

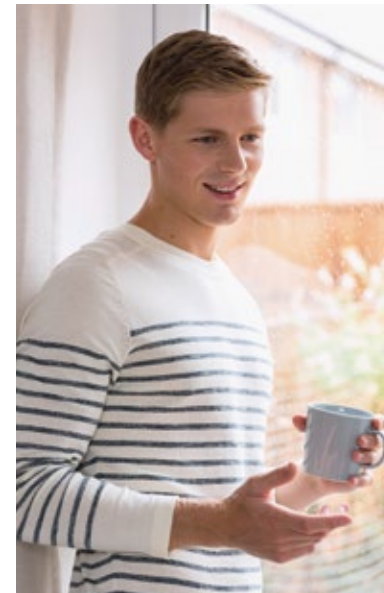


**Victoria Gardens  
Melbourne**

**millershomes**

*the place to be®*

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



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# Plot Information

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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 Victoria Gardens.

Eight miles from Derby, eleven from Loughborough and ten minutes drive from the M1, Melbourn has a peaceful, market town appeal that contrasts with its exceptionally convenient location.

A half-hourly bus service operates between Melbourn and Derby, and National Cycle Route 6, a long-distance route which will eventually link London with the Lake District, has an access point less than half a mile from Victoria Gardens that offers alternative routes into Derby and Loughborough.

East Midlands Airport, four and a half miles away, serves destinations throughout the UK and Europe as well as New York.



This prestigious development of energy-efficient three, four and five bedroom homes is just half a mile from the traditional shops and beautiful Georgian buildings in the picturesque town centre of Melbourne, recently chosen as one of the 20 best towns in Britain to live in. Seven miles from Derby and close to East Midlands Airport and the M1, it combines its charming market town ambience with an exceptionally convenient location. Welcome to Victoria Gardens...

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# Beeley

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

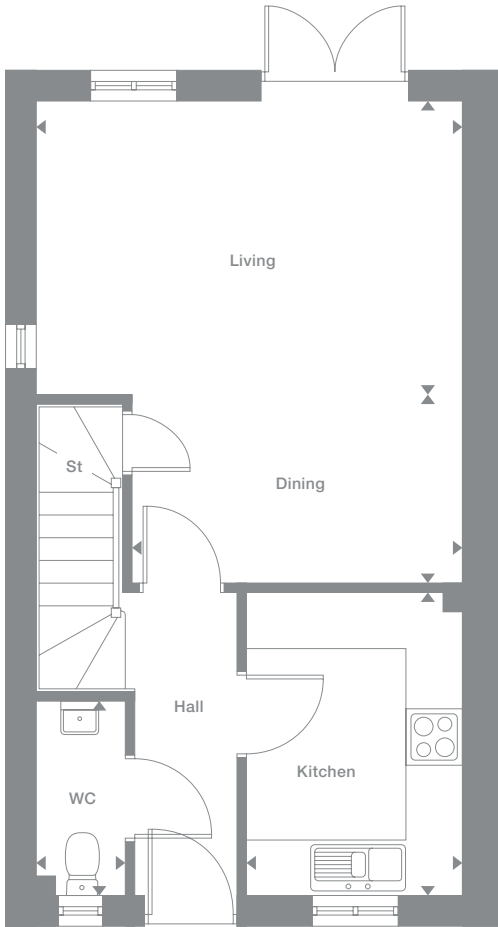
<b>Ground Floor</b>	<b>First Floor</b>
Living 4.514m x 3.118m 14'10" x 10'3"	Master Bedroom 2.826m x 3.212m 9'3" x 10'6"
Dining 3.503m x 2.004m 11'6" x 6'7"	En-Suite 1.595m x 2.060m 5'3" x 6'9"
Kitchen 2.298m x 3.210m 7'6" x 10'6"	Bedroom 2 2.365m x 3.322m 7'9" x 10'11"
WC 0.943m x 2.060m 3'1" x 6'9"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

**Plots**  
29, 30\*

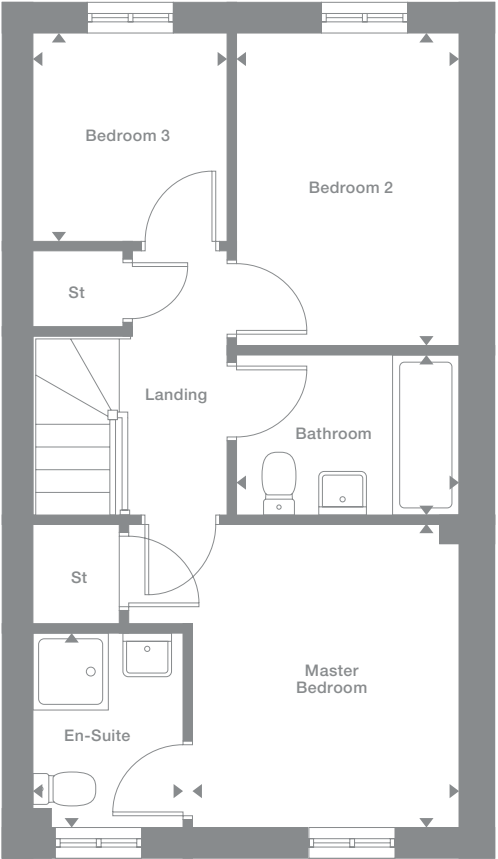
**Floor Space**  
819 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

