

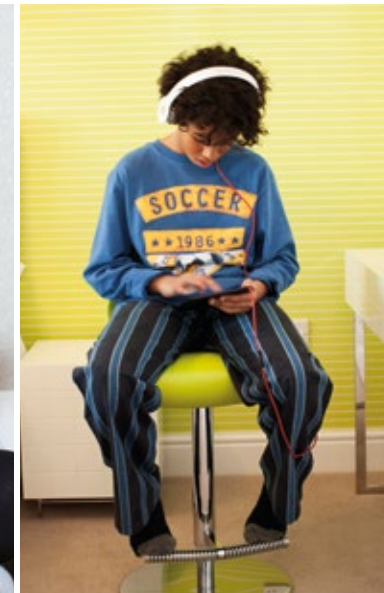
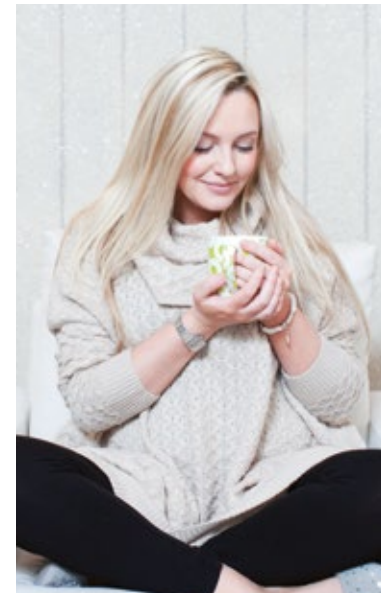


**Westburn Village  
Hebburn**

*the place to be®*

**millerhomes**

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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- Tolkien** See Page 14
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- Stevenson** See Page 36
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- Affordable Housing**

- Bin Collection Point **BCP**
- Electrical Substation **S/S**
- Visitor parking **V**
- Public open space **POS**
- Sustainable urban drainage system **SUDS**
- Existing trees/hedgerow



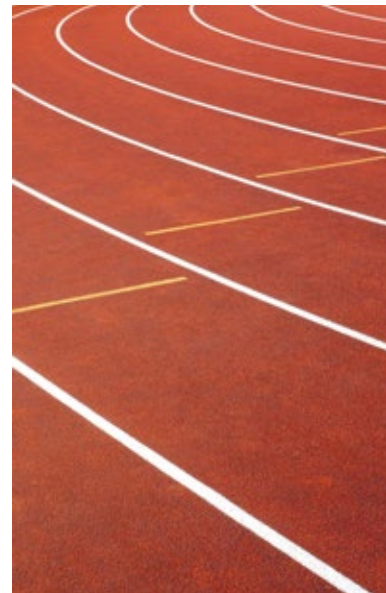
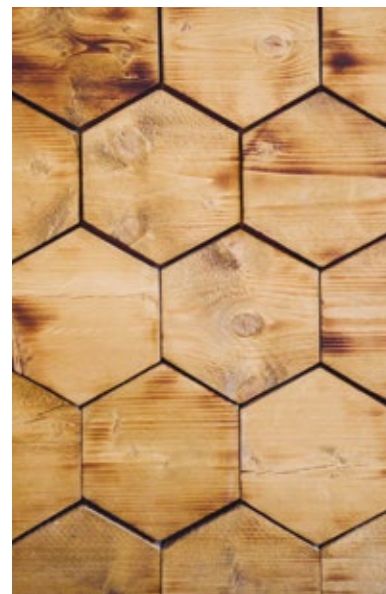
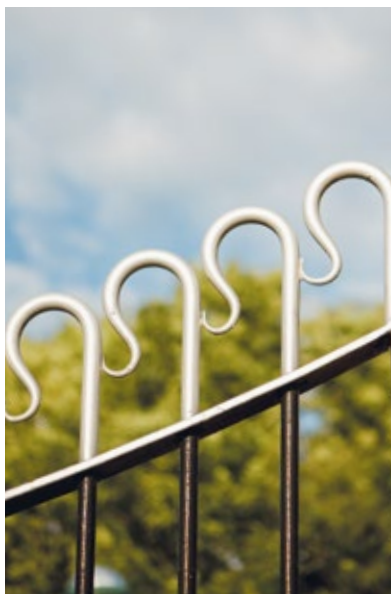
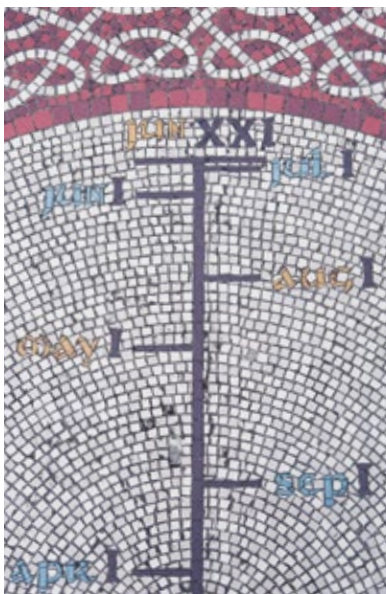
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that 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 Westburn Village.

Less than seven miles from the centre of Newcastle, Hebburn is brought within easy reach of a vast choice of shops, cinemas, theatres, galleries and nightlife by excellent transport links. Local buses stop directly outside Westburn Village, and Hebburn Metro station, less than a mile to the north, offers frequent services to Newcastle, with a journey time of around 15 minutes. Pelaw Metro, to the south, provides direct services to Sunderland and Newcastle International Airport. Trains from Heworth Railway Station, a little further away, run to Middlesbrough and Newcastle, with some services carrying on to Carlisle. The development benefits from easy access to the A194(M) leading to the A1(M) and A19.

Westburn Village is in the catchment area for Toner Avenue Primary and St James RC Primary schools, Hebburn Comprehensive and St Joseph's Catholic Academy and Sixth Form College, all of which are within walking distance of the development.



Beautifully situated alongside Hebburn's Riverside Park and the River Tyne, this attractive selection of energy efficient two, three, four and five bedroom homes, fringed by mature trees and green spaces, is set to become one of the town's most attractive neighbourhoods. It combines a strong sense of local pride, and good shops and services, with excellent transport links that provide fast, easy access to Newcastle and the whole of Tyneside. Welcome to Westburn Village...

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# Yare

## Overview

The stylish opening 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.

## Ground Floor

**Living**  
2.95m x 4.02m  
9'8" x 13'2"

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

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

## First Floor

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

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

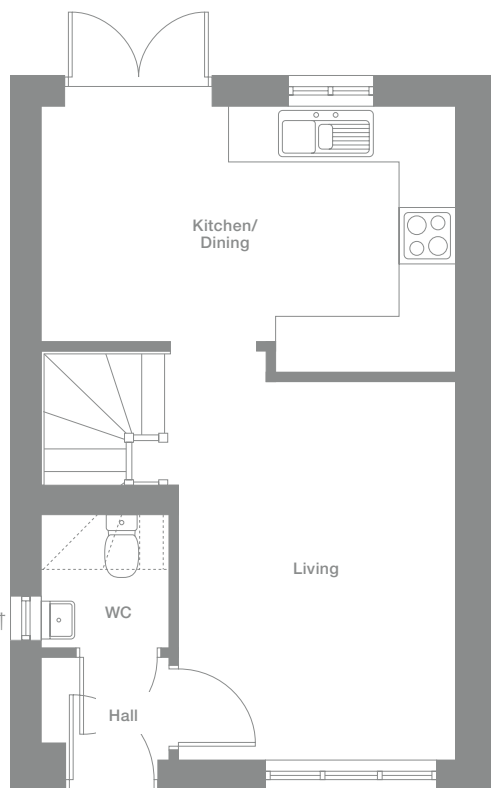
**Bathroom**  
2.31m x 1.70m  
7'7" x 5'7"

## Floor Space

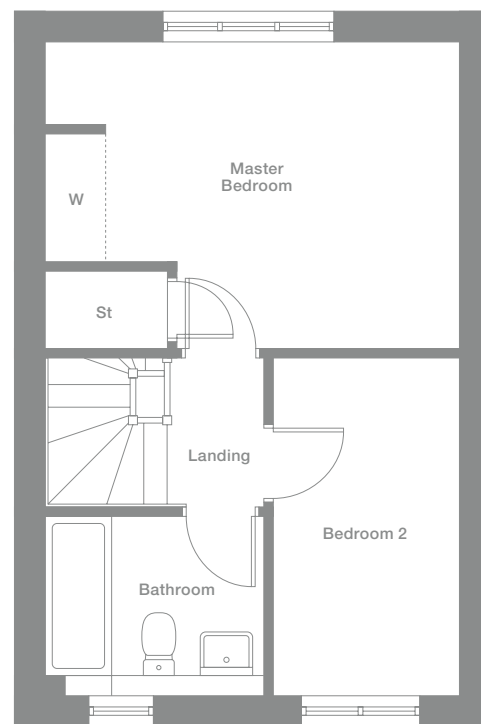
657 sq ft



## Ground Floor



## First Floor



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† End terrace only

# Hawthorne

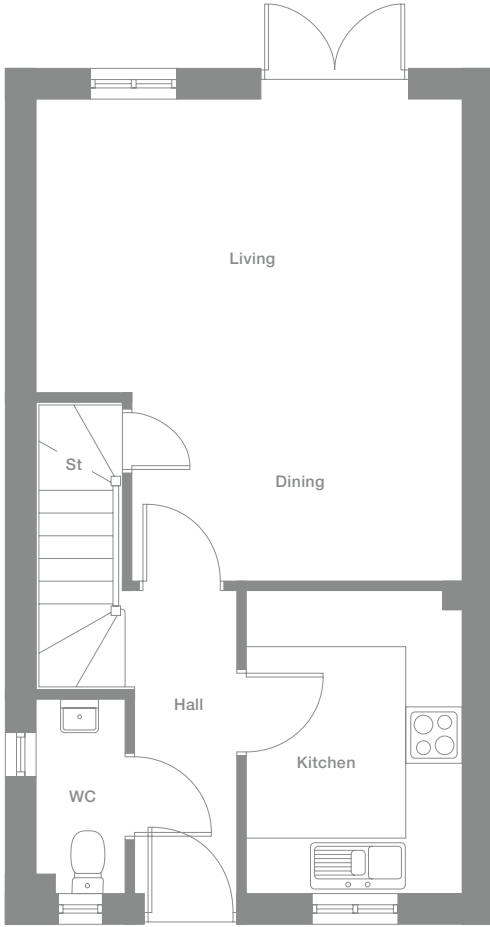
**Overview**  
 Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Living</b> 4.51m x 3.11m 14'10" x 10'3"	<b>Master Bedroom</b> 2.46m x 3.21m max 8'1" x 10'6"
<b>Dining</b> 3.50m x 2.00m 11'6" x 6'7"	<b>En-Suite</b> 1.96m x 2.06m 6'5" x 6'9"
<b>Kitchen</b> 2.29m x 3.21m 7'6" x 10'6"	<b>Bedroom 2</b> 2.36m x 3.32m 7'9" x 10'11"
<b>WC</b> 0.94m x 2.06m 3'1" x 6'9"	<b>Bedroom 3</b> 2.05m x 2.22m 6'9" x 7'4"
	<b>Bathroom</b> 2.36m x 1.70m 7'9" x 5'7"

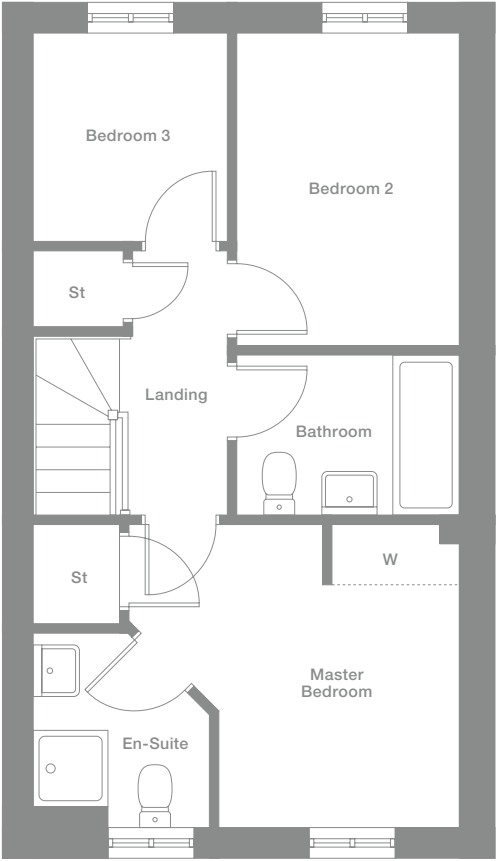
**Floor Space**  
 819 sq ft



**Ground Floor**



**First Floor**



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# Waingroves

## Overview

With dual aspect windows in the lounge, the kitchen and dining area and the second bedroom, this is a home filled with natural light. French doors make barbecues a tempting summer option, and the en-suite master bedroom adds a dash of luxurious convenience.

