



Smalley Chase
Smalley

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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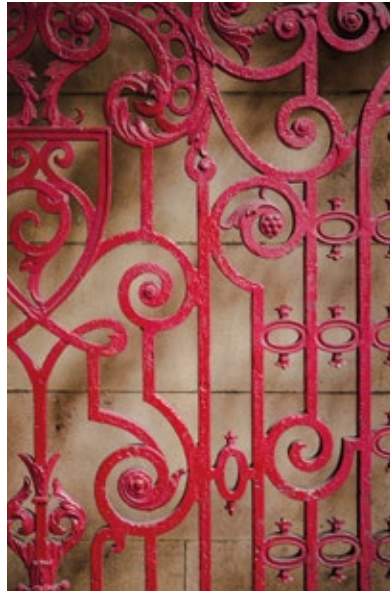


The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



Smalley Chase is just twenty minutes drive from the centre of Derby, with Sheffield, Nottingham, Loughborough, Leicester and Birmingham all within around an hour's drive. Direct trains from Langley Mill, around two miles away, travel to Manchester, Liverpool, Leeds and several other destinations, and frequent buses between Heanor and Derby, 25 minutes away by bus, stop a few yards from the development. Some services carry on to Langley Mill. The 17km long Nutbrook Trail, part of National Cycle Route 67 to Ilkeston and Stapleford, passes around half a mile to the east.



Adjacent to open countryside between the amenities of the lively market town of Heanor and the village of Smalley, both just a short walk away, this selection of energy efficient two, three and four bedroom homes offers an ideal base for travel throughout the Midlands. Just seven miles from the M1 and ten minutes walk from Shipley Country Park, it combines an exceptionally convenient location with a secluded, natural appeal. Welcome to Smalley Chase...

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Fairmont

Overview
The open plan staircase brings a contemporary appeal to the lounge, complementing a delightfully light, airy kitchen. French doors to the garden transform the dining area, perfect for entertaining, and there are useful cupboards in the kitchen and, upstairs, between the two bright bedrooms.

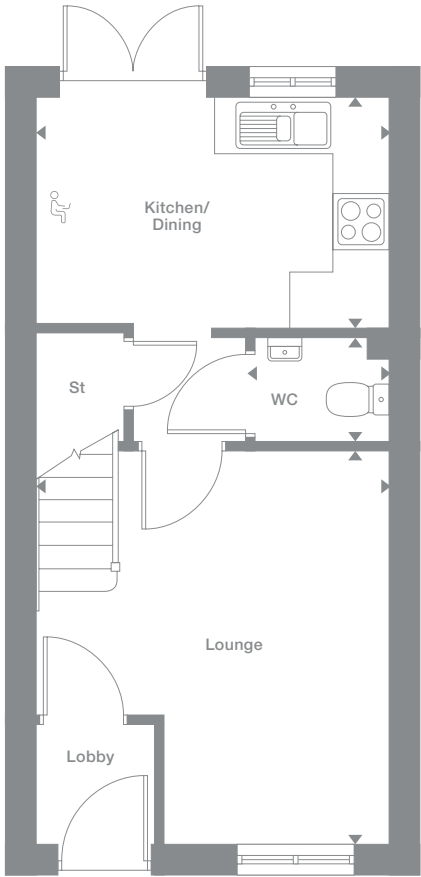
Ground Floor	First Floor
Lounge 3.74m x 4.16m 12'3" x 13'8"	Principal Bedroom 3.74m x 2.66m 12'3" x 8'9"
Kitchen/Dining 3.74m x 2.46m 12'3" x 8'1"	Bedroom 2 3.74m x 2.40m 12'3" x 7'10"
WC 1.42m x 1.09m 4'8" x 3'7"	Bathroom 1.70m x 1.94m 5'7" x 6'5"

Floor Space
636 sq ft


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



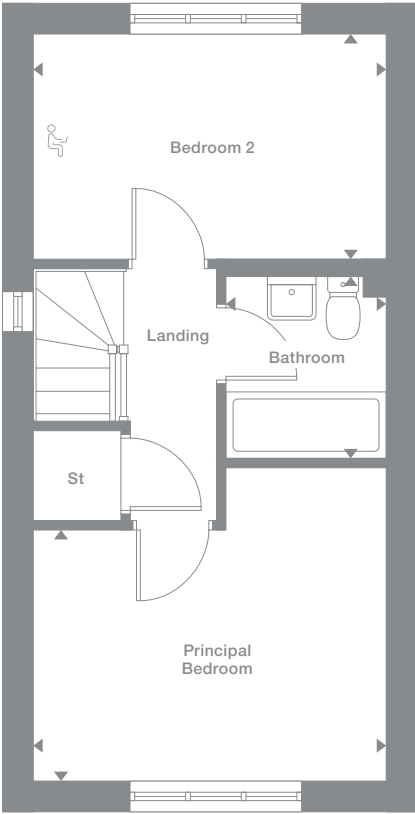
Ground Floor



your home
your way...

 Office space area

First Floor



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Overton

Overview
With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

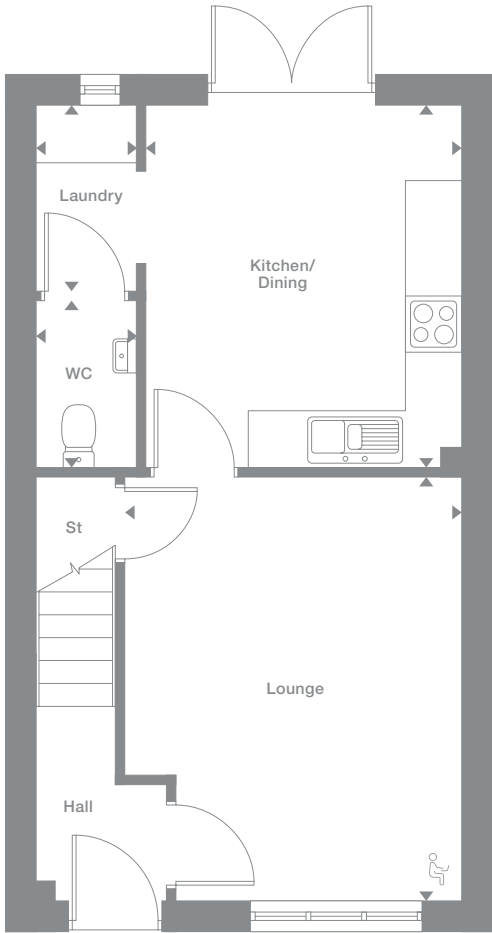
Ground Floor	First Floor
Lounge 3.56m x 4.49m 11'8" x 14'9"	Principal Bedroom 3.09m x 3.28m 10'2" x 10'9"
Kitchen/Dining 3.34m x 3.83m 11'0" x 12'7"	En-Suite 1.21m x 2.03m 4'0" x 6'8"
Laundry 1.08m x 1.96m 3'7" x 6'5"	Bedroom 2 2.37m x 3.26m 7'10" x 10'8"
WC 1.08m x 1.78m 3'7" x 5'10"	Bedroom 3 2.04m x 2.17m 6'8" x 7'2"
	Bathroom 2.37m x 1.69m 7'10" x 5'7"

