

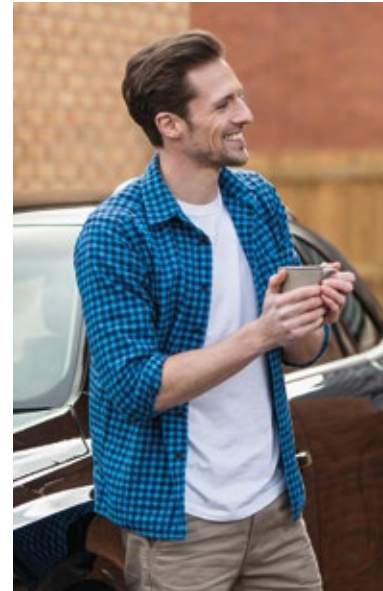


Oakwood Grange  
Hazlerigg

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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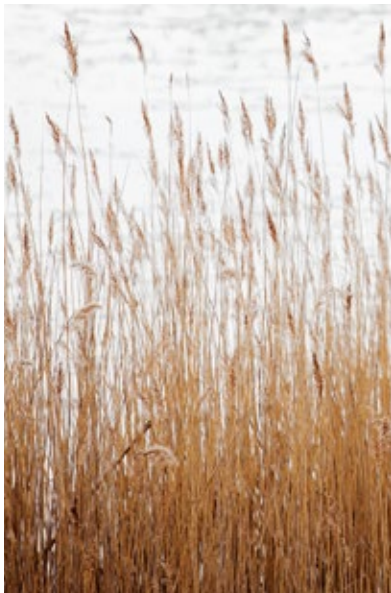
- S/S Electrical Substation
- POS Public Open Space
- V Visitor Parking
- G/G Gas Governor
- BCP Bin Collection Point
- SUDS Sustainable Urban Drainage System



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 Oakwood Grange.

Less than two miles from the junction of the A1 and the Great North Road, perfect for travel throughout the UK, Hazlerigg is also in easy reach of the shops, entertainment and sporting venues of Newcastle City Centre. Local buses, including the luxury twice-hourly Sapphire 44 service, run alongside the development, and Kingston Park Metro Station, half an hour's walk away, can be reached along pleasant off-road paths. Newcastle International Airport, less than four miles from Hazlerigg, offers direct flights to UK and international destinations.

The strategic benefits of the location contrast with its semi-rural setting, with miles of open farmland to the east and a superb nature reserve, one of the few remaining urban habitats for red squirrels, immediately to the south. Weetslade Country Park and the beautiful Big Waters Nature Reserve are both within walking distance of the development, and nearby sporting amenities include the excellent Northumberland Golf Club, one of several courses in the area, and Newcastle Racecourse with its full year-round programme of events.



Just six miles from the centre of Newcastle, this selection of energy efficient two, three, four and five bedroom homes, landscaped with attractive green leisure areas, occupies a prime position in a popular, mature residential area. With the delightful Havannah Nature Reserve on its doorstep, good local amenities and excellent transport links that include easy access to the A1, it presents a perfect balance of peaceful retreat and urban convenience.

Welcome to Oakwood Grange...

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# Marchmont

**Overview**  
This comfortable and practical home is distinguished by a succession of attractive features. From the beautifully planned kitchen, where french doors enhance the dining area, to the principal bedroom with its en-suite shower room and thoughtfully provided built-in cupboard, it superbly blends style with convenience.

|   |  |
|---|--|
| <b>Ground Floor</b>                                     | <b>First Floor</b>   |
| <b>Lounge</b><br>3.11m x 4.08m<br>10'3" x 13'5"         | <b>Principal Bedroom</b><br>2.63m x 3.59m<br>8'8" x 11'10" |
| <b>Kitchen/Dining</b><br>4.06m x 3.04m<br>13'4" x 10'0" | <b>En-Suite</b><br>1.21m x 2.13m<br>4'0" x 7'0"            |
| <b>WC</b><br>1.50m x 1.11m<br>4'11" x 3'8"              | <b>Bedroom 2</b><br>4.06m x 3.02m<br>13'4" x 9'11"         |
|   | <b>Bathroom</b><br>1.70m x 2.09m<br>5'7" x 6'10"           |

