

Phase 4



**Millers Green
Heysham**

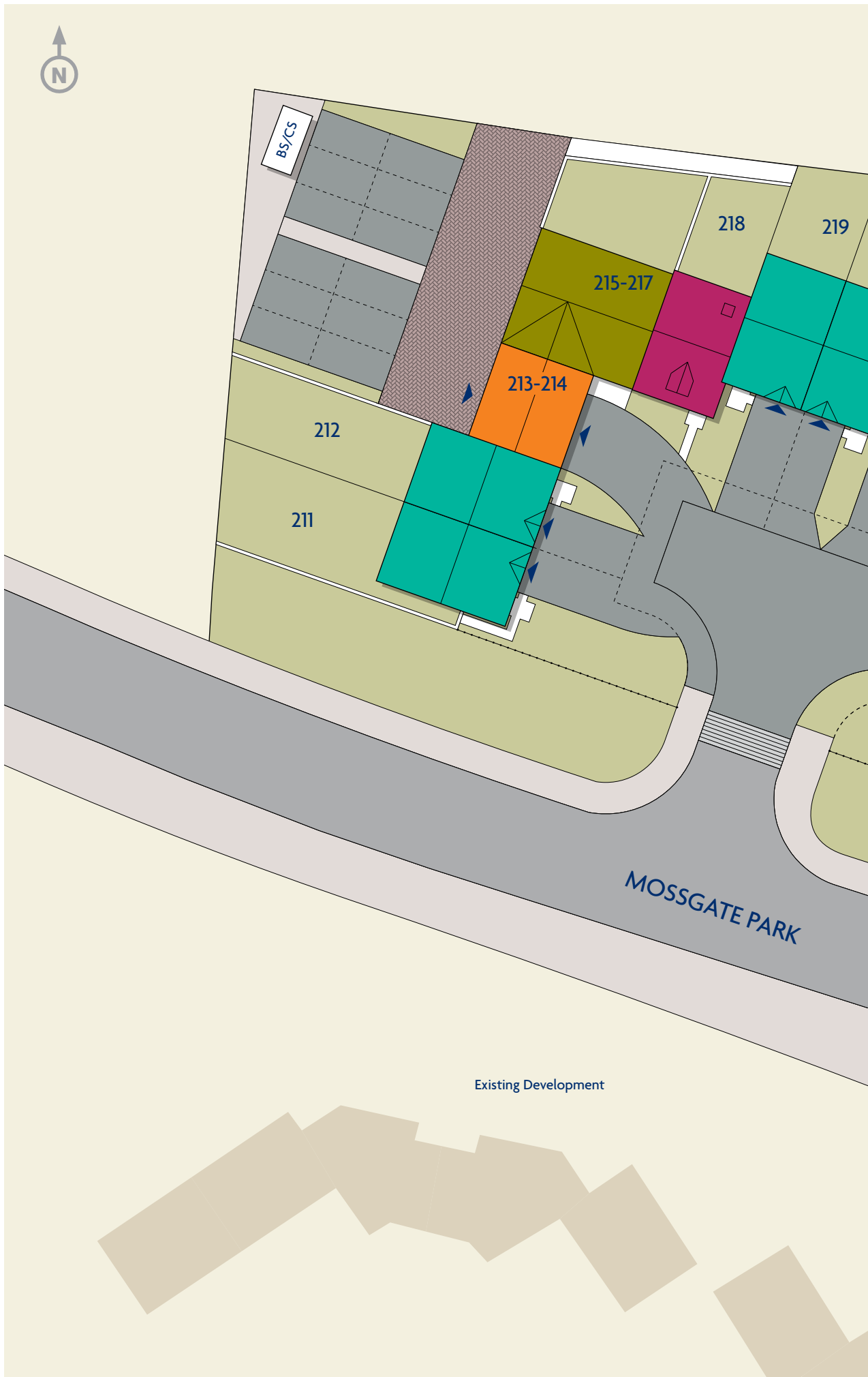
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Plot information

- Beckett
- Gissing
- Chelford Apt
- Astbury Apt



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



Potential Future
Development





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Beckett

4 Bed

Plots

211, 212, 219, 220,
221, 229, 230

Overview

The practical kitchen and dining area incorporates french doors that add flexibility as well as a natural, light atmosphere. A dual-aspect landing opens on to a bright, comfortable lounge, and the fourth bedroom could become a study.

