



**Millers Green  
Heysham**

**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.

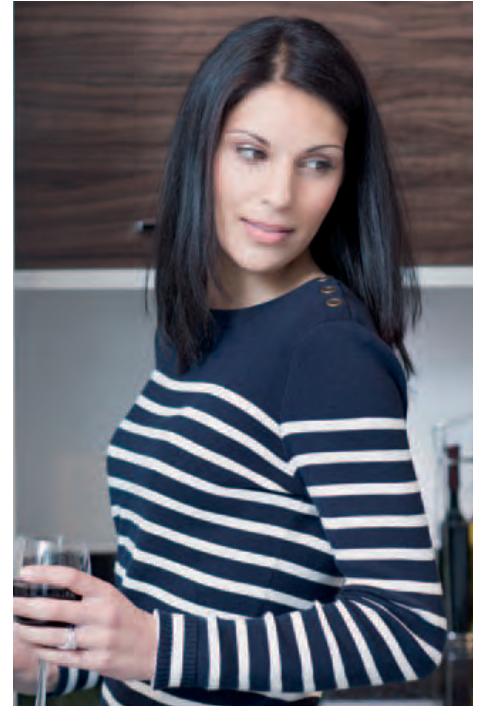


*the place to be*<sup>®</sup>

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## Welcome to Millers Green

The quiet, tree-lined streets, footpaths and green recreational areas of Millers Green offer a welcome change from the pace of city life. Bordered by farmland to the west, and within walking distance of the seafront and the picturesque village centre of Heysham, these stylish modern homes have the added appeal of open space and fresh air.



### We care about you

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

### Be Happy

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

## Living in Heysham

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 Millers Green.





### Transport

The M6 gives easy access from Millers Green to Manchester, Preston and Liverpool, and there is a train station at Heysham Port, around a mile from the development, with services to Lancaster and the national network. Ferry services operate from the port to Ireland and the Isle of Man, and Blackpool International Airport is around 20 miles away.

### Entertainment

Heysham Heritage Centre presents both permanent and changing exhibitions that give a good introduction to the Anglo-Viking history of the area, and there are many fine old buildings in the village, including a 16th-century pub with a beer garden. Nearby Morecambe provides an assortment of more modern entertainments, such as clubs and discos, a multi-screen cinema, 10-pin bowling, live music at The Platform and The Dome, and futuristic laser adventures at Morecambe Megazone.

### Education and Health

The primary schools listed opposite are all within around a mile of Millers Green. Heysham High School Sports college is less than two miles away.

The nearby Health Centre in Middleton Way is staffed by three doctors offering a comprehensive GP service, and there are several other medical practices, a dental surgery and a pharmacy in easy reach.

### Shopping

Millers Green is close to shopping areas on Heysham Road and in the village centre which cater for all everyday needs. The short trip into Morecambe or Lancaster, around four miles away, opens up a comprehensive choice of high-street names, specialist stores and a traditional covered market open four days a week.

### Recreation

Millers Green has access to an exceptional choice of both land and water-based activities. The waterfront attractions of Heysham, including the popular beaches of Morecambe Bay with their excellent opportunities for sailing and watersports, are complemented by some of England's finest countryside. The spectacular scenery of the Yorkshire Dales and the Lake District offer superb resources for the walker, climber or cyclist, and Heysham Moss, just a few minutes away from Millers Green, is a protected habitat supporting a wonderful diversity of flora and fauna with endlessly fascinating scope for bird watching or just enjoying the atmospheric woodlands.

Heysham Golf Club provides a fine 18-hole parkland course with comprehensive clubhouse amenities, including a bar and a games room. Heysham has a 25-metre swimming pool offering a wide range of organised activities, and there are floodlit sports facilities at Douglas Park, on the edge of the village.

### Useful Contacts

Heysham St Peter's  
C of E Primary School  
School Road  
01524 852 155

Trumacar Community  
Primary School  
Combermere Road  
01524 851 043

St Patrick's RC Primary School  
Littledale Avenue  
01524 851 766

Mossgate Primary School  
Kingsway  
01524 850 736

Heysham High School  
Sports College  
Limes Avenue  
01524 416 830

Morecambe High School  
Dallam Avenue  
01524 410 207

Oasis Dental Care Ltd  
75 Yorkshire Street  
01524 410 070

Lloyds Pharmacy  
408 Heysham Road  
01524 852 136

Heysham Golf Club  
Trumacar Park,  
Middleton Road  
01524 851 011

Heysham Community  
Swimming Pool  
Osborne Road  
01524 420 763

Morecambe Superbowl  
Central Drive  
01524 400 974

Happy Mount Park  
Marine Road East  
01524 582 833

Strawberry Gardens  
Medical Practice  
Heysham Primary Care Centre  
Middleton Way  
01524 518 500

The Platform  
Station Buildings  
Marine Road Central  
01524 382 803

# Plot information

- Eaton
- Kitchener
- Elgar
- Orwell
- Darwin
- Gissing
- Cooper
- Greene
- Hardy
- Croft



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 Development



Existing Development

# The Eaton

## 2 Bed

### Plots

184, 185\*, 186, 187\*, 188, 189\*, 195, 196\*, 197, 198\*, 199, 200\*

### Overview

The L-shaped hallway of the Eaton leads to a strikingly unusual, almost triangular, living room that complements a luxurious en-suite master bedroom to bring a real air of style to this superb apartment.

### Total Floor Space

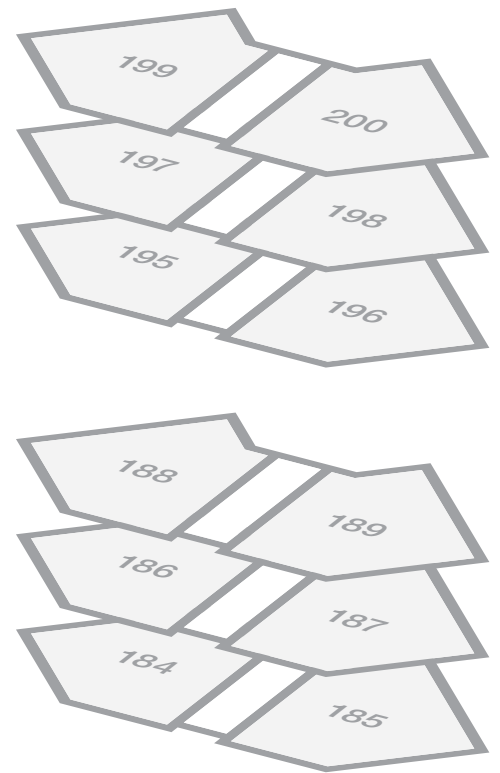
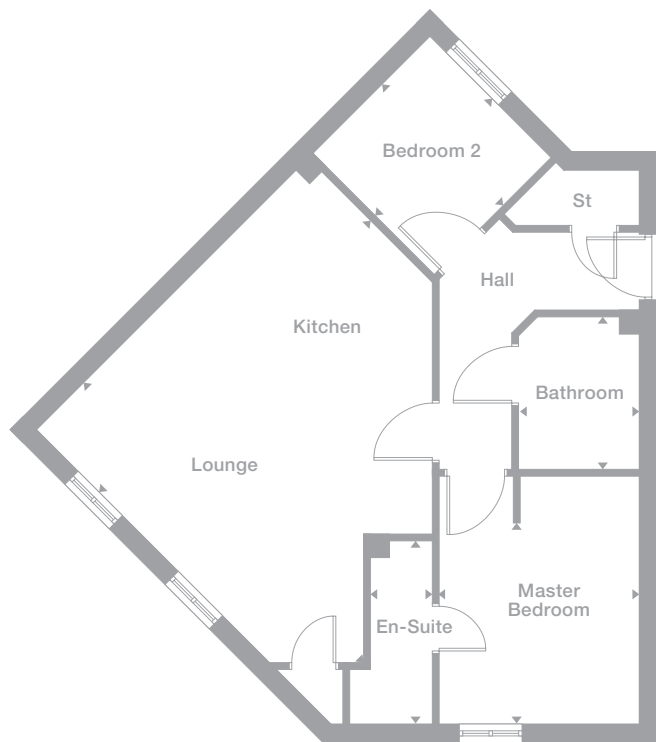
51.19m<sup>2</sup> (551 sq ft)

### Key Features

2 Bedroom Apartment  
Master Bed En-Suite  
Large Kitchen/Lounge



### Ground, First and Second Floors



### Room Dimensions

#### Ground, First and Second Floors

Lounge/Kitchen 5.497m x 5.683m 18'0" x 18'8"	Bedroom 2 2.460m x 2.360m 8'1" x 7'9"
Master Bedroom 2.869m x 2.853m 9'5" x 9'4"	Bathroom 1.710m x 2.220m 5'7" x 7'3"
En-Suite 0.895m x 2.607m 2'11" x 8'7"	

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\* Plots are a mirror image of plans shown above



# The Kitchener

## 3 Bed

### Plots

209\*, 210

### Overview

The arrangement of the expertly equipped kitchen and adjoining dining room, with its alcove entrance and patio doors, perfectly blends style with convenience to create a perfect, natural hub for family life.

### Key Features

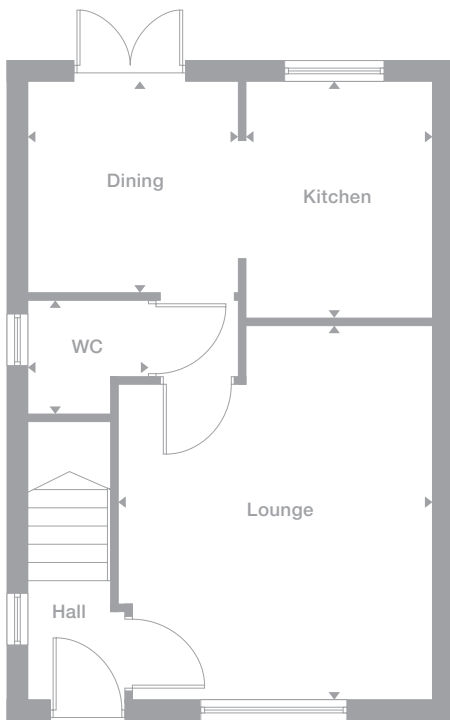
En-Suite Shower Room  
Semi Detached  
Downstairs WC  
French Doors  
Dining/Kitchen

### Total Floor Space

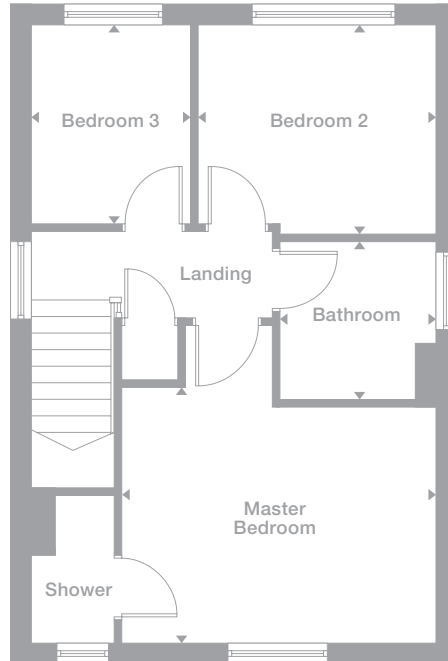
73.3m<sup>2</sup> (789 sq ft)



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge	WC
3.825m x 4.480m	1.460m x 1.345m
12'6" x 14'8"	4'9" x 4'4"

Dining
2.542m x 2.500m
8'4" x 8'2"

Kitchen
2.210m x 2.800m
7'3" x 9'2"

#### First Floor

Master Bedroom	Bathroom
3.763m x 3.049m	1.860m x 1.920m
12'4" x 10'0"	6'1" x 6'3"

Bedroom 2	Shower
2.845m x 2.510m	0.984m x 1.735m
9'4" x 8'3"	3'2" x 5'8"

Bedroom 3
1.910m x 2.380m
6'3" x 7'9"

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\* Plots are a mirror image of plans shown above

# The Elgar

3 Bed

## Plots

172, 177, 178\*, 182,  
183\*, 191\*, 192

## Overview

The subtle separation of the living and dining rooms in the Elgar maximises flexibility, opening up the space to lots of natural light while offering a change of mood between two distinct areas.

## Total Floor Space

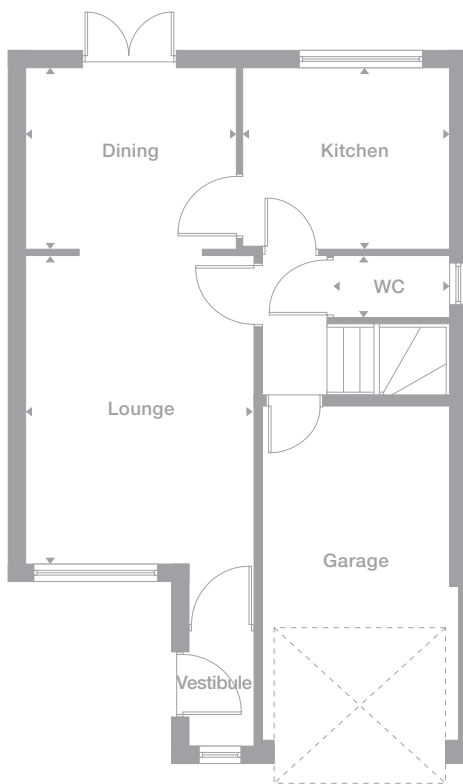
81.8m<sup>2</sup> (881 sq ft)

## Key Features

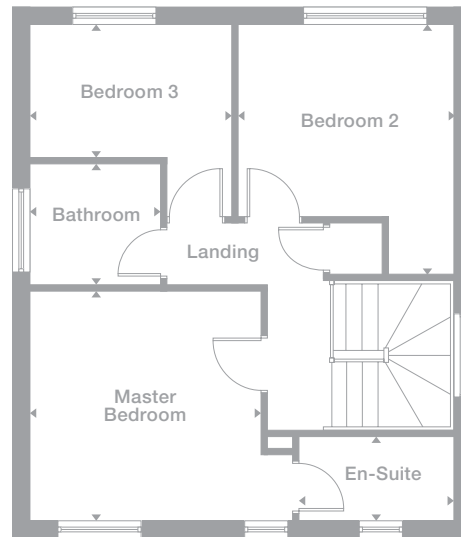
3 Bedrooms  
Detached  
Integrated Garage  
Downstairs WC  
Master Bed En-Suite



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge 3.250m x 4.410m 10'8" x 14'6"	WC 0.920m x 1.652m 3'0" x 5'5"
Dining 2.870m x 2.537m 9'5" x 8'4"	
Kitchen 2.930m x 2.537m 9'8" x 8'4"	

### First Floor

Master Bedroom 3.259m x 3.290m 10'8" x 10'10"	Bedroom 3 2.860m x 1.895m 9'5" x 6'3"
En-Suite 2.235m x 1.306m 7'4" x 4'3"	Bathroom 1.700m x 1.960m 5'7" x 6'5"
Bedroom 2 2.997m x 3.590m 9'10" x 11'10"	

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# The Orwell

## 3 Bed

### Plots

171

### Overview

The attractively canopied entrance and bay window mark the Orwell out as a home of real distinction, an impression powerfully reinforced by the inviting dual-aspect living room and bright, beautifully planned kitchen.

