

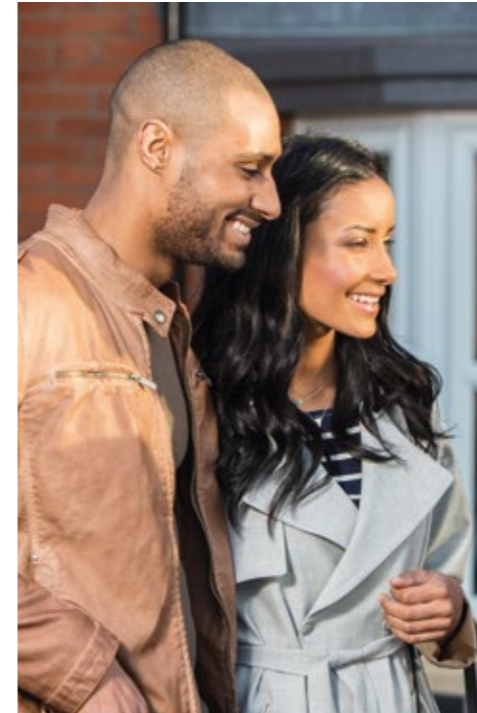


**Broadoaks  
Bedlington**

**millerhomes**

*the place to be®*

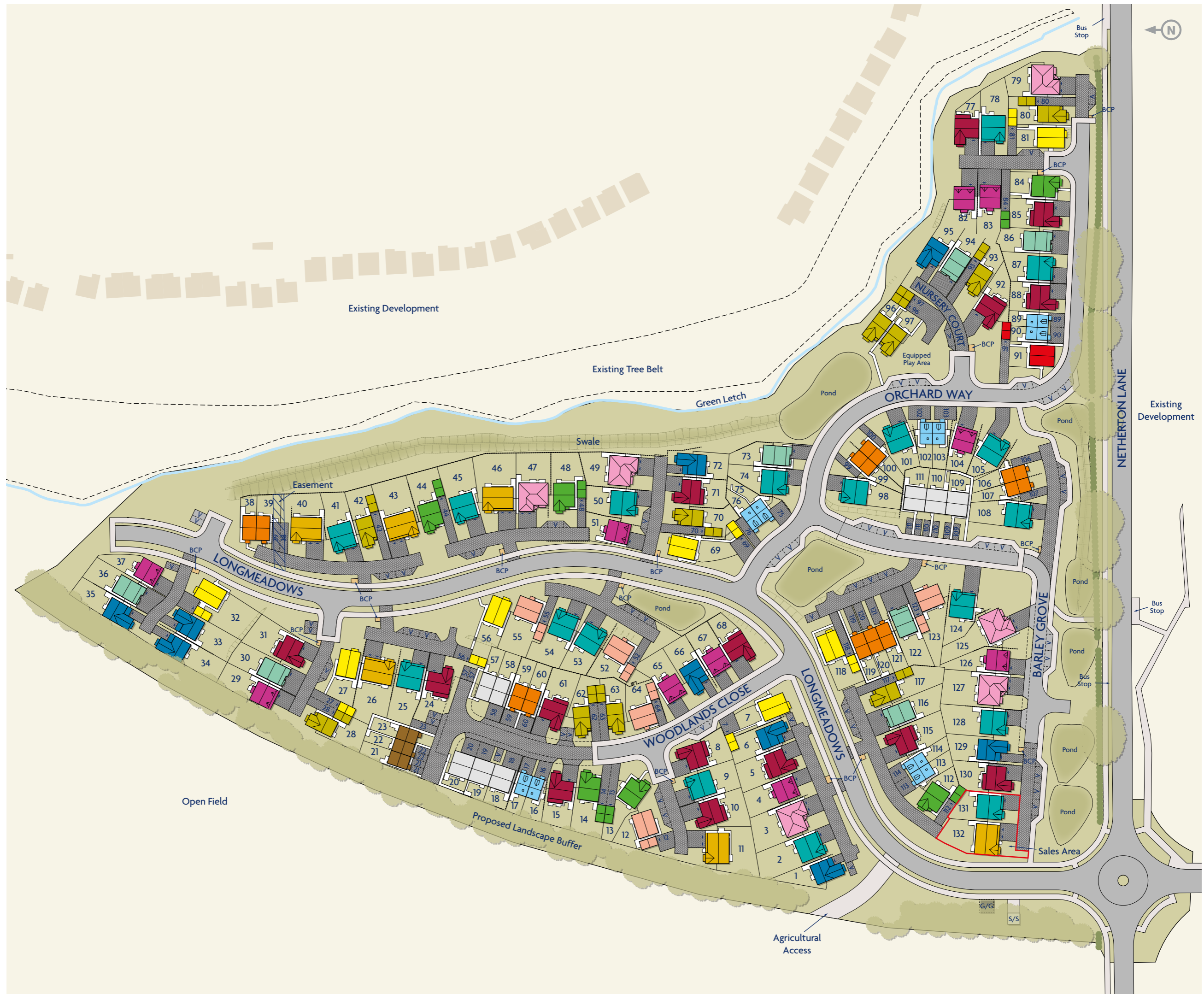
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with 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.



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# Plot Information

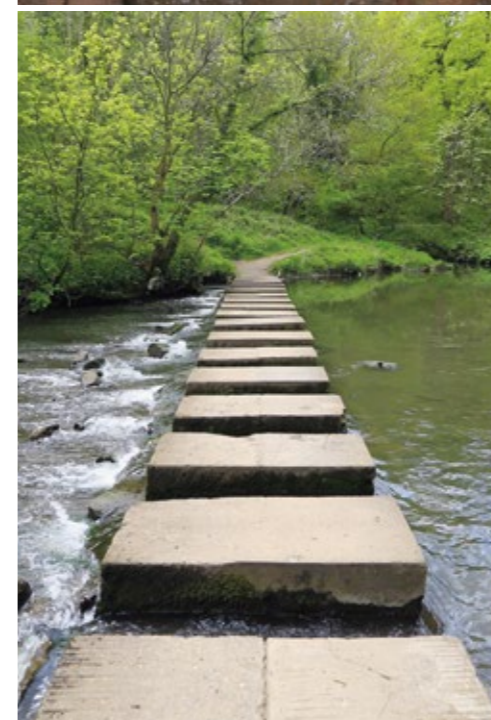
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- 
- Electrical Substation S/S
  - Bin Collection Point BCP
  - Easement
  - Retaining wall
  - Underground Gas Governor G/G
  - Batter



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.

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 Broadoaks.





#### Education & Health

Broadoaks is within the catchment area for Bedlington West End First School, Meadowdale Academy Middle School and Bedlingtonshire High. There are also RC schools, St Bede's First School and St Benet Biscop High, less than a mile from the development. Bedlington Medical Group, with five GPs and a nursing team, is based in Glebe Road, three quarters of a mile away, and there is a nearby dentist in Front Street.

#### Recycling Facilities

There is a recycling bin for glass bottles and jars at Hepscott Park, a mile to the west, and receptacles for glass, textiles and shoes in the car park at the old Bedlington Station, on the eastern edge of the town.

#### Leisure & Recreation

Paramount Health and Fitness, less than a mile and a half from Broadoaks, has a fully equipped gym, and there is also an Evolution gym at the east end of the town. Bedlingtonshire Golf Club's challenging 18-hole course is just over a mile and a half from the development. The Concordia leisure centre in Cramlington has a 25m swimming pool as well as a fully-equipped gym, a sports hall and a wide range of children's activities. Nearby Blyth, in addition to its excellent beach and parks, has a sports centre with a swimming pool and a children's play area.

Surrounded by fields and open countryside yet just over a mile from the shops and services of the historic town of Bedlington, this delightful and peaceful development of two, three, four and five bedroom homes combines modern, energy efficient design with a timeless architectural style. Less than fourteen miles from the centre of Newcastle and five and a half miles from the seaside attractions of Blyth, it is the perfect place to put down roots in the North East. Welcome to Broadoaks...

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## Yare

### Overview

The stylish archway linking the living and dining rooms 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.

**Floor Space**  
657 sq ft

### Ground Floor

Living  
2.950m x 4.020m  
9'8" x 13'2"

Kitchen/Dining  
4.390m x 2.835m max  
14'5" x 9'4"

WC  
1.347m x 1.400m  
4'5" x 4'7"

### First Floor

Master Bedroom  
4.390m max x 3.267m max  
14'5" x 10'9"

Bedroom 2  
1.981m x 3.588m  
6'6" x 11'9"

Bathroom  
2.316m x 1.700m  
7'7" x 5'7"



### Ground Floor

Living  
4.514m x 3.118m  
14'10" x 10'3"

Dining  
3.503m x 2.004m  
11'6" x 6'7"

Kitchen  
2.298m x 3.210m  
7'6" x 10'6"

WC  
0.943m x 2.060m  
3'1" x 6'9"

### First Floor

Master Bedroom  
2.649m x 3.212m max  
8'8" x 10'6"

En-Suite  
1.751m x 2.065m  
5'7" x 6'8"

Bedroom 2  
2.365m x 3.322m  
7'9" x 10'11"

Bedroom 3  
2.057m x 2.224m  
6'9" x 7'4"

Bathroom  
2.365m x 1.705m  
7'9" x 5'7"