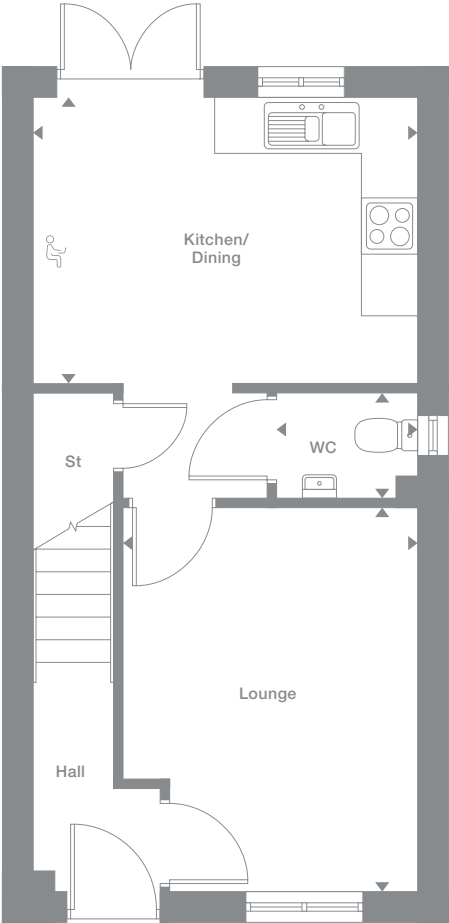
**Floor Space**  
737 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

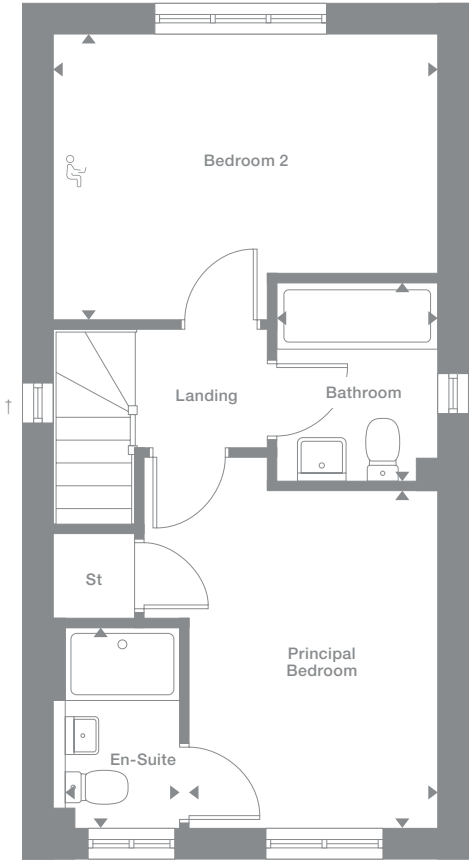
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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† Windows to gable ends only, dependent on handing. Refer to site plan. Not applicable to mid-terraced plots.

# Overton

**Overview**  
With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

|   |  |
|---|--|
| <b>Ground Floor</b>                                     | <b>First Floor</b>   |
| <b>Lounge</b><br>3.56m x 4.49m<br>11'8" x 14'9"         | <b>Principal Bedroom</b><br>3.09m x 3.28m<br>10'2" x 10'9" |
| <b>Kitchen/Dining</b><br>3.34m x 3.83m<br>11'0" x 12'7" | <b>En-Suite</b><br>1.21m x 2.03m<br>4'0" x 6'8"            |
| <b>Laundry</b><br>1.08m x 1.96m<br>3'7" x 6'5"          | <b>Bedroom 2</b><br>2.37m x 3.26m<br>7'10" x 10'8"         |
| <b>WC</b><br>1.08m x 1.78m<br>3'7" x 5'10"              | <b>Bedroom 3</b><br>2.04m x 2.17m<br>6'8" x 7'2"           |
|   | <b>Bathroom</b><br>2.37m x 1.69m<br>7'10" x 5'7"           |