### Key Features

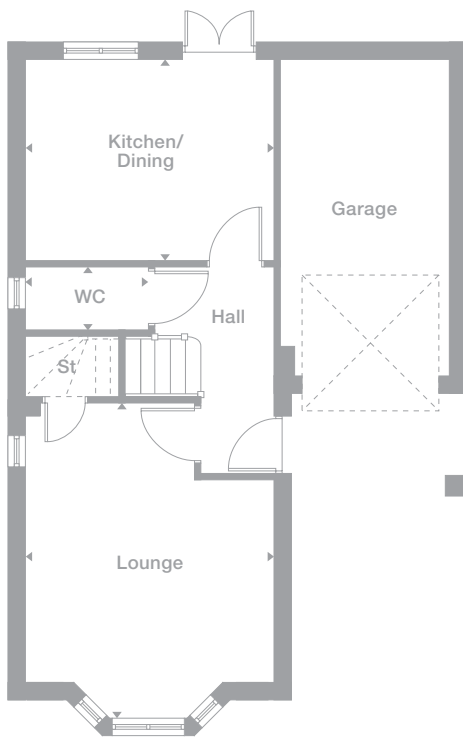
Master Bed En-Suite  
French Doors  
Integrated Garage  
Detached  
Downstairs WC  
Bay Window

### Total Floor Space

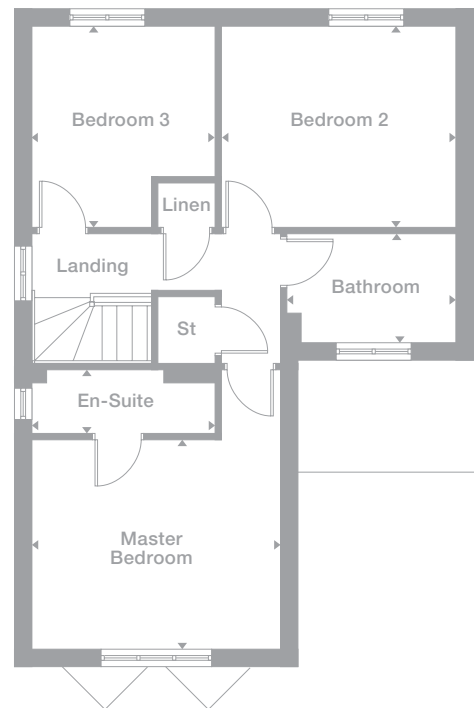
89.14m<sup>2</sup> (959.50 sq ft)



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.850m x 4.943m max  
12'8" x 16'3"

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 x 3.100m max  
9'4" x 10'2"

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

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# The Darwin

## 3 Bed

### Plots

174, 190\*, 194\*

### Overview

The broad hallway opens on to a long living room with french doors into the garden, while a second set of french doors makes the stylish dining area a really special setting for convivial entertaining.

### Key Features

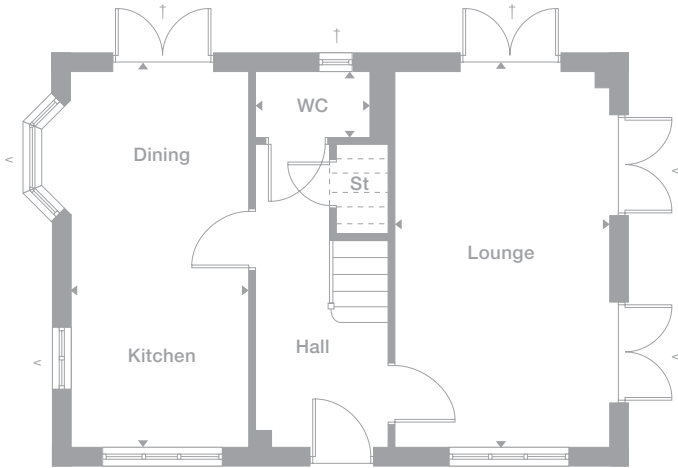
3 Bedrooms  
Master Bed En-Suite  
Kitchen/Dining  
Downstairs WC  
Through Lounge  
Double Fronted House

### Total Floor Space

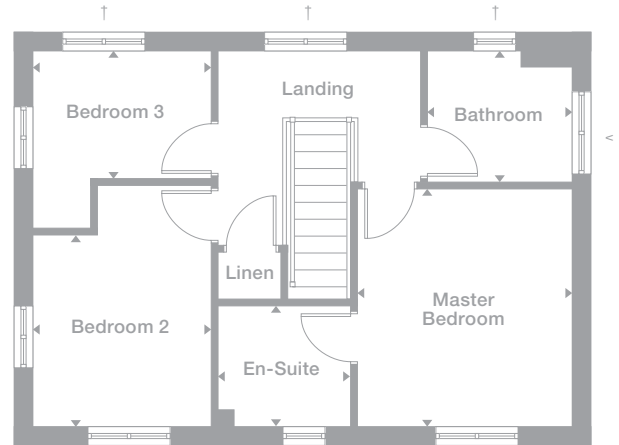
85.56m<sup>2</sup> (920.97 sq ft)



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

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

Dining/Kitchen  
2.565m x 5.450m  
8'5" x 17'11"

WC  
1.637m x 0.938m  
5'4" x 3'1"

#### First Floor

Master Bedroom  
3.130m x 3.450m  
10'3" x 11'4"

En-Suite  
1.905m x 1.730m  
6'3" x 5'8"

Bedroom 2  
2.505m x 2.776m  
8'2" x 9'1"

Bedroom 3  
2.565m x 1.850m  
8'4" x 6'0"

Bathroom  
2.084m x 1.900m  
6'10" x 6'3"

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\* Plots are a mirror image of plans shown above

† Windows and doors to plots 190 and 194 only

< Windows, bay window and doors and to plot 174 only

# The Gissing

3 Bed

## Plots

162\*, 165, 166, 170\*, 201\*,  
204, 205\*, 208

## Overview

Amongst the many exciting features of the Gissing, the wonderful master bedroom with its own private staircase, en-suite facilities and charming dormer window will be an endless source of particular delight.

## Key Features

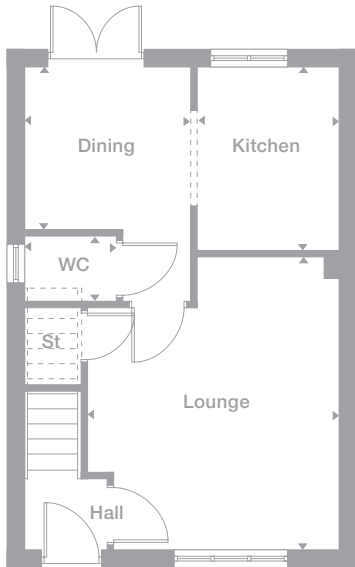
Master Bed En-Suite  
Semi Detached  
Downstairs WC  
Study/4th Bedroom  
French Window

## Total Floor Space

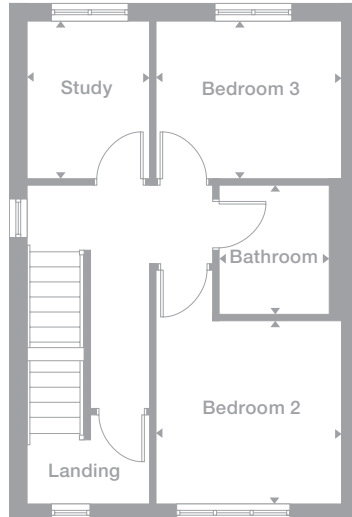
96.79m<sup>2</sup> (1,041.85 sq ft)



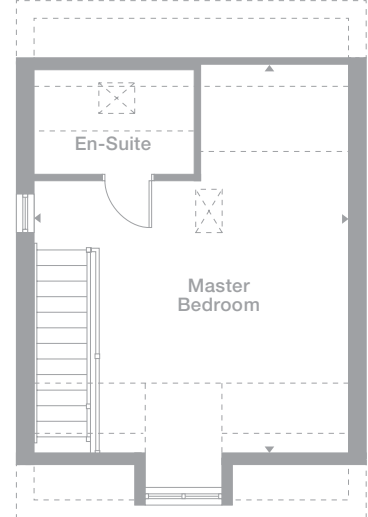
## Ground Floor



## First Floor



## Second Floor



## Room Dimensions

### Ground Floor

Lounge 3.885m x 4.480m max  
12'9" x 14'8"

WC 1.400m x 0.990m  
4'7" x 3'3"

### Kitchen

2.140m x 2.800m  
7'0" x 9'2"

### Dining

2.550m x 2.470m  
8'4" x 8'1"

### First Floor

Bedroom 2 2.859m x 2.801m  
9'5" x 9'2"

### Bedroom 3

2.869m x 2.424m  
9'5" x 7'11"

### Bathroom

1.700m x 2.020m  
5'7" x 6'8"

Study 1.871m x 2.409m  
6'2" x 7'11"

### Second Floor

Master Bedroom 3.808m excl stairs x 4.243m to 1.200 H.L.  
12'6" x 13'11"

### En-Suite

2.466m x 1.554m to 1.200 H.L.  
8'1" x 5'1"

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# The Cooper

3 Bed

## Plots

193

## Overview

French doors opening out from both the lounge and the dining area not only create an exceptionally light, airy interior, they ingeniously integrate the garden with the downstairs space.

## Total Floor Space

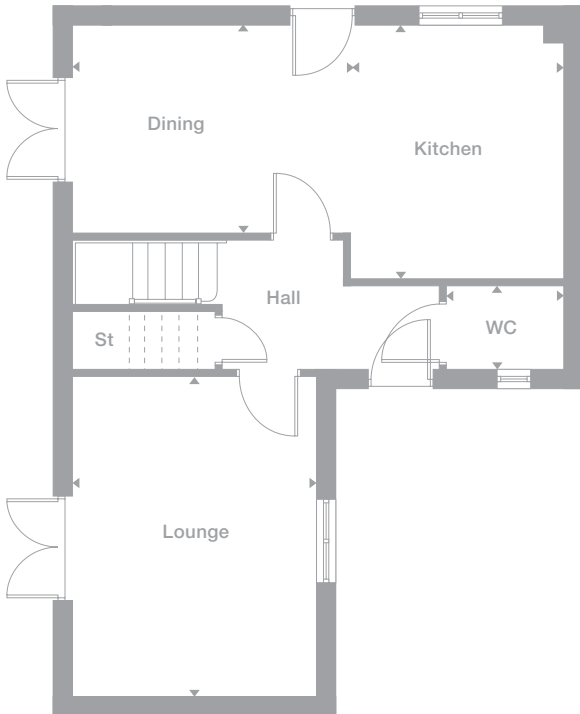
99.6m<sup>2</sup> (1,072 sq ft)

## Key Features

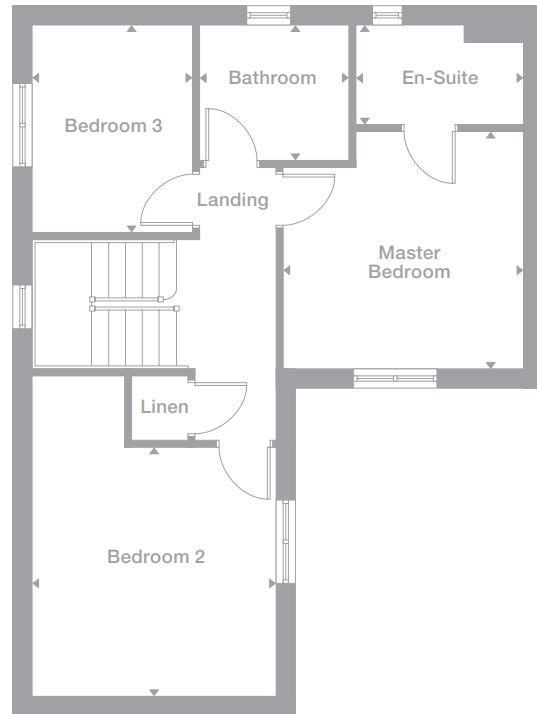
3 Bedrooms  
French Doors to Garden  
Master Bed En-Suite  
Garage  
Downstairs WC  
Large Dining/Kitchen



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge	WC
3.450m x 4.500m 11'4" x 14'9"	1.600m x 1.150m 5'3" x 3'9"
Dining	
4.100m x 2.900m 13'5" x 9'6"	
Kitchen	
2.840m x 3.550m 9'4" x 11'8"	

### First Floor

Master Bedroom	Bedroom 3
3.390m x 3.350m max 11'1" x 11'0"	2.275m x 2.900m 7'6" x 9'6"
En-Suite	Bathroom
2.330m x 1.400m 7'8" x 4'7"	2.136m x 1.900m 7'0" x 6'3"
Bedroom 2	
3.450m x 3.510m min 11'4" x 11'6"	

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# The Greene

4 Bed

## Plots

173, 176\*, 179\*, 180\*, 181

## Overview

With a utility room leaving the kitchen free for serious cookery and an elegant, bay windowed dining room, the Greene is perfect for people who enjoy evenings of new recipes and good friends.

## Key Features

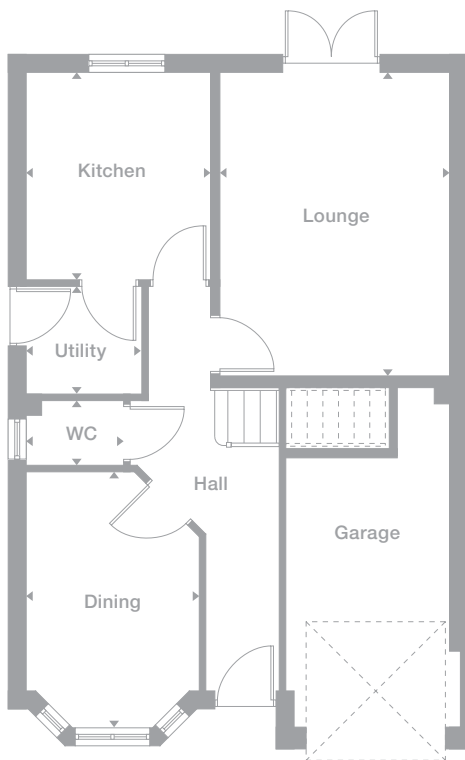
Master Bed En-Suite  
 Separate Dining Room  
 Integrated Garage  
 Detached  
 Rear Lounge  
 French Window

## Total Floor Space

99.89m<sup>2</sup> (1,075.22 sq ft)



## Ground Floor

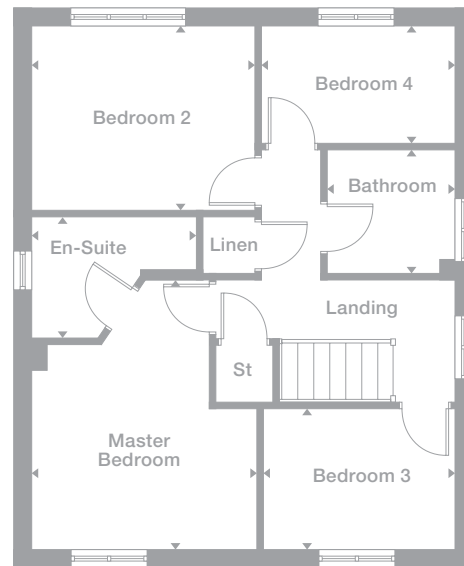


## Room Dimensions

### Ground Floor

<b>Lounge</b> 3.470m x 4.617m 11'5" x 15'2"	<b>Utility</b> 1.750m x 1.645m 5'9" x 5'5"
<b>Kitchen</b> 2.800m x 3.140m 9'2" x 10'4"	<b>WC</b> 1.475m x 1.000m 4'10" x 3'3"
<b>Dining</b> 2.621m x 3.908m max 8'7" x 12'10"	

## First Floor



### First Floor

<b>Master Bedroom</b> 3.409m incl. wardrobes x 2.972m max 11'2" x 9'9"	<b>Bedroom 3</b> 2.911m x 2.120m 9'7" x 6'11"
<b>En-Suite</b> 1.649m x 2.490m 6'0" x 8'2"	<b>Bedroom 4</b> 2.930m x 1.770m 9'7" x 5'10"
<b>Bedroom 2</b> 3.390m x 2.782m 11'1" x 9'2"	<b>Bathroom</b> 1.930m x 1.882m max 6'4" x 6'2"

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\* Plots are a mirror image of plans shown above

# The Hardy

4 Bed

## Plots

163, 164\*, 167\*, 168, 169\*,  
202, 203\*, 206, 207\*

## Overview

The spacious, airy family/dining room and the impressive lounge are complemented by a wealth of practical features including a dual-entrance en-suite that's perfect for creating a guest suite.

