



**Spinners Croft  
Keyworth**

*the place to be®*

**millerhomes**

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



Living in Keyworth	02
Welcome home	06
Floor plans	08
How to find us	36



# Plot Information

- Fairmont**  
See Page 08
- Belmont**  
See Page 10
- Marchmont**  
See Page 12
- Overton**  
See Page 14
- Tiverton**  
See Page 16
- Eaton**  
See Page 18
- Inglewood**  
See Page 20
- Oakwood**  
See Page 22
- Baywood**  
See Page 24
- Kingwood**  
See Page 26
- Bridgeford**  
See Page 28
- Affordable Housing**



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 Spinners Croft.

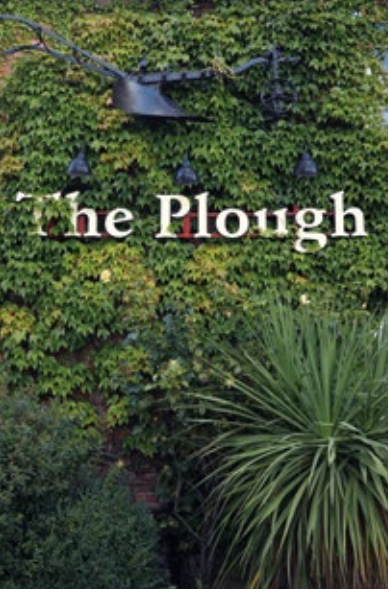




Keyworth is just two minutes drive from the A606, offering fast access to Nottingham, and around 20 minutes from Loughborough. Bus links with Nottingham, stopping just outside Spinners Croft, run every 15 minutes during the day, with hourly services until late. The buses call at Nottingham Station, from where there are direct services to London St Pancras, Liverpool, Norwich, Leeds, Cardiff and other destinations.

There is a Sainsbury's Local store around half a mile from the development, alongside an award-winning fish and chip restaurant. The village shops, all within around 15 minutes walk, include pharmacies, a post office, a baker, Co-op food stores, a butcher, a hardware shop, a newsagent and convenience store, a delicatessen and various food takeaways. There are also two vet practices, an optician and other specialist services. A wide choice of supermarkets and high street names can be found in Nottingham.

The village offers outstanding social and leisure amenities. Keyworth Leisure Centre incorporates a 20m swimming pool, a 25 station gym, a sports hall and football pitches. There is a second fitness centre with a pool near the square, and Stanton-on-the-Wold Golf Club is located on the eastern edge of the village. Facilities for younger people include a Skatepark and an exciting Activity Park at Rectory Field, in the village centre.





Bringing an exciting selection of two, three, four and five bedroom homes and two and three bedroom bungalows into a delightfully landscaped, tree-lined setting on the edge of Keyworth, this new neighbourhood has an inspiring blend of rural calm and outstanding convenience. Just eight miles from Nottingham, in the geographical heart of England, the village's excellent amenities, strong sense of local identity and rich, varied community life make it an ideal place to put down roots. Welcome to Spinners Croft...

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.





# Fairmont

### Overview

The stylish lounge, with its integrated staircase adding a contemporary note, opens on to a beautifully planned kitchen and dining room with feature french doors, introducing a bright, airy ambience and presenting the option of after dinner coffee on the patio on summer evenings.

### Ground Floor

**Lounge**  
3.740m max x 4.162m max  
12'3" x 13'8"

**Kitchen/Dining**  
3.740m x 2.460m  
12'3" x 8'1"

**WC**  
1.429m x 1.097m  
4'8" x 3'7"

### First Floor

**Principal Bedroom**  
3.740m x 2.662m  
12'3" x 8'9"

**Bedroom 2**  
3.740m x 2.400m  
12'3" x 7'10"

**Bathroom**  
1.700m x 1.944m  
5'7" x 6'5"

### Plots

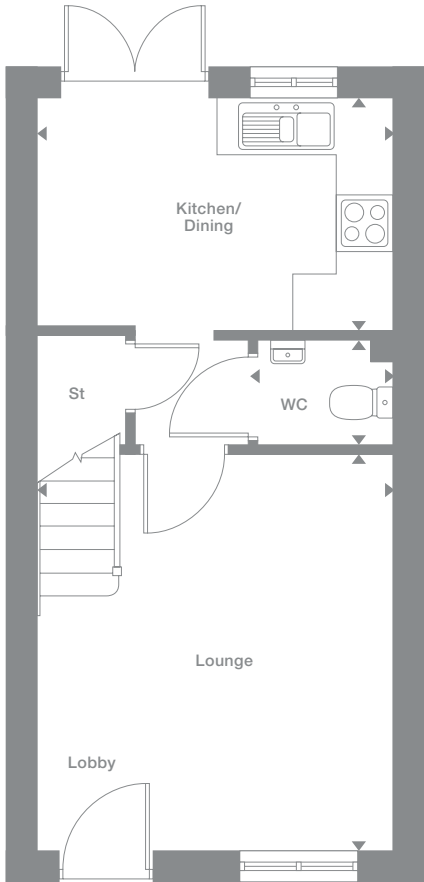
132, 133\*, 134, 135\*

### Floor Space

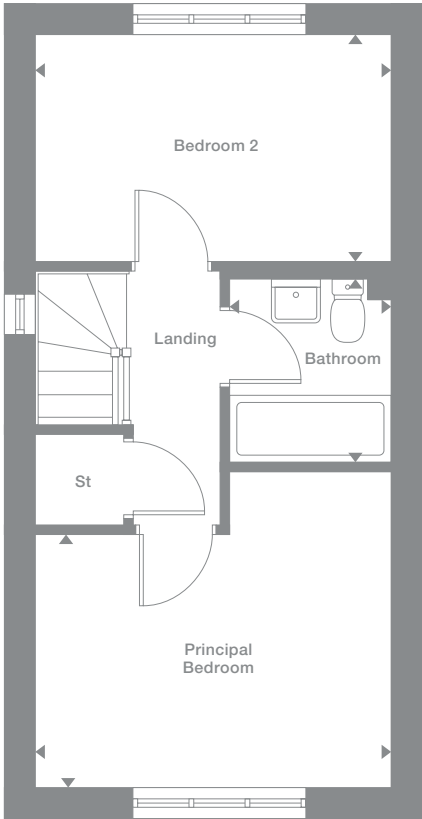
636 sq ft



### 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



# Belmont

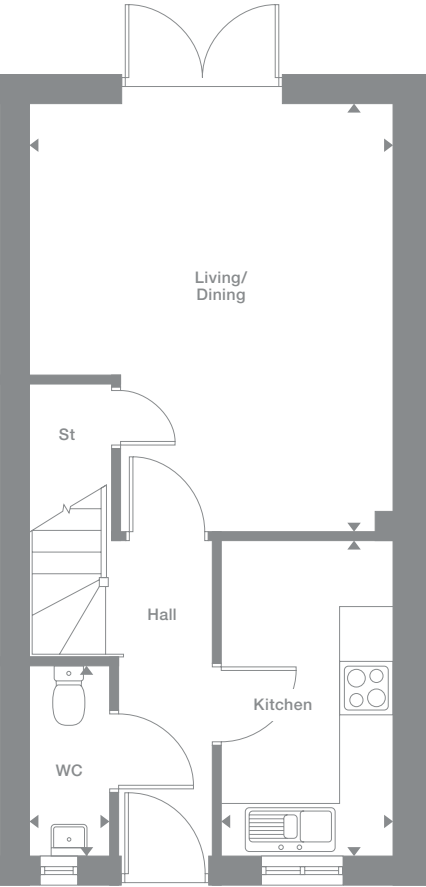
**Overview**  
Complementing a practical, ergonomic kitchen, the living and dining room features french doors, offering access to the garden while creating a light-filled, flexible social space that is perfect for entertaining. Upstairs, one of the two bedrooms features twin windows and a useful built-in cupboard.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Kitchen</b> 1.912m x 3.540m 6'3" x 11'7"	<b>Principal Bedroom</b> 4.065m x 3.029m 13'4" x 9'11"
<b>Living/Dining</b> 4.065m x 4.791m 13'4" x 15'9"	<b>Bedroom 2</b> 4.065m x 3.030m 13'4" x 9'11"
<b>WC</b> 0.900m x 2.137m 2'11" x 7'0"	<b>Bathroom</b> 1.700m x 2.167m 5'7" x 7'1"

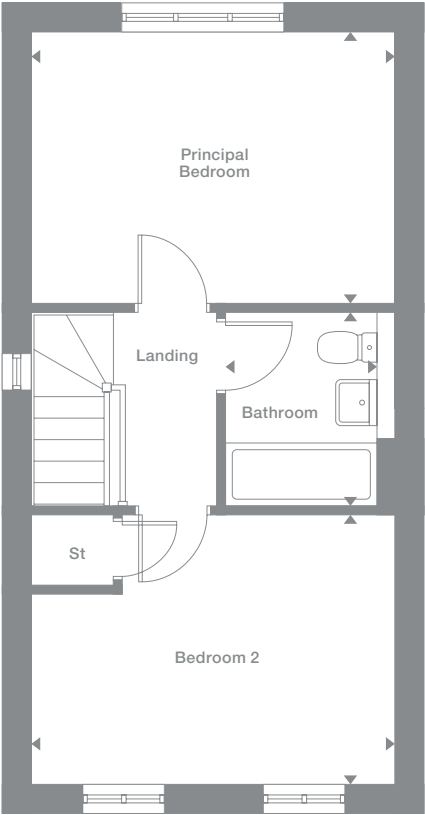
<b>Plots</b> 24, 25*, 26, 27*, 158, 159*, 160, 161*, 162, 163*	<b>Floor Space</b> 737 sq ft
---	---------------------------------



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

# Marchmont

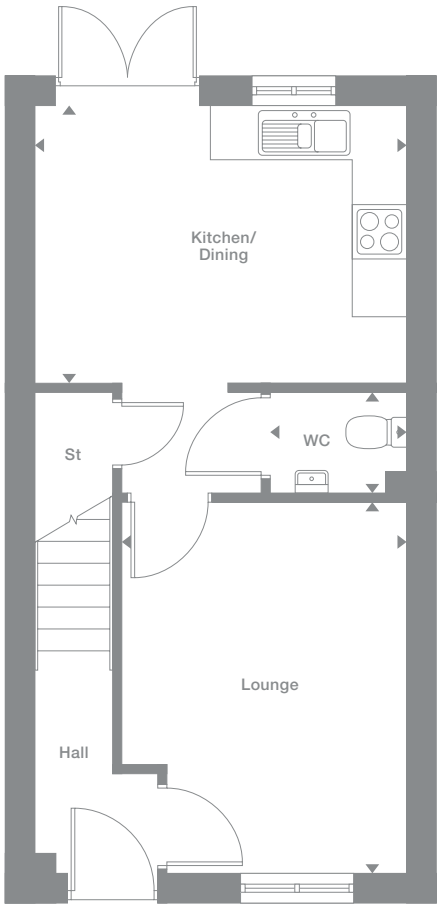
**Overview**  
The lounge opens on to a beautifully planned kitchen where french doors add flexibility to the dining area. Upstairs, the principal bedroom's en-suite shower and useful cupboard reflect a thoughtful blend of convenience and style.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.117m x 4.081m 10'3" x 13'5"	Principal Bedroom 2.636m x 3.595m 8'8" x 11'10"
Kitchen/Dining 4.065m x 3.042m 13'4" x 10'0"	En-Suite 1.210m x 2.137m 4'0" x 7'0"
WC 1.500m x 1.115m 4'11" x 3'8"	Bedroom 2 4.065m x 3.029m 13'4" x 9'11"
	Bathroom 1.705m x 2.091m 5'7" x 6'10"

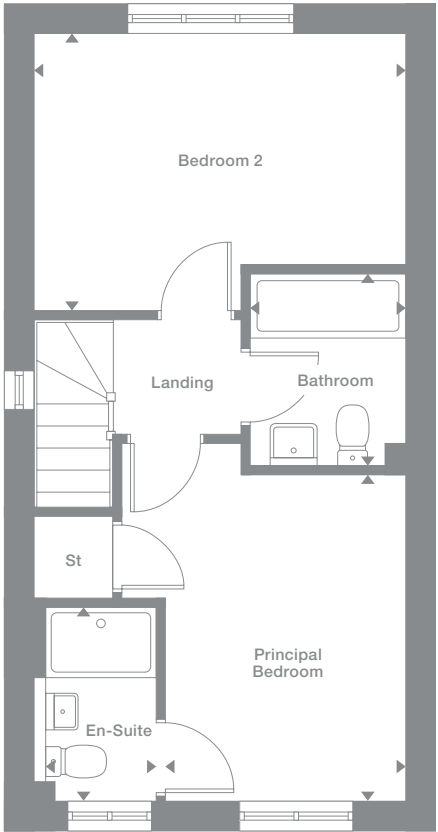
<b>Plots</b> 35, 36*	<b>Floor Space</b> 737 sq ft
-------------------------	---------------------------------



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



# Overton

### Overview

From the discreet laundry space to the cupboard in the en-suite principal bedroom, this is a home filled with features designed to bring pleasure and convenience to everyday life. The dining kitchen incorporates french doors, and the third bedroom could become a superb home office.

### Ground Floor

- Lounge  
3.566m max x 4.494m max  
11'8" x 14'9"
- Kitchen/Dining  
3.341m x 3.837m  
11'0" x 12'7"
- Laundry  
1.080m x 1.964m  
3'7" x 6'5"
- WC  
1.080m x 1.780m  
3'7" x 5'10"

### First Floor

- Principal Bedroom  
3.098m x 3.280m  
10'2" x 10'9"
- En-Suite  
1.210m x 2.034m  
4'0" x 6'8"
- Bedroom 2  
2.379m x 3.263m  
7'10" x 10'8"
- Bedroom 3  
2.042m x 2.177m  
6'8" x 7'2"
- Bathroom  
2.379m x 1.695m  
7'10" x 5'7"

### Plots

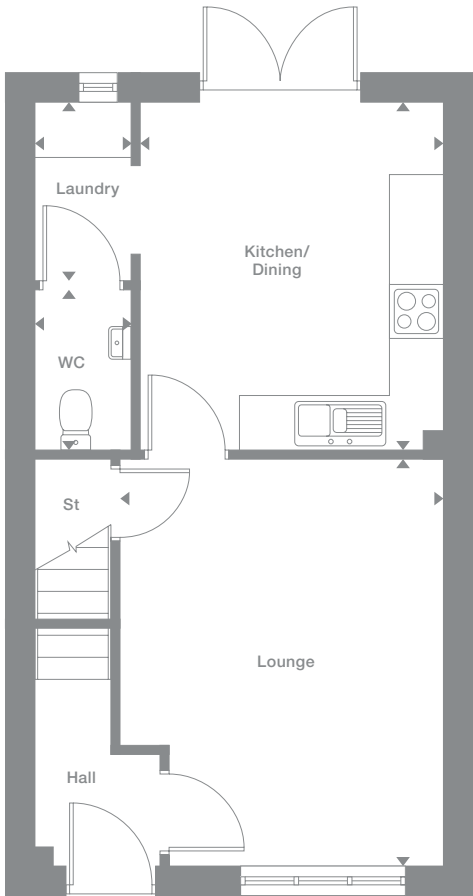
63, 64\*, 68, 69\*

### Floor Space

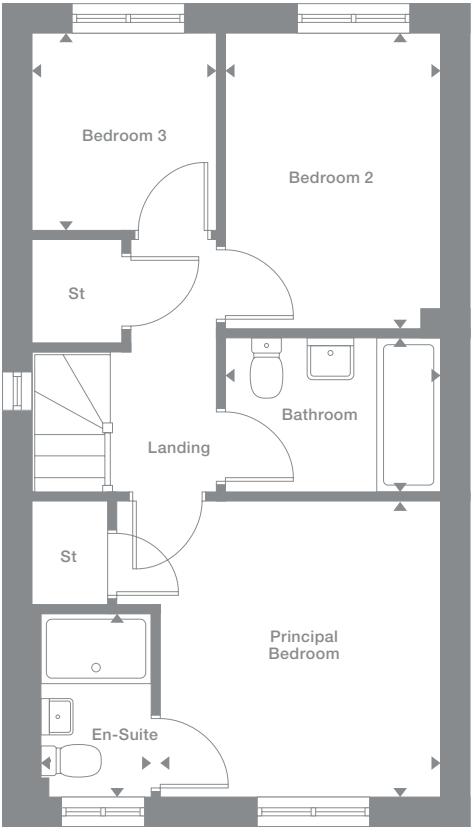
819 sq ft



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

# Tiverton

### Overview

With a comfortable lounge complementing a light-filled dining kitchen with french doors, an en-suite principal bedroom, and a third bedroom that could be transformed into a superb home office, this is a welcoming, practical home.

