



**Hackwood Park
Derby**

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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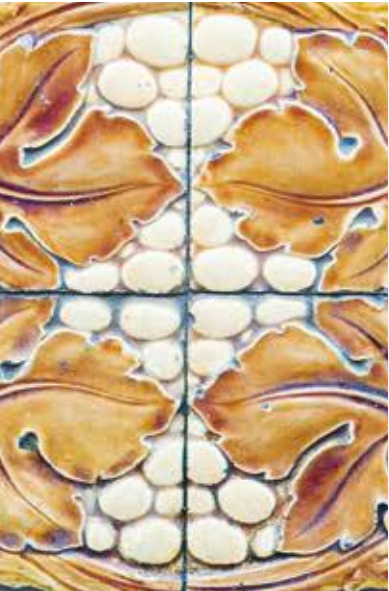


The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



Hackwood Park is approximately three and a half miles from the centre of Derby, with its excellent shops, vibrant night-life and cosmopolitan theatres, cinemas, music and sporting venues, and other cultural attractions. The area is linked to the city centre by a local bus service that operates every 20 minutes. By rail, Derby is 45 minutes from Birmingham and less than three hours from London St Pancras, and the 25 mile long National Cycle Route 54, which passes through Derby city centre and extends to Little Eaton in the north, runs along the southern edge of the development.



On the north-western edge of Derby, close to miles of open countryside and farmland yet just three and a half miles from the vibrant heart of the metropolis, this beautifully landscaped selection of attractive, energy efficient two, three, four and five bedroom homes combines wide horizons and peaceful surroundings with good local amenities and easy access to the lively and varied shopping and leisure attractions of the city centre. Welcome to Hackwood Park...

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Hopton

Overview
The attractive detailing of the entrance demonstrates how style and practical design come together perfectly throughout the Hopton. French doors add a bright, open appeal to the living area, and the storage provided includes a useful cupboard in the principal bedroom.

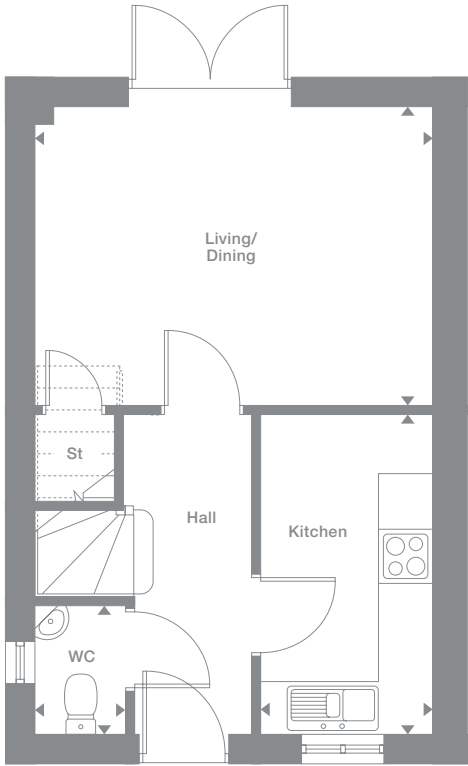
Ground Floor	First Floor
Living/Dining 4.39m x 3.31m 14'5" x 10'11"	Principal Bedroom 4.39m x 3.43m 14'5" x 11'3"
Kitchen 1.91m x 3.54m 6'3" x 11'7"	Bedroom 2 2.28m x 3.42m 7'6" x 11'3"
WC 0.99m x 1.45m 3'3" x 4'9"	Bathroom 2.01m x 1.69m 6'7" x 5'7"

Floor Space
657 sq ft

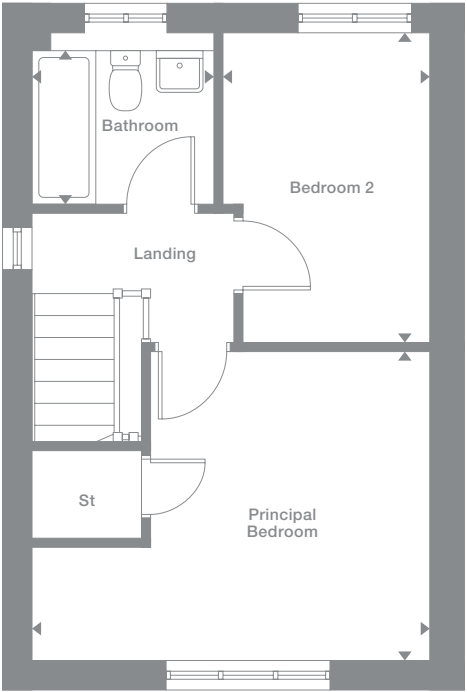
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite principal bedroom, and the third bedroom could become a superb home office.

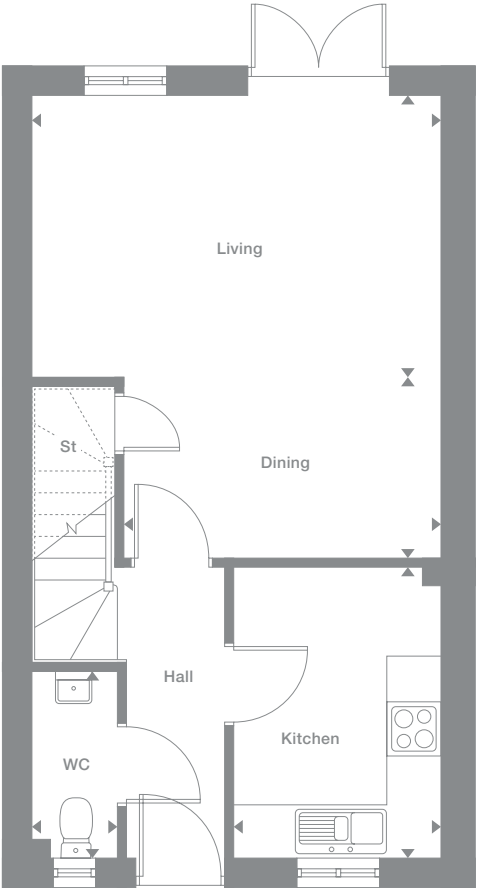
Ground Floor	First Floor
Living 4.51m x 3.11m 14'10" x 10'3"	Principal Bedroom 2.82m x 3.21m 9'3" x 10'6"
Dining 3.50m x 2.00m 11'6" x 6'7"	En-Suite 1.59m x 2.06m 5'3" x 6'9"
Kitchen 2.29m x 3.21m 7'6" x 10'6"	Bedroom 2 2.36m x 3.32m 7'9" x 10'11"
WC 0.94m x 2.06m 3'1" x 6'9"	Bedroom 3 2.05m x 2.22m 6'9" x 7'4"
	Bathroom 2.36m x 1.70m 7'9" x 5'7"

Floor Space
819 sq ft

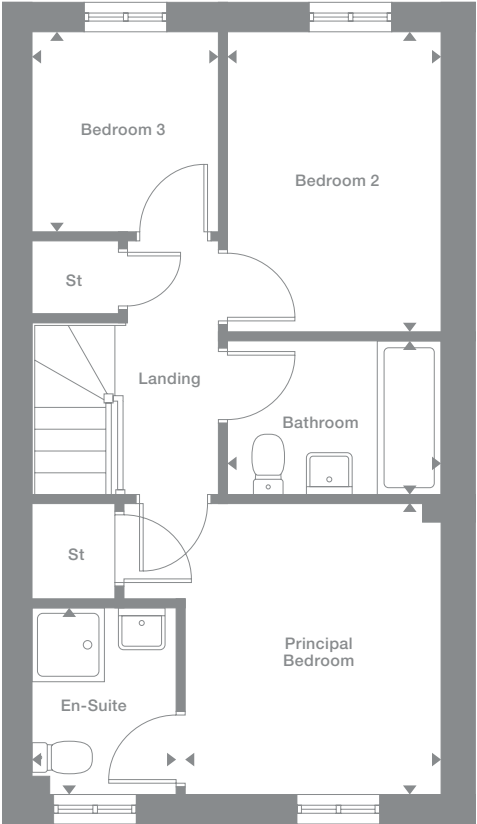
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Ground Floor



First Floor



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Morley

Overview
The elegantly ornamented façade introduces a bright, comfortable interior. Both of the downstairs rooms and one of the bedrooms are dual aspect, with french doors keeping the dining area light and airy. A shower room adds en-suite convenience to the principal bedroom.

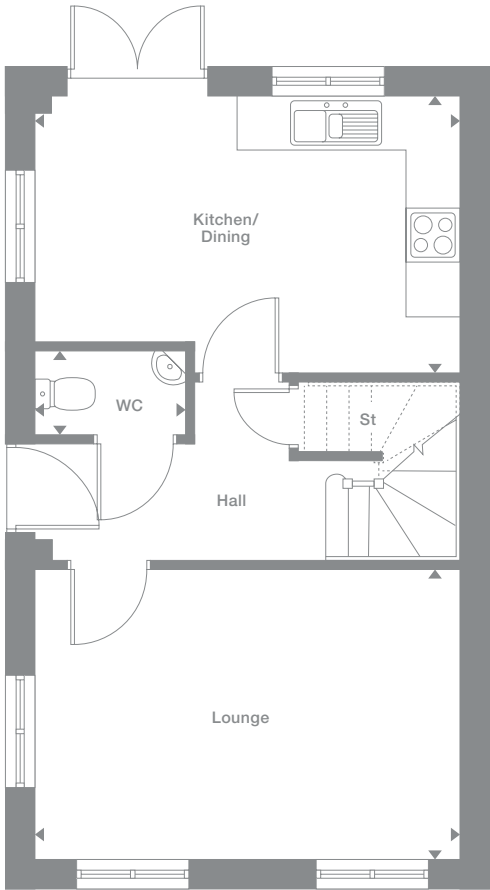
Ground Floor	First Floor
Lounge 4.68m x 3.20m 15'5" x 10'6"	Principal Bedroom 3.38m x 3.06m 11'1" x 10'0"
Kitchen/Dining 4.68m x 3.06m 15'5" x 10'0"	En-Suite 1.21m x 3.06m 4'0" x 10'0"
WC 1.67m x 0.93m 5'6" x 3'1"	Bedroom 2 2.81m x 3.22m 9'3" x 10'7"
	Bedroom 3 1.78m x 3.20m 5'10" x 10'6"
	Bathroom 1.86m x 1.95m 6'2" x 6'5"

Floor Space
850 sq ft

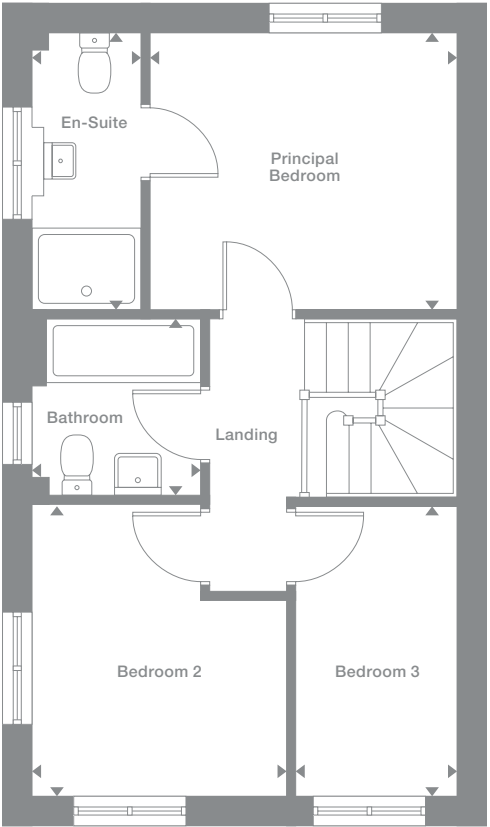
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Ground Floor



First Floor



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Castleton

Overview
Front-facing windows are accompanied by french doors in both the dining area and the lounge, filling the rooms with natural light. The three bedrooms, one of them with an en-suite shower room, are reached via a bright feature landing.

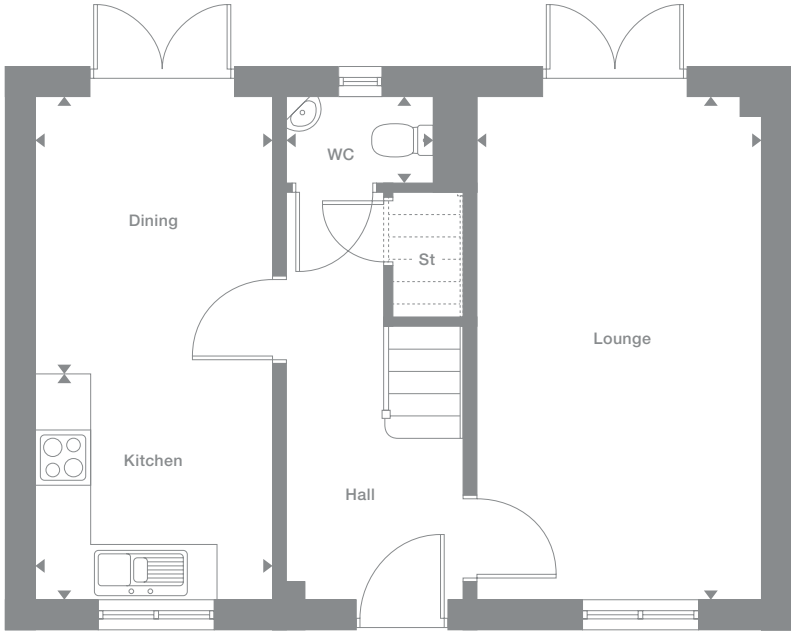
Ground Floor	First Floor
Lounge 3.08m x 5.45m 10'1" x 17'11"	Principal Bedroom 3.13m x 3.44m 10'4" x 11'3"
Dining 2.55m x 2.99m 8'5" x 9'10"	En-Suite 1.93m x 1.69m 6'4" x 5'7"
Kitchen 2.55m x 2.45m 8'5" x 8'1"	Bedroom 2 2.59m x 2.86m 8'6" x 9'5"
WC 1.59m x 0.94m 5'3" x 3'1"	Bedroom 3 2.59m x 1.85m 8'6" x 6'1"
	Bathroom 2.04m x 1.91m 6'9" x 6'3"

Floor Space
921 sq ft

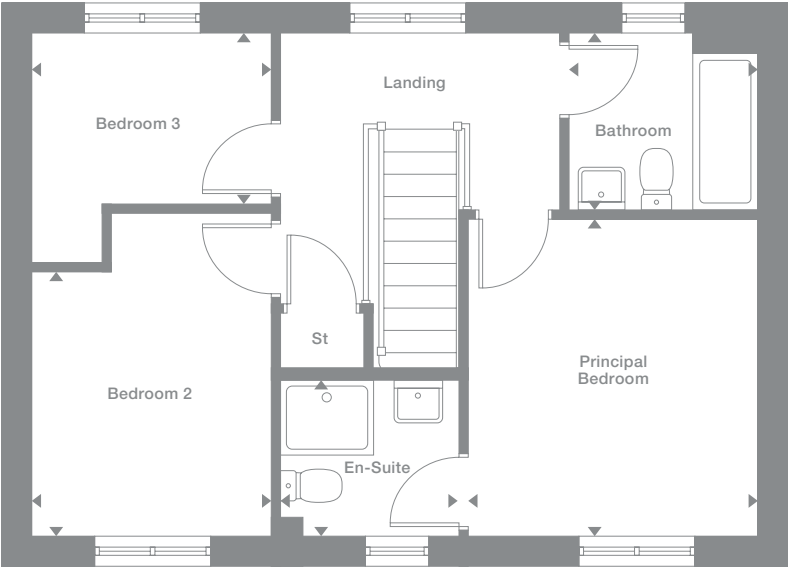
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Ground Floor



First Floor



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Overview
Both the inviting bay windowed lounge and the L-shaped kitchen and dining room feature dual aspect windows, while french doors bring a light, open appeal to the dining area. The second bedroom also includes dual aspect outlooks, and the en-suite principal bedroom adds a touch of luxury.

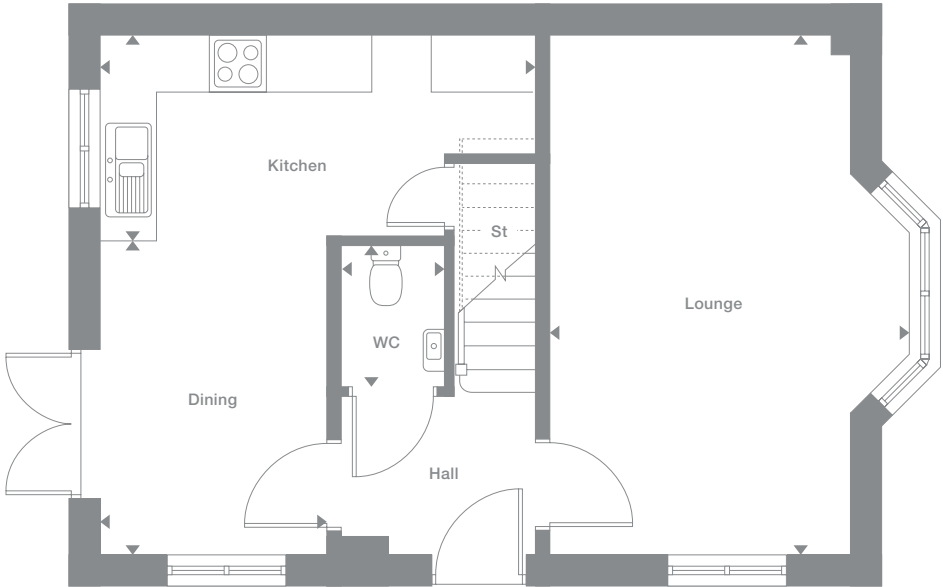
Ground Floor	First Floor
Lounge 3.67m x 5.45m 12'11" x 17'11"	Principal Bedroom 2.71m x 3.49m 8'11" x 11'6"
Dining 2.38m x 2.58m 7'10" x 8'6"	En-Suite 1.81m x 1.78m 5'11" x 5'10"
Kitchen 4.54m x 2.15m 14'11" x 7'1"	Bedroom 2 3.13m x 3.44m 10'4" x 11'3"
WC 1.07m x 1.46m 3'6" x 4'10"	Bedroom 3 2.59m x 1.86m 8'6" x 6'1"
	Bathroom 2.04m x 1.91m 6'9" x 6'3"

Floor Space
933 sq ft

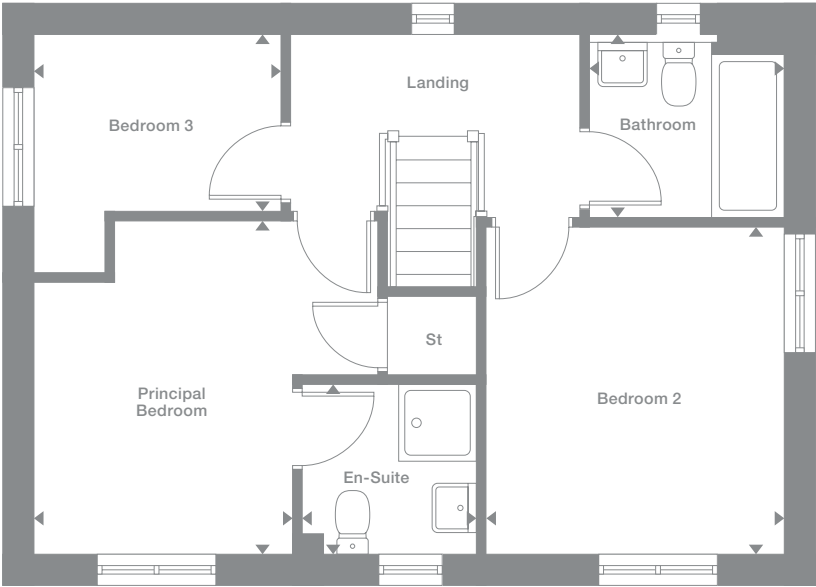
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Ground Floor



First Floor



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Melbourne

Overview

The inviting lounge shares the ground floor with a beautifully planned kitchen and dining area in which french doors make after dinner coffee on the patio an option on summer evenings. The L-shaped landing opens on to three bedrooms, one of them en-suite.

Ground Floor

- Lounge
3.10m x 4.71m
10'2" x 15'6"
- Dining
2.85m x 3.50m
9'5" x 11'6"
- Kitchen
2.44m x 3.50m
8'0" x 11'6"
- WC
0.95m x 2.28m
3'2" x 7'6"

First Floor

- Principal Bedroom
3.64m x 3.38m
12'0" x 11'1"
- En-Suite
1.56m x 2.28m
5'2" x 7'6"
- Bedroom 2
3.21m x 2.74m
10'7" x 9'0"
- Bedroom 3
1.99m x 2.83m
6'7" x 9'4"
- Bathroom
1.91m x 2.05m
6'3" x 6'9"

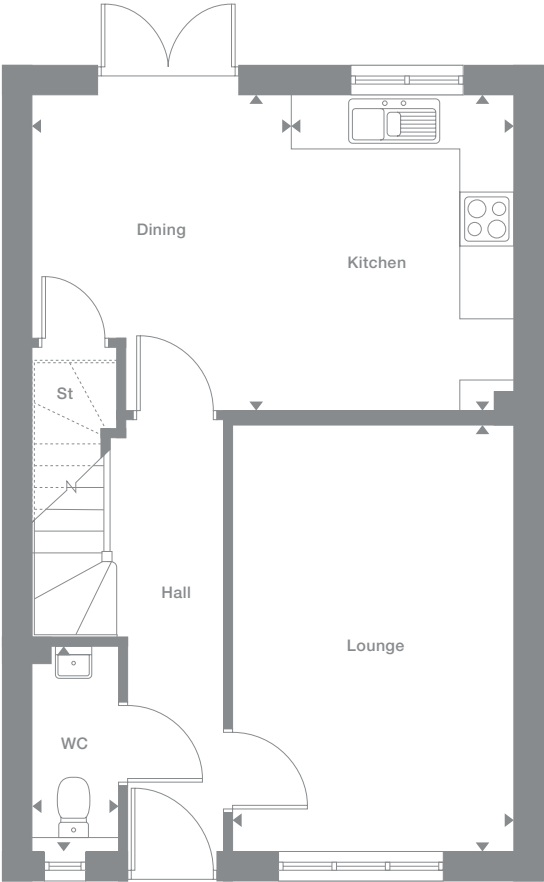
Floor Space

956 sq ft

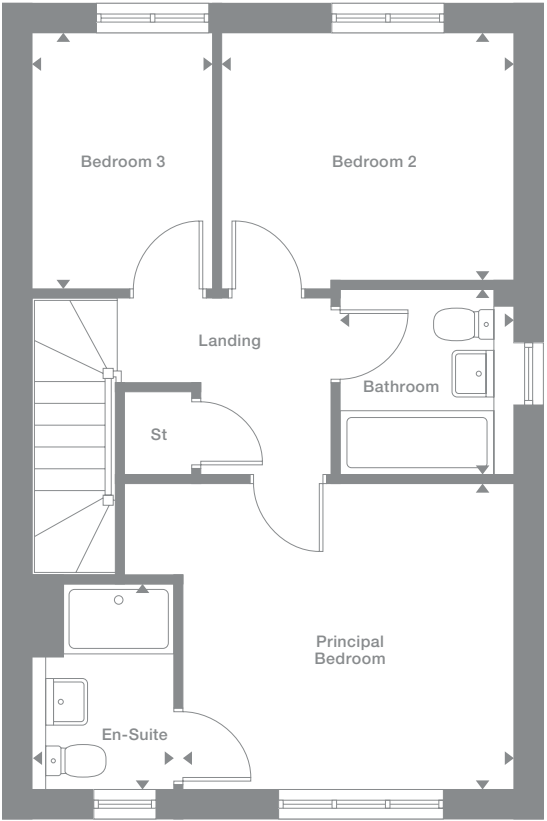
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Ground Floor



First Floor



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Hayfield

Overview

The broad canopy that shelters the garage and the front door reflects the seamless blend of style and function that extends throughout this superb family home, from the bay-windowed lounge and french doors in the dining area to the en-suite principal bedroom.