## Total Floor Space

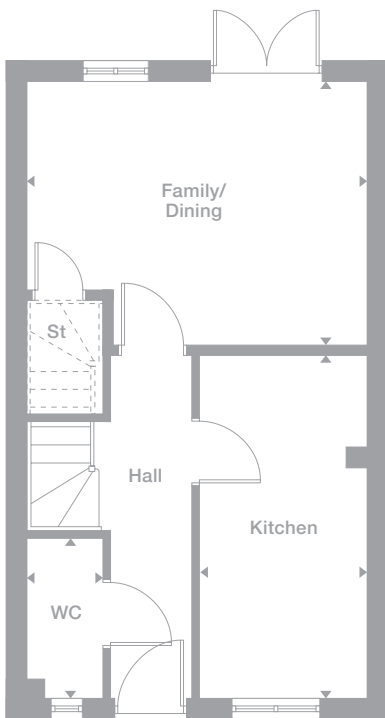
107.22m<sup>2</sup> (1,154.12 sq ft)

## Key Features

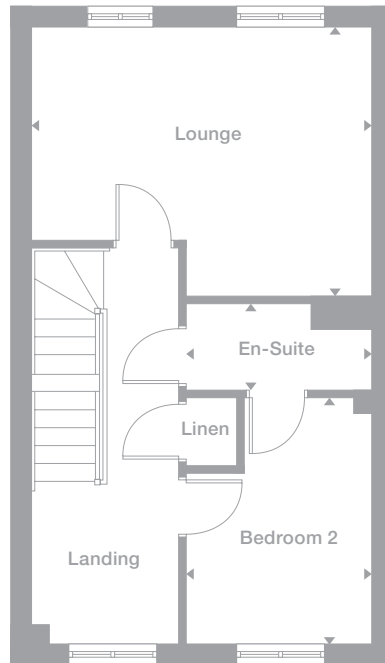
4 Bedrooms  
Semi Detached  
2 En-Suites  
Large Family Room  
French Windows



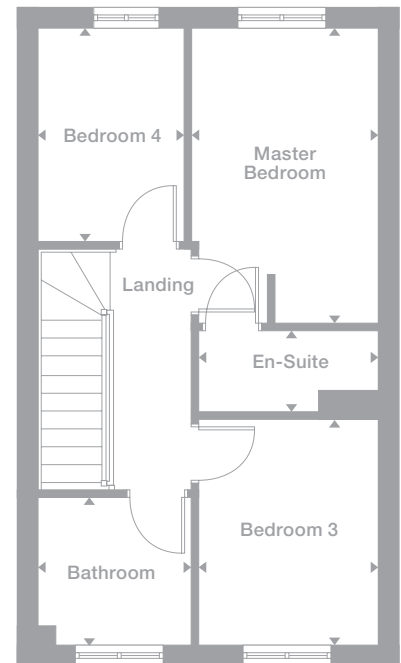
## Ground Floor



## First Floor



## Second Floor



## Room Dimensions

### Ground Floor

Family/Dining  
4.440m x 3.452m max  
14'7" x 11'4"

Kitchen  
2.180m x 4.448m  
7'2" x 14'7"

WC  
1.000m x 2.030m  
3'3" x 6'8"

### First Floor

Lounge  
4.440m x 3.502m max  
14'7" x 11'6"

Bedroom 2  
2.430m x 3.202m max  
8'0" x 10'6"

En-Suite  
2.430m x 1.146m  
8'0" x 3'9"

### Second Floor

Master Bedroom  
2.440m x 3.849m max  
8'0" x 12'8"

En-Suite  
2.340m x 1.070m  
7'8" x 3'6"

Bedroom 3  
2.340m x 2.931m  
7'8" x 9'7"

Bedroom 4  
1.900m x 2.760m  
6'3" x 9'1"

Bathroom  
2.000m x 1.900m  
6'7" x 6'3"

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\* Plots are a mirror image of plans shown above



# The Croft

# 4 Bed

## Plots

175

## Overview

The unusual distinctive layout is used to great effect in creating a succession of fascinating rooms, many with dual aspect outlooks, and stylish double doors add a luxurious spaciousness to this welcoming home.

## Total Floor Space

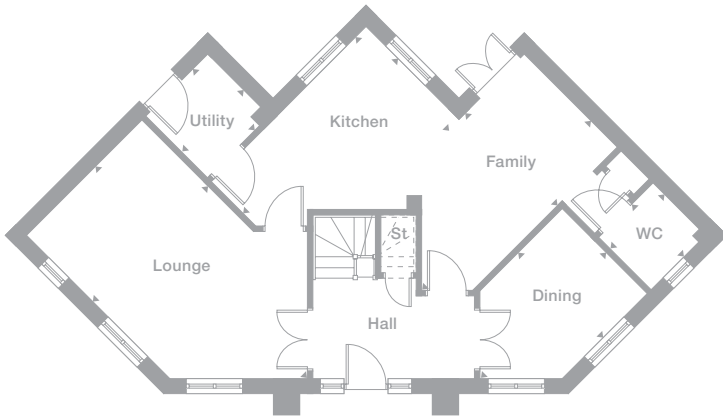
140.5m<sup>2</sup> (1,512 sq ft)

## Key Features

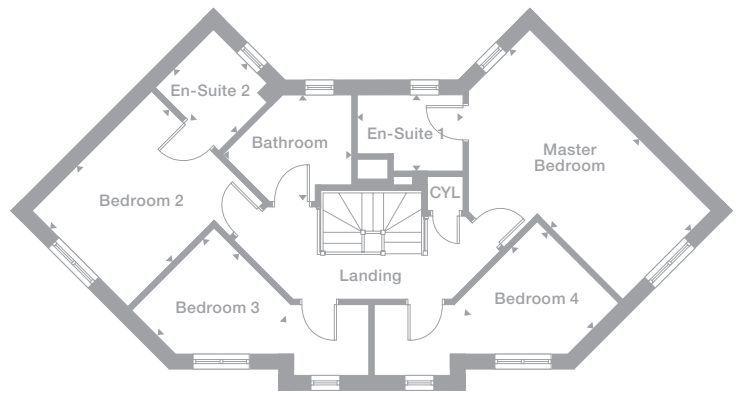
2 En-Suites  
French Doors to Garden  
Separate Dining Room  
Downstairs WC  
Utility Room  
Family Area/Kitchen  
Feature Angled property



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge 6.300m x 3.450m max 20'8" x 11'4"	Dining 3.700m x 2.500m max 12'2" x 8'3"
Kitchen 4.560m x 2.750m max 14'11" x 9'0"	Utility 1.800m x 1.800m max 5'11" x 5'11"
Family 4.970m x 2.750m max 16'3" x 9'0"	WC 1.600m x 1.550m max 5'3" x 5'1"

### First Floor

Master Bedroom 5.400m x 2.650m max 17'9" x 8'8"	Bedroom 3 2.500m x 2.400m 8'2" x 7'10"
En-Suite 1 2.200m x 1.560m 7'2" x 5'2"	Bedroom 4 2.500m x 2.400m max 8'2" x 7'10"
Bedroom 2 3.570m x 2.850m 11'8" x 9'4"	Bathroom 2.700m x 2.140 max 8'10" x 7'0"
En-Suite 2 1.900m x 1.720m 6'2" x 5'8"	

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# Specification

	Eaton Apt	Kitchener	Elgar	Orwell	Darwin	Gissing	Cooper	Greene	Hardy	Croft
<b>Kitchens and Utilities</b>										
Electrolux stainless steel chimney style extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi Stainless steel 4 ring Gas Hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
No washing machine but a plumbed space will be provided	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Washing machine	✓	○	○	○	○	○	○	○	○	○
Fridge freezer fitted as standard 50:50 split	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlights on 4 beds	-	-	-	-	-	-	-	✓	✓	✓
Three spot track ceiling light provided up to 3 beds	✓	✓	✓	✓	✓	✓	✓	-	-	-
White plastic switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ sink and monobloc tap to Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electric point only provided for Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Microwave included	○	○	○	○	○	○	○	○	○	○
All kitchen furniture ranges to be selected from Symphony Group (soft closure to all doors & drawers)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
40mm bullnosed edge work surface, 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floors fitted	○	○	○	○	○	○	○	○	○	○
Window cills only will be tiled in plain white tiles. Worktops will be fitted with 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED Lights under wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## Bathrooms

Shaver point fitted	○	○	○	○	○	○	○	○	○	○
1 complete shower fitted (where there is a dedicated showering facility in an en-suite, showers will not be fitted over baths) (houses without an en-suite will have a shower fitted over the bath and a bath screen)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grohe brassware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard Cube sanitaryware from the Concept range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully tiled shower area and half tiling to appliance walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlighters to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm splash backs above basins to cloaks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floors fitted	○	○	○	○	○	○	○	○	○	○

## Electrical

Two TV sockets to be fitted as standard this will be in the lounge and one other bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IT area to smallest bedroom	○	○	○	○	○	○	○	○	○	○
Telephone sockets provided to lounge/master bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sky + ready digital TV aerial point. (No provision for cable or Sky connection external companies to fit)	✓	-	-	-	-	-	-	-	-	-
Front porch light ready fitted with PIR	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chimes ready fitted	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Door entry systems	✓	-	-	-	-	-	-	-	-	-
Double socket and batten light will be provided to garages within plot boundary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## Security

Intruder alarm – wiring only	○	○	○	○	○	○	○	○	○	○
Pre finished black GRP front doors fitted with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double point locking with a door entry system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extras
- not available

	Eaton Apt	Kitchener	Elgar	Orwell	Darwin	Gissing	Cooper	Greene	Hardy	Croft
<b>Heating</b>										
All windows will be PVCu double glazed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rails to Bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rails to En-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

<b>Décor</b>										
Smooth ceiling finishes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
French doors (where local ground conditions permit)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	○	○	○	○	○	○	○	○	○	○
Wardrobes fitted to one bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork finished white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls finished white (Crown)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stairs with stop-chamfered spindles	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
'Cambridge' style hollow core 2-panel' style fitted as standard (where there is no requirement for fire doors)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flush oak effect veneered doors	✓	-	-	-	-	-	-	-	-	-
Chrome lever 'lunar' handle door furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
144mm skirting and 57mm architrave ovolo	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
94mm skirting and 57mm architrave Pencil round	✓	-	-	-	-	-	-	-	-	-

<b>External</b>										
Single 1800mm fencing panel immediately adjacent to the property and the remainder will be 450mm high post and one rail fence. External boundaries with communal areas to be 1800mm solid fencing	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfing to front garden only	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water butts fitted as standard	-	○	○	○	○	○	○	○	○	○
Outside cold water tap to be fitted as standard	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garage doors prefinished in black	○	-	✓	✓	✓	-	✓	✓	-	✓



## Millers Green Plot information

The quiet, tree-lined streets, footpaths and green recreational areas of Millers Green offer a welcome change from the pace of city life. Bordered by farmland to the west, and within strolling distance of the seafront and the picturesque village centre of Heysham, these stylish modern homes have the added appeal of open space and fresh air.

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.

The Chelford
The Astbury
The Greenwich
The Bridgewater
The Twain
The Elgar
The Darwin
The Carnforth
The Orwell
The Kipling
The Greene
The Latimer
The Hardy
The Croft
The Kitchener
Housing Association

# 1 & 2 bed apartments

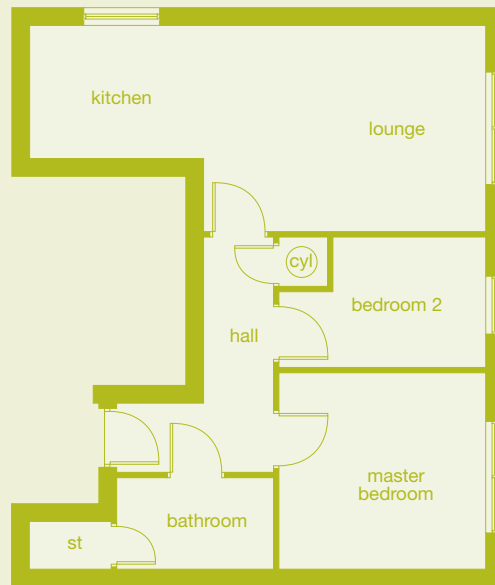
## The Chelford, The Astbury

### Key features

- private off-road parking
- open-plan living area
- French window with Juliet balcony†
- large downstairs storage†

In the Chelford, the open-plan living area is given added appeal on the upper floors by the addition of a French window, bringing a bright, fresh ambience to the room. The Astbury makes ingenious use of space to create an enormously practical one-bedroom home. The innovative geometry of the rooms adds real individuality and character.

Ground Floor



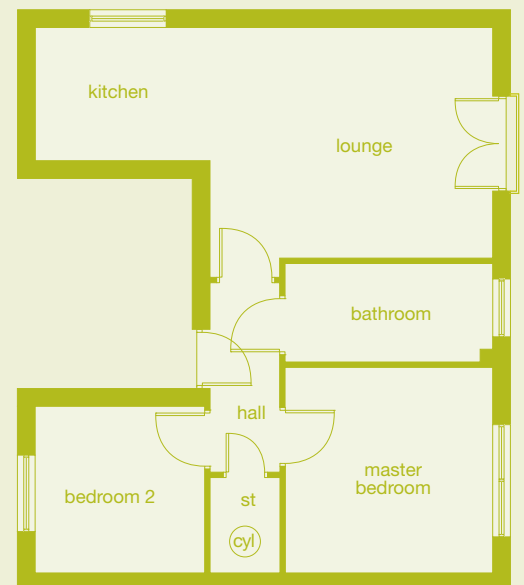
### The Chelford Ground Floor

room dimensions:

lounge/kitchen	7.150m <sub>max</sub> x 3.207m <sub>max</sub>	23'5" x 10'6"
master bedroom	3.237m x 3.050m	10'7" x 10'0"
bedroom 2	3.237m <sub>max</sub> x 2.050m <sub>max</sub>	10'7" x 6'9"
bathroom	2.425m x 1.415m	7'11" x 4'8"

† Some apartments only.

First & Second Floors



### First & Second Floors

room dimensions:

lounge/kitchen	7.150m <sub>max</sub> x 3.600m <sub>max</sub>	23'5" x 11'10"
master bedroom	3.237m x 3.200m	10'7" x 10'6"
bedroom 2	2.637m x 2.578m	8'8" x 8'5"
bathroom	3.240m x 1.530m	10'7" x 5'0"



## First & Second Floors



### The Astbury First & Second Floors

room dimensions:

lounge/kitchen	5.630m <sub>max</sub> x 3.500m <sub>max</sub>	18'6" x 11'6"
master bedroom	3.437m <sub>max</sub> x 2.805m <sub>max</sub>	11'3" x 9'2"
shower	1.650m x 1.475m	5'5" x 4'10"

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## 2 bed apartments

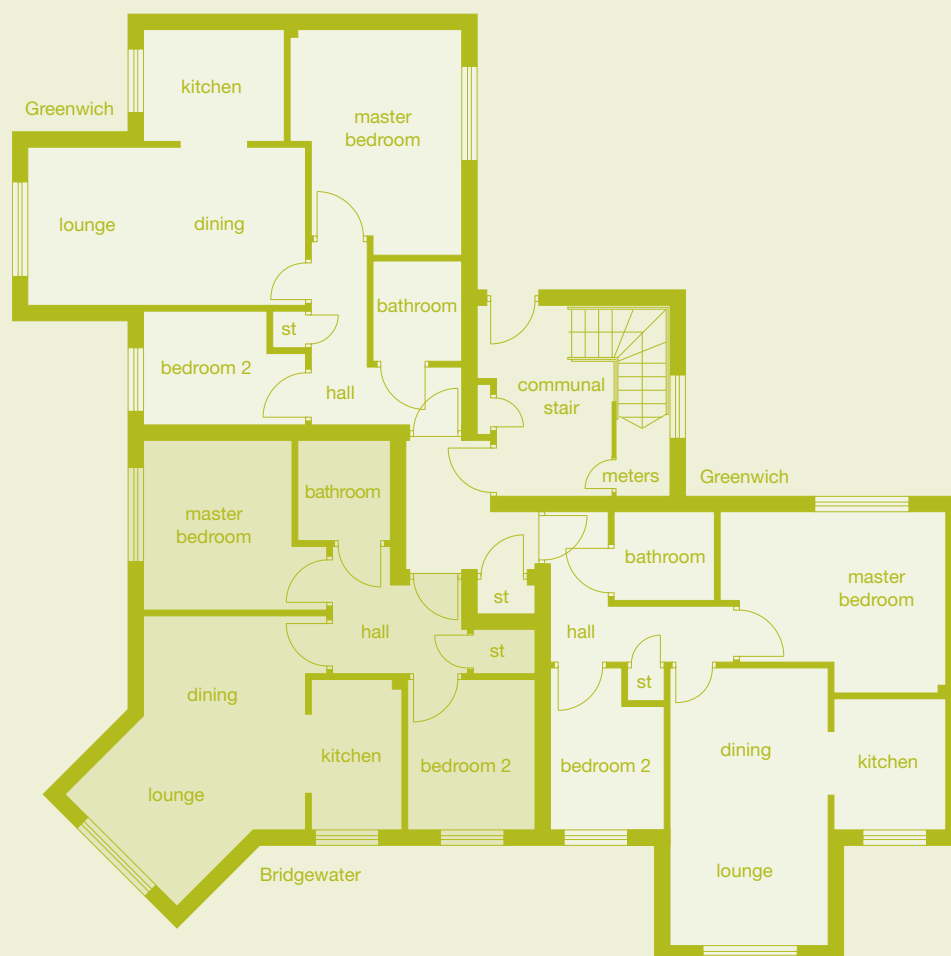
### The Greenwich, The Bridgewater

#### Key features

- private off-road parking
- bright access stairwell
- open-plan living area with adjoining kitchen

The L-shaped plan of the building, sheltering a light, airy entrance and stairwell, is used to great effect in these innovative apartments. All of the interiors feature living areas with subtly separated kitchens, combining practical convenience with real style. The Bridgewater apartments focus on an impressive lounge in which the internal geometry creates wonderful areas of changing light and shade. As impressive inside as out, these are homes for modern urban living.