### Ground Floor

- Lounge  
3.104m x 4.712m  
10'2" x 15'6"
- Dining  
2.441m x 2.704m  
8'0" x 8'10"
- Kitchen  
2.866m x 3.503m  
9'5" x 11'6"
- WC  
0.955m x 2.281m  
3'2" x 7'6"

### First Floor

- Principal Bedroom  
3.649m x 3.385m  
12'0" x 11'1"
- En-Suite  
1.340m x 2.269m  
4'5" x 7'5"
- Bedroom 2  
3.216m x 2.838m  
10'7" x 9'4"
- Bedroom 3  
1.998m x 2.838m  
6'7" x 9'4"
- Bathroom  
1.700m x 1.955m  
5'7" x 6'5"

### Plots

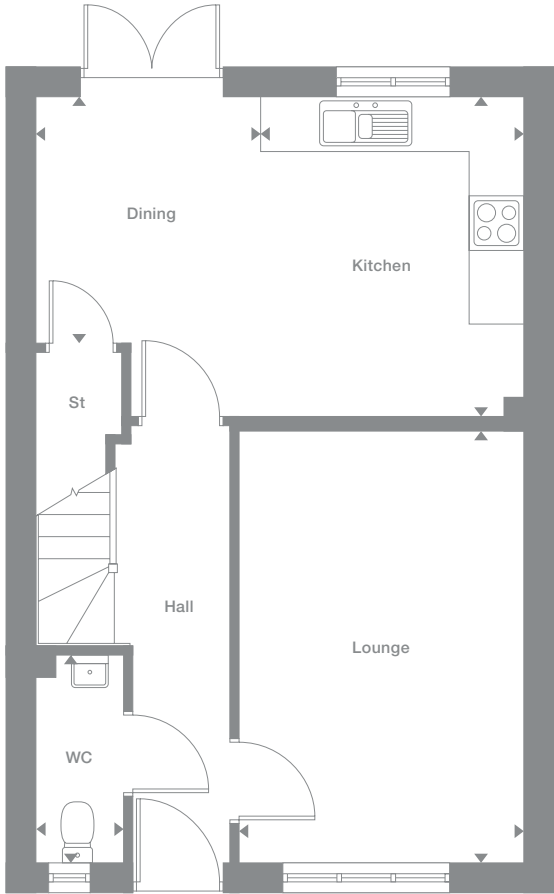
20\*, 22, 54, 67\*,  
122, 123\*, 131\*, 164\*

### Floor Space

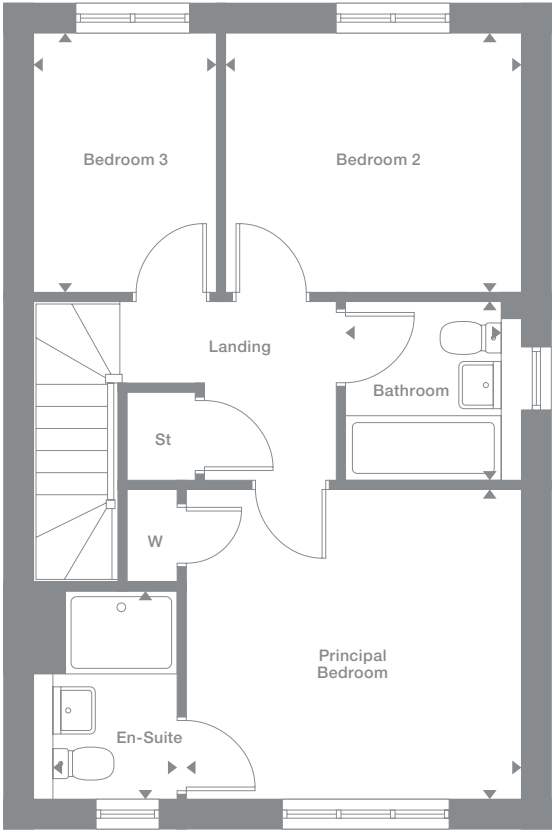
956 sq ft



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



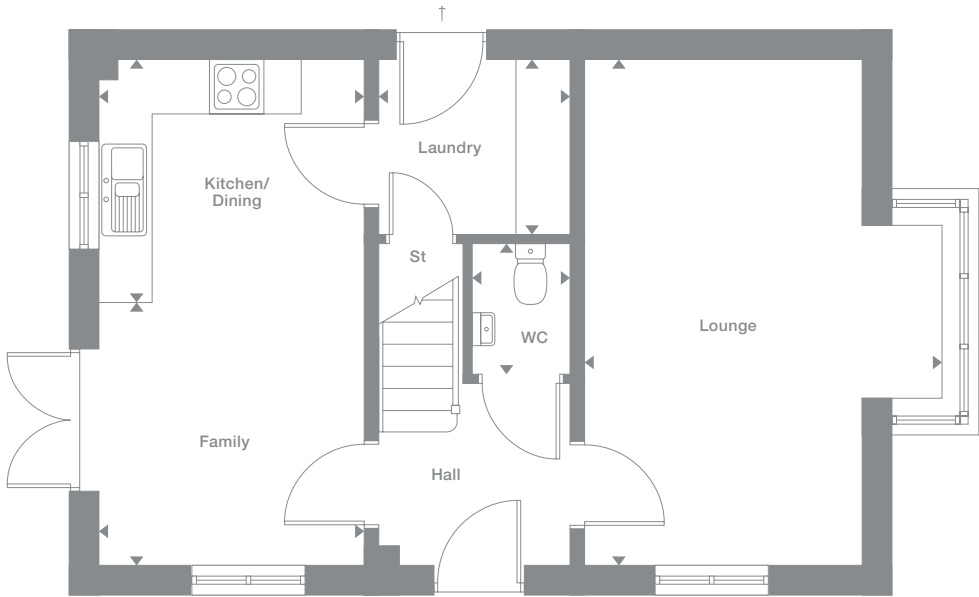
**Overview**  
The kitchen, the bay-windowed lounge and the en-suite principal bedroom are all dual aspect, making this an exceptionally inspiring home. With french doors and a separate laundry, the kitchen is perfect for relaxed, social dining.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.925m x 5.543m 12'11" x 18'2"	<b>Principal Bedroom</b> 3.400m x 3.120m 11'2" x 10'3"
<b>Kitchen/Dining</b> 2.935m x 2.658m 9'8" x 8'9"	<b>En-Suite</b> 1.777m x 2.060m 5'10" x 6'9"
<b>Family</b> 2.935m x 2.885m 9'8" x 9'6"	<b>Bedroom 2</b> 2.992m x 3.317m 9'10" x 10'11"
<b>Laundry</b> 2.095m x 1.920m 6'10" x 6'4"	<b>Bedroom 3</b> 2.600m x 2.330m 8'6" x 7'8"
<b>WC</b> 1.082m x 1.445m 3'7" x 4'9"	<b>Bathroom</b> 1.700m x 2.133m 5'7" x 7'0"

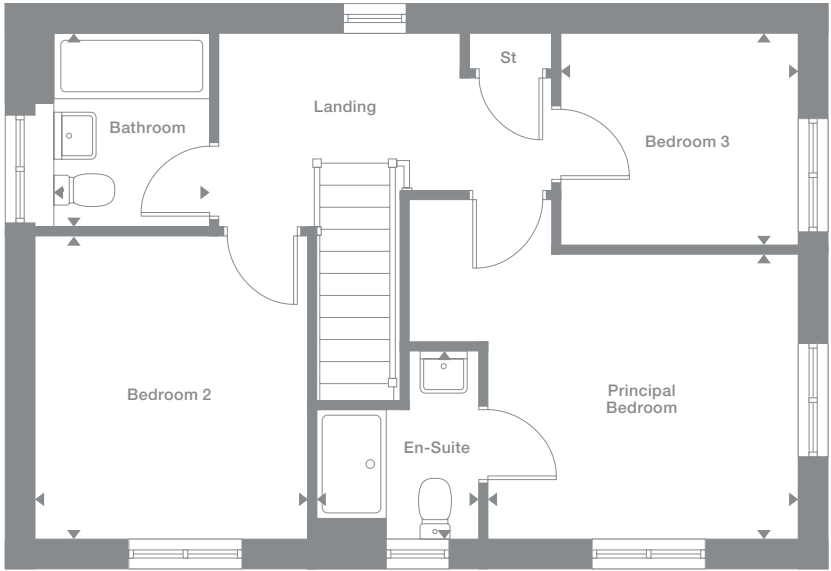
<b>Plots</b> 21*, 28, 34*, 50*, 51, 70, 71*, 129, 130*, 149	<b>Floor Space</b> 1,016 sq ft
---	-----------------------------------



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  
† Door not applicable to plots 28 and 34



# Inglewood

### Overview

A magnificent dual aspect, bay-windowed dining room demonstrates the quality of this sumptuous home. The lounge and family kitchen are both dual aspect with french doors, one bedroom is en-suite and another is dual aspect.

### Ground Floor

- Lounge  
3.268m x 5.275m  
10'9" x 17'4"
- Kitchen/Family  
4.642m x 3.060m  
15'3" x 10'0"
- Laundry  
1.860m x 1.530m  
6'1" x 5'0"
- Dining  
3.588m x 3.809m  
11'9" x 12'6"
- WC  
0.937m x 1.895m  
3'1" x 6'3"

### First Floor

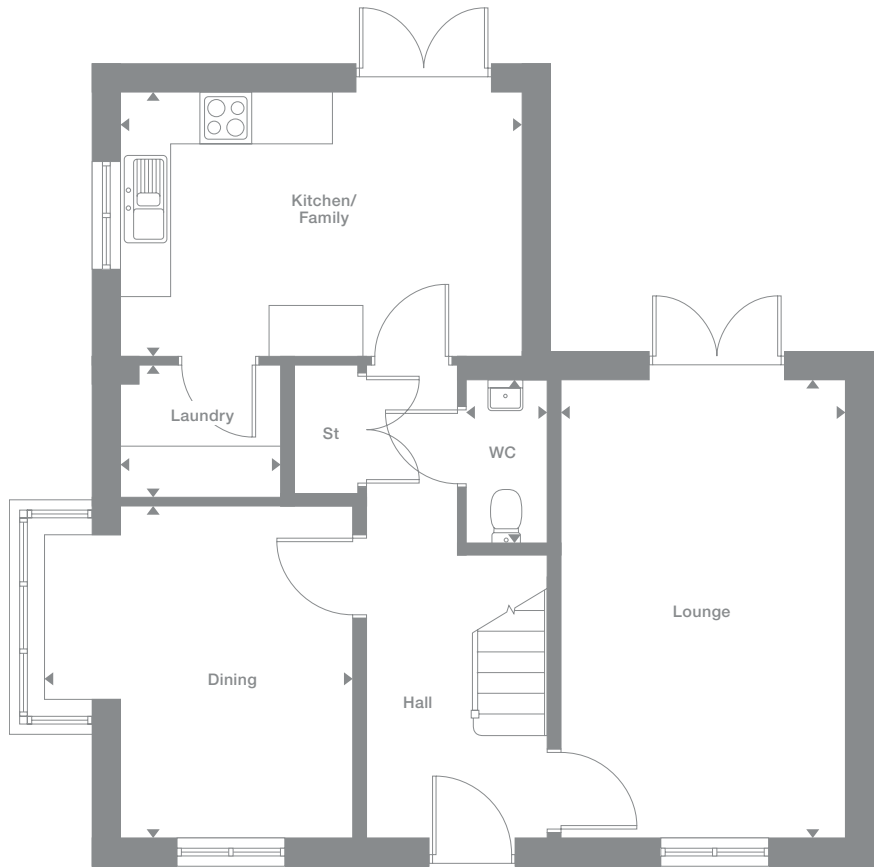
- Principal Bedroom  
4.642m x 2.714m  
15'3" x 8'11"
- En-Suite  
2.333m x 1.245m  
7'8" x 4'1"
- Bedroom 2  
4.756m x 2.537m  
15'7" x 8'4"
- Bedroom 3  
3.325m x 2.885m  
10'11" x 9'6"
- Bedroom 4  
2.339m x 2.297m  
7'8" x 7'6"
- Bathroom  
2.558m x 1.810m  
8'5" x 5'11"

Plots  
55\*, 61, 62,  
125\*, 126

Floor Space  
1,297 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



# Oakwood

### Overview

Incorporating a study and a laundry in addition to the bay-windowed lounge and airy family kitchen, where french doors add flexibility to dining arrangements, this is a home ready for lively gatherings. A gallery landing leads to four bedrooms, including a superb principal suite.