Key Features

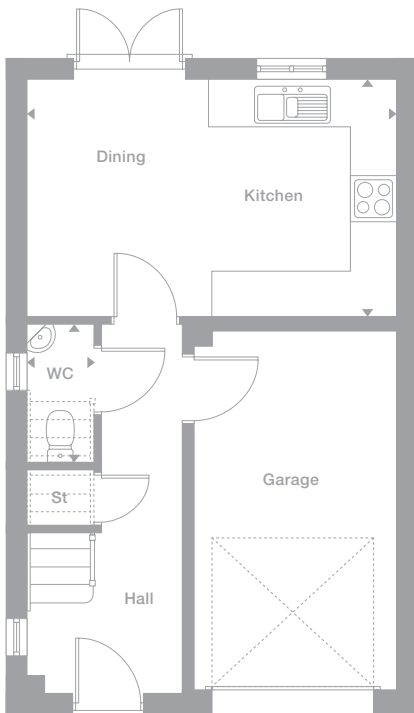
French Doors
Dining/Kitchen
Master Bed En-Suite
First Floor Lounge
Downstairs WC
Garage

Total Floor Space

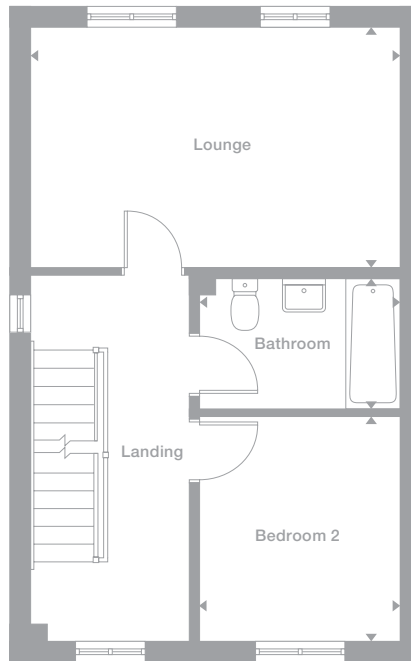
1,108 sq ft



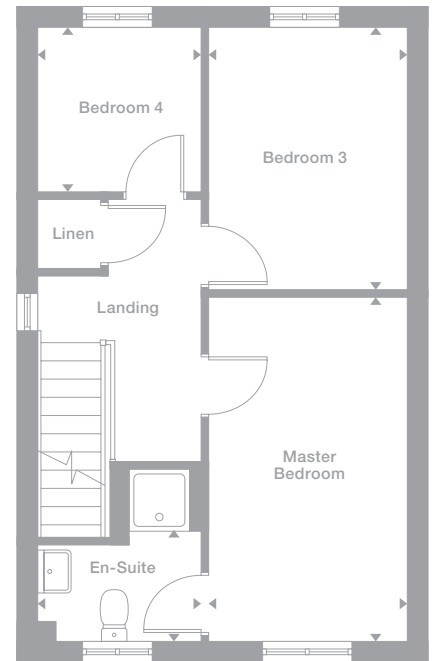
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Kitchen/Dining
4.900m x 3.200m
15'11" x 10'2"

WC
0.895m x 1.845m
2'10" x 5'11"

First Floor

Lounge
4.900m x 3.200m
15'11" x 10'4"

Bedroom 2
2.685m x 2.990m
8'7" x 9'8"

Bathroom
2.685m x 1.740m
8'7" x 5'7"

Second Floor

Master Bedroom
2.650m x 3.890m
8'6" x 14'9"

En-Suite
2.180m max x 1.265m min
7'0" x 4'0"

Bedroom 3
2.651m x 3.490m
8'6" x 11'4"

Bedroom 4
2.180m x 2.190m
7'0" x 7'1"

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

Gissing

3 Bed

Plots

218, 222, 228

Overview

The lounge opens on to a delightful dining room with french doors and an adjoining kitchen, perfect for entertaining, while the separate study and the charming en-suite master bedroom, with its built-in wardrobe and dormer window, provide peace and privacy.