#### Ground Floor



#### The Greenwich Ground Floor

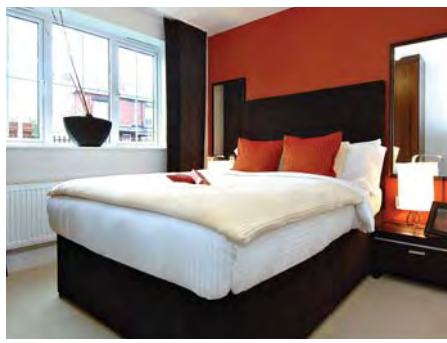
room dimensions:

lounge/dining	2.950m x 5.195m	9'8" x 17'0"
kitchen	2.145m x 2.655m	7'0" x 8'8"
master bedroom	4.275m <sub>max</sub> x 3.190m <sub>max</sub>	14'0" x 10'6"
bedroom 2	2.145m <sub>max</sub> x 3.005m <sub>max</sub>	7'0" x 9'10"
bathroom	1.920m x 1.690m	6'3" x 5'6"

#### The Bridgewater Ground Floor

room dimensions:

lounge/dining	2.960m <sub>min</sub> x 4.030m <sub>min</sub>	9'8" x 13'2"
kitchen	1.795m x 2.865m	5'10" x 9'4"
master bedroom	2.790m <sub>min</sub> x 3.225m <sub>max</sub>	9'2" x 10'7"
bedroom 2	2.325m x 2.865m	7'7" x 9'4"
bathroom	1.690m x 1.910m	5'6" x 6'3"



## First & Second Floors



### The Greenwich First & Second Floors

room dimensions:

lounge/dining	2.950m x 5.195m	9'8" x 17'0"
kitchen	2.145m x 2.655m	7'0" x 8'8"
master bedroom	4.275m <sub>max</sub> x 3.190m <sub>max</sub>	14'0" x 10'6"
bedroom 2	2.145m <sub>max</sub> x 3.005m <sub>max</sub>	7'0" x 9'10"
bathroom	1.920m x 1.690m	6'3" x 5'6"

### The Bridgewater First & Second Floors

room dimensions:

lounge/dining	2.960m <sub>min</sub> x 4.030m <sub>min</sub>	9'8" x 13'2"
kitchen	1.795m x 2.865m	5'10" x 9'4"
master bedroom	2.790m <sub>min</sub> x 3.225m <sub>max</sub>	9'2" x 10'7"
bedroom 2	2.325m x 2.865m	7'7" x 9'4"
bathroom	1.690m x 1.910m	5'6" x 6'3"

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## 2 bed coach house The Twain

### Key features

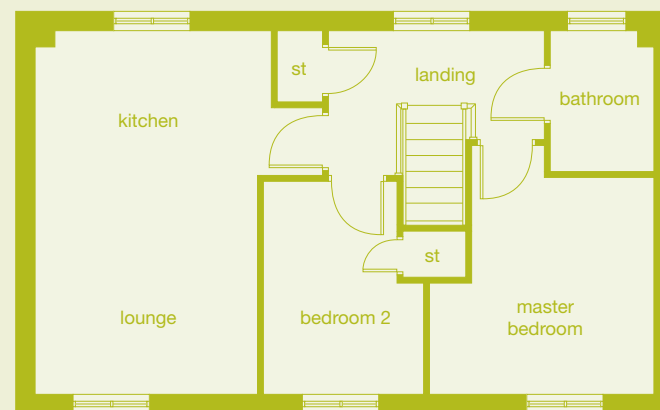
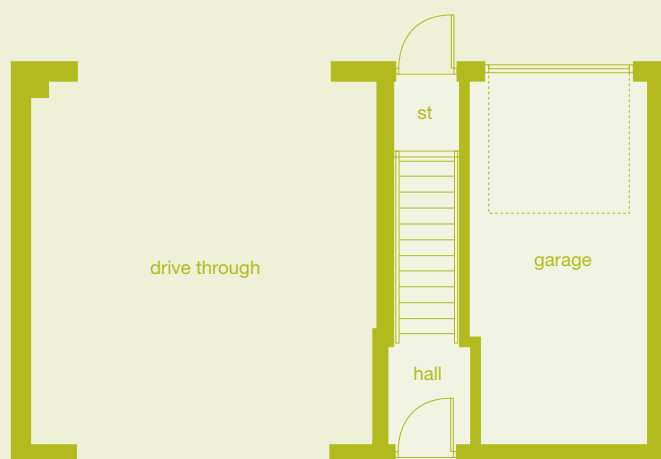
- integral garage
- ground floor hall
- bright feature landing
- open-plan living area

This comfortable home combines an imaginative, attractive design with a wealth of practical features, including a useful store room on the ground floor. The spacious landing opens onto an open-plan living area that incorporates a superbly designed and equipped kitchen, adding style and flexibility. The second bedroom could be used to create an impressive home office or dedicated computer suite.



Ground Floor

First Floor



### First Floor

room dimensions:

lounge	3.359m x 3.269m	11'0" x 10'9"
kitchen	3.545m x 2.161m	11'8" x 7'1"
master bedroom	3.390m max x 3.221m	11'1" x 10'7"
bedroom 2	2.412m max x 3.169m	7'11" x 10'5"
bathroom	1.561m x 2.108m	5'1" x 6'11"

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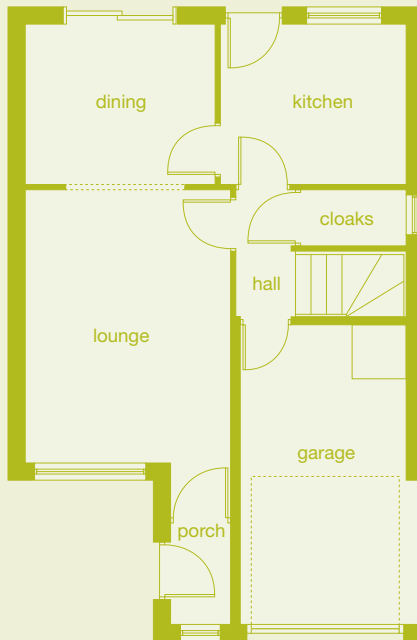
## 3 bed home The Elgar

### Key features

- integral garage
- en-suite shower to master bedroom
- patio doors
- connecting door to garage

A spacious and practical family home, the Elgar is distinguished by an exciting and unusual layout in which an entrance porch opens onto a bright lounge with an elegant archway leading through to a dining-room with patio doors to the garden. From the lounge, a separate hallway gives access to the further downstairs rooms as well as the garage and the staircase.

### Ground Floor

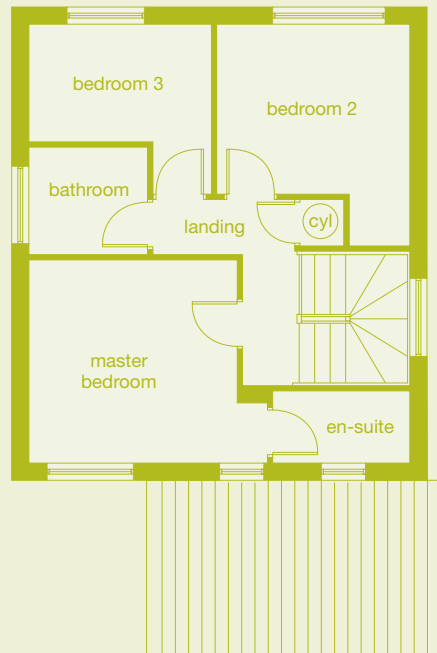


#### Ground Floor

room dimensions:

lounge	4.410m x 3.250m	14'5" x 10'8"
dining	2.870m x 2.535m	9'5" x 8'4"
kitchen	2.930m x 2.535m	9'7" x 8'4"
cloakroom	0.920m x 1.650m	3'0" x 5'5"

### First Floor



#### First Floor

room dimensions:

master bedroom	3.290m min x 3.260m	10'9" x 10'8"
en-suite	1.305m x 2.235m	4'3" x 7'4"
bedroom 2	2.995m max x 2.725m min	9'10" x 8'11"
bedroom 3	2.860m max x 1.895m min	9'4" x 6'2"
bathroom	1.960m x 1.700m	6'5" x 5'7"

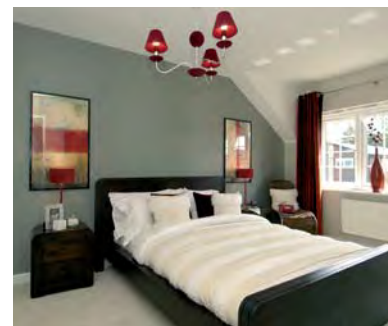
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## 3 bed detached home The Darwin

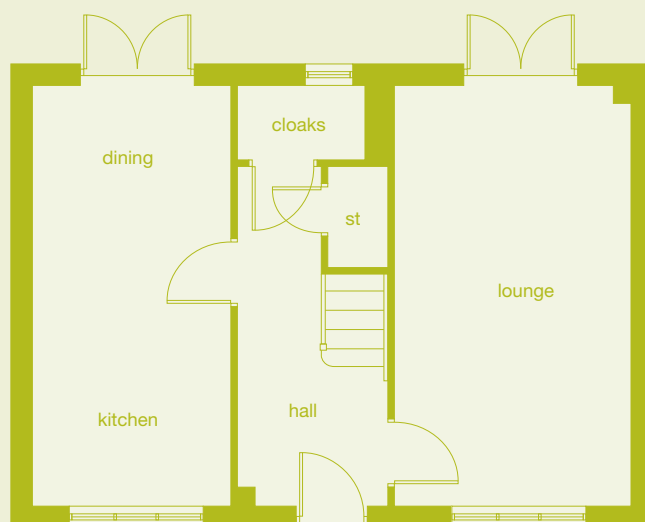
### Key features

separate garage †  
cloakroom  
dual French doors  
en-suite shower

With its front-facing window complemented by French doors opening to the garden, the lounge of the Darwin is an exceptionally bright and welcoming room. The light, open ambience is echoed in the airy kitchen and dining-room, in which a second pair of French doors add enormous appeal and flexibility to the space, softening the barrier between home and garden to add stimulating new dynamics to the accommodation.



Ground Floor



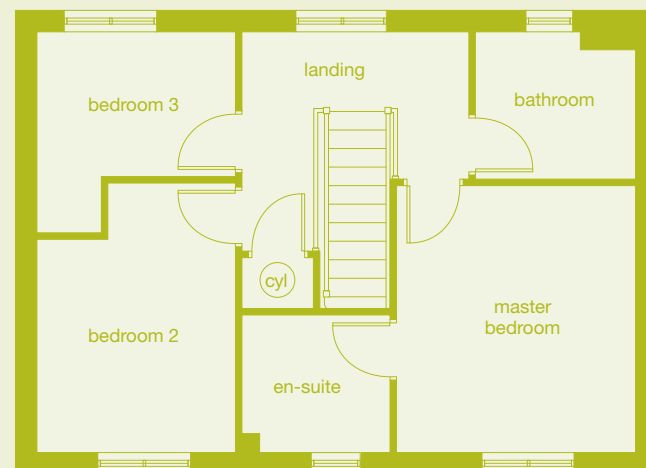
### Ground Floor

room dimensions:

lounge	3.080m x 5.450m	10'1" x 17'11"
kitchen/dining	2.565m x 5.450m	8'5" x 17'11"
cloakroom	1.637m x 0.938m	5'4" x 3'1"

† Please note plots 155 and 157 do not have garages.

First Floor



### First Floor

room dimensions:

master bedroom	3.130m x 3.450m	10'3" x 11'4"
en-suite	1.905m x 1.760m	6'3" x 5'9"
bedroom 2	2.615m x 3.500m	8'7" x 11'6"
bedroom 3	2.615m x 2.570m <sup>max</sup>	8'7" x 8'5"
bathroom	2.084m x 1.900m	6'10" x 6'3"

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### 3 bed home The Carnforth

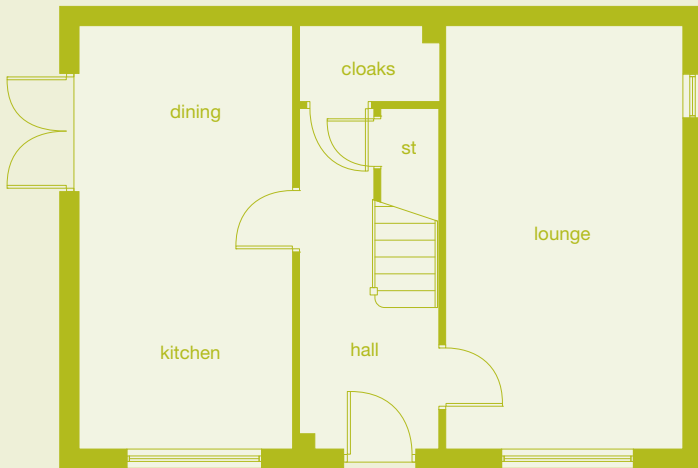
#### Key features

- separate garage
- cloakroom
- French doors
- en-suite shower to master bedroom

The tone of the Carnforth is set by a bright, welcoming hallway that makes an immediate impression of spacious opulence. Dual-aspect windows bring a cheerful brightness into the kitchen and dining area, and the French doors add a really special ambience to dining on warm summer evenings as well as making alfresco meals or aperitifs a tempting option.

#### Ground Floor

#### First Floor



#### Ground Floor

room dimensions:

lounge	5.450m x 3.050m	17'11" x 10'0"
kitchen/dining	5.450m x 2.730m	17'11" x 8'11"
cloakroom	0.938m x 1.770m	3'1" x 5'10"

#### First Floor

room dimensions:

master bedroom	3.667m x 3.107m	12'0" x 10'1"
en-suite	1.897m x 1.792m	6'3" x 5'11"
bedroom 2	2.765m x 3.597m	9'1" x 11'10"
bedroom 3	2.765m x 2.423m	9'1" x 7'11"
bathroom	2.072m x 1.690m	6'10" x 5'7"

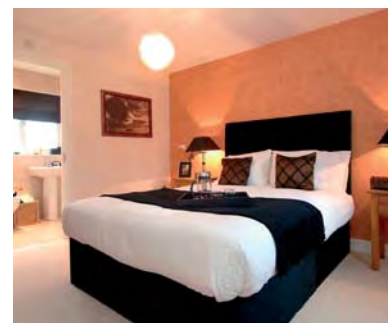
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## 3 bed detached home The Orwell

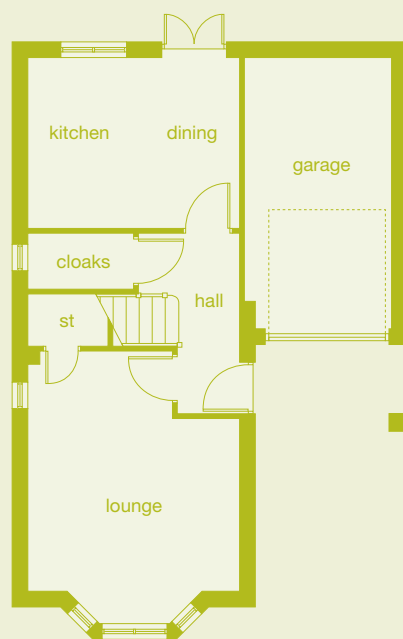
### Key features

integral garage  
bay window  
cloakroom  
French doors  
en-suite shower to master bedroom

From the welcoming sheltered entrance to the spacious master bedroom with its en-suite facilities, every aspect of the Orwell clearly reflects the meticulous attention to detail that runs throughout its design and construction. The bay-windowed lounge has a traditional, elegant appeal, and the French doors make the large kitchen/dining-room a particularly inviting setting for leisurely meals with family and friends.