## Ground Floor

**Lounge**  
4.68m x 3.20m  
15'5" x 10'6"

**Kitchen/Dining**  
4.68m max x 3.06m max  
15'5" x 10'0"

**WC**  
1.67m x 0.93m  
5'6" x 3'1"

## First Floor

**Master Bedroom**  
3.38m max x 3.06m  
11'1" x 10'0"

**En-Suite**  
1.21m x 3.06m  
4'0" x 10'0"

**Bedroom 2**  
2.81m max x 3.22m max  
9'3" x 10'7"

**Bedroom 3**  
1.78m x 3.20m  
5'10" x 10'6"

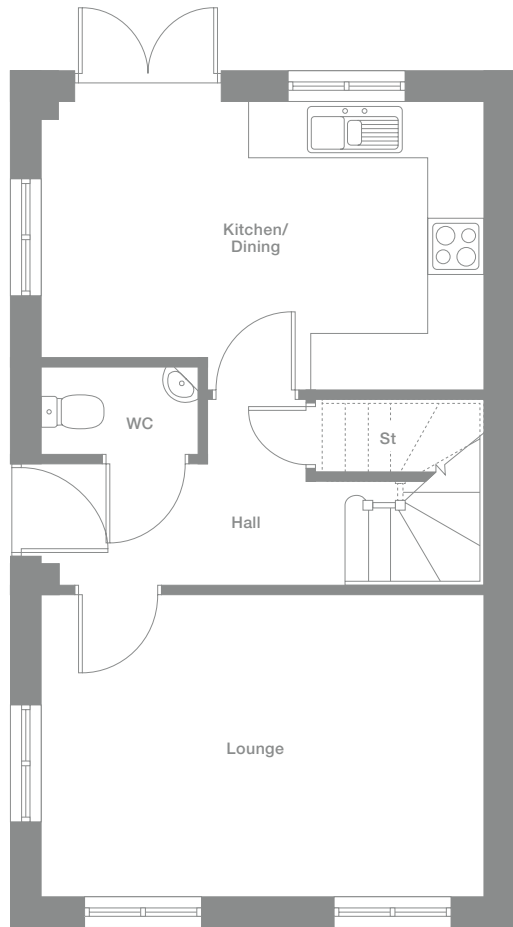
**Bathroom**  
1.86m max x 1.95m  
6'2" x 6'5"

## Floor Space

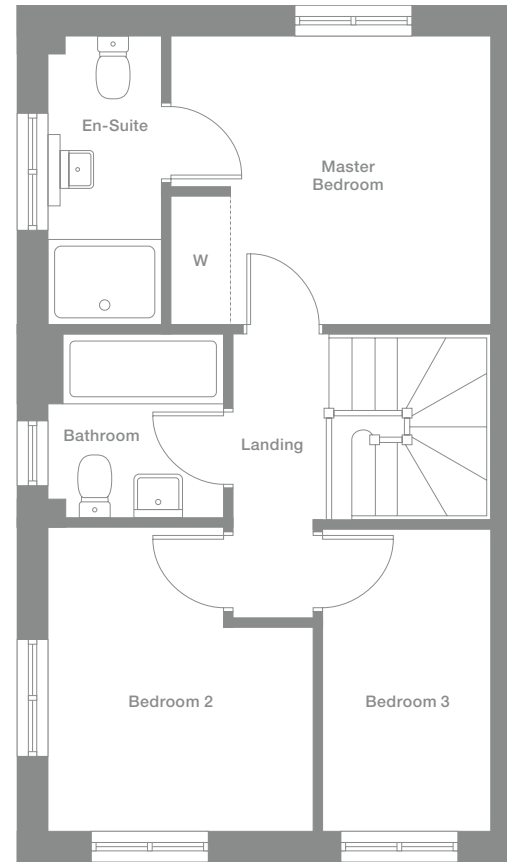
850 sq ft



## 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.

## Ground Floor

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

**Dining**  
1.81m x 2.53m  
5'11" x 8'4"

**Kitchen**  
2.32m x 3.06m  
7'7" x 10'1"

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

## First Floor

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

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

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

## Second Floor

**Master Bedroom**  
3.19m x 2.86m  
11'85 HGT. L.  
10'6" x 9'5"

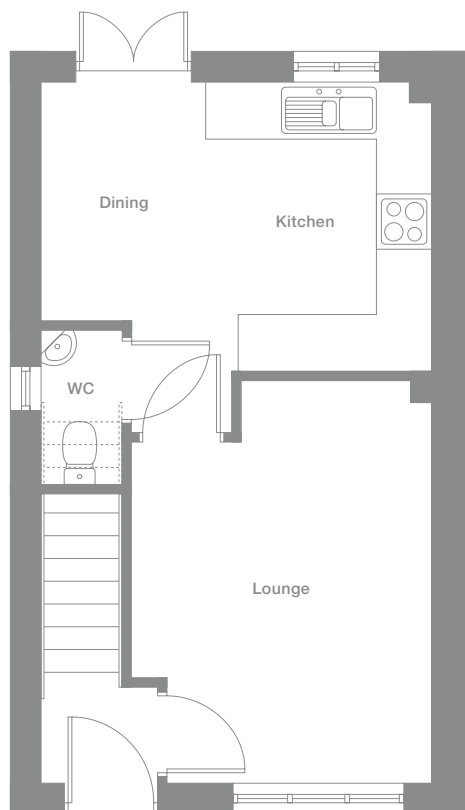
**En-Suite**  
2.08m max x 1.82m  
1.32 HGT. L.  
6'10" x 6'0"

## Floor Space

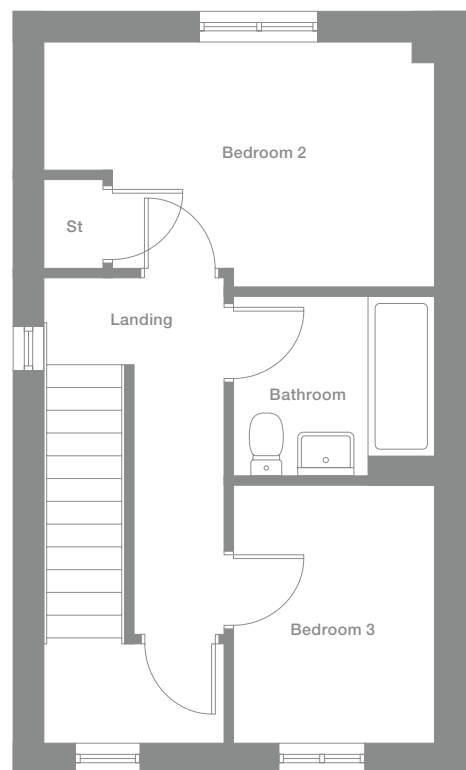
892 sq ft



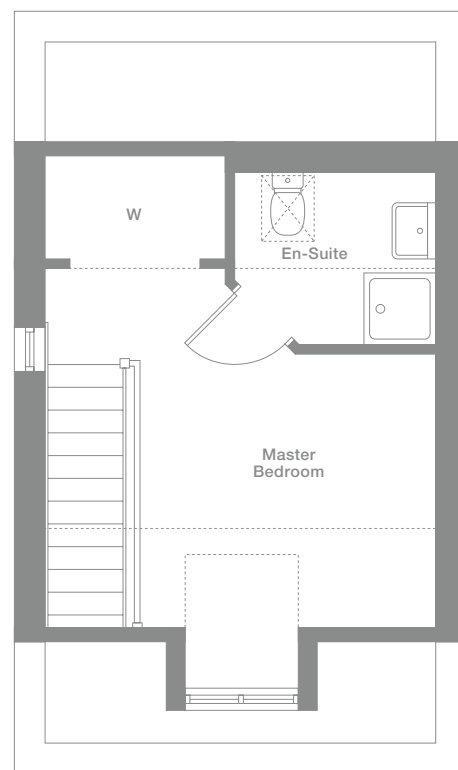
Ground Floor



First Floor



Second Floor



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# Tweed

## Overview

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

## Ground Floor

- Lounge**  
3.29m max x 3.41m max  
10'10" x 11'3"
- Kitchen/Family**  
4.86m x 2.99m max  
16'0" x 9'10"
- WC**  
1.08m max x 1.45m max  
3'7" x 4'9"

## First Floor

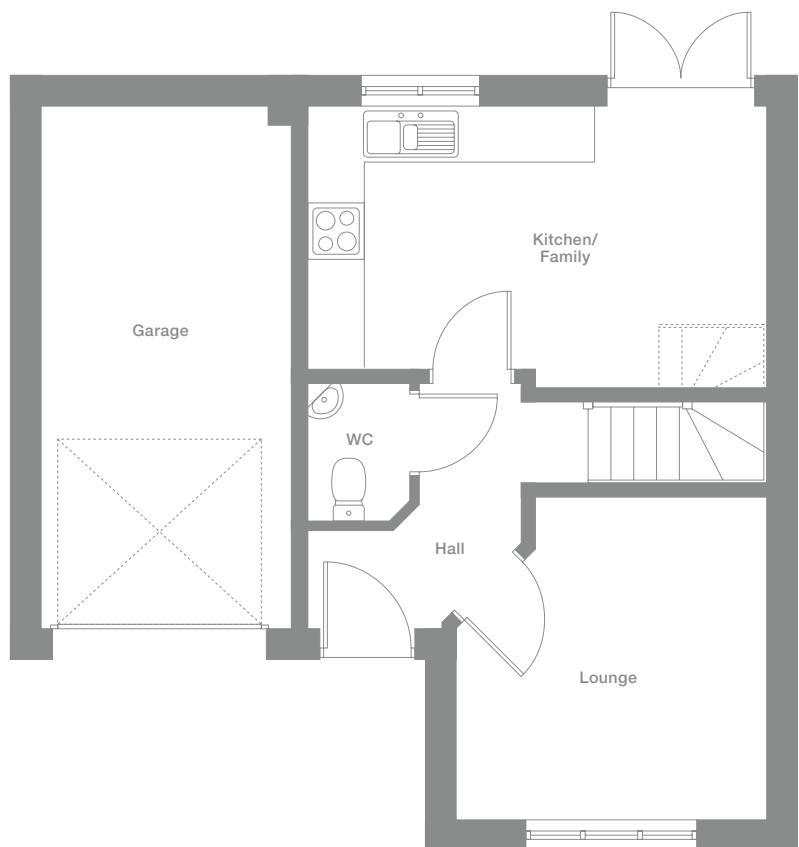
- Master Bedroom**  
3.66m max x 3.43m max  
12'0" x 11'3"
- En-Suite**  
1.91m x 2.01m  
6'4" x 6'7"
- Bedroom 2**  
3.29m x 3.47m  
10'10" x 11'5"
- Bedroom 3**  
3.16m x 2.22m  
10'4" x 7'4"
- Bathroom**  
2.41m x 2.01m max  
7'11" x 6'7"