Floor Space
819 sq ft

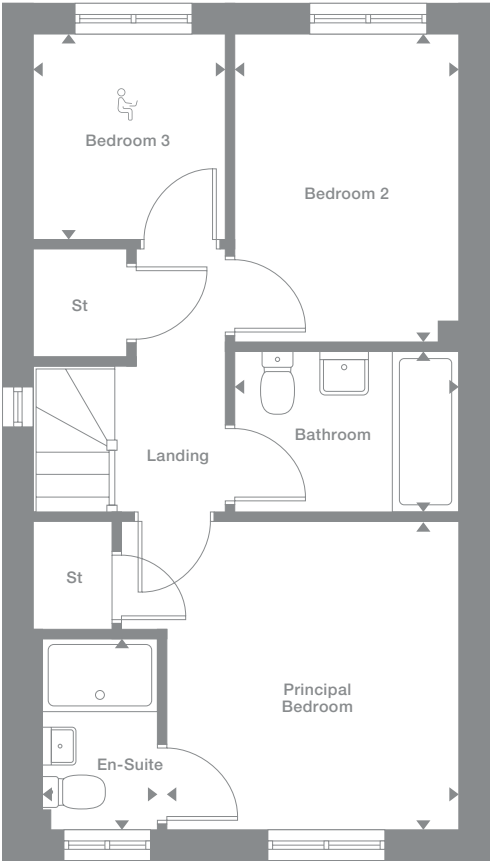
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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Tiverton

Overview
The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

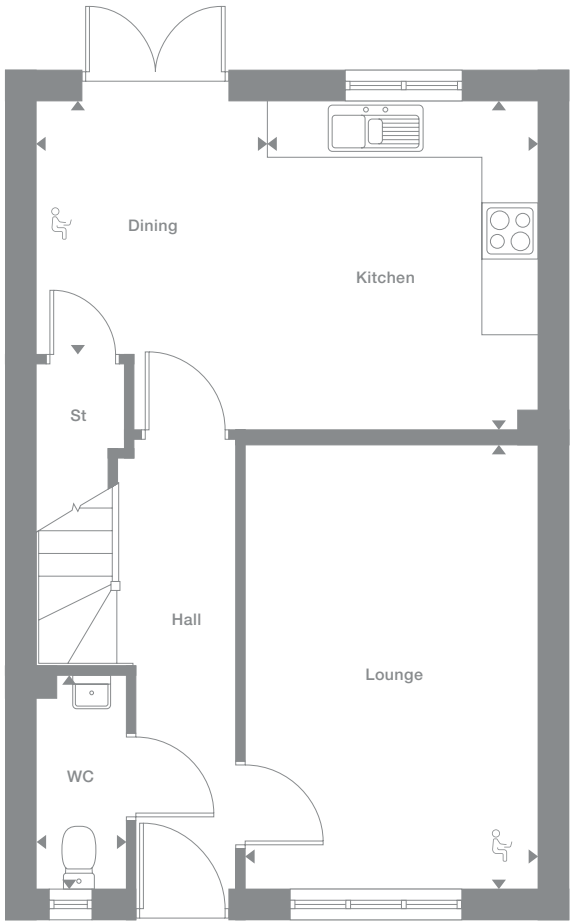
Ground Floor	First Floor
Lounge 3.10m x 4.71m 10'2" x 15'6"	Principal Bedroom 3.64m x 3.38m 12'0" x 11'1"
Kitchen 2.86m x 3.50m 9'5" x 11'6"	En-Suite 1.34m x 2.26m 4'5" x 7'5"
Dining 2.44m x 2.70m 8'0" x 8'10"	Bedroom 2 3.21m x 2.83m 10'7" x 9'4"
WC 0.95m x 2.28m 3'2" x 7'6"	Bedroom 3 1.99m x 2.83m 6'7" x 9'4"
	Bathroom 1.70m x 1.95m 5'7" x 6'5"

Floor Space
956 sq ft

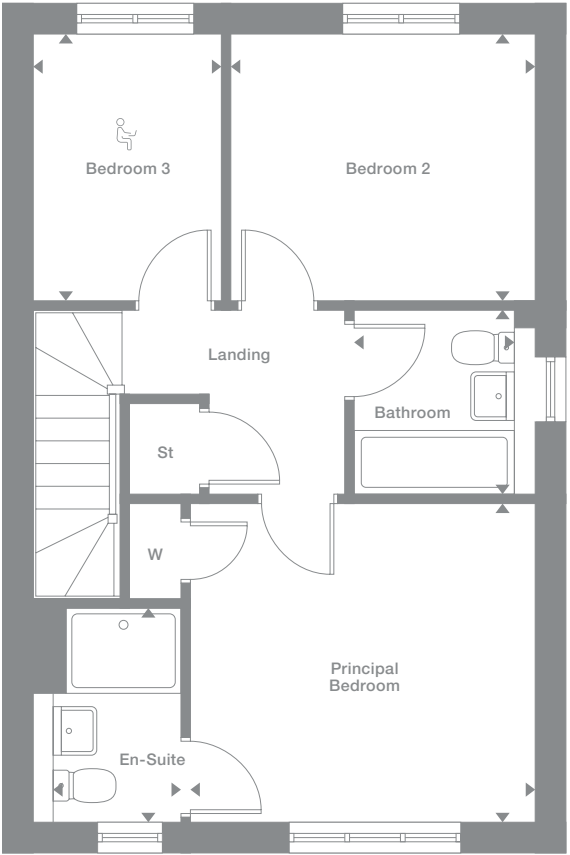
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Ground Floor



First Floor



 Office space area

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Overview
A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

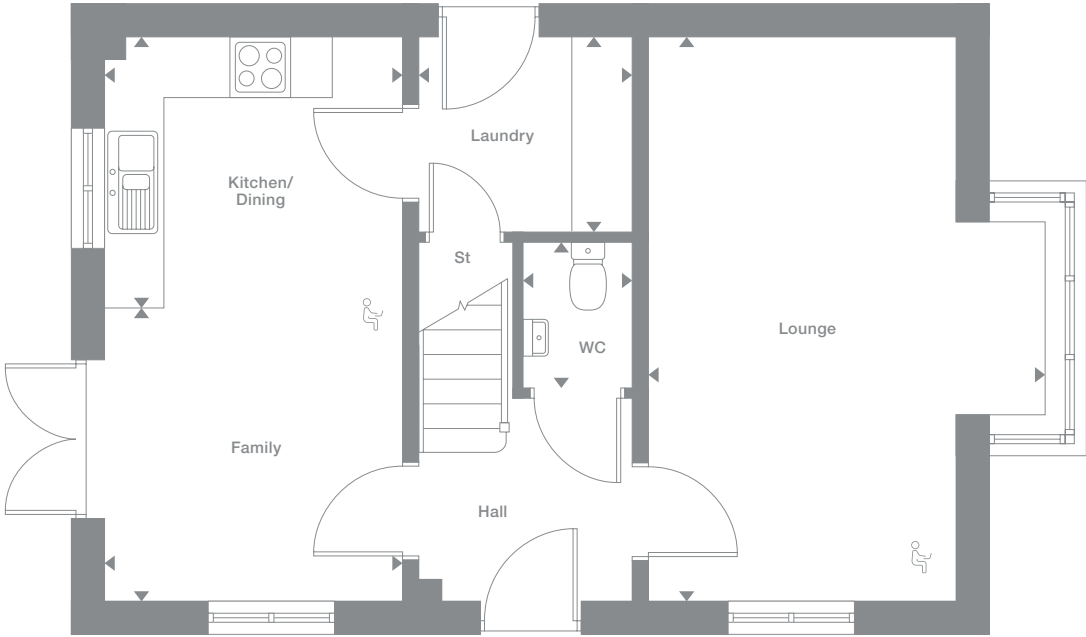
Ground Floor	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 1.77m x 2.06m 5'10" x 6'9"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
WC 1.08m x 1.44m 3'7" x 4'9"	Bathroom 1.70m x 2.13m 5'7" x 7'0"