### Ground Floor

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

**Family/Dining**  
3.786m x 3.885m  
12'5" x 12'9"

**Kitchen**  
3.360m x 2.993m  
11'0" x 9'10"

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

**WC**  
2.087m x 1.132m  
6'10" x 3'9"

**Study**  
2.087m x 2.010m  
6'10" x 6'7"

### First Floor

**Principal Bedroom**  
3.651m max x 3.210m  
12'0" x 10'6"

**En-Suite**  
2.403m max x 1.300m  
7'11" x 4'3"

**Bedroom 2**  
3.793m x 2.759m  
12'5" x 9'1"

**Bedroom 3**  
3.260m x 2.740m  
10'8" x 9'0"

**Bedroom 4**  
3.402m max x 3.187m max  
11'2" x 10'5"

**Bathroom**  
2.558m max x 2.000m max  
8'5" x 6'7"

### Plots

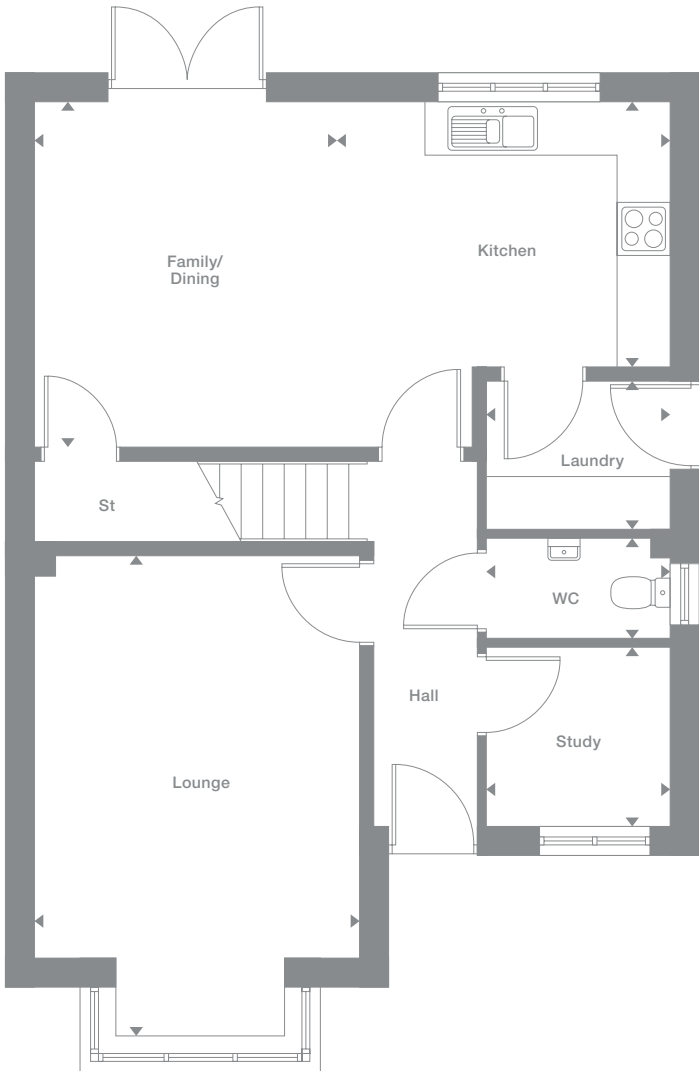
23\*, 29\*, 56\*,  
65\*, 121, 124\*

### Floor Space

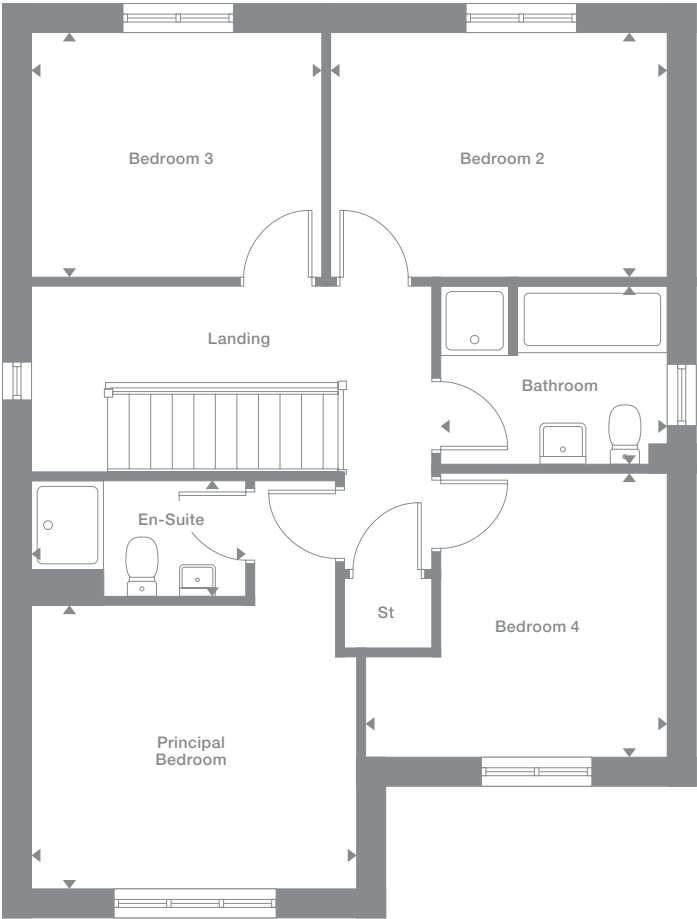
1,388 sq ft



### 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

# Baywood

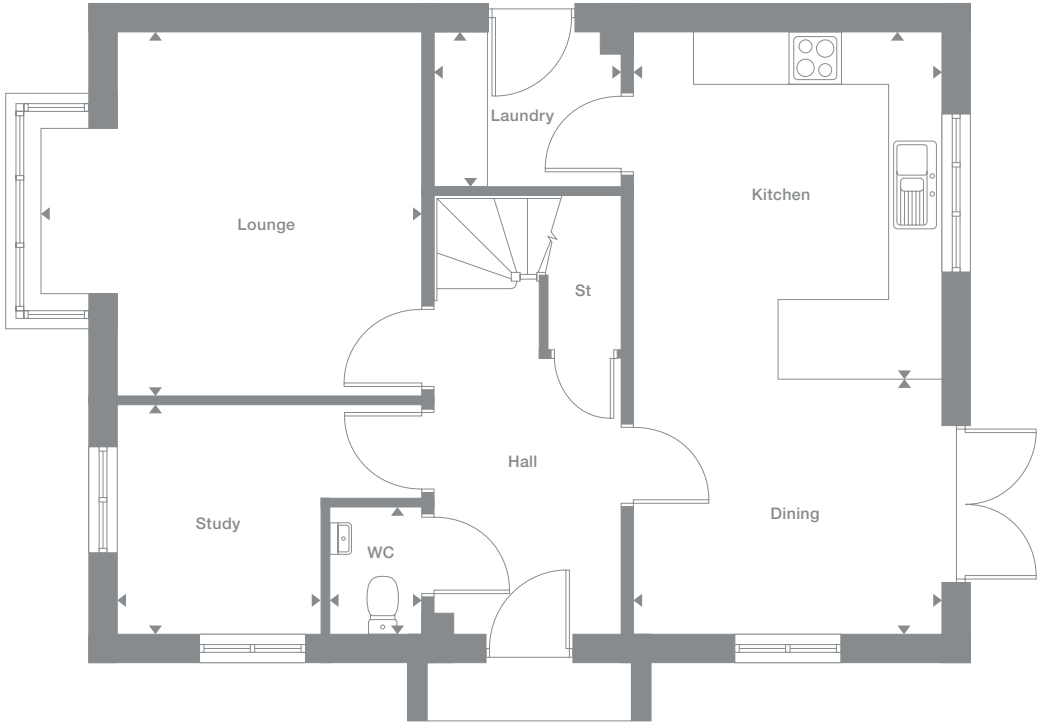
**Overview**  
With dual aspect windows in the kitchen, the study and two of the four bedrooms, complemented by a striking feature bay window in the lounge and french doors in the dining room, this is an exceptionally bright, inspiring family home. The principal bedroom is en-suite.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 4.362m x 4.160m 14'4" x 13'8"	Principal Bedroom 3.574m x 3.689m 11'9" x 12'11"
Kitchen 3.517m x 3.960m 11'6" x 13'0"	En-Suite 2.044m x 1.760m 6'8" x 5'9"
Laundry 2.126m x 1.760m 7'0" x 5'9"	Bedroom 2 3.519m x 3.238m 11'7" x 10'7"
Dining 3.517m x 2.904m 11'6" x 9'6"	Bedroom 3 2.471m x 3.534m 8'1" x 11'7"
Study 2.324m x 2.611m 7'7" x 8'7"	Bedroom 4 3.514m x 3.082m 11'6" x 10'1"
WC 1.045m x 1.450m 3'5" x 4'9"	Bathroom 3.215m x 1.700m 10'7" x 5'7"

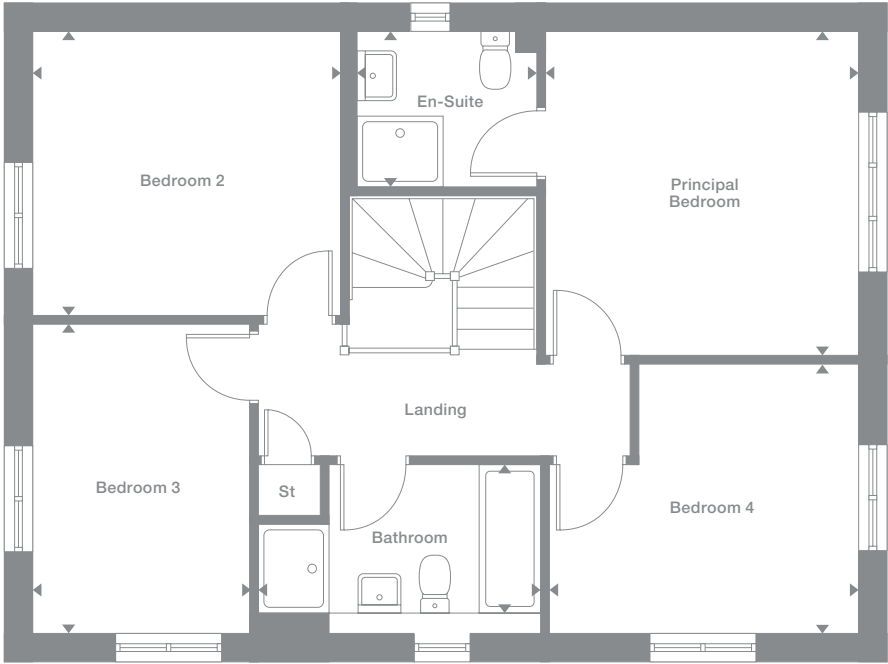
<b>Plots</b>	<b>Floor Space</b>
32	1,408 sq ft



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



# Kingwood

### Overview

Broad and bright, with feature french doors, the family kitchen complements an elegant lounge and a formal dining room ideal for stylish entertaining. Two bedrooms are en-suite, and one includes a walk-in dressing room.

### Ground Floor

- Lounge  
3.242m x 5.228m  
10'8" x 17'2"
- Family/Breakfast  
5.105m x 3.475m  
16'9" x 11'5"
- Kitchen  
3.025m x 3.475m  
9'11" x 11'5"
- Dining  
2.730m x 3.350m  
8'11" x 11'0"
- Laundry  
1.687m x 1.785m  
5'6" x 5'10"
- WC  
0.950m x 1.785m  
3'1" x 5'10"

### First Floor

- Principal Bedroom  
2.951m x 3.823m  
9'8" x 12'7"
- En-Suite 1  
1.694m x 2.109m  
5'7" x 6'11"
- Dressing  
2.614m x 1.701m  
8'7" x 5'7"
- Bedroom 2  
3.299m x 3.216m  
10'10" x 10'7"
- En-Suite 2  
2.263m x 1.816m  
7'5" x 5'11"
- Bedroom 3  
2.420m x 3.635m  
7'11" x 11'11"
- Bedroom 4  
2.614m x 3.142m  
8'7" x 10'4"
- Bathroom  
2.910m x 1.695m  
9'7" x 5'7"

### Plots

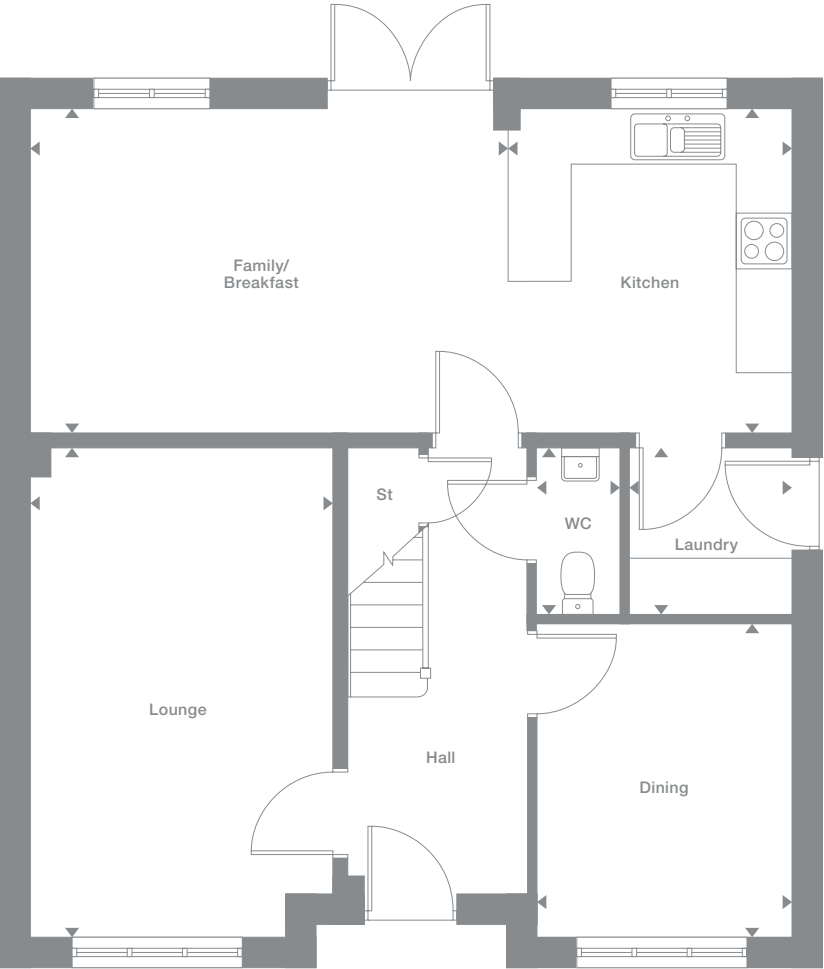
19, 31, 57\*,  
59, 60\*, 66,  
127\*, 128