# Melbourne

**Overview**

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

**Ground Floor**

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

**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 max  
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**

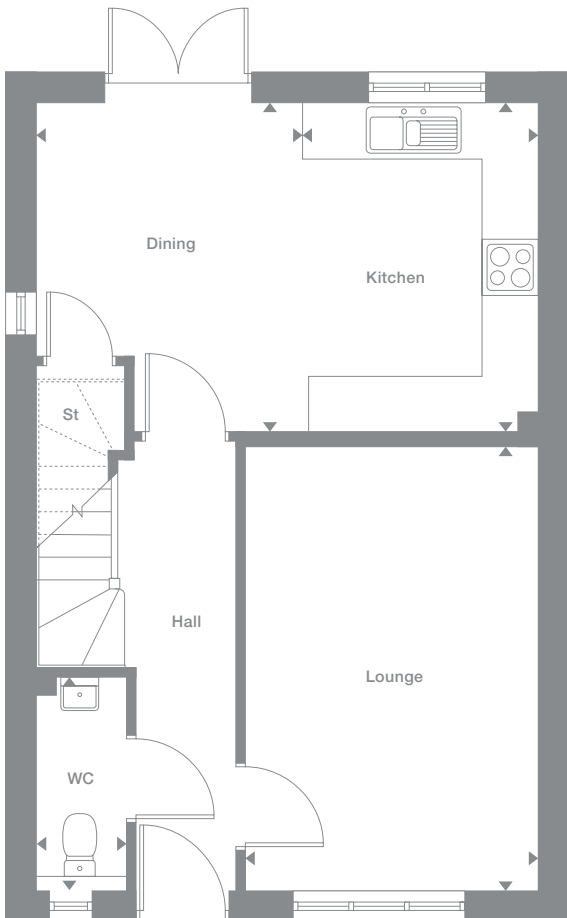
5\*, 16,  
26\*, 27\*

**Floor Space**

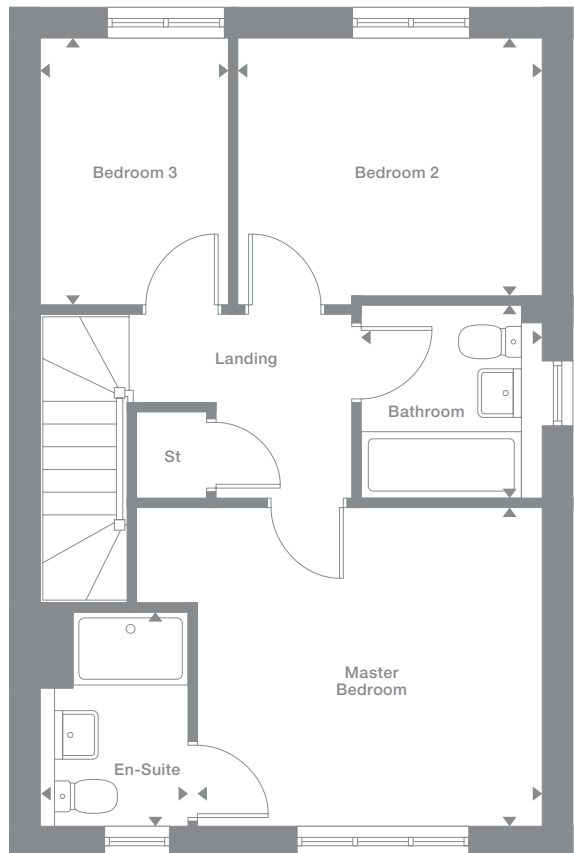
956 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above



# Calver

**Overview**

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

**Ground Floor**

- Lounge**  
3.651m max x 5.139m max  
12'0" x 16'10"
- Kitchen**  
3.810m x 2.993m  
12'6" x 9'10"
- Breakfast**  
3.336m x 3.885m  
10'11" x 12'9"
- Utility**  
2.087m x 1.660m  
6'10" x 5'5"
- Study**  
2.087m x 2.060m  
6'10" x 6'9"
- WC**  
2.087m x 1.082m  
6'10" x 3'7"

**First Floor**

- Master Bedroom**  
3.651m max x 4.603m max  
12'0" x 15'1"
- En-Suite**  
1.618m max x 2.073m max  
5'4" x 6'10"
- Bedroom 2**  
3.793m x 2.758m  
12'5" x 9'1"
- Bedroom 3**  
3.260m x 2.758m  
10'8" x 9'1"
- Bedroom 4**  
2.087m x 3.147m  
6'10" x 10'4"
- Bathroom**  
2.558m max x 2.040m max  
8'5" x 6'8"

**Plots**

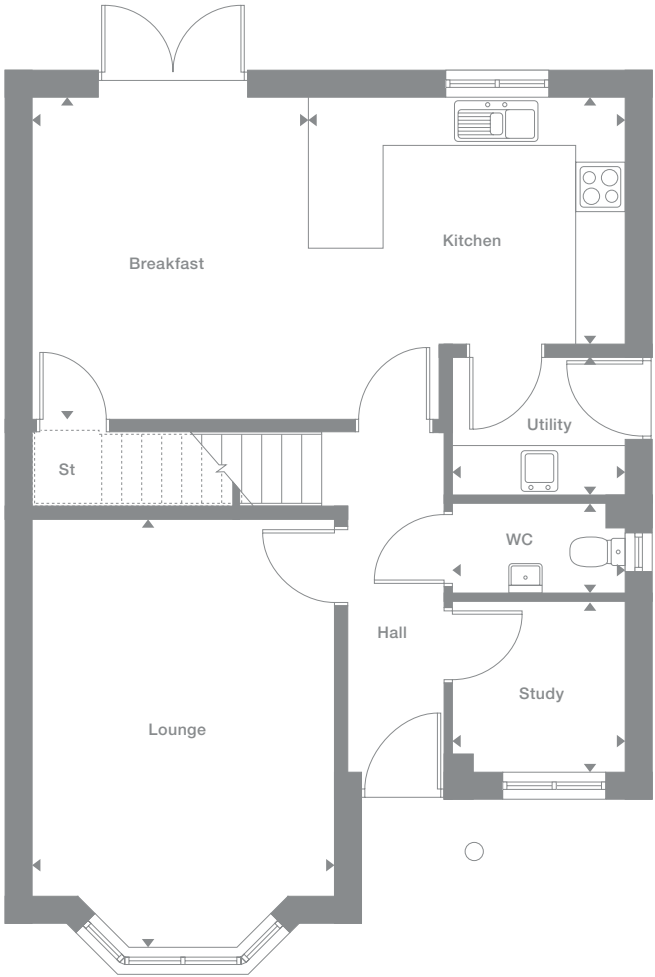
4\*, 17\*, 18, 28\*, 31\*

**Floor Space**

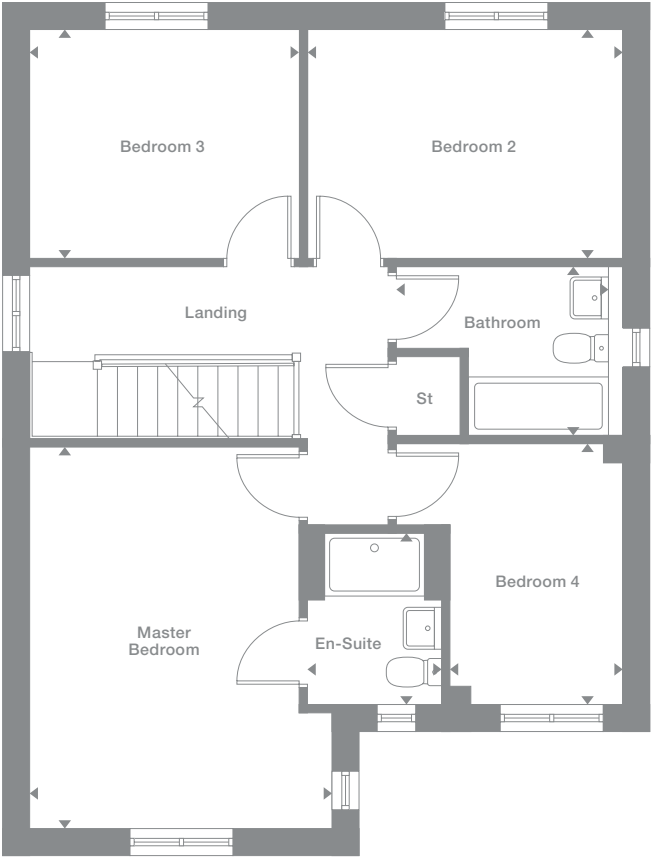
1,381 sq ft



**Ground Floor**



**First Floor**



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# Birchwood

**Overview**

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

**Ground Floor**

- Lounge**  
3.315m x 6.296m  
10'11" x 20'8"
- Dining**  
3.026m x 2.700m  
9'11" x 8'10"
- Kitchen/Breakfast**  
3.456m x 5.842m  
11'4" x 19'2"
- Utility**  
1.750m x 1.760m  
5'9" x 5'9"
- WC**  
1.750m x 1.203m  
5'9" x 3'11"

**First Floor**

- Master Bedroom**  
3.456m x 3.892m max  
11'4" x 12'9"
- En-Suite**  
2.085m max x 2.318m max  
6'10" x 7'7"
- Bedroom 2**  
3.372m x 3.168m  
11'1" x 10'5"
- Bedroom 3**  
3.372m x 3.035m  
11'1" x 9'11"
- Bedroom 4**  
3.036m x 2.296m  
10'0" x 7'6"
- Bathroom**  
2.690m x 1.927m  
8'10" x 6'4"