Floor Space
1,016 sq ft

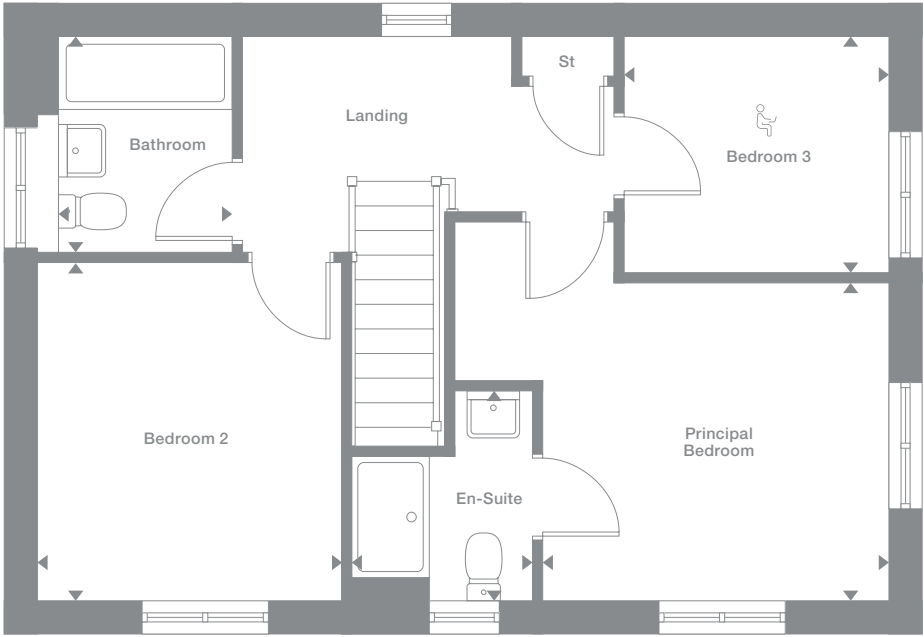
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Ground Floor



First Floor



 Office space area

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Parkton

Overview

Extending from a front-facing window to french doors, the lounge is perfect for social gatherings and an ideal setting to enjoy the garden's changes through the seasons. A laundry room complements the dual aspect dining kitchen, one bedroom is en-suite, and another includes convenient storage.

Ground Floor

- Lounge**
2.95m x 5.95m
9'8" x 19'7"
- Kitchen**
2.82m x 3.06m
9'3" x 10'1"
- Laundry**
2.05m x 1.69m
6'9" x 5'7"
- Dining**
2.82m x 2.89m
9'3" x 9'6"
- WC**
1.63m x 1.00m
5'4" x 3'3"

First Floor

- Principal Bedroom**
2.97m x 3.60m
9'9" x 11'10"
- En-Suite**
1.90m x 1.57m
6'3" x 5'2"
- Bedroom 2**
3.00m x 3.60m
9'10" x 11'10"
- Bedroom 3**
2.90m x 2.26m
9'6" x 7'5"
- Bathroom**
1.69m x 2.26m
5'7" x 7'5"