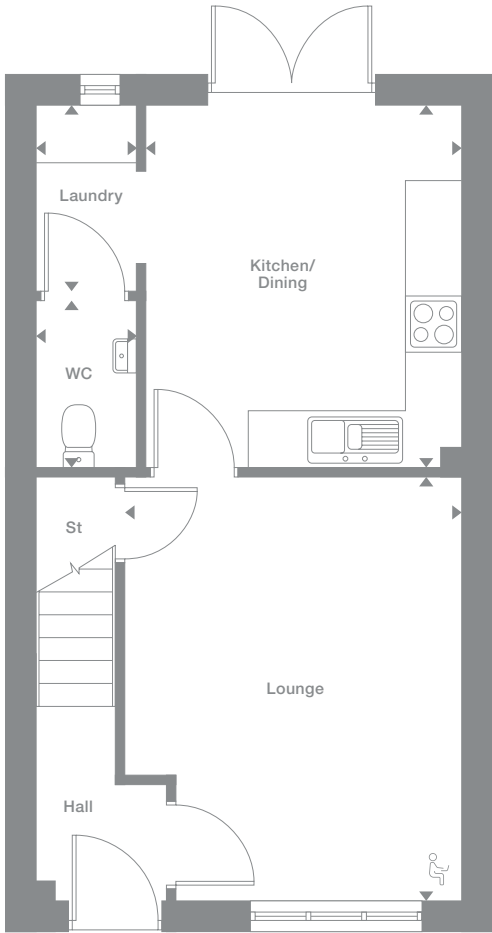
**Floor Space**  
819 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

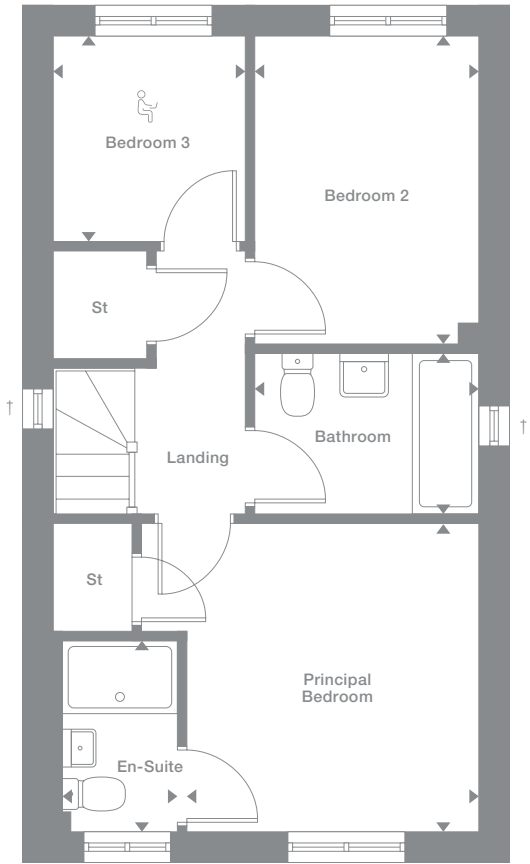
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Masterton

### Overview

This exciting home features an inviting lounge that opens on to a stylish dining kitchen with french doors, adding convenience and flexibility to family life. In addition to the two first floor bedrooms there is a luxurious en-suite principal bedroom with a traditional dormer window.

