives the lounge of the Nevis a contemporary, spacious ambience that carries through to an open-plan kitchen and dining room featuring stylish french doors. The thoughtfully generous storage space reflects the attention given to practical detail.

**Key Features**  
French Doors  
Downstairs WC  
Storage

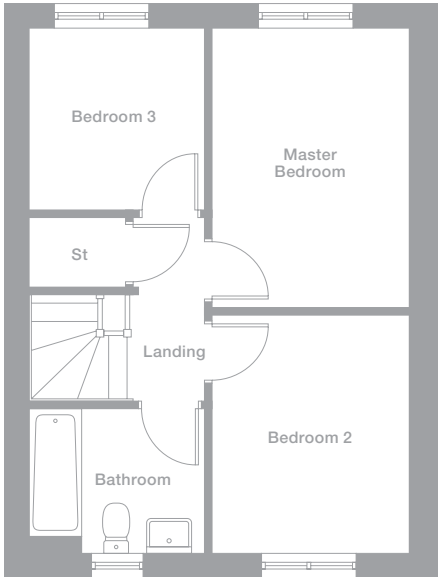
**Total Floor Space**  
754 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

**Lounge**  
3.60m x 4.09m  
11'10" x 13'5"

**Kitchen**  
2.56m x 2.76m max  
8'5" x 9'1"

**Dining**  
2.47m x 2.51m  
8'2" x 8'3"

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

First Floor

**Master Bedroom**  
2.61m x 3.69m  
8'7" x 12'1"

**Bedroom 2**  
2.61m x 3.16m  
8'7" x 10'4"

**Bedroom 3**  
2.32m x 2.40m  
7'8" x 7'11"

**Bathroom**  
2.32m x 1.90m  
7'8" x 6'3"

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No gable end windows to mid terrace units. Semi detached units may have windows depending on Plot handing and garage position. Please ask Sales Adviser for details.



## 3 Bed

### Key Features

French Doors  
Downstairs WC  
Storage

### Total Floor Space

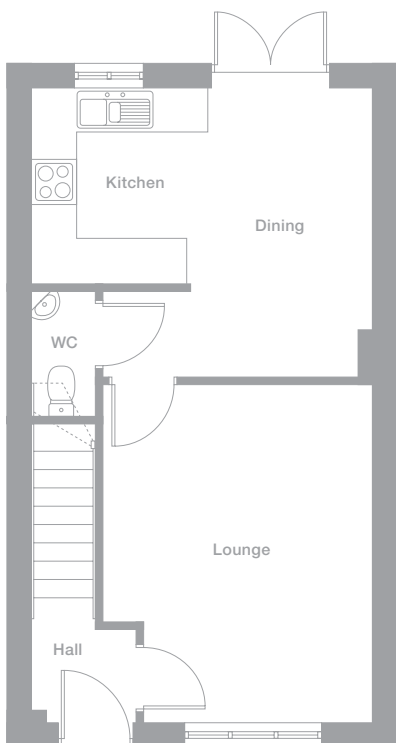
819 sq ft

## Stretton

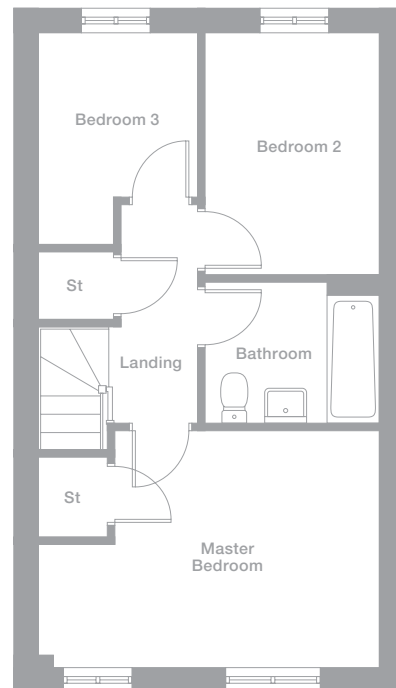
### Overview

The spacious lounge opens on to a bright dining room and beautifully planned kitchen, superbly blending style and function, while dual windows and generous cupboard space add a light, airy appeal that makes the master bedroom a comfortable, relaxing retreat.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.56m max x 4.49m max  
11'8" x 14'9"

**Dining**  
2.17m x 3.83m max  
7'2" x 12'7"

**Kitchen**  
2.34m x 2.60m  
7'8" x 8'7"

**WC**  
0.85m x 1.66m  
2'10" x 5'5"

#### First Floor

**Master Bedroom**  
4.51m max x 3.14m max  
14'10" x 10'4"

**Bedroom 2**  
2.31m x 3.21m  
7'7" x 10'7"

**Bedroom 3**  
2.11m x 2.81m max  
6'11" x 9'3"

**Bathroom**  
2.31m x 1.87m  
7'7" x 6'2"

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# Hawthorne

## 3 Bed

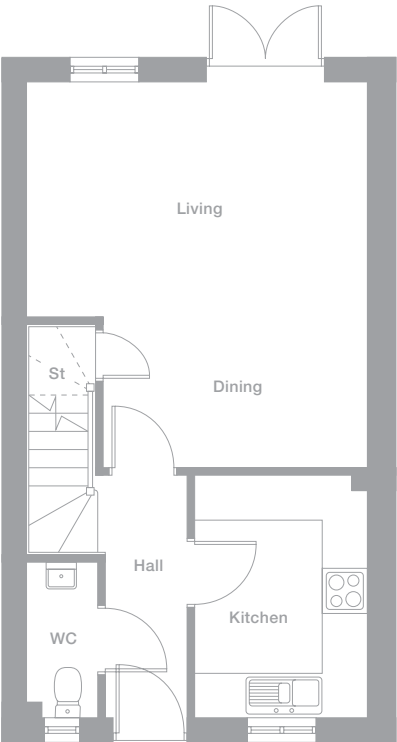
**Overview**  
While the en-suite master bedroom lends a dash of luxury to this superb family home, it is complemented by a wealth of practical features ranging from generous cupboard space to the expertly designed and equipped kitchen.

**Key Features**  
French Doors  
Downstairs WC  
Separate Kitchen  
Master Bed En-Suite

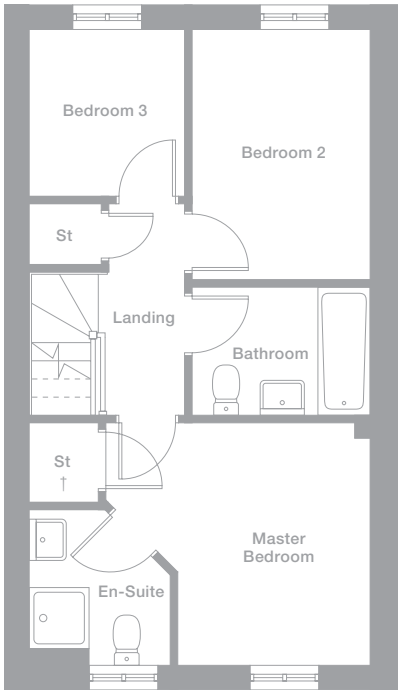
**Total Floor Space**  
819 sq ft



**Ground Floor**



**First Floor**



**Room Dimensions**

**Ground Floor**

- Living

4.51m x 3.11m

14'10" x 10'3"
- Kitchen

2.29m x 3.21m

7'6" x 10'6"
- Dining

3.50m x 2.00m

11'6" x 6'7"
- WC

0.94m x 2.06m

3'1" x 6'9"

**First Floor**

- Master Bedroom

2.64m min x 3.21m max

8'8" x 10'6"
- En-Suite

1.78m x 2.06m

5'10" x 6'9"
- Bedroom 2

2.36m x 3.32m

7'9" x 10'11"
- Bedroom 3

2.05m x 2.22m

6'9" x 7'4"
- Bathroom

2.36m x 1.70m

7'9" x 5'7"