**Plots**

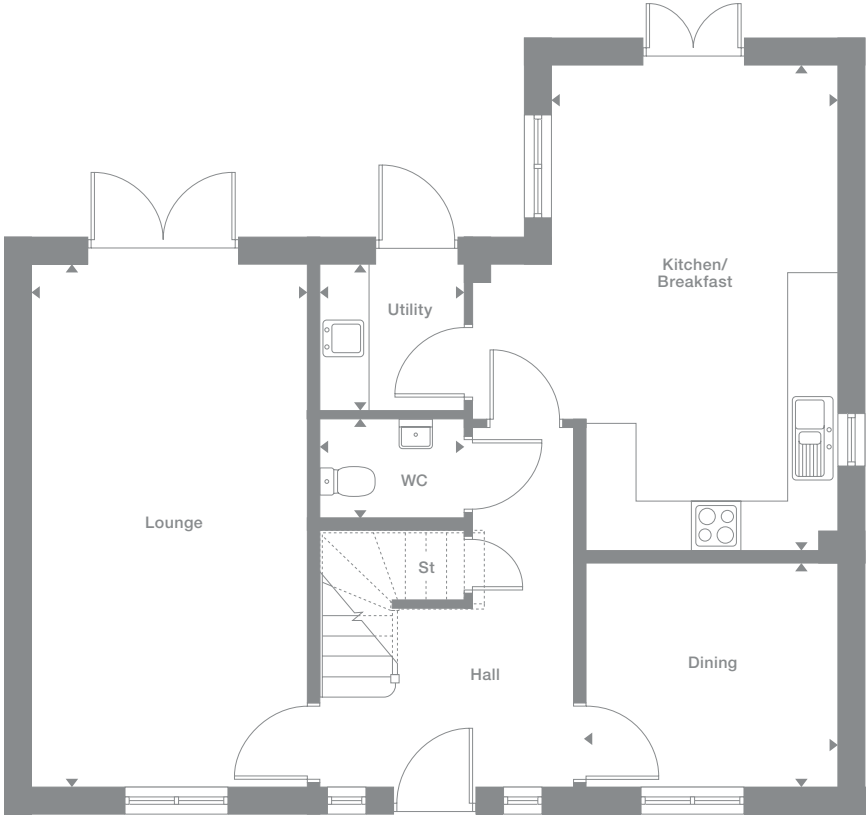
2

**Floor Space**

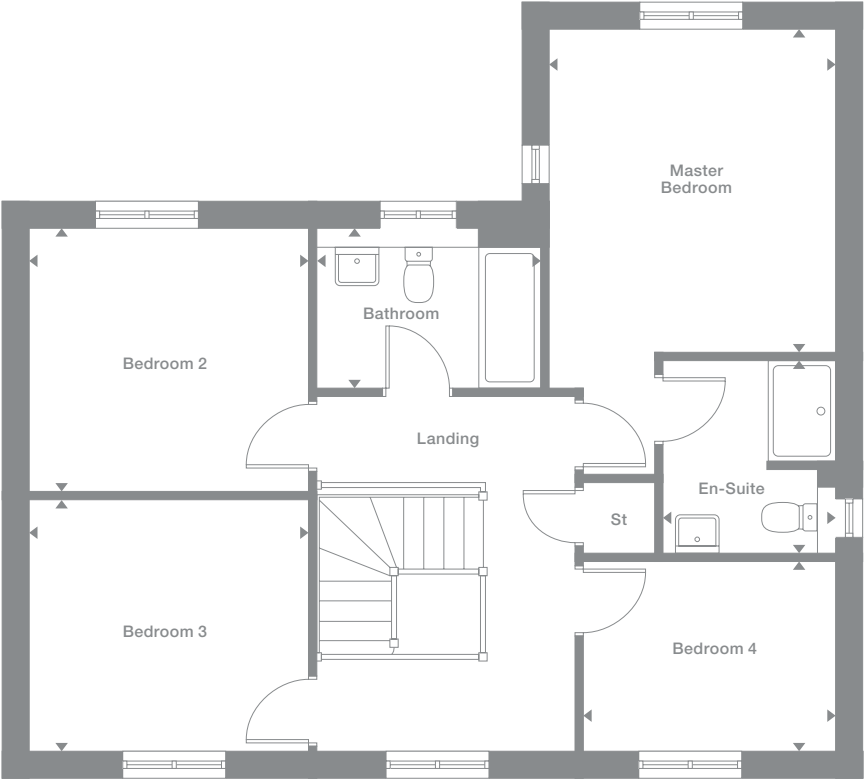
1,493 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above

# Stainsby

## Overview

The dual aspect lounge and triple aspect kitchen, both with french doors, complement an elegant bay-windowed dining room to create a light-filled, airy interior. A feature staircase rises to an impressive gallery landing and four bedrooms, including a dual aspect master suite.

## Ground Floor

- Lounge**  
3.315m x 6.296m  
10'11" x 20'8"
- Dining**  
3.026m x 2.700m  
9'11" x 8'10"
- Kitchen/Breakfast**  
3.456m x 5.842m  
11'4" x 19'2"
- Utility**  
1.750m x 1.760m  
5'9" x 5'9"
- WC**  
1.750m x 1.203m  
5'9" x 3'11"

## First Floor

- Master Bedroom**  
3.456m x 3.892m  
11'4" x 12'9"
- En-Suite**  
2.085m max x 2.318m max  
6'10" x 7'7"
- Bedroom 2**  
3.372m x 3.168m  
11'1" x 10'5"
- Bedroom 3**  
3.372m x 3.035m  
11'1" x 9'11"
- Bedroom 4**  
3.036m x 2.296m  
10'0" x 7'6"
- Bathroom**  
2.690m x 1.927m  
8'10" x 6'4"