## Floor Space

892 sq ft



## Ground Floor



## First Floor



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# Orwell

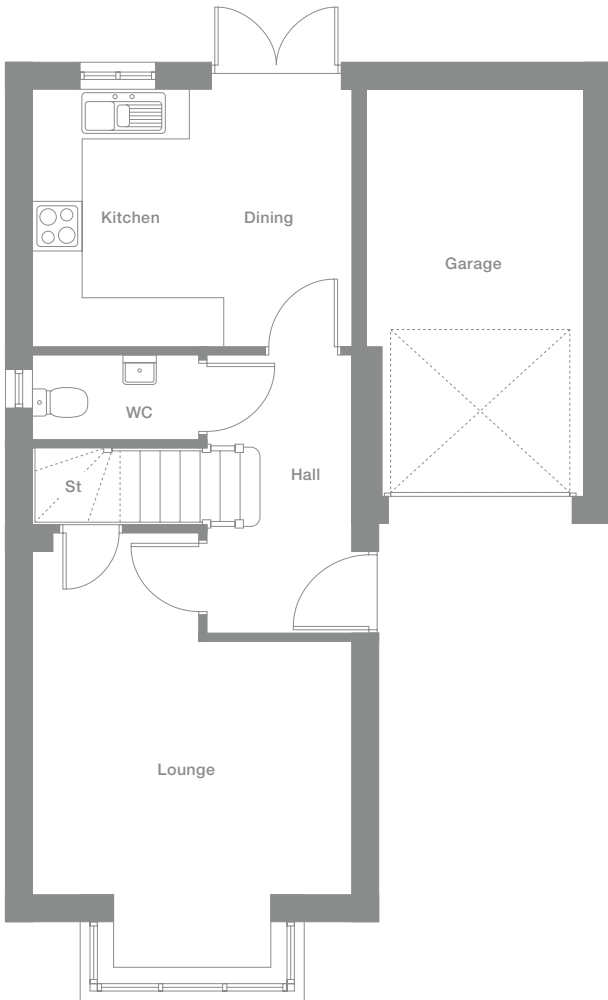
**Overview**  
 The sheltered corner entrance that allows you to get from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.85m max x 5.25m max 12'8" x 17'3"	<b>Master Bedroom</b> 3.85m max x 3.14m 12'8" x 10'4"
<b>Dining</b> 1.95m x 3.10m 6'5" x 10'2"	<b>En-Suite</b> 2.84m max x 1.01m max 9'4" x 3'4"
<b>Kitchen</b> 1.85m x 3.10m 6'5" x 10'2"	<b>Bedroom 2</b> 3.69m x 3.10m 12'1" x 10'2"
<b>WC</b> 2.00m x 1.02m 6'7" x 3'4"	<b>Bedroom 3</b> 2.83m x 3.10m 9'4" x 10'2"
	<b>Bathroom</b> 2.68m x 1.70m 8'10" x 5'7"

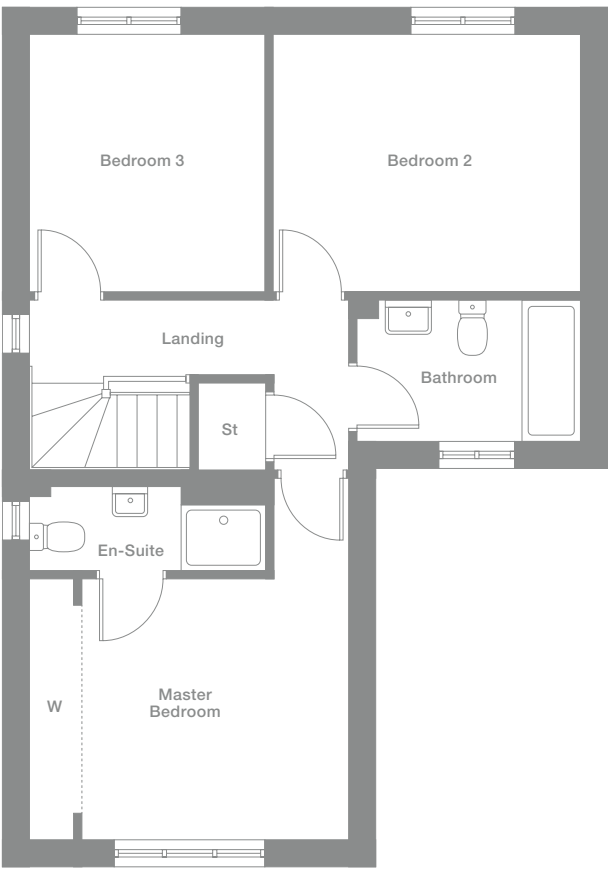
**Floor Space**  
 967 sq ft



## Ground Floor



## First Floor



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# Larkin

**Overview**

The lounge opens on to a superb kitchen featuring a dining area that extends into a delightful bay window incorporating french doors. The utility room helps separate household management from the leisure space, and the luxurious master bedroom suite includes a dedicated dressing area.

**Ground Floor**

**Lounge**  
3.14m max x 5.00m  
10'4" x 16'5"

**Kitchen**  
2.25m x 2.68m  
7'5" x 8'10"

**Dining**  
2.97m max x 3.80m max  
9'9" x 12'6"

**Utility**  
1.67m x 1.74m  
5'6" x 5'9"

**WC**  
1.67m x 0.85m  
5'6" x 2'9"

**First Floor**

**Master Bedroom**  
3.75m max x 3.41m  
12'4" x 11'2"

**En-Suite**  
1.69m x 2.11m  
5'7" x 6'11"

**Dressing**  
1.70m x 1.23m  
5'7" x 4'1"

**Bedroom 2**  
3.14m x 3.44m  
10'4" x 11'4"

**Bedroom 3**  
2.41m max x 3.40m  
7'11" x 11'2"

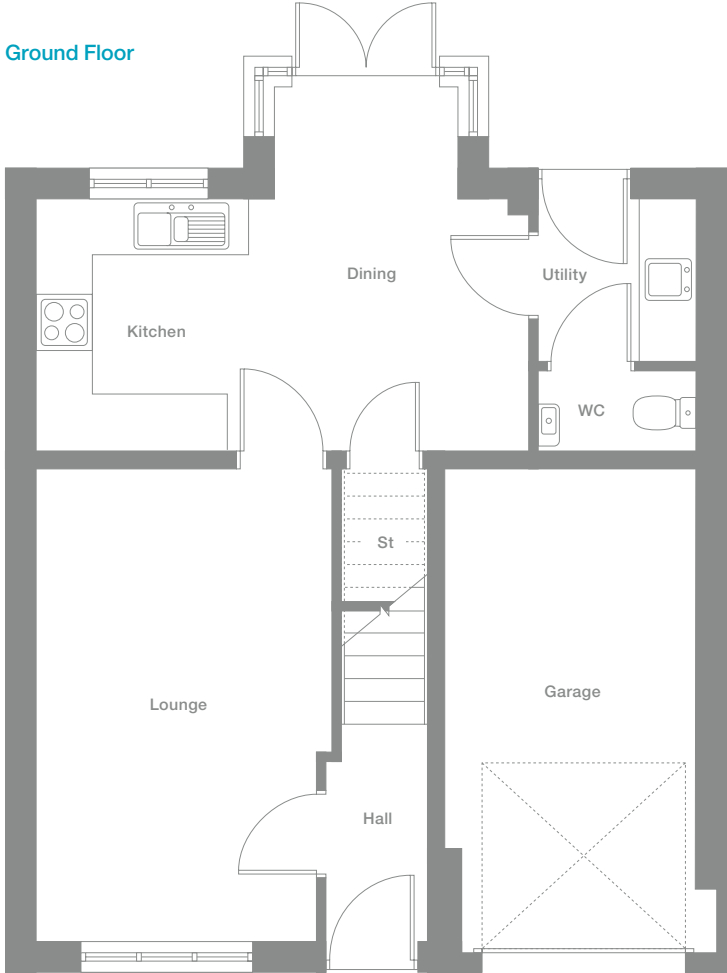
**Bathroom**  
2.65m x 1.70m  
8'9" x 5'7"

**Floor Space**

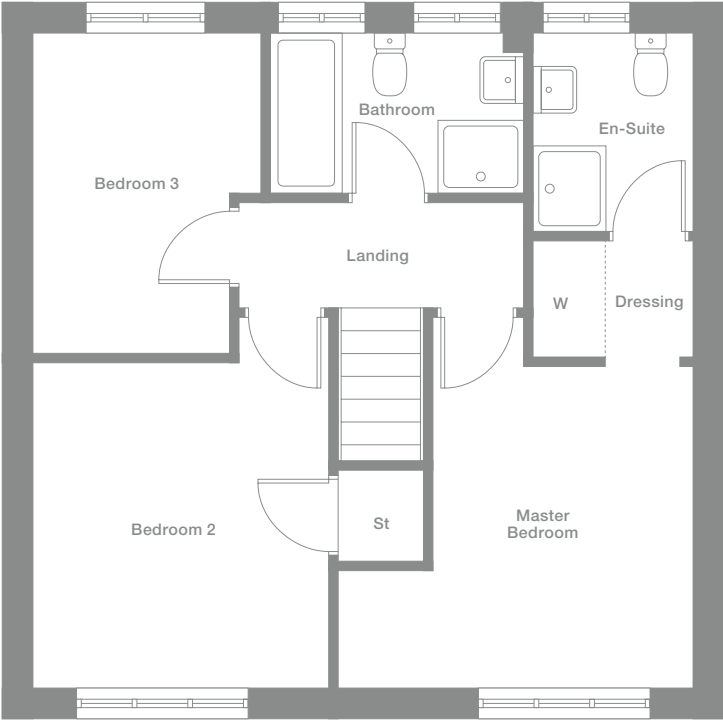
980 sq ft



**Ground Floor**



**First Floor**



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# Hardwicke

**Overview**  
 With french doors opening out from a kitchen and dining area that will quickly become the hub of family life and a delightful ornamental balcony overlooking the garden, the Hardwicke benefits from a really special sense of natural light and open air.