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† Store has a raised floor



## 3 Bed

### Key Features

French Doors  
Master Bed En-Suite  
Dormer Window  
Downstairs WC

### Total Floor Space

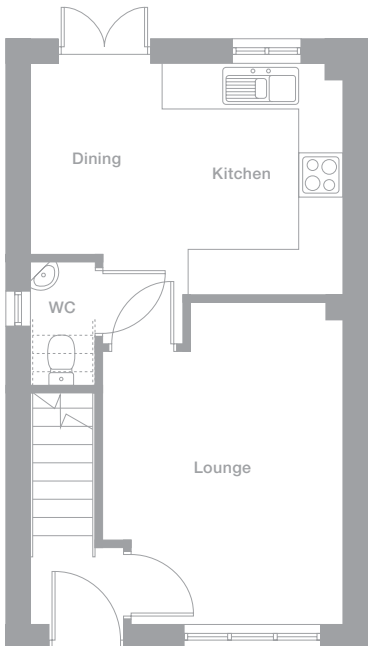
892 sq ft

## Tolkien

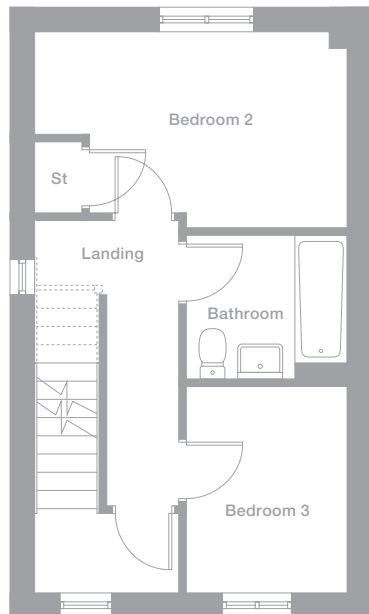
### Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

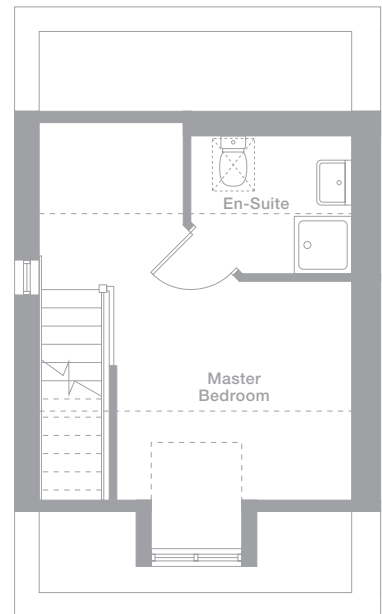
### Ground Floor



### First Floor



### Second Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.19m max x 4.27m max  
10'6" x 14'0"

**Kitchen**  
2.40m x 3.06m  
7'11" x 10'1"

**Dining**  
1.73m x 2.53m  
5'8" x 8'4"

**WC**  
0.85m x 1.63m  
2'10" x 5'4"

#### First Floor

**Bedroom 2**  
4.14m max x 2.60m max  
13'7" x 8'6"

**Bedroom 3**  
2.13m x 2.73m  
7'0" x 9'0"

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

#### Second Floor

**Master Bedroom**  
3.19m x 2.90m min  
to 1.195 H.L.  
10'6" x 9'6"

**En-Suite**  
2.14m max x 1.82m  
to 1369 H.L.  
7'1" x 6'0"

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Tweed

3 Bed

Overview

Forming a natural hub for everyday family life, the spacious, well-equipped kitchen of the Tweed features french doors that keep the room cool and airy, and make alfresco dining an easy option on warm summer evenings.

Key Features

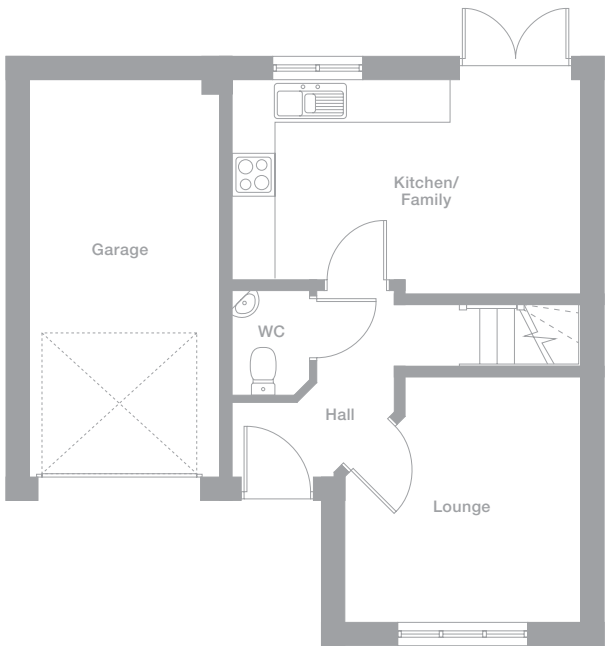
- French Doors
- Downstairs WC
- Master Bed En-Suite
- Integral Garage

Total Floor Space

892 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

- Lounge  
3.29m max x 3.41m max  
10'10" x 11'3"
- Kitchen/Family  
4.86m x 3.05m max  
16'0" x 10'0"
- WC  
1.08m max x 1.45m max  
3'7" x 4'9"

First Floor

- Master Bedroom  
3.66m max x 3.43m max  
12'0" x 11'3"
- En-Suite  
1.91m x 2.01m  
6'4" x 6'7"
- Bedroom 2  
3.29m min x 3.47m  
10'10" x 11'5"
- Bedroom 3  
3.16m x 2.22m  
10'4" x 7'4"
- Bathroom  
2.41m x 2.22m max  
7'11" x 7'4"

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## 3 Bed

### Key Features

French Doors  
Dual Aspect Windows  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC

### Total Floor Space

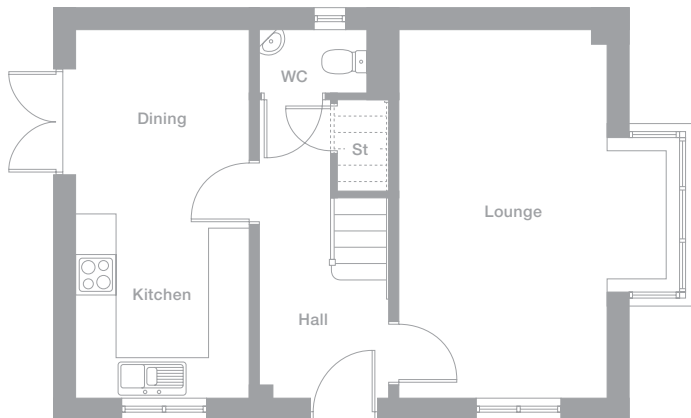
933 sq ft

## Darwin DA

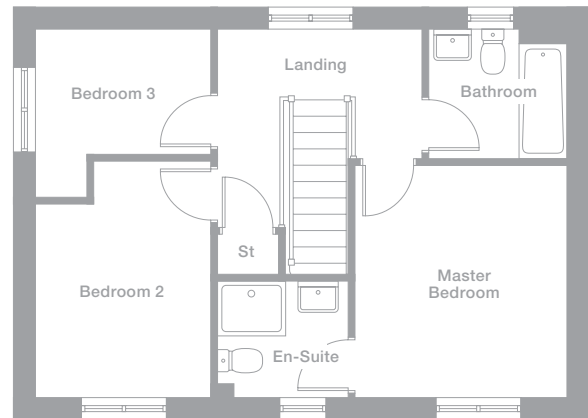
### Overview

The impressively broad bay window of the dual-aspect lounge, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.98m max x 5.45m  
13'1" x 17'11"