Ground Floor

- Lounge
3.85m x 4.95m
12'8" x 16'3"
- Dining
1.95m x 3.10m
6'5" x 10'2"
- Kitchen
1.85m x 3.10m
6'1" x 10'2"
- WC
2.00m x 1.02m
6'7" x 3'4"

First Floor

- Principal Bedroom
3.85m x 3.14m
12'8" x 10'4"
- En-Suite
2.84m x 1.01m
9'4" x 3'4"
- Bedroom 2
3.69m x 3.10m
12'1" x 10'2"
- Bedroom 3
2.83m x 3.10m
9'4" x 10'2"
- Bathroom
2.68m x 1.70m
8'10" x 5'7"

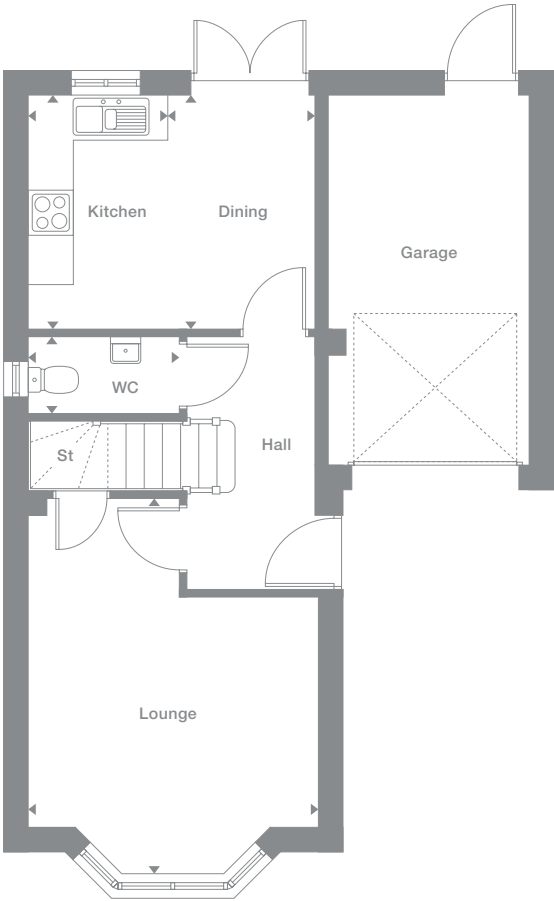
Floor Space

960 sq ft

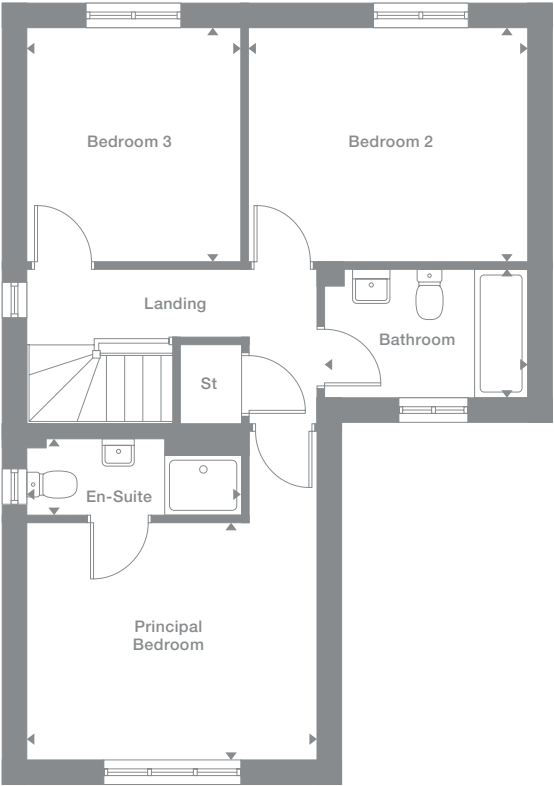
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Ground Floor



First Floor



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Pomeroy

Overview
The impressive hall and feature staircase, and the twin sets of french doors opening out from the lounge and the kitchen and dining area, reflect the attractive angles of the frontage to add an exciting flexibility to the living arrangements.

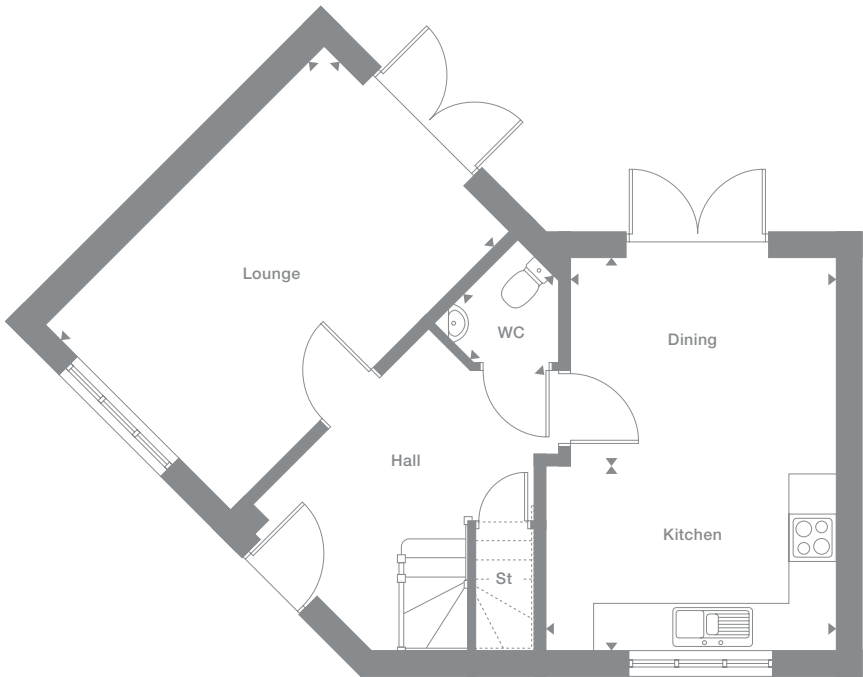
Ground Floor	First Floor
Lounge 3.32m x 4.96m 10'11" x 16'3"	Principal Bedroom 2.87m x 3.54m 9'5" x 11'8"
Dining 3.35m x 2.63m 11'0" x 8'8"	En-Suite 2.46m x 1.21m 8'1" x 4'0"
Kitchen 3.65m x 2.32m 12'0" x 7'8"	Bedroom 2 3.70m x 2.71m 12'2" x 8'11"
WC 1.45m x 1.49m 4'9" x 4'11"	Bedroom 3 4.39m x 2.16m 14'5" x 7'1"
	Bathroom 3.27m x 1.95m 10'9" x 6'5"

Floor Space
1,027 sq ft

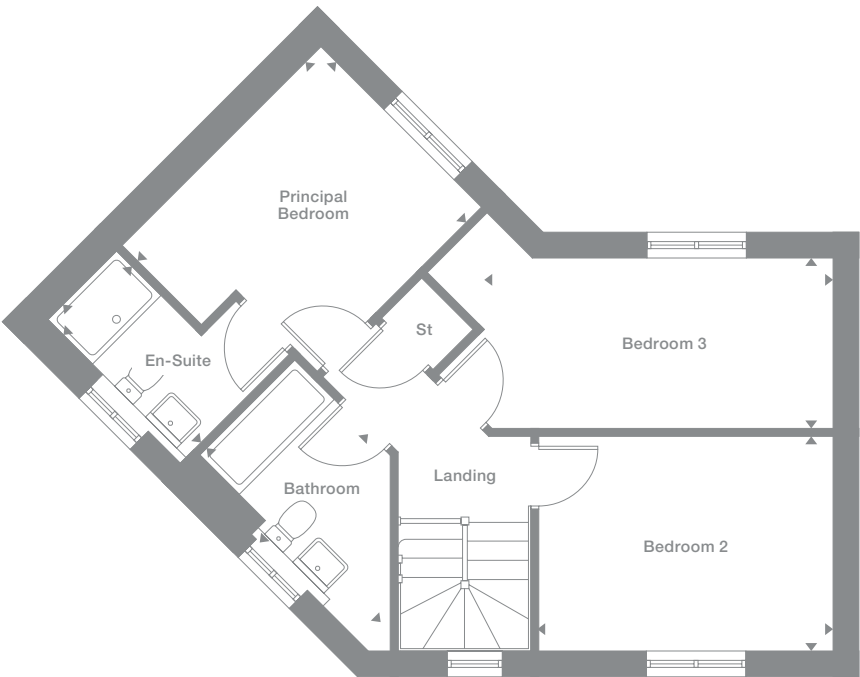
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Ground Floor



First Floor



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Overview

With a laundry room to help with household management, and french doors offering garden access, the kitchen and dining room provides a lively hub for everyday life. Upstairs, en-suite facilities and a dressing area transform the principal bedroom into an opulent private retreat.

Ground Floor

- Lounge
3.39m x 5.56m
11'2" x 18'3"
- Dining
3.41m x 3.07m
11'2" x 10'1"
- Kitchen
2.83m x 3.07m
9'4" x 10'1"
- Laundry
1.66m x 1.81m
5'5" x 5'11"
- WC
1.66m x 1.16m
5'5" x 3'10"

First Floor

- Principal Bedroom
3.39m x 2.96m
11'2" x 9'9"
- En-Suite
1.84m x 1.60m
6'0" x 5'3"
- Dressing
2.30m x 1.36m
7'7" x 4'6"
- Bedroom 2
2.52m x 4.14m
8'3" x 13'7"
- Bedroom 3
2.79m x 3.67m
9'2" x 12'1"
- Bedroom 4
2.91m x 3.13m
9'7" x 10'4"
- Bathroom
2.10m x 1.92m
6'11" x 6'4"

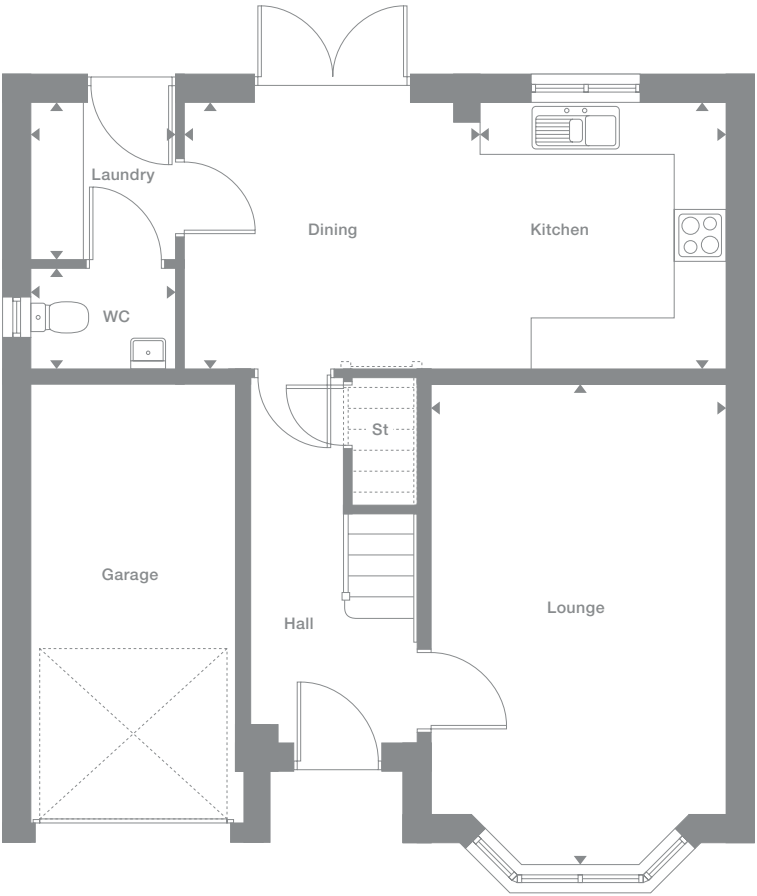
Floor Space

1,226 sq ft

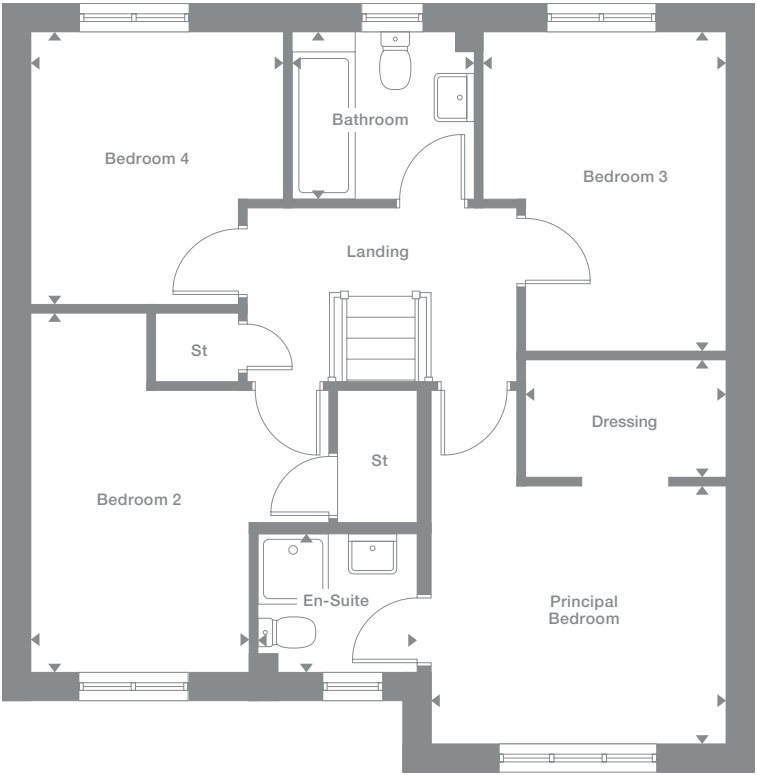
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Ground Floor



First Floor



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Overview
The lounge opens via french doors into the garden to create a light, airy appeal that is continued by dual-aspect windows into the kitchen and dining room. The many practical features include a separate study, en-suite principal bedroom and a bathroom with separate shower.

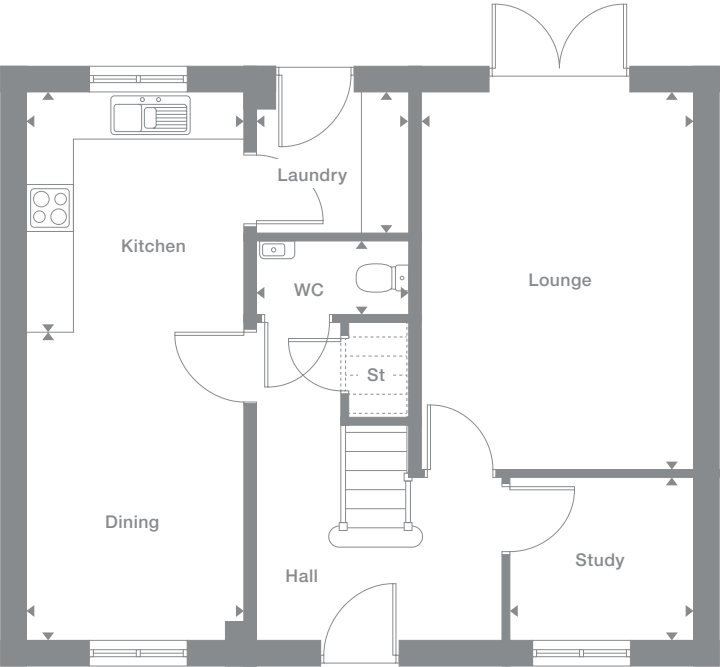
Ground Floor	First Floor
Lounge 3.45m x 4.79m 11'4" x 15'9"	Principal Bedroom 3.50m x 3.79m 11'6" x 12'5"
Dining 2.76m x 3.32m 9'1" x 10'11"	En-Suite 2.23m x 2.04m 7'4" x 6'8"
Kitchen 2.76m x 3.63m 9'1" x 11'11"	Bedroom 2 2.80m x 3.76m 9'2" x 12'4"
Laundry 1.93m x 1.79m 6'4" x 5'11"	Bedroom 3 2.51m x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

Floor Space
1,264 sq ft

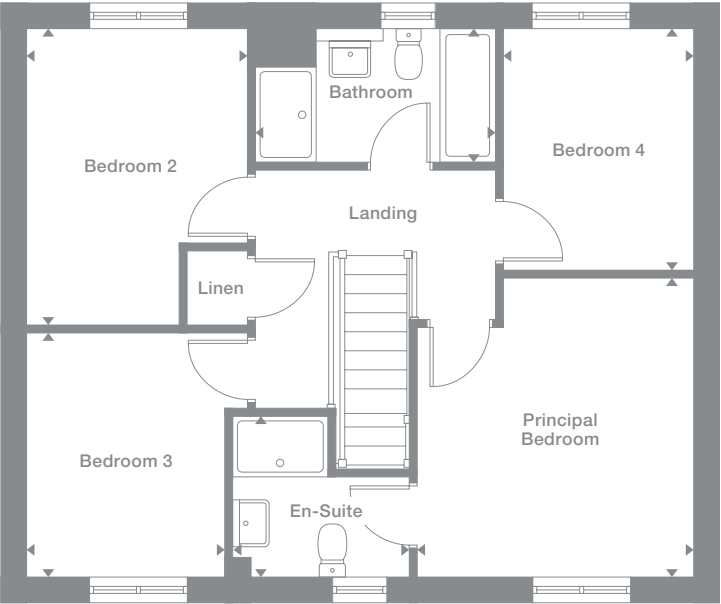
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Ground Floor



First Floor



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Darley

Overview

The dual aspect outlooks in all of the downstairs rooms include a traditional bay in the dining room and french doors in both the lounge and the family kitchen, creating an exceptionally bright appeal. The second bedroom also benefits from dual aspect windows.