**Ground Floor**  
 Dining/Family  
 3.84m x 2.50m  
 12'7" x 8'2"  
 Kitchen  
 2.82m x 3.69m  
 9'3" x 12'1"  
 WC  
 1.29m x 1.76m  
 4'3" x 5'10"

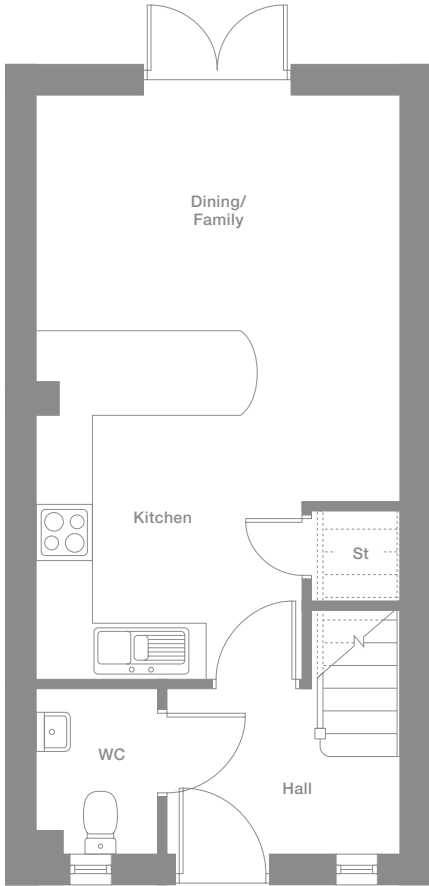
**First Floor**  
 Lounge  
 3.84m x 3.05m  
 12'7" x 10'0"  
 Bedroom 3  
 1.94m x 2.89m  
 6'5" x 9'6"  
 Bathroom  
 1.94m x 1.91m max  
 6'5" x 6'3"

**Second Floor**  
 Master Bedroom  
 3.84m max x 3.29m  
 to 1.56 H.L.  
 12'7" x 10'10"  
 En-Suite  
 1.76m x 1.70m  
 5'9" x 5'7"  
 Bedroom 2  
 3.84m max x 3.39m  
 to 1.56 H.L.  
 12'7" x 11'2"

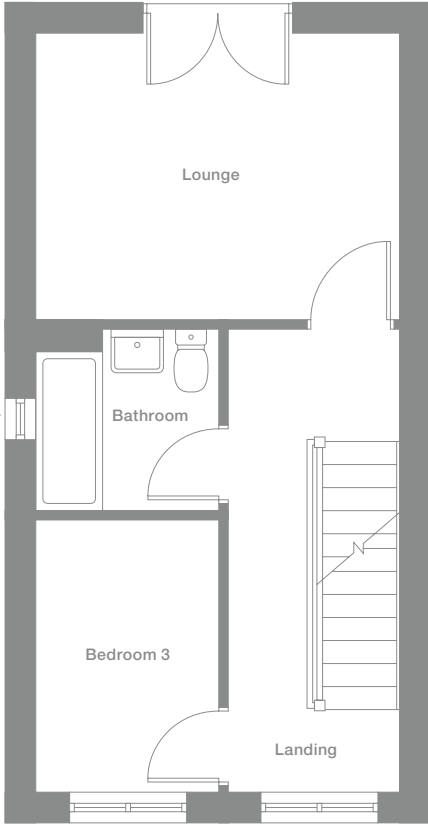
**Floor Space**  
 1,000 sq ft



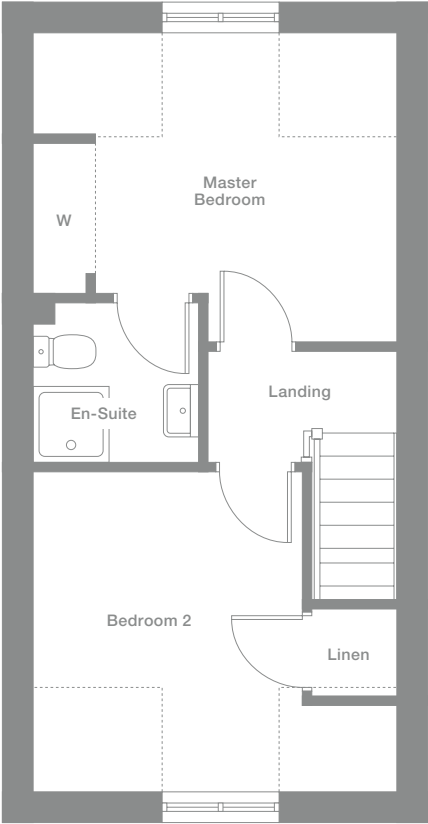
Ground Floor



First Floor



Second Floor



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† End terrace only

# Kipling

## Overview

The unusual shape and superb staircase bring enormous character to the entrance hall of the Kipling, and french doors from both the lounge and dining rooms add a fascinating interplay between the interior and garden.

## Ground Floor

**Lounge**  
3.32m x 4.96m  
10'11" x 16'3"

**Dining**  
3.35m x 2.63m  
11'0" x 8'8"

**Kitchen**  
3.65m x 2.32m  
12'0" x 7'8"

**WC**  
1.45m max x 1.49m max  
4'9" x 4'11"

## First Floor

**Master Bedroom**  
2.87m x 3.54m max  
9'5" x 11'8"

**En-Suite**  
2.46m x 1.21m  
8'1" x 4'0"

**Bedroom 2**  
3.70m x 2.71m  
12'2" x 8'11"

**Bedroom 3**  
4.39m x 2.16m  
14'5" x 7'1"

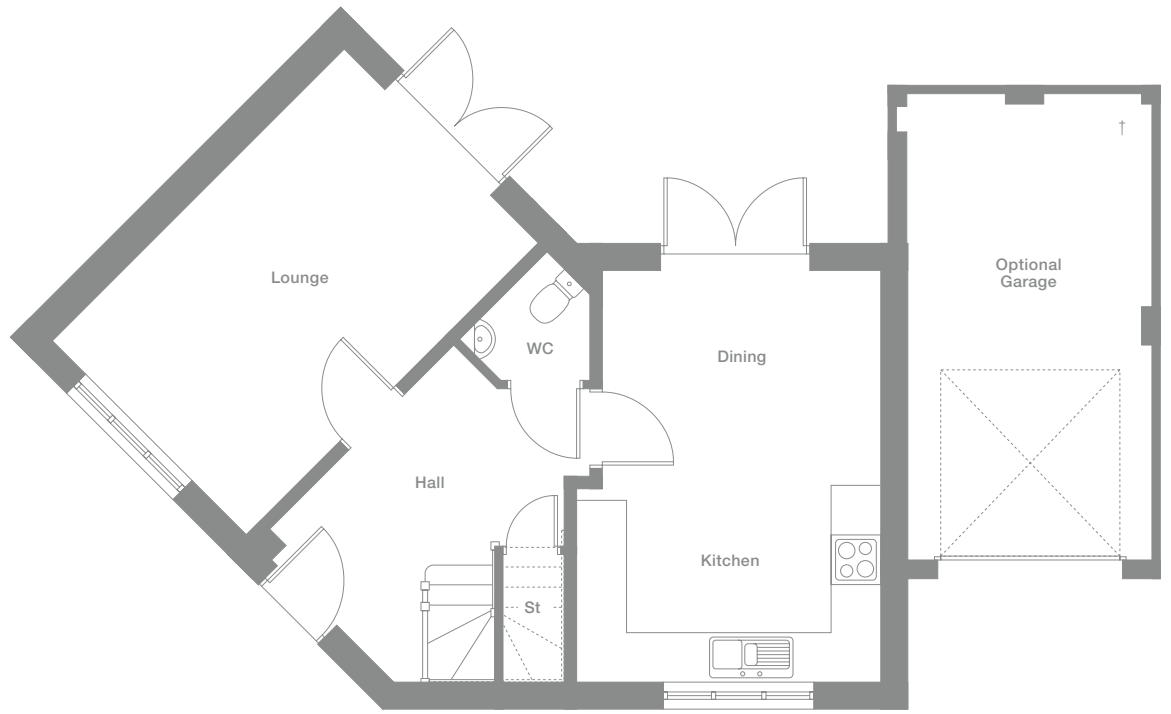
**Bathroom**  
3.27m max x 1.95m max  
10'9" x 6'5"

## Floor Space

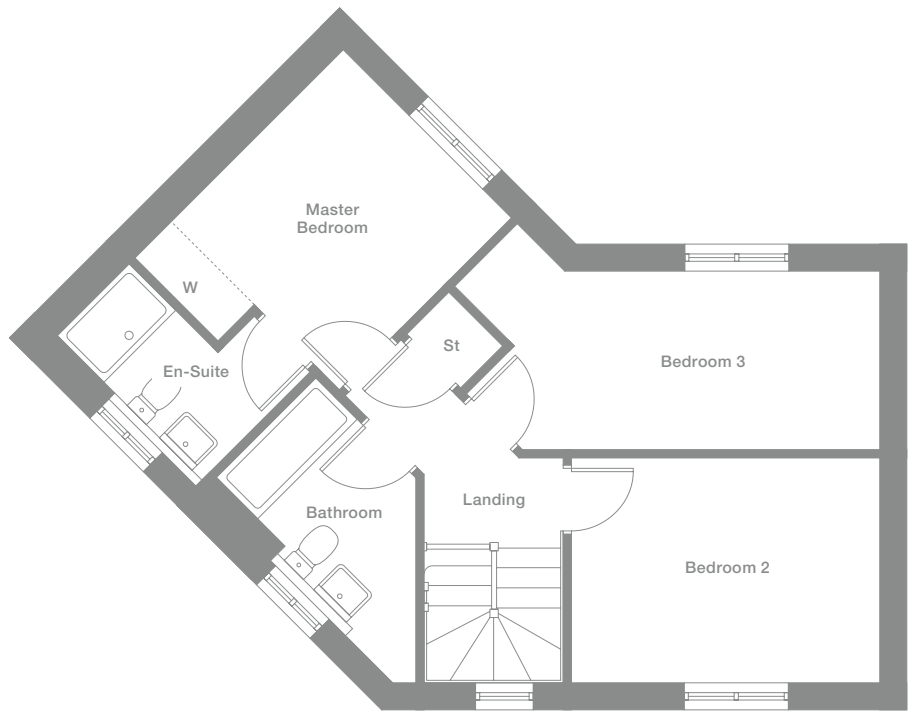
1,027 sq ft



## Ground Floor



## First Floor



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† Garage position may vary. Please confirm with Sales Adviser