### Ground Floor

**Lounge**  
2.89m x 4.37m  
9'6" x 14'4"

**Kitchen/Dining**  
3.88m x 3.10m  
12'9" x 10'2"

**WC**  
1.07m x 1.51m  
3'6" x 4'11"

### First Floor

**Bedroom 2**  
3.88m x 2.78m  
12'9" x 9'2"

**Bedroom 3**  
1.88m x 2.56m  
6'2" x 8'5"

**Bathroom**  
1.69m x 2.03m  
5'7" x 6'8"

### Second Floor

**Principal Bedroom**  
2.93m x 2.74m  
to 1.500m H.L.  
9'8" x 9'0"

**En-Suite**  
2.19m x 1.60m  
to 1.500m H.L.  
7'2" x 5'3"

### Floor Space

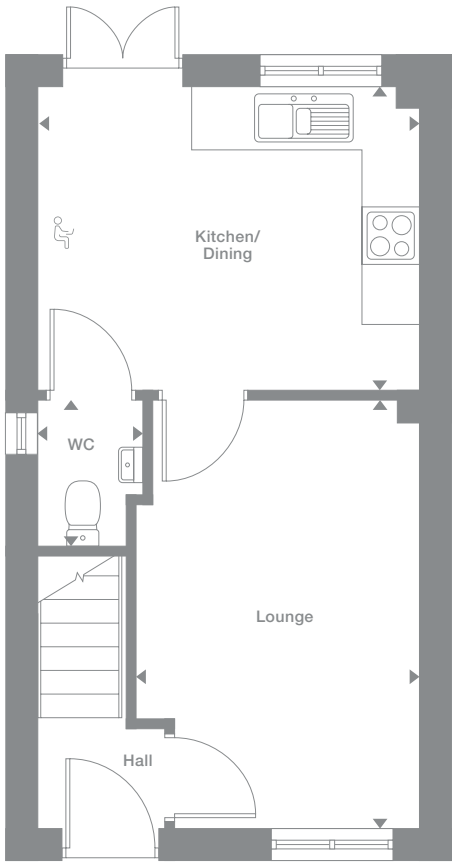
831 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

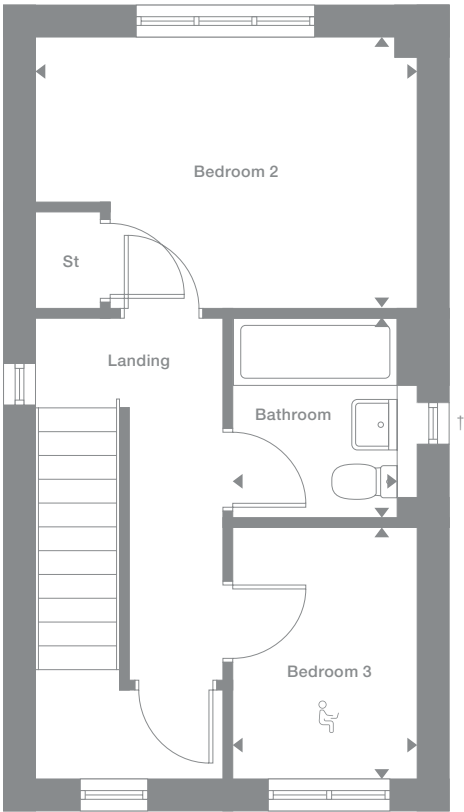
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



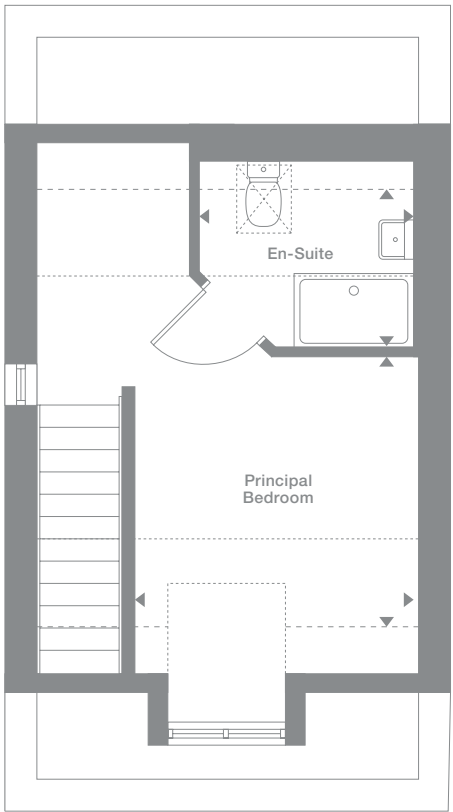
Ground Floor



First Floor



Second Floor



 Office space area

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..... Denotes full height ceiling line

--- Denotes 1.500m height ceiling line

# Elderwood

**Overview**  
With features like a separate laundry room adding convenience, this is a home designed to maximise the pleasures of everyday life. French doors bring garden access to the bright kitchen and dining room, and the principal bedroom en-suite is entered via a dedicated dressing room.