### Floor Space

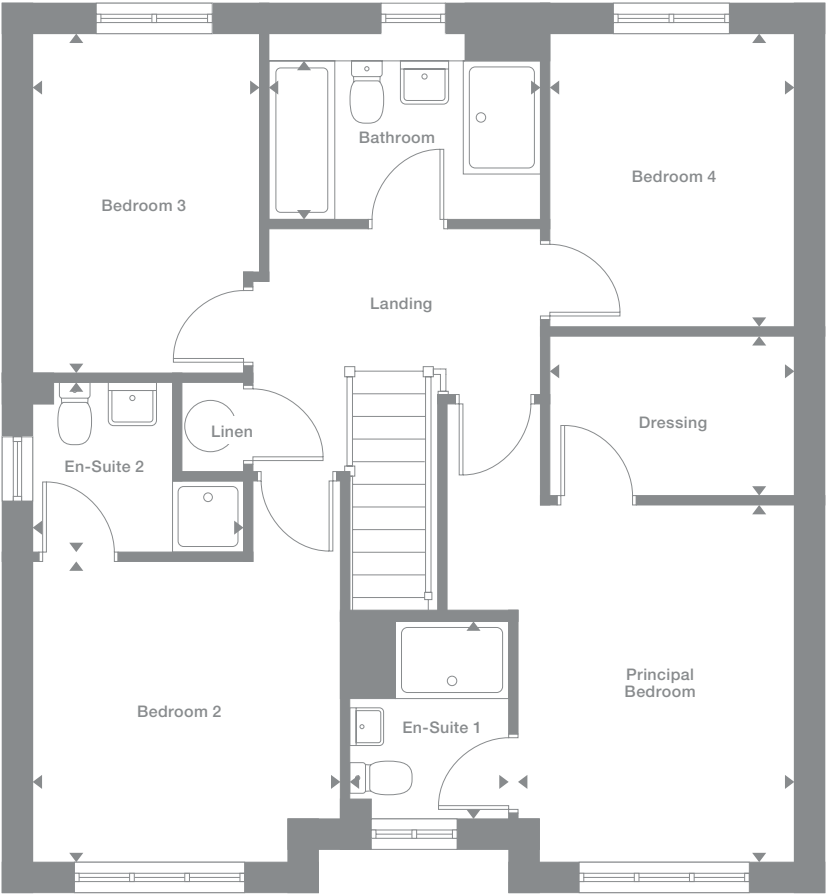
1,524 sq ft



Ground Floor



First Floor

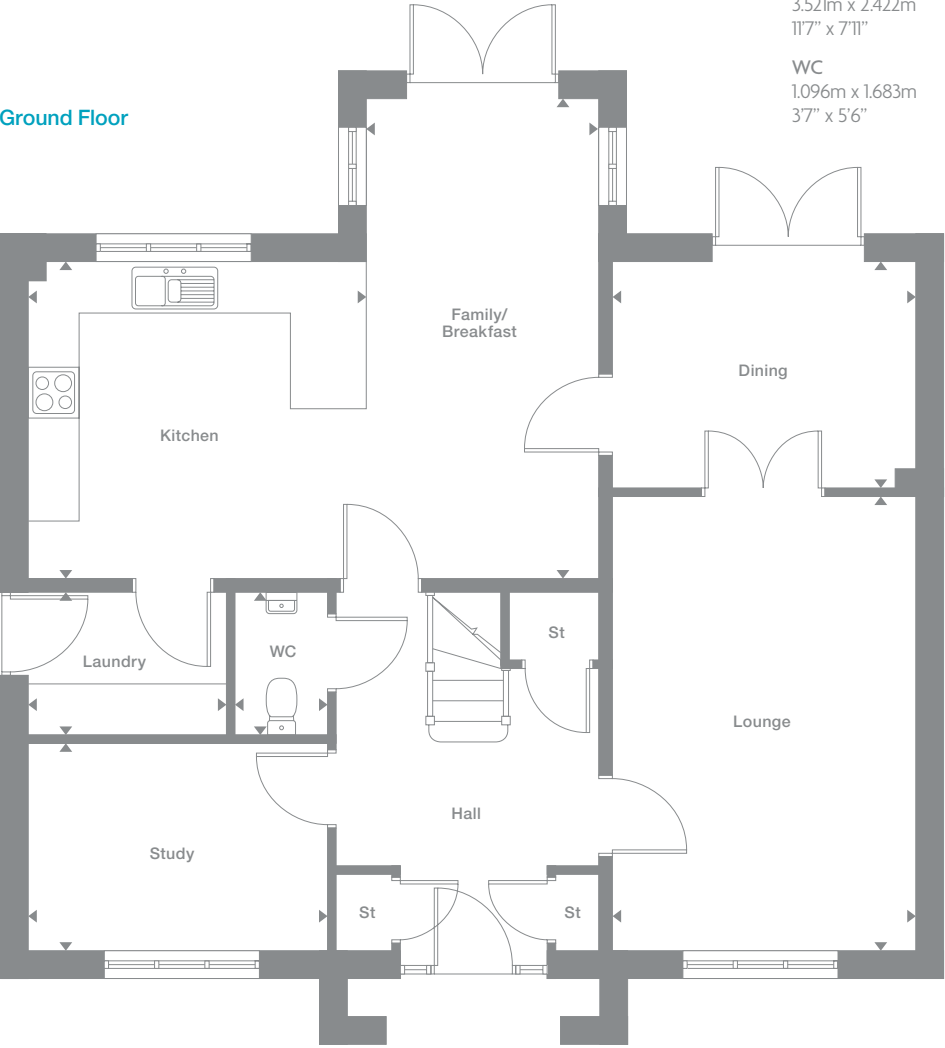


Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important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

\* Plots are a mirror image of plans shown above

**Overview**  
From the lounge and adjoining dining room to the delightful conservatory-style breakfast space, from the study to the two en-suite bedrooms, one with a luxurious dressing area, this is a residence of immense quality.

Ground Floor

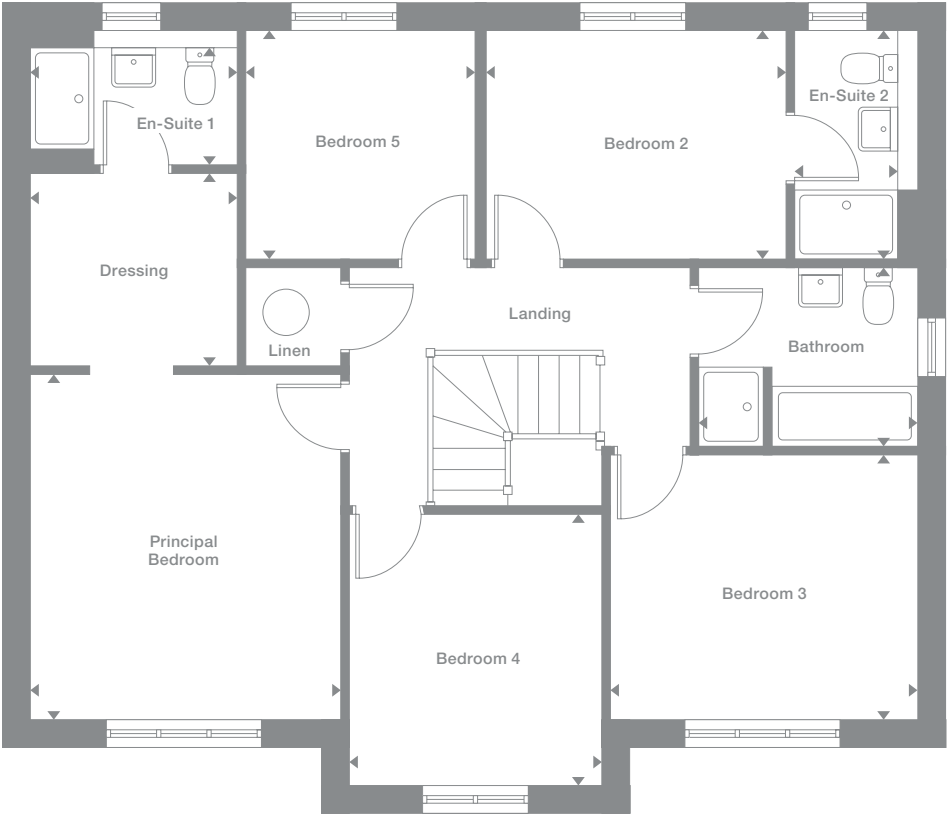


<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.560m x 5.312m 11'8" x 17'5"	<b>Principal Bedroom</b> 3.642m x 4.041m 11'11" x 13'3"
<b>Dining</b> 3.560m x 2.660m 11'8" x 8'9"	<b>Dressing</b> 2.442m x 2.253m 8'0" x 7'5"
<b>Kitchen</b> 3.965m x 3.717m 13'0" x 12'2"	<b>En-Suite 1</b> 2.442m x 1.386m 8'0" x 4'7"
<b>Laundry</b> 2.332m x 1.683m 7'8" x 5'6"	<b>Bedroom 2</b> 3.525m x 2.680m 11'7" x 8'10"
<b>Family/Breakfast</b> 2.715m x 5.629m 8'11" x 18'6"	<b>En-Suite 2</b> 1.210m x 2.680m 4'0" x 8'10"
<b>Study</b> 3.521m x 2.422m 11'7" x 7'11"	<b>Bedroom 3</b> 3.592m x 3.102m 11'9" x 10'2"
<b>WC</b> 1.096m x 1.683m 3'7" x 5'6"	<b>Bedroom 4</b> 2.970m x 3.191m 9'9" x 10'6"
	<b>Bedroom 5</b> 2.690m x 2.680m 8'10" x 8'10"
	<b>Bathroom</b> 2.563m x 2.097m 8'5" x 6'11"

<b>Plots</b> 17, 18, 30*, 33*, 58*	<b>Floor Space</b> 1,885 sq ft
--	-----------------------------------



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



# The Miller Difference

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

Chris Mackenzie  
Miller Home Owner

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

Helen Moscrop  
Miller Home Owner

## The Miller Difference

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

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

### Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

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

## Helping where we can

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

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

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

## Pushing up standards

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

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

## Keeping you involved

First you’ll meet your 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 even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

## For your future

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

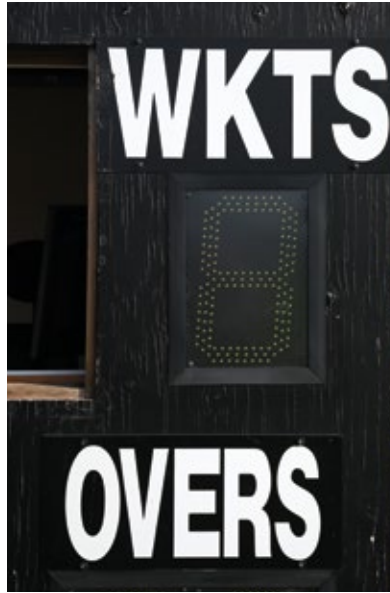




For evenings out and dining, Keyworth and nearby Plumtree offer a choice of traditional pubs. More unusual dining opportunities include a bar and bistro in the old station building near the development. Local clubs and societies offer a choice of activities most nights, covering interests ranging from music and drama to local history and fitness, and the annual horticultural show brings a fairground to the village.

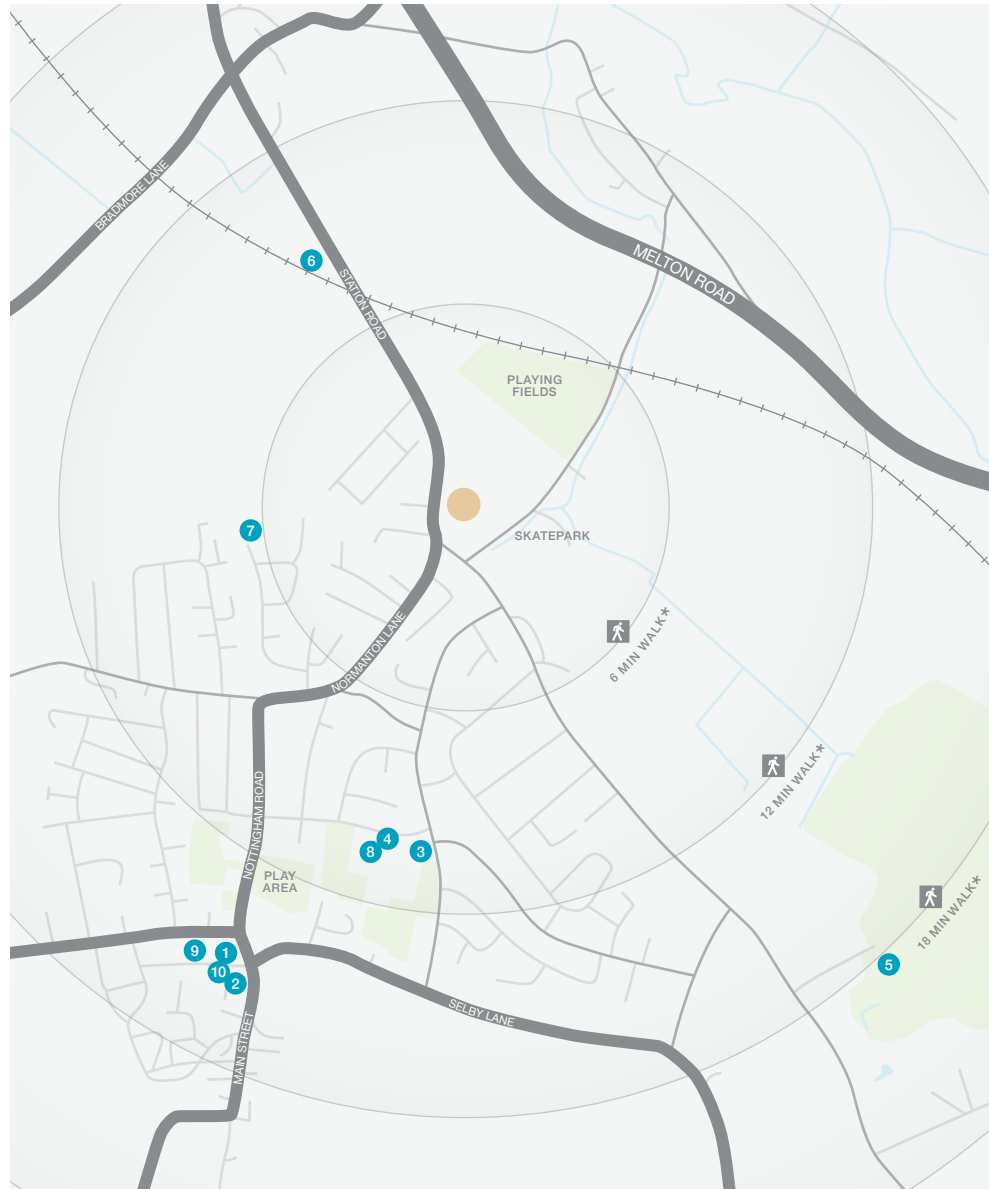
Keyworth's popular Library is open five days a week, including Saturdays. Local day nurseries include Children 1st, around 600 yards away, and the village has three primary schools and a high school. Crossdale Primary, half a mile from Spinners Croft and recently converted to academy status, is assessed as 'Outstanding' by Ofsted and achieves well above average results in core subjects. South Wolds Academy and Sixth Form, three quarters of a mile away, is now part of a multi-academy trust and is rated 'Good with Outstanding Features' by Ofsted.

Keyworth Medical Practice and Keyworth Dental Practice are located close to each other near The Square. The Medical Practice, staffed by nine GPs, was assessed as 'Outstanding' by the Quality Care Commission.





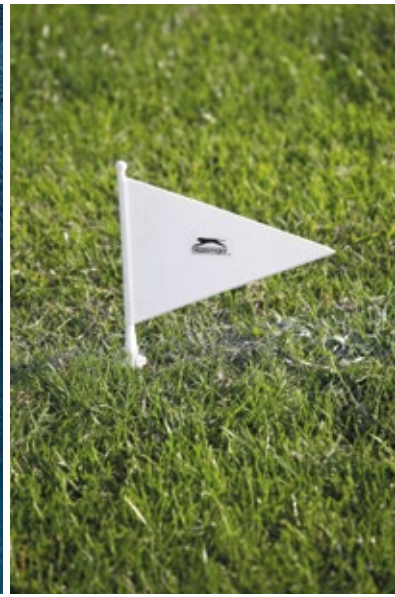
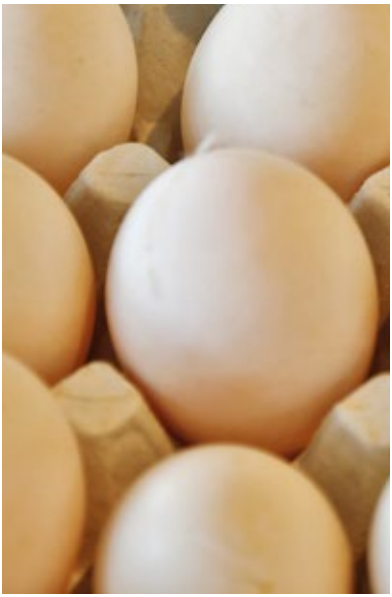
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Keyworth Pharmacy  
5 The Square  
01159 377 477
- 2 Keyworth Post Office  
16 Main Street  
0345 611 2970
- 3 Keyworth  
Leisure Centre,  
Church Drive  
01159 375 582
- 4 Keyworth Library  
Church Drive  
01623 677 200
- 5 Stanton-on-the-  
Wolds Golf Club,  
Golf Course Road  
01159 374 885
- 6 Children 1st  
Station Road  
01159 374 755
- 7 Crossdale  
Primary School,  
Crossdale Drive  
01159 748 088
- 8 The South Wolds  
Academy and  
Sixth Form,  
Church Drive  
01159 373 506
- 9 Keyworth  
Medical Practice,  
Bunny Lane  
01159 373 527
- 10 Keyworth  
Dental Practice,  
18a The Square  
01159 375 828

\* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk





# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03301 738 255

**From Nottingham**  
Cross the River Trent by the A60 Trent Bridge. Just under half a mile after crossing the river, bear left into the A606 Melton Road. Stay on Melton Road for just over two miles, then at the roundabout take the second exit, for Plumtree. One mile on, turn right following signs for Plumtree. Go through Plumtree and, quarter of a mile after passing under a railway bridge, the entrance to Spinners Croft is on the left.