**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.

**Ground Floor**

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

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

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

**First Floor**

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

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

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

**Bedroom 3**  
1.78m x 3.67m  
5'10" x 12'1"

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

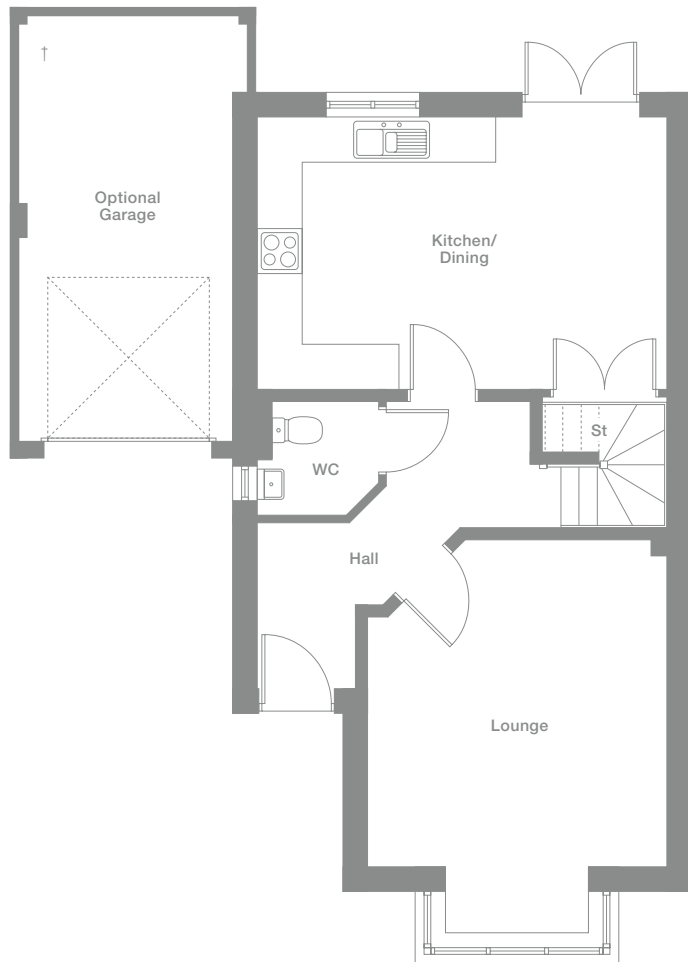
**Bathroom**  
2.51m max x 2.17m max  
8'3" x 7'1"

**Floor Space**

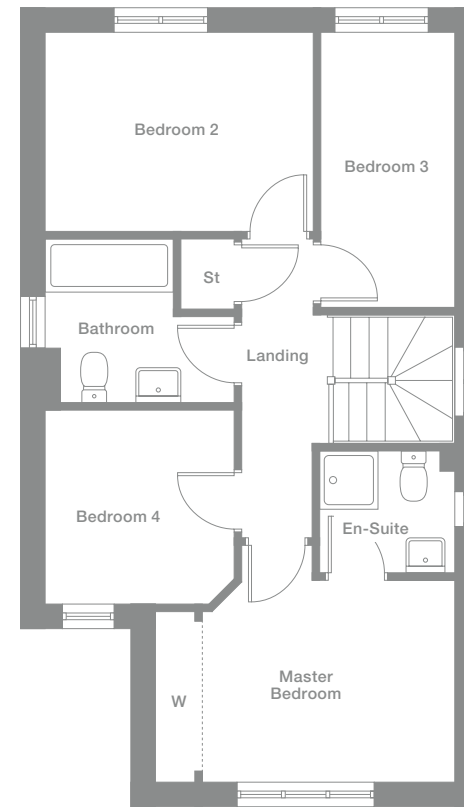
1,105 sq ft



**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.

- Ground Floor**
- Lounge  
3.45m x 4.79m  
11'4" x 15'9"
- Dining  
2.76m x 3.32m  
9'1" x 10'11"
- Kitchen  
2.76m x 3.63m  
9'1" x 11'11"
- WC  
1.62m x 0.94m  
5'4" x 3'1"
- Utility  
1.93m x 1.79m  
6'4" x 5'11"
- Study  
2.32m x 2.06m  
7'7" x 6'9"
- First Floor**
- Master Bedroom  
3.50m max x 3.79m max  
11'6" x 12'5"
- En-Suite  
2.23m max x 2.04m max  
7'4" x 6'8"
- Bedroom 2  
2.80m max x 3.76m max  
9'2" x 12'4"
- Bedroom 3  
2.51m x 3.09m  
8'3" x 10'2"
- Bedroom 4  
2.41m x 3.06m  
7'11" x 10'1"
- Bathroom  
3.04m max x 1.70m max  
10'0" x 5'7"

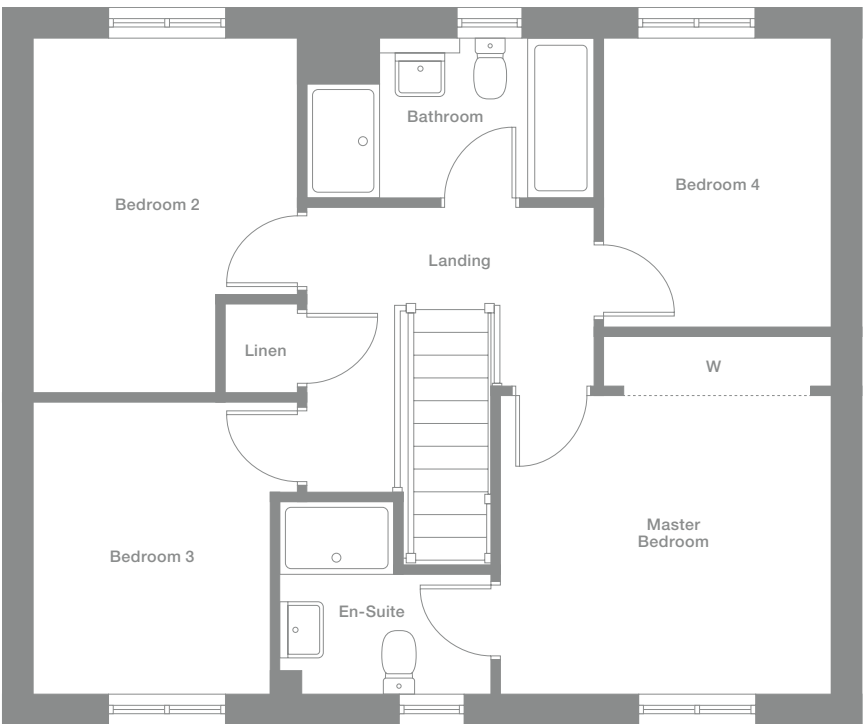
**Floor Space**  
 1,264 sq ft



## Ground Floor



## First Floor



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# Travers

## Overview

The inviting entrance hall of the Travers provides a striking introduction to a family home with real character. The spacious gallery landing leads to four bedrooms, two of which include en-suite shower rooms.

## Ground Floor

- Lounge**  
3.85m max x 5.71m max  
12'8" x 18'9"
- Dining**  
2.60m x 2.86m  
8'7" x 9'5"
- Kitchen**  
3.35m x 3.35m  
11'0" x 11'0"
- WC**  
0.95m x 1.61m  
3'2" x 5'4"
- Utility**  
1.90m x 1.86m  
6'3" x 6'2"

## First Floor

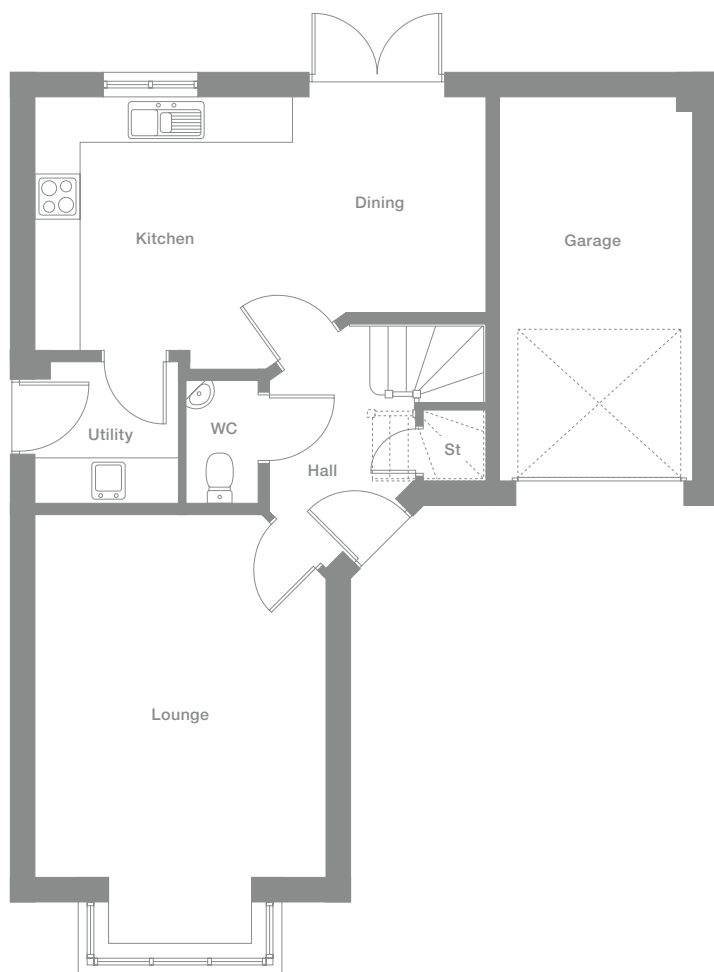
- Master Bedroom**  
3.85m max x 5.14m max  
12'8" x 16'11"
- En-Suite 1**  
2.13m x 1.70m  
7'0" x 5'7"
- Bedroom 2**  
2.64m x 3.79m  
8'8" x 12'5"
- En-Suite 2**  
2.52m x 1.21m  
8'4" x 4'0"
- Bedroom 3**  
2.79m x 2.93m  
9'2" x 9'8"
- Bedroom 4**  
2.99m x 1.92m  
9'10" x 6'4"
- Bathroom**  
2.79m max x 2.07m max  
9'2" x 6'9"

## Floor Space

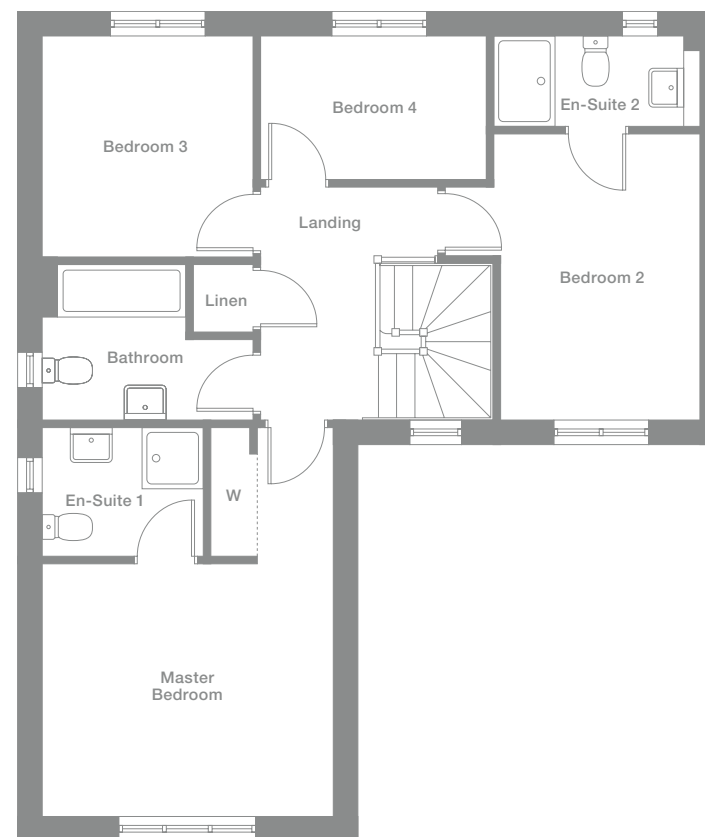
1,265 sq ft



## Ground Floor



## First Floor



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**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.