- Ground Floor**  
**Lounge**  
3.25m x 4.66m  
10'8" x 15'4"
- Kitchen/Dining**  
4.19m x 3.26m  
13'9" x 10'8"
- Laundry**  
1.95m x 1.92m  
6'5" x 6'4"
- WC**  
1.00m x 1.92m  
3'3" x 6'4"
- First Floor**  
**Principal Bedroom**  
4.19m x 2.50m  
13'9" x 8'3"
- Dressing**  
2.04m x 1.62m  
6'8" x 5'4"
- En-Suite**  
2.04m x 1.21m  
6'8" x 4'0"
- Bedroom 2**  
3.05m x 3.73m  
10'0" x 12'3"
- Bedroom 3**  
3.11m x 2.44m  
10'2" x 8'0"
- Bedroom 4**  
1.96m x 3.58m  
6'5" x 11'9"
- Bathroom**  
2.08m x 2.22m  
6'10" x 7'4"

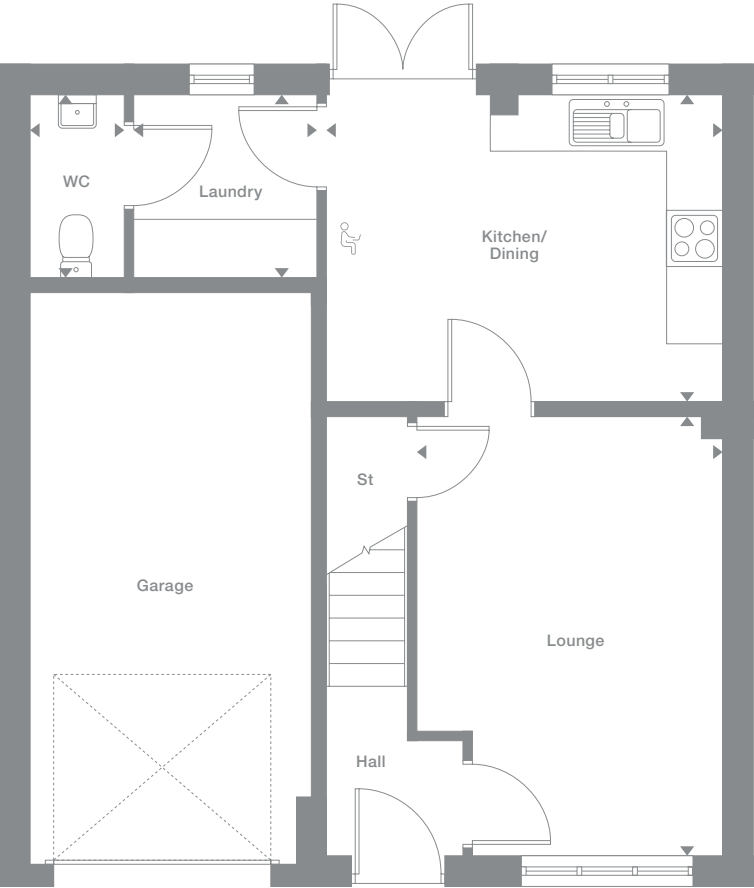
**Floor Space**  
1,045 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

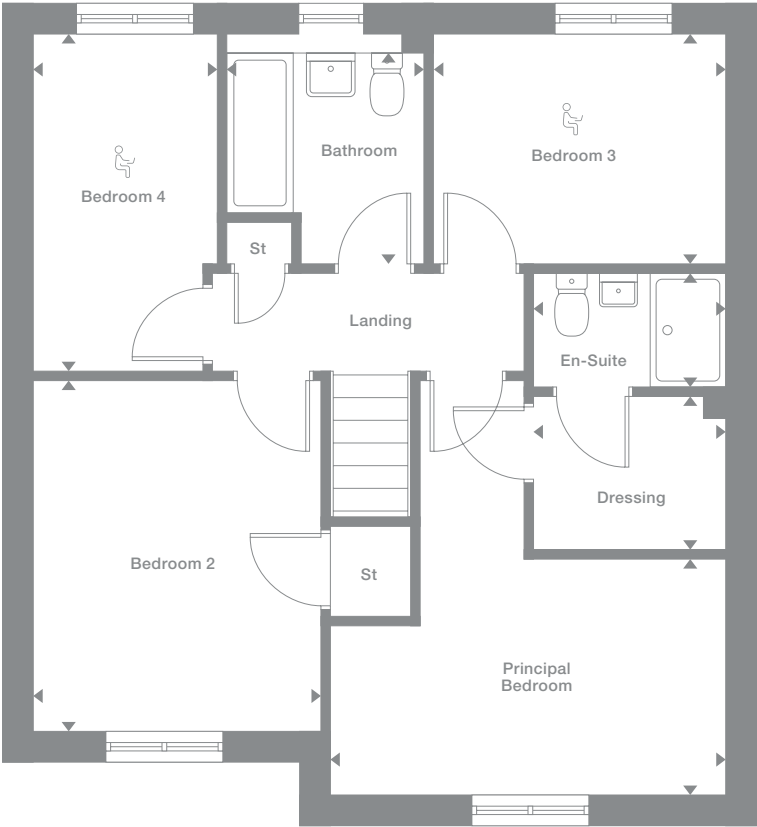
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Malory Alternative