### Ground Floor

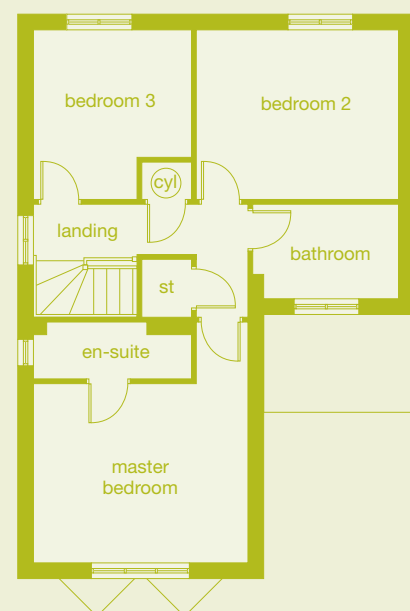


### Ground Floor

room dimensions:

lounge	3.850m max X 4.943m into bay	12'8" x 16'3"
kitchen/dining	3.805m x 3.100m	12'6" x 10'2"
cloakroom	1.915m x 1.013m	6'3" x 3'4"

### First Floor



### First Floor

room dimensions:

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 home The Kipling

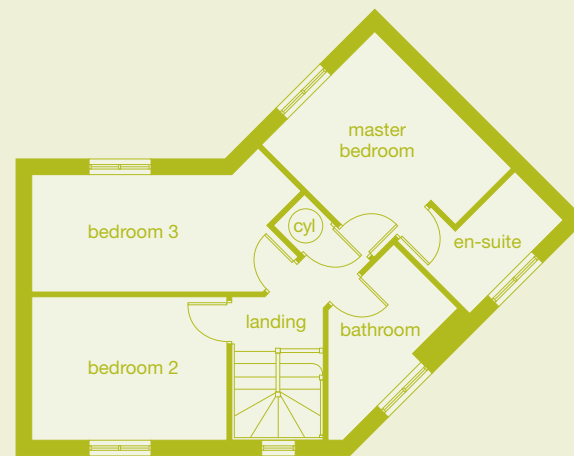
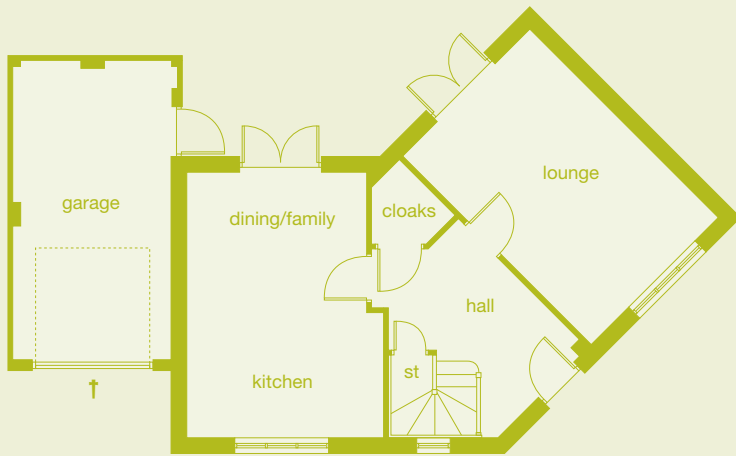
#### Key features

- attached garage (to plots 8, 153 and 160 only)
- downstairs cloakroom
- feature entrance hall
- dual French doors to rear garden
- en-suite shower room to master bedroom

The shape of the Kipling, with its gently angled frontage, is reflected in a succession of fascinating interiors, from the striking pentagonal hallway to the delightful bathroom. The lounge and the kitchen/dining-room both have windows at either end, bringing an exceptionally light, open ambience to the whole of the ground floor, and the twin French doors bring a fresh dynamic to the living space by softening the barrier between house and garden.

#### Ground Floor

#### First Floor



#### Ground Floor

room dimensions:

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"
cloakroom	1.445m <sub>max</sub> x 1.489m	4'9" x 4'11"

† Please note only plots 8, 153 and 160 have a garage.

#### First Floor

room dimensions:

master bedroom	2.971m x 3.580m	9'9" 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 <sub>max</sub> x 1.926m	10'8" x 6'4"

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## 4 bed detached home The Greene

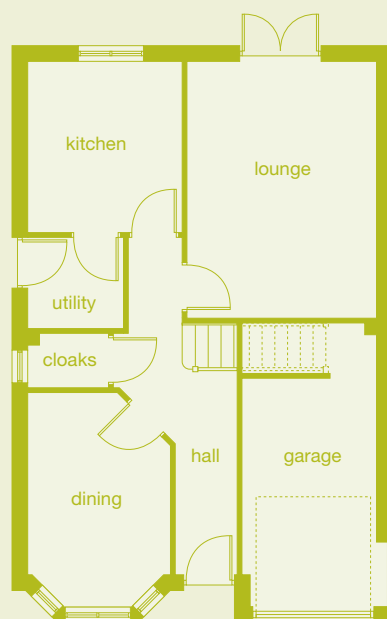
### Key features

integral garage  
bay window  
French doors  
utility room  
en-suite shower to master bedroom

Entered by a corridor-style hallway that leads through into a superb lounge with French doors, the Greene is a substantial and impressive residence. The charming bay-windowed dining-room and the spacious en-suite facilities in the master bedroom add enormous character and luxury, while the immensely practical utility room provides ideal storage space for muddy boots and wet umbrellas.



### Ground Floor

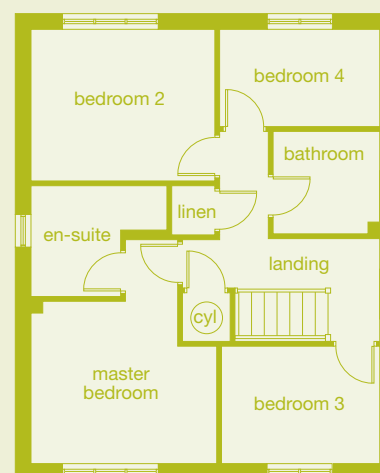


### Ground Floor

room dimensions:

lounge	3.470m x 4.617m	11'5" x 15'2"
dining	2.621m max x 3.908m into bay	8'7" x 12'10"
kitchen	2.800m x 3.140m	9'2" x 10'4"
utility	1.750m x 1.645m	5'9" x 5'5"
cloakroom	1.475m x 1.000m	4'10" x 3'3"

### First Floor



### First Floor

room dimensions:

master bedroom	3.409m x 2.972m	9'9" x 9'8"
en-suite	1.649m x 1.996m	5'5" x 6'7"
bedroom 2	3.390m x 2.782m	11'1" x 9'2"
bedroom 3	2.911m x 2.120m	9'7" x 6'11"
bedroom 4	2.930m x 1.770m	9'7" x 5'10"
bathroom	1.930m x 1.882m	6'4" x 6'2"

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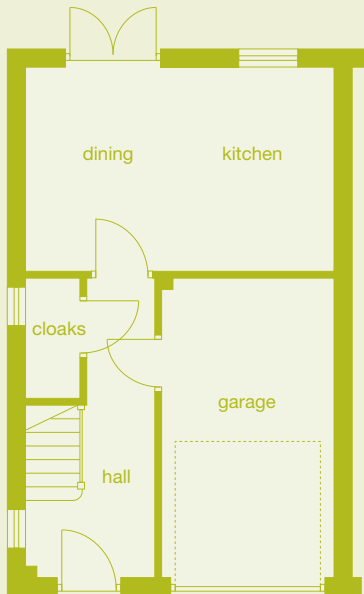
## 4 bed home The Latimer

### Key features

- French doors to dining area
- downstairs cloakroom
- dormer window to master bedroom
- French window with ornamental balcony
- en-suite shower room to master bedroom

The Latimer combines its superb location with an architectural approach that is both practical and immensely attractive. The bright kitchen/dining-room, opening out to the garden, offers a delightful setting for convivial meals with the tempting possibility of after-dinner drinks in the garden. Upstairs, French windows take advantage of the garden views to create a lounge in which an airy, open ambience blends with an exceptional sense of privacy.

### Ground Floor

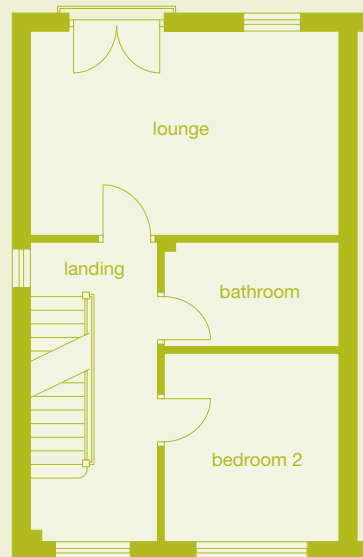


#### Ground Floor

room dimensions:

kitchen/dining	4.850m x 3.205m	15'11" x 10'6"
cloakroom	0.860m x 1.960m	2'10" x 6'5"

### First Floor

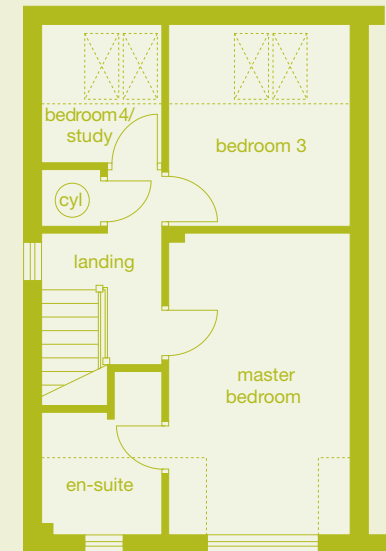


#### First Floor

room dimensions:

lounge	4.850m x 3.250m	15'11" x 10'8"
bedroom 2	2.730m x 3.045m	8'11" x 10'0"
bathroom	2.730m x 1.680m	8'11" x 5'6"

### Second Floor



#### Second Floor

room dimensions:

master bedroom	4.840m x 2.885m	15'10" x 9'5"
en-suite	1.870m <sub>max</sub> x 3.040m <sub>max</sub>	6'1" x 10'0"
bedroom 3	2.740m x 3.250m	9'0" x 10'8"
bedroom 4/study	2.010m x 2.280m	6'7" x 7'5"

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## 4 bed home The Hardy

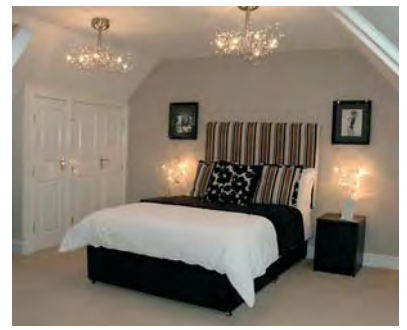
### Key features

- cloakroom
- French doors
- large store room
- two en-suite shower rooms

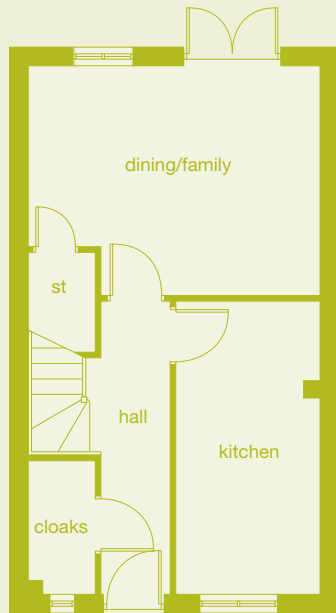
The wonderfully flexible accommodation in the Hardy includes a formal lounge with delightful French windows, complementing an adaptable dining and family room that offers a perfect setting for relaxed meals and conversation. The first floor bedroom, ideal guest accommodation, has an en-suite shower room with a clever dual-door arrangement that adds yet another level of versatility to this superb home.



Please note: elevational treatments may vary.



### Ground Floor

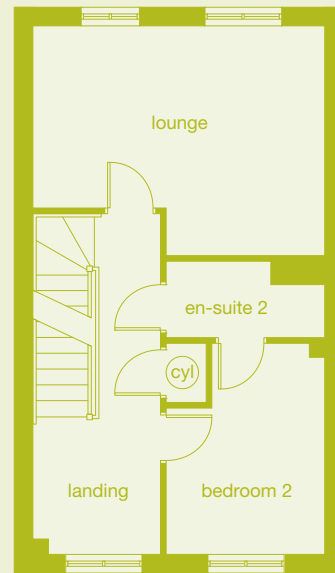


#### Ground Floor

room dimensions:

dining/family	4.440m <sub>max</sub> x 3.452m <sub>max</sub>	14'7" x 11'4"
kitchen	2.180m x 4.448m	7'2" x 14'7"
cloakroom	1.000m x 2.030m	3'3" x 6'8"

### First Floor

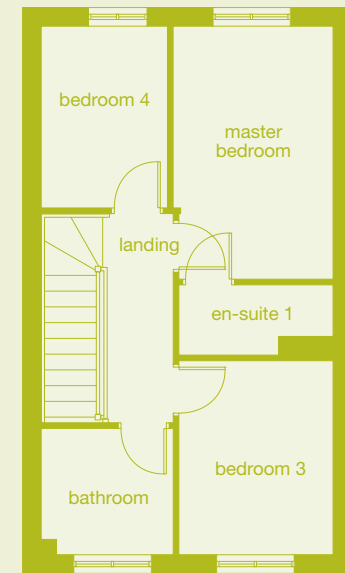


#### First Floor

room dimensions:

lounge	4.440m <sub>max</sub> x 3.502m <sub>max</sub>	14'7" x 11'6"
bedroom 2	2.430m <sub>max</sub> x 3.202m <sub>max</sub>	8'0" x 10'6"
en-suite 2	2.430m x 1.146m	8'0" x 3'9"

### Second Floor



#### Second Floor

room dimensions:

master bedroom	2.440m <sub>max</sub> x 3.849m	8'0" x 12'8"
en-suite 1	2.340m x 1.070m	7'8" x 3'6"
bedroom 3	2.340m x 2.931m	7'8" x 9'7"
bedroom 4	1.900m x 2.760m	6'3" x 9'1"
bathroom	2.000m x 1.900m	6'7" x 6'3"

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## 4 bed detached home The Croft

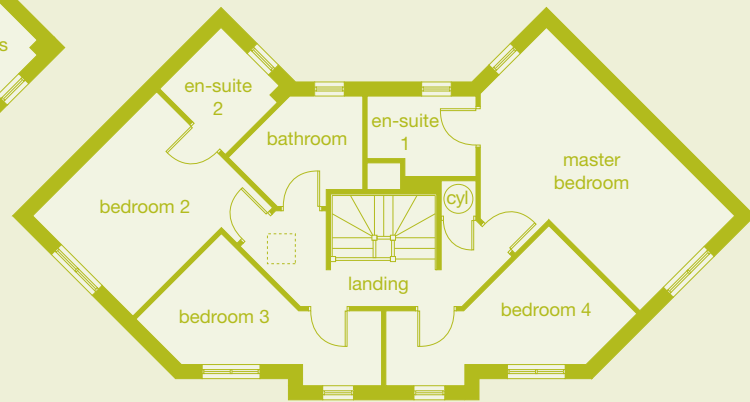
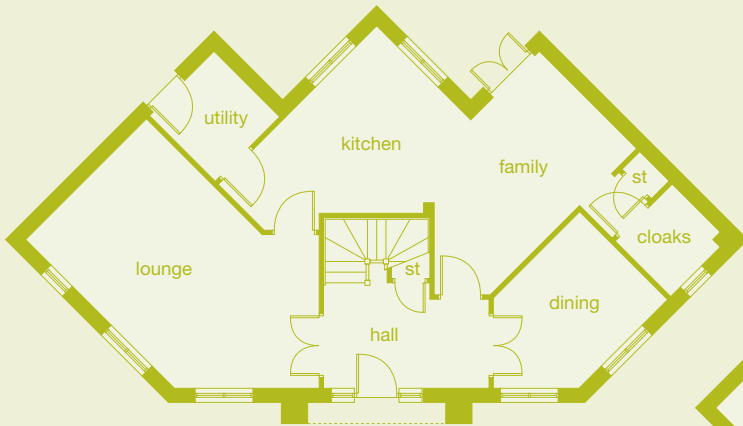
### Key features

- detached garage (to plots 21 and 42 only)
- two en-suite shower rooms
- feature staircase
- elegant double doors from hallway
- downstairs cloakroom

The striking shape of this innovative home creates a succession of exciting interiors. From the hallway, stylish double doors lead into a superb, light-filled lounge and a pentagonal dining-room. To the rear, the bright, convivial family kitchen divides subtly into separate living and working spaces without losing its magnificent sense of space. And upstairs, two of the bedrooms have en-suite facilities, raising the sense of luxury to an even higher level.