**Ground Floor**

- Lounge**  
3.26m x 6.51m max  
10'9" x 21'5"
- Kitchen**  
3.05m x 3.06m  
10'0" x 10'0"
- Family/Dining**  
3.20m x 3.06m max  
10'6" x 10'0"
- Utility**  
1.81m x 1.90m  
5'11" x 6'3"
- WC**  
0.94m x 2.02m  
3'1" x 6'8"

**First Floor**

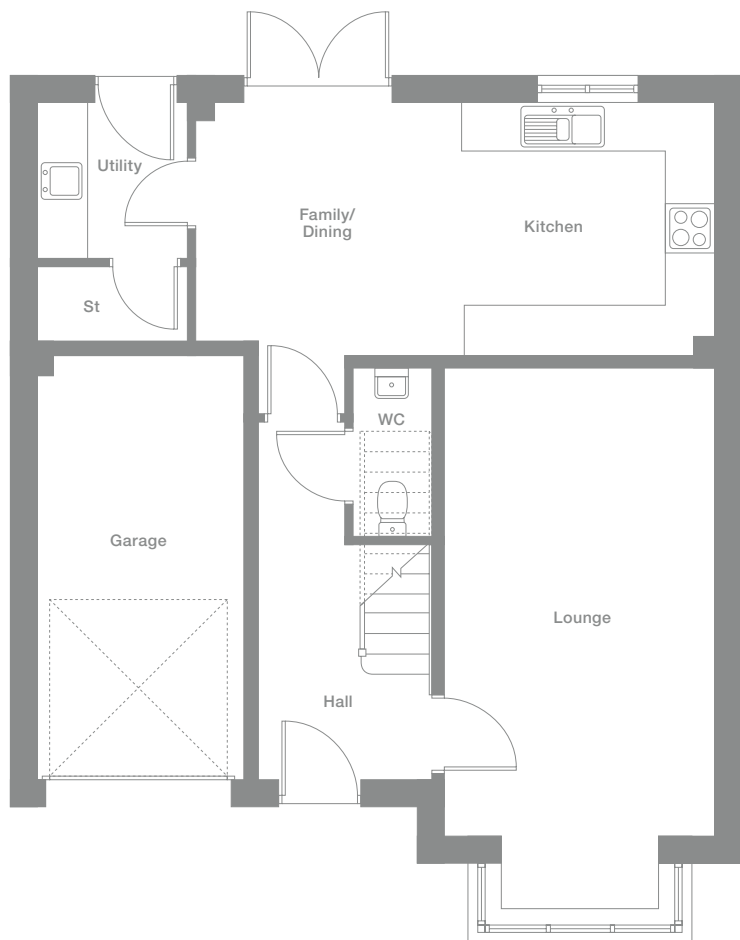
- Master Bedroom**  
3.26m x 4.43m  
10'9" x 14'7"
- En-Suite 1**  
2.27m max x 1.40m max  
7'6" x 4'7"
- Bedroom 2**  
4.11m max x 3.19m  
13'6" x 10'6"
- En-Suite 2**  
2.49m max x 1.80m  
8'2" x 5'11"
- Bedroom 3**  
3.33m max x 2.80m  
10'11" x 9'3"
- Bedroom 4**  
2.49m x 2.98m  
8'2" x 9'9"
- Bathroom**  
2.14m max x 1.79m  
7'0" x 5'11"

**Floor Space**

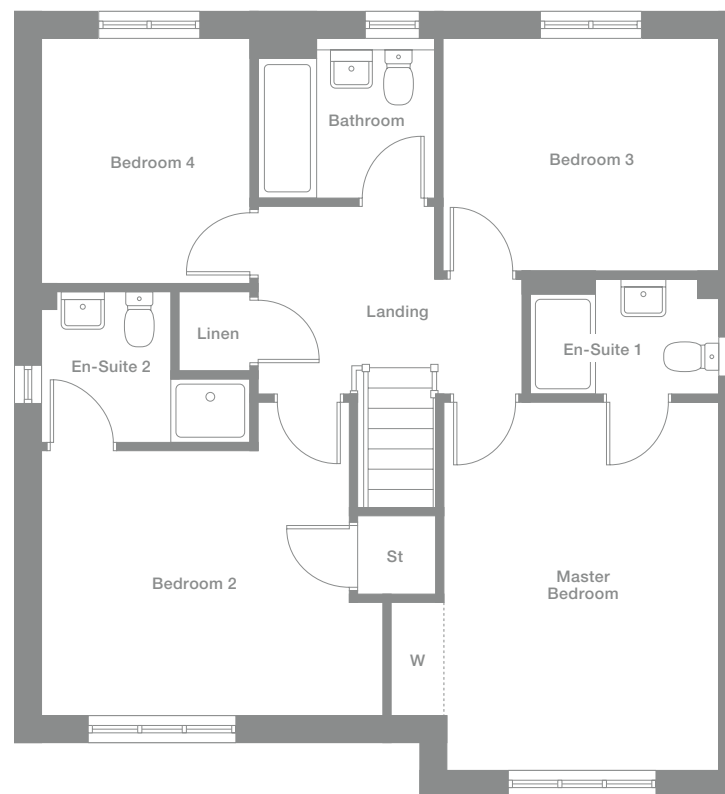
1,349 sq ft



**Ground Floor**



**First Floor**



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# 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.

**Ground Floor**

- Lounge**  
3.65m x 5.44m max  
12'0" x 17'10"
- Kitchen**  
3.92m x 2.99m  
12'10" x 9'10"
- Dining**  
3.22m x 3.88m  
10'7" x 12'9"
- WC**  
2.08m x 1.08m  
6'10" x 3'7"
- Utility**  
2.08m x 1.66m  
6'10" x 5'5"
- Study**  
2.08m x 2.06m  
6'10" x 6'9"

**First Floor**

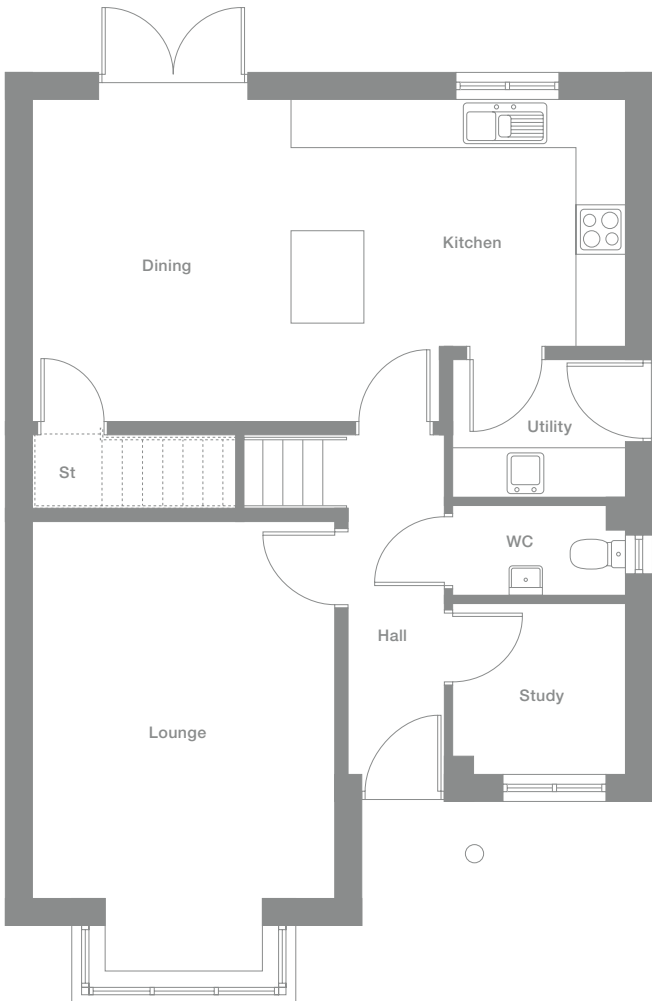
- Master Bedroom**  
3.65m max x 4.60m max  
12'0" x 15'1"
- En-Suite**  
1.61m max x 2.07m max  
5'4" x 6'10"
- Bedroom 2**  
3.79m x 2.75m  
12'5" x 9'1"
- Bedroom 3**  
3.26m x 2.75m  
10'8" x 9'1"
- Bedroom 4**  
2.08m x 3.14m  
6'10" x 10'4"
- Bathroom**  
2.55m max x 2.04m max  
8'5" x 6'8"

**Floor Space**

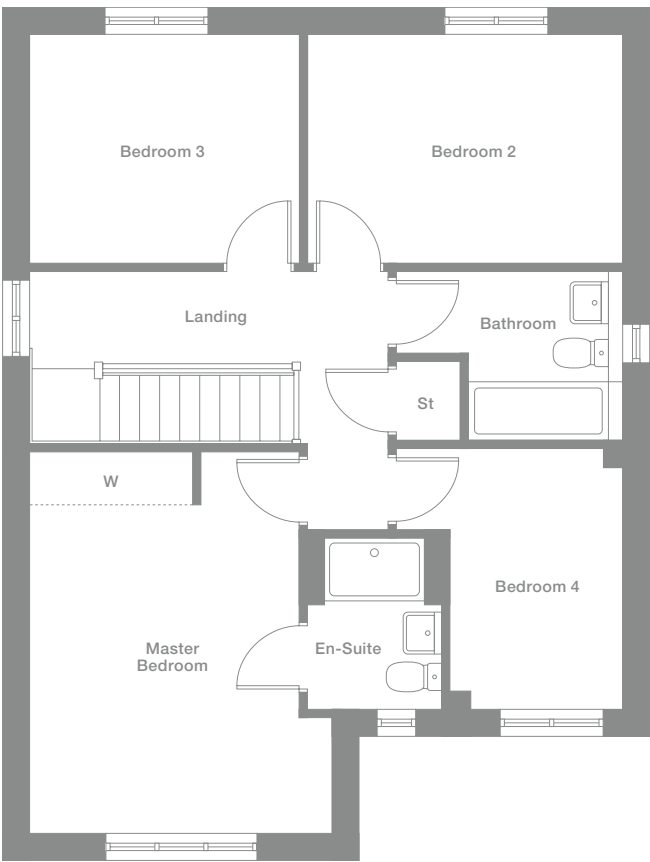
1,388 sq ft



**Ground Floor**



**First Floor**



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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.