**Dining**  
2.55m x 2.72m  
8'5" x 8'11"

**Kitchen**  
2.55m x 2.72m  
8'5" x 8'11"

**WC**  
1.59m x 0.94m  
5'3" x 3'1"

#### First Floor

**Master Bedroom**  
3.13m x 3.44m max  
10'4" x 11'3"

**En-Suite**  
1.93m x 1.73m  
6'4" x 5'8"

**Bedroom 2**  
2.59m max x 3.49m max  
8'6" x 11'6"

**Bedroom 3**  
2.59m x 1.85m  
8'6" x 6'1"

**Bathroom**  
2.04m x 1.91m  
6'9" x 6'3"

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Carron

3 Bed

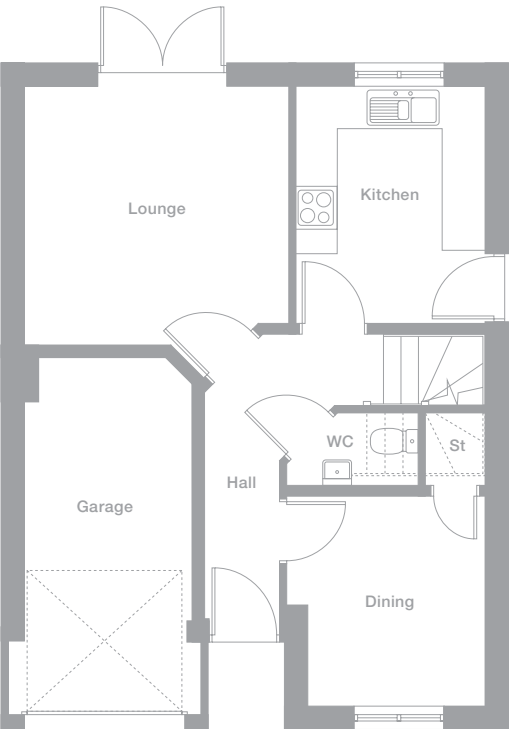
**Overview**  
The sheltered porch and distinctive hallway reflect the individual style and character of the Carron, and the approach is carried through into details like the unusual living room entrance and the attractive shapes of the bedrooms.

**Key Features**  
French Doors  
Downstairs WC  
Master Bed En-Suite  
Integral Garage

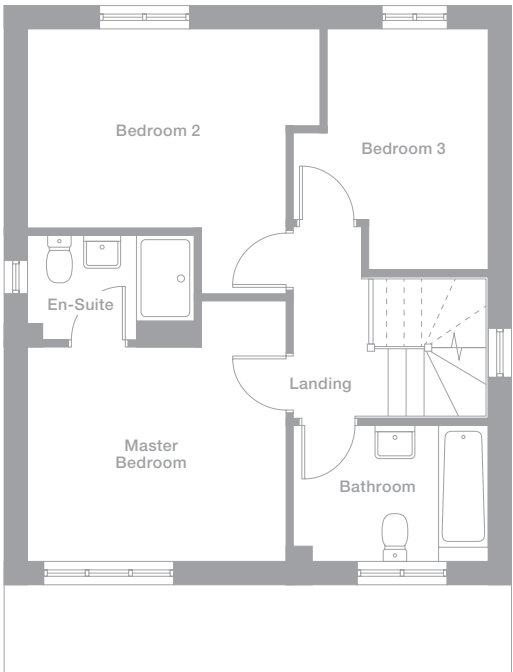
**Total Floor Space**  
957 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

- Lounge  
3.68m max x 3.61m max  
12'1" x 11'10"
- Kitchen  
2.64m x 3.31m  
8'8" x 10'10"
- Dining  
2.46m min x 2.93m  
8'1" x 9'8"
- WC  
1.83m max x 1.01m max  
6'0" x 3'4"

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First Floor

- Master Bedroom  
3.60m x 2.99m min  
11'10" x 9'10"
- En-Suite  
2.33m max x 1.46m max  
7'8" x 4'9"
- Bedroom 2  
4.07m max x 2.78m min  
13'4" x 9'2"
- Bedroom 3  
2.72m max x 3.36m max  
8'11" x 11'1"
- Bathroom  
2.72m x 1.89m  
8'11" x 6'3"



## 4 Bed

### Key Features

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

### Total Floor Space

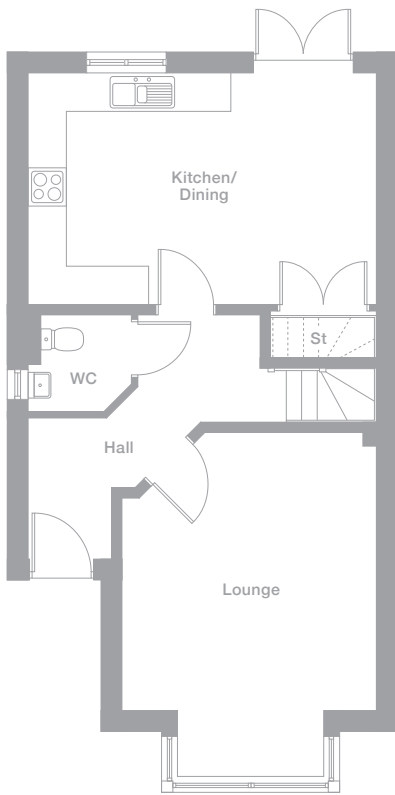
1,106 sq ft

## Esk

### Overview

Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive lounge with a stylish traditional bay window.

### Ground Floor



### Room Dimensions

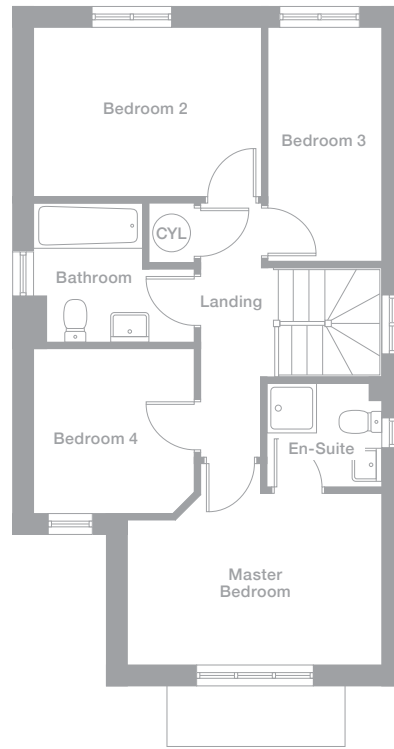
#### Ground Floor

**Lounge**  
3.96m max x 5.23m max  
13'0" x 17'2"

**Kitchen/Dining**  
5.42m x 3.61m  
17'10" x 11'10"

**WC**  
1.61m max x 1.51m max  
5'4" x 4'11"

### First Floor



#### First Floor

**Master Bedroom**  
3.96m max x 2.67m max  
13'0" x 8'9"

**En-Suite**  
1.79m x 1.61m  
5'11" x 5'4"

**Bedroom 2**  
3.55m x 2.64m  
11'8" x 8'8"

**Bedroom 3**  
1.78m x 3.64m  
5'10" x 11'11"

**Bedroom 4**  
2.51m max x 2.56m max  
8'3" x 8'5"

**Bathroom**  
2.51m max x 2.17m max  
8'3" x 7'1"

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Glenmuir

4 Bed

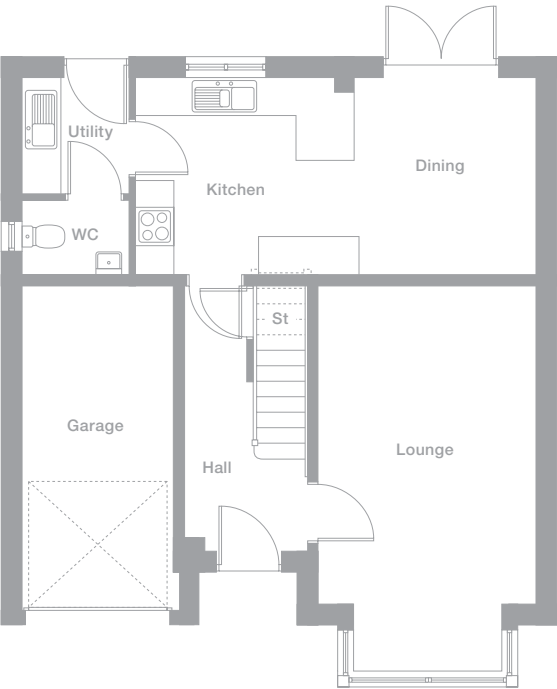
**Overview**  
As well as providing useful storage for wet coats and umbrellas, the separate utility room of the Glenmuir helps to keep household chores under control, leaving the large, welcoming kitchen and dining room free for food and conversation.