## Plots

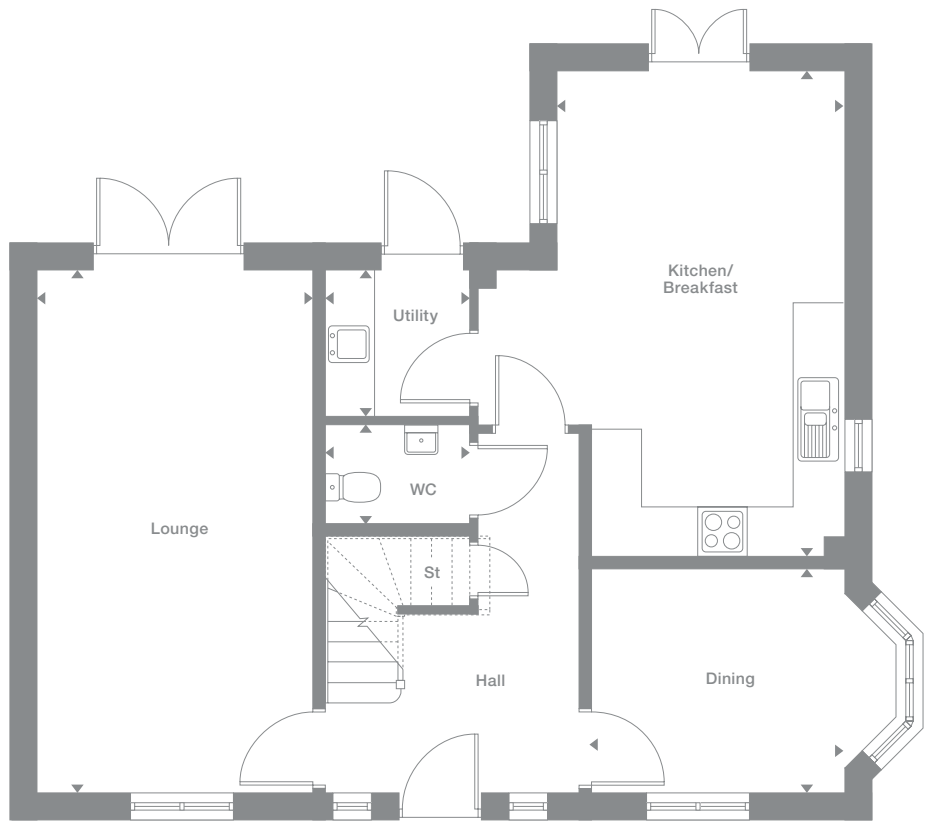
3, 25

## Floor Space

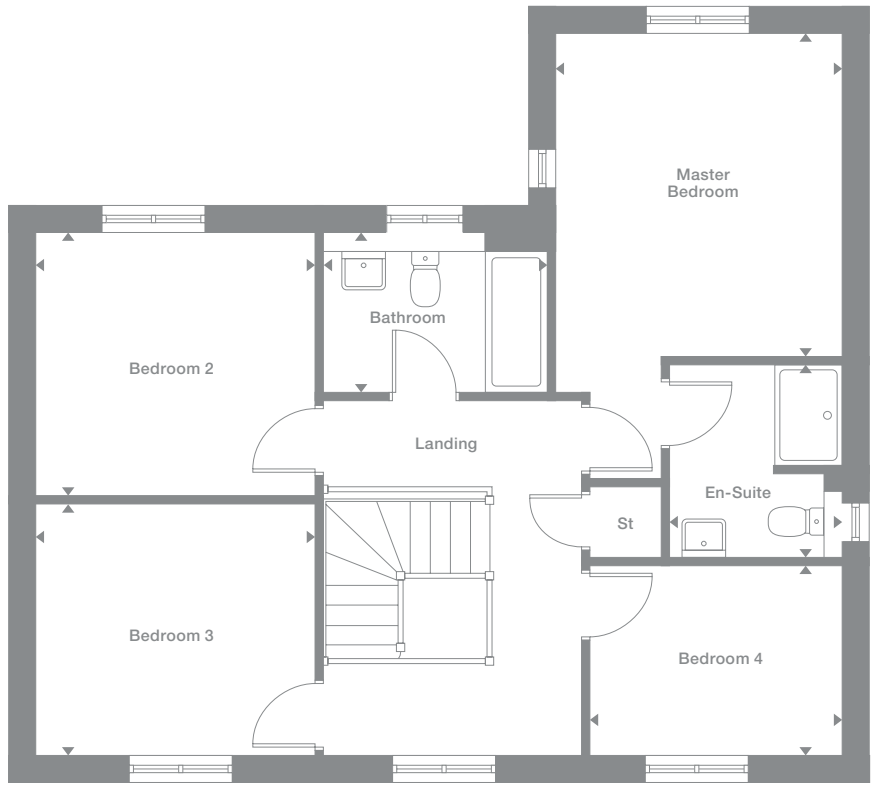
1,503 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

# Aston

## Overview

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

## Ground Floor

**Lounge**  
3.450m x 5.061m max  
11'4" x 16'7"

**Kitchen/Breakfast**  
3.450m x 4.706m  
11'4" x 15'5"

**Dining**  
3.450m x 3.025m max  
11'4" x 9'11"

**Study/Family**  
3.450m x 2.670m  
11'4" x 8'9"

**Utility**  
2.014m x 1.972m  
6'7" x 6'6"

**WC**  
1.260m x 1.523m  
4'2" x 5'0"

## First Floor

**Master Bedroom**  
3.450m max x 4.050m max  
11'4" x 13'3"

**En-Suite 1**  
2.465m x 1.891m  
8'1" x 6'2"

**Bedroom 2**  
3.507m x 4.027m max  
11'6" x 13'3"

**En-Suite 2**  
1.641m x 1.972m  
5'5" x 6'6"

**Bedroom 3**  
3.450m max x 3.110m max  
11'4" x 10'2"

**Bedroom 4**  
2.970m x 3.087m  
9'9" x 10'2"

**Bathroom**  
2.143m x 1.857m  
7'0" x 6'1"

## Plots

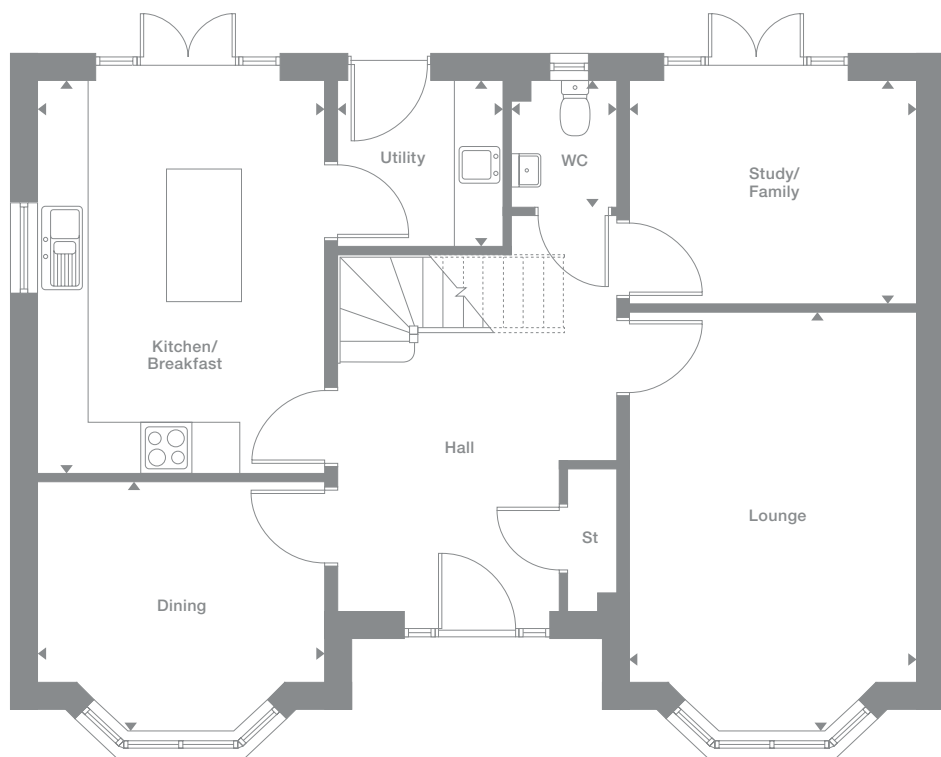
24\*

## Floor Space

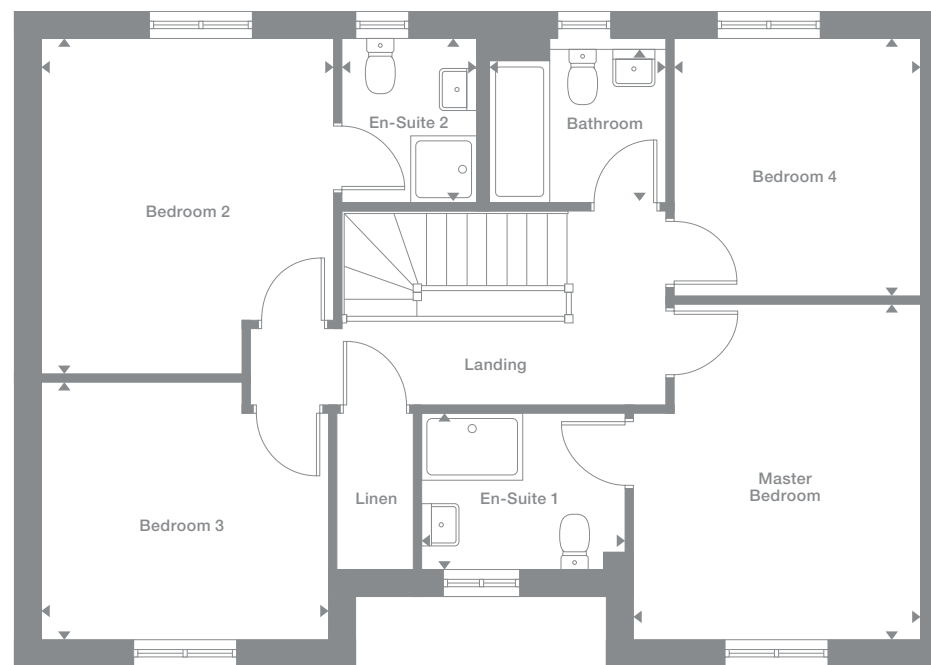
1,601 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

## Overview

A magnificent frontage enhanced by twin bay windows marks this out as an exceptional home. Dual aspect bay windows give the lounge a distinguished elegance, the study and the kitchen feature full-height windows incorporating french doors, and two of the four bedrooms are en-suite.