### Overview

Featuring an L-shaped lounge with an elegant bay window, and a light-filled kitchen and dining area incorporating french doors opening to the garden, this comfortable home perfectly blends style and convenience. Upstairs, the three bedrooms include an en-suite principal bedroom.

### Ground Floor

#### Lounge

3.85m max x 5.25m max  
12'8" x 17'3"

#### Dining

1.95m x 3.69m  
6'5" x 12'1"

#### Kitchen

1.85m x 3.69m  
6'1" x 12'1"

#### WC

2.00m x 1.02m  
6'7" x 3'4"

### First Floor

#### Principal Bedroom

3.85m x 3.24m max  
12'8" x 10'8"

#### En-Suite

2.84m max x 1.01m max  
9'4" x 3'4"

#### Bedroom 2

3.69m x 3.10m  
12'1" x 10'2"

#### Bedroom 3

2.83m x 3.10m  
9'3" x 10'2"

#### Bathroom

2.68m x 1.70m  
8'10" x 5'7"

### Floor Space

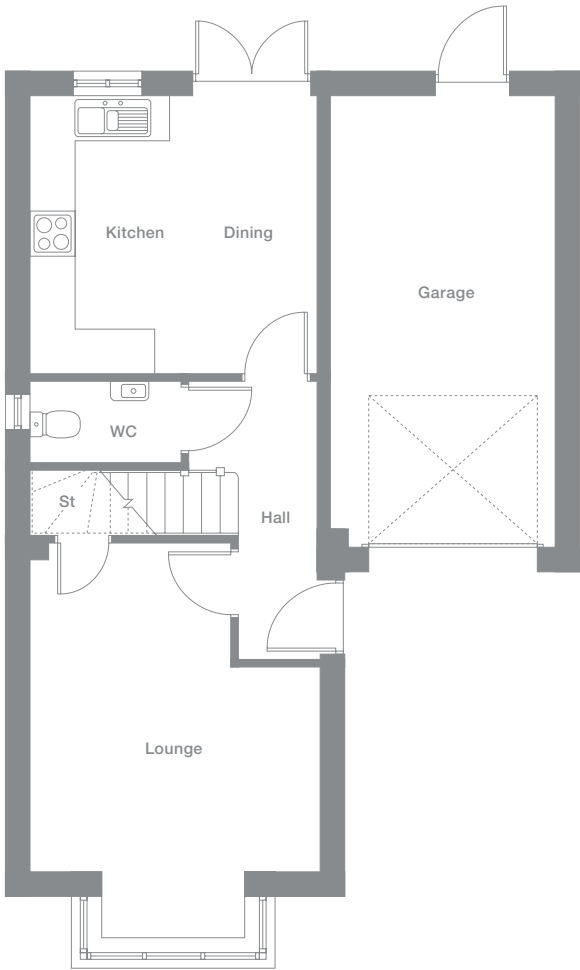
1,068 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