**From The A606 Northbound**  
Bear left to leave the road at Widmerpool and at the roundabout take the first exit, for Nottingham via the A606. Stay on the A606 for three miles, then turn left into Platt Lane, signposted for Keyworth and the British Geological Survey. Carry on to the T-junction and turn right, turn right again at the subsequent junction, and the entrance to Spinners Croft is on the right.

Sat Nav: NG12 5GE



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](http://www.consumercode.co.uk)

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.

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

**millerhomes**

*the place to be®*



**Spinners Croft  
Keyworth**

**mill**erhomes

*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.



Living in Keyworth	02
Welcome home	06
Floor plans	08
How to find us	44

# Plot Information

<b>Upton</b> See Page 08	
<b>Martley</b> See Page 11	
<b>Beckford</b> See Page 12	
<b>Newton</b> See Page 14	
<b>Fairfield</b> See Page 17	
<b>Clifton</b> See Page 18	
<b>Malvern</b> See Page 20	
<b>Astley</b> See Page 22	
<b>Abberley</b> See Page 25	
<b>Witley</b> See Page 26	
<b>Hampton</b> See Page 28	
<b>Shenstone</b> See Page 30	
<b>Astwood</b> See Page 32	
<b>Wolverley</b> See Page 34	
<b>Affordable Housing</b>	

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 Spinners Croft.





Keyworth is just two minutes drive from the A606, offering fast access to Nottingham, and around 20 minutes from Loughborough. Bus links with Nottingham, stopping just outside Spinners Croft, run every 15 minutes during the day, with hourly services until late. The buses call at Nottingham Station, from where there are direct services to London St Pancras, Liverpool, Norwich, Leeds, Cardiff and other destinations.

There is a Sainsbury's Local store around half a mile from the development, alongside an award-winning fish and chip restaurant. The village shops, all within around 15 minutes walk, include pharmacies, a post office, a baker, Co-op food stores, a butcher, a hardware shop, a newsagent and convenience store, a delicatessen and various food takeaways. There are also two vet practices, an optician and other specialist services. A wide choice of supermarkets and high street names can be found in Nottingham.





Bringing an exciting selection of two, three, four and five bedroom homes and two and three bedroom bungalows into a delightfully landscaped, tree-lined setting on the edge of Keyworth, this new neighbourhood has an inspiring blend of rural calm and outstanding convenience. Just eight miles from Nottingham, in the geographical heart of England, the village's excellent amenities, strong sense of local identity and rich, varied community life make it an ideal place to put down roots. Welcome to Spinners Croft...

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.



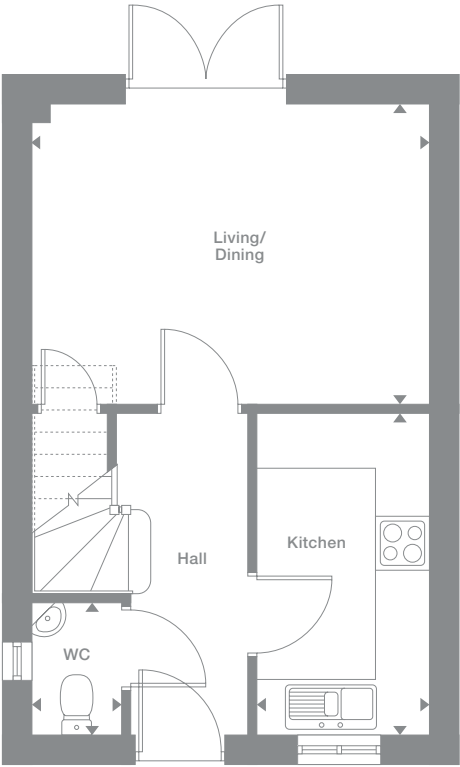
**Overview**  
With a self-contained kitchen to keep the household management separate from the social space, the living and dining room presents a superb setting for relaxed meals and conversation. French doors introduce an open, airy ambience, and the master bedroom includes a useful built-in cupboard.

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

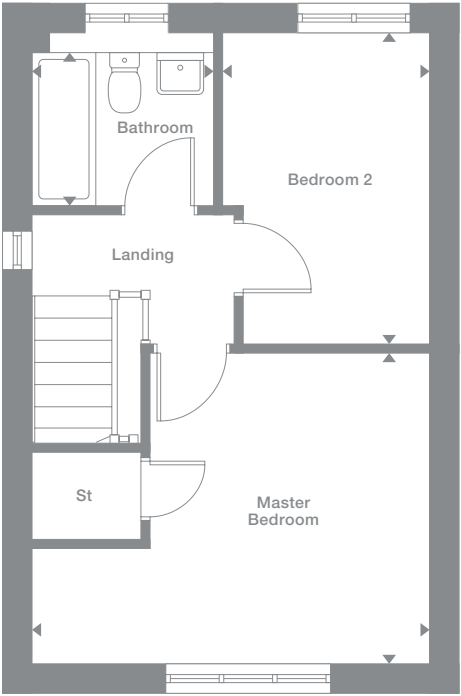
<b>Plots</b> 132, 133*, 134, 135*	<b>Floor Space</b> 657 sq ft
---	---------------------------------



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



**Building Quality**  
The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.



# Martley

## Overview

The corridor-style hall of this exciting bungalow leads into an inviting living and dining room opening to the garden via feature french doors. With two front-facing bedrooms and an ergonomically designed kitchen with separate garden access, this superb home perfectly blends style and convenience.

## Floor Space

693 sq ft

## Ground Floor

Living/Dining  
3.926m x 5.109m  
12'11" x 16'9"

Kitchen  
3.269m x 3.414m  
10'9" x 11'2"

Master Bedroom  
2.882m x 3.861m  
9'5" x 12'8"

Bedroom 2  
3.007m x 3.340m  
9'10" x 11'0"

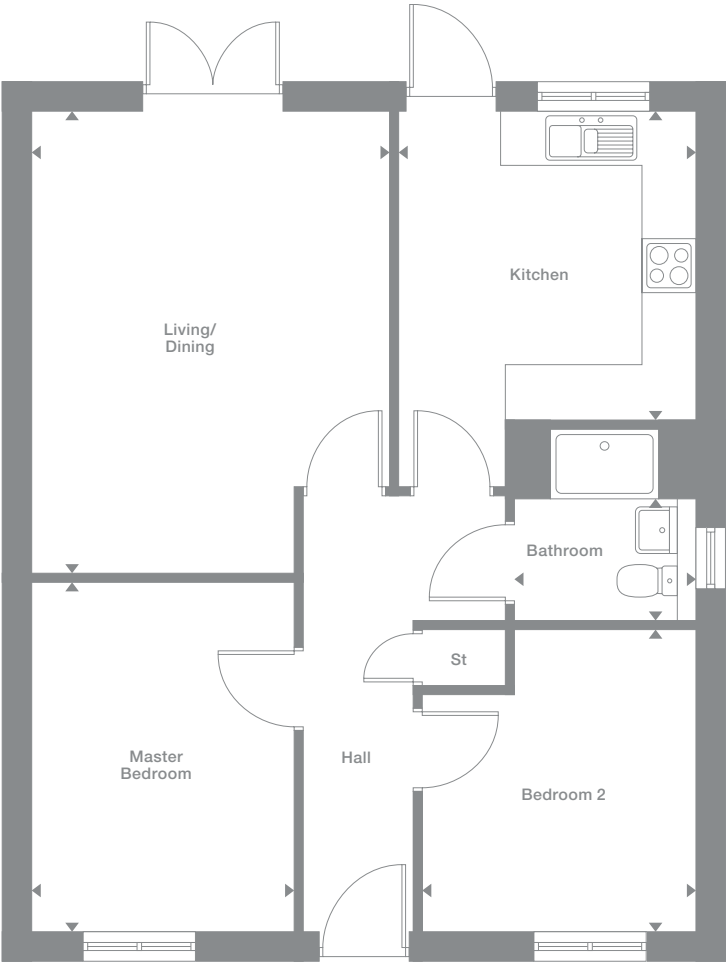
Bathroom  
2.007m x 1.347m  
6'7" x 4'5"

## Plots

13, 15,  
147\*, 148,  
150\*, 151,  
157



## Ground 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

# Beckford

### Overview

French doors add flexibility to the living and dining room, maximising the benefits of the garden and presenting the option of alfresco meals or enjoying after dinner coffee on the patio on relaxed summer evenings. One of the two bedrooms upstairs features twin windows.

### Ground Floor

Living/Dining  
4.065m max x 4.791m max  
13'4" x 15'9"

Kitchen  
1.932m x 3.540m  
6'4" x 11'7"

WC  
0.897m x 2.137m  
2'11" x 7'0"

### First Floor

Master Bedroom  
4.065m max x 3.041m  
13'4" x 10'0"

Bedroom 2  
4.065m max x 3.030m max  
13'4" x 9'11"

Bathroom  
1.700m x 2.167m  
5'7" x 7'1"

### Plots

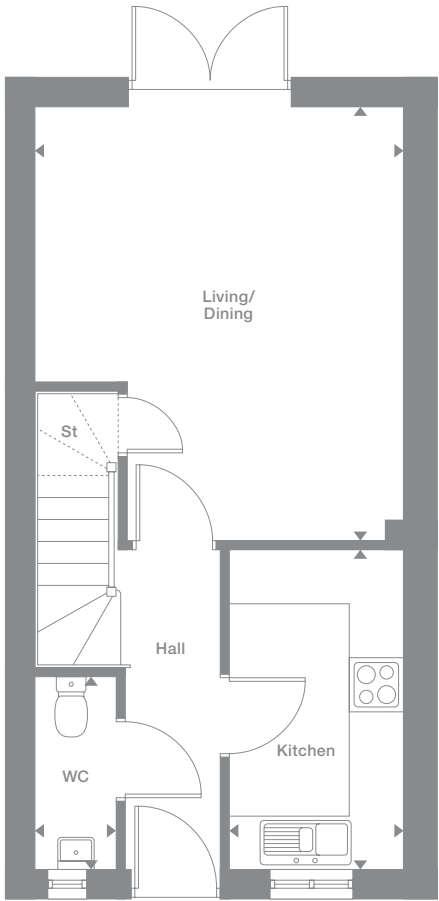
24, 25\*,  
26, 27\*,  
87, 88\*,  
89, 90\*,  
91, 92\*,  
108, 109\*,  
110, 111\*,  
115, 116\*,  
117, 118\*,  
158, 159\*,  
160, 161\*,  
162, 163\*

### Floor Space

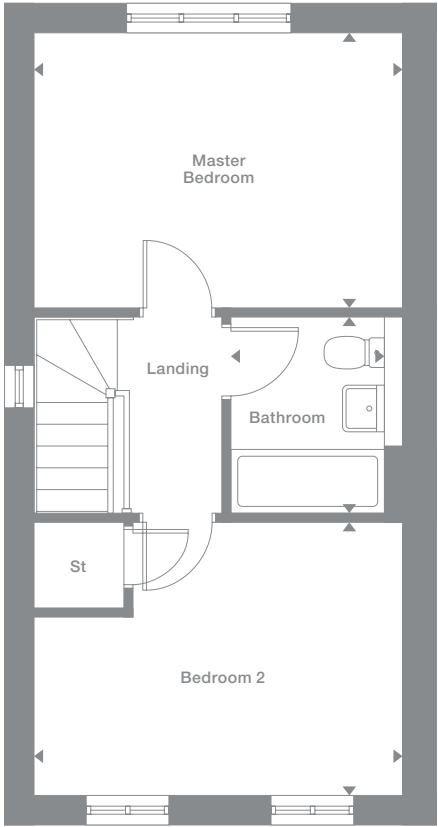
737 sq ft



### 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



# Newton

### Overview

The lounge opens directly on to a practical kitchen enhanced by french doors that add an attractive focal point to the light-filled dining area. Upstairs, the second bedroom includes dual windows and a useful cupboard. This is a delightfully comfortable and stylish home.

### Ground Floor

#### Lounge

3.070m max x 4.131m max  
10'1" x 13'7"

#### Kitchen/Dining

4.065m x 3.042m  
13'4" x 10'0"

#### WC

1.500m x 1.065m  
4'11" x 3'6"

### First Floor

#### Master Bedroom

4.065m max x 3.041m max  
13'4" x 10'0"

#### Bedroom 2

4.065m max x 3.093m max  
13'4" x 10'2"

#### Bathroom

1.897m x 2.103m  
6'3" x 6'11"

### Plots

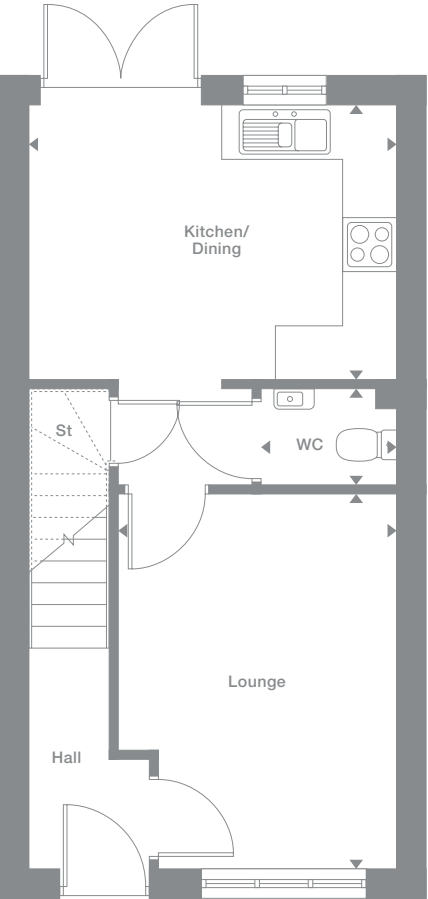
6, 7\*,  
35, 36\*,  
166, 167\*,  
168, 169\*,  
180, 181\*,  
182, 183\*

### Floor Space

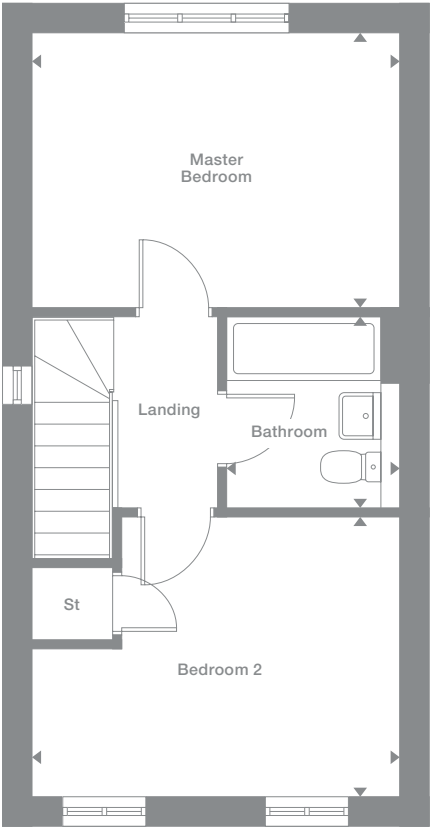
737 sq ft



### 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

Keeping you informed  
From the word go, you'll  
know exactly what's  
happening with your home  
as we'll send you regular  
updates via email or text.



# Fairfield

## Overview

The expertly planned kitchen complements an impressive living and dining room with french doors, an ideal setting for relaxed hospitality. The master bedroom is en-suite, and the two hall cupboards reflect the thoughtful practicality that underpins every detail of this superb bungalow.