## Ground Floor

**Lounge**  
3.450m x 5.061m max  
11'4" x 16'7"

**Dining**  
3.450m x 3.025m max  
11'4" x 9'11"

**Kitchen/Breakfast**  
3.450m x 4.706m  
11'4" x 15'5"

**Utility**  
2.014m x 1.972m  
6'7" x 6'6"

**Study/Family**  
3.450m x 2.670m  
11'4" x 8'9"

**WC**  
1.260m x 1.523m  
4'2" x 5'0"

## First Floor

**Master Bedroom**  
3.450m x 4.050m max  
11'4" x 13'3"

**En-Suite 1**  
2.465m x 1.891m  
8'1" x 6'2"

**Bedroom 2**  
3.507m x 4.027m max  
11'6" x 13'3"

**En-Suite 2**  
1.641m x 1.972m  
5'5" x 6'6"

**Bedroom 3**  
3.450m max x 3.110m  
11'4" x 10'2"

**Bedroom 4**  
2.970m x 3.087m max  
9'9" x 10'2"

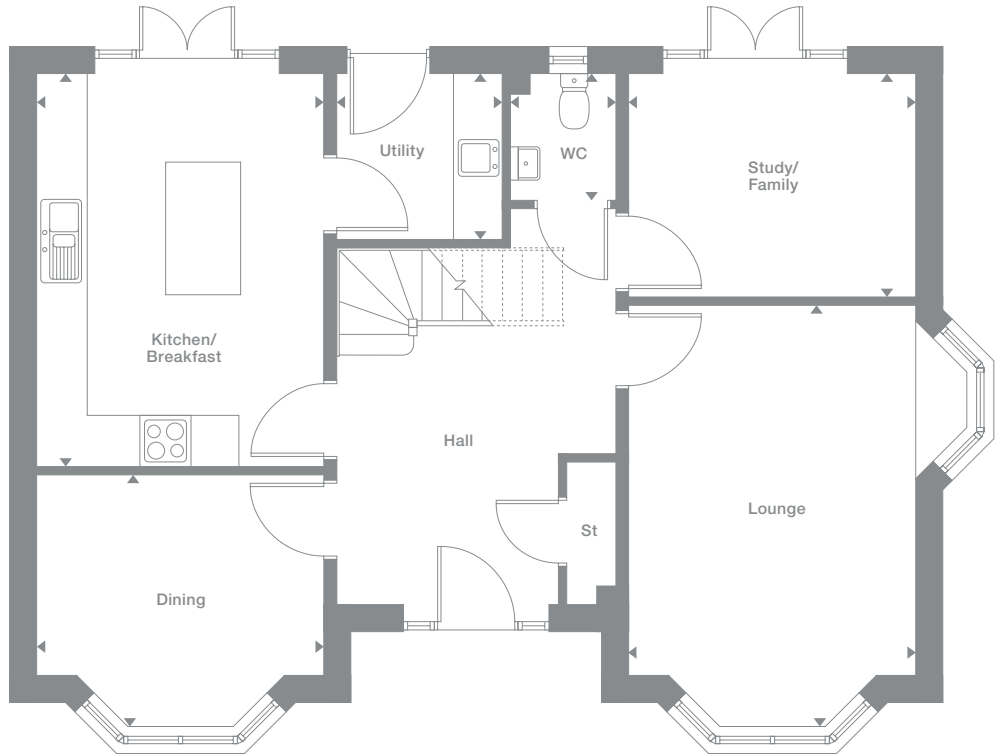
**Bathroom**  
2.143m x 1.857m  
7'0" x 6'1"

**Plots**  
32\*, 34

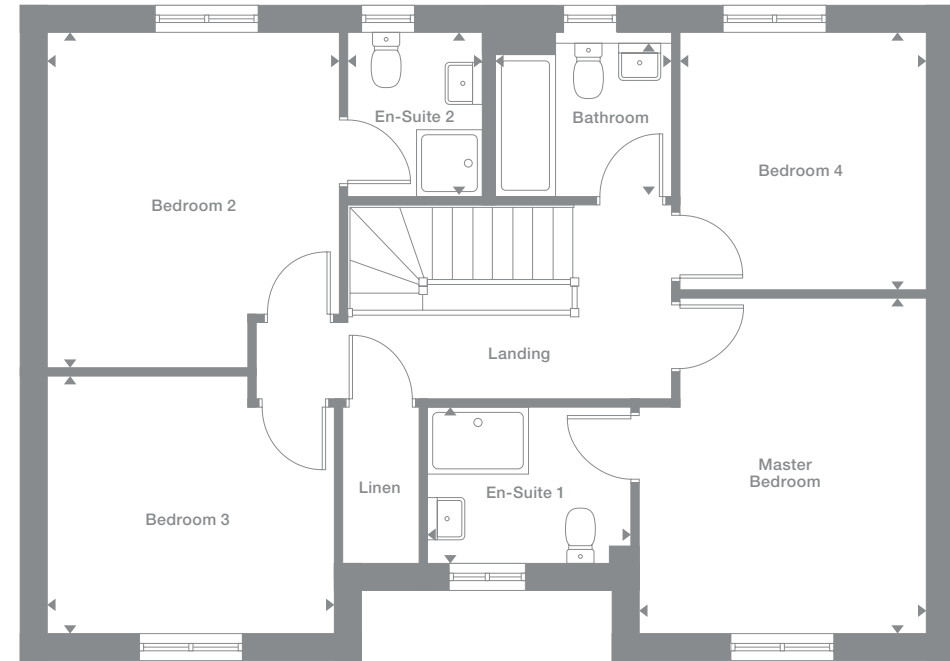
**Floor Space**  
1,601 sq ft



## Ground Floor



## First Floor



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# Charlesworth

## Overview

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

## 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"
- Utility**  
2.332m x 1.683m  
7'8" x 5'6"
- Study**  
3.521m x 2.422m  
11'7" x 7'11"
- WC**  
1.096m x 1.683m  
3'7" x 5'6"

## First Floor

- Master Bedroom**  
3.642m x 4.041m  
11'11" x 13'3"
- Dressing**  
2.442m max x 2.253m max  
8'0" x 7'5"
- En-Suite 1**  
2.442m max x 1.585m max  
8'0" x 5'2"
- Bedroom 2**  
3.535m 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**  
2.699m x 2.680m  
8'10" x 8'10"
- Bathroom**  
2.563m max x 2.342m max  
8'5" x 7'8"