Floor Space

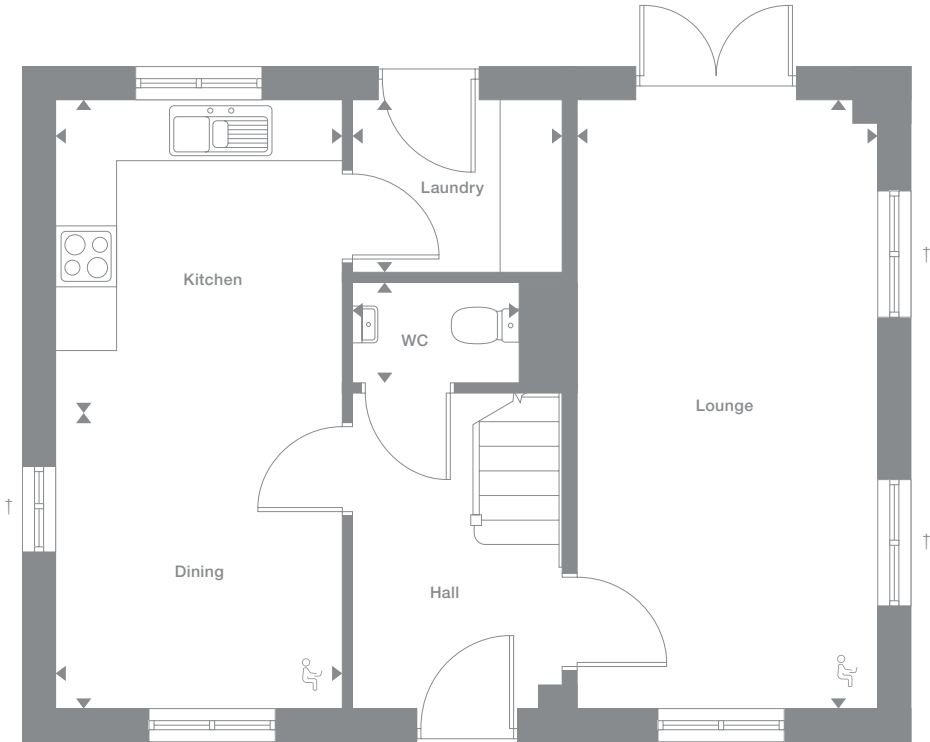
1,034 sq ft

† Additional windows to plots 3, 8, 31, 76, 78, 86, 89, 99

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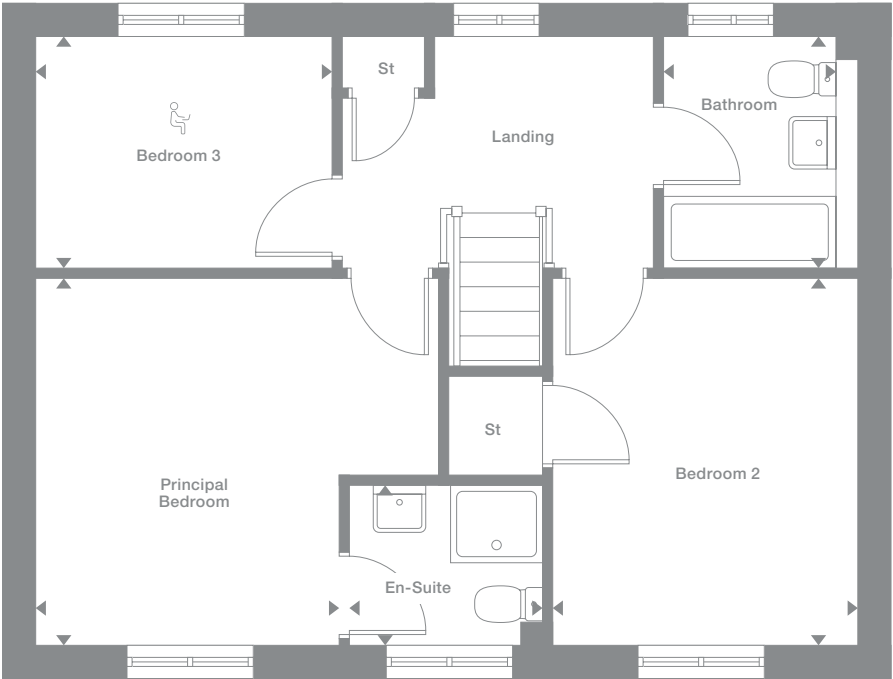
Ground Floor



how will you use your new home?

 Office space area

First Floor



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Overview

The welcoming lounge opens on to a bright kitchen and dining room with french doors opening to the garden, and a laundry separates household management from the social space to creating a convivial setting for entertaining. The luxurious en-suite bedroom features a walk-through dressing room.

Ground Floor

Lounge

3.25m x 4.66m
10'8" x 15'4"

Kitchen/Dining

4.19m x 3.26m
13'9" x 10'8"

Laundry

1.95m x 1.92m
6'5" x 6'4"

WC

1.00m x 1.92m
3'3" x 6'4"

First Floor

Principal Bedroom

3.05m x 3.73m
10'0" x 12'3"

Dressing

2.04m x 2.05m
6'8" x 6'9"

En-Suite

2.04m x 1.43m
6'8" x 4'8"

Bedroom 2

4.19m x 3.29m
13'9" x 10'8"

Bedroom 3

5.20m x 2.44m
17'1" x 8'0"

Bathroom

1.92m x 2.14m
6'4" x 7'0"

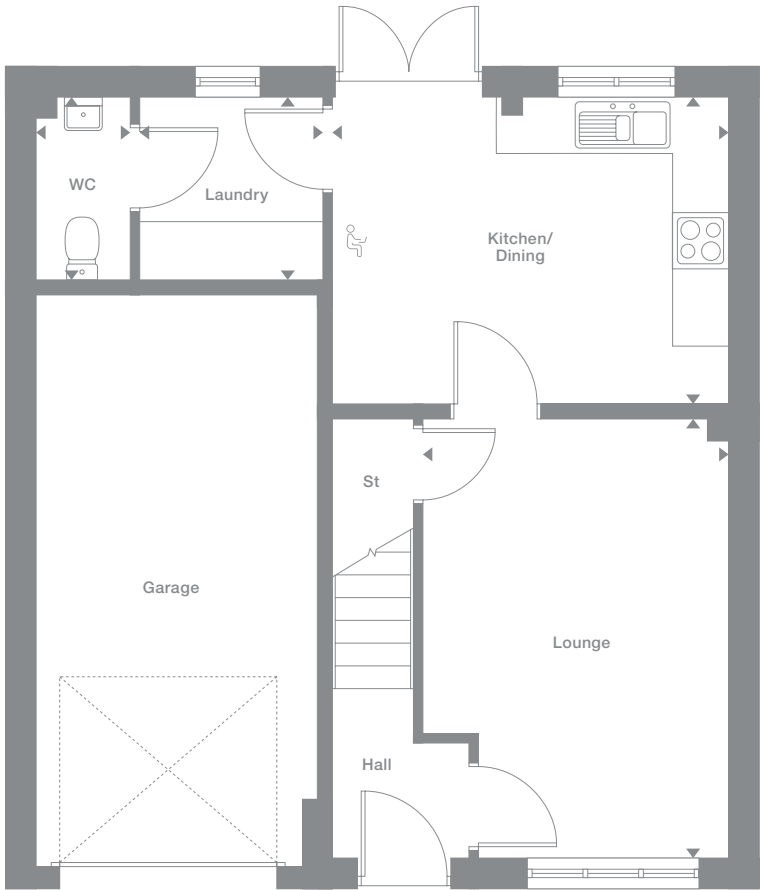
Floor Space

1,045 sq ft

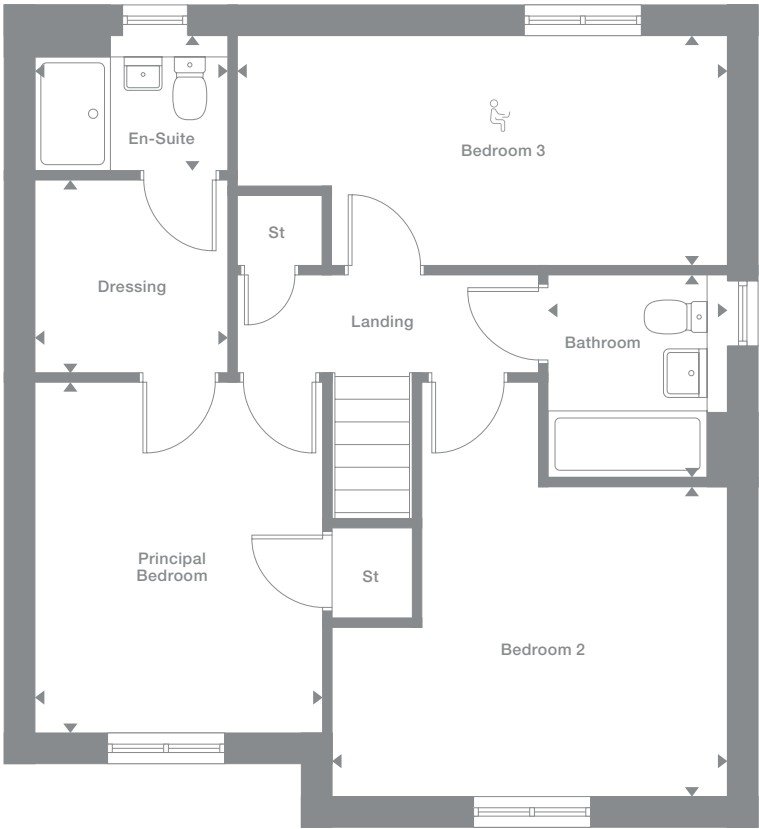
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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Pearwood

Overview

The L-shaped, dual aspect family room, extending into a galley-style kitchen, presents a fascinating space that changes character as you pass through a dining area with french doors. There is a walk-in hall cupboard, a laundry and the en-suite principal bedroom includes a dressing room.