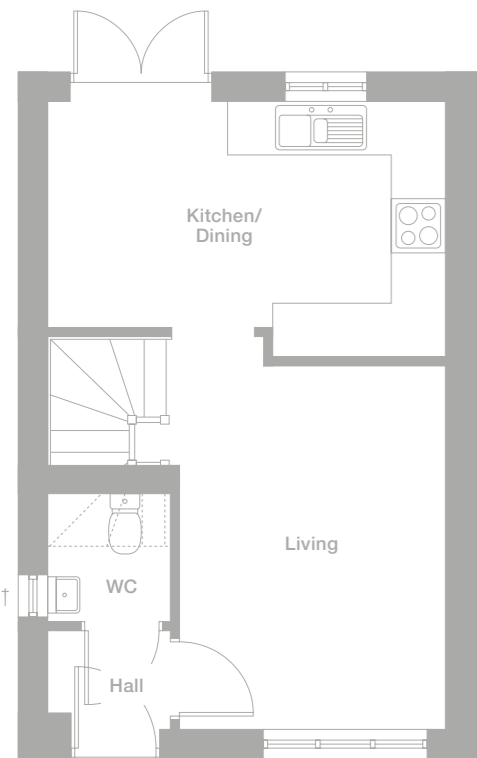
## Hawthorne

### Overview

Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

**Floor Space**  
819 sq ft

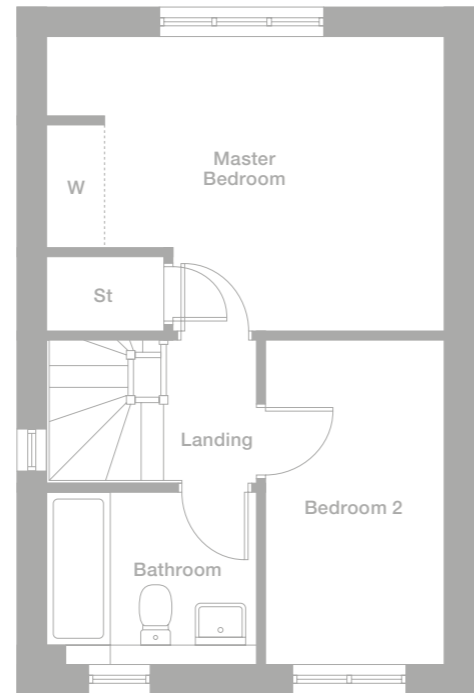
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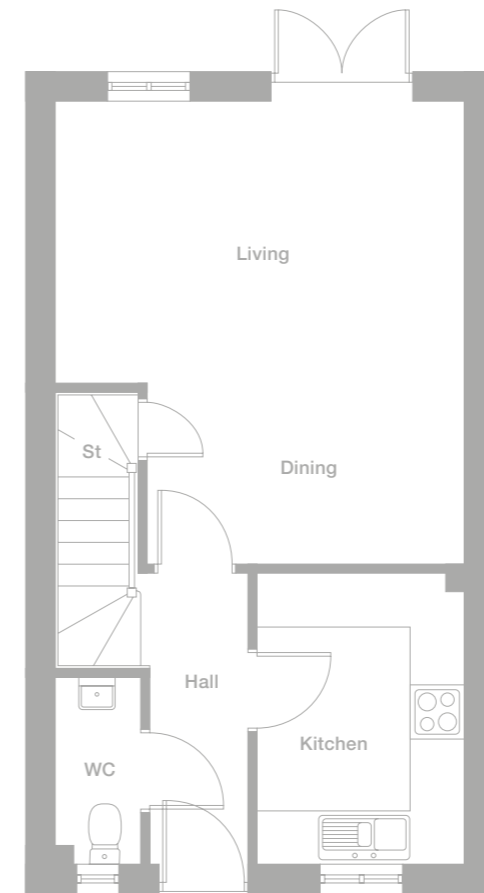
† End terrace only

\* Plots are a mirror image of plans shown above

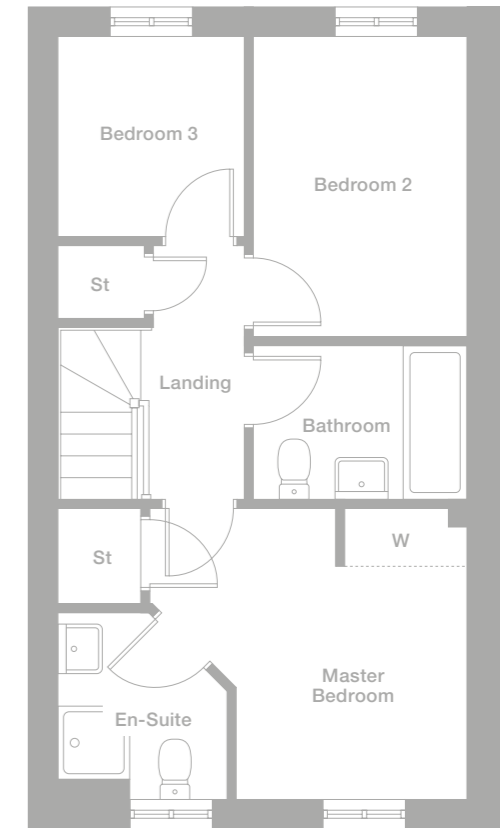
### First Floor



### Ground Floor



### First Floor



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## 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.

### Floor Space

892 sq ft

### Ground Floor

Lounge  
3.192m max x 4.272m max  
10'6" x 14'0"

Dining  
1.738m x 2.536m  
5'8" x 8'4"

Kitchen  
2.402m x 3.065m  
7'11" x 10'1"

WC  
0.855m x 1.630m  
2'10" x 5'4"

### First Floor

Bedroom 2  
4.140m max x 2.600m max  
13'7" x 8'6"

Bedroom 3  
2.135m x 2.734m  
7'0" x 9'0"

Bathroom  
2.135m x 1.910m  
7'0" x 6'3"

### Second Floor

Master Bedroom  
3.192m x 2.902m  
11'95 HGT. L.  
10'6" x 9'6"

En-Suite  
2.084m max x 1.827m  
13'69 HGT. L.  
6'10" x 6'0"



## Ground Floor

Lounge  
3.141m max x 5.003m  
10'4" x 16'5"

Dining  
2.972m max x 3.805m max  
9'9" x 12'6"

Kitchen  
2.252m x 2.690m  
7'5" x 8'10"

WC  
1.673m x 0.853m  
5'6" x 2'10"

Utility  
1.673m x 1.744m  
5'6" x 5'9"

## First Floor

Master Bedroom  
3.756m max x 3.410m  
12'4" x 11'2"

En-Suite  
1.696m x 2.110m  
5'7" x 6'11"

Dressing  
1.705m x 1.235m  
5'7" x 4'1"

Bedroom 2  
3.141m x 3.445m  
10'4" x 11'4"

Bedroom 3  
2.415m max x 3.403m  
7'11" x 11'2"

Bathroom  
2.656m x 1.700m  
8'9" x 5'7"

## Larkin

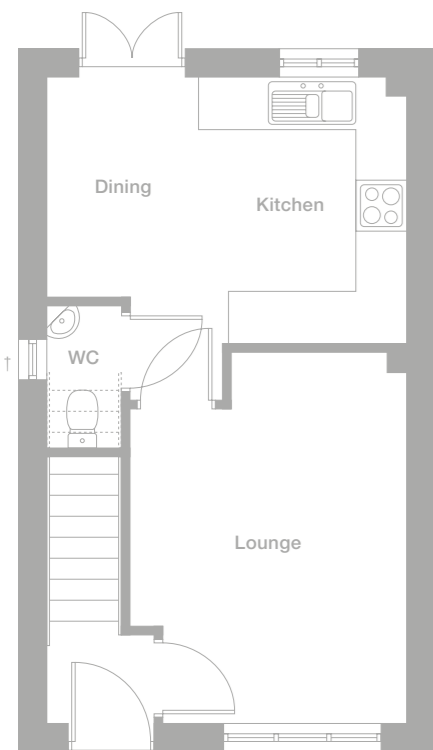
### Overview

Complemented by a separate utility room, the beautiful kitchen incorporates a magnificent dining area extending into a bay window with central french doors, adding a delightful, conservatory-style charm. The en-suite master bedroom includes a thoughtfully provided dressing area.