## Plots

22, 33

## Floor Space

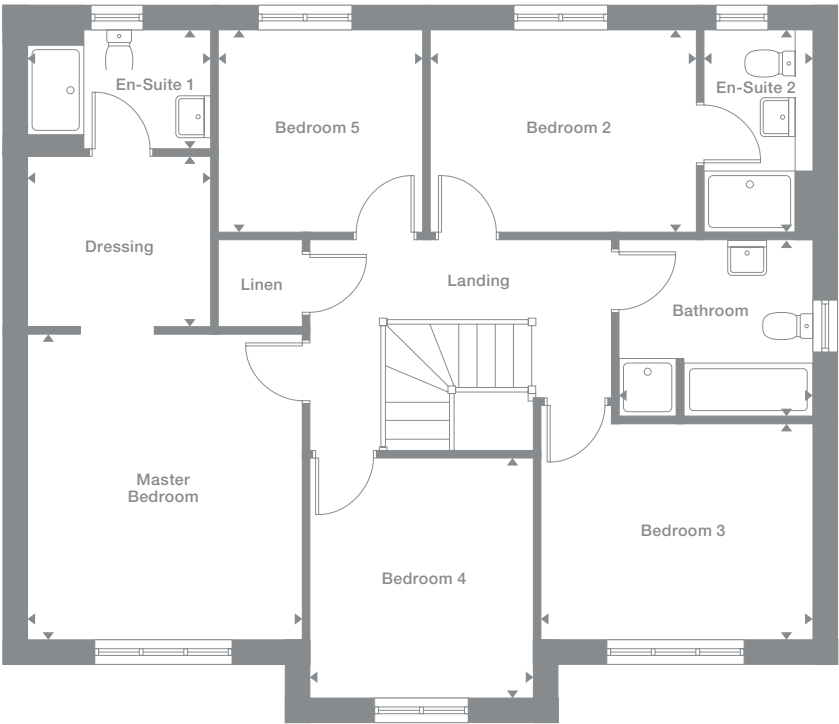
1,885 sq ft



## Ground Floor



## First Floor



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# Cromford

**Overview**  
 The dual aspect lounge, with its striking bay window, adjoins a dining room with garden access to form an impressive setting for entertaining, while the superb kitchen provides a natural hub for family life. The master suite, one of two en-suite bedrooms, is especially luxurious.

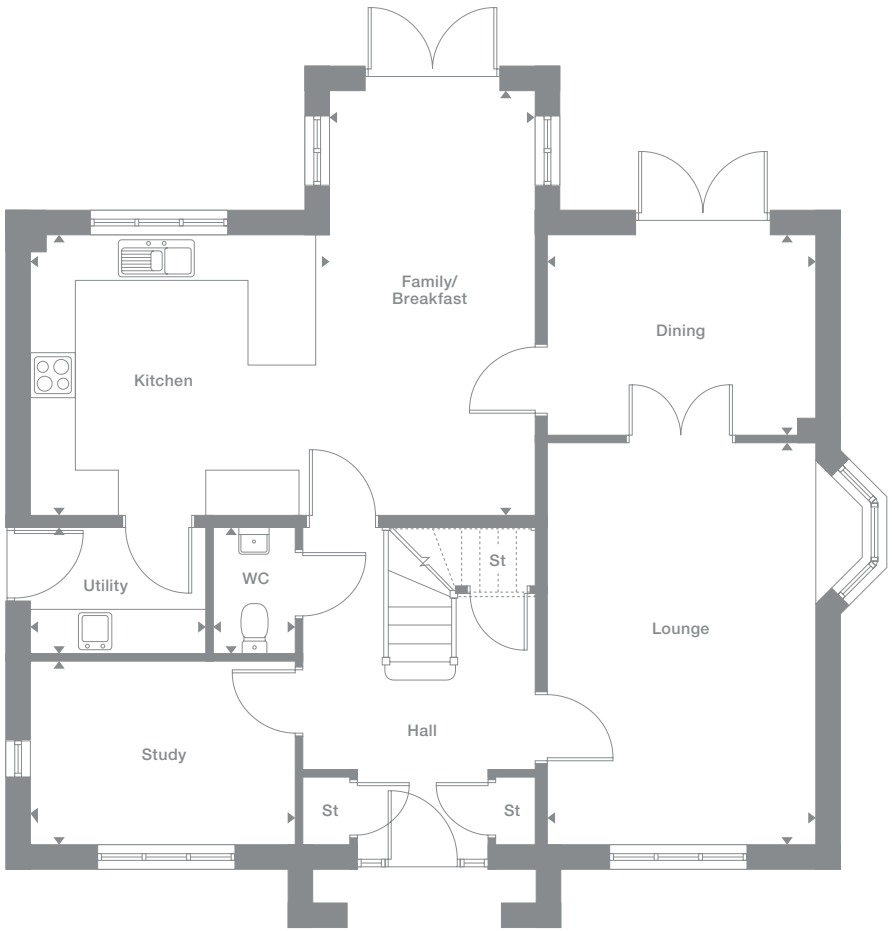
- Ground Floor**
- Lounge  
3.560m x 5.312m  
11'8" x 17'5"
- Dining  
3.560m x 2.660m  
11'8" x 8'9"
- Kitchen  
3.966m x 3.717m  
13'0" x 12'2"
- Family/Breakfast  
2.714m x 5.629m  
8'11" x 18'6"
- Utility  
2.332m x 1.683m  
7'8" x 5'6"
- Study  
3.521m x 2.422m  
11'7" x 7'11"
- WC  
1.096m x 1.683m  
3'7" x 5'6"
- First Floor**
- Master Bedroom  
3.642m x 4.041m  
11'11" x 13'3"
- Dressing  
2.442m max x 2.253m  
8'0" x 7'5"
- En-Suite 1  
2.442m max x 1.585m max  
8'0" x 5'2"
- Bedroom 2  
3.535m 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  
2.699m x 2.680m  
8'10" x 8'10"
- Bathroom  
2.563m max x 2.342m max  
8'5" x 7'8"

**Plots**  
1, 19\*

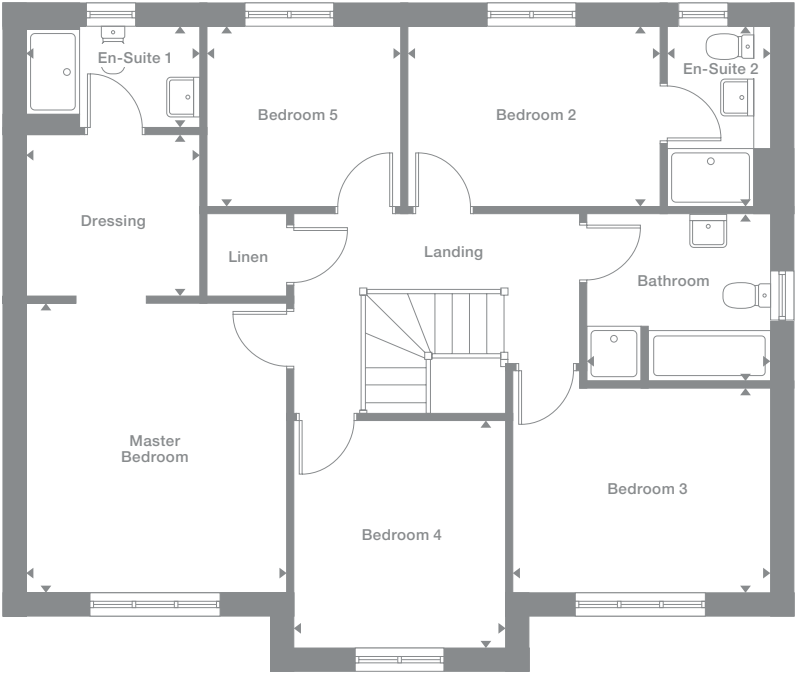
**Floor Space**  
1,885 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

# Kedleston

## Overview

With twin bay windows, a bright dining room featuring french doors, and a breathtaking kitchen incorporating concertina-fold glass doors that slide away to open the room to the garden, this is a home of outstanding quality. The master bedroom en-suite includes a bath and separate shower.