## Floor Space

937 sq ft

## Ground Floor

## Ground Floor

Living/Dining  
4.332m x 5.775m  
14'3" x 18'11"

Kitchen  
3.468m max x 3.890m max  
11'5" x 12'9"

Master Bedroom  
3.457m max x 4.054m max  
11'4" x 13'4"

En-Suite  
1.423m x 3.304m  
4'8" x 10'10"

Bedroom 2  
3.682m x 3.032m  
12'1" x 9'11"

Bathroom  
1.700m x 2.327m  
5'7" x 7'8"

## Plots

11, 12, 152\*,  
153\*, 155\*,  
156, 186



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  
† Additional window to Plots 11 and 153 only



# Clifton

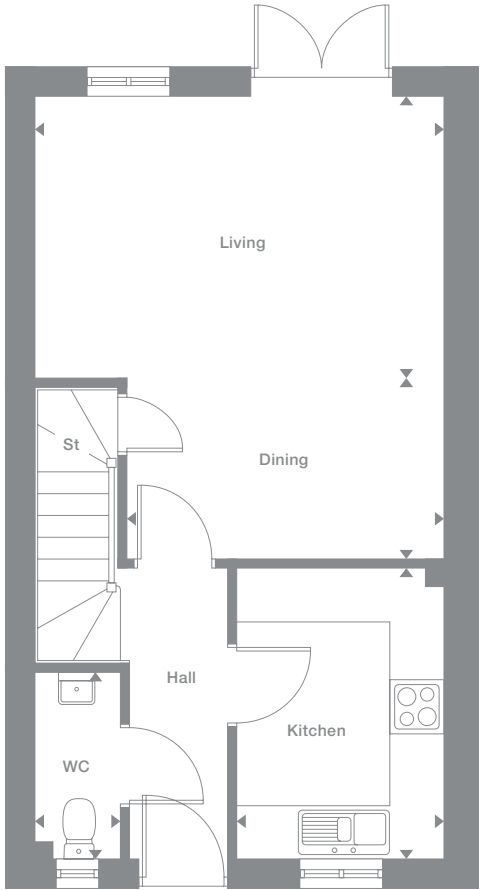
**Overview**  
With french doors complementing the window looking out over the garden, the living and dining room presents a delightfully bright, adaptable space, perfect for quiet evenings at home while offering an attractive backdrop for lively gatherings. The en-suite master bedroom incorporates a cupboard.

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

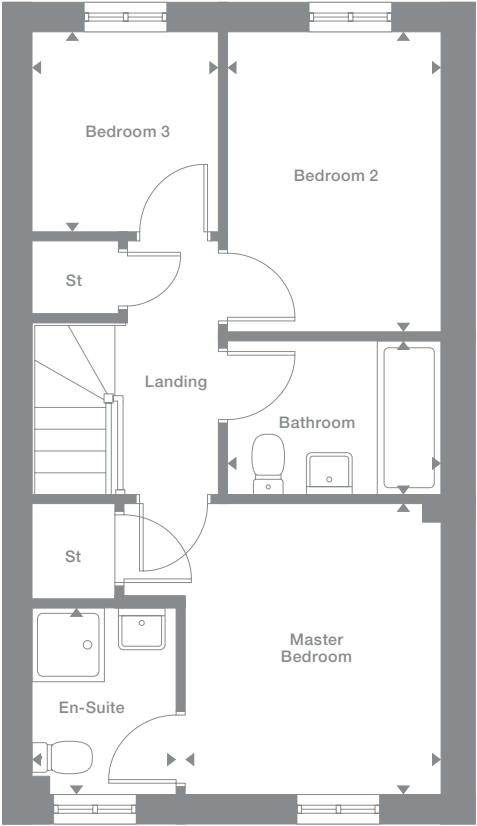
<b>Plots</b>	<b>Floor Space</b>
8, 9*, 63, 64*, 68, 69*	819 sq ft



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

# Malvern

## Overview

The welcoming lounge complements a beautifully planned kitchen with a bright dining area where french doors access the garden, creating a special setting for convivial meals. The master bedroom is en-suite, and the third bedroom could be used to create a superb home office.

## Ground Floor

### Lounge

3.104m x 4.712m  
10'2" x 15'6"

### Dining

2.811m max x 3.503m max  
9'3" x 11'6"

### Kitchen

2.496m x 3.503m  
8'2" x 11'6"

### WC

0.955m x 2.281m  
3'2" x 7'6"

## First Floor

### Master Bedroom

3.649m x 3.385m  
12'0" x 11'1"

### En-Suite

1.565m max x 2.281m max  
5'2" x 7'6"

### Bedroom 2

3.216m x 2.740m  
10'7" x 9'0"

### 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

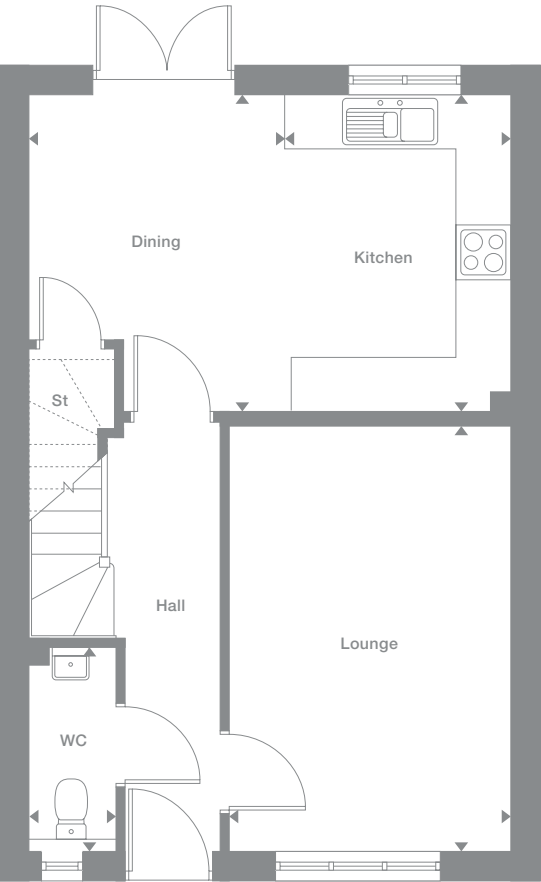
4, 14,  
20\*, 22,  
54, 67\*,  
73, 84,  
105, 106\*,  
113, 122,  
123\*, 131\*,  
164\*, 173

## Floor Space

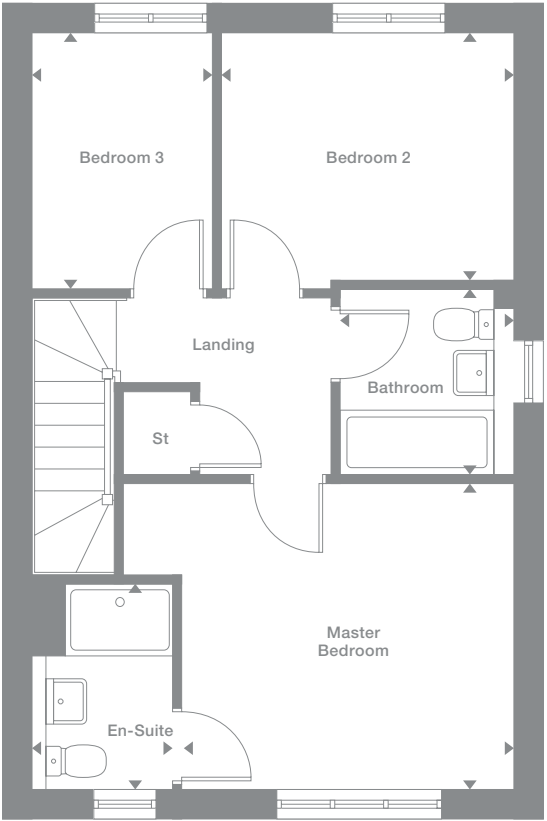
956 sq ft



## 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**  
The bay-windowed lounge and the kitchen are both dual aspect, with french doors bringing an especially airy ambience to the family area. Practical features include a separate laundry and a third bedroom that could be used as a home office.

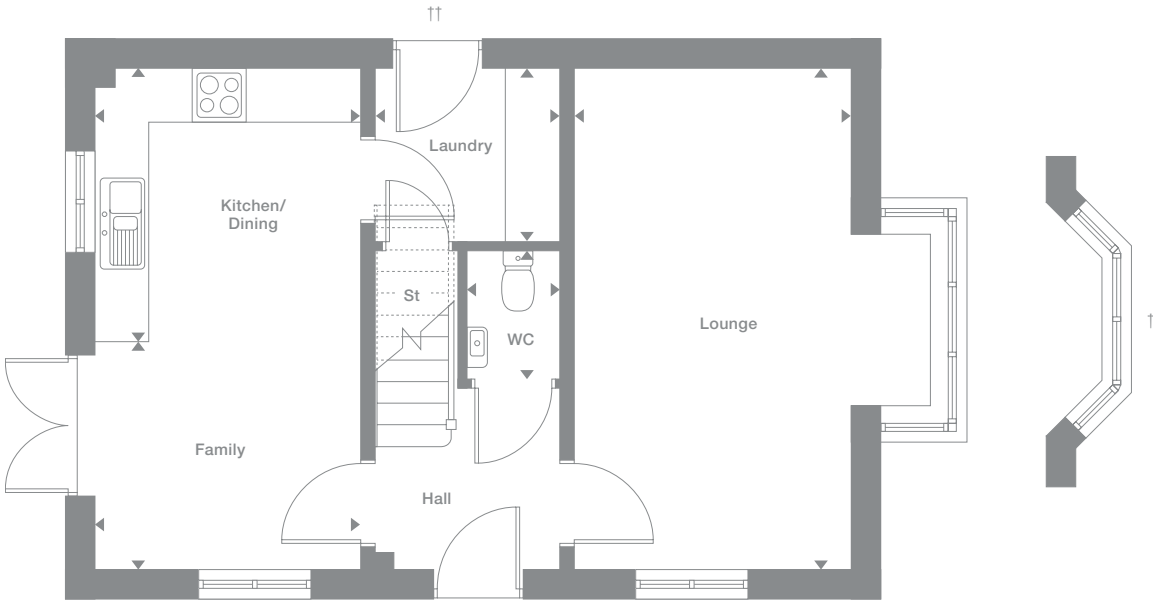
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.080m max x 5.543m 10'1" x 18'2"	<b>Master Bedroom</b> 3.400m x 3.120m 11'2" x 10'3"
<b>Kitchen/Dining</b> 2.935m x 3.030m 9'8" x 9'11"	<b>En-Suite</b> 1.777m max x 2.060m max 5'10" x 6'9"
<b>Family</b> 2.935m x 2.513m 9'8" x 8'3"	<b>Bedroom 2</b> 2.992m x 3.317m 9'10" x 10'11"
<b>Laundry</b> 2.040m x 1.920m 6'8" x 6'4"	<b>Bedroom 3</b> 2.600m x 2.330m 8'6" x 7'8"
<b>WC</b> 1.027m x 1.430m 3'4" x 4'8"	<b>Bathroom</b> 1.905m max x 2.093m 6'3" x 6'10"

**Plots**  
5\*, 21\*,  
28, 34\*,  
50\*, 51,  
70, 71\*,  
72, 86\*,  
107\*, 112,  
129, 130\*,  
149, 170\*

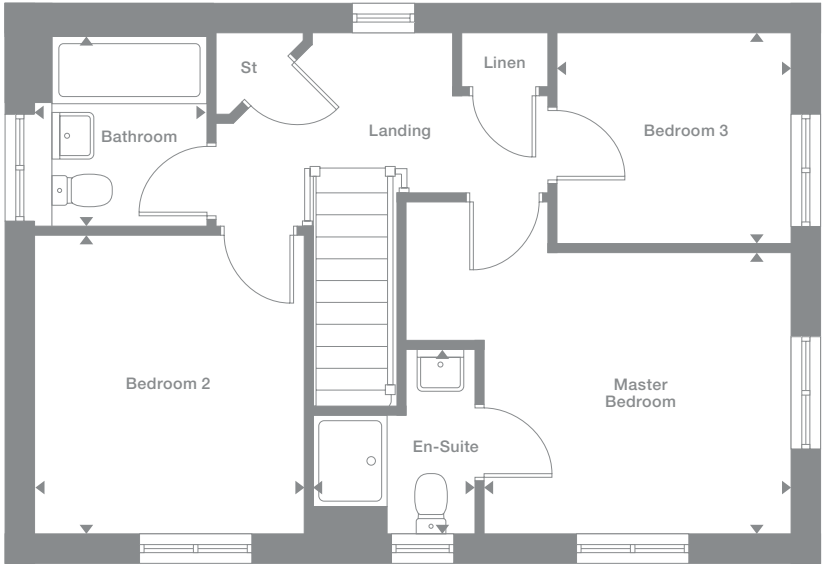
**Floor Space**  
**Square Bay**  
1,016 sq ft  
**Splayed Bay**  
1,009 sq ft



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

† Splayed bay window to Plots 21, 28, 34 and 107. Speak to Development Sales Manager for lounge dimensions

†† Laundry door not applicable to Plots 28, 34, 50, 70, 71, 107, 112 and 170



**Building with Consideration**  
We're working hard to reduce the impact on the neighbourhood, on the environment and on you. If you have any concerns please contact us on 0800 083 6867.

# Abberley

**Overview**  
With its elegant, bay-windowed lounge and a dual aspect kitchen in which the french doors add a focal point to the breakfast area, this is an enormously stylish bungalow. The three bedrooms include a luxurious master suite.

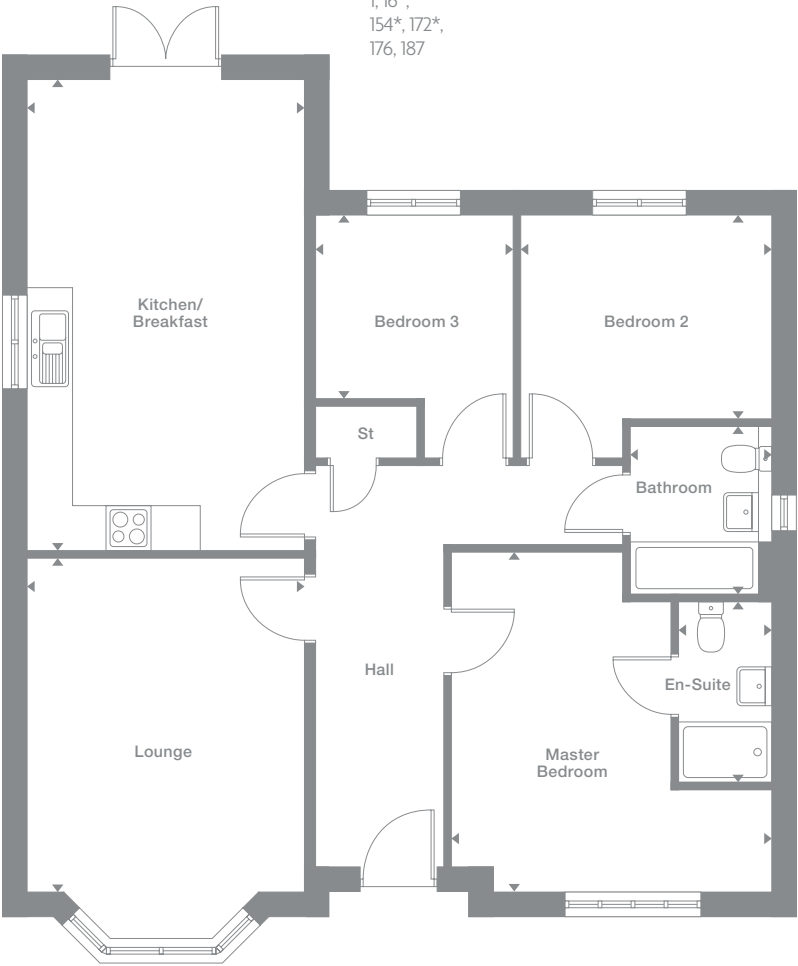
**Floor Space**  
1,018 sq ft

- Ground Floor**  
Lounge  
3.664m x 4.427m  
12'0" x 14'6"
- Kitchen/Breakfast**  
3.664m x 6.243m  
12'0" x 20'6"
- Master Bedroom**  
4.234m x 4.509m  
13'11" x 14'10"
- En-Suite**  
1.226m x 2.398m  
4'0" x 7'10"
- Bedroom 2**  
3.317m x 2.694m  
10'11" x 8'10"
- Bedroom 3**  
2.610m max x 2.431m min  
8'7" x 8'0"
- Bathroom**  
1.862m x 2.231m  
6'1" x 7'4"

**Plots**  
1, 16\*,  
154\*, 172\*,  
176, 187



## Ground 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

All three ground floor rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the superb family kitchen. The master bedroom is en-suite, and the second bedroom is dual aspect and includes a useful cupboard.