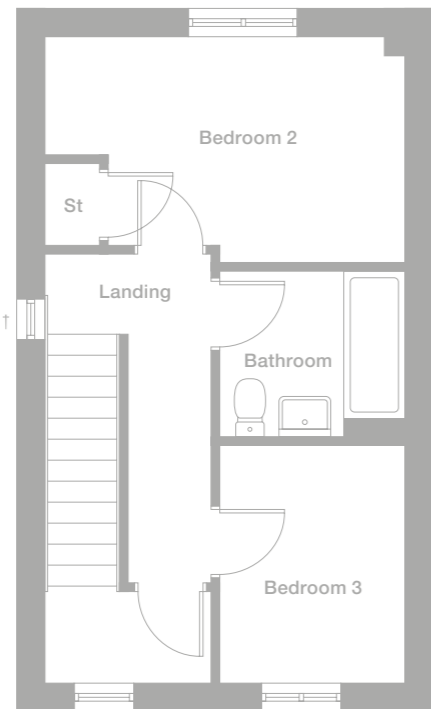
### Floor Space

980 sq ft

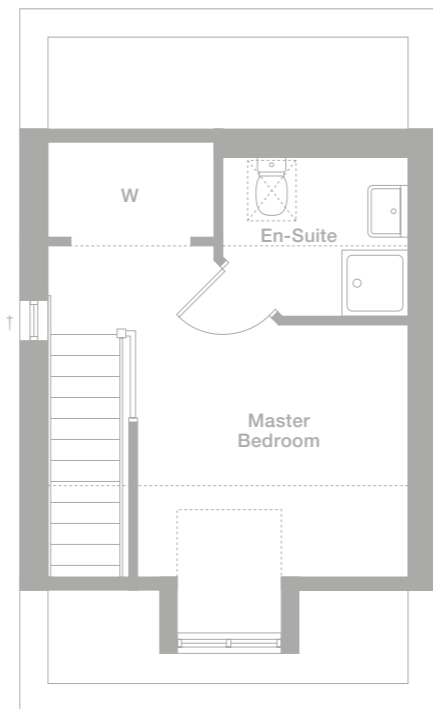
### Ground Floor



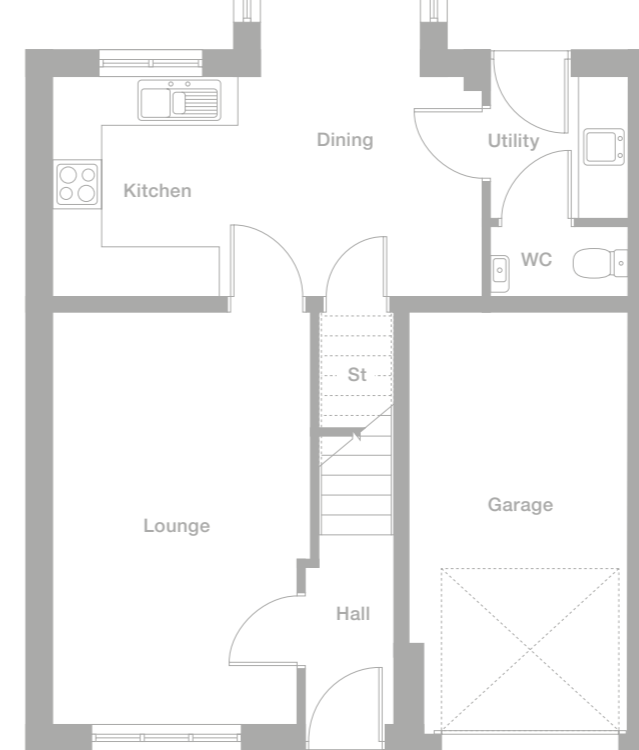
### First Floor



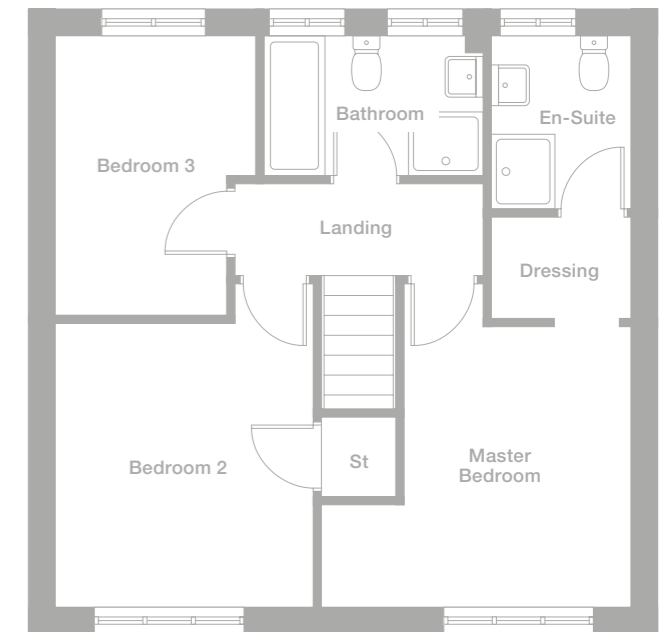
### Second Floor



### Ground Floor



### First Floor



† End terrace only

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# Malory

## Overview

The inviting entrance opens on to a home filled with exciting features, from the L-shaped lounge with its superb bay window to the practical elegance of the en-suite master bedroom. The dining area opens on to the garden, perfect for barbecues.

**Floor Space**  
1,068 sq ft

## Ground Floor

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

Dining  
1.950m x 3.692m  
6'5" x 12'1"

Kitchen  
1.852m x 3.692m  
6'1" x 12'1"

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

## First Floor

Master Bedroom  
3.850m max x 3.047m  
12'8" x 10'0"

En-Suite  
2.844m max x 1.117m max  
9'4" x 3'8"

Bedroom 2  
4.019m x 4.192m max  
13'2" x 13'9"

Bedroom 3  
2.838m x 3.547m  
9'4" x 11'8"

Bathroom  
3.010m max x 1.700m max  
9'11" x 5'7"



## Ground Floor

Lounge  
3.470m x 4.617m  
11'5" x 15'2"

Dining  
2.621m max x 3.908m max  
8'7" x 12'10"

Kitchen  
2.800m x 3.147m  
9'2" x 10'4"

Utility  
1.657m x 1.652m  
5'5" x 5'5"

WC  
1.460m x 1.007m  
4'9" x 3'4"

## First Floor

Master Bedroom  
3.409m max x 2.972m  
11'2" x 9'9"

En-Suite  
1.499m max x 2.010m max  
4'11" x 6'7"

Bedroom 2  
3.390m x 2.782m  
11'1" x 9'2"

Bedroom 3  
2.918m x 2.135m  
9'7" x 7'0"

Bedroom 4  
2.937m x 1.778m  
9'8" x 5'10"

Bathroom  
1.888m x 1.881m  
6'2" x 6'2"

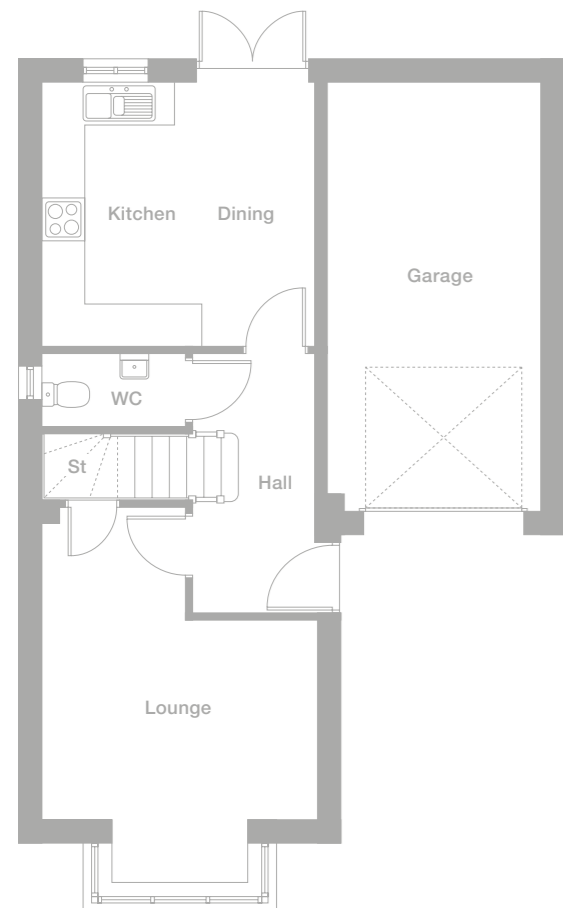
# Greene

## Overview

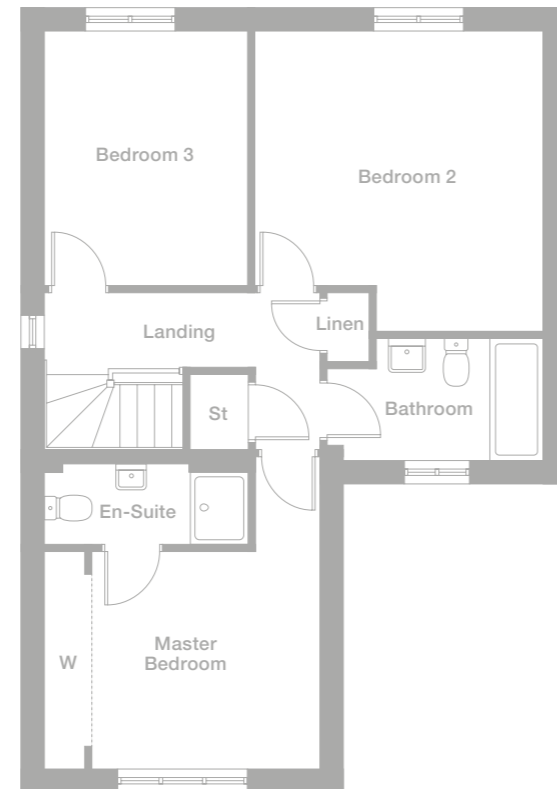
An expertly-designed kitchen and beautiful bay-windowed dining room make the Greene a wonderful, welcoming setting for formal entertaining, while the fourth bedroom could be used to create a practical home office, studio or games room.

**Floor Space**  
1,072 sq ft

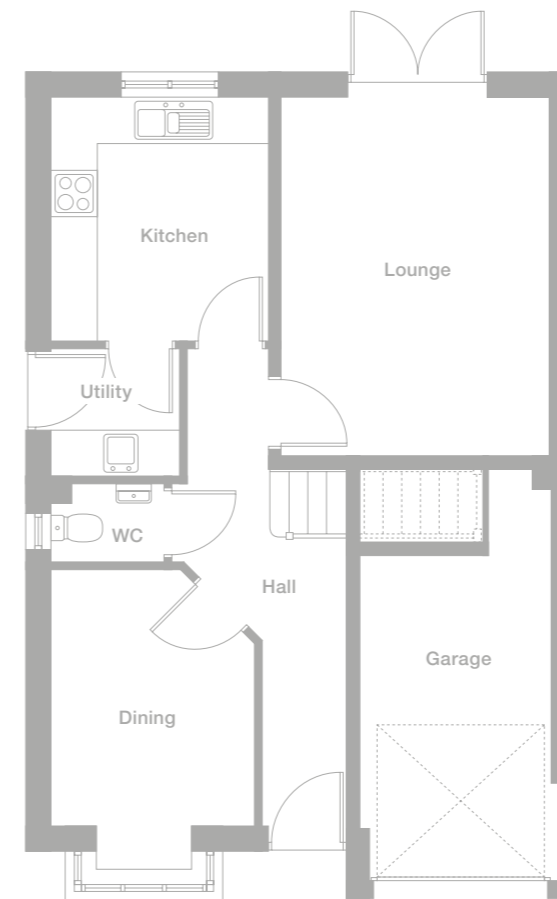
## Ground Floor



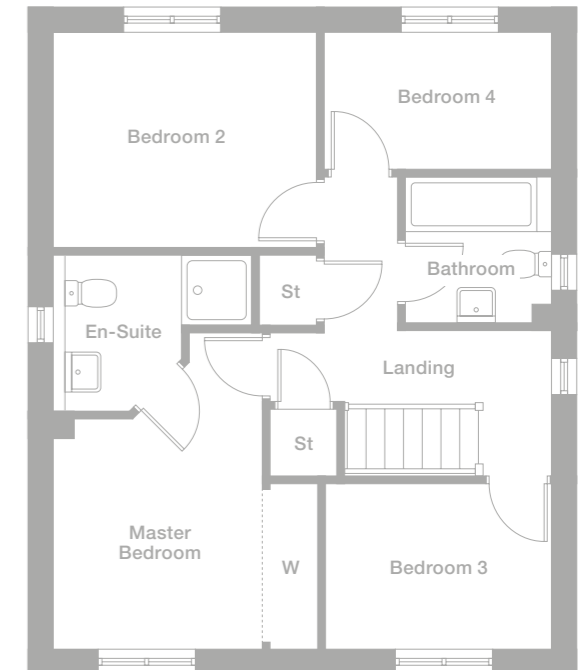
## First Floor



## Ground Floor



## First Floor



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# 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 living room with a stylish traditional bay window.