## Ground Floor

**Lounge**  
3.833m max x 5.797m max  
127" x 19'0"

**Dining**  
3.833m x 3.529m  
127" x 11'7"

**Kitchen**  
6.456m x 6.085m  
21'2" x 20'0"

**Utility**  
2.325m x 1.674m  
7'8" x 5'6"

**Study/Family**  
3.411m x 3.472m max  
11'2" x 11'5"

**WC**  
0.993m x 1.674m  
3'3" x 5'6"

## First Floor

**Master Bedroom**  
3.411m x 4.437m  
11'2" x 14'7"

**Dressing**  
2.500m x 2.560m  
8'2" x 8'5"

**En-Suite 1**  
3.411m max x 1.700m max  
11'2" x 5'7"

**Bedroom 2**  
3.899m max x 2.623m min  
12'9" x 8'7"

**En-Suite 2**  
2.753m max x 1.429m max  
9'0" x 4'8"

**Bedroom 3**  
2.943m x 4.145m max  
9'8" x 13'7"

**Bedroom 4**  
3.478m max x 2.532m  
12'4" x 8'4"

**Bedroom 5**  
3.094m x 2.320m  
10'2" x 7'7"

**Bathroom**  
2.753m max x 2.002m  
9'0" x 6'7"

## Plots

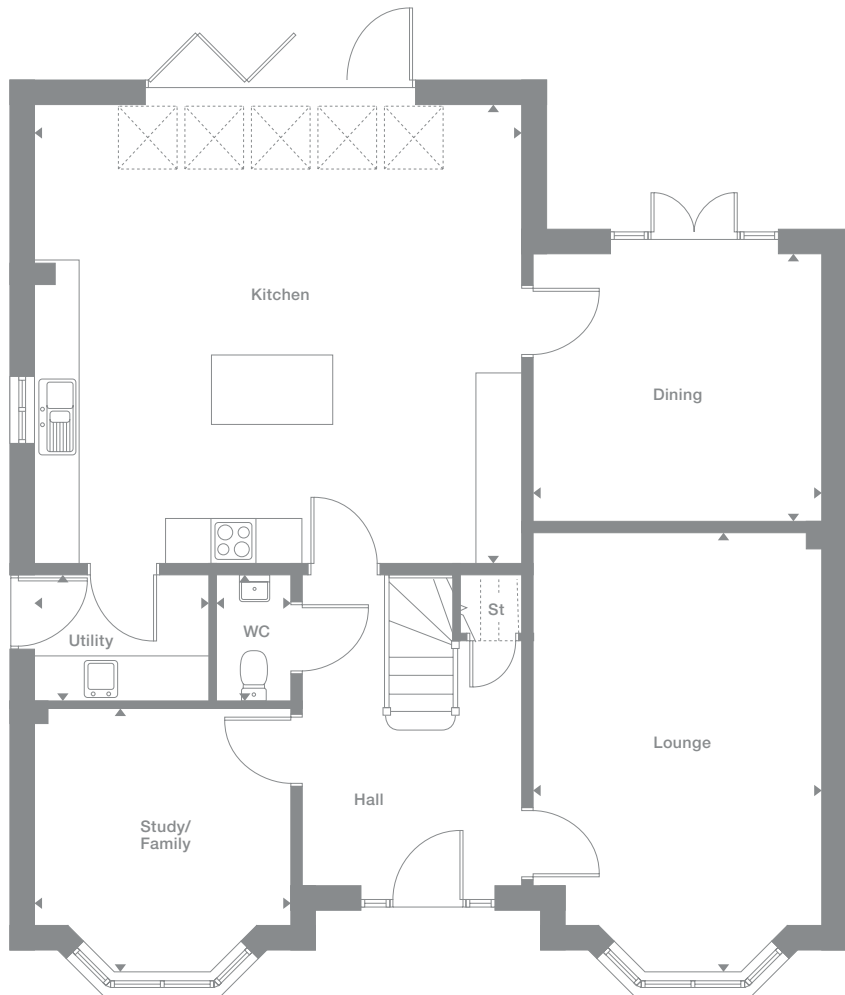
20, 21, 23\*

## Floor Space

2,116 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 Notices' section at the back of this brochure for more information.

\* Plots are a mirror image of plans shown above



# Specification

- ✓ Standard
- Not Available

	Beeley	Melbourne	Calver	Birchwood	Stainsby	Aston	Blackwell	Charlesworth	Cromford	Kedleston
<b>Kitchens</b>										
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc mixer tap to utility (where applicable)	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	-	-	-	-	-	-	-	-
Stainless steel double fan oven	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms</b>										
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome bath shower mixer taps to bath with wall mounted riser rail	-	-	-	-	-	-	-	-	-	-
Lever operated chrome bath mixer taps to bath	-	-	-	-	-	-	-	-	-	-
Contemporary styled chrome bath filler with wall mounted control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	-	-	✓	✓	✓
Bar style chrome shower mixer valve to shower enclosure	-	-	-	-	-	-	-	✓	✓	✓
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating basin or bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	-	-	-	-	-	✓	✓	✓
<b>En-Suites (where applicable)</b>										
Ideal Standard's contemporary styled 'Concept Cube' sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information.

# Specification

- ✓ Standard
- Not Available

	Beeley	Melbourne	Calver	Birchwood	Stainsby	Aston	Blackwell	Charlesworth	Cromford	Kedleston
<b>Electrical</b>										
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	-	-	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet to master bedroom	-	-	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>										
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>										
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside Tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>										
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	-	-	-	-	-	-	-	-
Clear finished natural oak staircase handrail	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>										
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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# The Miller Difference

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

Chris Mackenzie  
Miller Home Owner

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

Helen Moscrop  
Miller Home Owner

### The Miller Difference

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

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

### Trust

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

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

### Helping where we can

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

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

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

### Pushing up standards

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

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

### Keeping you involved

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

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

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

### A Better Place

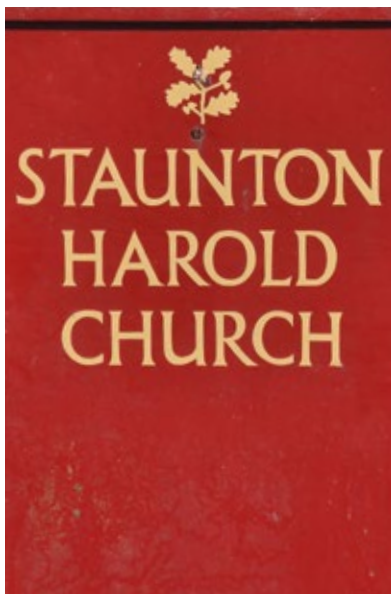
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on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

### For your future

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



Melbourne's town centre retailers include a convenience store, a pharmacy, a post office, a news-agent, a delicatessen, a Sainsbury's Local supermarket, fashion outlets, and services such as hairdressers and opticians. The shops are interspersed with a wide choice of cafés, restaurants, pubs and takeaways, creating a lively hub with a real sense of local character, and there is a recycling site in the town centre. A footpath near Victoria Gardens leads to King's Newton, ten minutes walk away, where there is a highly regarded farm shop and a charming pub and restaurant, the Hardinge Arms.