Ground Floor

Lounge  
3.268m x 5.275m  
10'9" x 17'4"

Dining  
3.281m max x 4.134m  
10'9" x 13'7"

Kitchen/Family  
4.642m max x 4.358m max  
15'3" x 14'4"

WC  
0.937m x 1.933m  
3'1" x 6'4"

First Floor

Master Bedroom  
4.642m max x 2.714m max  
15'3" x 8'11"

En-Suite  
2.471m max x 1.245m  
8'1" x 4'1"

Bedroom 2  
4.756m max x 2.647m  
15'7" x 8'8"

Bedroom 3  
3.496m max x 2.885m  
11'6" x 9'6"

Bedroom 4  
2.339m x 2.297m  
7'8" x 7'6"

Bathroom  
2.696m x 1.700m  
8'10" x 5'7"

Plots

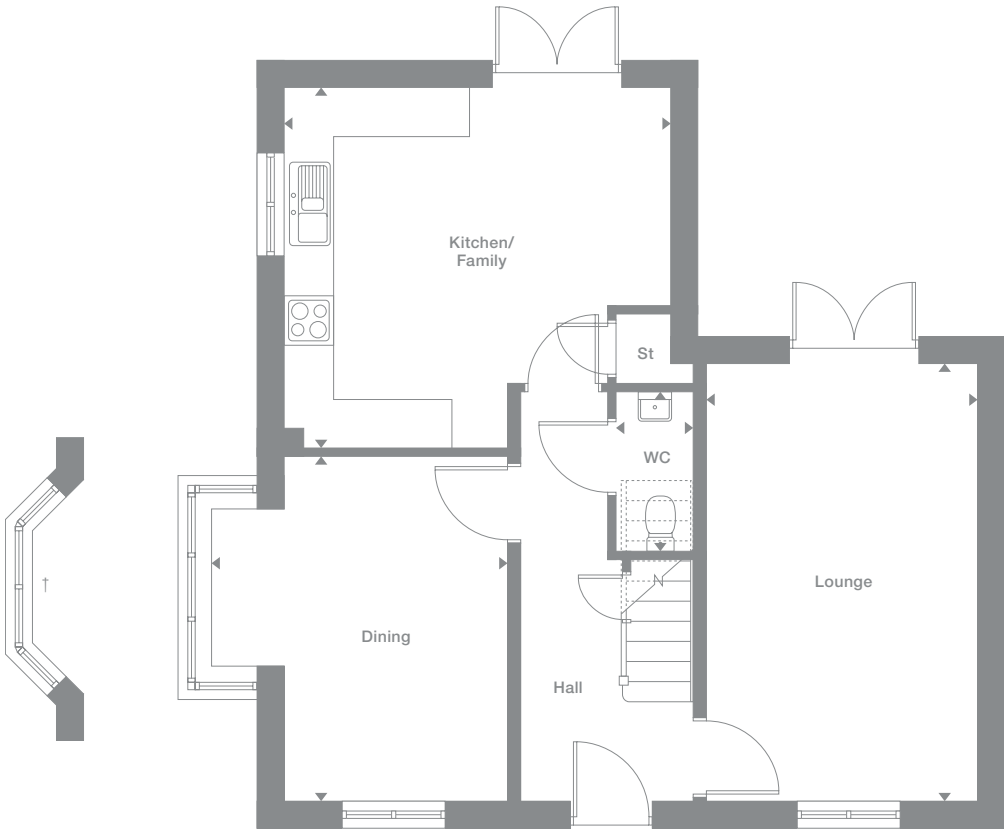
3\*, 10\*,  
55\*, 61,  
62, 83\*,  
114\*, 119,  
125\*, 126,  
178\*, 179\*,  
184

Floor Space

1,290 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

† Splayed bay window to Plots 55, 61, 83, 119 and 125. Speak to Development Sales Manager for dining room dimensions

# Hampton

### Overview

With feature french doors and a separate laundry, the family kitchen and dining room is perfect for relaxed entertaining. It shares the ground floor with a bay-windowed lounge and a private study. Upstairs, a gallery landing leads to four bedrooms, one of them en-suite.

### Ground Floor

<b>Lounge</b> 3.651m max x 5.446m max 12'0" x 17'10"	<b>First Floor</b> <b>Master Bedroom</b> 3.651m max x 4.603m 12'0" x 15'1"
<b>Breakfast/Dining</b> 3.336m x 3.885m 10'11" x 12'9"	<b>En-Suite</b> 1.618m max x 2.073m max 5'4" x 6'10"
<b>Kitchen</b> 3.810m x 2.993m 12'6" x 9'10"	<b>Bedroom 2</b> 3.793m x 2.758m 12'5" x 9'1"
<b>Laundry</b> 2.087m x 1.660m 6'10" x 5'5"	<b>Bedroom 3</b> 3.260m x 2.758m 10'8" x 9'1"
<b>Study</b> 2.087m x 2.060m 6'10" x 6'9"	<b>Bedroom 4</b> 2.087m x 3.147m 6'10" x 10'4"
<b>WC</b> 2.087m x 1.082m 6'10" x 3'7"	<b>Bathroom</b> 2.729m max x 2.040m max 8'11" x 6'8"

### Plots

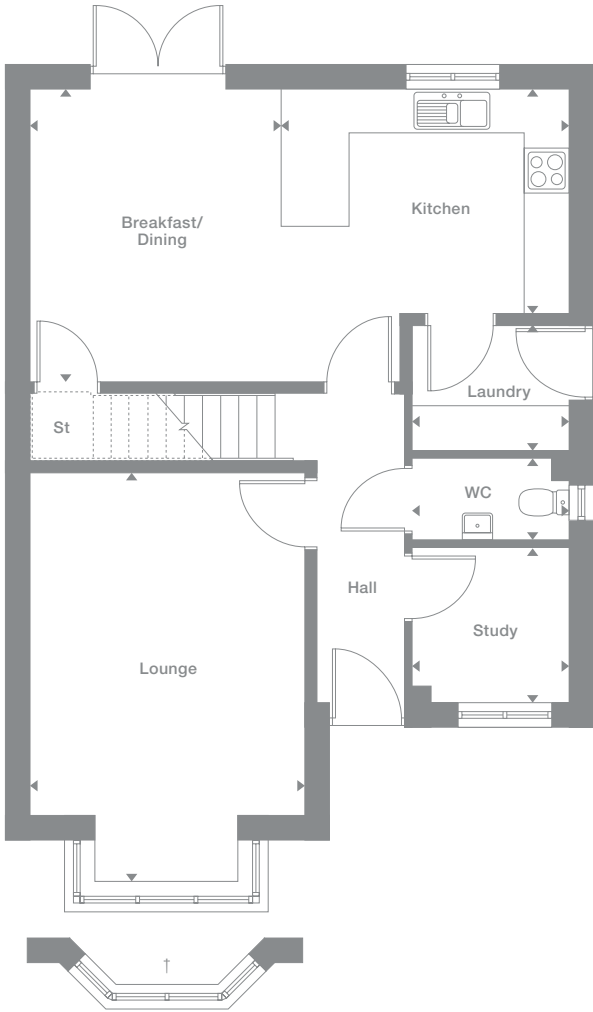
23\*, 29\*,  
56\*, 65\*,  
74, 78,  
85, 120\*,  
121, 124\*,  
171, 177\*

### Floor Space

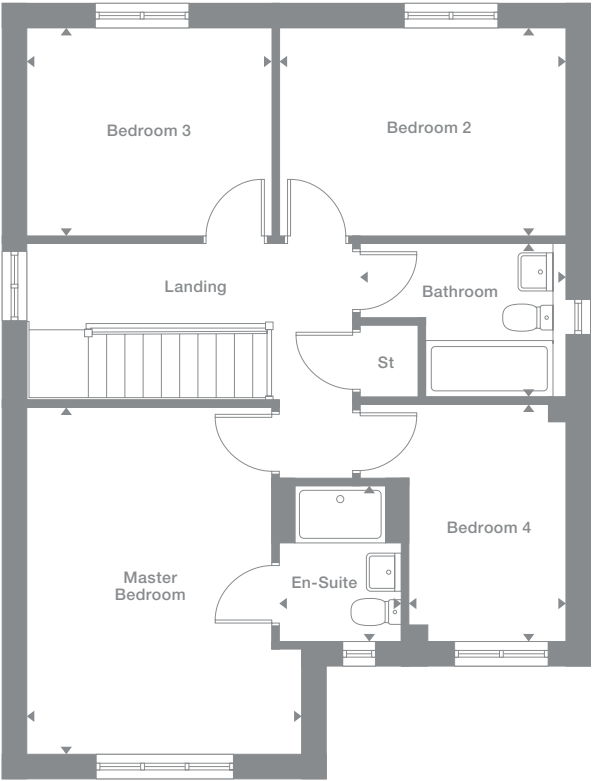
1,381 sq ft



### 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

† Splayed bay window to Plots 29, 56, 120, 121 and 124. Speak to Development Sales Manager for lounge dimensions



Overview

The entrance hall makes an impression of quality that is reinforced by every detail of this outstanding home, from the lounge's bay window to the en-suite master bedroom. The four dual aspect rooms include a private study and the kitchen and dining room, which also offers garden access.

Ground Floor

- Lounge  
4.362m max x 4.160m  
14'4" x 13'8"
- Dining  
3.517m x 3.036m  
11'6" x 10'0"
- Kitchen  
3.517m x 3.829m  
11'6" x 12'7"
- Laundry  
2.126m x 1.760m  
7'0" x 5'9"
- Study  
2.344m x 2.611m  
7'8" x 8'7"
- WC  
1.025m x 1.450m  
3'4" x 4'9"

First Floor

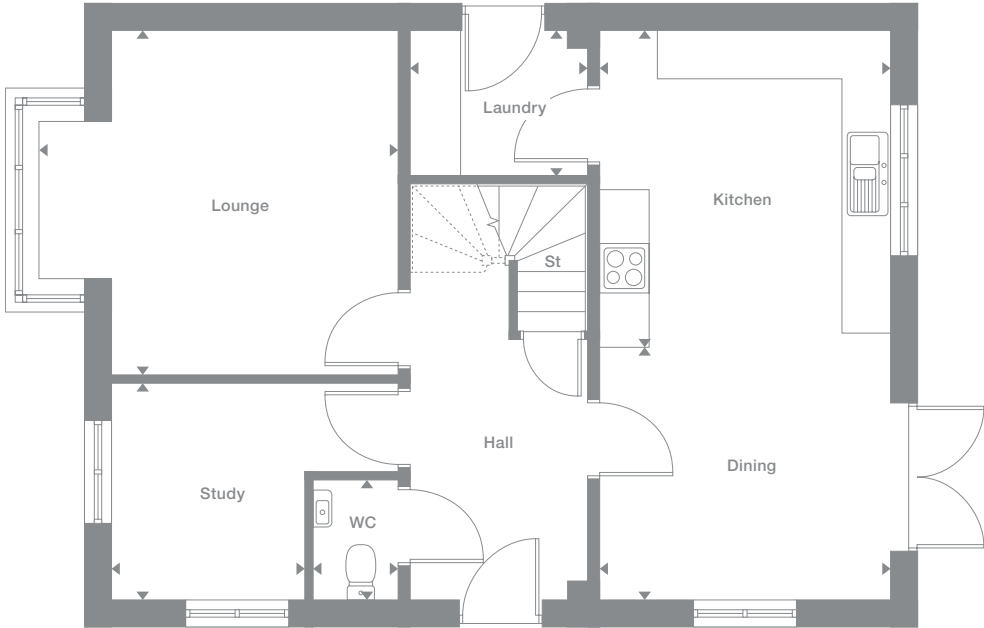
- Master Bedroom  
3.574m x 3.689m  
11'9" x 12'1"
- En-Suite  
2.126m x 1.760m  
7'0" x 5'9"
- Bedroom 2  
3.519m x 3.238m  
11'7" x 10'7"
- Bedroom 3  
2.471m x 3.534m  
8'1" x 11'7"
- Bedroom 4  
3.514m max x 3.082m max  
11'6" x 10'1"
- Bathroom  
3.234m max x 1.700m max  
10'7" x 5'7"

Plots  
32, 79, 165\*

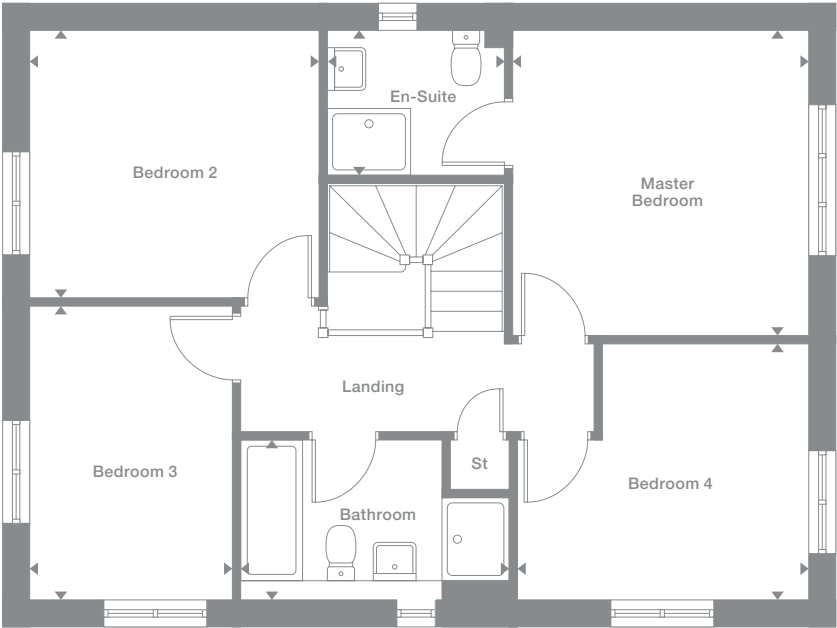
Floor Space  
1,401 sq ft



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

# Astwood

### Overview

Complemented by a comfortable, stylish lounge and a formal dining room, and featuring twin windows and central french doors, the light, inspiring family kitchen and breakfast room is destined to become the lively hub of family life. Upstairs, two of the four bedrooms are en-suite.