## Floor Space

1,105 sq ft

## Ground Floor

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

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

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

## First Floor

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

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

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

Bedroom 3  
1.785m x 3.644m  
5'10" x 11'11"

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

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



## Ground Floor

Lounge  
5.338m max x 3.405m  
17'5" x 11'2"

Kitchen/Dining  
5.092m max x 3.722m max  
16'8" x 12'3"

WC  
1.350m x 1.800m  
4'5" x 5'11"

Utility  
1.684m x 0.766m  
5'5" x 2'7"

## First Floor

Master Bedroom  
3.405m x 3.216m min  
11'2" x 10'7"

En-Suite  
2.280m x 1.210m  
7'5" x 4'0"

Bedroom 2  
3.892m max x 3.177m max  
12'9" x 10'5"

Bedroom 3  
4.257m max x 2.429m max  
14'0" x 7'8"

Bedroom 4  
2.448m min x 3.172m  
8'0" x 10'5"

Bathroom  
2.202m x 2.044m  
7'3" x 6'8"

# Seeger

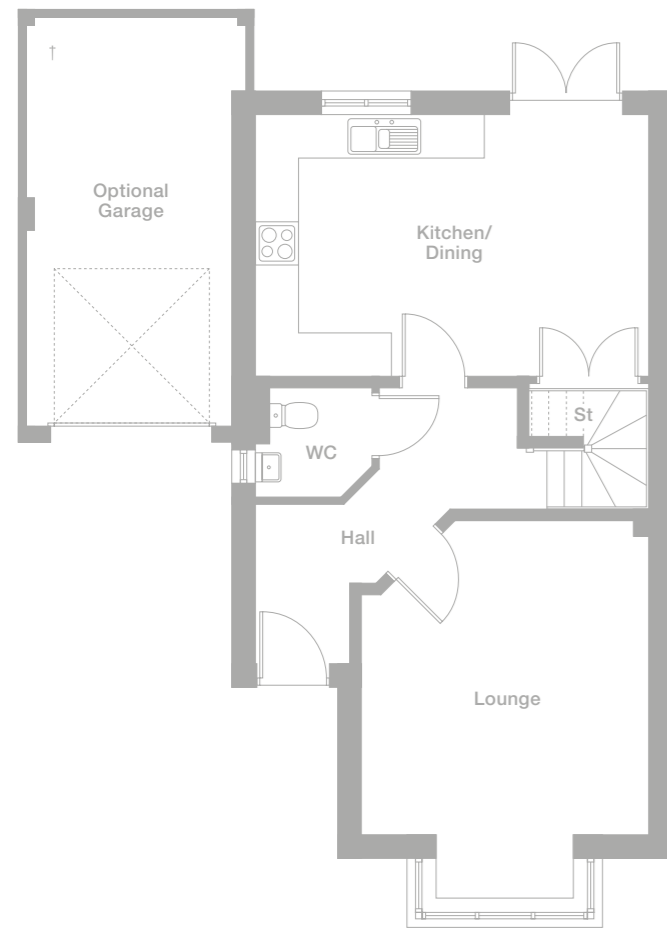
## Overview

Incorporating a dedicated utility cupboard, and featuring french doors that introduce a bright, airy appeal to the dining area, the outstandingly practical kitchen complements an inviting bay-windowed lounge. The en-suite master bedroom is reached via an impressive landing.

## Floor Space

1,181 sq ft

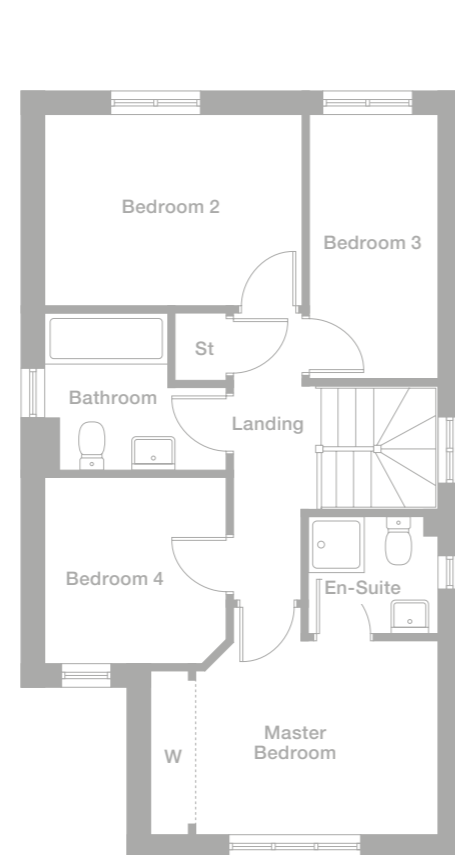
## Ground Floor



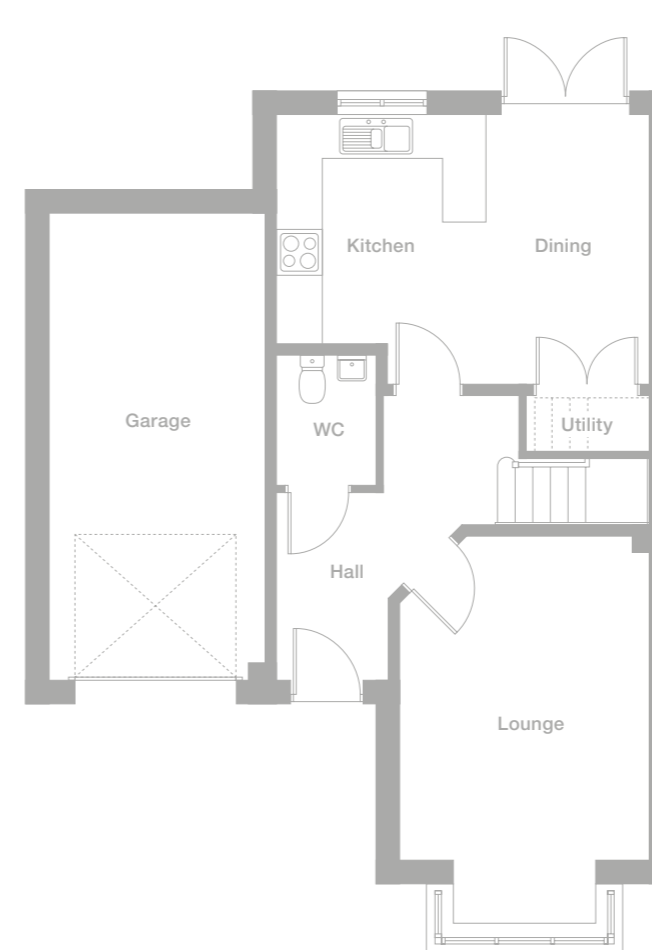
† Garage may be omitted

\* Plots are a mirror image of plans shown above

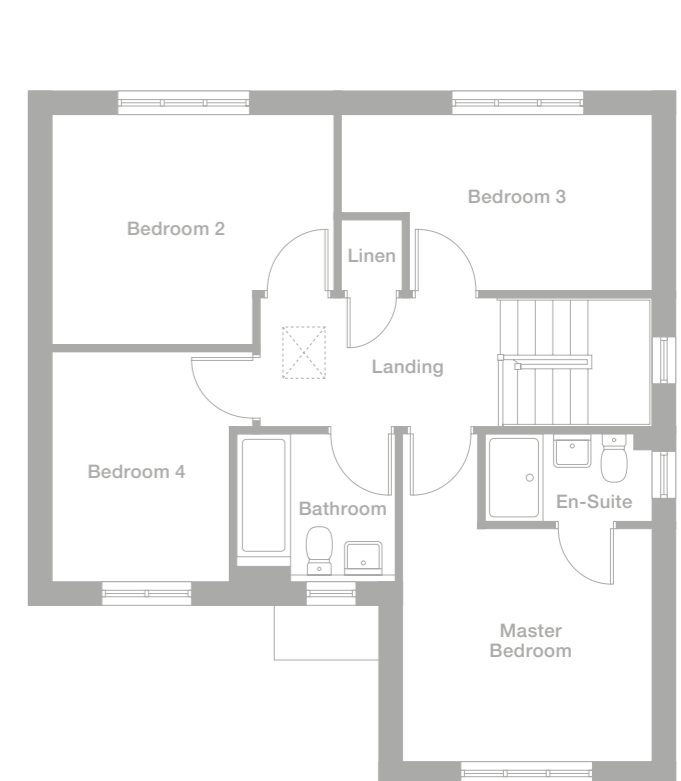
## First Floor



## Ground Floor



## First Floor



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# 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.