Ground Floor

- Lounge**
2.96m x 4.15m
9'9" x 13'7"
- Kitchen**
3.45m x 2.70m
11'4" x 8'10"
- Laundry**
1.91m x 1.71m
6'4" x 5'7"
- Dining**
3.06m x 4.23m
10'1" x 13'11"
- Family**
3.06m x 2.77m
10'1" x 9'1"
- WC**
1.91m x 0.90m
6'4" x 2'11"

First Floor

- Principal Bedroom**
3.18m x 2.76m
10'5" x 9'1"
- Dressing**
1.85m x 1.97m
6'1" x 6'6"
- En-Suite**
1.97m x 1.55m
6'6" x 5'1"
- Bedroom 2**
2.96m x 3.92m
9'9" x 12'10"
- Bedroom 3**
3.76m x 2.50m
12'4" x 8'2"
- Bedroom 4**
2.18m x 2.99m
7'2" x 9'10"
- Bathroom**
2.05m x 1.70m
6'9" x 5'7"

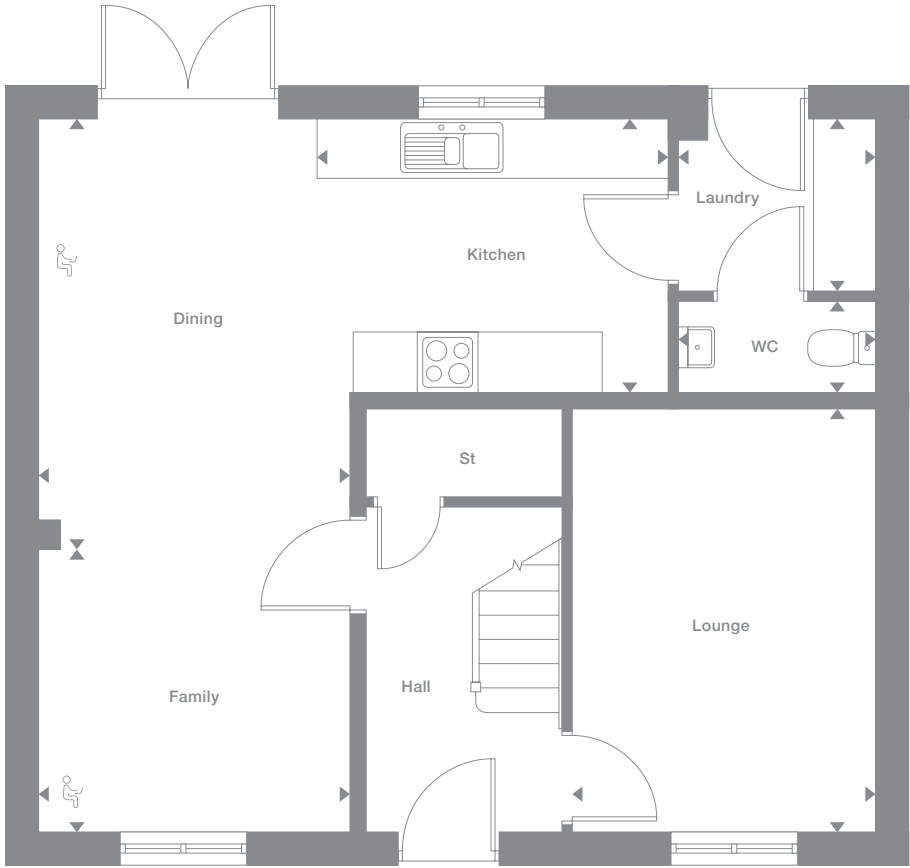
Floor Space

1,235 sq ft

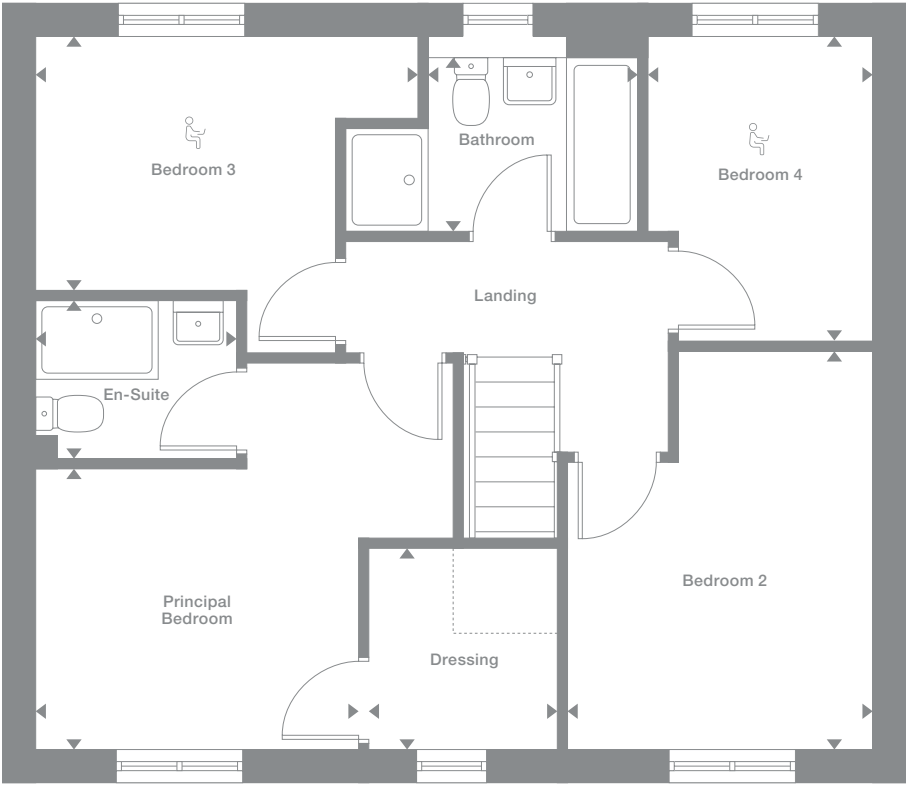
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Maplewood