### Ground Floor

**Lounge**  
3.352m max x 5.228m  
11'0" x 17'2"

**Dining**  
2.853m x 2.900m  
9'4" x 9'6"

**Family/Breakfast**  
5.168m x 3.475m  
16'11" x 11'5"

**Kitchen**  
3.182m x 3.475m  
10'5" x 11'5"

**Laundry**  
1.860m x 1.785m  
6'1" x 5'10"

**WC**  
0.900m x 1.785m  
2'11" x 5'10"

### First Floor

**Master Bedroom**  
3.825m max x 4.475m  
12'7" x 14'8"

**En-Suite 1**  
1.694m x 2.090m max  
5'7" x 6'10"

**Bedroom 2**  
3.409m max x 3.216m  
11'2" x 10'7"

**En-Suite 2**  
2.373m max x 1.816m  
7'9" x 5'11"

**Bedroom 3**  
2.724m x 3.835m  
8'11" x 12'7"

**Bedroom 4**  
2.530m max x 3.635m  
8'4" x 11'11"

**Bathroom**  
2.910m x 2.000m  
9'7" x 6'7"

### Plots

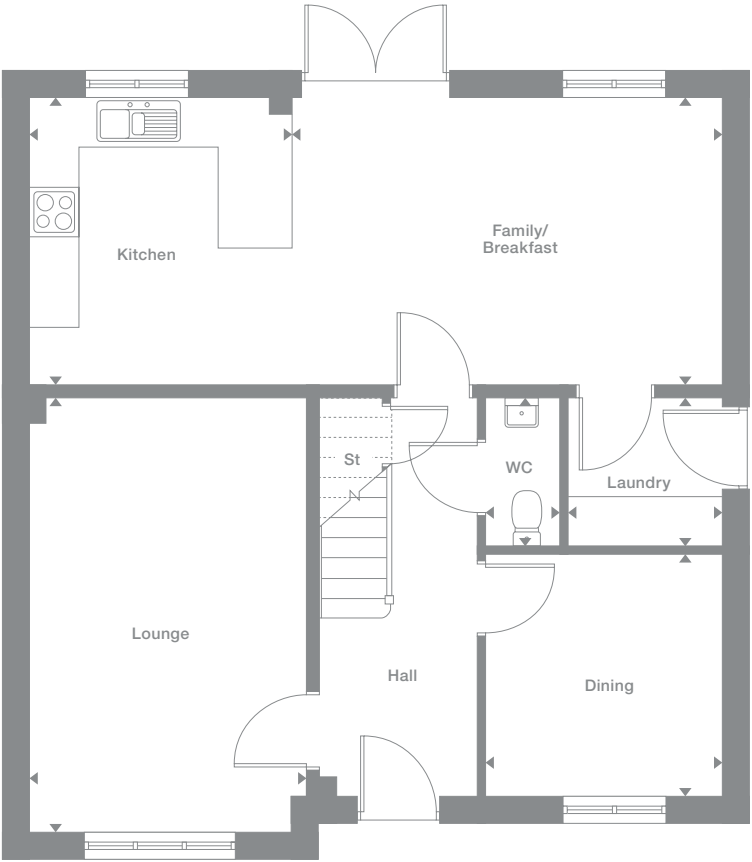
2, 19, 31,  
57\*, 59,  
60\*, 66,  
75, 76,  
77, 80,  
81, 82,  
104, 127\*,  
128, 174\*,  
175, 185

### Floor Space

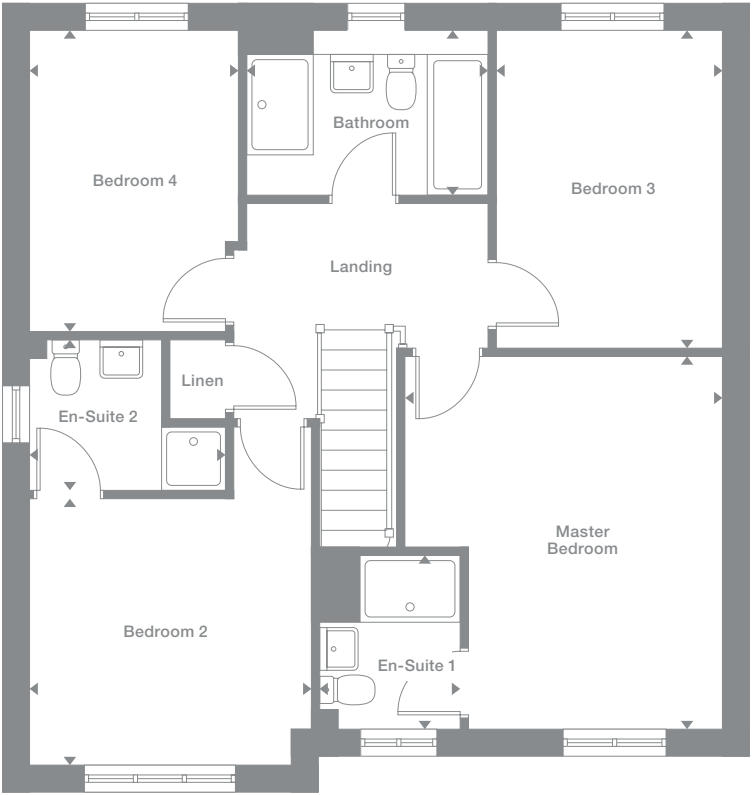
1,541 sq ft



### 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



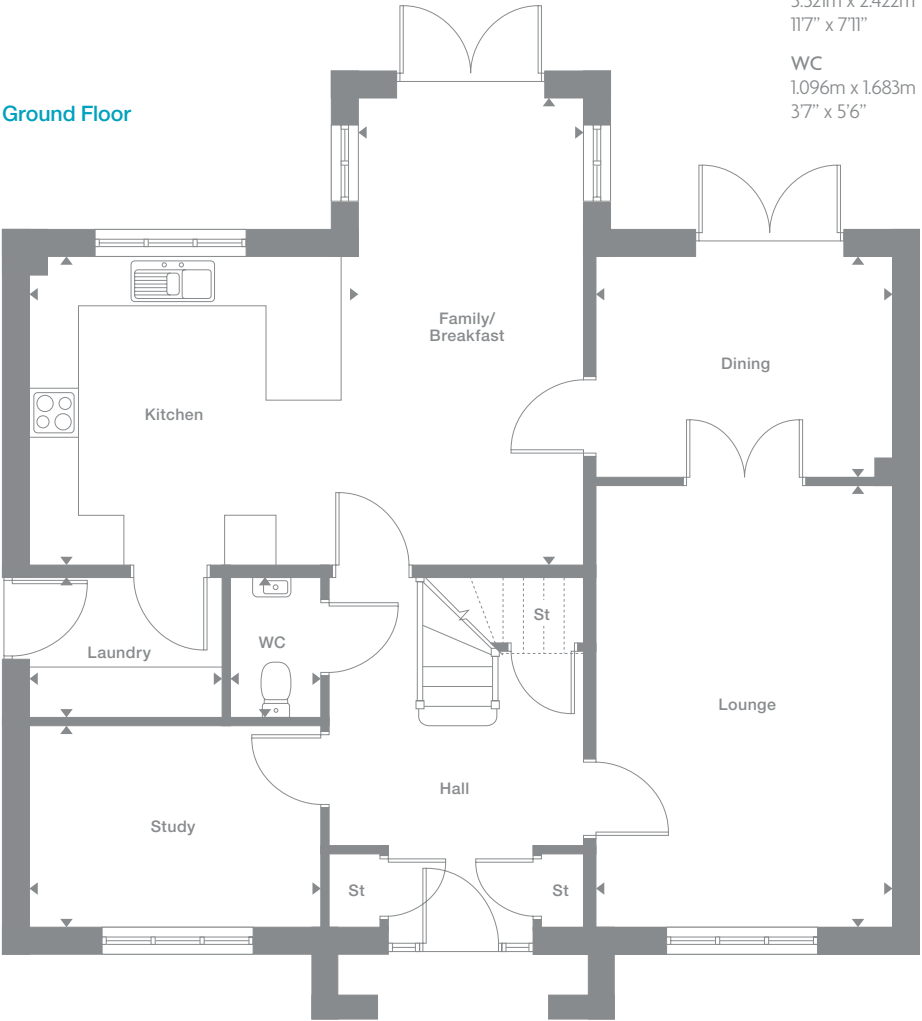
**Overview**  
From the breathtaking lounge opening via double doors into a garden dining room, to the sumptuous master suite, one of two en-suite bedrooms, this is a prestigious home. The study provides a dedicated workspace, and the charming conservatory-like breakfast area has a special appeal.

- 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"
- En-Suite 1**  
2.442m max x 1.585m max  
8'0" x 5'2"
- Dressing**  
2.442m x 2.253m  
8'0" x 7'5"
- 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 max  
8'5" x 7'8"

**Floor Space**  
1,885 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

# The Miller Difference

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

Chris Mackenzie  
Miller Home Owner

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

Helen Moscrop  
Miller Home Owner

## The Miller Difference

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

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

### Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

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

## Helping where we can

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

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

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

### Pushing up standards

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

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

## Keeping you involved

First you’ll meet your 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 even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

### For your future

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





The village offers outstanding social and leisure amenities. Keyworth Leisure Centre incorporates a 20m swimming pool, a 25 station gym, a sports hall and football pitches. There is a second fitness centre with a pool near the square, and Stanton-on-the-Wold Golf Club is located on the eastern edge of the village. Facilities for younger people include a Skatepark and an exciting Activity Park at Rectory Field, in the village centre.

For evenings out and dining, Keyworth and nearby Plumtree offer a choice of traditional pubs. More unusual dining opportunities include a bar and bistro in the old station building near the development. Local clubs and societies offer a choice of activities most nights, covering interests ranging from music and drama to local history and fitness, and the annual horticultural show brings a fairground to the village.





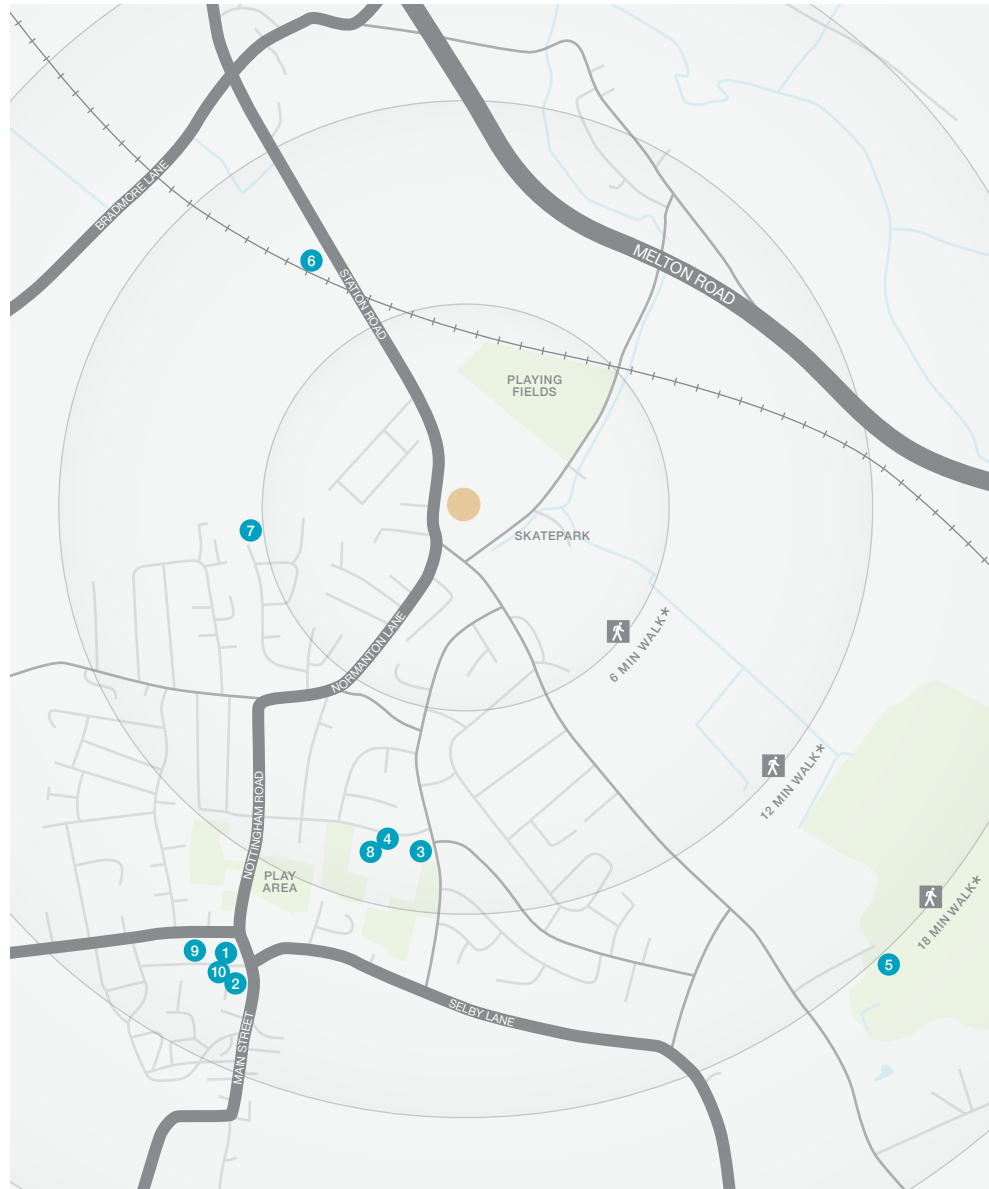
Keyworth's popular Library is open five days a week, including Saturdays. Local day nurseries include Children 1st, around 600 yards away, and the village has three primary schools and a high school. Crossdale Primary, half a mile from Spinners Croft and recently converted to academy status, is assessed as 'Outstanding' by Ofsted and achieves well above average results in core subjects. South Wolds Academy and Sixth Form, three quarters of a mile away, is now part of a multi-academy trust and is rated 'Good with Outstanding Features' by Ofsted.

Keyworth Medical Practice and Keyworth Dental Practice are located close to each other near The Square. The Medical Practice, staffed by nine GPs, was assessed as 'Outstanding' by the Quality Care Commission.





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 Keyworth Pharmacy  
5 The Square  
01159 377 477
- 2 Keyworth Post Office  
16 Main Street  
0345 611 2970
- 3 Keyworth  
Leisure Centre,  
Church Drive  
01159 375 582
- 4 Keyworth Library  
Church Drive  
01623 677 200
- 5 Stanton-on-the-  
Wolds Golf Club,  
Golf Course Road  
01159 374 885
- 6 Children 1st  
Station Road  
01159 374 755
- 7 Crossdale  
Primary School,  
Crossdale Drive  
01159 748 088
- 8 The South Wolds  
Academy and  
Sixth Form,  
Church Drive  
01159 373 506
- 9 Keyworth  
Medical Practice,  
Bunny Lane  
01159 373 527
- 10 Keyworth  
Dental Practice,  
18a The Square  
01159 375 828

\* Times stated are averages based on approximate distances and would be dependent on the route taken.  
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk





# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03301 738 255

**From Nottingham**  
Cross the River Trent by the A60 Trent Bridge. Just under half a mile after crossing the river, bear left into the A606 Melton Road. Stay on Melton Road for just over two miles, then at the roundabout take the second exit, for Plumtree. One mile on, turn right following signs for Plumtree. Go through Plumtree and, quarter of a mile after passing under a railway bridge, the entrance to Spinners Croft is on the left.

**From The A606 Northbound**  
Bear left to leave the road at Widmerpool and at the roundabout take the first exit, for Nottingham via the A606. Stay on the A606 for three miles, then turn left into Platt Lane, signposted for Keyworth and the British Geological Survey. Carry on to the T-junction and turn right, turn right again at the subsequent junction, and the entrance to Spinners Croft is on the right.

Sat Nav: NG12 5GE



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](http://www.consumercode.co.uk)

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.

This brochure is printed on GalerArt 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](http://millerhomes.co.uk)

**millerhomes**

*the place to be®*