Key Features

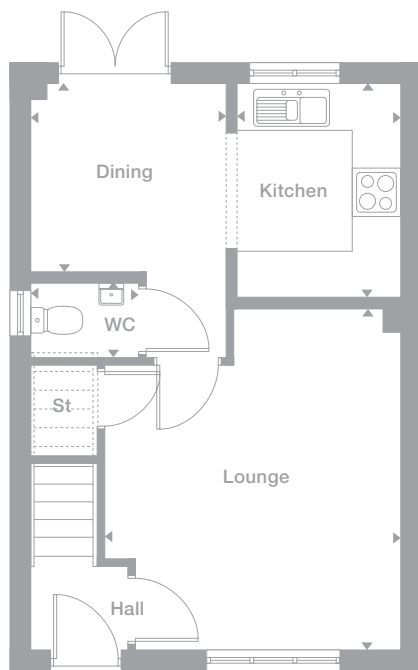
French Doors
Spacious Lounge
Kitchen/Dining
Master Bed Wardrobe
Study/Bedroom 4

Total Floor Space

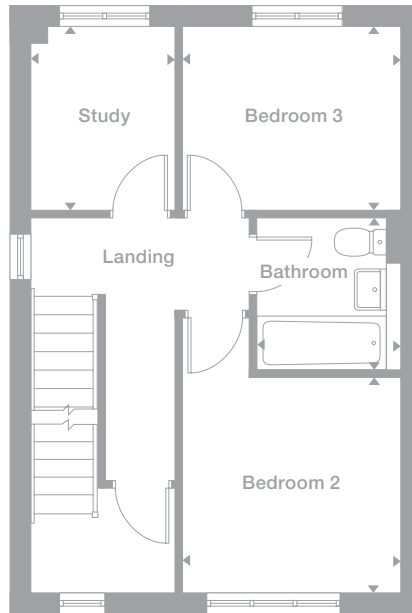
1,041 sq ft



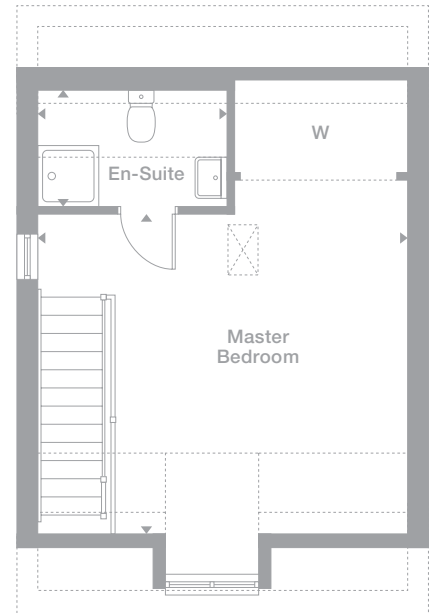
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
3.535m x 4.530m max
12'9" x 14'8"

Dining
2.600m x 2.520m
8'4" x 8'1"

Kitchen
2.200m x 2.850m
7'0" x 9'2"

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

First Floor

Bedroom 2
2.909m max x 2.841m min
9'5" x 9'2"

Bedroom 3
2.919m x 2.449m
9'5" x 7'11"

Study
1.911m x 2.449m
6'2" x 7'11"

Bathroom
1.708m x 2.050m
5'7" x 6'8"

Second Floor

Master Bedroom
4.900m max x 6.152m max
12'6" x 13'11"

En-Suite
2.506m x 1.752m
8'1" x 5'11"

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Chelford Apt

2 Bed

Plots

215, 216, 217, 225,
226, 227

Overview

With dual aspect outlooks and a crisp, modern kitchen area, the contemporary open-plan living space is further enhanced in the upper apartments by feature french windows. From storage space to low-energy lighting, these are apartments designed for today's lifestyle.

