



**Hartside View
Hartlepool**

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Specification

Kitchen/Laundry

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| Contemporary style fitted kitchen with selection of colour choices |
| PVC edged worktop with matching upstand |
| Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap to kitchen |
| Stainless steel chimney hood and splashback to hob |
| Stainless steel 4-burner gas hob |
| Stainless steel single fan oven |
| Plumbing and electrics for washing machine |
| Plumbing and electrics for dishwasher |
| 3 spot LED track light to ceiling |

Bathroom/En-Suite/WC

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| Ideal Standard's contemporary style white sanitaryware |
| Soft close toilet seat to bathroom only |
| Thermostatic shower mixer valve (where applicable) |
| Low profile shower tray with chrome style framed clear glass enclosure |
| Porcelanosa ceramic wall tiles (please refer to drawings for specific areas) |

Electrical

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| TV socket (housetypes vary - please see electrical drawing for location) |
| BT socket (housetypes vary - please see electrical drawing for location) |
| White sockets and switches |
| PIR operated porch light |
| Front doorbell and chime |
| USB charging socket (housetypes vary - please see electrical drawing for location) |
| Power and lighting to integral garages |
| Battery operated carbon monoxide detectors |
| Mains wired (with battery back-up) smoke detectors |
| Fused spur to garage to allow an electric vehicle charging point to be installed in the future. (Thetford housetype only) |

Heating

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| Gas central heating throughout |
| Thermostatically controlled radiators to all rooms (except where room thermostats are fitted) |
| Programmable control of heating zones |

Exterior

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| Double glazed PVCu windows |
| Double glazed PVCu french casement doors/bifold doors to patio (development and housetype specific) |
| PVCu fascias, soffits and rainwater goods |
| Multi-point door locking system to front and rear/side doors |
| Up-and-over steel garage door (where applicable) |
| House numbers ready fitted |

Decorative

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|---|
| Square stop chamfered spindles and newels to staircase |
| Square pattern skirting boards and round edge architraves |
| White internal doors with chrome handles |
| Smooth finish ceilings, painted in white |
| Walls painted in white |
| Woodwork painted in white |

Landscaping

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| Turf to front garden |
| 0.9m post and rail fence between plots |
| 1.8m screen fence to rear boundary only (please refer to boundary treatment drawing) |
| Rotovated topsoil and seed to rear garden |

Please note:
Plots 205, 206, 207, 354, 355, 408 and 409, have PV panels to the rear.
Please speak to the Development Sales Manager for more details.

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager 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 the particular development brochure for more information.

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
for development opening
times or call 03301 620 946

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