**Floor Space**  
1,264 sq ft

## Ground Floor

**Lounge**  
3.450m x 4.797m  
11'4" x 15'9"

**Dining**  
2.763m x 3.320m  
9'1" x 10'11"

**Kitchen**  
2.763m x 3.630m  
9'1" x 11'11"

**WC**  
1.620m x 0.945m  
5'4" x 3'1"

**Utility**  
1.937m x 1.799m  
6'4" x 5'11"

**Study**  
2.323m x 2.060m  
7'7" x 6'9"

## First Floor

**Master Bedroom**  
3.507m max x 3.793m max  
11'6" x 12'5"

**En-Suite**  
2.238m max x 2.044m max  
7'4" x 6'8"

**Bedroom 2**  
2.805m max x 3.762m max  
9'2" x 12'4"

**Bedroom 3**  
2.519m x 3.095m  
8'3" x 10'2"

**Bedroom 4**  
2.411m x 3.064m  
7'11" x 10'1"

**Bathroom**  
3.048m max x 1.700m max  
10'0" x 5'7"



## Ground Floor

**Lounge**  
3.450m x 4.797m  
11'4" x 15'9"

**Dining**  
2.763m x 3.041m  
9'1" x 10'0"

**Kitchen**  
2.763m x 3.909m  
9'1" x 12'10"

**WC**  
1.620m x 0.945m  
5'4" x 3'1"

**Utility**  
1.937m x 1.799m  
6'4" x 5'11"

**Study**  
2.323m x 2.060m  
7'7" x 6'9"

## First Floor

**Master Bedroom**  
3.507m x 3.793m max  
11'6" x 12'5"

**En-Suite**  
2.238m x 2.044m max  
7'4" x 6'8"

**Bedroom 2**  
2.805m max x 3.762m max  
9'2" x 12'4"

**Bedroom 3**  
2.519m x 3.095m  
8'3" x 10'2"

**Bedroom 4**  
2.411m x 3.064m  
7'11" x 10'1"

**Bathroom**  
3.048m max x 1.700m max  
10'0" x 5'7"

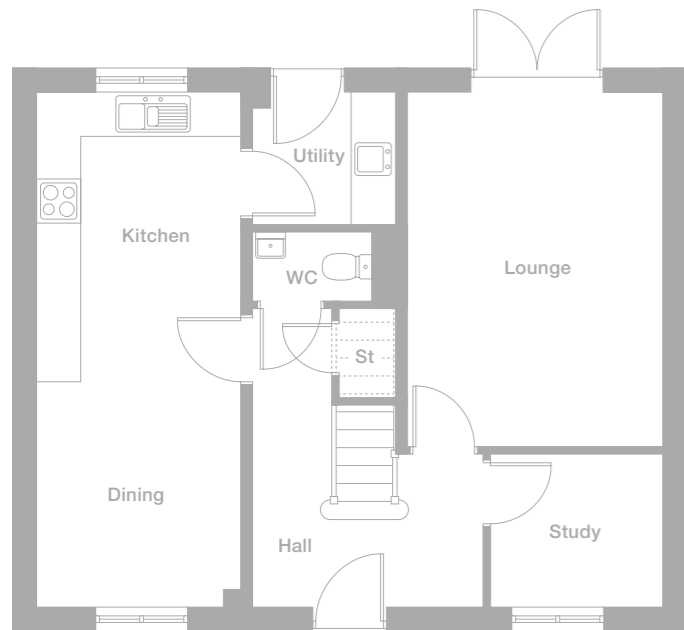
# Buchan DA

## Overview

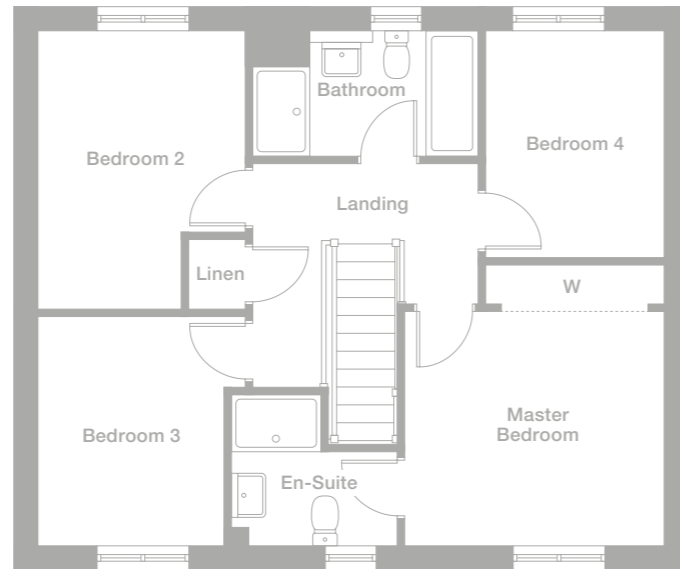
The broad hallway, feature staircase and superb gallery landing set a spacious tone that enhances each room of this immensely comfortable home, while the beautifully equipped bathroom, kitchen and utility room demonstrate a meticulous attention to detail.

**Floor Space**  
1,264 sq ft

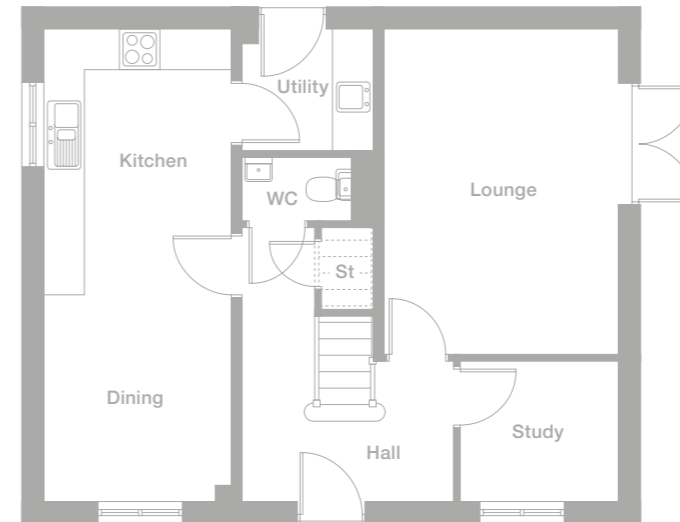
## Ground Floor



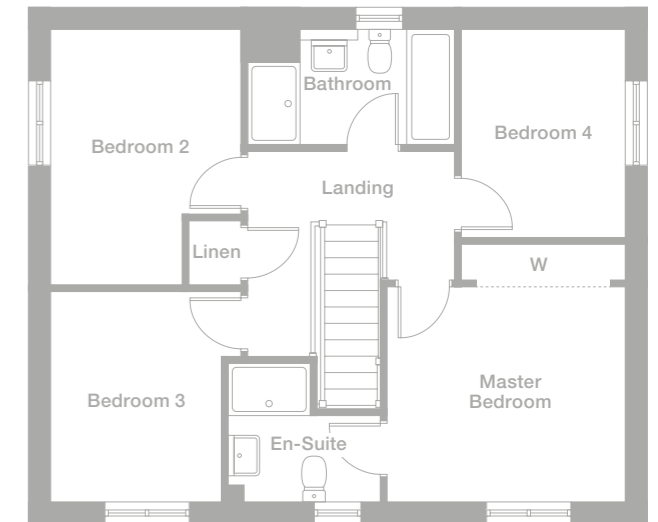
## First Floor



## Ground Floor



## First Floor



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## Tressell

### Overview

The contemporary kitchen, family and dining room, with its french doors, present a welcoming setting for entertaining. Upstairs, two bedrooms have en-suite showers creating a luxurious private retreat.

### Floor Space

1,349 sq ft

### Ground Floor

Lounge  
3.264m x 6.516m max  
10'9" x 21'5"

Kitchen  
3.052m x 3.060m  
10'0" x 10'0"

Utility  
1.812m x 1.904m  
5'11" x 6'3"

Family/Dining  
3.207m x 3.060m max  
10'6" x 10'0"

WC  
0.946m x 2.028m  
3'1" x 6'8"

### First Floor

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

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

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

En-Suite 2  
2.498m max x 1.806m  
8'2" x 5'11"

Bedroom 3  
3.336m max x 2.807m  
10'11" x 9'3"

Bedroom 4  
2.498m x 2.980m  
8'2" x 9'9"

Bathroom  
2.144m max x 1.794m  
7'0" x 5'11"



## Mitford

### Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

### Floor Space

1,388 sq ft

Lounge  
3.651m x 5.446m max  
12'0" x 17'10"

Kitchen  
4.032m x 2.993m  
13'3" x 9'10"

Breakfast  
3.114m x 3.885m  
10'3" x 12'9"

WC  
2.087m x 1.082m  
6'10" x 3'7"

Utility  
2.087m x 1.660m  
6'10" x 5'5"

Study  
2.087m x 2.060m  
6'10" x 6'9"

### First Floor

Master Bedroom  
3.651m max x 4.603m max  
12'0" x 15'1"

En-Suite  
1.618m max x 2.073m max  
5'4" x 6'10"

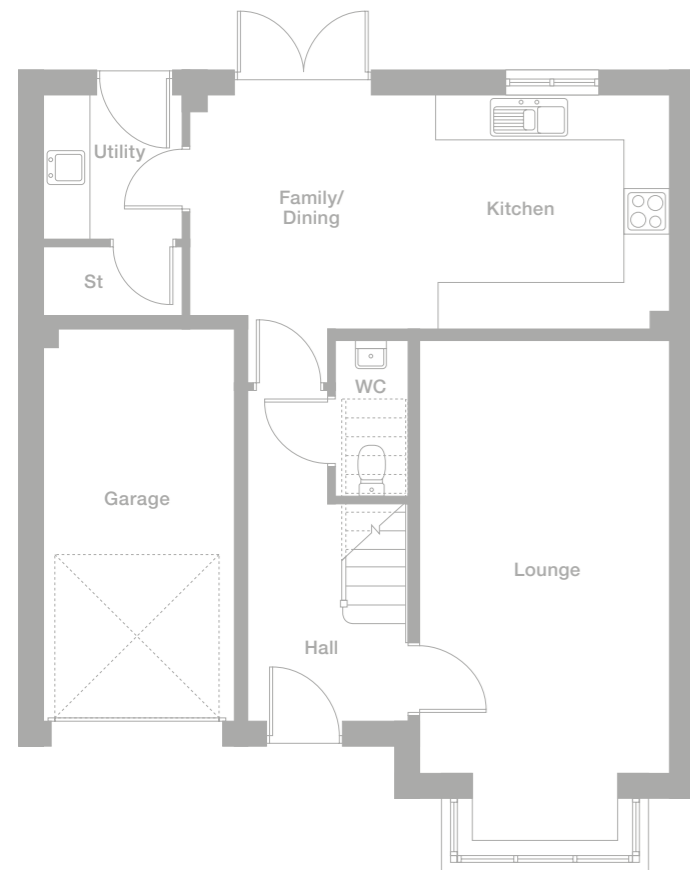
Bedroom 2  
3.793m x 2.758m  
12'5" x 9'1"