**Key Features**  
French Doors  
Downstairs WC  
Master Bed En-Suite  
Integral Garage  
Utility

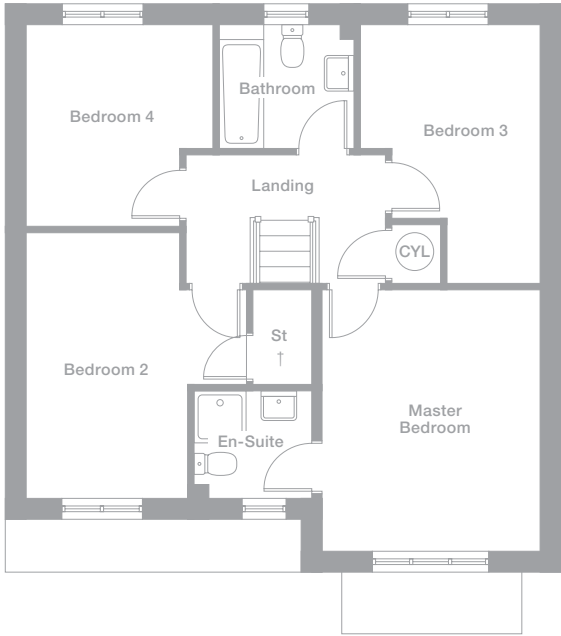
**Total Floor Space**  
1,234 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
3.39m x 5.86m max	1.66m x 1.17m
11'2" x 19'3"	5'5" x 3'10"
Kitchen	Utility
3.41m x 3.07m	1.66m x 1.81m
11'2" x 10'1"	5'5" x 5'11"
Dining	
2.83m x 3.07m	
9'4" x 10'1"	

First Floor

Master Bedroom	Bedroom 3
3.39m x 4.07m	2.79m max x 4.03m max
11'2" x 13'4"	9'2" x 13'3"
En-Suite	Bedroom 4
1.84m x 1.68m	2.91m max x 3.13m max
6'0" x 5'6"	9'7" x 10'4"
Bedroom 2	Bathroom
2.52m min x 4.14m max	2.10m x 1.92m
8'3" x 13'7"	6'11" x 6'4"

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† Store has a raised floor



## 4 Bed

### Key Features

French Doors  
Downstairs WC  
Master Bed En-Suite  
Utility  
Study

### Total Floor Space

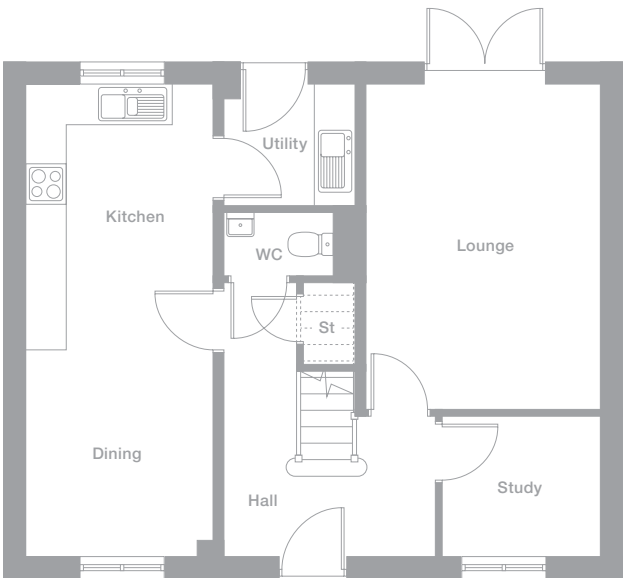
1,264 sq ft

## Buchan

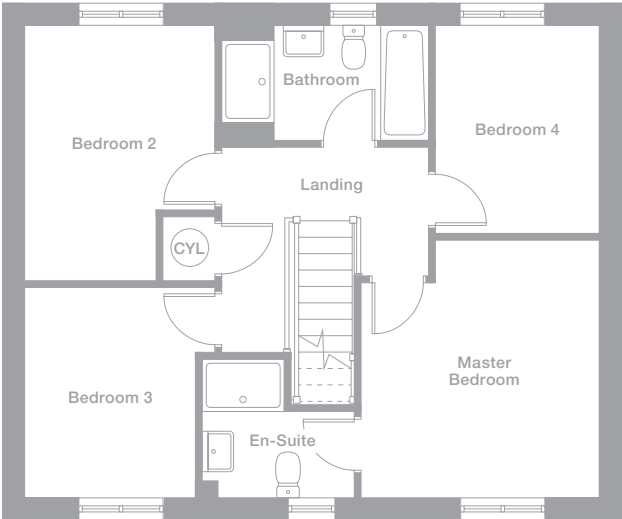
### Overview

Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.45m x 4.79m 11'4" x 15'9"	Utility 1.93m x 1.79m 6'4" x 5'11"
Kitchen 2.76m x 3.90m 9'1" x 12'10"	Study 2.32m x 2.06m 7'7" x 6'9"
Dining 2.76m x 3.04m 9'1" x 10'0"	
WC 1.62m x 0.94m 5'4" x 3'1"	

#### First Floor

Master Bedroom 3.50m max x 3.79m max 11'6" x 12'5"	Bedroom 3 2.51m x 3.09m 8'3" x 10'2"
En-Suite 2.23m max x 2.04m max 7'4" x 6'8"	Bedroom 4 2.41m x 3.06m 7'11" x 10'1"
Bedroom 2 2.80m max x 3.76m max 9'2" x 12'4"	Bathroom 3.04m max x 1.70m max 10'0" x 5'7"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.



Buchan DA

4 Bed

Overview

The broad hallway, feature staircase and superb gallery landing set a spacious tone that permeates each room of this immensely comfortable home, while the beautifully equipped bathroom, kitchen and utility room emphasise the unstinting quality of every detail.