### Ground Floor

### First Floor



### Ground Floor

room dimensions:

lounge	6.300m <sub>max</sub> x 3.450m <sub>max</sub>	20'8" x 11'4"
kitchen	4.560m <sub>max</sub> x 3.800m	14'11" x 12'6"
family	4.970m <sub>max</sub> x 2.750m <sub>max</sub>	16'3" x 9'0"
dining	3.700m <sub>max</sub> x 2.500m <sub>max</sub>	12'2" x 8'3"
utility	1.800m x 1.600m	5'11" x 5'3"
cloakroom	1.600m x 1.550m	5'3" x 5'1"

### First Floor

room dimensions:

master bedroom	5.400m <sub>max</sub> x 2.650m	17'9" x 8'8"
en-suite 1	1.560m x 1.430m	5'2" x 4'8"
bedroom 2	3.570m x 2.850m	11'8" x 9'4"
en-suite 2	1.860m x 1.720m	6'1" x 5'8"
bedroom 3	4.380m <sub>max</sub> x 2.450m	14'4" x 8'0"
bedroom 4	4.380m <sub>max</sub> x 2.450m	14'4" x 8'0"
bathroom	2.700m <sub>max</sub> x 2.140m	8'10" x 7'0"

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## 3 bed home The Kitchener

### Key features

feature archway to kitchen  
French doors  
downstairs cloakroom  
en-suite shower room

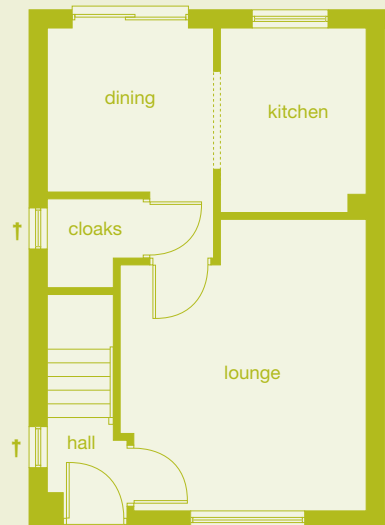
The traditional, inviting façade of the Kitchener introduces a home of great charm. The large kitchen, with its unusual archway into the dining-room and French doors opening out to the garden, provides a wonderful focal point for family life and a perfect setting for convivial entertaining.



Please note: elevational treatments may vary.



### Ground Floor



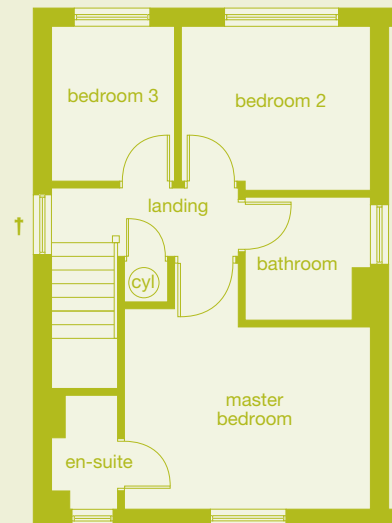
#### Ground Floor

room dimensions:

lounge	4.480m o/a x 3.825m o/a	14'8" x 12'6"
kitchen	2.800m x 2.210m	9'2" x 7'3"
dining	2.542m x 2.500m	8'4" x 8'2"
cloakroom	1.460m o/a x 1.345m o/a	4'9" x 4'4"

† Windows to plots 1,65,82,121 and 130 only.

### First Floor



#### First Floor

room dimensions:

master bedroom	3.775m x 3.810m	12'4" x 12'6"
en-suite	1.735m o/a x 0.984m	5'8" x 3'2"
bedroom 2	2.845m x 2.510m o/a	9'4" x 8'3"
bedroom 3	2.380m x 1.910m	7'9" x 6'3"
bathroom	1.920m x 1.860m	6'3" x 6'1"

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# Specification

## Millers Green

	Chelford	Astbury	Greenwich	Bridgewater	Twain	Elgar	Darwin	Carnforth	Orwell	Kipling	Greene	Latimer	Hardy	Croft	Kitchener	
<b>Kitchen</b>																
③ a choice of fully integrated kitchen units and worktops*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
① stainless steel single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 1½ electric oven	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel chimney-style extractor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel splashback	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
stainless steel 1½ bowl sink and monobloc tap to kitchen	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single bowl sink and monobloc tap to kitchen	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-
stainless steel single bowl and monobloc tap to utility	-	-	-	-	-	-	-	-	-	-	✓	-	-	✓	-	-
integrated fridge-freezer (4 beds and above)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
integrated fridge-freezer (3 beds and below)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
plumbing for washing-machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbing for dishwasher	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
integrated washing-machine	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
integrated washer/dryer	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
integrated dishwasher	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
integrated microwave	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
waste-disposal units	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
choice of ceramic wall tiles by 'Porcelanosa'*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
upstand to worktop in lieu of ceramic wall tiles	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
ceramic-tiled floor by 'Porcelanosa' to kitchen/utility floor areas	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
strip-lights under wall units	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
downlighters to kitchen	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
3-spot track-lights to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathroom and en-suite</b>																
white sanitaryware by 'Ideal Standard'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
④ chrome brassware by 'Bristan'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
one complete shower in enclosure or over bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
electric shaver point to en-suite	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
matching bathroom accessories	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
chrome-effect towel rail in lieu of radiator	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
⑤ choice of ceramic wall tiles by 'Porcelanosa'*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceramic tiling by 'Porcelanosa' to splashbacks above	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
hand-basins in cloakrooms	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
full-height ceramic tiling by 'Porcelanosa' to shower enclosures (where available)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
downlighters to bathroom and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Safety and security</b>																
fully installed burglar-alarm system	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
mains-powered smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
window locks to all windows (except upper floor escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
multi-point locking systems to front and rear doors	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
double-locking front door	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
telephone door-entry system	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-

- ✓ yes
- optional extra
- not available

\* Subject to build programme.



## Electrical

	Chelford	Astbury	Greenwich	Bridgewater	Twain	Elgar	Darwin	Carnforth	Orwell	Kipling	Greene	Latimer	Hardy	Croft	Kitchener
Sky+ ready digital TV aerial point to lounge, kitchen and master bedroom (4 beds and above)	-	-	-	-	-	-	-	-	-	-	○	○	○	○	-
Sky+ ready digital TV aerial point to lounge, kitchen and master bedroom (3 beds and below)	-	-	-	-	○	○	○	○	○	○	-	-	-	-	○
digital wiring only TV aerial point to lounge, kitchen and master bedroom (3 beds and below)	-	-	-	-	○	○	○	○	○	○	-	-	-	-	○
digital wiring only TV aerial point to lounge	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sky+ ready digital TV aerial point to master bedroom	○	○	○	○	-	-	-	-	-	-	-	-	-	-	-
Sky+ ready digital TV aerial point to lounge	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-
BT sockets to master bedroom	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
BT sockets to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
extra TV sockets (pre-roof)	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○
extra BT sockets (pre-roof)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

## General

uPVC double-glazed windows (unless planning prevents)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC French doors (unless planning prevents)	-	-	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	-
low-maintenance dry roofing systems	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
sound-reducing upper floor systems minimises squeaking floorboards	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms except where room stat fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of fire surround	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○
living flame or real fire	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○
loft insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## Decorative

smooth-finish ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wardrobes to match internal door finish to master bedroom	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
all woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal walls painted Gardenia	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel colonist-style internal doors	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
timber-effect veneered internal doors	✓	✓	✓	✓	○	○	○	○	○	○	○	○	○	○	○
chrome-effect internal and external ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## External

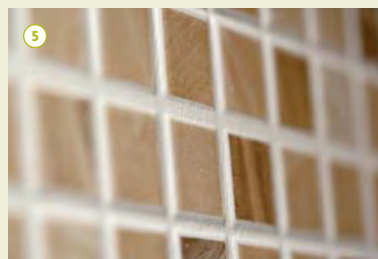
front porch light	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
outside water tap	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○
front garden turfed	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
landscaping to approved scheme	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
garage doors (excluding plot 156)	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
electrically operated garage doors	-	-	-	-	○	○	○	○	○	○	○	○	-	○	○
door-bell and chimes	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
external patio light	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○
double socket and light to garage (plot specific)	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
topsoil to rear gardens	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
turf to rear garden	-	-	-	-	○	○	○	○	○	○	○	○	○	○	○

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.





## Millers Green Plot information

The quiet, tree-lined streets, footpaths and green recreational areas of Millers Green offer a welcome change from the pace of city life. Bordered by farmland to the west, and within strolling distance of the seafront and the picturesque village centre of Heysham, these stylish modern homes have the added appeal of open space and fresh air.

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.

The Chelford
The Astbury
The Twain
The Elgar
The Darwin
The Carnforth
The Orwell
The Kipling
The Hardy
The Croft
The Kitchener
Housing Association
RSL Life Time Homes

# 1 & 2 bed apartments

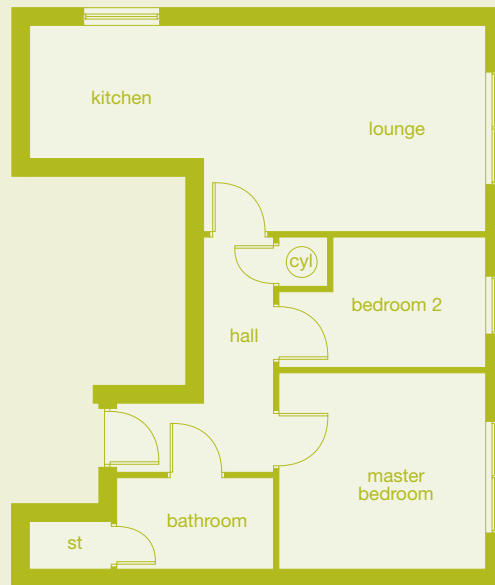
## The Chelford, The Astbury

### Key features

- private off-road parking
- open-plan living area
- French window with Juliet balcony†
- large downstairs storage†

In the Chelford, the open-plan living area is given added appeal on the upper floors by the addition of a French window, bringing a bright, fresh ambience to the room. The Astbury makes ingenious use of space to create an enormously practical one-bedroom home. The innovative geometry of the rooms adds real individuality and character.

Ground Floor



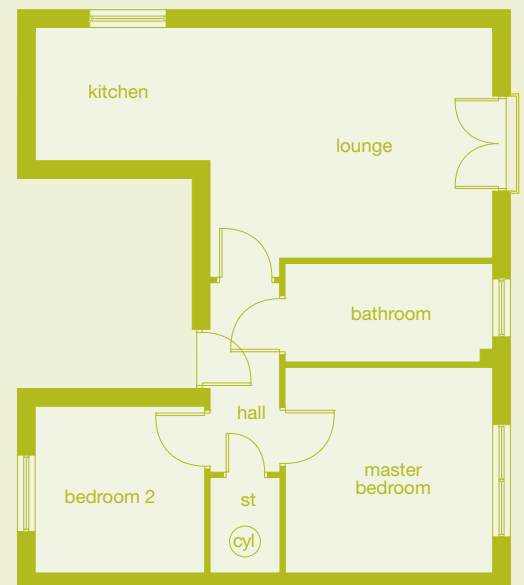
### The Chelford Ground Floor

room dimensions:

lounge/kitchen	7.150m <sub>max</sub> x 3.207m <sub>max</sub>	23'5" x 10'6"
master bedroom	3.237m x 3.050m	10'7" x 10'0"
bedroom 2	3.237m <sub>max</sub> x 2.050m <sub>max</sub>	10'7" x 6'9"
bathroom	2.425m x 1.415m	7'11" x 4'8"

† Some apartments only.

First & Second Floors



### First & Second Floors

room dimensions:

lounge/kitchen	7.150m <sub>max</sub> x 3.600m <sub>max</sub>	23'5" x 11'10"
master bedroom	3.237m x 3.200m	10'7" x 10'6"
bedroom 2	2.637m x 2.578m	8'8" x 8'5"
bathroom	3.240m x 1.530m	10'7" x 5'0"



## First & Second Floors



### The Astbury First & Second Floors

room dimensions:

lounge/kitchen	5.630m <sub>max</sub> x 3.500m <sub>max</sub>	18'6" x 11'6"
master bedroom	3.437m <sub>max</sub> x 2.805m <sub>max</sub>	11'3" x 9'2"
shower	1.650m x 1.475m	5'5" x 4'10"

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## 2 bed coach house The Twain

### Key features

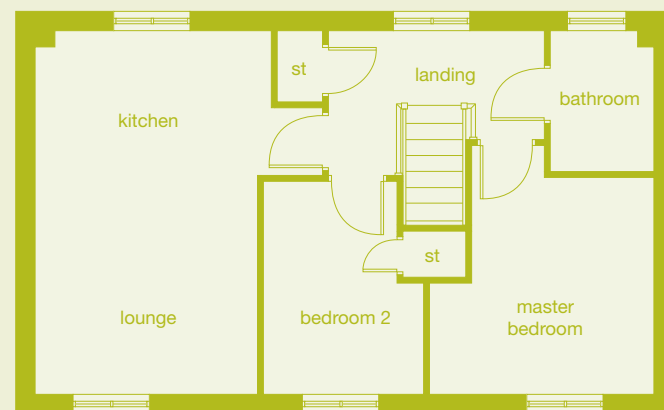
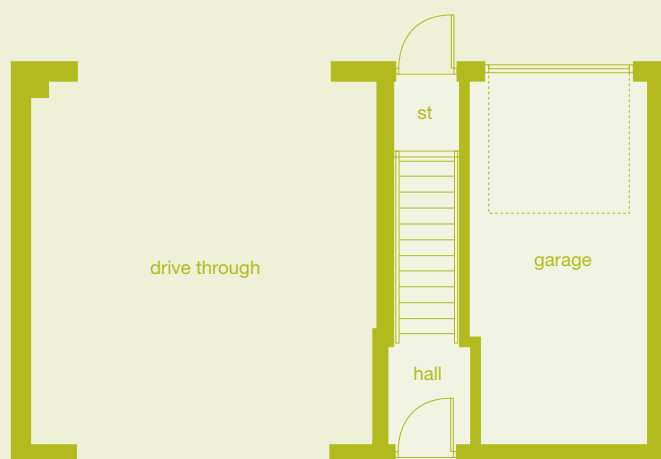
- integral garage
- ground floor hall
- bright feature landing
- open-plan living area

This comfortable home combines an imaginative, attractive design with a wealth of practical features, including a useful store room on the ground floor. The spacious landing opens onto an open-plan living area that incorporates a superbly designed and equipped kitchen, adding style and flexibility. The second bedroom could be used to create an impressive home office or dedicated computer suite.