Bedroom 3  
3.260m x 2.758m  
10'8" x 9'1"

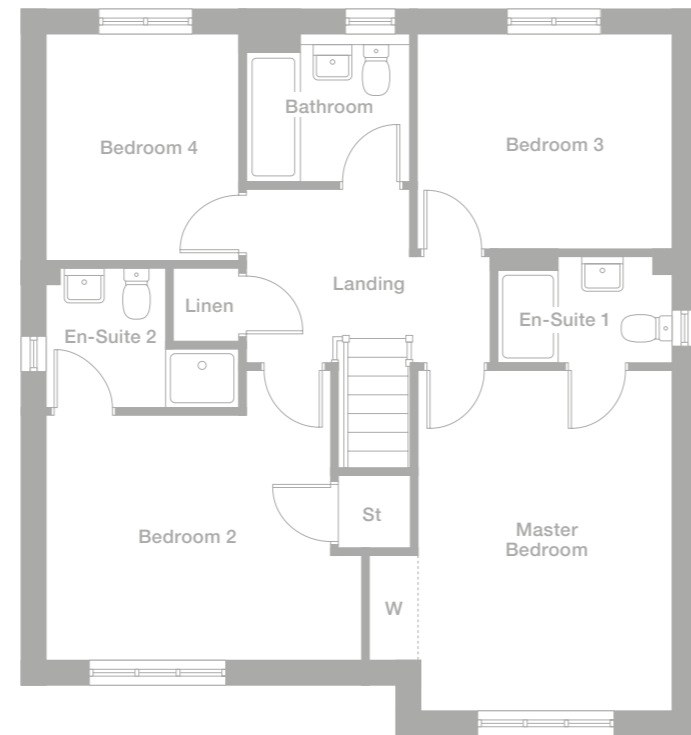
Bedroom 4  
2.087m x 3.147m  
6'10" x 10'4"

Bathroom  
2.558m max x 2.040m max  
8'5" x 6'8"

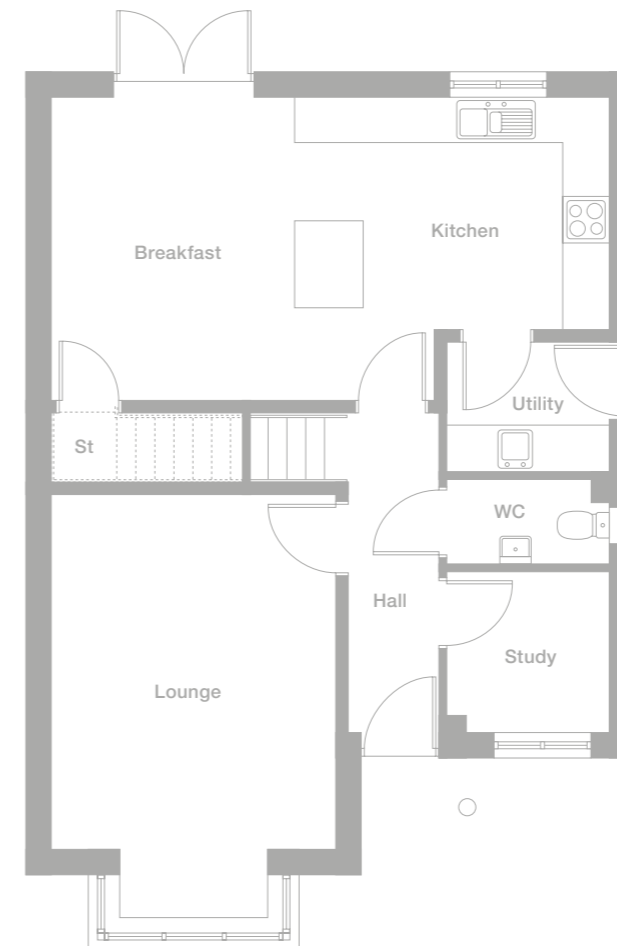
### Ground Floor



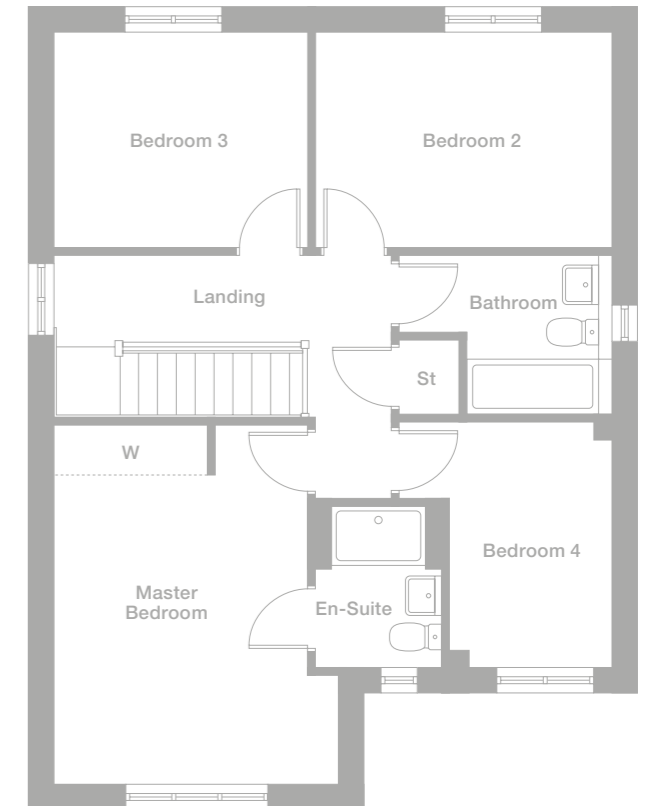
### First Floor



### Ground Floor



### First Floor



\* Plots are a mirror image of plans shown above

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# Stevenson

## Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

## Floor Space

1,408 sq ft

## Ground Floor

Lounge  
4.362m max x 4.216m  
14'4" x 13'10"

Dining  
3.517m x 3.164m  
11'6" x 10'5"

Kitchen  
3.517m x 3.700m  
11'6" x 12'2"

WC  
0.900m x 1.450m  
2'11" x 4'9"

Utility  
2.126m x 1.760m  
7'0" x 5'9"

Study  
2.469m x 2.556m  
8'1" x 8'5"

## First Floor

Master Bedroom  
3.574m x 4.352m max  
11'9" x 14'3"

En-Suite  
2.126m x 1.760m  
7'0" x 5'9"

Bedroom 2  
3.519m x 4.266m max  
11'7" x 14'0"

Bedroom 3  
3.462m max x 2.505m max  
11'4" x 8'3"

Bedroom 4  
3.514m max x 2.419m max  
11'6" x 7'11"

Bathroom  
2.243m x 1.700m  
7'4" x 5'7"



## Ground Floor

Lounge  
3.391m x 5.918m max  
11'2" x 19'5"

Kitchen  
4.882m x 2.980m  
16'0" x 9'9"

Breakfast  
4.032m x 2.980m  
13'3" x 9'9"

WC  
1.673m x 0.927m  
5'6" x 3'0"

Utility  
1.673m x 1.960m  
5'6" x 6'5"

## First Floor

Master Bedroom  
2.806m max x 5.184m  
9'2" x 17'0"

En-Suite 1  
1.857m x 2.002m  
6'1" x 6'7"

Bedroom 2  
3.391m x 3.643m  
11'2" x 11'11"

En-Suite 2  
1.648m max x 2.055m max  
5'5" x 6'9"

Bedroom 3  
3.201m x 3.053m  
10'6" x 10'0"

En-Suite 3  
2.388m x 1.210m  
7'10" x 4'0"

Bedroom 4  
2.556m max x 3.173m max  
8'5" x 10'5"

Bedroom 5  
3.255m x 2.002m  
10'8" x 6'7"

Bathroom  
2.088m x 2.002m  
6'10" x 6'7"