Key Features

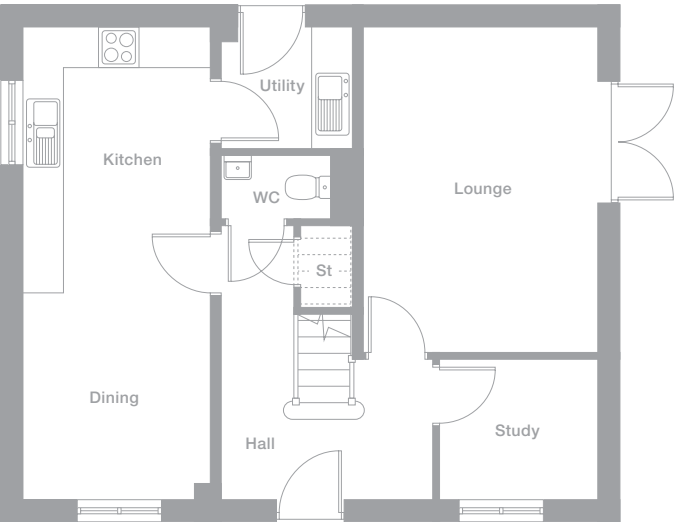
- French Doors
- Downstairs WC
- Master Bed En-Suite
- Utility
- Study

Total Floor Space

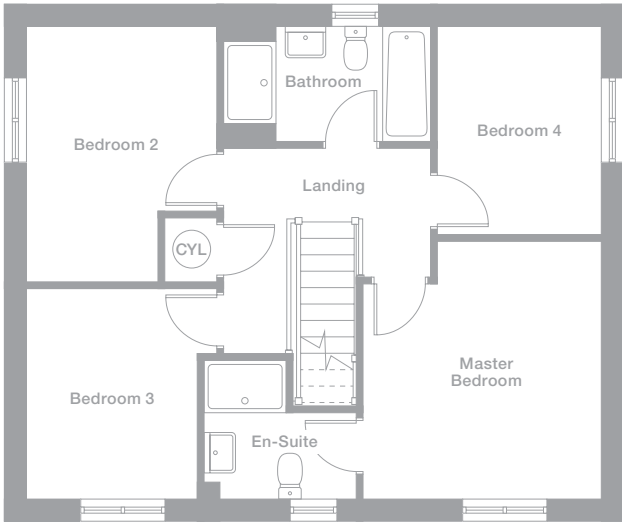
1,264 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	Utility
3.45m x 4.79m	1.93m x 1.79m
11'4" x 15'9"	6'4" x 5'11"
Kitchen	Study
2.76m x 3.90m	2.32m x 2.06m
9'1" x 12'10"	7'7" x 6'9"
Dining	
2.76m x 3.04m	
9'1" x 10'0"	
WC	
1.62m x 0.94m	
5'4" x 3'1"	

First Floor

Master Bedroom	Bedroom 3
3.50m max x 3.79m max	2.51m x 3.09m
11'6" x 12'5"	8'3" x 10'2"
En-Suite	Bedroom 4
2.23m max x 2.04m max	2.41m x 3.06m
7'4" x 6'8"	7'11" x 10'1"
Bedroom 2	Bathroom
2.80m max x 3.76m max	3.04m max x 1.70m max
9'2" x 12'4"	10'0" x 5'7"

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## 4 Bed

### Key Features

French Doors  
Feature Bay Window  
Downstairs WC  
2 En-Suites  
Integral Garage

### Total Floor Space

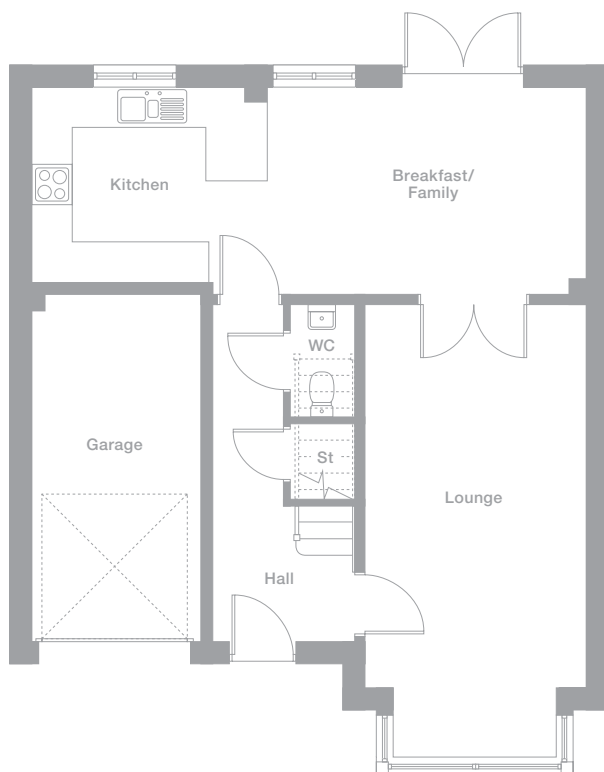
1,349 sq ft

## Crompton

### Overview

With its light-filled family room, and a cleverly planned dual access shower room providing en-suite luxury for bedrooms two and four, the Crompton is certain to bring new levels of pleasure and convenience to family life.

### Ground Floor



### Room Dimensions

#### Ground Floor

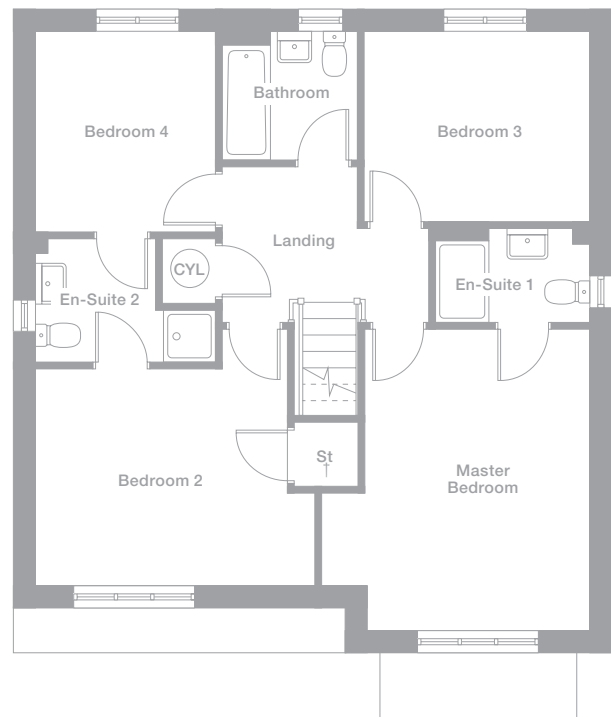
**Lounge**  
3.26m x 6.52m max  
10'9" x 21'5"

**Kitchen**  
3.46m x 2.88m  
11'4" x 9'5"

**Breakfast/Family**  
4.70m x 3.05m  
15'5" x 10'0"

**WC**  
0.94m x 1.65m  
3'1" x 5'5"

### First Floor



#### First Floor

**Master Bedroom**  
3.26m min x 4.43m  
10'9" x 14'7"

**En-Suite 1**  
2.27m max x 1.40m  
7'6" x 4'7"

**Bedroom 2**  
4.11m max x 3.19m  
13'6" x 10'6"

**En-Suite 2**  
2.65m max x 1.82m max  
8'9" x 6'0"

**Bedroom 3**  
3.34m x 2.80m  
10'11" x 9'3"

**Bedroom 4**  
2.65m x 2.96m  
8'9" x 9'9"

**Bathroom**  
1.98m x 1.90m  
6'6" x 6'3"

† Store has a raised floor

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Buttermere

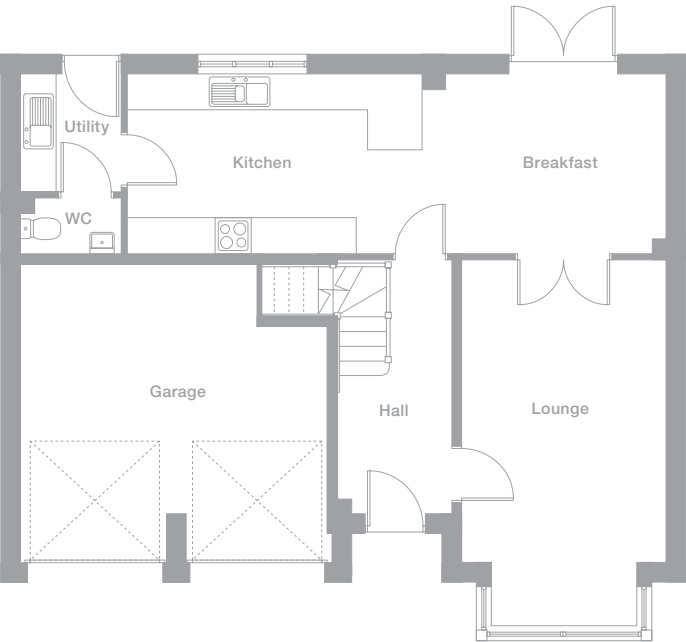
5 Bed

**Overview**  
Featuring double doors that open to create a single dramatic space from bay window to french doors, a magnificent kitchen with separate utility room, and three en-suite bedrooms, the Buttermere reflects the highest standards of luxury.