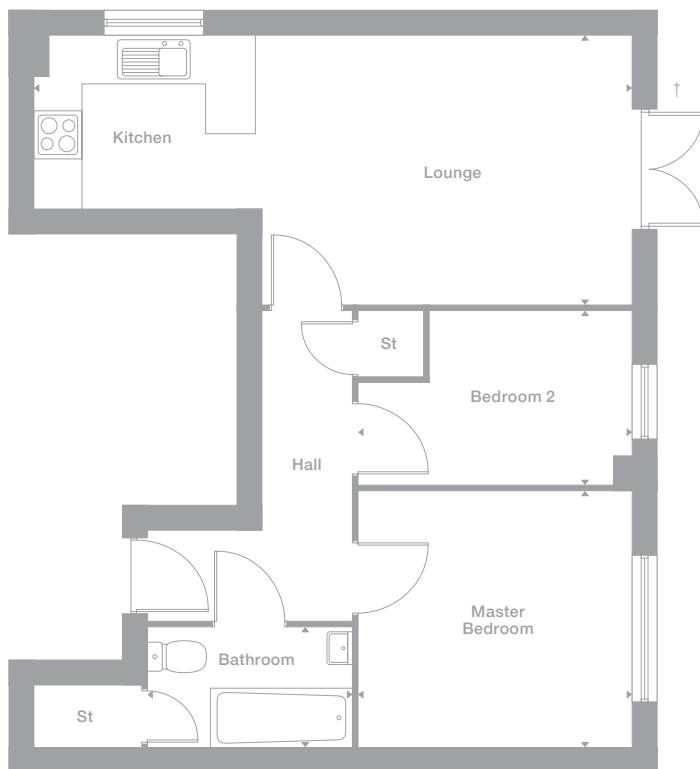
Key Features

Lounge/Kitchen
2 Bedrooms
Storage

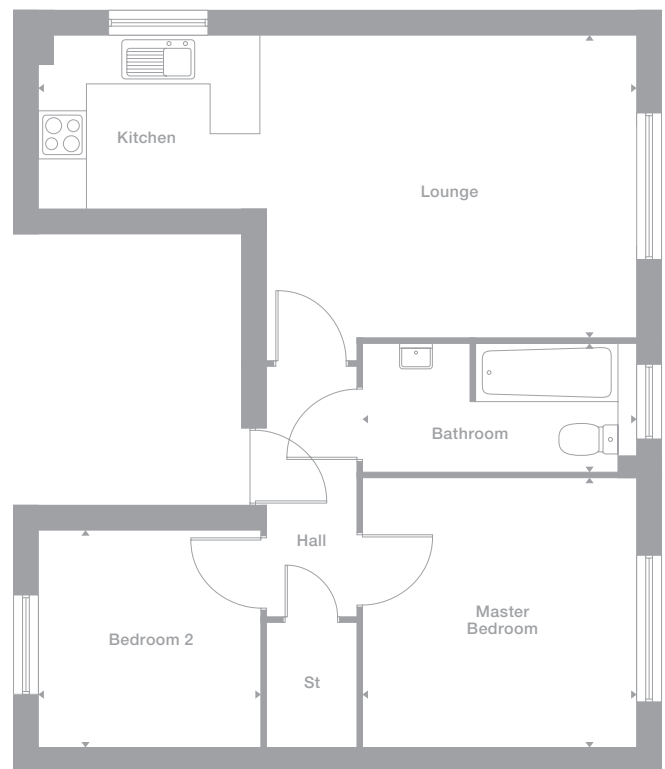
Total Floor Space

Ground Floor Apt
535 sq ft
First & Second Floor Apts
540 sq ft

Ground Floor Apt



First or Second Floor Apt



Room Dimensions

Ground Floor Apt

Kitchen/Lounge

7.150m max x 3.207m max
23'5" x 10'6"