Ground Floor

First Floor



### First Floor

room dimensions:

lounge	3.359m x 3.269m	11'0" x 10'9"
kitchen	3.545m x 2.161m	11'8" x 7'1"
master bedroom	3.390m max x 3.221m	11'1" x 10'7"
bedroom 2	2.412m max x 3.169m	7'11" x 10'5"
bathroom	1.561m x 2.108m	5'1" x 6'11"

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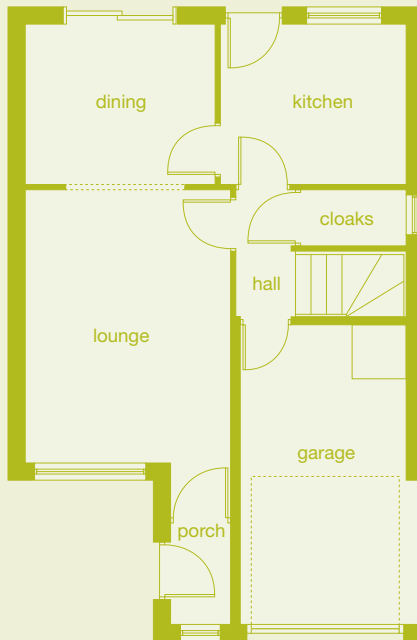
## 3 bed home The Elgar

### Key features

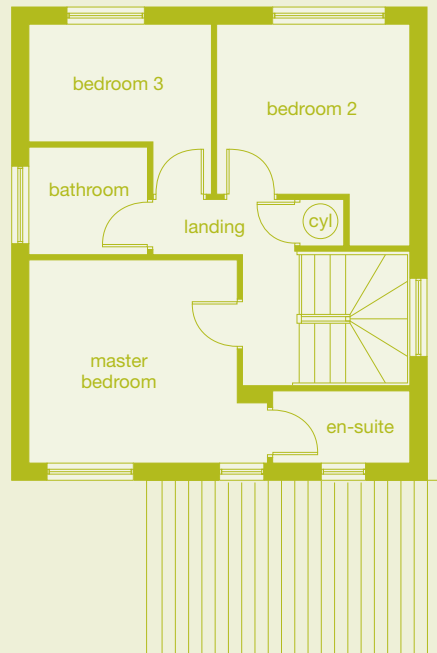
- integral garage
- en-suite shower to master bedroom
- patio doors
- connecting door to garage

A spacious and practical family home, the Elgar is distinguished by an exciting and unusual layout in which an entrance porch opens onto a bright lounge with an elegant archway leading through to a dining-room with patio doors to the garden. From the lounge, a separate hallway gives access to the further downstairs rooms as well as the garage and the staircase.

### Ground Floor



### First Floor



#### Ground Floor

room dimensions:

lounge	4.410m x 3.250m	14'5" x 10'8"
dining	2.870m x 2.535m	9'5" x 8'4"
kitchen	2.930m x 2.535m	9'7" x 8'4"
cloakroom	0.920m x 1.650m	3'0" x 5'5"

#### First Floor

room dimensions:

master bedroom	3.290m min x 3.260m	10'9" x 10'8"
en-suite	1.305m x 2.235m	4'3" x 7'4"
bedroom 2	2.995m max x 2.725m min	9'10" x 8'11"
bedroom 3	2.860m max x 1.895m min	9'4" x 6'2"
bathroom	1.960m x 1.700m	6'5" x 5'7"

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## 3 bed detached home The Darwin

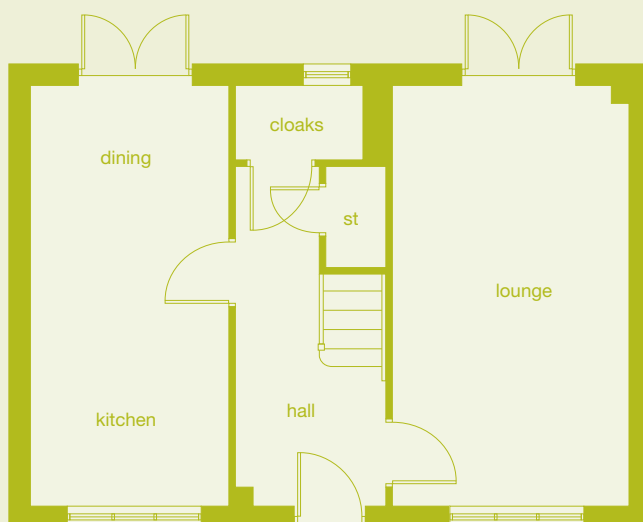
### Key features

separate garage †  
cloakroom  
dual French doors  
en-suite shower

With its front-facing window complemented by French doors opening to the garden, the lounge of the Darwin is an exceptionally bright and welcoming room. The light, open ambience is echoed in the airy kitchen and dining-room, in which a second pair of French doors add enormous appeal and flexibility to the space, softening the barrier between home and garden to add stimulating new dynamics to the accommodation.



Ground Floor



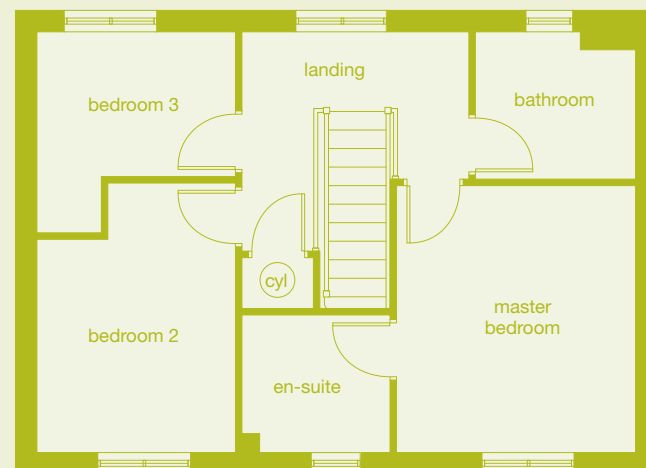
### Ground Floor

room dimensions:

lounge	3.080m x 5.450m	10'1" x 17'11"
kitchen/dining	2.565m x 5.450m	8'5" x 17'11"
cloakroom	1.637m x 0.938m	5'4" x 3'1"

† Please note plots 155 and 157 do not have garages.

First Floor



### First Floor

room dimensions:

master bedroom	3.130m x 3.450m	10'3" x 11'4"
en-suite	1.905m x 1.760m	6'3" x 5'9"
bedroom 2	2.615m x 3.500m	8'7" x 11'6"
bedroom 3	2.615m x 2.570m <sup>max</sup>	8'7" x 8'5"
bathroom	2.084m x 1.900m	6'10" x 6'3"

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## 3 bed home The Carnforth

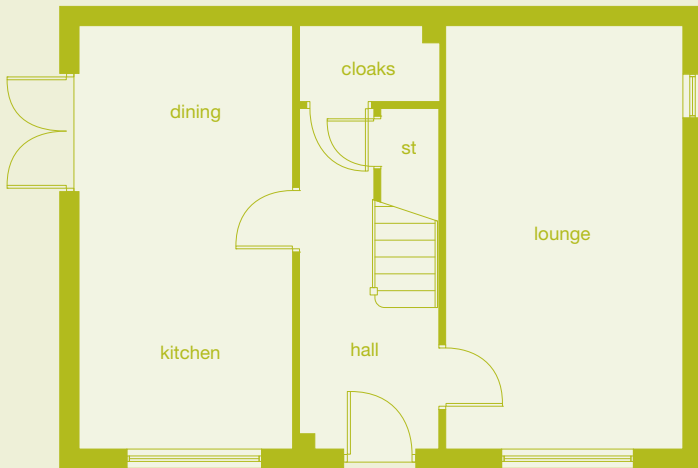
### Key features

- separate garage
- cloakroom
- French doors
- en-suite shower to master bedroom

The tone of the Carnforth is set by a bright, welcoming hallway that makes an immediate impression of spacious opulence. Dual-aspect windows bring a cheerful brightness into the kitchen and dining area, and the French doors add a really special ambience to dining on warm summer evenings as well as making alfresco meals or aperitifs a tempting option.

### Ground Floor

### First Floor



### Ground Floor

room dimensions:

lounge	5.450m x 3.050m	17'11" x 10'0"
kitchen/dining	5.450m x 2.730m	17'11" x 8'11"
cloakroom	0.938m x 1.770m	3'1" x 5'10"

### First Floor

room dimensions:

master bedroom	3.667m x 3.107m	12'0" x 10'1"
en-suite	1.897m x 1.792m	6'3" x 5'11"
bedroom 2	2.765m x 3.597m	9'1" x 11'10"
bedroom 3	2.765m x 2.423m	9'1" x 7'11"
bathroom	2.072m x 1.690m	6'10" x 5'7"

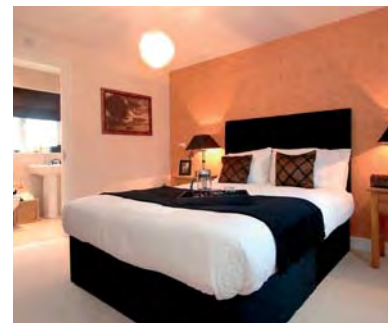
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## 3 bed detached home The Orwell

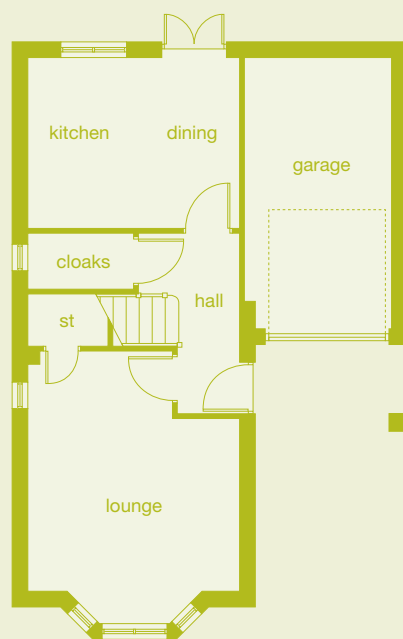
### Key features

integral garage  
bay window  
cloakroom  
French doors  
en-suite shower to master bedroom

From the welcoming sheltered entrance to the spacious master bedroom with its en-suite facilities, every aspect of the Orwell clearly reflects the meticulous attention to detail that runs throughout its design and construction. The bay-windowed lounge has a traditional, elegant appeal, and the French doors make the large kitchen/dining-room a particularly inviting setting for leisurely meals with family and friends.



### Ground Floor

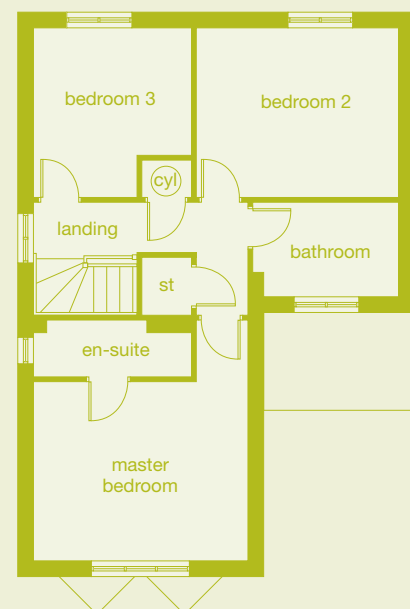


### Ground Floor

room dimensions:

lounge	3.850m max X 4.943m into bay	12'8" x 16'3"
kitchen/dining	3.805m x 3.100m	12'6" x 10'2"
cloakroom	1.915m x 1.013m	6'3" x 3'4"

### First Floor



### First Floor

room dimensions:

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 home The Kipling

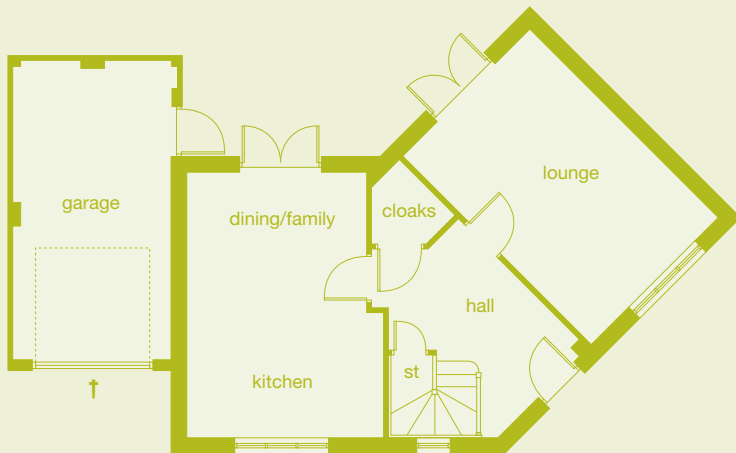
### Key features

- attached garage (to plots 8, 153 and 160 only)
- downstairs cloakroom
- feature entrance hall
- dual French doors to rear garden
- en-suite shower room to master bedroom

The shape of the Kipling, with its gently angled frontage, is reflected in a succession of fascinating interiors, from the striking pentagonal hallway to the delightful bathroom. The lounge and the kitchen/dining-room both have windows at either end, bringing an exceptionally light, open ambience to the whole of the ground floor, and the twin French doors bring a fresh dynamic to the living space by softening the barrier between house and garden.

### Ground Floor

### First Floor



### Ground Floor

room dimensions:

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"
cloakroom	1.445m max x 1.489m	4'9" x 4'11"

† Please note only plots 8, 153 and 160 have a garage.

### First Floor

room dimensions:

master bedroom	2.971m x 3.580m	9'9" 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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## 4 bed home The Hardy

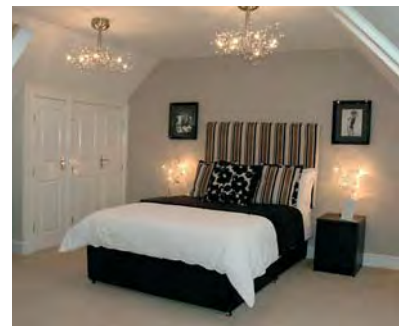
### Key features

- cloakroom
- French doors
- large store room
- two en-suite shower rooms

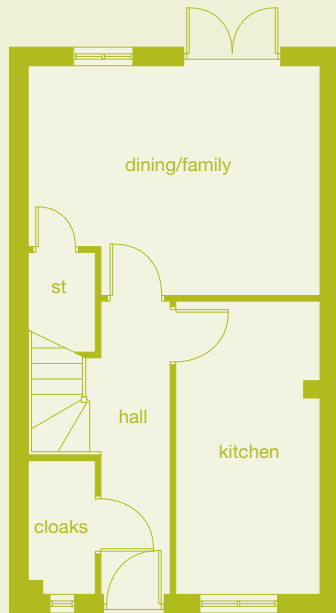
The wonderfully flexible accommodation in the Hardy includes a formal lounge with delightful French windows, complementing an adaptable dining and family room that offers a perfect setting for relaxed meals and conversation. The first floor bedroom, ideal guest accommodation, has an en-suite shower room with a clever dual-door arrangement that adds yet another level of versatility to this superb home.



Please note: elevational treatments may vary.



### Ground Floor

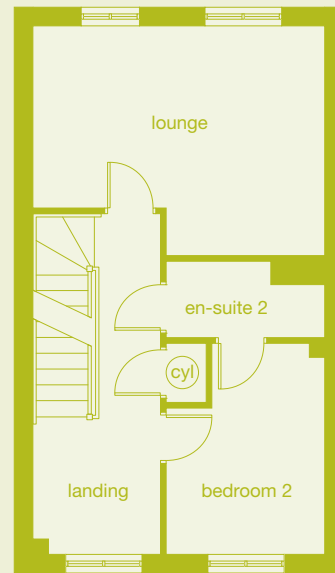


#### Ground Floor

room dimensions:

dining/family	4.440m <sub>max</sub> x 3.452m <sub>max</sub>	14'7" x 11'4"
kitchen	2.180m x 4.448m	7'2" x 14'7"
cloakroom	1.000m x 2.030m	3'3" x 6'8"

### First Floor

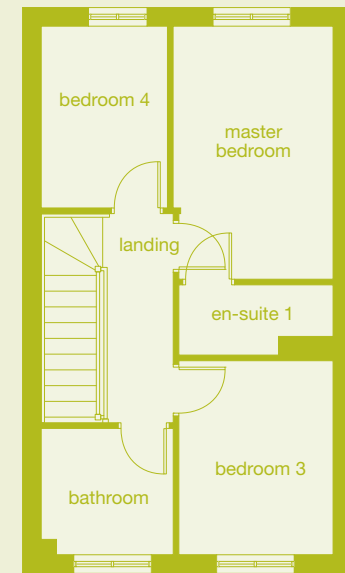


#### First Floor

room dimensions:

lounge	4.440m <sub>max</sub> x 3.502m <sub>max</sub>	14'7" x 11'6"
bedroom 2	2.430m <sub>max</sub> x 3.202m <sub>max</sub>	8'0" x 10'6"
en-suite 2	2.430m x 1.146m	8'0" x 3'9"

### Second Floor



#### Second Floor

room dimensions:

master bedroom	2.440m <sub>max</sub> x 3.849m	8'0" x 12'8"
en-suite 1	2.340m x 1.070m	7'8" x 3'6"
bedroom 3	2.340m x 2.931m	7'8" x 9'7"
bedroom 4	1.900m x 2.760m	6'3" x 9'1"
bathroom	2.000m x 1.900m	6'7" x 6'3"

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## 4 bed detached home The Croft