Overview
Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

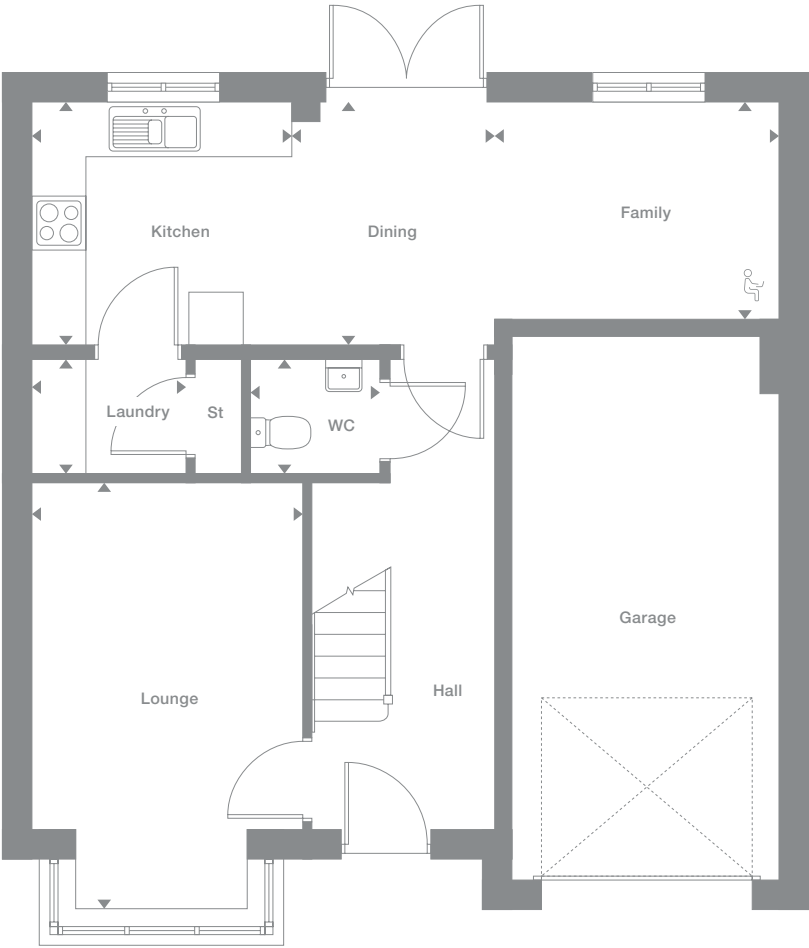
Ground Floor	First Floor
Lounge 2.98m x 4.72m 9'10" x 15'6"	Principal Bedroom 4.06m x 2.79m 13'4" x 9'2"
Kitchen 2.86m x 2.68m 9'5" x 8'10"	Dressing 2.63m x 1.38m 8'8" x 4'7"
Laundry 1.70m x 1.26m 5'7" x 4'2"	En-Suite 2.63m x 1.21m 8'8" x 4'0"
Dining 2.23m x 2.68m 7'4" x 8'10"	Bedroom 2 2.98m x 3.82m 9'10" x 12'6"
Family 3.15m x 2.41m 10'4" x 7'11"	Bedroom 3 2.54m x 4.10m 8'4" x 13'6"
WC 1.44m x 1.26m 4'9" x 4'2"	Bedroom 4 3.06m x 2.91m 10'1" x 9'7"
	Bathroom 2.45m x 2.91m 8'1" x 9'7"

Floor Space
1,269 sq ft

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




Ground Floor



First Floor



 Office space area

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Oakwood

Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

Ground Floor

- Lounge

3.65m x 5.44m
12'0" x 17'10"
- Kitchen

3.36m x 2.99m
11'0" x 9'10"
- Laundry

2.08m x 1.66m
6'10" x 5'5"
- Family/Dining

3.78m x 3.88m
12'5" x 12'9"
- Study

2.08m x 2.01m
6'10" x 6'7"
- WC

2.08m x 1.13m
6'10" x 3'9"
- First Floor

Principal Bedroom

3.65m x 3.21m
12'0" x 10'6"
- En-Suite

2.40m x 1.30m
7'11" x 4'3"
- Bedroom 2

3.79m x 2.75m
12'5" x 9'1"
- Bedroom 3

3.26m x 2.74m
10'8" x 9'0"
- Bedroom 4

3.40m x 3.18m
11'2" x 10'5"
- Bathroom

2.55m x 2.00m
8'5" x 6'7"

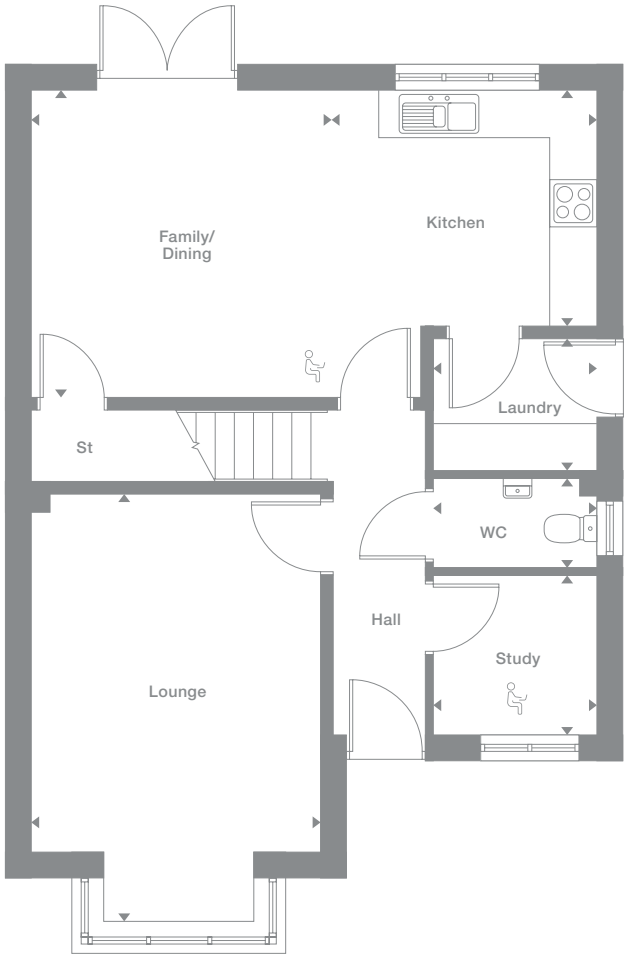
Floor Space

1,388 sq ft

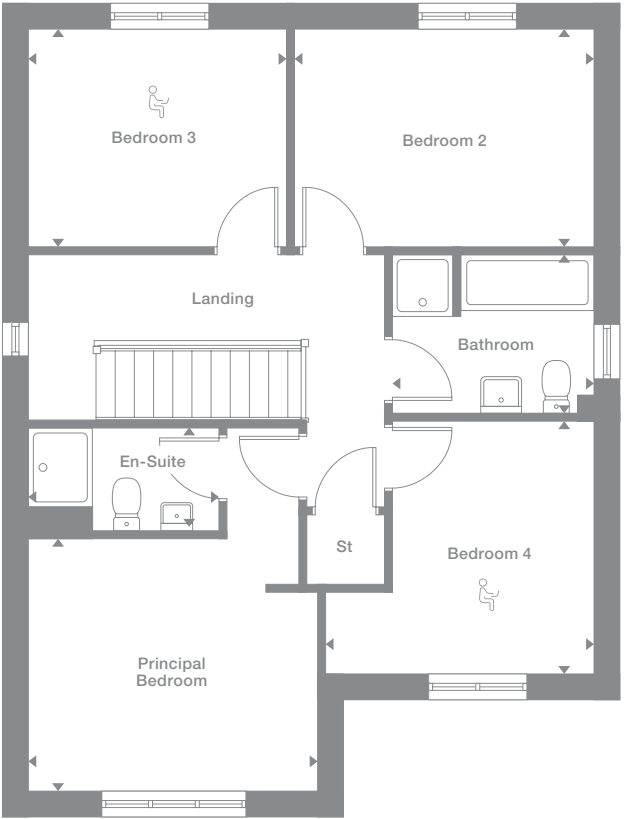
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Cedarwood

Overview
From the classic façade to the private study and the magnificent, broad family kitchen with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