# Buttermere

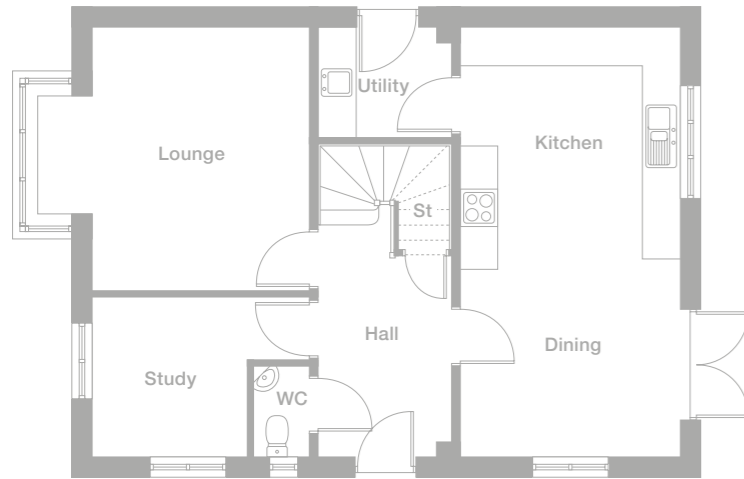
## Overview

With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

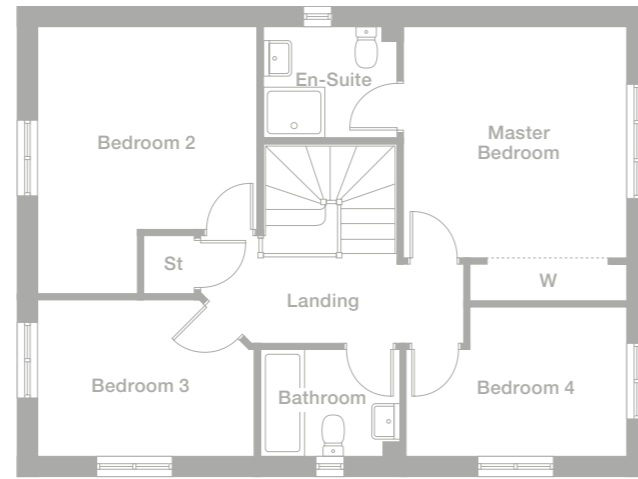
## Floor Space

1,509 sq ft

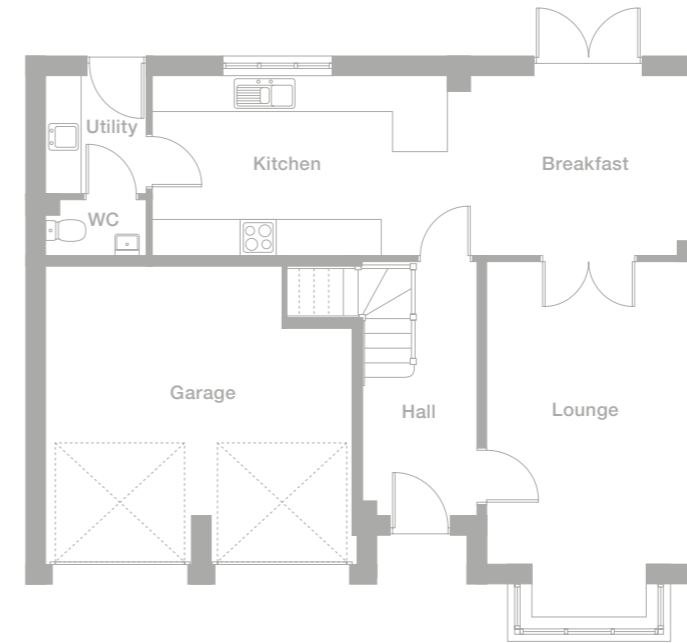
## Ground Floor



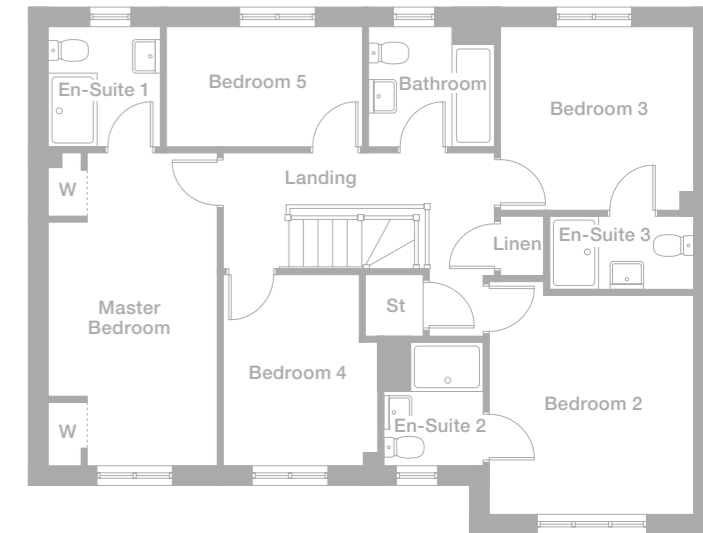
## First Floor



## Ground Floor



## First Floor



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# 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.

## Floor Space

1,679 sq ft

## Ground Floor

Lounge  
3.580m x 5.499m max  
11'9" x 18'0"

Dining  
3.141m x 2.850m  
10'4" x 9'4"

Kitchen  
3.990m x 2.850m  
13'1" x 9'4"

Family  
3.141m x 2.850m  
10'4" x 9'4"

WC  
0.850m x 1.955m  
2'9" x 6'5"

Utility  
2.252m x 1.955m  
7'5" x 6'5"

## First Floor

Master Bedroom  
4.895m max x 4.277m max  
16'1" x 14'0"

En-Suite 1  
2.177m x 1.978m  
7'2" x 6'6"

Bedroom 2  
3.064m x 3.576m  
10'1" x 11'9"

En-Suite 2  
2.015m max x 1.860m max  
6'7" x 6'1"

Bedroom 3  
3.713m x 2.911m  
12'2" x 9'7"

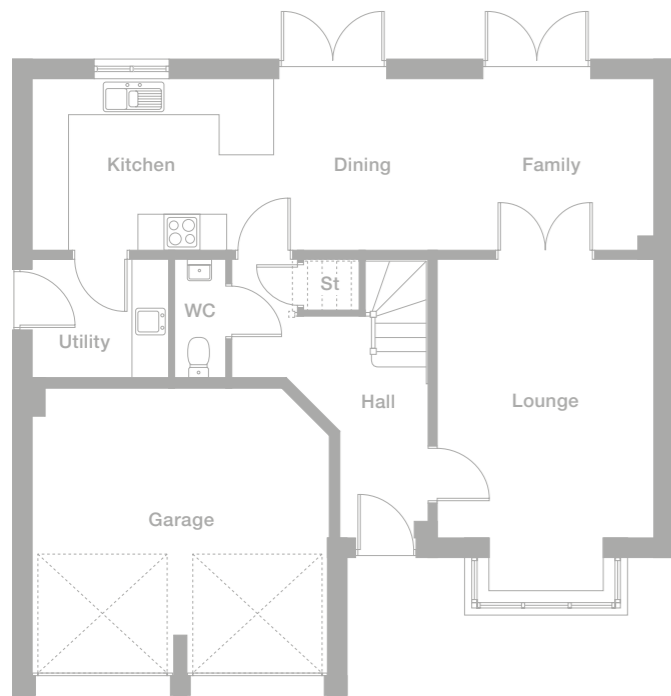
Bedroom 4  
3.284m x 2.911m max  
10'9" x 9'7"

Bedroom 5  
3.639m max x 2.633m max  
11'11" x 8'8"

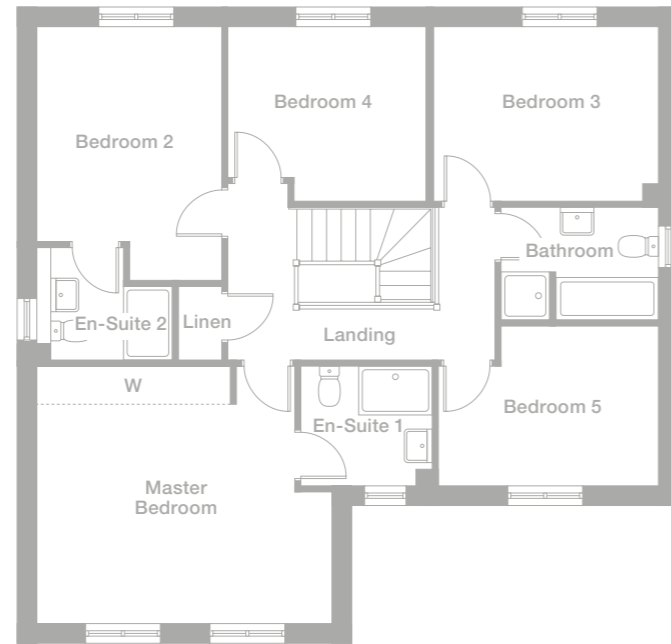
Bathroom  
2.603m max x 1.870m  
8'6" x 6'2"



## Ground Floor



## First Floor



\* Plots are a mirror image of plans shown above



## Every Step

When you decide to buy a Miller home, it's the beginning of a journey. And we'll be 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.

**The Miller Difference**

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

**Trust**

For us, the most important people are the customers who buy our homes and raise their families in them. In our independent customer satisfaction surveys, 94% said they would recommend us to their best friend. That's the real barometer of our quality, our service and the trust people place in us.

**Helping where we can**

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

**Pushing up standards**

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

**Keeping you involved**

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

**A Better Place**

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

**For your future**

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

Chris Mackenzie  
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop  
Miller Home Owner



### Transport

Bedlington is served by buses running approximately every 20 minutes between local towns and Newcastle, with bus stops around five minutes walk away via a footpath from Broadoaks. The journey to Newcastle takes around 40 minutes. The development is less than three and a half miles from the A189, and Newcastle is fifteen minutes by train from Cramlington station, a little over five miles to the south.

### Shopping

Bedlington's traditional shopping area, Front Street, contains a lively mixture of restaurants, pubs, local specialist retailers, convenience stores, a post office, pharmacist, hairdressers, florists and other shops and services including banks and building societies. There are also Morrisons and Co-op supermarkets in the town. The short trip into Cramlington opens up a wider choice including Manor Walks, an indoor shopping centre with over 100 high street names alongside a cinema, restaurants and cafés. Morpeth, around five miles north-west of Bedlington, has an impressive selection of premiere fashion shops, many of them in the magnificent Sanderson Arcade, as well as prestigious bars and restaurants.