Ground Floor

Lounge
3.26m x 5.27m
10'9" x 17'4"

Kitchen/Family
4.64m x 4.35m
15'3" x 14'4"

Dining
3.28m x 4.13m
10'9" x 13'7"

WC
0.93m x 2.29m
3'1" x 7'6"

First Floor

Principal Bedroom
4.64m x 2.71m
15'3" x 8'11"

En-Suite
2.47m x 1.24m
8'1" x 4'1"

Bedroom 2
4.75m x 2.64m
15'7" x 8'8"

Bedroom 3
3.49m x 2.88m
11'6" x 9'6"

Bedroom 4
2.33m x 2.29m
7'8" x 7'6"

Bathroom
2.69m x 1.70m
8'10" x 5'7"

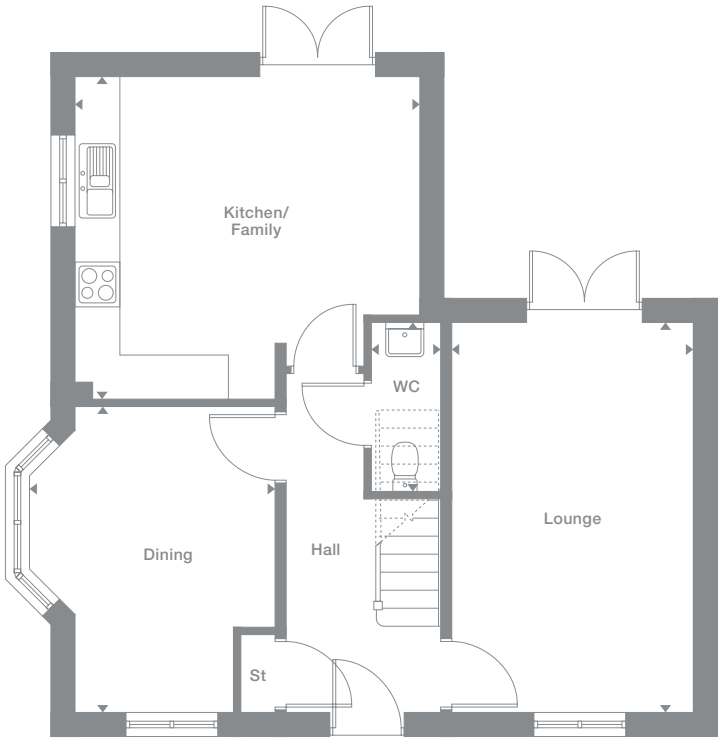
Floor Space

1,290 sq ft

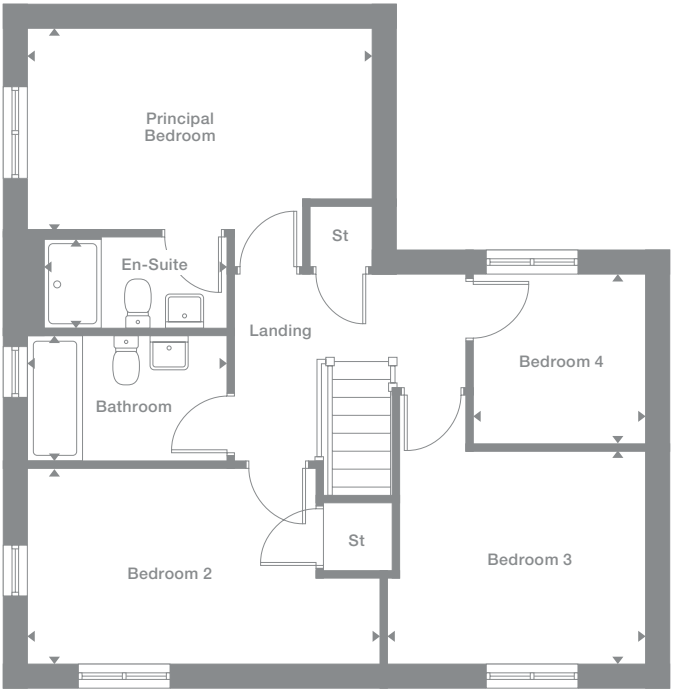
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Ground Floor



First Floor



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Overview

In addition to a beautiful bay-windowed lounge and a light, airy breakfast area featuring french doors, the laundry room and private study both bring enormous benefits in separating work and leisure. A gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

- Lounge**
3.65m x 5.13m
12'0" x 16'10"

Kitchen
3.81m x 2.99m
12'6" x 9'10"

Breakfast/Dining
3.33m x 3.88m
10'11" x 12'9"

Laundry
2.08m x 1.66m
6'10" x 5'5"

Study
2.08m x 2.06m
6'10" x 6'9"

WC
2.08m x 1.08m
6'10" x 3'7"
- First Floor**
Principal Bedroom
3.65m x 4.60m
12'0" x 15'1"

En-Suite
1.61m x 2.07m
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 x 2.04m
8'5" x 6'8"

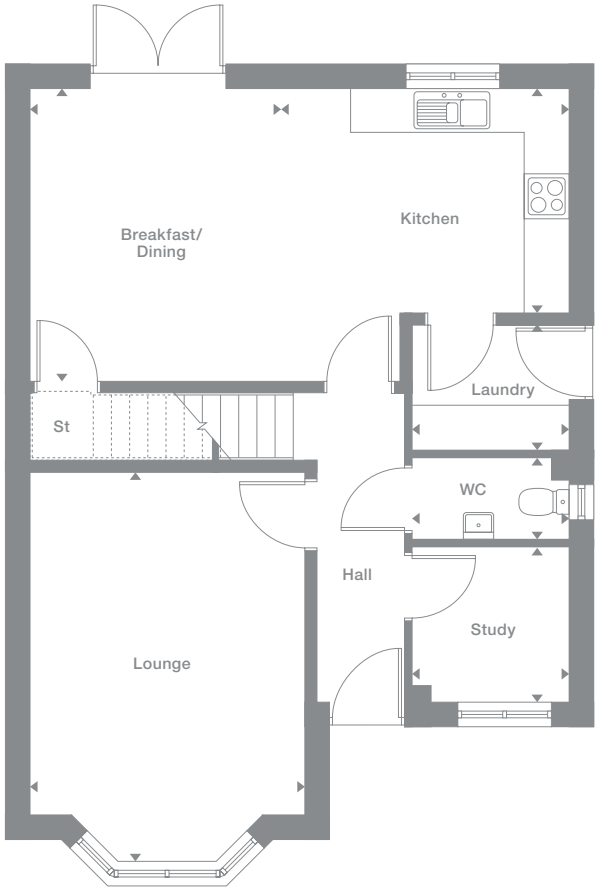
Floor Space

1,381 sq ft

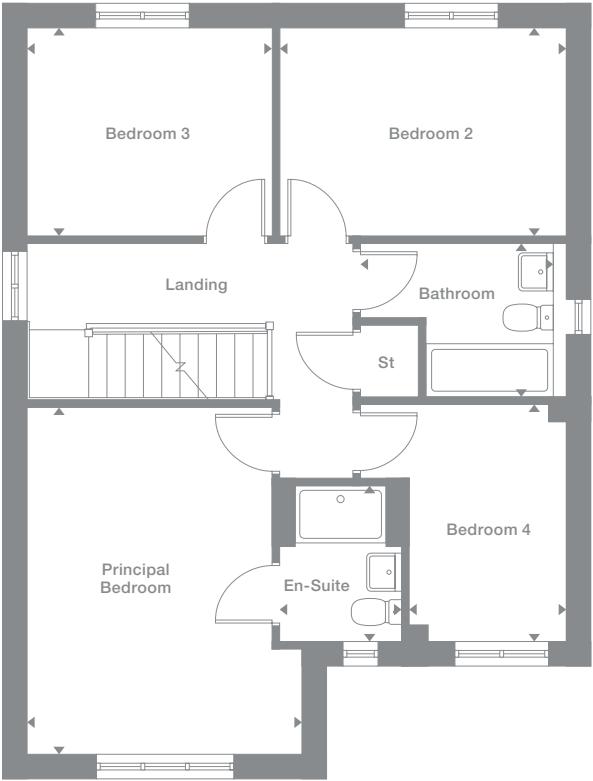
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Ground Floor



First Floor



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Ridgeway

Overview

A separate laundry room leaves the dual-aspect kitchen free for creative cooking and family life, french doors add an attractive focal point to the lounge, and the study provides a peaceful space for working at home.

Ground Floor

Lounge
3.46m x 4.21m
11'4" x 13'10"

Kitchen
3.51m x 3.03m
11'6" x 10'0"

Breakfast/Family
3.51m x 3.82m
11'6" x 12'7"

Laundry
2.12m x 1.76m
7'0" x 5'9"

Study
3.46m x 2.55m
11'4" x 8'5"

WC
0.90m x 1.45m
2'11" x 4'9"

First Floor

Principal Bedroom
3.57m x 4.09m
11'9" x 13'5"

En-Suite
2.12m x 1.76m
7'0" x 5'9"

Bedroom 2
3.51m x 4.26m
11'7" x 14'0"

Bedroom 3
3.46m x 2.50m
11'4" x 8'3"

Bedroom 4
3.51m x 2.67m
11'6" x 8'9"

Bathroom
2.24m x 1.70m
7'4" x 5'7"

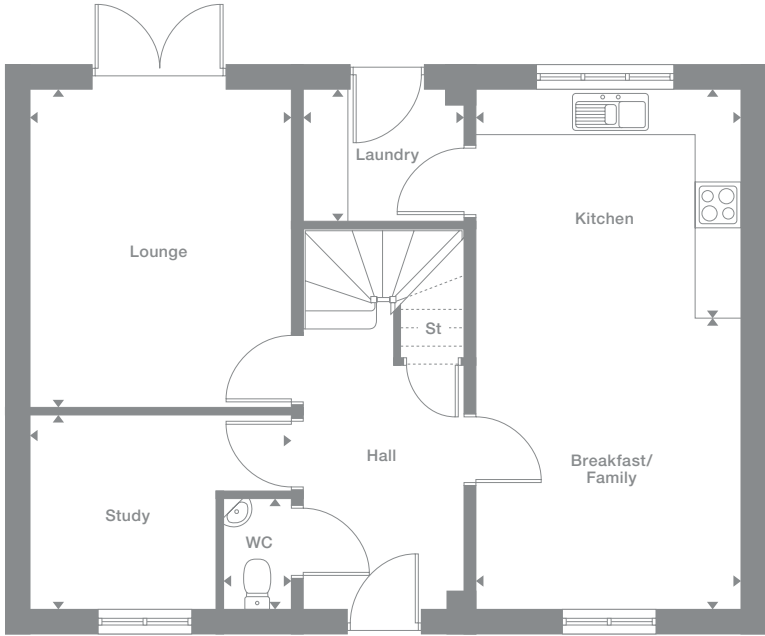
Floor Space

1,391 sq ft

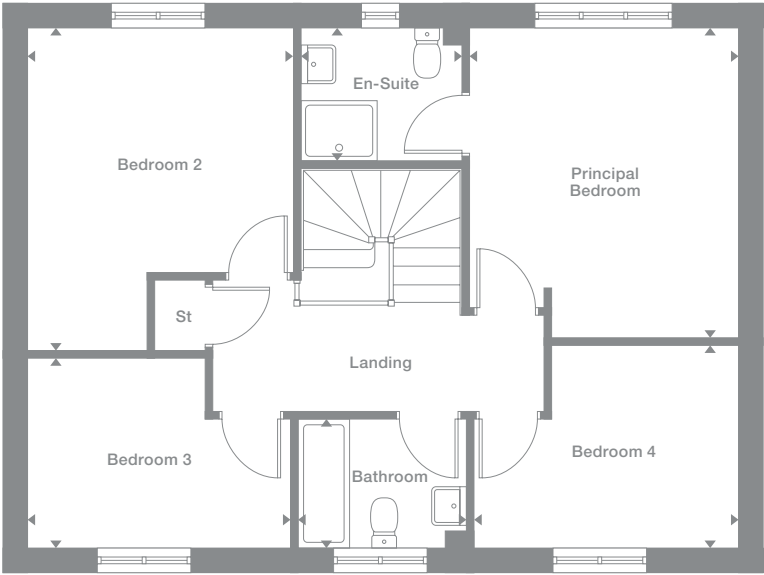
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Sterndale

Overview

With its dual aspect breakfast area enhanced by french doors, an elegant bay-windowed lounge and a dual aspect dining room, this bright family home has an airy, open appeal. Features include a useful laundry room, and two of the four bedrooms are also dual aspect.

Ground Floor

Lounge
4.05m x 4.21m
13'4" x 13'10"

Dining
3.46m x 2.55m
11'4" x 8'5"

Kitchen
3.51m x 3.65m
11'6" x 12'0"

Breakfast/Family
2.52m x 3.21m
8'3" x 10'6"

Laundry
2.12m x 1.76m
7'0" x 5'9"

WC
0.90m x 1.45m
2'11" x 4'9"

First Floor

Principal Bedroom
3.57m x 4.09m
11'9" x 13'5"

En-Suite
2.12m x 1.76m
7'0" x 5'9"

Bedroom 2
3.51m x 4.26m
11'7" x 14'0"

Bedroom 3
3.46m x 2.50m
11'4" x 8'3"

Bedroom 4
3.51m x 2.67m
11'6" x 8'9"

Bathroom
2.24m x 1.70m
7'4" x 5'7"

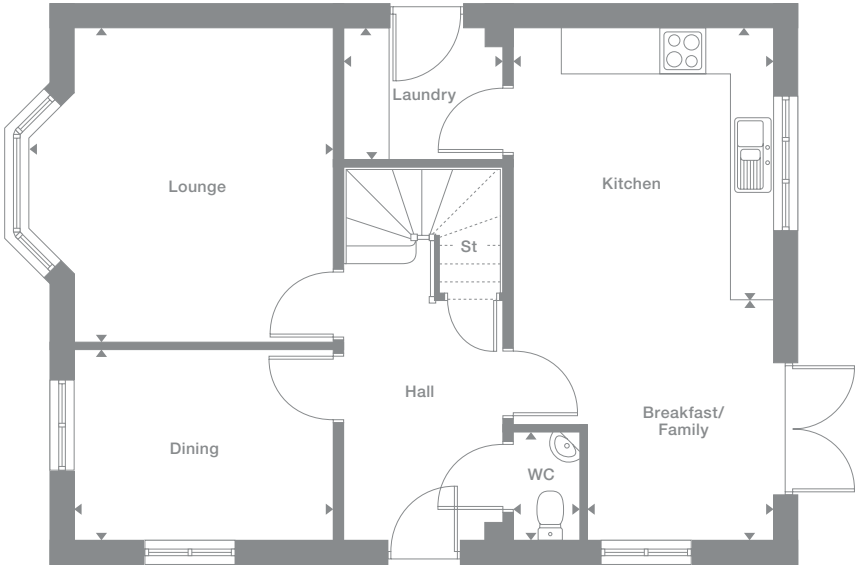
Floor Space

1,401 sq ft

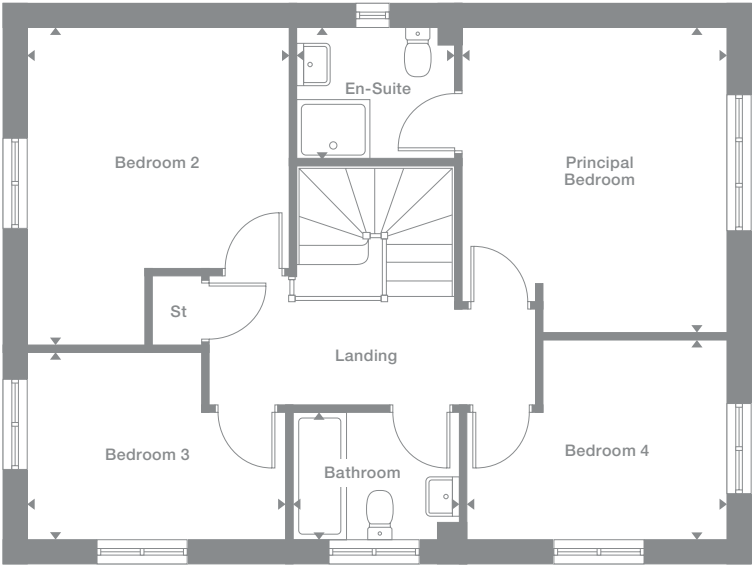
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Birchwood

Overview
With its striking hall and staircase, dual aspect lounge and light-filled triple aspect kitchen and breakfast room, this is a home that makes an unforgettable impression. It includes twin french doors, dining room, a separate laundry room and a dual aspect, en-suite principal bedroom.

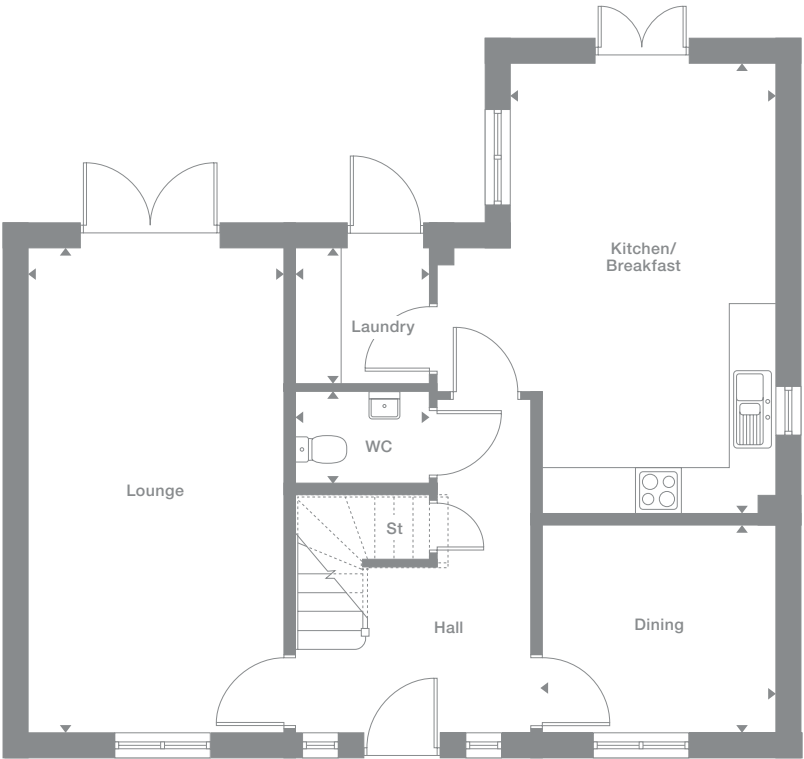
Ground Floor	First Floor
Lounge 3.31m x 6.29m 10'11" x 20'8"	Principal Bedroom 3.45m x 3.89m 11'4" x 12'9"
Dining 3.02m x 2.70m 9'11" x 8'10"	En-Suite 2.08m x 2.31m 6'10" x 7'7"
Kitchen/Breakfast 3.45m x 5.84m 11'4" x 19'2"	Bedroom 2 3.37m x 3.16m 11'1" x 10'5"
Laundry 1.75m x 1.76m 5'9" x 5'9"	Bedroom 3 3.37m x 3.03m 11'1" x 9'11"
WC 1.75m x 1.20m 5'9" x 3'11"	Bedroom 4 3.03m x 2.29m 10'0" x 7'6"
	Bathroom 2.69m x 1.92m 8'10" x 6'4"

Floor Space
1,493 sq ft

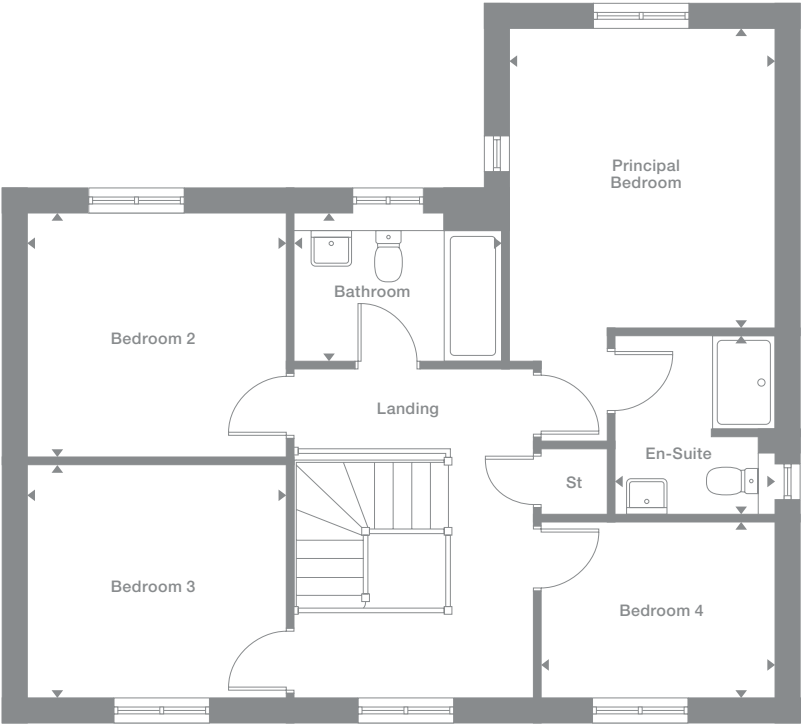
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Stainsby

Overview
With french doors in the striking dual aspect lounge and triple aspect kitchen, and a dual aspect, bay windowed dining room, this is a home filled with light. A feature staircase and gallery landing leads to four bedrooms, including a dual aspect principal suite.

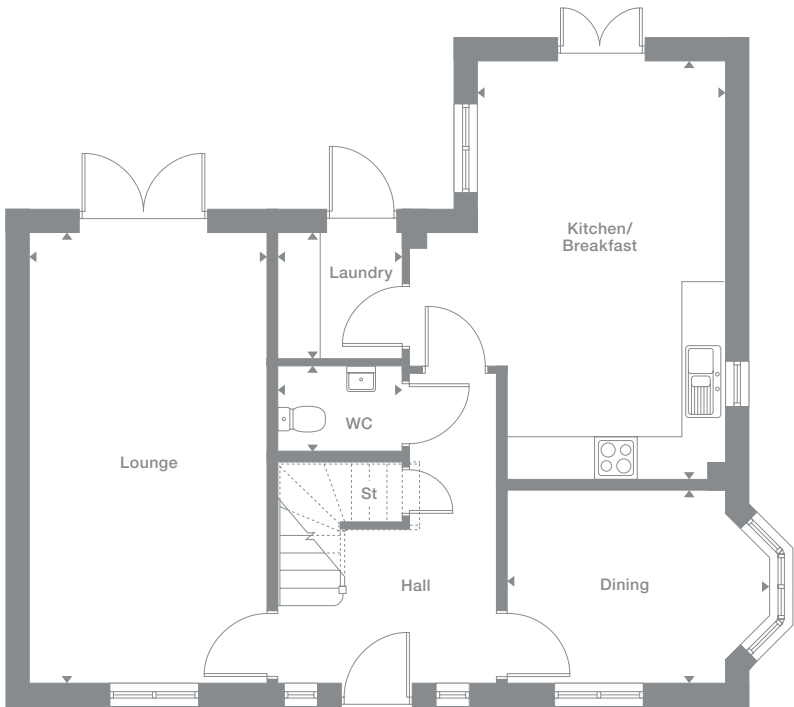
Ground Floor	First Floor
Lounge 3.31m x 6.29m 10'11" x 20'8"	Principal Bedroom 3.45m x 3.89m 11'4" x 12'9"
Dining 3.64m x 2.70m 11'11" x 8'10"	En-Suite 2.08m x 2.31m 6'10" x 7'7"
Kitchen/Breakfast 3.45m x 5.84m 11'4" x 19'2"	Bedroom 2 3.37m x 3.16m 11'1" x 10'5"
Laundry 1.75m x 1.76m 5'9" x 5'9"	Bedroom 3 3.37m x 3.03m 11'1" x 9'11"
WC 1.75m x 1.20m 5'9" x 3'11"	Bedroom 4 3.03m x 2.29m 10'0" x 7'6"
	Bathroom 2.69m x 1.92m 8'10" x 6'4"

Floor Space
1,503 sq ft

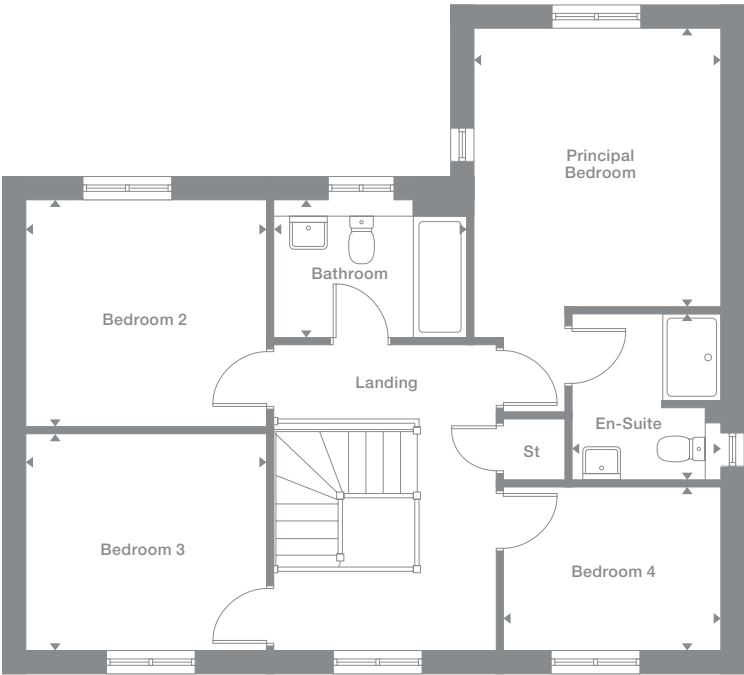
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
From the ornamented entrance canopy to the two en-suite bedrooms, this is a family home that blends timeless style with practical convenience. The bright family kitchen and breakfast room, with its central french doors, is complemented by a dining room that will make entertaining special.