## Ground Floor

- Lounge**  
4.36m max x 4.21m  
14'4" x 13'10"
- Dining**  
3.51m x 3.21m  
11'6" x 10'6"
- Kitchen**  
3.51m x 3.65m  
11'6" x 12'0"
- WC**  
0.90m x 1.45m  
2'11" x 4'9"
- Utility**  
2.12m x 1.76m  
7'0" x 5'9"
- Study**  
2.46m x 2.55m  
8'1" x 8'5"

## First Floor

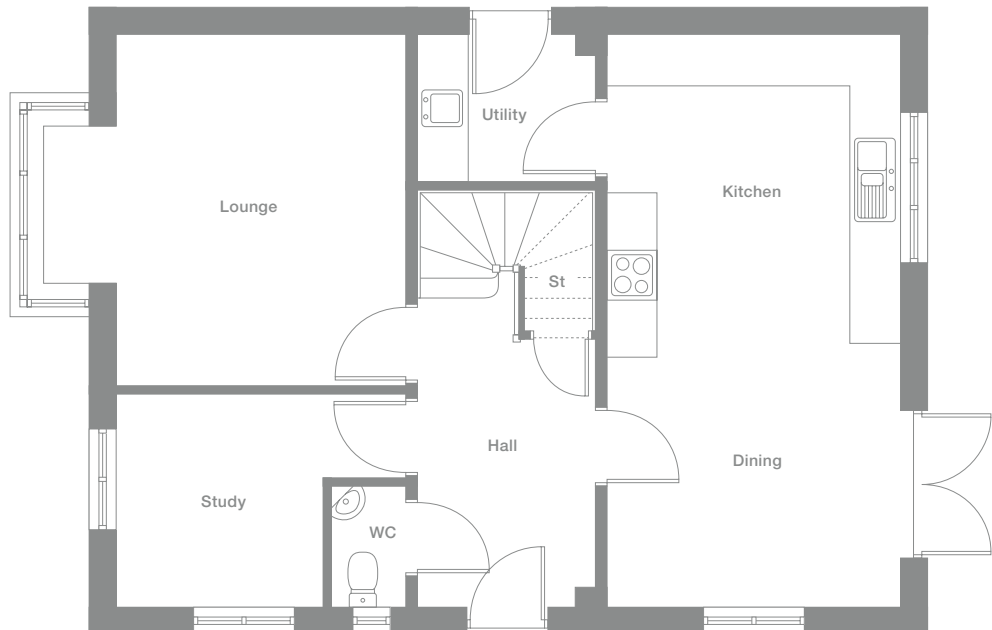
- Master Bedroom**  
3.57m x 4.35m max  
11'9" x 14'3"
- En-Suite**  
2.12m x 1.76m  
7'0" x 5'9"
- Bedroom 2**  
3.51m x 4.26m max  
11'7" x 14'0"
- Bedroom 3**  
3.46m max x 2.50m max  
11'4" x 8'3"
- Bedroom 4**  
3.51m max x 2.41m max  
11'6" x 7'11"
- Bathroom**  
2.24m x 1.70m  
7'4" x 5'7"

## Floor Space

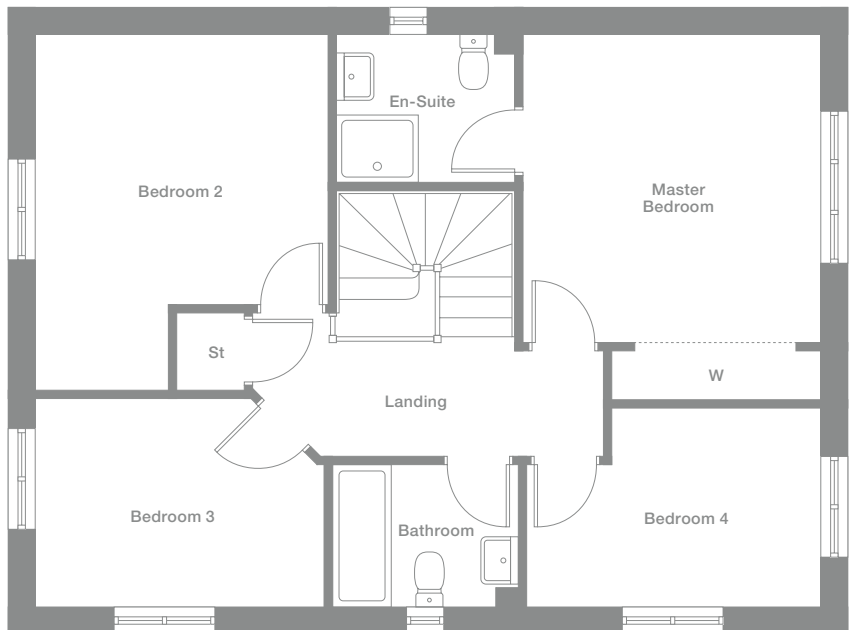
1,408 sq ft



## Ground Floor



## First Floor



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# 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.

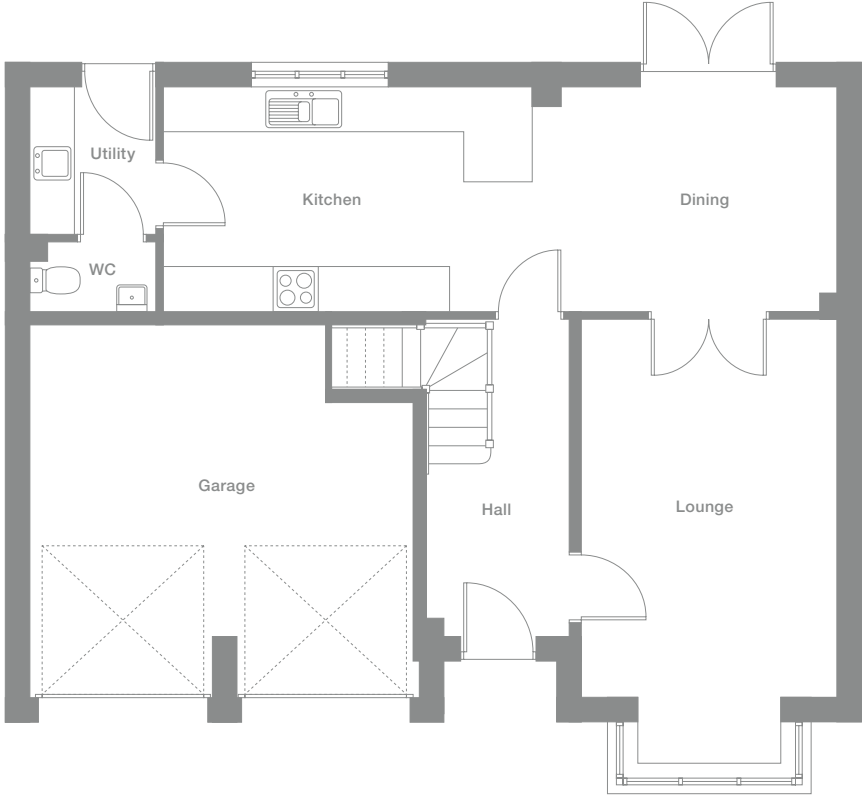
- Ground Floor**
- Lounge**  
3.39m x 5.92m max  
11'2" x 19'5"
- Kitchen**  
4.88m x 2.97m  
16'0" x 9'9"
- Dining**  
4.03m x 2.97m  
13'3" x 9'9"
- WC**  
1.67m x 0.92m  
5'6" x 3'0"
- Utility**  
1.67m x 1.96m  
5'6" x 6'5"

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

**Floor Space**  
1,509 sq ft



## 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.

## Ground Floor

- Lounge**  
3.58m x 5.49m max  
11'9" x 18'0"
- Dining**  
3.14m x 2.85m  
10'4" x 9'4"
- Kitchen**  
3.98m x 2.85m  
13'1" x 9'4"
- Family**  
3.14m x 2.85m  
10'4" x 9'4"
- WC**  
0.85m x 1.95m  
2'9" x 6'5"
- Utility**  
2.25m x 1.95m  
7'5" x 6'5"

## First Floor

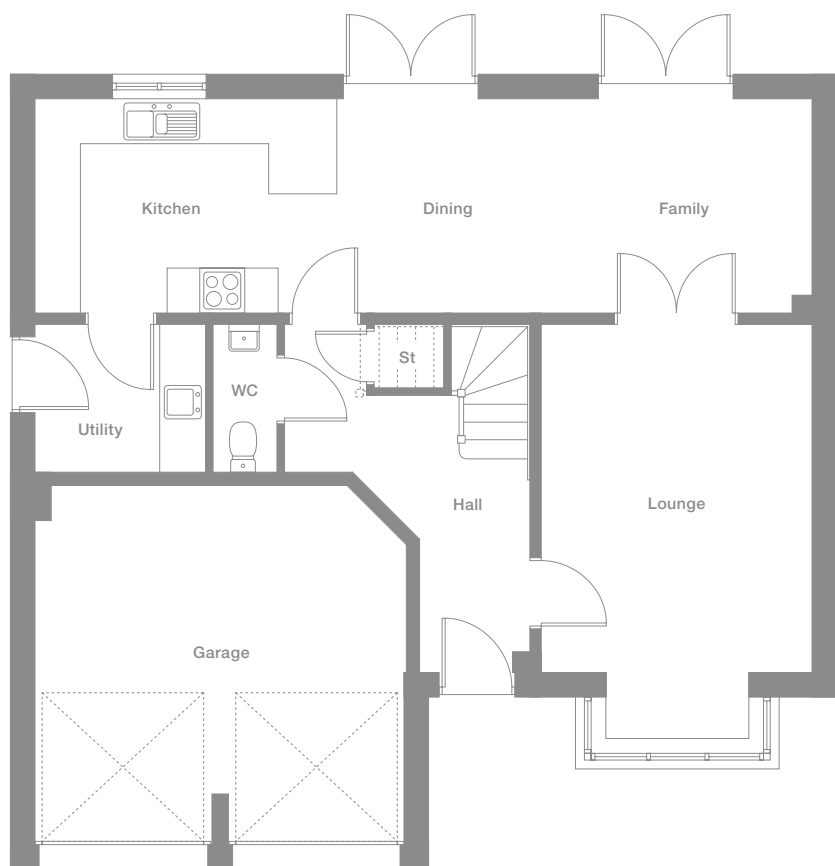
- Master Bedroom**  
4.89m max x 4.27m max  
16'1" x 14'0"
- En-Suite 1**  
2.17m x 1.97m  
7'2" x 6'6"
- Bedroom 2**  
3.06m x 3.57m  
10'1" x 11'9"
- En-Suite 2**  
2.01m max x 1.86m max  
6'7" x 6'1"
- Bedroom 3**  
3.71m x 2.91m  
12'2" x 9'7"
- Bedroom 4**  
3.28m x 2.91m max  
10'9" x 9'7"
- Bedroom 5**  
3.63m max x 2.63m max  
11'11" x 8'8"
- Bathroom**  
2.60m max x 1.87m  
8'6" x 6'2"

## Floor Space

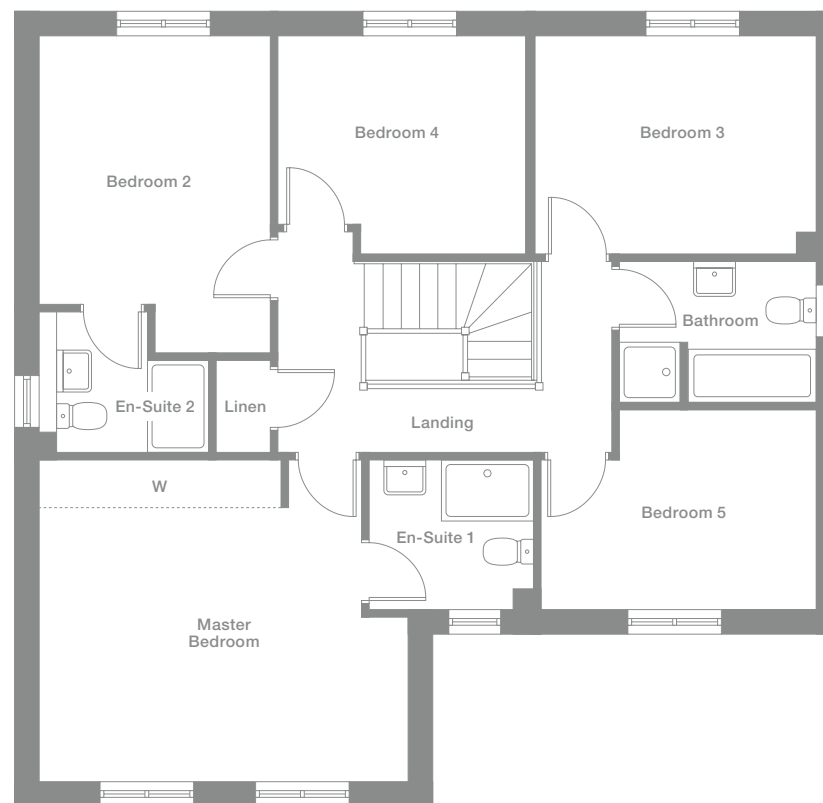
1,679 sq ft



## Ground Floor



## First Floor



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# The Miller Difference

“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

### 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 choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

### 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

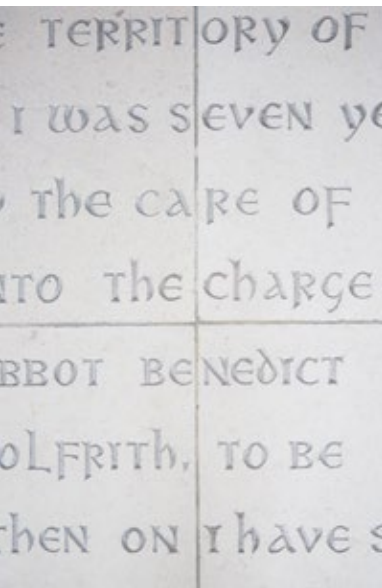
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.