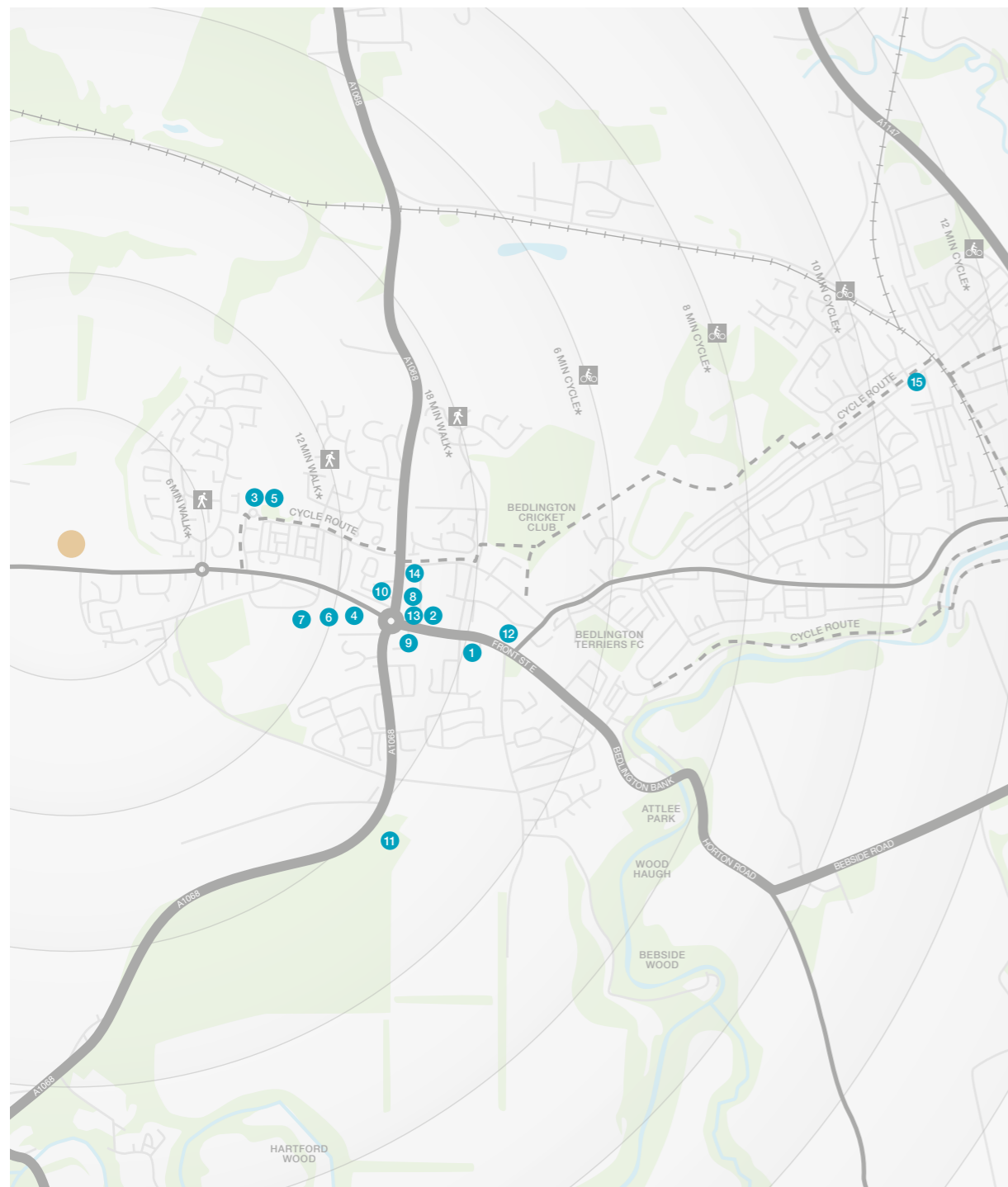
### Arts & Entertainment

Bedlington Community Centre in the town centre presents a variety of events, from classical and popular music to theatre and children's shows, alongside regular activities such as dance classes, a community choir, crafts and music tuition. Occasional live music also takes place in Bedlington and the surrounding towns, including Blyth and Cramlington, in venues ranging from local bars to the imposing surroundings of Seaton Delaval Hall. There is a theatre in Blyth, the Phoenix, and a Vue multiplex cinema in Cramlington.





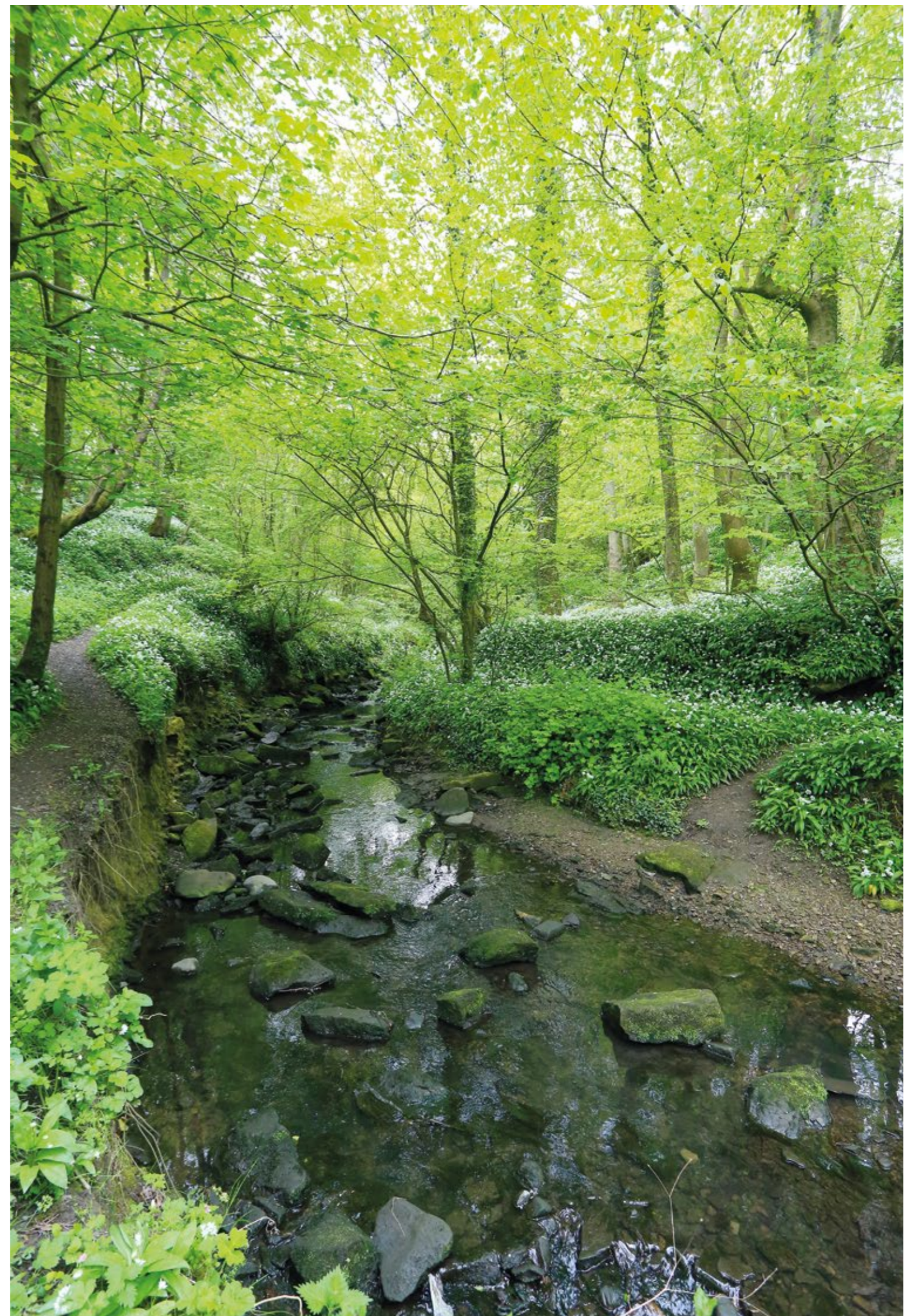
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.



- 1 Bedlington Community Centre  
West End Front Street  
01670 824 141
  - 2 Bedlington Post Office  
Front Street  
01670 823 261
  - 3 Bedlington Library  
Glebe Road  
01670 822 056
  - 4 Bedlington West End First School,  
Ridge Terrace  
01670 822 328
  - 5 Meadowdale Academy  
Middle School,  
Hazelmere Avenue  
01670 823 170
  - 6 St Bede's RC VA  
Primary School,  
Ridge Terrace  
01670 822 389
  - 7 St Benet Biscop  
RC High School,  
Ridge Terrace  
01670 822 795
  - 8 Bedlingtonshire  
Medical Group,  
Glebe Road  
01670 822 695
  - 9 Mr P Jackson, dentist  
Highgate House  
11 Front Street  
01670 822 100
  - 10 Paramount Health  
and Fitness,  
Glebe Road  
01670 823 223
  - 11 Bedlingtonshire Golf Club  
Acorn Bank, Hartford Road  
01670 822 457
  - 12 Lloyds Pharmacy  
2 Vulcan Place  
01670 822 282
  - 13 Boots Pharmacy  
28 Front Street  
01670 822 297
  - 14 Morrisons Supermarket  
Choppington Road  
01670 825 433
  - 15 Co-op  
Ridge Farm  
01670 821 192
- Bedlingtonshire  
Community High School,  
Palace Road  
01670 822 625

\* 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  
 3.0km = 7 to 12 mins cycle  
 3.5km = 8 to 14 mins cycle



Development  
Opening Times:  
Thursday - Sunday  
10:30am - 5:30pm  
Monday  
12:30pm - 5:30pm  
0800 840 8506

**From the A1 Southbound**

Leave the A1 at Northgate Hospital and join the A192 for Morpeth. Stay on the A192 for five miles, passing through Morpeth and following signs for Cramlington. After passing the turning on the right for Stanington Station take the next left turn to join the B1331, signposted for Bedlington. Pass through Nedderton, and around quarter of a mile after leaving the village turn left at the sign for Netherton Colliery. After another quarter of a mile, Broadoaks is on the left.

**From the A1 Northbound**

Leave the A1 at junction 80, signposted for Seaton Burn, and take the first roundabout exit to join the A1068 for Blagdon. At the next roundabout take the first exit, staying on the A1068, signposted for Bedlington, and one mile on take the second roundabout exit to join the A192 for Morpeth. Stay on the A192 for two miles, then turn right to join the B1331, signposted for Bedlington. Pass through Nedderton, and around quarter of a mile after leaving the village turn left at the sign for Netherton Colliery. After another quarter of a mile, Broadoaks is on the left.

Sat Nav: NE22 6BD



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.

a better place®

**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.

## Why Miller?

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

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

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[www.millerhomes.co.uk](http://www.millerhomes.co.uk)

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