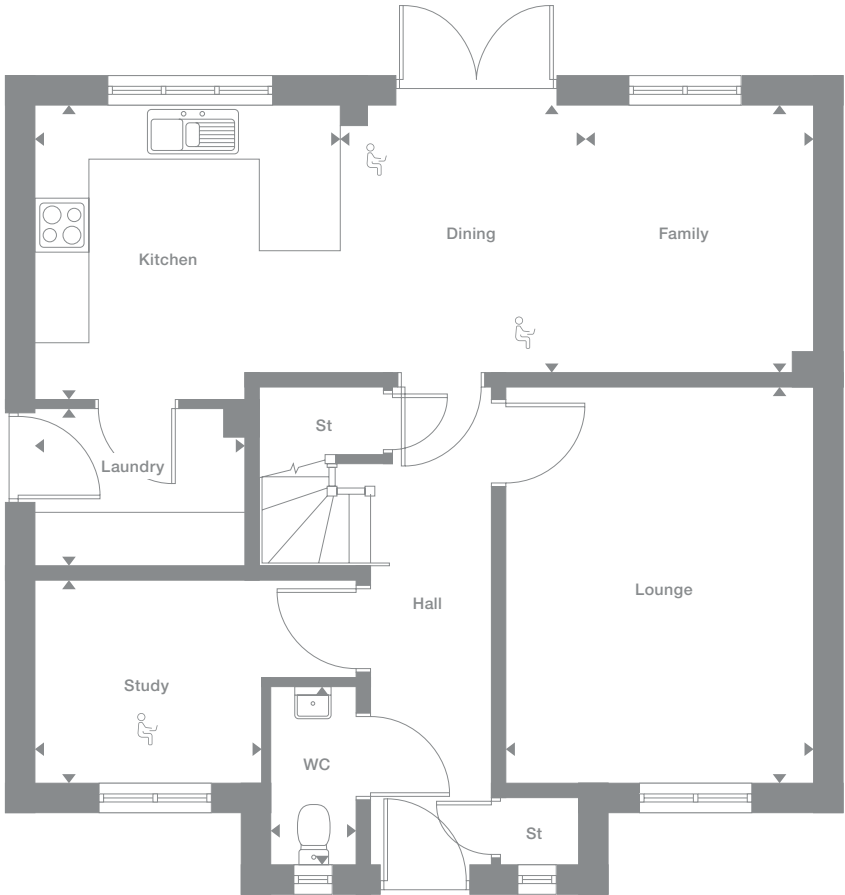
Ground Floor	First Floor
Lounge 3.40m x 4.36m 11'2" x 14'4"	Principal Bedroom 3.53m x 3.19m 11'7" x 10'6"
Kitchen 3.36m x 3.26m 11'0" x 10'8"	Dressing 2.36m x 2.00m 7'9" x 6'7"
Laundry 2.30m x 1.74m 7'7" x 5'9"	En-Suite 1 2.36m x 1.63m 7'9" x 5'4"
Dining 2.70m x 2.96m 8'10" x 9'9"	Bedroom 2 2.49m x 3.27m 8'2" x 10'9"
Family 2.52m x 2.96m 8'3" x 9'9"	En-Suite 2 1.74m x 1.62m 5'9" x 5'4"
Study 2.49m x 2.23m 8'2" x 7'4"	Bedroom 3 2.49m x 3.65m 8'2" x 12'0"
WC 0.95m x 1.97m 3'1" x 6'6"	Bedroom 4 2.88m x 2.40m 9'6" x 7'10"
	Bathroom 2.05m x 1.94m 6'9" x 6'4"

Floor Space
1,448 sq ft

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Ground Floor



First Floor



 Office space area

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The Miller Difference

your home
your way...

The Miller Difference

Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you

For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust

Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can

You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards

From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey

Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way

After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved

Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own

Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

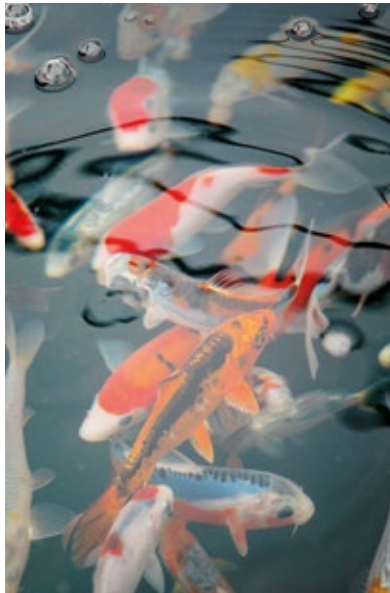
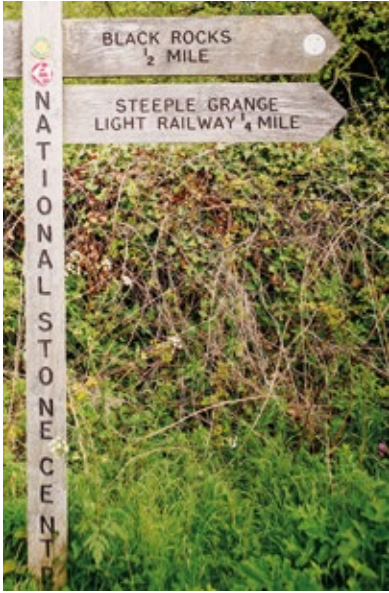
A place to grow

For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



Fifteen minutes walk away, there is a garage with a convenience store and a sandwich shop. In Heanor town centre, just over a mile away, a retail park with Aldi, Tesco and Food Warehouse stores complements the comprehensive range of local shops around Market Street. Pharmacies, a post office, an optician, greengrocers, convenience stores, fashion, antiques dealers and other specialists are interspersed with pubs and cafés, hairdressers and takeaways. An open air market selling fresh produce, cakes, books and craft goods is held on Fridays and Saturdays.