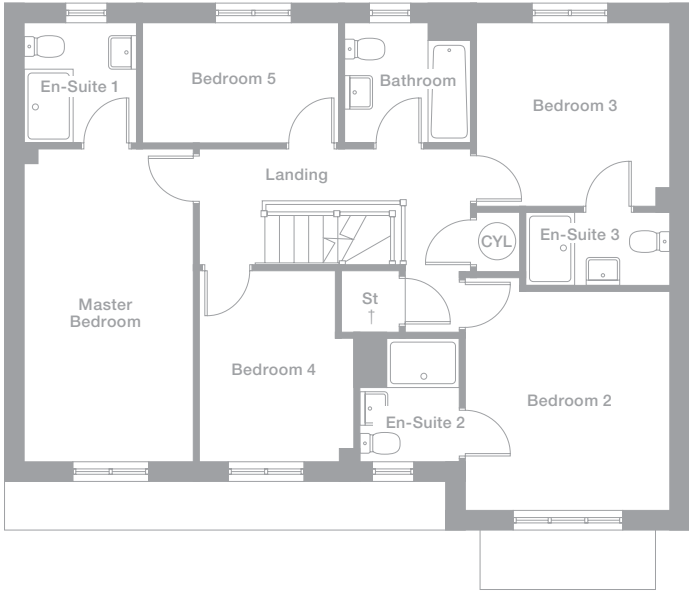
- Key Features**  
French Doors  
Feature Bay Window  
Downstairs WC  
3 En-Suites  
Integral Double Garage  
Utility
- Total Floor Space**  
1,510 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
3.39m x 5.91m max	1.67m x 0.92m
11'2" x 19'5"	5'6" x 3'0"
Kitchen	Utility
4.88m x 2.98m	1.67m x 1.96m
16'0" x 9'9"	5'6" x 6'5"
Breakfast	
4.03m x 2.98m	
13'3" x 9'9"	

First Floor

Master Bedroom	En-Suite 2	Bedroom 4
2.80m x 5.18m	1.64m max x 2.05m max	2.55m max x 3.17m max
9'2" x 17'0"	5'5" x 6'9"	8'5" x 10'5"
En-Suite 1	Bedroom 3	Bedroom 5
1.85m x 2.00m	3.20m x 3.05m	3.25m x 2.00m
6'1" x 6'7"	10'6" x 10'0"	10'8" x 6'7"
Bedroom 2	En-Suite 3	Bathroom
3.39m x 3.64m min	2.38m max x 1.21m	2.08m x 2.00m
11'2" x 11'11"	7'10" x 4'0"	6'10" x 6'7"

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† Store has a raised floor



## 5 Bed

### Key Features

Double French Doors  
Downstairs WC  
2 En-Suites  
Double Garage  
Utility

### Total Floor Space

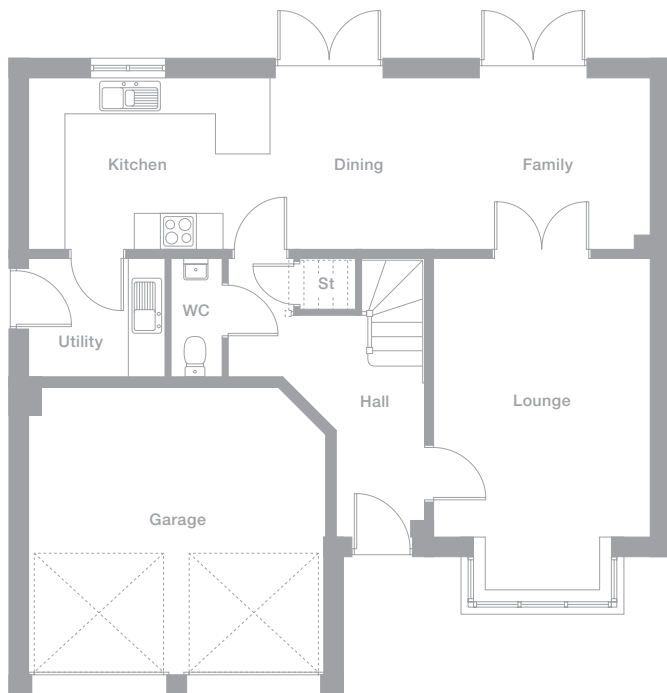
1,679 sq ft

## Jura

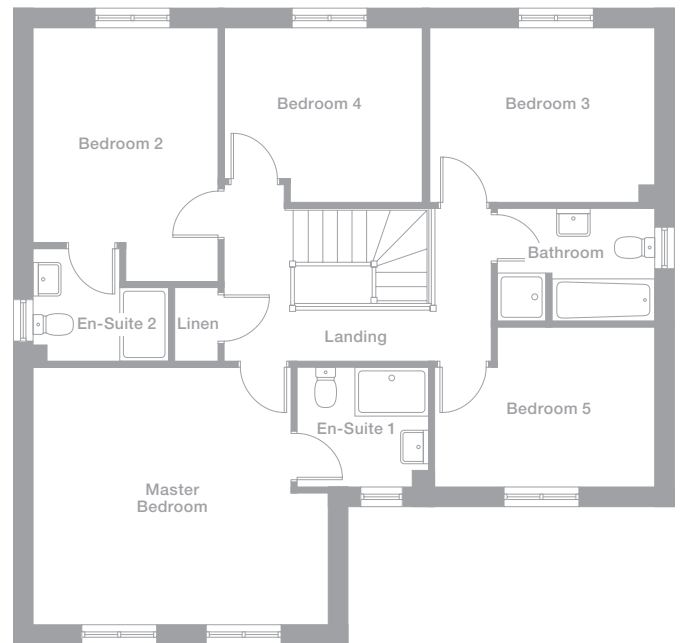
### Overview

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.58m x 5.49m max 11'9" x 18'0"	WC 0.85m x 1.95m 2'9" x 6'5"
Dining 3.14m x 2.85m 10'4" x 9'4"	Utility 2.25m x 1.95m 7'5" x 6'5"
Kitchen 3.99m x 2.85m 13'1" x 9'4"	
Family 3.14m x 2.85m 10'4" x 9'4"	

#### First Floor

Master Bedroom 4.89m max x 4.27m max 16'1" x 14'0"	Bedroom 3 3.71m x 2.91m 12'2" x 9'7"
En-Suite 1 2.17m x 1.97m 7'2" x 6'6"	Bedroom 4 3.28m max x 2.91m max 10'9" x 9'7"
Bedroom 2 3.06m x 3.57m min 10'1" x 11'9"	Bedroom 5 3.63m max x 2.63m max 11'11" x 8'8"
En-Suite 2 2.24m max x 1.86m max 7'4" x 6'1"	Bathroom 2.60m max x 1.87m 8'6" x 6'2"

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# Specification

## Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Square 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	✓
Stainless steel 5-burner gas or electric ceramic hob	○
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
Stainless steel double multi-function fan oven	○
Integrated fridge/freezer	✓
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
Delta downlighters to underside of wall units	○
3 spot LED track light to ceiling	✓
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	✓
Soft close toilet seats to other areas	○
Lever operate chrome monobloc mixer taps	✓
Chrome look electric shower (to all 3 bed units with en-suite only)	✓
Bar style chrome shower mixer valve	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓
Shaver point to en-suite	○
Drum type low energy light to ceiling	✓
LED downlighters to ceiling	○
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓
Ceramic floor tiles	○

All House Types  
(where applicable)

- ✓ Standard
- Optional Extra
- Not Available

**Electrical**

Mains wired smoke and carbon monoxide detectors (smoke alarm battery back-up)	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
PIR operated porch light	✓
Front doorbell and chime	✓
Intruder alarm	○

**Heating**

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating zones	✓
Chrome towel radiator to bathroom/en-suite	○

**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	✓
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 soft white emulsion, except wet rooms to be painted in white emulsion (ask Sales Adviser for clarification)	✓
Woodwork painted satin white	✓
Fitted wardrobe system to master bedroom	○

**Landscaping**

Turf to front 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.