In addition to a delicatessen just yards from the development, there are two shopping precincts close to Westburn Village. Shops around Station Road, near Hebburn Metro, include a newsagent, pharmacies, a post office, an Asda supermarket, a butcher, hot food takeaways, banks, hairdressers and other services. There are also two medical practices in the area, the larger of which is the Park Surgery. The nearest dentist, Perfect Smile, is just 700 yards from the development.

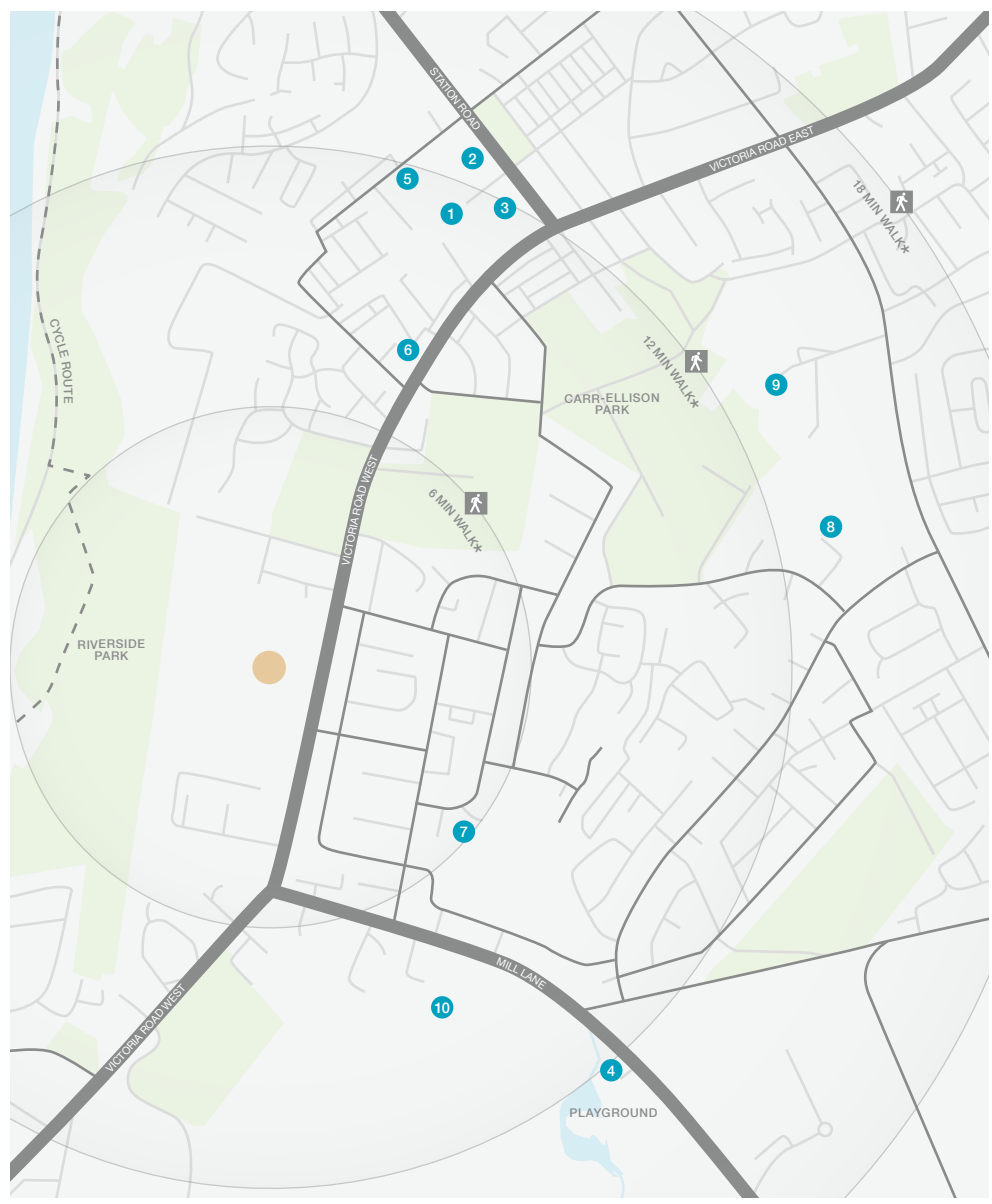
The second selection of shops, a mile to the south, incorporates a hardware store, an off-licence, a newsagent and a greengrocer as well as a large Aldi supermarket. The wide choice of bars, cafés and restaurants in Hebburn includes Mambos, The Lord Nelson, the Tavern and the Cock Crow Inn, a family-friendly bar and restaurant that backs on to an ornamental lake, and includes a children's playground.



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.

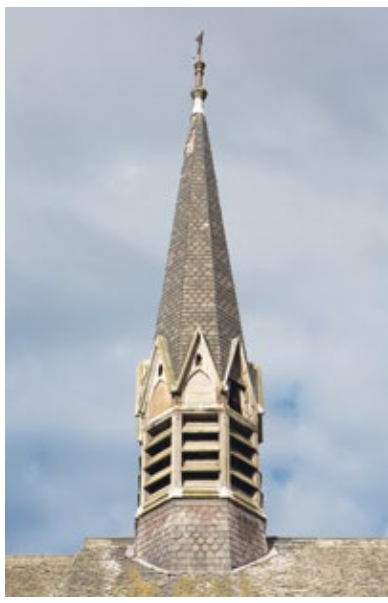
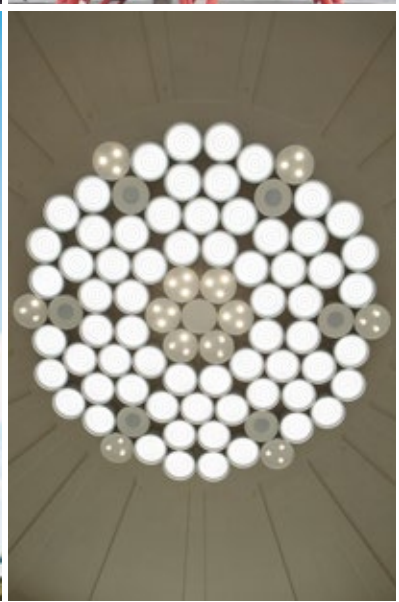
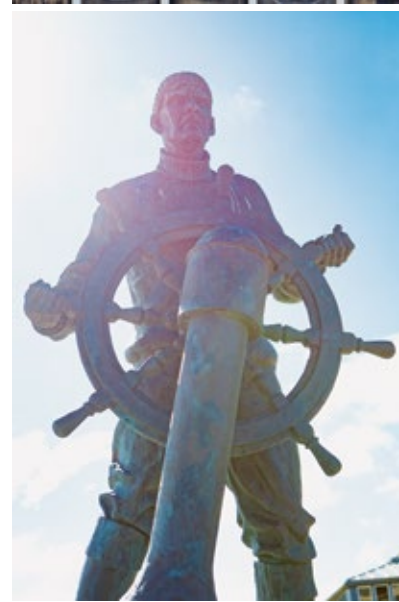
Leisure amenities include the recently-opened Hebburn Central, situated near Station Road, which includes swimming and teaching pools, a fully equipped gym, sauna and steam room, and a wide choice of sports courts and pitches. Hebburn Central also houses a soft play area, a library with extensive IT facilities including

Xbox games and a cafe, to create a vibrant hub for community life. In addition to Riverside Park, adjacent to Westburn Village, and walks along the banks of the Tyne, Hebburn's many large, pleasant green spaces include Carr-Ellison park where there are sports pitches and a skatepark.



- 1 Hebburn Central  
Glen Street  
0191 424 7801
- 2 Hebburn Post Office  
Station Road  
0191 483 2039
- 3 Boots Pharmacy  
15 St James Mall  
0191 483 2332
- 4 The Cock Crow Inn  
Mill Lane  
0191 428 5730
- 5 The Park Surgery  
12-28 Glen Street  
0191 496 3770
- 6 Perfect Smile  
Dental Surgery,  
88 Victoria  
Road West,  
0191 483 2605
- 7 Toner Avenue  
Primary School,  
Johnston Avenue  
0191 420 2588
- 8 St James RC  
Primary School,  
Solway Road  
0191 483 2672
- 9 Hebburn  
Comprehensive  
School,  
Campbell Park Road  
0191 483 3199
- 10 St Joseph's Catholic  
Academy and Sixth  
Form College,  
Mill Lane  
0191 428 2700

\* 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



# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03300 371 631

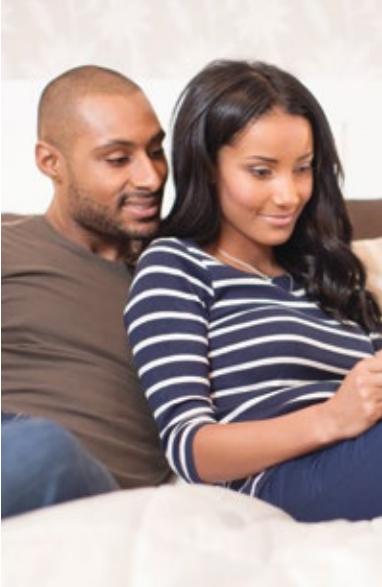
### From A1(M) Northbound

Approaching the northern end of the motorway section of the A1(M), move into the right hand lane to join the A194(M) for South Shields. Stay on the A194(M) for four miles following signs for South Shields, then half a mile after passing through the Whitemare Pool Roundabout take the first roundabout exit for Hebburn via Mill Lane (B1306). One mile on, at the T-junction turn right and the entrance to Westburn Village is on the left.

### From Central Newcastle

Cross the Tyne Bridge, then from the Gateshead Highway follow road markings and signs for South Shields via the A184 (Felling Bypass). Stay on the A184 for two miles, then at the Heworth roundabout take the first exit for Hebburn via the A185. After one and a half miles, the entrance to Westburn Village is on the left.

Sat Nav: NE31 1RP



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.

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CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

the place to be®

## 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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