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Collingwood Grange



**Collingwood Grange**  
**Norham Road**

**millerhomes**

*the place to be®*





As well as benefitting from excellent road, Metro and cycle routes that provide easy access to the whole of Greater Tyneside, these exciting new houses for sale are close to local amenities and just half an hour's walk from North Shields town centre. With its prime location, this beautifully landscaped selection of two, three and four bedroom new build homes presents the perfect place to settle in the north east. Welcome to Collingwood Grange...



Create your perfect home



The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Once you've reserved your home, you can start thinking about how you'd like things to be and even make a few decisions before you move in.

It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it can be provided before completion of your new home, so you avoid any future disruption.

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. But that is just the beginning. We have a large range of options and extras that you can consider.

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, Porcelanosa for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.

**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 Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

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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.

Development  
Summary

Please note, this brochure is purely a summary introductory guide to the Collington Grange development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.

Rydal

French doors add a focal point to the bright living and dining room, creating a flexible, relaxing space that shares the ground floor with a practical, ergonomic kitchen. The master bedroom incorporates a built-in cupboard.



2 Bed  
657 sq ft



Scan to view floorplans

Marchmont

French doors add flexibility to the kitchen's light-filled dining area, complementing the comfortable lounge and creating a convivial setting for entertaining. The principal bedroom incorporates an en-suite shower, a wardrobe and a useful additional cupboard.



2 Bed  
737 sq ft



Scan to view floorplans

Dayton

With its integrated staircase, the lounge has a contemporary, open appeal that complements the bright kitchen, where garden access adds a special feature to the dining area. Bedroom three could become an ideal home office.



3 Bed  
740 sq ft



Scan to view floorplans

Overton

The welcoming lounge opens on to beautifully planned kitchen with a dedicated laundry space and french doors adding a light, airy focal point to the dining area. The en-suite master bedroom includes generous storage space.



3 Bed  
819 sq ft



Scan to view floorplans

Kingston

The impressive bay-windowed lounge, the second bedroom and the kitchen are all dual aspect, with french doors in the dining area further enhancing the bright, natural ambience. The en-suite principal bedroom includes a convenient wardrobe.



3 Bed  
869 sq ft



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Tolkien

The comfortable lounge opens on to a delightful kitchen with french doors, a superb setting for convivial dining. The dual aspect master bedroom, with en-suite facilities and a dormer window, perfectly blends luxury and character.



3 Bed  
886 sq ft



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Larkin Alt

From the breathtaking kitchen, incorporating a separate laundry and an impressive conservatory-like dining area with french doors, to the sumptuous en-suite master bedroom with its dressing area, this is a home filled with premium features.



3 Bed  
980 sq ft



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Elderwood

Enhanced by french doors, and incorporating a dedicated laundry, the bright kitchen and dining room complements a relaxing lounge to create an adaptable, comfortable home. The principal bedroom en-suite is entered via a separate dressing room.



4 Bed  
1,045 sq ft



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Rolland

The beautifully proportioned lounge adjoins a kitchen and dining room with garden access via french doors, providing a convivial setting for entertaining. The four bedrooms include a very special dormer windowed, dual aspect, master suite.



4 Bed  
1,086 sq ft



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Buchan DA

French doors add special pleasure to dining in the dual aspect kitchen that complements the bright, welcoming lounge. The study and two bedrooms, including the principal suite, are dual aspect, extending the light, natural appeal.



4 Bed  
1,264 sq ft



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Maplewood

The impressive kitchen, family room and garden dining area is a delightfully informal, light filled space that perfectly complements the bay-windowed lounge. The en-suite principal bedroom includes dual windows and a luxurious walk-through dressing area.



4 Bed  
1,269 sq ft



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Auden

A bay window incorporating french doors transforms the lounge into a wonderfully bright garden room, while the four bedrooms include a charming en-suite master bedroom with a dressing area and a traditional dormer window.



4 Bed  
1,278 sq ft



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Fenwick

An elegant bay window enhances the lounge, and a separate laundry leaves the kitchen free for relaxed dining in this supremely comfortable family home. The gallery landing leads to four bedrooms, one of them en-suite.



4 Bed  
1,288 sq ft



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Oakwood

From the bay window, the private study and the garden access enhancing the dining area, to the gallery landing and the twin wardrobes of the en-suite bedroom, this outstanding home is filled with premium features.



4 Bed  
1,388 sq ft



Scan to view floorplans

Mitford

The bright, welcoming dining kitchen, with its french doors, creates a natural family space that complements an imposing, stylish bay-windowed lounge. There is a private study, and the four bedrooms include a luxurious master suite.



4 Bed  
1,388 sq ft



Scan to view floorplans

Sherwood

A traditional bay window adds stylish appeal to the lounge, extending the bright, airy appeal of the striking family kitchen with its feature french doors. Two bedrooms are en-suite, and one includes a dressing room.



4 Bed  
1,400 sq ft



Scan to view floorplans



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It's another of the little ways we try to help.



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Sustainable Urban Drainage System	SUDS
Visitor Parking	V
Electric Substation	S/S
Bin Collection Point	BCP
Public Right of Way	PROW
Acoustic bund with timber acoustic fence	---

Affordable Housing

## Malory

The bay windows and the broad canopy sheltering the entrance instantly demonstrate the quality of this prestigious home. French doors stylishly enhance the kitchen and dining room, and the master bedroom is en-suite.



**3 Bed**  
1,068 sq ft



## Chadwick

Premium features like the windows flanking the french doors of the family kitchen, the convenient laundry and the two en-suite bedrooms complement a strikingly elegant lounge to create a home of outstanding flexibility and quality.



**4 Bed**  
1,408 sq ft



## Baywood

Four dual aspect rooms, a bay window, and french doors linking the dining area with the garden bring natural light flooding in. A dedicated study and en-suite principal bedroom add flexibility to this inspiring home.



**4 Bed**  
1,408 sq ft



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 siteplan is not drawn to scale.



## 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.



5 stars for customer satisfaction

### Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 731 958.

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