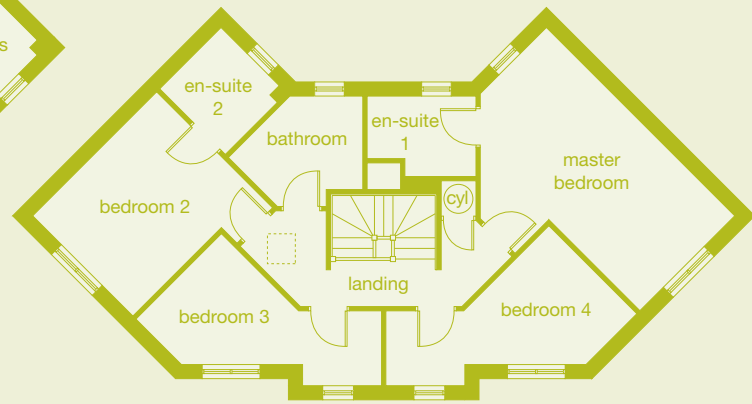
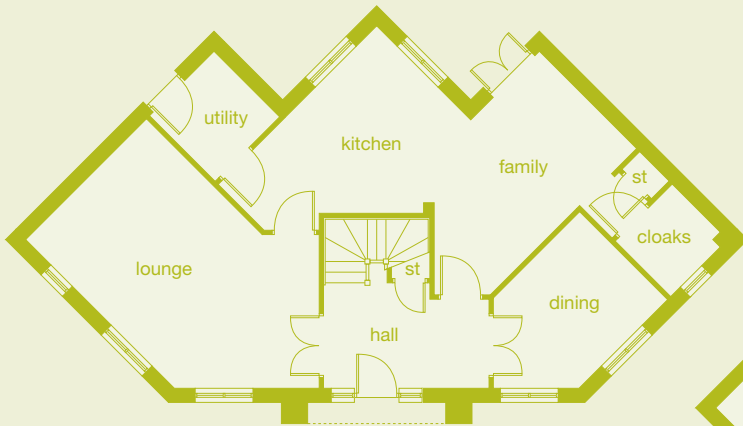
### Key features

- detached garage (to plots 21 and 42 only)
- two en-suite shower rooms
- feature staircase
- elegant double doors from hallway
- downstairs cloakroom

The striking shape of this innovative home creates a succession of exciting interiors. From the hallway, stylish double doors lead into a superb, light-filled lounge and a pentagonal dining-room. To the rear, the bright, convivial family kitchen divides subtly into separate living and working spaces without losing its magnificent sense of space. And upstairs, two of the bedrooms have en-suite facilities, raising the sense of luxury to an even higher level.

### Ground Floor

### First Floor



### Ground Floor

room dimensions:

lounge	6.300m <sub>max</sub> x 3.450m <sub>max</sub>	20'8" x 11'4"
kitchen	4.560m <sub>max</sub> x 3.800m	14'11" x 12'6"
family	4.970m <sub>max</sub> x 2.750m <sub>max</sub>	16'3" x 9'0"
dining	3.700m <sub>max</sub> x 2.500m <sub>max</sub>	12'2" x 8'3"
utility	1.800m x 1.600m	5'11" x 5'3"
cloakroom	1.600m x 1.550m	5'3" x 5'1"

### First Floor

room dimensions:

master bedroom	5.400m <sub>max</sub> x 2.650m	17'9" x 8'8"
en-suite 1	1.560m x 1.430m	5'2" x 4'8"
bedroom 2	3.570m x 2.850m	11'8" x 9'4"
en-suite 2	1.860m x 1.720m	6'1" x 5'8"
bedroom 3	4.380m <sub>max</sub> x 2.450m	14'4" x 8'0"
bedroom 4	4.380m <sub>max</sub> x 2.450m	14'4" x 8'0"
bathroom	2.700m <sub>max</sub> x 2.140m	8'10" x 7'0"

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## 3 bed home The Kitchener

### Key features

feature archway to kitchen  
French doors  
downstairs cloakroom  
en-suite shower room

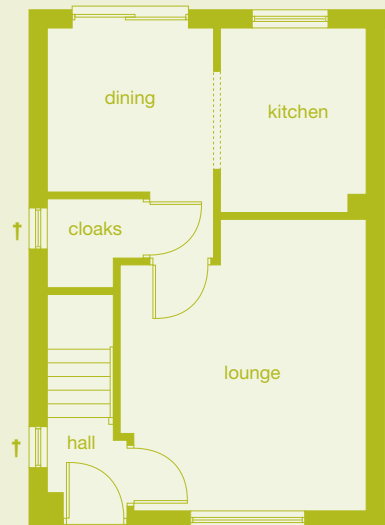
The traditional, inviting façade of the Kitchener introduces a home of great charm. The large kitchen, with its unusual archway into the dining-room and French doors opening out to the garden, provides a wonderful focal point for family life and a perfect setting for convivial entertaining.



Please note: elevational treatments may vary.



### Ground Floor



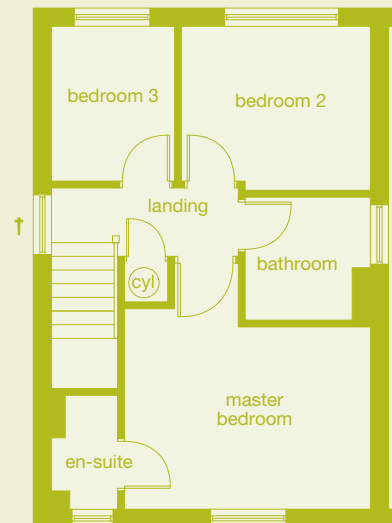
#### Ground Floor

room dimensions:

lounge	4.480m o/a x 3.825m o/a	14'8" x 12'6"
kitchen	2.800m x 2.210m	9'2" x 7'3"
dining	2.542m x 2.500m	8'4" x 8'2"
cloakroom	1.460m o/a x 1.345m o/a	4'9" x 4'4"

† Windows to plots 1,65,82,121 and 130 only.

### First Floor



#### First Floor

room dimensions:

master bedroom	3.775m x 3.810m	12'4" x 12'6"
en-suite	1.735m o/a x 0.984m	5'8" x 3'2"
bedroom 2	2.845m x 2.510m o/a	9'4" x 8'3"
bedroom 3	2.380m x 1.910m	7'9" x 6'3"
bathroom	1.920m x 1.860m	6'3" x 6'1"

All plans in this insert 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 the brochure for more information. Photography represents typical Miller Homes' interiors and exteriors.

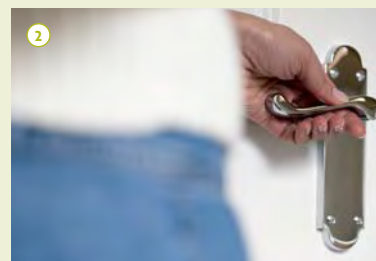
# Specification

## Millers Green

	Chelford	Astbury	Twain	Elgar	Darwin	Carnforth	Orwell	Kipling	Hardy	Croft	Kitchener
<b>Kitchen</b>											
③ a choice of fully integrated kitchen units and worktops*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
① stainless steel single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 1½ electric oven	○	○	○	○	○	○	○	○	○	○	○
stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel chimney-style extractor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel splashback	○	○	○	○	○	○	○	○	○	○	○
stainless steel 1½ bowl sink and monobloc tap to kitchen	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single bowl sink and monobloc tap to kitchen	✓	✓	-	-	-	-	-	-	-	-	-
stainless steel single bowl and monobloc tap to utility	-	-	-	-	-	-	-	-	-	✓	-
integrated fridge-freezer (4 beds and above)	○	○	○	○	○	○	○	○	○	○	○
integrated fridge-freezer (3 beds and below)	○	○	○	○	○	○	○	○	○	○	○
plumbing for washing-machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbing for dishwasher	○	○	○	○	○	○	○	○	○	○	○
integrated washing-machine	○	○	○	○	○	○	○	○	○	○	○
integrated washer/dryer	○	○	○	○	○	○	○	○	○	○	○
integrated dishwasher	○	○	○	○	○	○	○	○	○	○	○
integrated microwave	○	○	○	○	○	○	○	○	○	○	○
waste-disposal units	○	○	○	○	○	○	○	○	○	○	○
choice of ceramic wall tiles by 'Porcelanosa'*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
upstand to worktop in lieu of ceramic wall tiles	○	○	○	○	○	○	○	○	○	○	○
ceramic-tiled floor by 'Porcelanosa' to kitchen/utility floor areas	○	○	○	○	○	○	○	○	○	○	○
strip-lights under wall units	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
downlighters to kitchen	○	○	○	○	○	○	○	○	○	○	○
3-spot track-lights to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathroom and en-suite</b>											
white sanitaryware by 'Ideal Standard'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
④ chrome brassware by 'Bristan'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
one complete shower in enclosure or over bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
electric shaver point to en-suite	○	○	○	○	○	○	○	○	○	○	○
matching bathroom accessories	○	○	○	○	○	○	○	○	○	○	○
chrome-effect towel rail in lieu of radiator	○	○	○	○	○	○	○	○	○	○	○
⑤ choice of ceramic wall tiles by 'Porcelanosa'*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceramic tiling by 'Porcelanosa' to splashbacks above	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
hand-basins in cloakrooms	○	○	○	○	○	○	○	○	○	○	○
full-height ceramic tiling by 'Porcelanosa' to shower enclosures (where available)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
downlighters to bathroom and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Safety and security</b>											
fully installed burglar-alarm system	○	○	○	○	○	○	○	○	○	○	○
mains-powered smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
window locks to all windows (except upper floor escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
multi-point locking systems to front and rear doors	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
double-locking front door	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
telephone door-entry system	✓	✓	-	-	-	-	-	-	-	-	-

- ✓ yes
- optional extra
- not available

\* Subject to build programme.



	Chelford	Astbury	Twain	Elgar	Darwin	Carnforth	Orwell	Kipling	Hardy	Croft	Kitchener
<b>Electrical</b>											
Sky+ ready digital TV aerial point to lounge, kitchen and master bedroom (4 beds and above)	-	-	-	-	-	-	-	-	○	○	-
Sky+ ready digital TV aerial point to lounge, kitchen and master bedroom (3 beds and below)	-	-	○	○	○	○	○	○	-	-	○
digital wiring only TV aerial point to lounge, kitchen and master bedroom (3 beds and below)	-	-	○	○	○	○	○	○	-	-	○
digital wiring only TV aerial point to lounge	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sky+ ready digital TV aerial point to master bedroom	○	○	-	-	-	-	-	-	-	-	-
Sky+ ready digital TV aerial point to lounge	✓	✓	-	-	-	-	-	-	-	-	-
BT sockets to master bedroom	○	○	○	○	○	○	○	○	○	○	○
BT sockets to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
extra TV sockets (pre-roof)	-	-	○	○	○	○	○	○	○	○	○
extra BT sockets (pre-roof)	○	○	○	○	○	○	○	○	○	○	○
<b>General</b>											
uPVC double-glazed windows (unless planning prevents)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC French doors (unless planning prevents)	-	-	✓	-	✓	✓	✓	✓	✓	✓	-
low-maintenance dry roofing systems	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
sound-reducing upper floor systems minimises squeaking floorboards	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑥ thermostatically controlled radiators to all rooms except where room stat fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of fire surround	-	-	○	○	○	○	○	○	○	○	○
living flame or real fire	-	-	○	○	○	○	○	○	○	○	○
loft insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>											
smooth-finish ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wardrobes to match internal door finish to master bedroom	○	○	○	○	○	○	○	○	○	○	○
all woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal walls painted Gardenia	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel colonist-style internal doors	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
timber-effect veneered internal doors	✓	✓	○	○	○	○	○	○	○	○	○
② chrome-effect internal and external ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>External</b>											
front porch light	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
outside water tap	-	-	○	○	○	○	○	○	○	○	○
front garden turfed	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
landscaping to approved scheme	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
garage doors (excluding plot 156)	-	-	✓	✓	✓	✓	✓	✓	-	✓	✓
electrically operated garage doors	-	-	○	○	○	○	○	○	-	○	○
door-bell and chimes	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
external patio light	-	-	○	○	○	○	○	○	○	○	○
double socket and light to garage (plot specific)	-	-	✓	✓	✓	✓	✓	✓	-	✓	✓
topsoil to rear gardens	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
turf to rear garden	-	-	○	○	○	○	○	○	○	○	○

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.





**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.



**Building Quality**

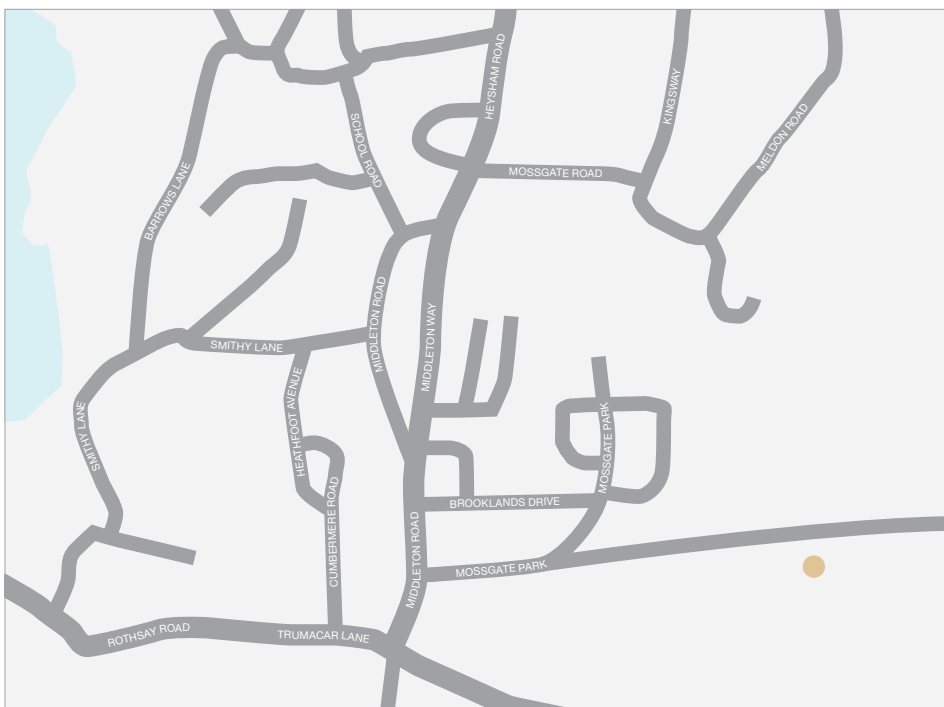
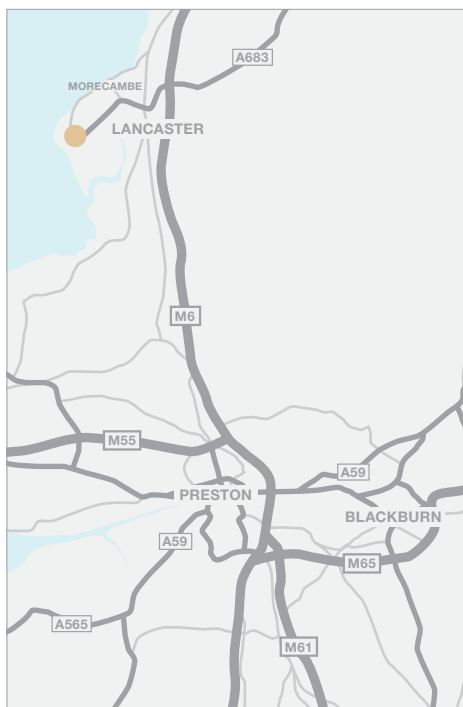
The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.

## How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0800 840 8553



### From the M6

Leave the M6 at junction 34 to join the A683, following signs for Lancaster. After around two miles, follow the one-way system through Caton Road and Bulk Road, and cross the river at Greyhound Bridge Road. At the next junction, bear left into Morecambe Road (A589), then, at the first roundabout, take the third exit to stay on Morecambe Road. Take the first exit at the next roundabout to enter the A683, following signs for Heysham. At the next two roundabouts, take the second exit to stay on the A683, and leave the third roundabout by the third exit to enter Middleton Way. Turn right onto Mossgate Park and continue forward taking the fifth turning on your right to join Brambling Drive.

Sat Nav: LA3 2LH

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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](http://www.mymillerstreet.co.uk)

## Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

**millerhomes**

*the place to be<sup>®</sup>*

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