Master Bedroom

3.237m x 2.525m
10'7" x 8'3"

Bedroom 2

3.237m max x 2.050m max
10'7" x 6'9"

Bathroom

2.425m x 1.415m
7'11" x 4'8"

First or Second Floor Apt

Kitchen/Lounge

7.150m max x 3.600m
23'5" x 11'10"

Master Bedroom

3.237m x 2.675m
10'7" x 8'9"

Bedroom 2

2.637m x 2.578m
8'8" x 8'5"

Bathroom

2.650m x 1.507m
8'8" x 4'11"

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† French doors to plot 215 only. Window to plot 225

1 Bed

Astbury Apt

Plots

213, 214, 223, 224

Key Features

Lounge/Kitchen
Shower Room

Total Floor Space

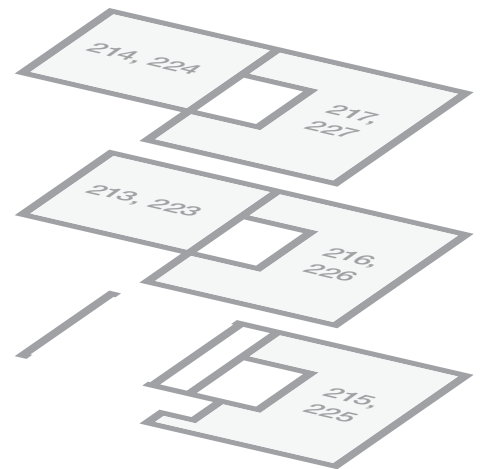
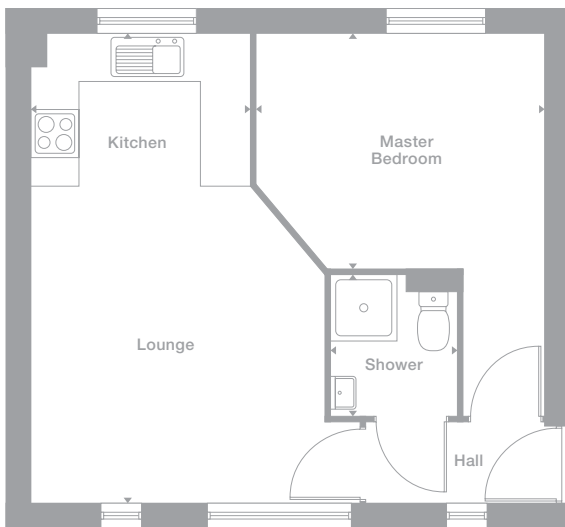
412 sq ft

Overview

Attractively lit by three windows offering views to front and rear, and incorporating a kitchen designed for maximum convenience, the open-plan living area features an angular geometry that works with the natural light to create a comfortable interior.



First or Second Floor Apt



Room Dimensions

First or Second Floor Apt

Lounge/Kitchen
3.500m x 5.630m max
11'6" x 18'6"

Master Bedroom
2.862m x 2.805m
9'5" x 9'2"

Shower
1.475m max x 1.650m max
4'10" x 5'5"

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Specification

	Beckett	Gissing	Chelford Apt	Astbury Apt
Kitchens and Utilities				
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	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

	Beckett	Gissing	Chelford Apt	Astbury Apt
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	✓	✓	✓	✓
Heating				
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	✓	✓	✓	✓
Décor				
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 handle door furniture	✓	✓	✓	✓
144mm skirting and 57mm architrave ovolo	✓	✓	✓	✓
External				
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 pre-finished in black	✓	-	-	-

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

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