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

## Shopping

There is a selection of local shops in Seaton Delaval, including the Seaton Valley Co-operative Society, an independent organisation that operates a supermarket, a post office, an off-licence and a pharmacy situated next to each other in Avenue Road, just across the road from the Arts Centre. The same area also contains a newsagent, baker's shop, a second pharmacy, a bank, ironmonger and a good selection of food takeaways. For an exceptional selection of larger stores and high street names, the Metro Centre at Gateshead, the largest shopping and leisure facility in the UK, is in easy reach.

## Leisure & Recreation

The Concordia Leisure Centre at Cramlington is one of the largest in the North East, and includes a fully-equipped gym, a 25-metre leisure pool with water features, a softplay area, sports hall, squash courts and cafeteria. As well as being popular with leisure skaters, the Ice Rink in Whitley Bay is the home of the Whitley Warriors Ice Hockey Team. Nearby golf courses include Whitley Bay and Arcot Hall, both with excellent 18-hole courses and full clubhouse facilities.

2



3



4











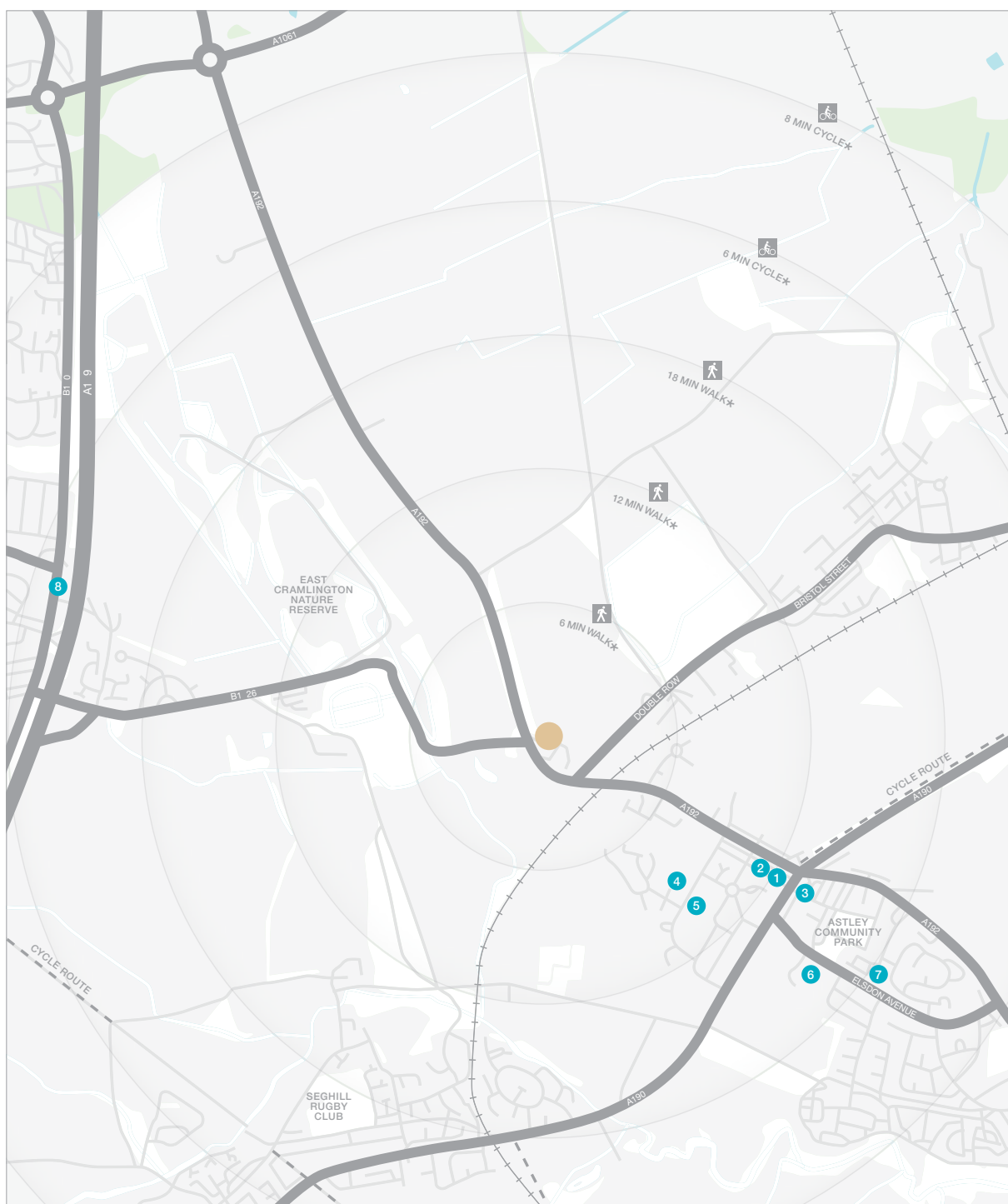






## Living in Seaton Delaval

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 Wheatfields.