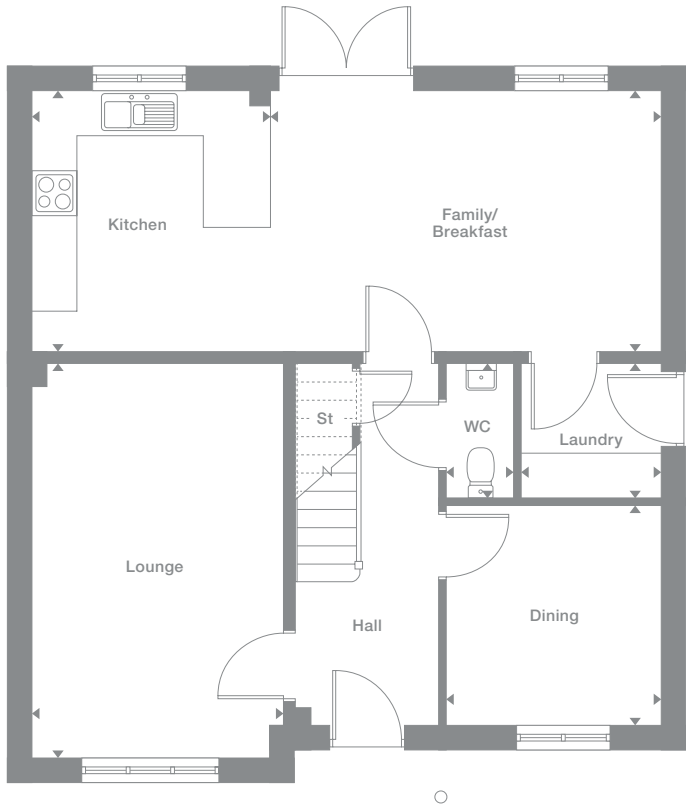
Ground Floor	First Floor
Lounge 3.35m x 5.22m 11'0" x 17'2"	Principal Bedroom 3.82m x 4.47m 12'7" x 14'8"
Dining 2.85m x 2.90m 9'4" x 9'6"	En-Suite 1 1.69m x 2.09m 5'7" x 6'10"
Kitchen 3.18m x 3.47m 10'5" x 11'5"	Bedroom 2 3.40m x 3.21m 11'2" x 10'7"
Family/Breakfast 5.16m x 3.47m 16'11" x 11'5"	En-Suite 2 2.37m x 1.81m 7'9" x 5'11"
Laundry 1.86m x 1.78m 6'1" x 5'10"	Bedroom 3 2.72m x 3.83m 8'11" x 12'7"
WC 0.90m x 1.78m 2'11" x 5'10"	Bedroom 4 2.53m x 3'63m 8'4" x 11'11"
	Bathroom 2.91m x 1.99m 9'7" x 6'7"

Floor Space
1,541 sq ft

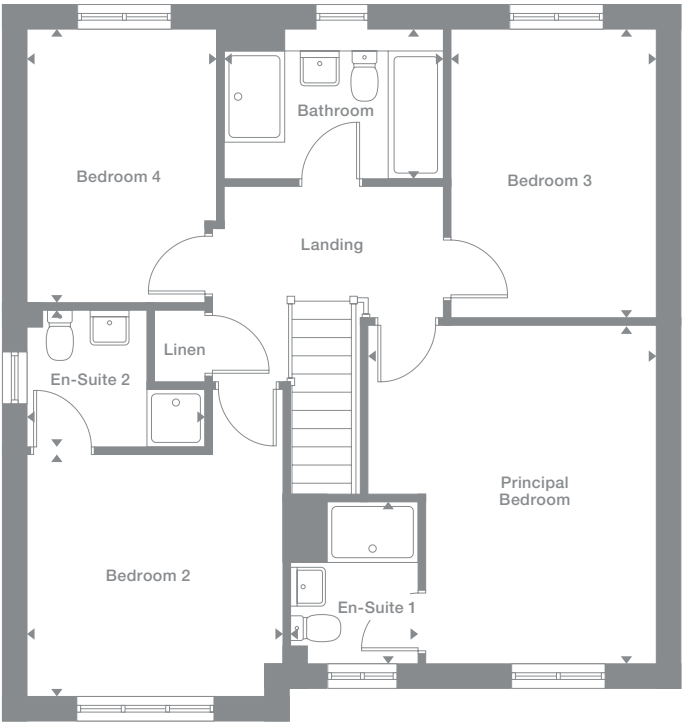
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
The bright, triple aspect kitchen, a natural hub for family life, complements a dual aspect lounge, and both rooms incorporate french doors to maximise the benefits of the garden. A separate dining room adds flexibility, and one of the four bedrooms is en-suite.

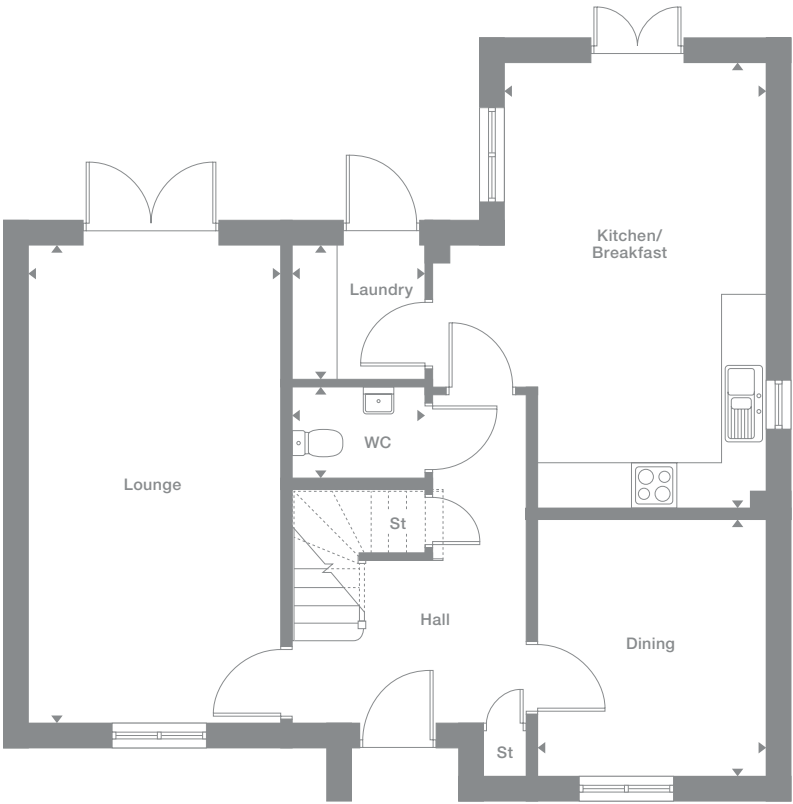
Ground Floor	First Floor
Lounge 3.31m x 6.29m 10'11" x 20'8"	Principal Bedroom 3.45m x 3.89m 11'4" x 12'9"
Dining 3.02m x 3.38m 9'11" x 11'1"	En-Suite 2.08m x 2.31m 6'10" x 7'7"
Kitchen/Breakfast 3.45m x 5.84m 11'4" x 19'2"	Bedroom 2 3.37m x 3.16m 11'1" x 10'5"
Laundry 1.75m x 1.76m 5'9" x 5'9"	Bedroom 3 3.37m x 3.03m 11'1" x 9'11"
WC 1.75m x 1.20m 5'9" x 3'11"	Bedroom 4 3.03m x 2.98m 10'0" x 9'9"
	Bathroom 2.69m x 1.92m 8'10" x 6'4"

Floor Space
1,549 sq ft

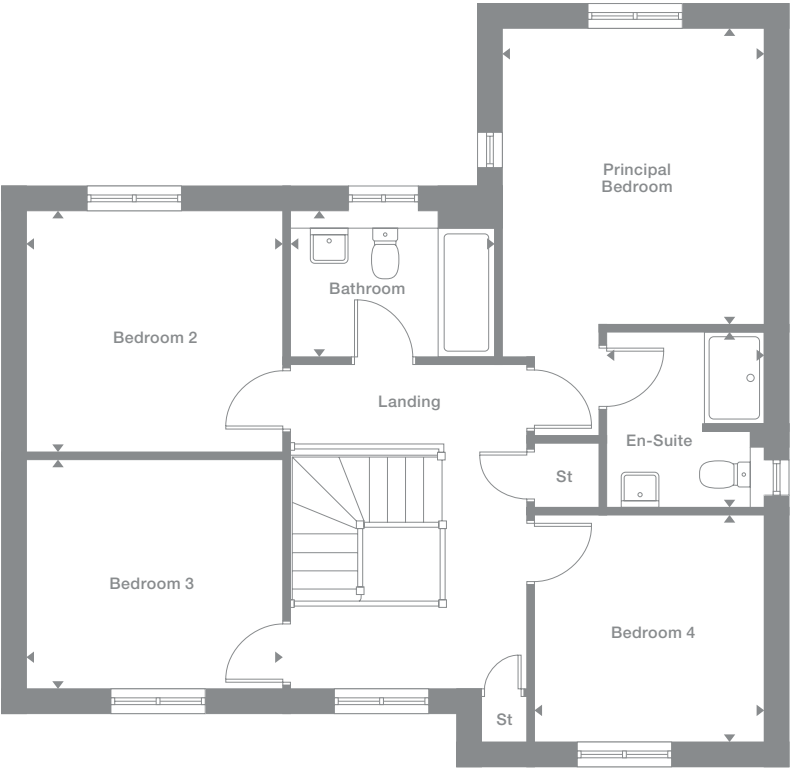
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
From the striking premium features such as the grand hallway, twin bay windows and dual french doors flanked by full-height windows, to the gallery landing, two en-suite bedrooms and details like the walk-in linen cupboard, this is a truly distinguished home.

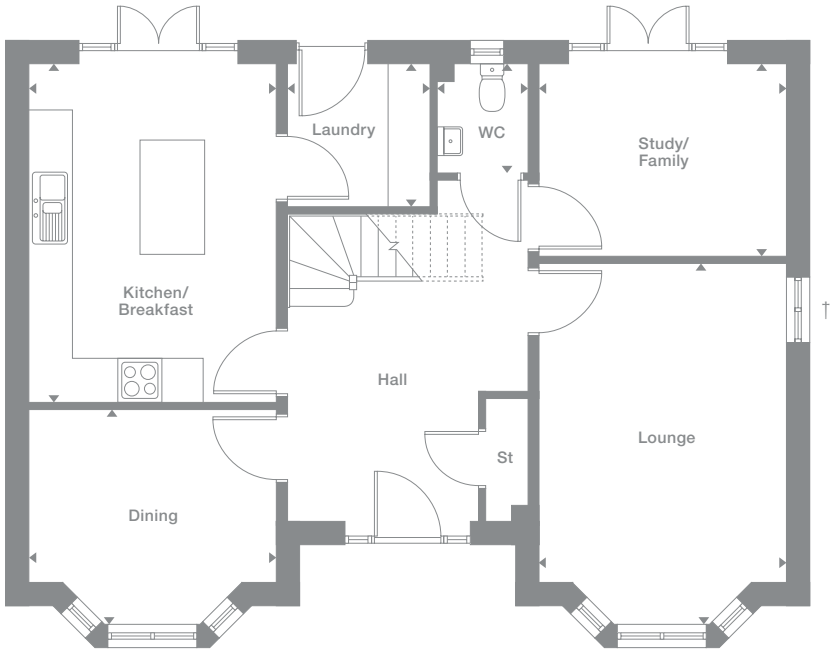
Ground Floor	First Floor
Lounge 3.45m x 5.06m 11'4" x 16'7"	Principal Bedroom 3.45m x 4.05m 11'4" x 13'3"
Dining 3.45m x 3.02m 11'4" x 9'11"	En-Suite 1 2.46m x 1.89m 8'1" x 6'2"
Kitchen/Breakfast 3.45m x 4.70m 11'4" x 15'5"	Bedroom 2 3.50m x 4.02m 11'6" x 13'3"
Laundry 2.01m x 1.97m 6'7" x 6'6"	En-Suite 2 1.64m x 1.97m 5'5" x 6'6"
Study/Family 3.45m x 2.67m 11'4" x 8'9"	Bedroom 3 3.45m x 3.11m 11'4" x 10'2"
WC 1.26m x 1.52m 4'2" x 5'0"	Bedroom 4 2.97m x 3.08m 9'9" x 10'2"
	Bathroom 2.14m x 1.85m 7'0" x 6'1"

Floor Space
1,601 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

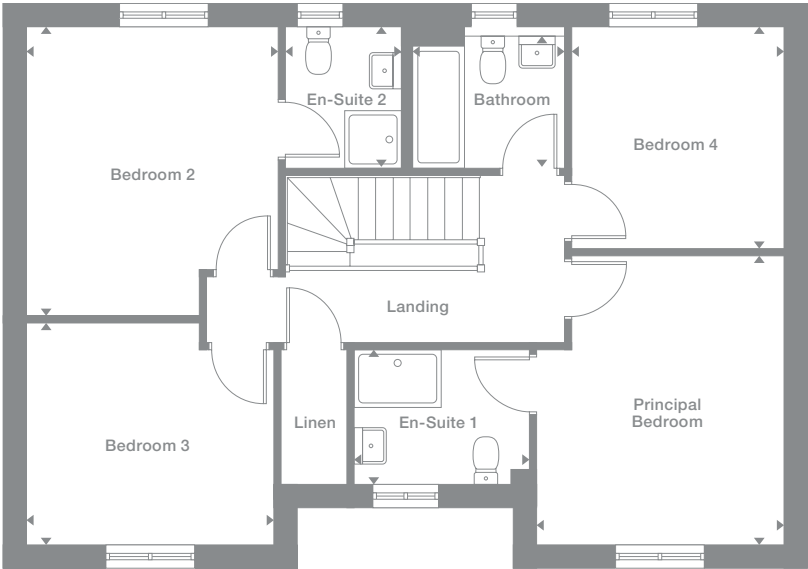


Ground Floor



† Window to specific plots only, please speak to Development Sales Manager for details

First Floor



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Thornbridge

Overview

The double doors linking the lounge and dining room open to create a dramatic setting for social gatherings, while the family kitchen includes a conservatory-style breakfast area. Two of the five bedrooms are en-suite, and one incorporates a luxurious dressing area.

Ground Floor

Lounge
3.56m x 5.31m
11'8" x 17'5"

Dining
3.56m x 2.66m
11'8" x 8'9"

Family/Breakfast
2.71m x 5.62m
8'11" x 18'6"

Kitchen
3.96m x 3.71m
13'0" x 12'2"

Laundry
2.33m x 1.68m
7'8" x 5'6"

Study
3.52m x 2.42m
11'7" x 7'11"

WC
1.09m x 1.68m
3'7" x 5'6"

First Floor

Principal Bedroom
3.62m x 4.04m
11'11" x 13'3"

Dressing
2.44m x 2.25m
8'0" x 7'5"

En-Suite 1
2.44m x 1.58m
8'0" x 5'2"

Bedroom 2
3.52m x 2.68m
11'7" x 8'10"

En-Suite 2
1.43m x 2.68m
4'8" x 8'10"

Bedroom 3
3.59m x 2.85m
11'9" x 9'4"

Bedroom 4
2.97m x 2.40m
9'9" x 7'11"

Bedroom 5
2.69m x 2.68m
8'10" x 8'10"

Bathroom
2.56m x 2.34m
8'5" x 7'8"

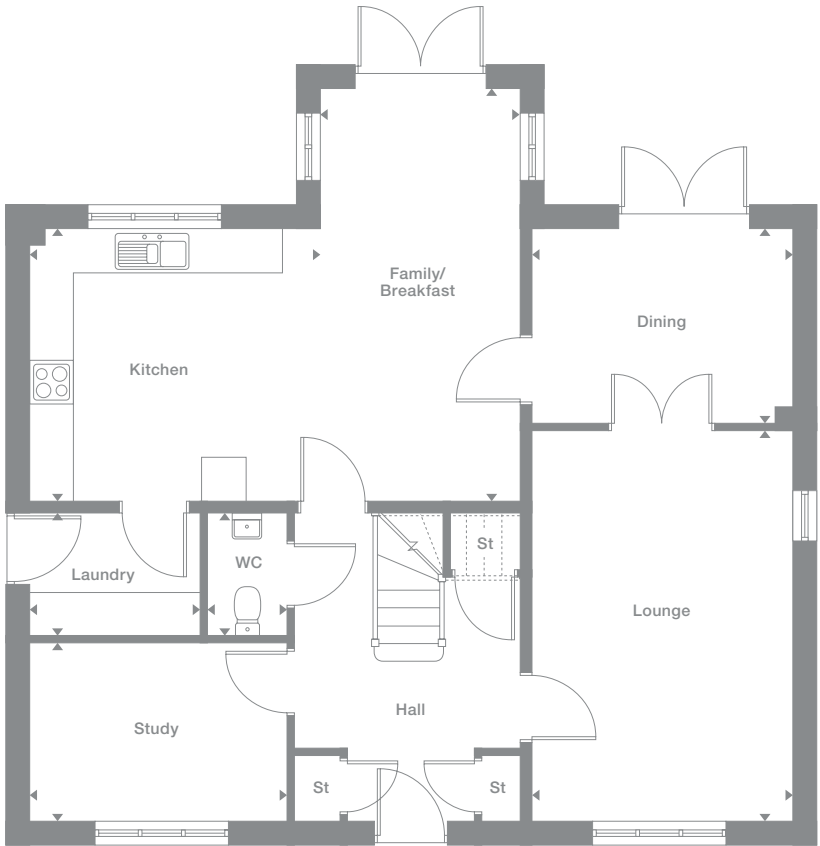
Floor Space

1,860 sq ft

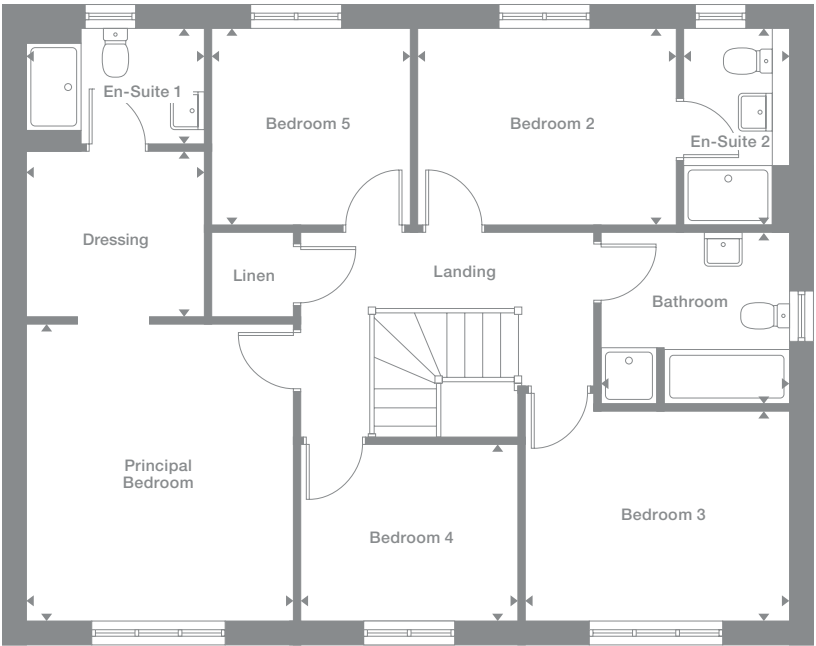
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



† Window to specific plots only, please speak to Development Sales Manager for details

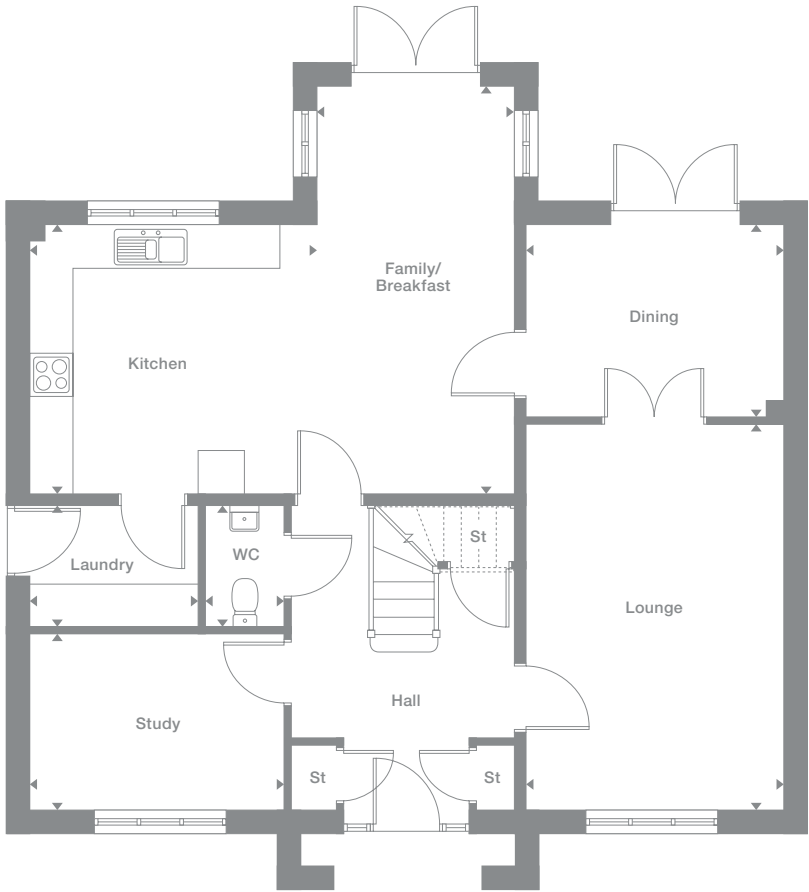
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Charlesworth

Overview

The bright kitchen and triple-aspect breakfast alcove, incorporating one of the two sets of french doors, provides a convivial counterpoint to a magnificent lounge and connecting dining room. With a study, two en-suites and a sumptuous principal bedroom, this is an uncompromisingly distinguished home.