The countryside around Melbourne has a network of paths for walking and cycling, presenting opportunities to explore attractions like the historic Calke Abbey and its beautifully landscaped grounds, and the magnificent Staunton Harold reservoir. Melbourne Pool, less than 15 minutes walk from Victoria Gardens, is a medieval mill pond enlarged and transformed into a popular spot for relaxing and enjoying the abundant wildlife, while a local park near Victoria Gardens includes a children's playground.

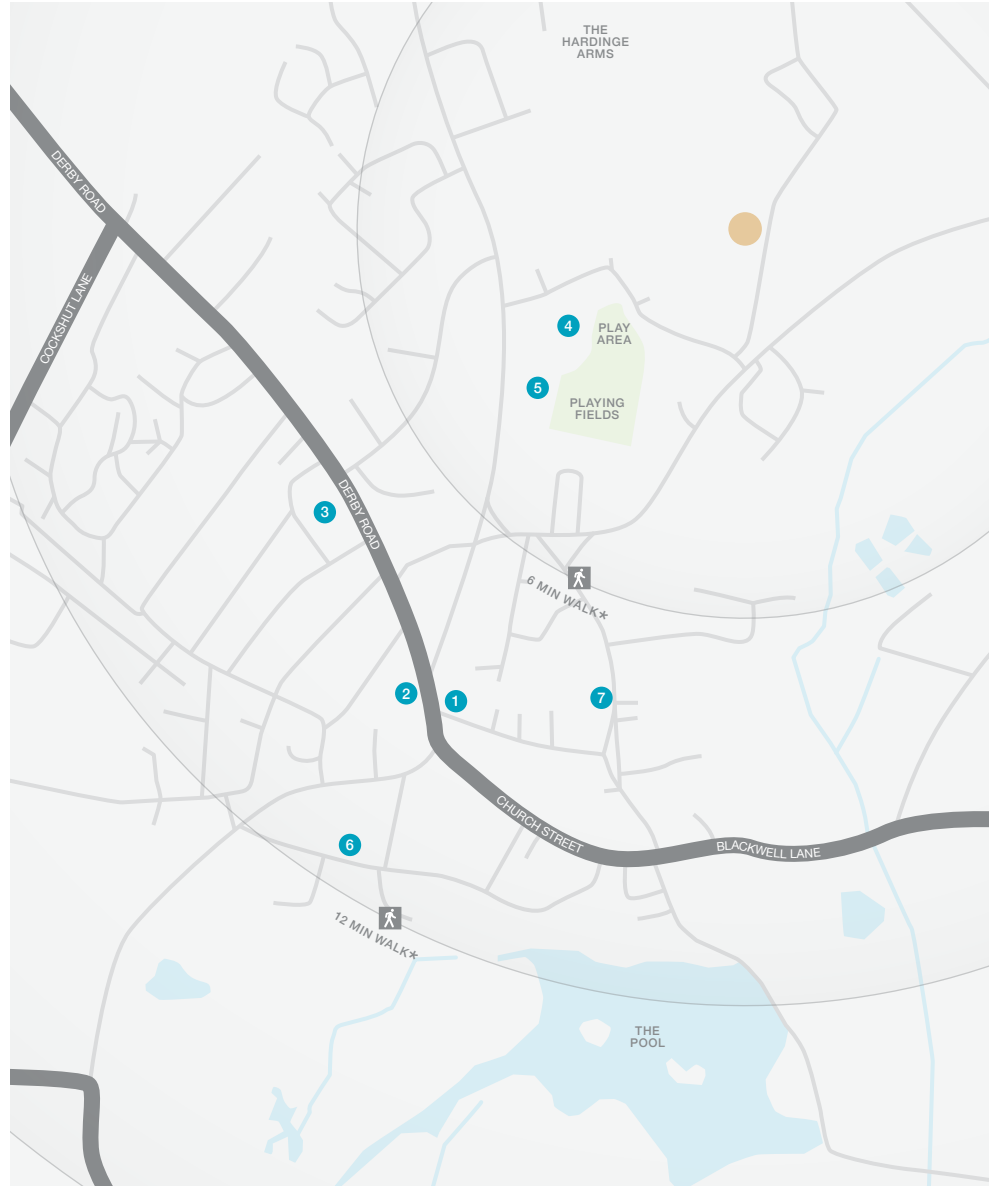
Leisure amenities range from golf courses and a health club with a gym and pool at Breedon Priory, two miles away, and a Picture of Health fitness studio in the town centre, to the celebrated Donington Park motorsports circuit and museum, which hosts periodic rock festivals as well as racing. The trip into Derby, an excellent and diverse shopping destination, opens up a cosmopolitan choice of theatre, music, cinema and nightlife.



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.

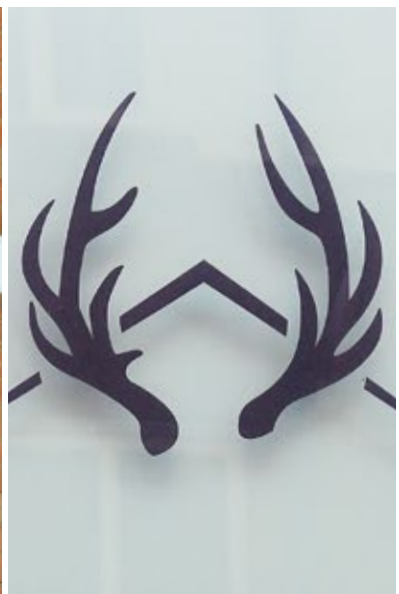
A few minutes walk from Victoria Gardens, the town's Infant and Junior schools are set in spacious, open grounds. Pupils from Melbourne normally move on to Chellaston Academy, a well-regarded comprehensive with a sixth form college.

All three schools are assessed by Ofsted as good. Melbourne Medical Centre, conveniently located in the town centre, offers full GP and nursing services, and there is a dental surgery in Castle Street, less than ten minutes walk from the development.



- 1 Well Melbourne Pharmacy, 1 Potter Street 01332 862 510
- 2 Melbourne Post Office, 1-3 Derby Road 01332 862 501
- 3 Picture of Health Fitness Studio, 71 Derby Road 01332 862 532
- 4 Melbourne Infant School, Pack Horse Road 01332 862 325
- 5 Melbourne Junior School, Pack Horse Road 01332 862 344
- 6 Melbourne Medical Centre, Penn Lane 01332 862 124
- 7 Melbourne Dental Practice, Castle Street 01332 862 942

\* 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



# How to find us

**Development**  
**Opening Times:**  
**Thursday - Monday**  
**10am - 5pm**  
**03301 349 677**

**From the M1**  
 Leave the M1 at junction 24 and join the A453, following signs for East Midlands Airport. Pass the Airport, then seven hundred yards after the turn-off for Castle Donington, in Isley Walton, turn right into Melbourne Road. Two and a quarter miles on, after passing the 'Melbourne' sign, take the next right into Huntingdon Court. Immediately turn right again into Jawbone Lane. Victoria Fields is on the left, 100 yards on.

**From Derby**  
 Leave Derby by the A514 Osmaston Road, and take the second exit at the junction with the Southern Bypass (A50). Follow the A514 through Swarkestone and Stanton by Bridge, where the road becomes the B587, following signs for Melbourne. Approaching Kings Newton, follow signs for East Midlands Airport. Carry straight on at the mini-roundabout and pass the Hardinge Arms, then at the market cross turn right into Jawbone Lane. Victoria Fields is on the right, 500 yards on.

Sat Nav: DE73 8HN



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?

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

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

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

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