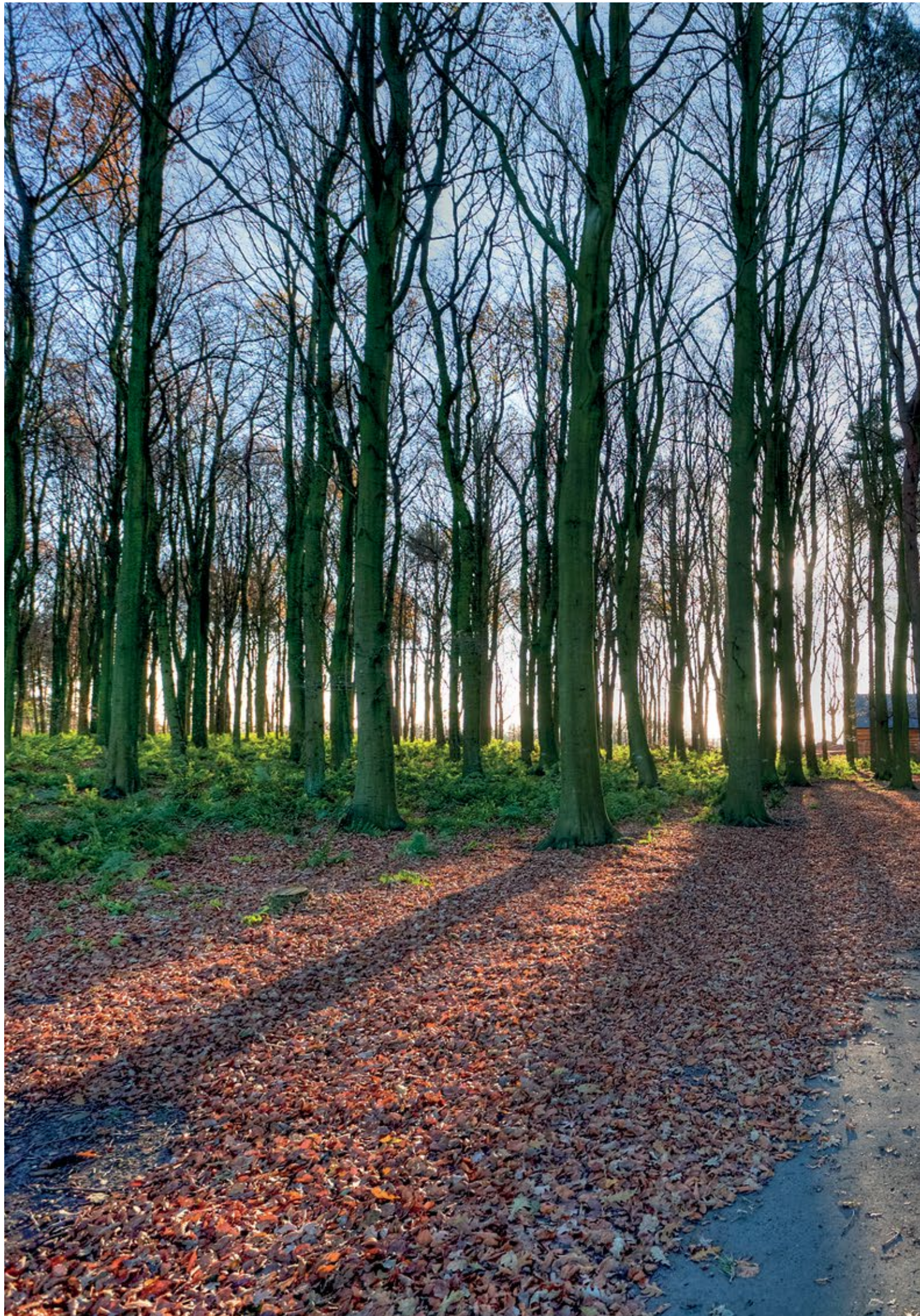


- 1 Seaton Delaval Arts Centre  
Avenue Road  
0191 237 5460
  - 2 The Co-op Pharmacy  
38 Astley Road  
0191 237 0632
  - 3 Seaton Delaval Post Office,  
Avenue Road  
0845 223 344
  - 4 Seaton Delaval First School,  
Western Avenue  
0191 237 1239
  - 5 Whytrig Community Middle School,  
Western Avenue  
0191 237 1402
  - 6 Astley Community High School,  
Elsdon Avenue  
0191 237 6891
  - 7 Dr P McDaid and Dr K Finch,  
Elsdon Avenue Surgery  
0191 237 2299
  - 8 Rivenhall Dental Surgery  
High Pit Road  
01670 712 221
- Concordia  
Leisure Centre,  
Forum Way  
Cramlington  
01670 542 222
- Whitley Bay Ice Rink  
Hillheads Road  
Whitley Bay  
0191 291 1000
- Cramlington Hospital  
(Opening 2015)

\* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle







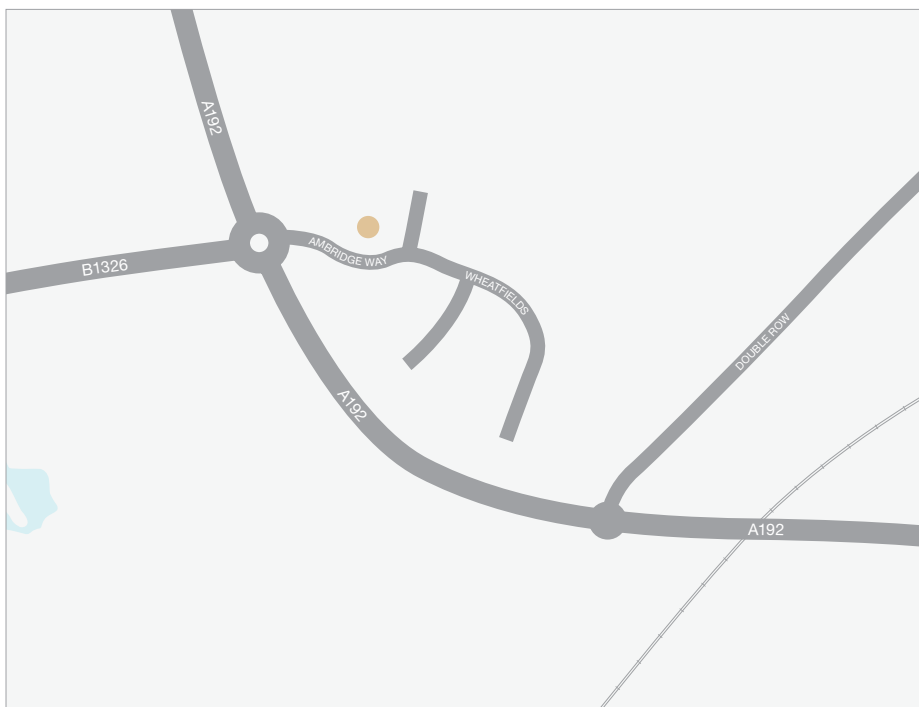
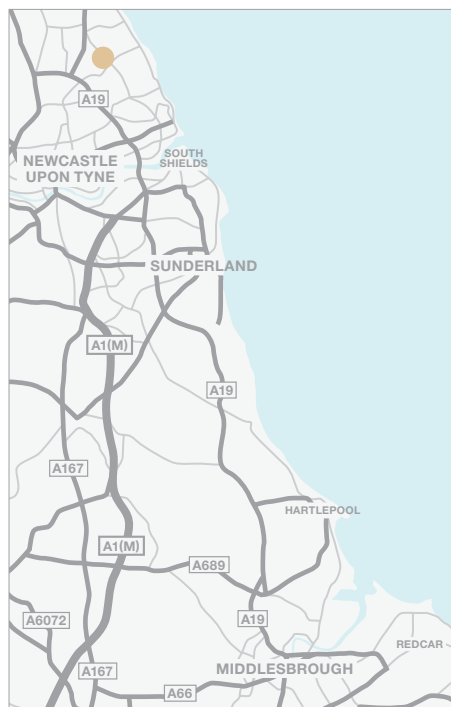
## How to find us

### We are open

Thursday - Sunday 10.30am - 5.30pm

Monday 12.30pm - 5.30pm

Telephone: 0800 840 8505



#### From Newcastle

Leave Newcastle by the Great North Road (B1318) and at the roundabout at the end of the Town Moor take the third exit to join Jesmond Dene Road (A189). Stay on the A189 for around five and a half miles, bearing right and then left at the junction beside Brandling Villa then following signs for Cramlington at each subsequent roundabout, including the Annitsford roundabout. Then, at the Moor Farm roundabout take the third exit, signposted for the A171 and Cramlington, and the mini-roundabout immediately after it turn right to join the B1050. Eight hundred yards after passing the Bay Horse Inn, turn right to join the B1362. Stay on the B1362 for a mile and a quarter, then at the roundabout take the second exit to enter Ambridge Way. Take the next left to enter Wheatfields.

#### From A1 Southbound

Travelling south on the A1, around two and a half miles after passing Stanington leave the A1 following signs for the Tyne Tunnel via the A19. At the Seaton Burn roundabout take the third exit to stay on the A19, then at the Moor Farm roundabout take the third exit, signposted for the A171 and Cramlington, and the mini-roundabout immediately after it turn right to join the B1050. Eight hundred yards after passing the Bay Horse Inn, turn right to join the B1362. Stay on the B1362 for a mile and a quarter, then at the roundabout take the second exit to enter Ambridge Way. Take the next left to enter Wheatfields.

#### From the A19 Northbound

Around four and a half miles after crossing the Tyne, leave the A19 following signs for Seghill via the B1322. Turn right at the first junction and left at the second to join the B1322, then at the mini-roundabout in Seghill turn right. Pass through Seghill and into Seaton Delaval, and at the roundabout in Seaton Delaval take the first exit to join the A192 following signs for Morpeth. Half a mile on, carry straight on through a mini-roundabout then at the next roundabout take the third exit to enter Wheatfields. The development is on the left.

Sat Nav: NE25 0PY

#### 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*®

### *a better place*®

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.

**millerhomes**

*the place to be®*

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