Ground Floor



Ground Floor

Lounge
3.56m x 5.31m
11'8" x 17'5"

Dining
3.56m x 2.66m
11'8" x 8'9"

Family/Breakfast
2.71m x 5.62m
8'11" x 18'6"

Kitchen
3.96m x 3.71m
13'0" x 12'2"

Laundry
2.33m x 1.68m
7'8" x 5'6"

Study
3.52m x 2.42m
11'7" x 7'11"

WC
1.09m x 1.68m
3'7" x 5'6"

First Floor

Principal Bedroom
3.64m x 4.04m
11'11" x 13'3"

Dressing
2.44m x 2.25m
8'0" x 7'5"

En-Suite 1
2.44m x 1.58m
8'0" x 5'2"

Bedroom 2
3.52m x 2.68m
11'7" x 8'10"

En-Suite 2
1.43m x 2.68m
4'8" x 8'10"

Bedroom 3
3.59m x 2.85m
11'9" x 9'4"

Bedroom 4
2.97m x 3.19m
9'9" x 10'6"

Bedroom 5
2.69m x 2.68m
8'10" x 8'10"

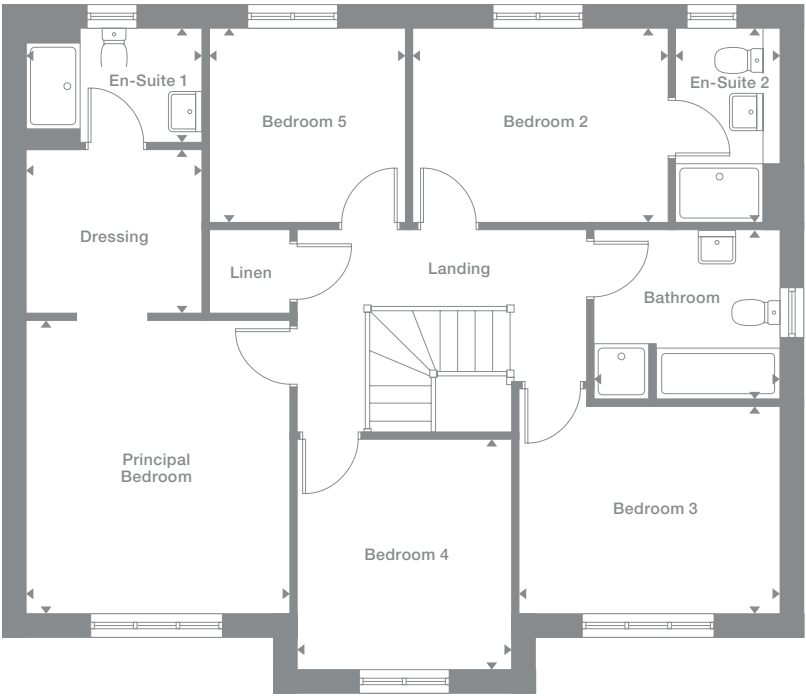
Bathroom
2.56m x 2.34m
8'5" x 7'8"

Floor Space

1,885 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

First Floor



Kedleston

Overview

The magnificent symmetry of the twin bay windows introduces a home of immense distinction. Bi-fold doors and roof lights transform the kitchen into a breathtaking, airy space. Upstairs, two bedrooms are en-suite, and the principal bedroom suite includes a luxurious dressing area.

Ground Floor

- Lounge
3.83m x 5.79m
12'7" x 19'0"
- Dining
3.73m x 3.52m
12'3" x 11'7"
- Kitchen
6.45m x 6.08m
21'2" x 20'0"
- Laundry
2.32m x 1.67m
7'8" x 5'6"
- Study/Family
3.41m x 3.47m
11'2" x 11'5"
- WC
0.99m x 1.67m
3'3" x 5'6"

First Floor

- Principal Bedroom
3.41m x 4.43m
11'2" x 14'7"
- Dressing
2.50m x 2.56m
8'2" x 8'5"
- En-Suite 1
3.41m x 1.70m
11'2" x 5'7"
- Bedroom 2
3.89m x 2.62m
12'9" x 8'7"
- En-Suite 2
2.75m x 1.42m
9'0" x 4'8"
- Bedroom 3
2.94m x 4.14m
9'8" x 13'7"
- Bedroom 4
3.74m x 2.53m
12'4" x 8'4"
- Bedroom 5
3.09m x 2.32m
10'2" x 7'7"
- Bathroom
2.75m x 2.00m
9'0" x 6'7"

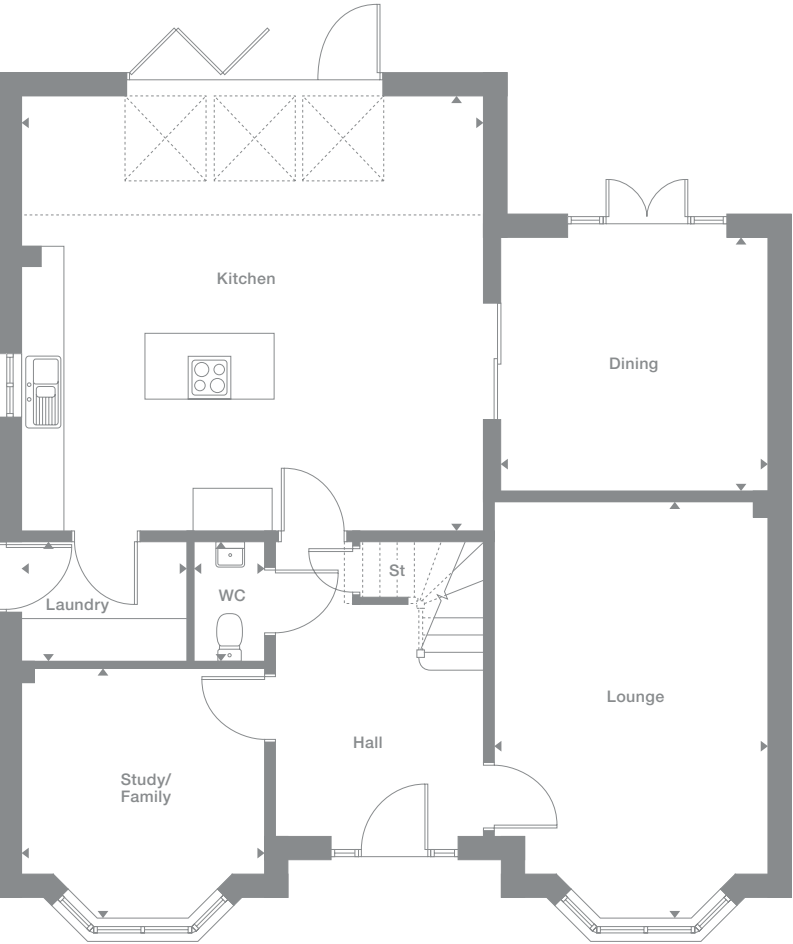
Floor Space

2,116 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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 85 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 85 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 Development Sales Manager 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

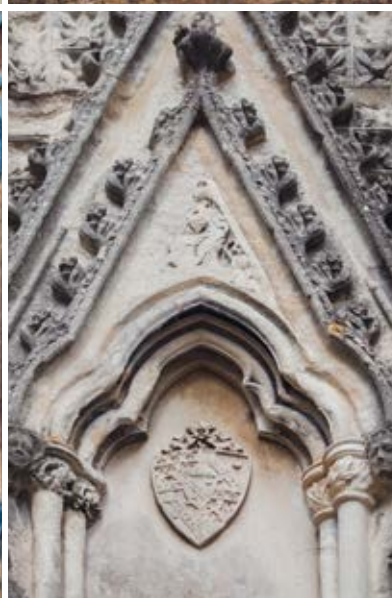
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We provide a unique mymillerhome.com website to keep you up to date on the build progress of your home and to 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.



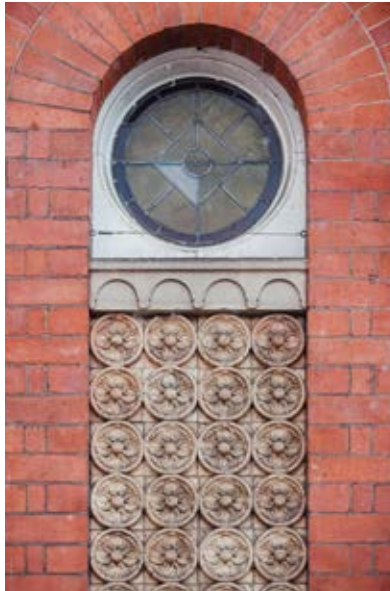
There are a number of small local shopping areas nearby, including a convenience store on Ladybank Road and a small precinct around Devonshire Drive with another convenience store, a pharmacy and a post office. A second selection of shops, a little further away around Station Road, widens the choice with banks, food take-aways, hairdressers, pubs and other services, alongside Sainsbury Local and Tesco supermarkets. The large Kingsway Retail Park, around two miles away, includes Marks and Spencers, Next, Boots and other high street stores, and is adjacent to a Sainsbury supermarket and a Currys PC World store that offers recycling services for electrical items.



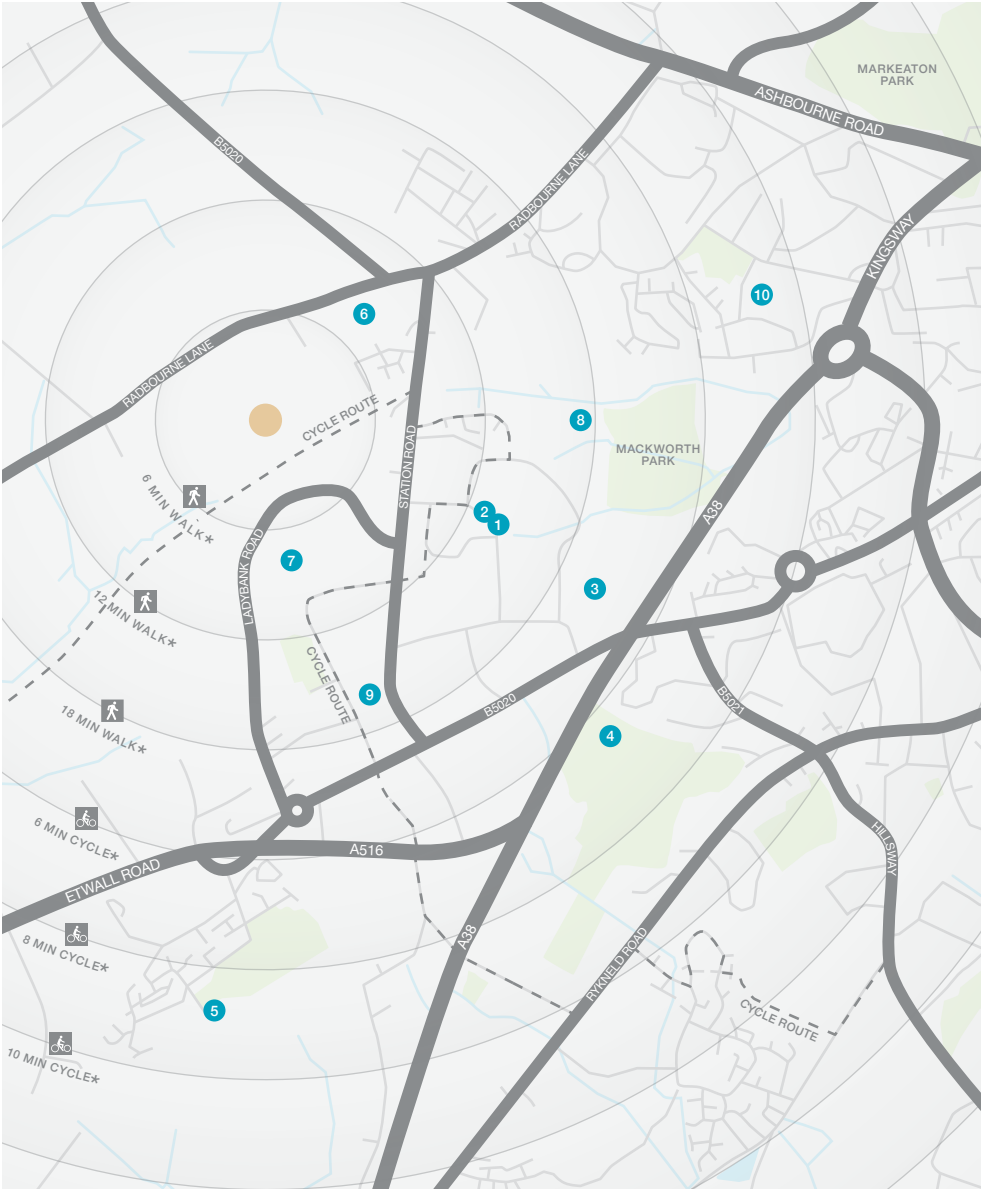
The beautiful green expanse of Markeaton Park, two miles away, is one of the Midlands' most popular attractions. With a café, a dog-free play area with a paddling pool and fountains, crazy golf, cycling and other sports amenities, it is also a popular place to just stroll and relax. For golfers, Mickleover Golf Club and the Pastures Golf Club are both nearby, and other leisure amenities in the area include a football academy at Mickleover Sports Club, ten minutes walk away, and Lonsdale Swimming Pool.

There is a newly built primary school adjacent to the development, Hackwood Primary Academy and Hackwood Park is also in the catchment area for Silverhill Primary School, assessed by Ofsted as a good school with outstanding pupil behaviour and safety. For secondary education, pupils from Silverhill have the option of moving on to either Murray Park School, or the John Port School, which has recently become part of the Spencer Academies Trust.

Mickleover Medical Centre, 20 minutes walk away, is a full time practice with five GPs, and there is a dental surgery a little further away in Humbleton Drive.



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 Morningside Pharmacy
79 Devonshire Drive
01332 514 262
- 2 Devonshire Drive Post Office,
50 East Avenue
01332 510 685
- 3 Lonsdale Swimming Pool,
41 Bishop Lonsdale Way,
01332 516 325
- 4 Micklegate Golf Club
Uttoxeter Road
01332 516 011
- 5 The Pastures Golf Club,
Merlin Way
07724 421 354
- 6 Hackwood Primary Academy,
240 Starflower Way
01332 985 466
- 7 Silverhill Primary School,
Draycott Drive
01332 511 138
- 8 Murray Park Community School,
Murray Road
01332 515 921
- 9 Micklegate Medical Centre,
Vicarage Road
01332 519 401
- 10 Mackworth Dental Practice,
35 Humbleton Drive
01332 380 490

* 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



How to find us

Development
Opening Times:
Daily from 10.30am
to 5.30pm
03301 734 535

From Derby
From the city centre, follow signs for Ashbourne via the A52. At the Markeaton Island roundabout take the second exit then three-quarters of a mile on, move into the left hand lane and at the traffic lights turn left into Radbourne Lane. Carry straight on for a mile, passing through one roundabout, and just after passing the 'South Derbyshire' sign turn left. Hackwood Park is on the left, half a mile on.

From the A50 Eastbound
Approaching Derby via the A50, bear left to join the A516 signposted for Derby (West). At the roundabout take the second exit, and stay on the A516 for one and a half miles, then at the roundabout take the first exit, for Radbourne. Another mile and a half on, at the crossroads turn right, signposted for Kirk Langley. After one and three quarter miles, Hackwood Park is on the right.

Sat Nav: DE3 0BS

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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Why Miller Homes?

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.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

millerhomes.co.uk

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**Hackwood Park
Derby**

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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Beeley See Page 10	
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Melbourne See Page 16	
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Affordable Housing	

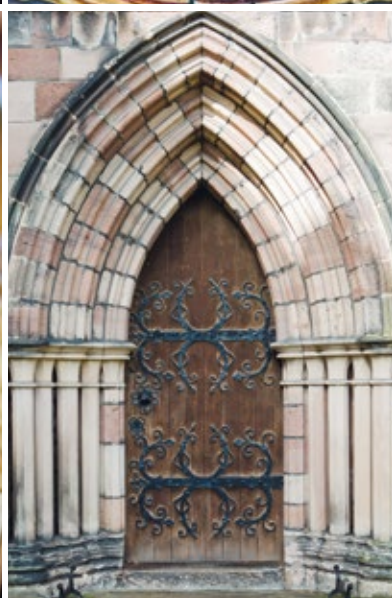
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Hackwood Park.



Hackwood Park is approximately three and a half miles from the centre of Derby, with its excellent shops, vibrant night-life and cosmopolitan theatres, cinemas, music and sporting venues, and other cultural attractions. The area is linked to the city centre by a local bus service that operates every 20 minutes. By rail, Derby is 45 minutes from Birmingham and less than three hours from London St Pancras, and the 25 mile long National Cycle Route 54, which passes through Derby city centre and extends to Little Eaton in the north, runs along the southern edge of the development.



On the north-western edge of Derby, close to miles of open countryside and farmland yet just three and a half miles from the vibrant heart of the metropolis, this beautifully landscaped selection of attractive, energy efficient two, three, four and five bedroom homes combines wide horizons and peaceful surroundings with good local amenities and easy access to the lively and varied shopping and leisure attractions of the city centre. Welcome to Hackwood Park...

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.



Hopton

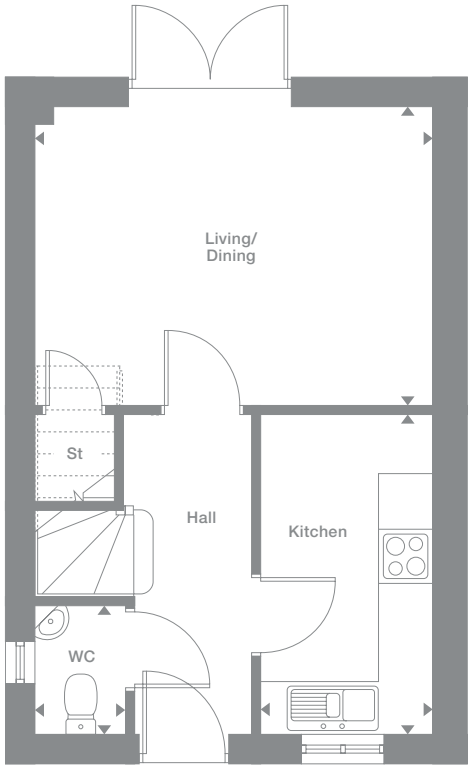
Overview
The attractive detailing of the entrance demonstrates how style and practical design come together perfectly throughout the Hopton. French doors add a bright, open appeal to the living area, and the storage provided includes a useful cupboard in the master bedroom.

Ground Floor	First Floor
Living/Dining 4.390m x 3.315m 14'5" x 10'11"	Master Bedroom 4.390m max x 3.430m max 14'5" x 11'3"
Kitchen 1.912m x 3.540m 6'3" x 11'7"	Bedroom 2 2.287m max x 3.425m max 7'6" x 11'3"
WC 0.995m x 1.457m 3'3" x 4'9"	Bathroom 2.010m x 1.695m 6'7" x 5'7"

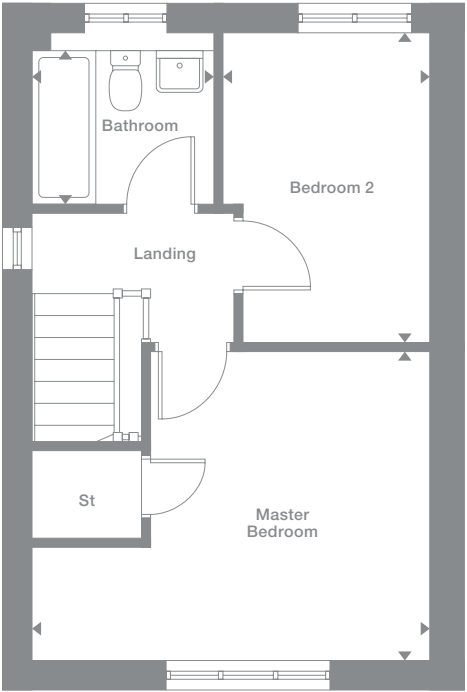
Plots 156*, 157, 158*, 159	Floor Space 657 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

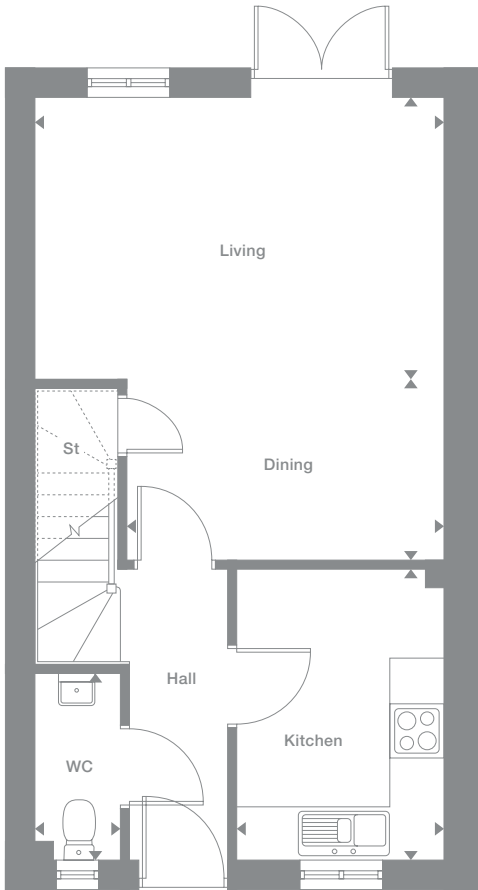
Overview
With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite master bedroom, and the third bedroom could become a superb home office.

