

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



designed by Brood Creative broodcreative.co.uk

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millerhomes

the place to be

**Specification
North East**

the place to be

millerhomes

Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
PVC edged worktop with matching upstand
Stainlesssteel 1½bowl 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

Ideal Standard's contemporary style white sanitaryware
Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
CTD ceramic wall tiles (please refer to drawings for specific areas)

Electrical

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

Heating

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

Exterior

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

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

Landscaping

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 to rear garden

Energy Efficient Features

Photovoltaic Solar Panels (PV)*
Flue Gas Heat Recovery*
Waste Water Heat Recovery*
DMEV - Decentralised Mechanical Extract Ventilation*
Electric Vehicle (EV) Charging point*
Weather Compensator
PV Diverter

*Not applicable to every housetype. Please speak to the Development Sales Manager for more information.



Registered Developer

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 warranty. Please refer to the 'Important Notice' section at the back of the particular development brochure for more information.