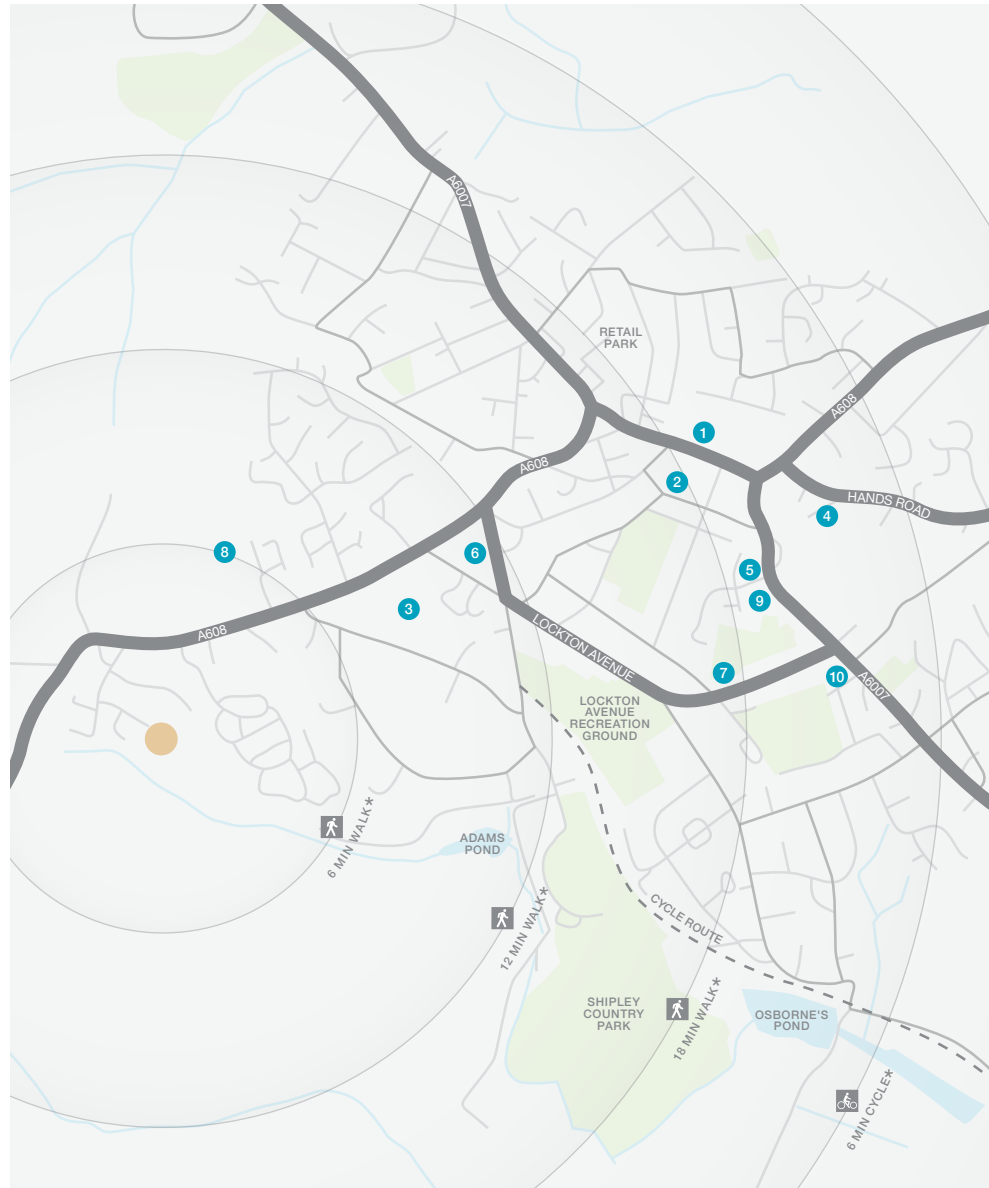


The William Gregg VC Leisure Centre in the town centre offers swimming pools, a gym and sports pitches and courts, including football and badminton. There is also a well equipped Full Power Gym near the development that offers boxing facilities. Hearnor supports an impressive range of clubs and societies, from field archery and walking groups to musical theatre and model aircraft. There are active football, cricket, cycling and running clubs, and sports pitches at nearby Lockton Avenue Recreation Ground. Shipley Country Park, around ten minutes walk from Smalley Chase, is an endlessly fascinating natural environment, with more than 20 miles of paths for walking and cycling, woodlands, a nature reserve, ponds, picnic and play areas. In addition, there are several golf courses in the surrounding area.



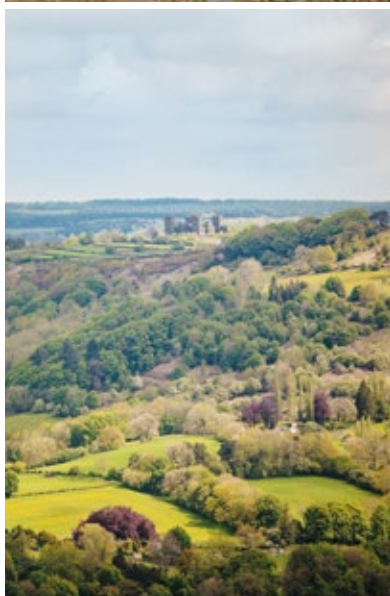
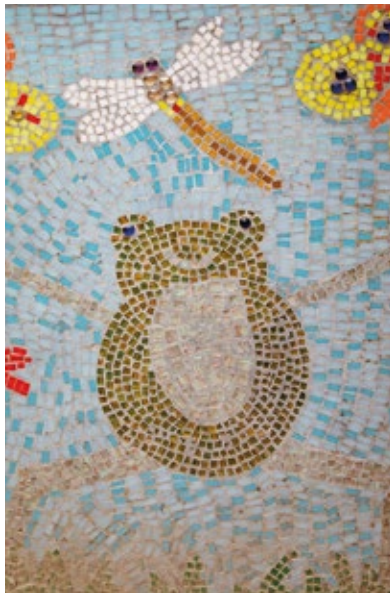
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite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

Smalley Chase is in the catchment areas for Corfield Infant School, Mundy Junior School for children aged seven and over, and Heanor Gate Science College, where the Sixth Form offers a wide choice of A level and BTEC opportunities. All three schools are within 20 minutes' walk of the development, and all are assessed as 'Good' by Ofsted. Park Surgery, a large full time GP practice and the nearest of the town's three medical centres, is located a little over a mile away, close to the local library and 300 yards from Heanor Dental Care.



- 1 Boots Pharmacy
24 Market Place
01773 712 042
- 2 Heanor Post Office
14 Godfrey Street
01773 713 034
- 3 Full Power Fitness
Unit 25, Heanor Business Park
01773 531 934
- 4 William Gregg VC Leisure Centre
Hands Road
01773 537940
- 5 Heanor Library
Ilkeston Road
01629 533 795
- 6 Corfield C of E Infant School
Thorpes Road
01773 712 893
- 7 Mundy C of E Junior School
Lockton Avenue
01773 713 427
- 8 Heanor Gate Spencer Academy
Kirkley Drive
01773 716 396
- 9 The Park Surgery
60 Ilkeston Road
01773 531 011
- 10 Heanor Dental Care
102 Ilkeston Road
01773 712 100

* 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



How to find us

Development
Opening Times:
Please see
millerhomes.co.uk
or call 03330 602 456

From Derby
From the Pentagon roundabout join the A61 for Chesterfield, then at the next roundabout take the first exit for Heanor via the A608. Stay on the A608 for seven miles, passing through Smalley village. Entering the next residential area, immediately after the road bends sharply to the right take the next right turn into Adale Road. Take the second left turn into Meadow Drive, and carry on into Smalley Chase.

From the M1 junction 26
From junction 26, join the A610 for Nottingham. After three and a half miles, bear left to join the A608 for Heanor. Stay on the A608 through Langley Mill and Heanor town centre. Follow signs for Derby via the A608, passing the Jolly Collier pub on the right. After passing the turn-off for Heanor Gate Science College on the right, take the third left turn into Adale Road and follow the directions above.

Sat Nav: DE7 6PH



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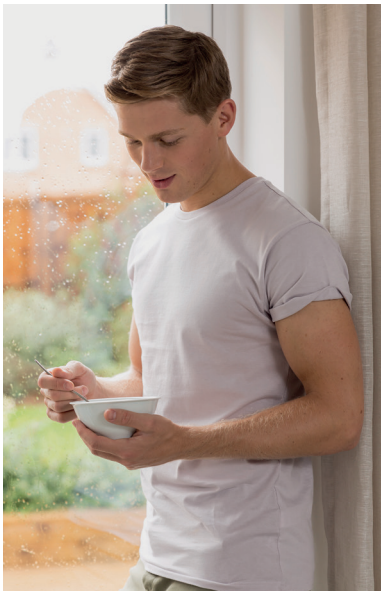
Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser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



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