Ground Floor	First Floor
Living 4.514m x 3.118m 14'10" x 10'3"	Master Bedroom 2.826m x 3.212m 9'3" x 10'6"
Dining 3.503m x 2.004m 11'6" x 6'7"	En-Suite 1.595m x 2.060m 5'3" x 6'9"
Kitchen 2.298m x 3.210m 7'6" x 10'6"	Bedroom 2 2.365m x 3.322m 7'9" x 10'11"
WC 0.943m x 2.060m 3'1" x 6'9"	Bedroom 3 2.057m x 2.224m 6'9" x 7'4"
	Bathroom 2.365m x 1.705m 7'9" x 5'7"

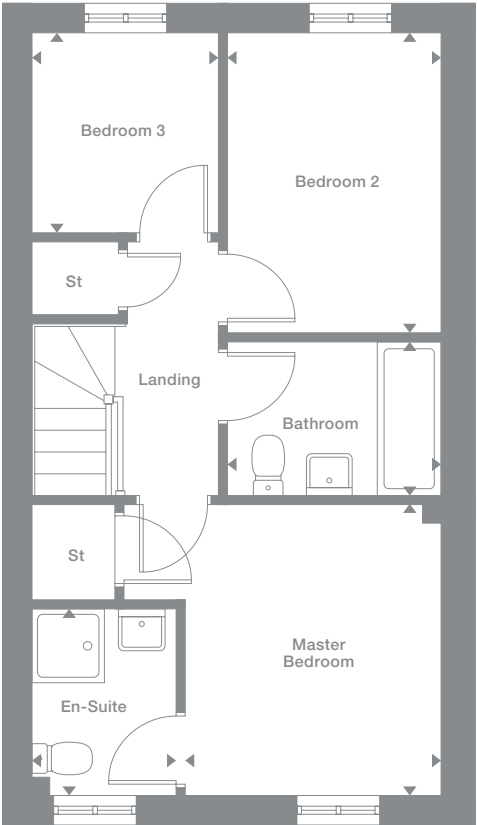
Plots	Floor Space
146*, 147, 168, 169*, 170, 198*, 201	819 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Morley

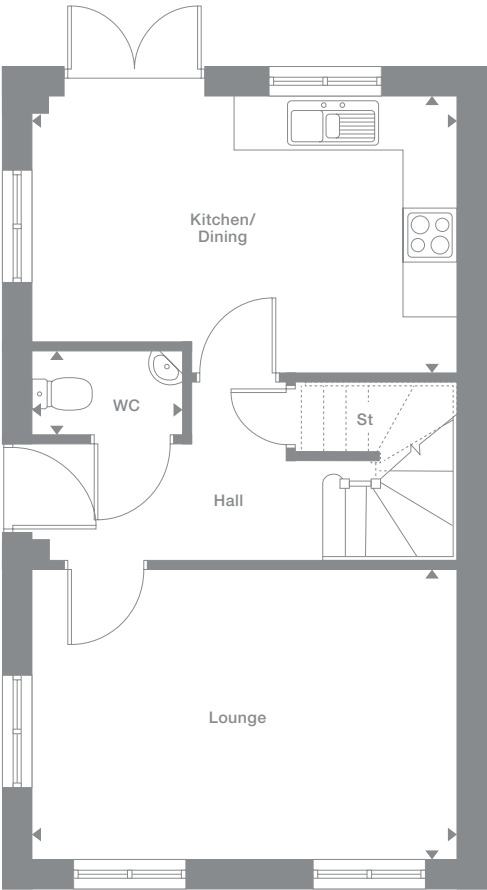
Overview
The elegantly ornamented façade introduces a bright, comfortable interior. Both of the downstairs rooms and one of the bedrooms are dual aspect, with french doors keeping the dining area light and airy. A shower room adds en-suite convenience to the master bedroom.

Ground Floor	First Floor
Lounge 4.687m x 3.208m 15'5" x 10'6"	Master Bedroom 3.384m max x 3.060m 11'1" x 10'0"
Kitchen/Dining 4.687m max x 3.060m max 15'5" x 10'0"	En-Suite 1.210m x 3.060m 4'0" x 10'0"
WC 1.675m x 0.935m 5'6" x 3'1"	Bedroom 2 2.812m max x 3.225m max 9'3" x 10'7"
	Bedroom 3 1.782m x 3.208m 5'10" x 10'6"
	Bathroom 1.869m max x 1.953m 6'2" x 6'5"

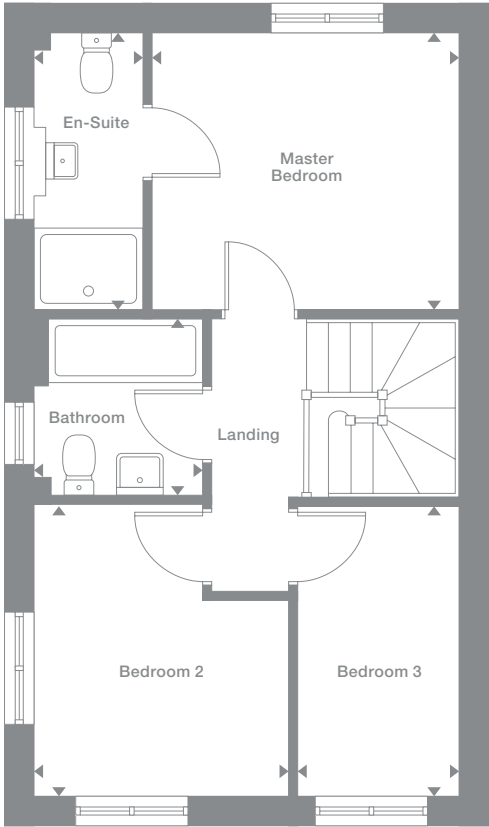
Plots 167*, 197, 202*	Floor Space 850 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

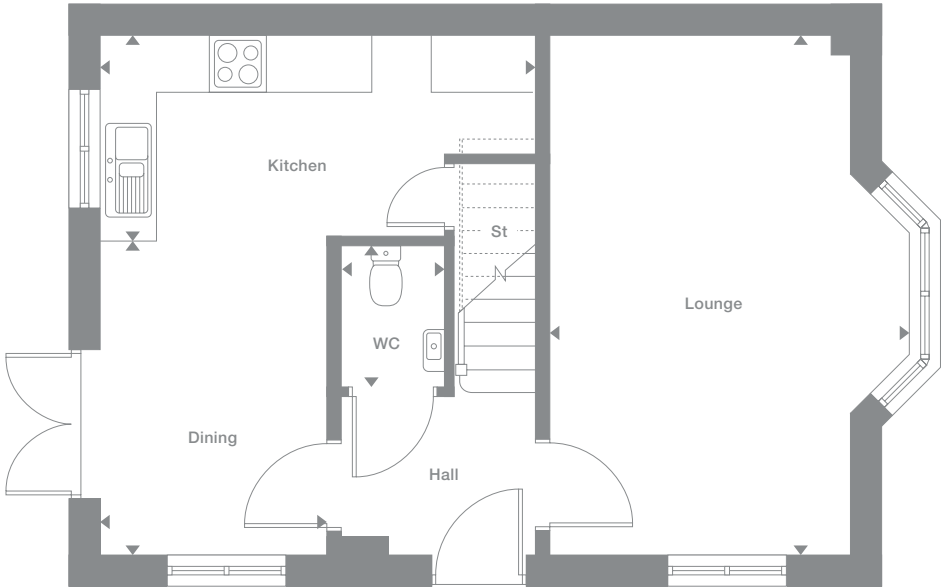
Overview
Both the inviting bay windowed lounge and the L-shaped kitchen and dining room feature dual aspect windows, while french doors bring a light, open appeal to the dining area. The second bedroom also includes dual aspect outlooks, and the en-suite master bedroom adds a touch of luxury.

Ground Floor	First Floor
Lounge 3.673m max x 5.450m 12'11" x 17'11"	Master Bedroom 2.711m x 3.497m max 8'11" x 11'6"
Dining 2.382m x 2.589m 7'10" x 8'6"	En-Suite 1.816m max x 1.780m 5'11" x 5'10"
Kitchen 4.620m x 2.152m 15'2" x 7'11"	Bedroom 2 3.137m max x 3.440m 10'4" x 11'3"
WC 1.075m x 1.500m 3'6" x 4'11"	Bedroom 3 2.594m x 1.860m 8'6" x 6'1"
	Bathroom 2.048m x 1.917m 6'9" x 6'3"

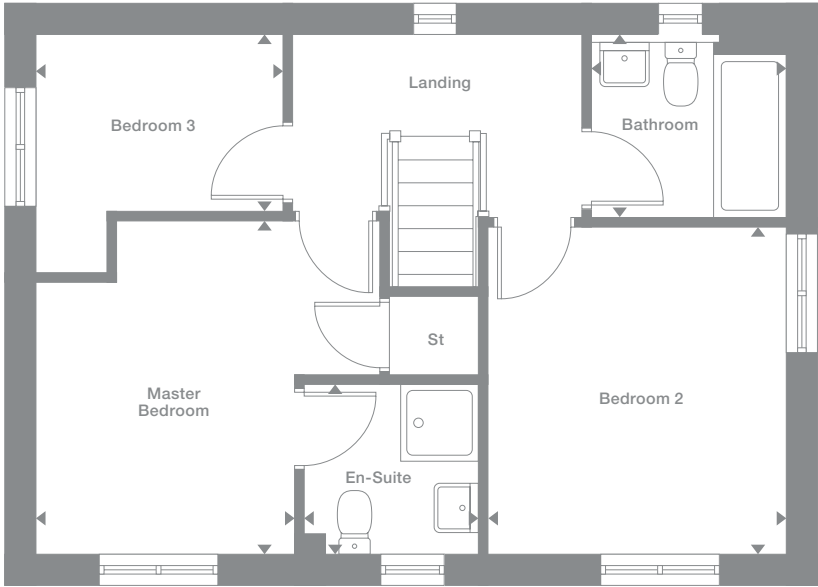
Plots 145*, 153, 182, 187*, 190*	Floor Space 933 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Melbourne

Overview

The inviting lounge shares the ground floor with a beautifully planned kitchen and dining area in which french doors make after dinner coffee on the patio an option on summer evenings. The L-shaped landing opens on to three bedrooms, one of them en-suite.

Ground Floor

Lounge 3.104m x 4.712m 10'2" x 15'6"	First Floor Master Bedroom 3.649m x 3.385m max 12'0" x 11'1"
Dining 2.811m max x 3.503m max 9'3" x 11'6"	En-Suite 1.565m max x 2.281m max 5'2" x 7'6"
Kitchen 2.496m x 3.503m 8'2" x 11'6"	Bedroom 2 3.216m x 2.740m 10'7" x 9'0"
WC 0.955m x 2.281m 3'2" x 7'6"	Bedroom 3 1.998m x 2.838m 6'7" x 9'4"
	Bathroom 1.913m max x 2.054m 6'3" x 6'9"

Plots

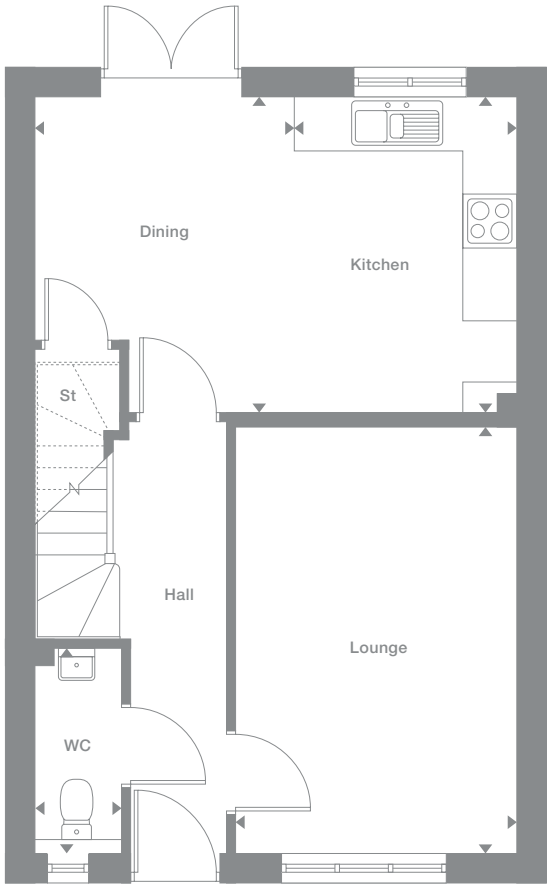
148, 149, 188

Floor Space

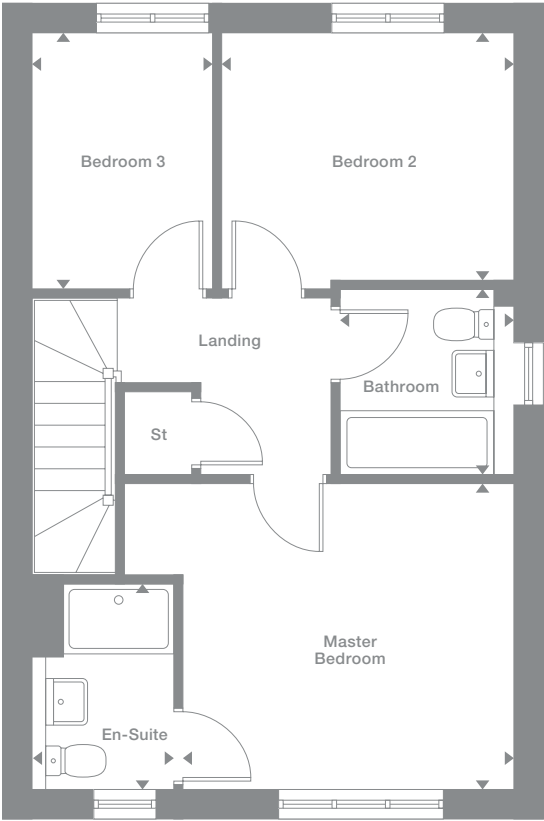
956 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Duffield

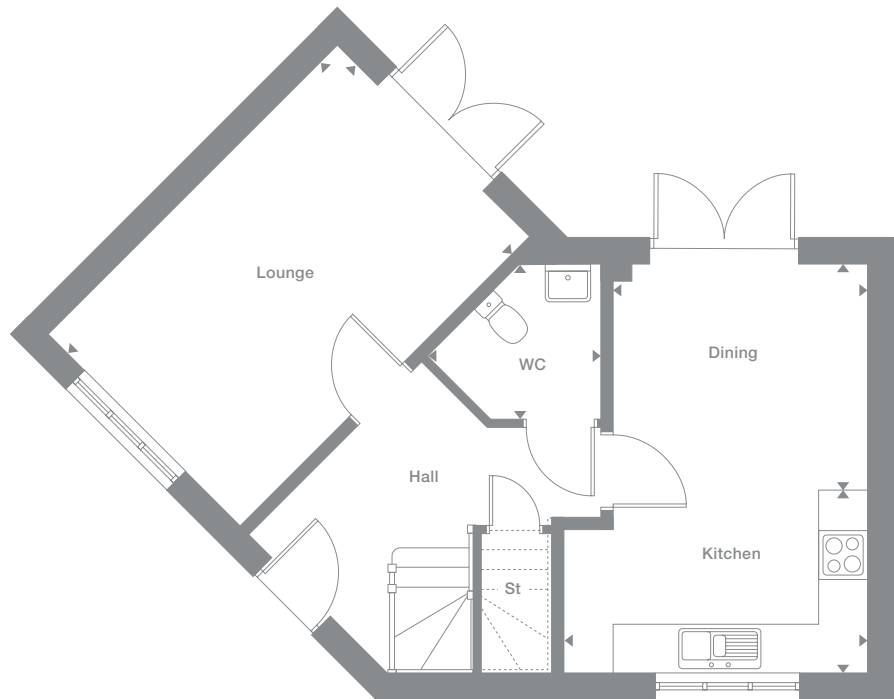
Overview
The impressive hall and feature staircase, and the twin sets of french doors opening out from the lounge and the kitchen and dining area, reflect the attractive angles of the frontage to add an exciting flexibility to the living arrangements.

Ground Floor	First Floor
Lounge 3.220m x 4.964m 10'7" x 16'3"	Master Bedroom 3.600m x 2.764m max 11'10" x 9'1"
Dining 3.085m x 2.734m 10'1" x 9'0"	En-Suite 1.700m x 2.100m 5'7" x 6'11"
Kitchen 3.684m x 2.230m 12'1" x 7'4"	Bedroom 2 3.260m x 2.664m 10'8" x 8'9"
WC 2.180m max x 1.916m max 7'2" x 6'3"	Bedroom 3 5.830m x 2.200m 19'2" x 7'3"
	Bathroom 1.800m x 2.100m 5'11" x 6'11"

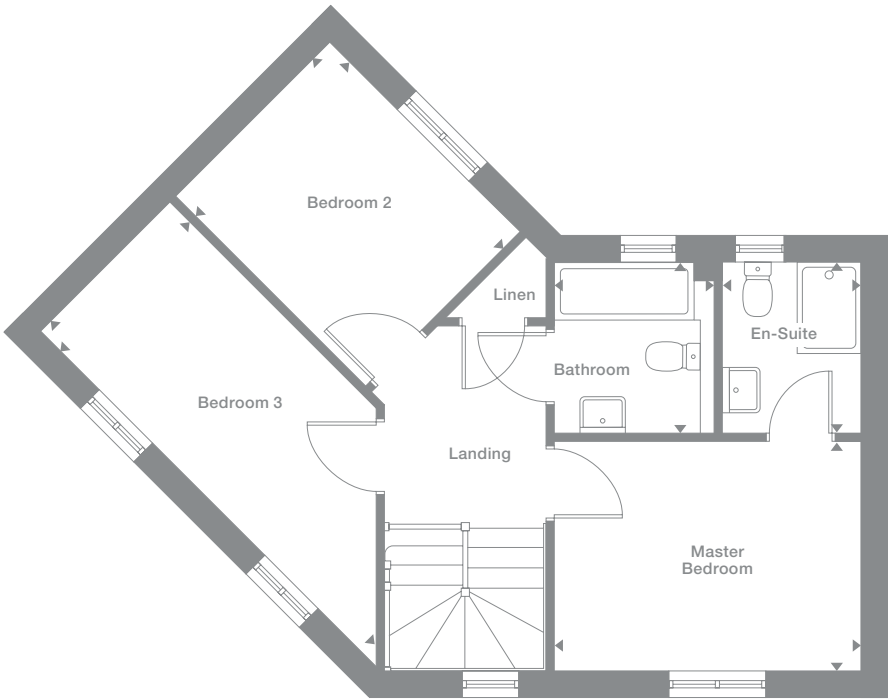
Plots 154*, 155*, 171*, 172*	Floor Space 1,028 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview

The timeless appeal of the bay-windowed lounge complements a delightful light-filled kitchen and dining room with garden access via french doors. There is a separate laundry, one of the four bedrooms includes a cupboard, and the master bedroom features an en-suite.

Ground Floor

Lounge

3.392m x 5.564m max
11'2" x 18'3"

Dining

3.123m x 3.072m
10'3" x 10'1"

Kitchen

2.833m x 3.072m
9'4" x 10'1"

Laundry

1.950m x 1.419m
6'5" x 4'8"

WC

1.950m x 1.560m
6'5" x 5'1"

First Floor

Master Bedroom

3.392m x 4.971m max
11'2" x 16'4"

En-Suite

1.840m x 1.604m
6'0" x 5'3"

Bedroom 2

2.525m x 4.148m max
8'3" x 13'7"

Bedroom 3

2.790m max x 3.129m
9'2" x 10'3"

Bedroom 4

2.915m max x 3.137m max
9'7" x 10'4"

Bathroom

2.108m x 1.928m
6'11" x 6'4"

Plots

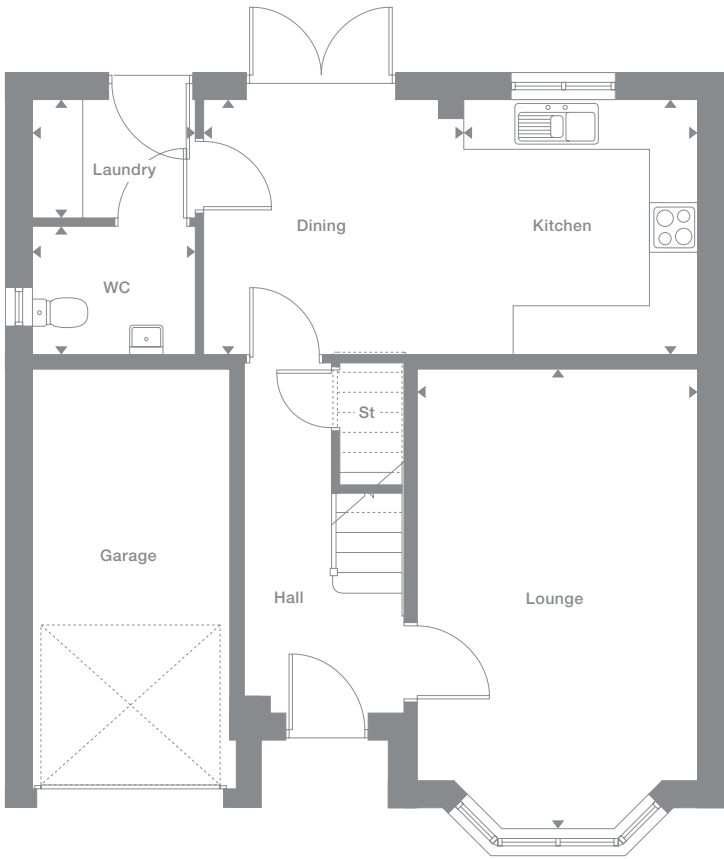
165, 166*

Floor Space

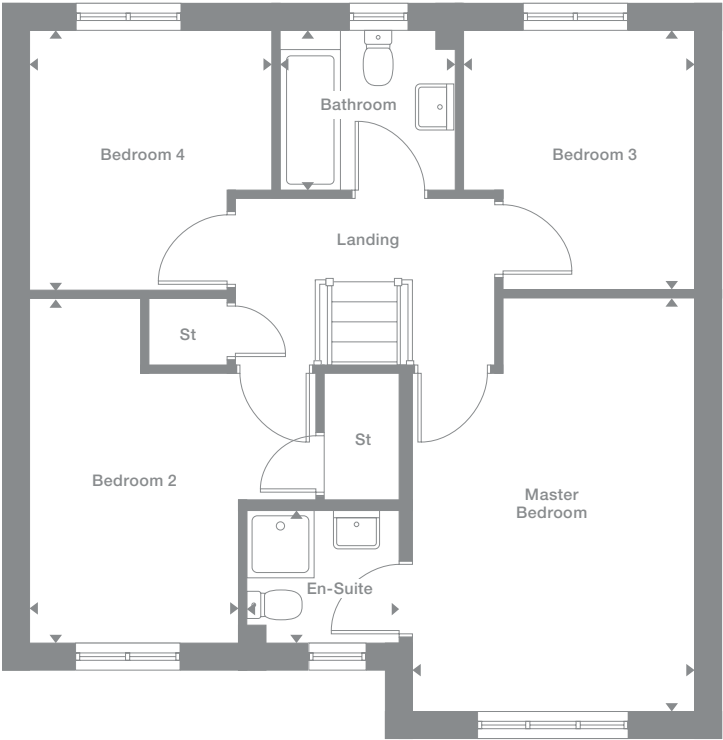
1,226 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Longford

Overview

The lounge opens via french doors into the garden to create a light, airy appeal that is continued by dual-aspect windows into the kitchen and dining room. There is a separate laundry and the master bedroom features an en-suite.

Ground Floor

- Lounge
3.295m x 5.414m
10'10" x 17'9"
- Kitchen/Dining
2.763m x 6.950m
9'1" x 22'10"
- Laundry
2.092m x 2.447m
6'10" x 8'0"
- WC
1.815m x 1.436m
5'11" x 4'9"

First Floor

- Master Bedroom
3.345m x 4.000m
11'0" x 13'1"
- En-Suite
2.335m max x 2.050m max
7'8" x 6'9"
- Bedroom 2
2.655m max x 3.700m max
8'9" x 12'2"
- Bedroom 3
2.570m x 3.150m
8'5" x 10'4"
- Bedroom 4
2.685m max x 2.850m max
8'10" x 9'4"
- Bathroom
2.910m x 1.700m
9'7" x 5'7"

Plots

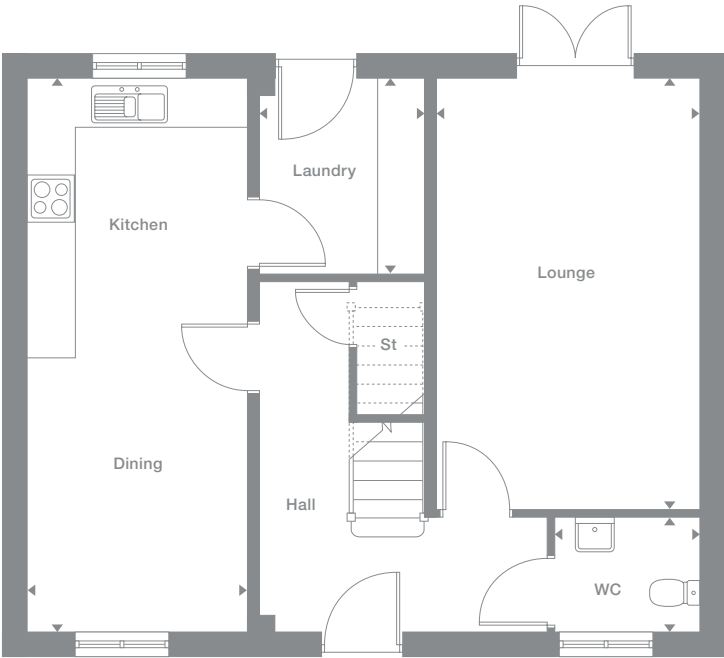
150*, 151

Floor Space

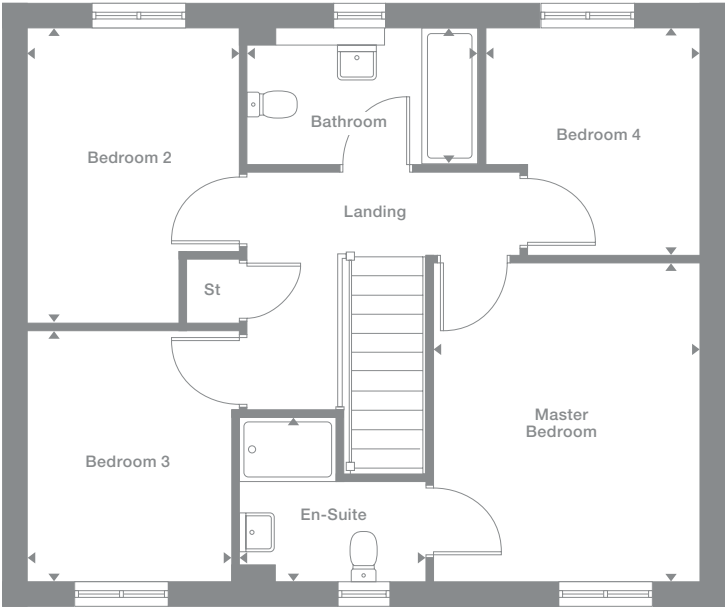
1,264 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview

In addition to a beautiful bay-windowed lounge and a light, airy breakfast area featuring french doors, the laundry room and private study both bring enormous benefits in separating work and leisure. A gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

- Lounge
3.651m max x 5.139m max
12'0" x 16'10"

Kitchen
3.810m x 2.993m
12'6" x 9'10"

Breakfast
3.336m x 3.885m
10'11" x 12'9"

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

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

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

Plots

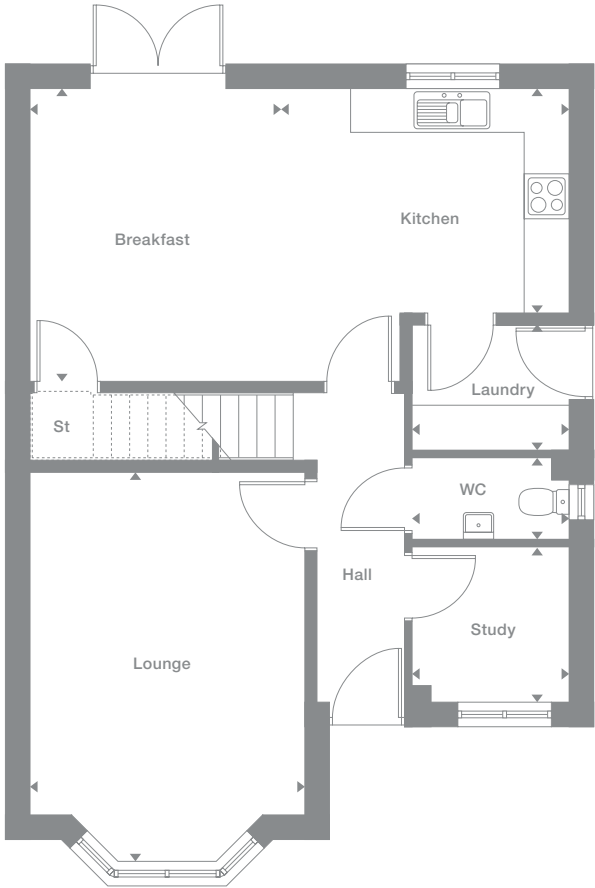
152*, 174*,
176, 181*,
191, 192*,
196

Floor Space

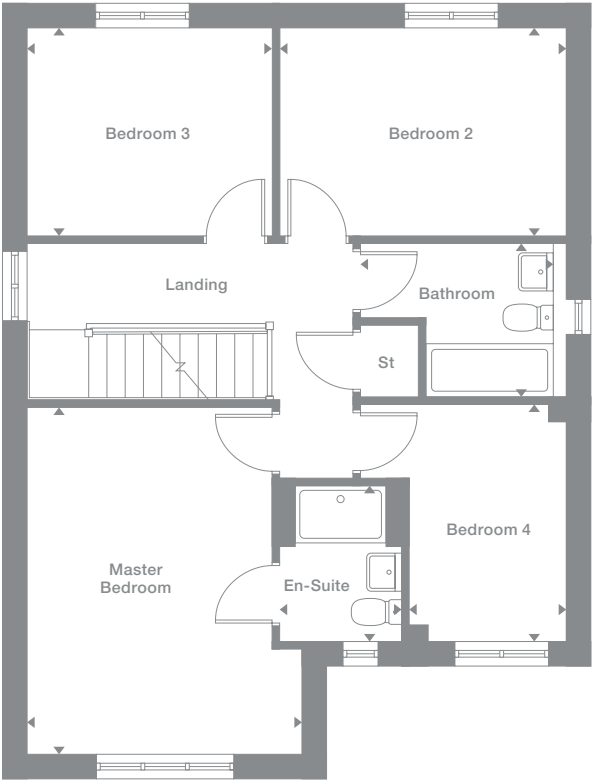
1,381 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Finchley

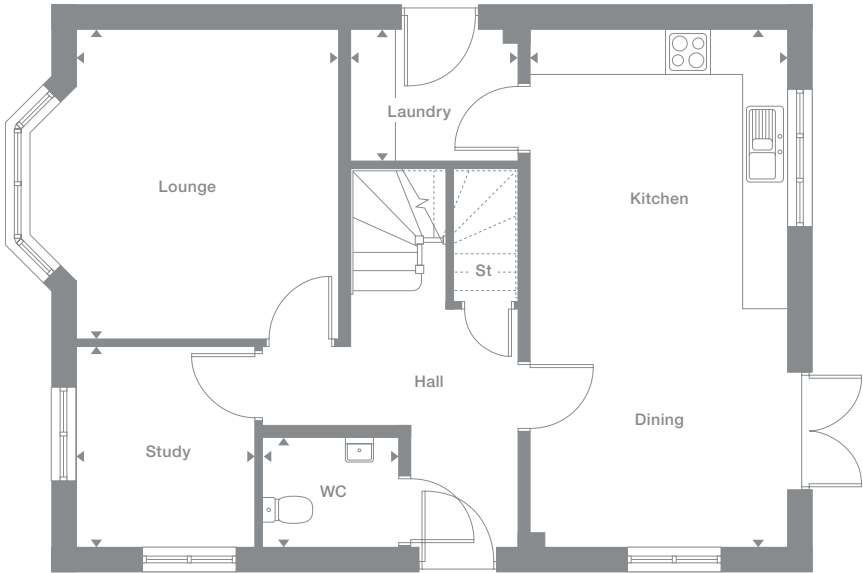
Overview
With its bay windowed lounge and a bright, dual aspect family kitchen featuring french doors in the dining area, this is an immensely comfortable home. Two bedrooms and the study are also dual aspect, adding an inspiring, light appeal, and the master bedroom is en-suite.

Ground Floor	First Floor
Lounge 3.416m x 4.110m 11'4" x 13'6"	Master Bedroom 3.416m max x 4.165m max 11'3" x 13'8"
Kitchen/Dining 3.416m x 6.864m 11'3" x 22'6"	En-Suite 2.207m x 1.741m 7'3" x 5'9"
Laundry 2.226m x 1.760m 7'4" x 5'9"	Bedroom 2 3.511m max x 4.251m max 11'6" x 13'11"
Study 2.356m x 2.654m 7'9" x 8'8"	Bedroom 3 3.511m max x 2.513m max 11'6" x 8'3"
WC 1.800m x 1.454m 5'11" x 4'9"	Bedroom 4 3.418m max x 2.599m max 11'3" x 8'6"
	Bathroom 2.275m x 1.949m 7'6" x 6'5"

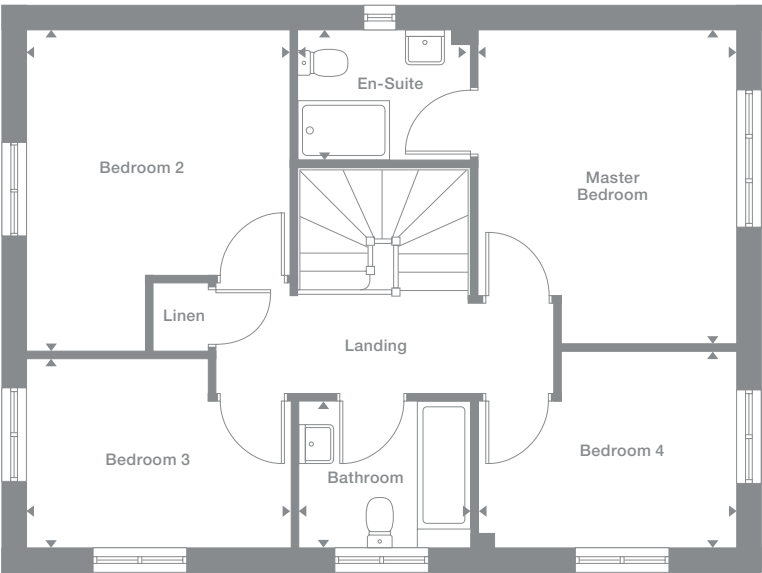
Plots 183, 186*, 193*	Floor Space 1,401 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Birchwood

Overview

With its striking hall and staircase, dual aspect lounge and light-filled triple aspect kitchen and breakfast room, this is a home that makes an unforgettable impression. It includes twin french doors, dining room, a separate laundry room and a dual aspect, en-suite master bedroom.

Ground Floor

Lounge
3.315m x 6.296m
10'11" x 20'8"

Dining
3.026m x 2.700m
9'11" x 8'10"

Kitchen/Breakfast
3.456m x 5.842m
11'4" x 19'2"

Laundry
1.750m x 1.760m
5'9" x 5'9"

WC
1.750m x 1.203m
5'9" x 3'11"

First Floor

Master Bedroom
3.456m x 3.892m max
11'4" x 12'9"

En-Suite
2.085m max x 2.318m max
6'10" x 7'7"

Bedroom 2
3.372m x 3.168m
11'1" x 10'5"

Bedroom 3
3.372m x 3.035m
11'1" x 9'11"

Bedroom 4
3.036m x 2.296m
10'0" x 7'6"

Bathroom
2.690m x 1.927m
8'10" x 6'4"

Plots

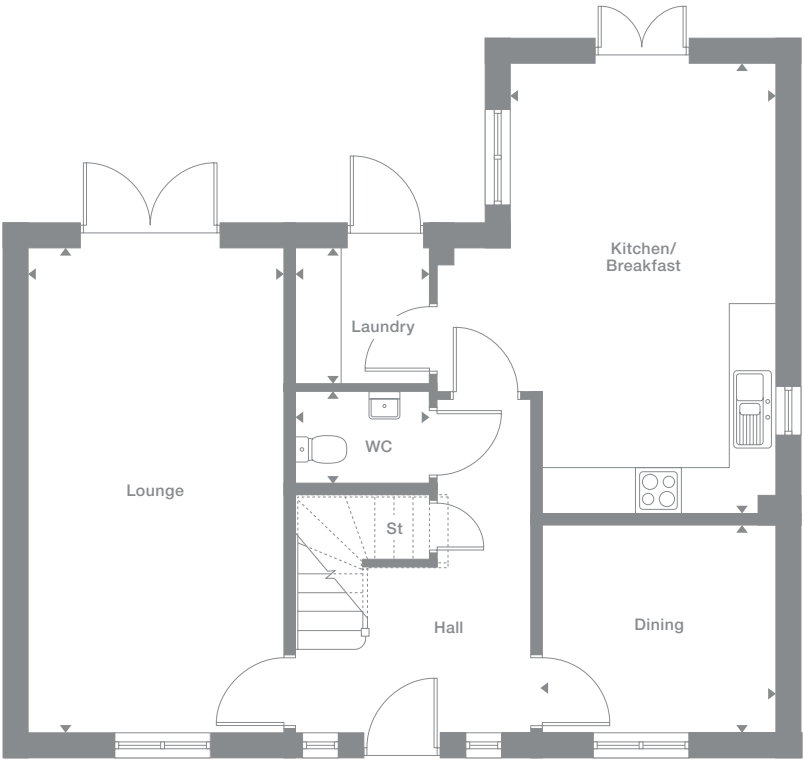
173, 175, 189*

Floor Space

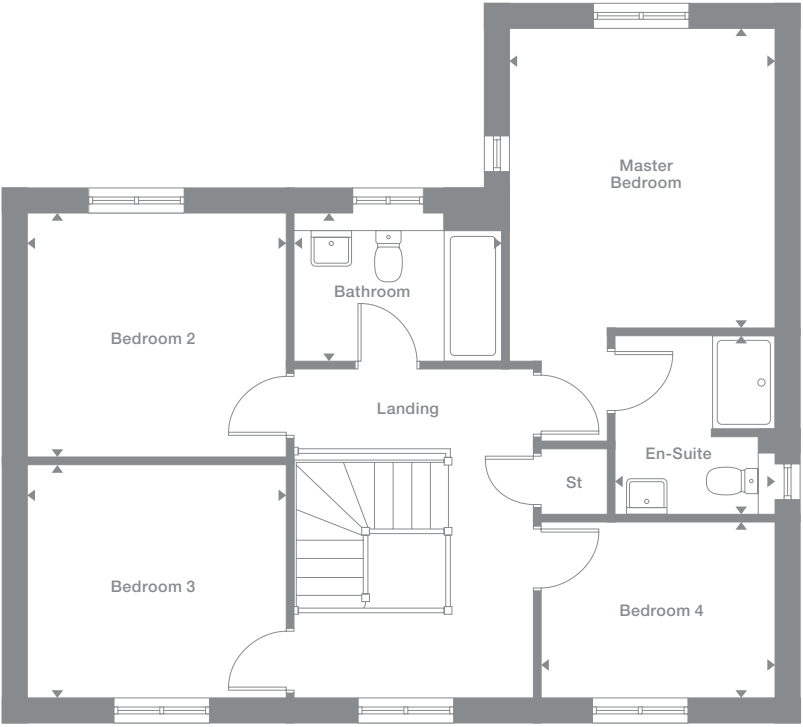
1,493 sq ft



Ground Floor



First Floor



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

* Plots are a mirror image of plans shown above

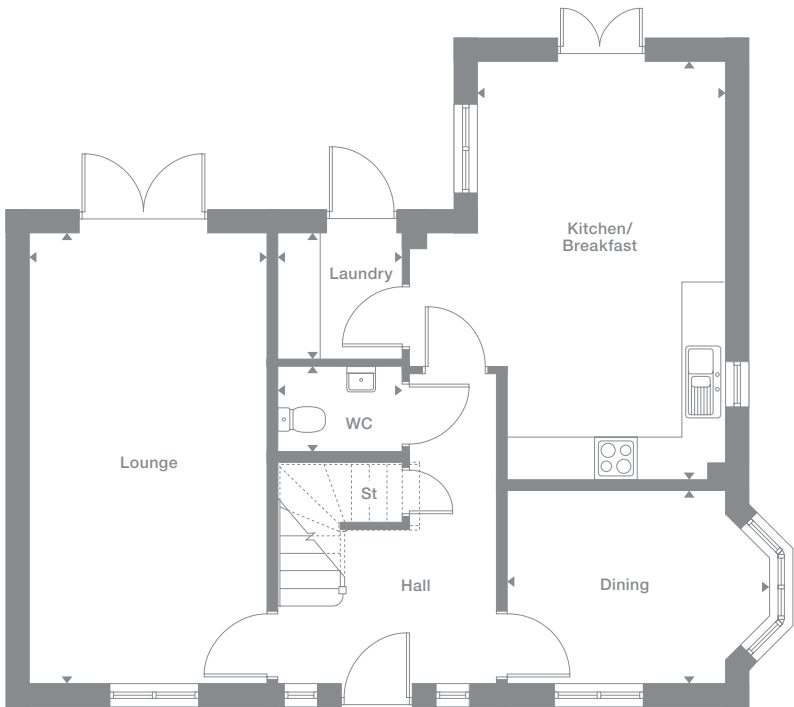
Overview
With french doors in the striking dual aspect lounge and triple aspect kitchen, and a dual aspect, bay windowed dining room, this is a home filled with light. A feature staircase and gallery landing leads to four bedrooms, including a dual aspect master suite.

Ground Floor	First Floor
Lounge 3.315m x 6.296m 10'11" x 20'8"	Master Bedroom 3.456m x 3.892m 11'4" x 12'9"
Dining 3.644m max x 2.700m 11'11" x 8'10"	En-Suite 2.085m max x 2.318m max 6'10" x 7'7"
Kitchen/Breakfast 3.456m x 5.842m 11'4" x 19'2"	Bedroom 2 3.372m x 3.168m 11'1" x 10'5"
Laundry 1.750m x 1.760m 5'9" x 5'9"	Bedroom 3 3.372m x 3.035m 11'1" x 9'11"
WC 1.750m x 1.203m 5'9" x 3'11"	Bedroom 4 3.036m x 2.296m 10'0" x 7'6"
	Bathroom 2.690m x 1.927m 8'10" x 6'4"

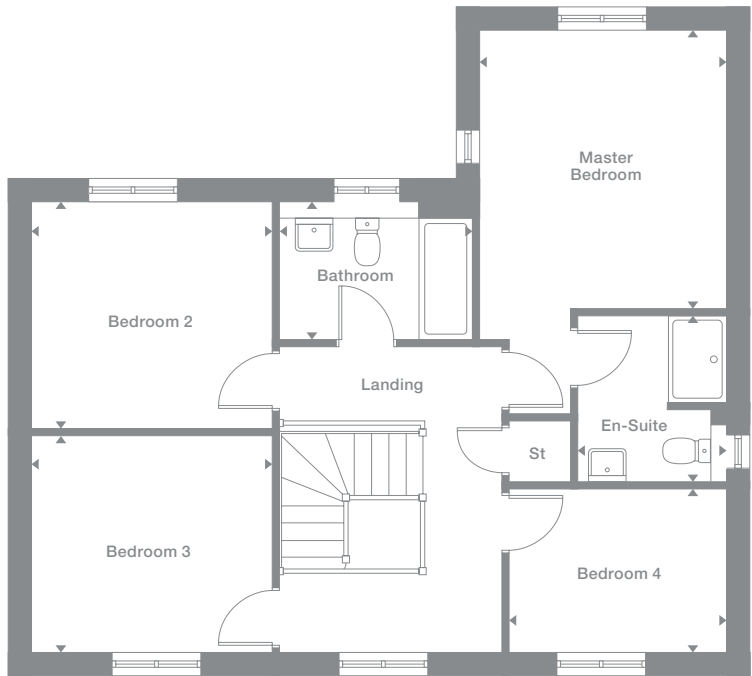
Plots 180*, 195	Floor Space 1,503 sq ft
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Ground Floor



First Floor



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Thornbridge

Overview

The double doors linking the lounge and dining room open to create a dramatic setting for social gatherings, while the family kitchen includes a conservatory-style breakfast area. Two of the five bedrooms are en-suite, and one incorporates a luxurious dressing area.

Ground Floor

Lounge

3.560m x 5.312m
11'8" x 17'5"

Dining

3.560m x 2.660m
11'8" x 8'9"

Family/Breakfast

2.714m x 5.629m
8'11" x 18'6"

Kitchen

3.966m x 3.717m
13'0" x 12'2"

Laundry

2.332m x 1.683m
7'8" x 5'6"

Study

3.521m x 2.422m
11'7" x 7'11"

WC

1.096m x 1.683m
3'7" x 5'6"

First Floor

Master Bedroom

3.623m x 4.041m
11'11" x 13'3"

Dressing

2.442m max x 2.253m max
8'0" x 7'5"

En-Suite 1

2.442m max x 1.585m max
8'0" x 5'2"

Bedroom 2

3.526m x 2.680m
11'7" x 8'10"

En-Suite 2

1.435m max x 2.680m max
4'8" x 8'10"

Bedroom 3

3.592m x 2.857m
11'9" x 9'4"

Bedroom 4

2.970m x 2.403m
9'9" x 7'11"

Bedroom 5

2.690m x 2.680m
8'10" x 8'10"

Bathroom

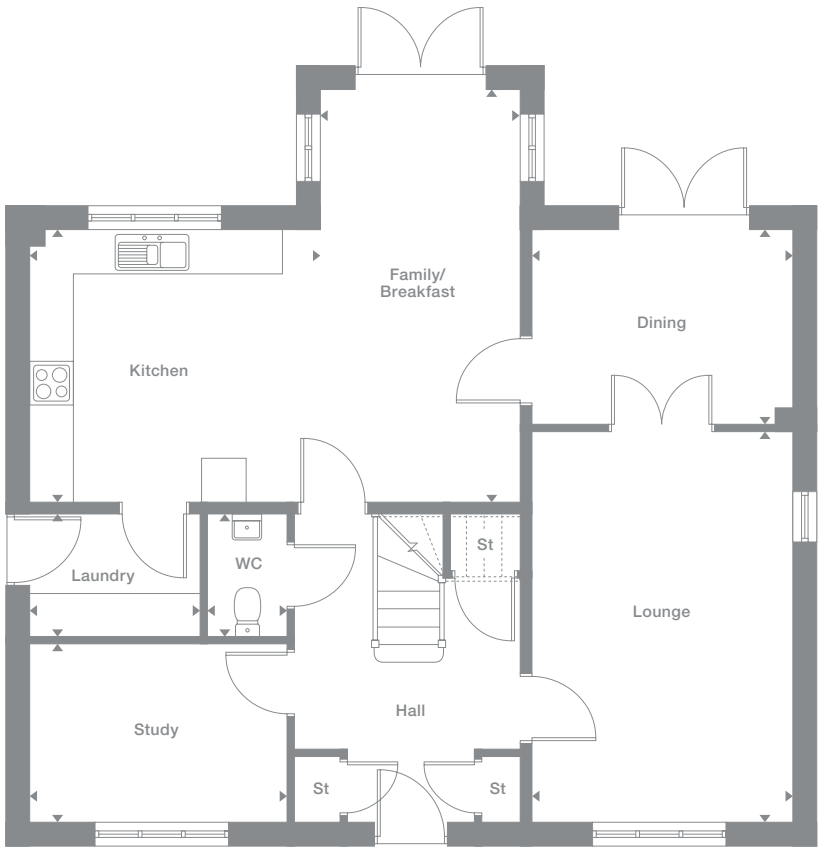
2.563m max x 2.342m
8'5" x 7'8"

Floor Space

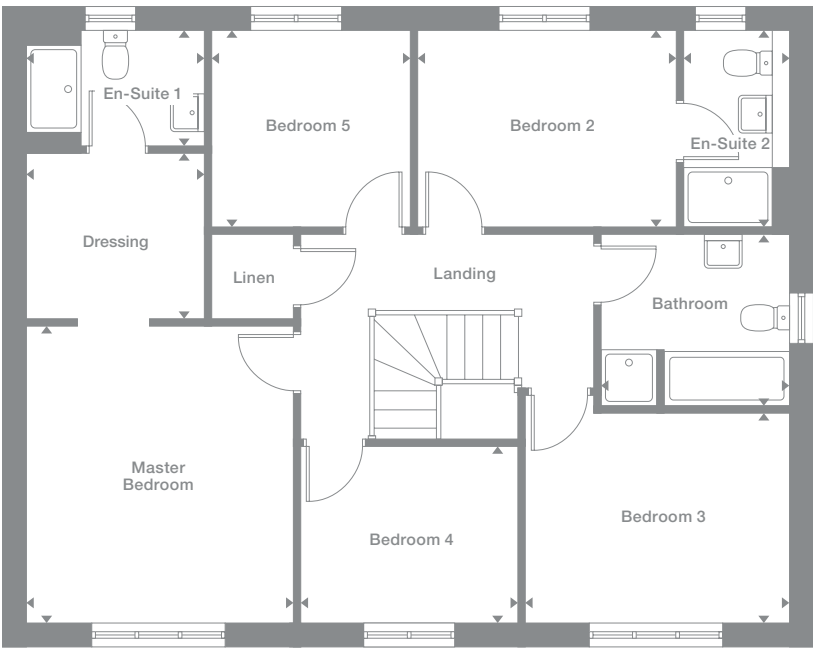
1,860 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

† Window to specific plots only, please speak to Development Sales Manager for details

Charlesworth

Overview

The bright kitchen and triple-aspect breakfast alcove, incorporating one of the two sets of french doors, provides a convivial counterpoint to a magnificent lounge and connecting dining room. With a study, two en-suites and a sumptuous master bedroom, this is an uncompromisingly distinguished home.

Ground Floor



Ground Floor

Lounge
3.560m x 5.312m
11'8" x 17'5"

Dining
3.560m x 2.660m
11'8" x 8'9"

Family/Breakfast
2.714m x 5.629m
8'11" x 18'6"

Kitchen
3.966m x 3.717m
13'0" x 12'2"

Laundry
2.332m x 1.683m
7'8" x 5'6"

Study
3.521m x 2.422m
11'7" x 7'11"

WC
1.096m x 1.683m
3'7" x 5'6"

First Floor

Master Bedroom
3.642m x 4.041m
11'11" x 13'3"

Dressing
2.442m max x 2.253m
8'0" x 7'5"

En-Suite 1
2.442m max x 1.585m max
8'0" x 5'2"

Bedroom 2
3.525m x 2.680m
11'7" x 8'10"

En-Suite 2
1.435m max x 2.680m max
4'8" x 8'10"

Bedroom 3
3.592m x 2.857m
11'9" x 9'4"

Bedroom 4
2.970m x 3.191m
9'9" x 10'6"

Bedroom 5
2.690m x 2.680m
8'10" x 8'10"

Bathroom
2.563m max x 2.342m
8'5" x 7'8"

Plots

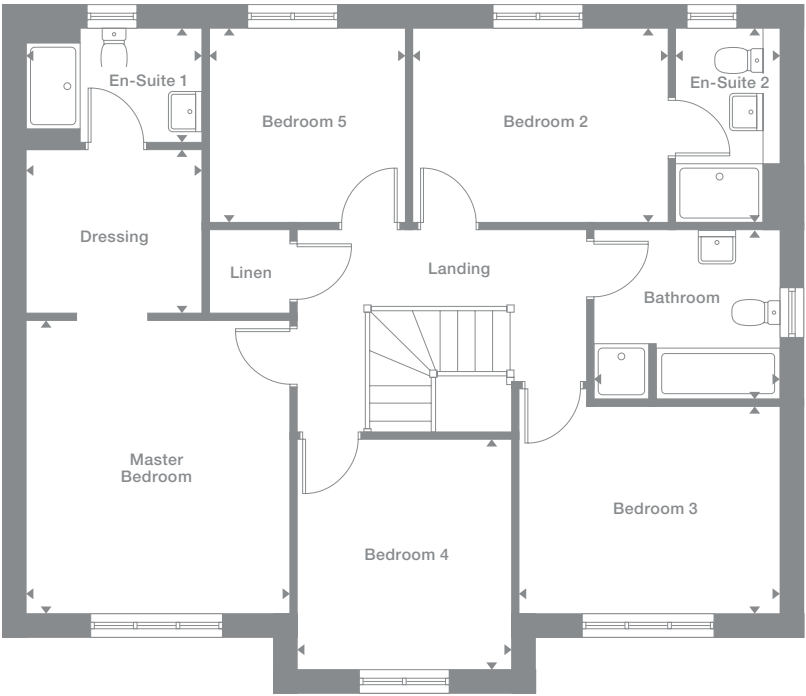
184, 185

Floor Space

1,885 sq ft



First Floor



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Kedleston

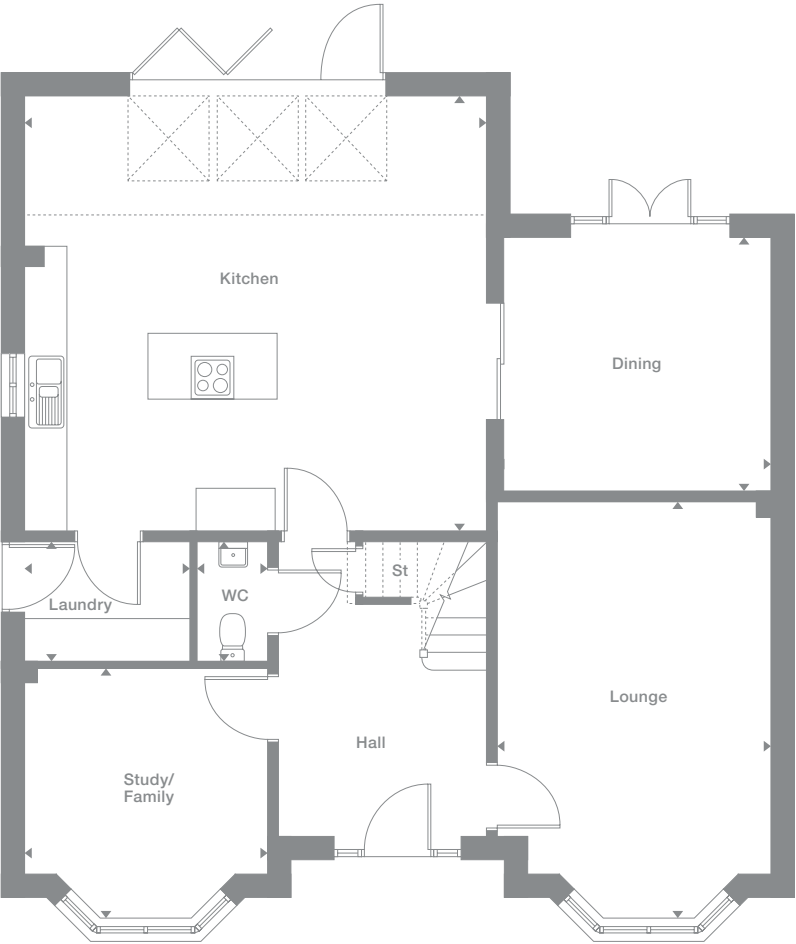
Overview
The magnificent symmetry of the twin bay windows introduces a home of immense distinction. Bi-fold doors and roof lights transform the kitchen into a breathtaking, airy space. Upstairs, two bedrooms are en-suite, and the master bedroom suite includes a luxurious dressing area.

Ground Floor	First Floor
Lounge 3.833m max x 5.797m max 12'7" x 19'0"	Master Bedroom 3.411m x 4.437m 11'2" x 14'7"
Dining 3.733m x 3.529m 12'3" x 11'7"	Dressing 2.500m x 2.560m 8'2" x 8'5"
Kitchen 6.456m x 6.085m 21'2" x 20'0"	En-Suite 1 3.411m max x 1.700m max 11'2" x 5'7"
Laundry 2.325m x 1.674m 7'8" x 5'6"	Bedroom 2 3.899m max x 2.623m min 12'9" x 8'7"
Study/Family 3.411m x 3.472m max 11'2" x 11'5"	En-Suite 2 2.753m max x 1.429m max 9'0" x 4'8"
WC 0.993m x 1.674m 3'3" x 5'6"	Bedroom 3 2.943m x 4.145m max 9'8" x 13'7"

Plots 177*, 178	Floor Space 2,116 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

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 85 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 85 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 Development Sales Manager 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 provide a unique 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.



There are a number of small local shopping areas nearby, including a convenience store on Ladybank Road and a small precinct around Devonshire Drive with another convenience store, a pharmacy and a post office. A second selection of shops, a little further away around Station Road, widens the choice with banks, food take-aways, hairdressers, pubs and other services, alongside Sainsbury Local and Tesco supermarkets. The large Kingsway Retail Park, around two miles away, includes Marks and Spencers, Next, Boots and other high street stores, and is adjacent to a Sainsbury supermarket and a Currys PC World store that offers recycling services for electrical items.

The beautiful green expanse of Markeaton Park, two miles away, is one of the Midlands' most popular attractions. With a café, a dog-free play area with a paddling pool and fountains, crazy golf, cycling and other sports amenities, it is also a popular place to just stroll and relax. For golfers, Mickleover Golf Club and the Pastures Golf Club are both nearby, and other leisure amenities in the area include a football academy at Mickleover Sports Club, ten minutes walk away, and Lonsdale Swimming Pool.

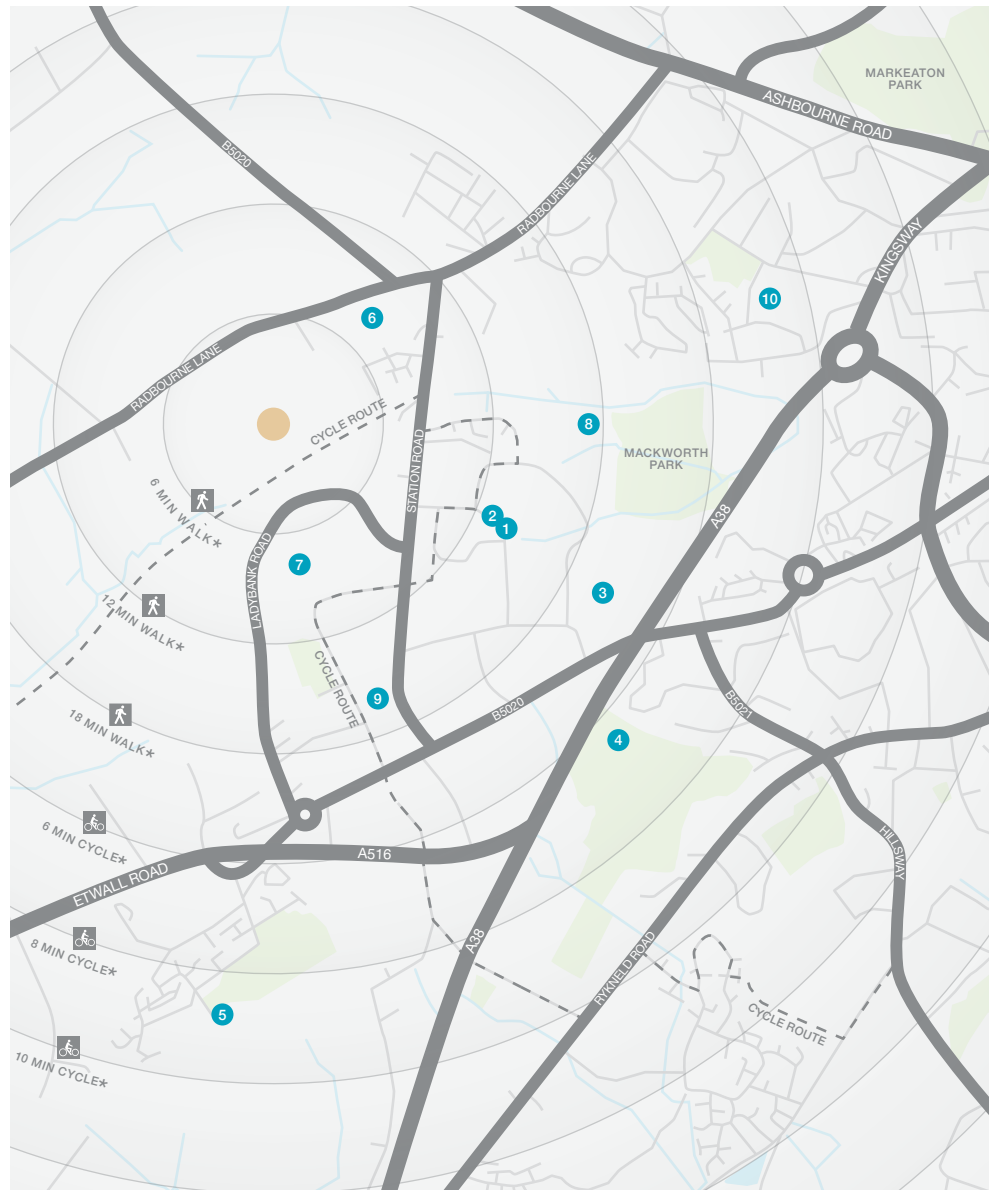


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite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

There is a newly built primary school adjacent to the development, Hackwood Primary Academy and Hackwood Park is also in the catchment area for Silverhill Primary School, assessed by Ofsted as a good school with outstanding pupil behaviour and safety. For secondary education, pupils from Silverhill have the option of moving

on to either Murray Park School, where a major expansion project is due to be completed at the end of 2019, or the John Port School, which has recently become part of the Spencer Academies Trust.

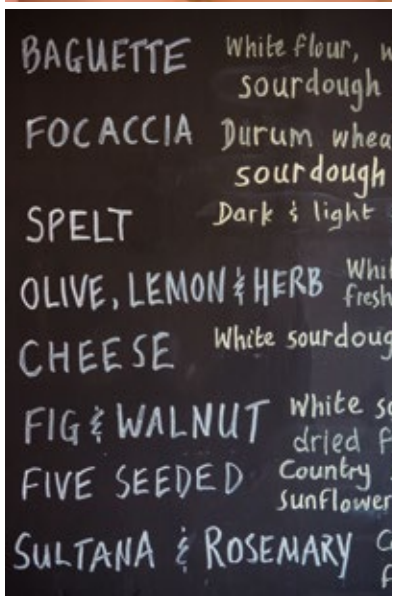
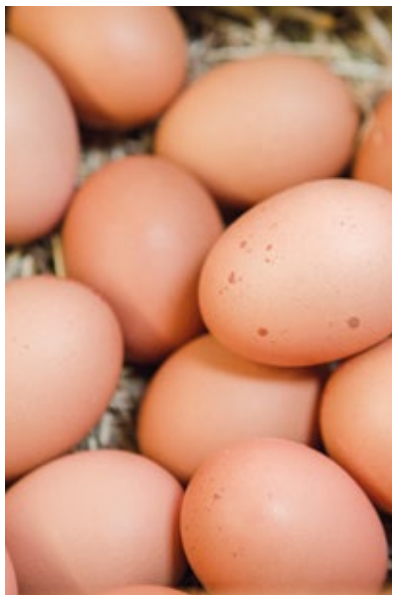
Mickleover Medical Centre, 20 minutes walk away, is a full time practice with five GPs, and there is a dental surgery a little further away in Humbleton Drive.



- 1 Morningside Pharmacy
79 Devonshire Drive
01332 514 262
- 2 Devonshire Drive Post Office,
50 East Avenue
01332 510 685
- 3 Lonsdale Swimming Pool,
41 Bishop Lonsdale Way,
01332 516 325
- 4 Mickleover Golf Club
Uttoxeter Road
01332 516 011
- 5 The Pastures Golf Club,
Merlin Way
07724 421 354
- 6 Hackwood Primary Academy,
240 Starflower Way
01332 985 466
- 7 Silverhill Primary School,
Draycott Drive
01332 511 138
- 8 Murray Park Community School,
Murray Road
01332 515 921
- 9 Mickleover Medical Centre,
Vicarage Road
01332 519 401
- 10 Mackworth Dental Practice,
35 Humbleton Drive
01332 380 490

* 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



How to find us

Development
Opening Times:
Daily from 10.30am
to 5.30pm
03301 734 535

From Derby
From the city centre, follow signs for Ashbourne via the A52. At the Markeaton Island roundabout take the second exit then three-quarters of a mile on, move into the left hand lane and at the traffic lights turn left into Radbourne Lane. Carry straight on for a mile, passing through one roundabout, and just after passing the 'South Derbyshire' sign turn left. Hackwood Park is on the left, half a mile on.

From the A50 Eastbound
Approaching Derby via the A50, bear left to join the A516 signposted for Derby (West). At the roundabout take the second exit, and stay on the A516 for one and a half miles, then at the roundabout take the first exit, for Radbourne. Another mile and a half on, at the crossroads turn right, signposted for Kirk Langley. After one and three quarter miles, Hackwood Park is on the right.

Sat Nav: DE3 0BS



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®



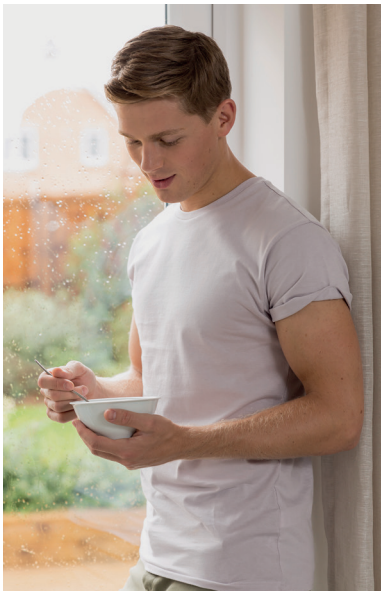
Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser 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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

the place to be®

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®



Registered Developer

the place to be®

Why Miller Homes?

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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