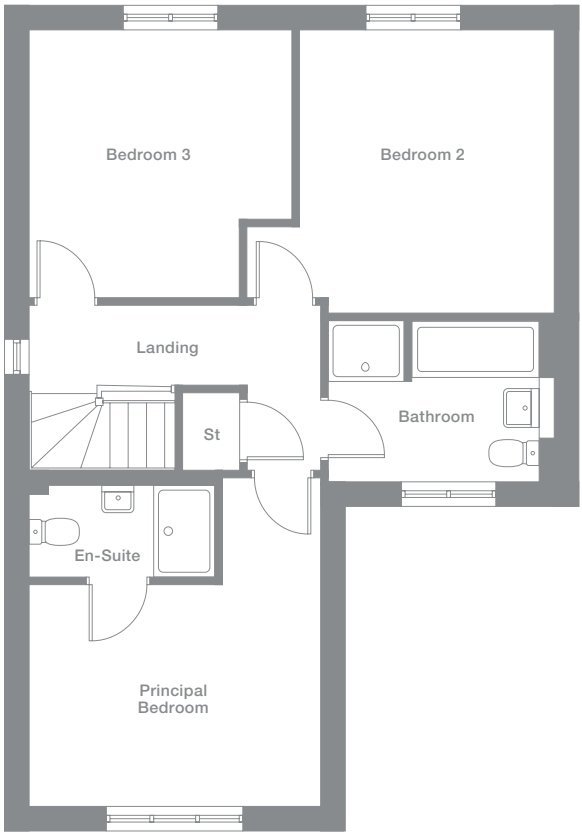
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



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Plots may be a mirror image of plans shown above

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

# Blackwood

**Overview**  
Behind its elegant façade, this is an immensely prestigious family home. Sharing the ground floor with a stylish lounge, the impressive kitchen and dining room offers garden access via french doors. The many practical features include a laundry, a walk-in hall cupboard and an en-suite principal bedroom.

- Ground Floor**  
**Lounge**  
3.00m x 4.59m  
9'10" x 15'1"
- Kitchen/Dining/Family**  
5.55m x 3.72m  
18'3" x 12'3"
- Laundry**  
1.26m x 1.88m  
4'2" x 6'2"
- WC**  
0.95m x 1.86m  
3'1" x 6'1"
- First Floor**  
**Principal Bedroom**  
2.84m x 3.85m  
9'4" x 12'8"
- En-Suite**  
2.52m x 1.21m  
8'3" x 4'0"
- Bedroom 2**  
2.61m x 3.53m  
8'7" x 11'7"
- Bedroom 3**  
2.52m x 3.13m  
8'3" x 10'4"
- Bedroom 4**  
2.93m x 2.05m  
9'8" x 6'9"
- Bathroom**  
1.70m x 2.05m  
5'7" x 6'9"

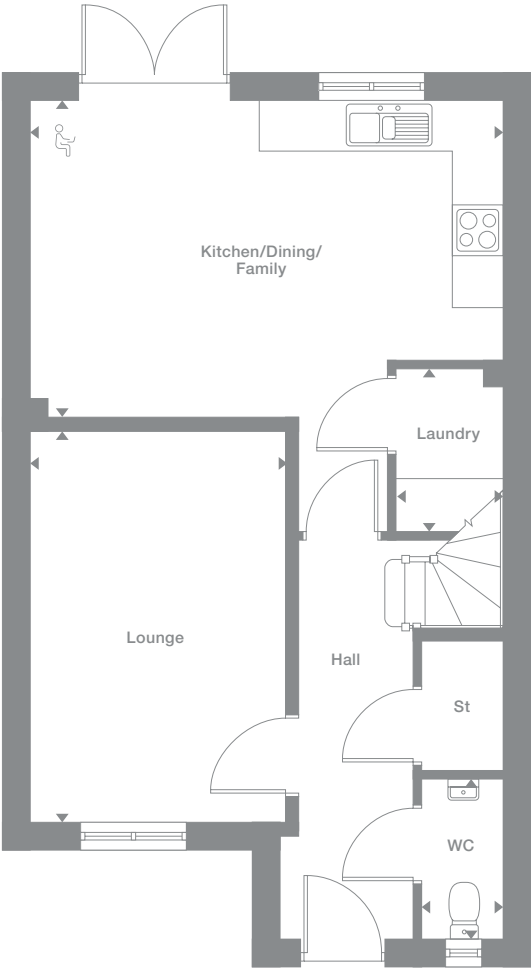
**Floor Space**  
1,088 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

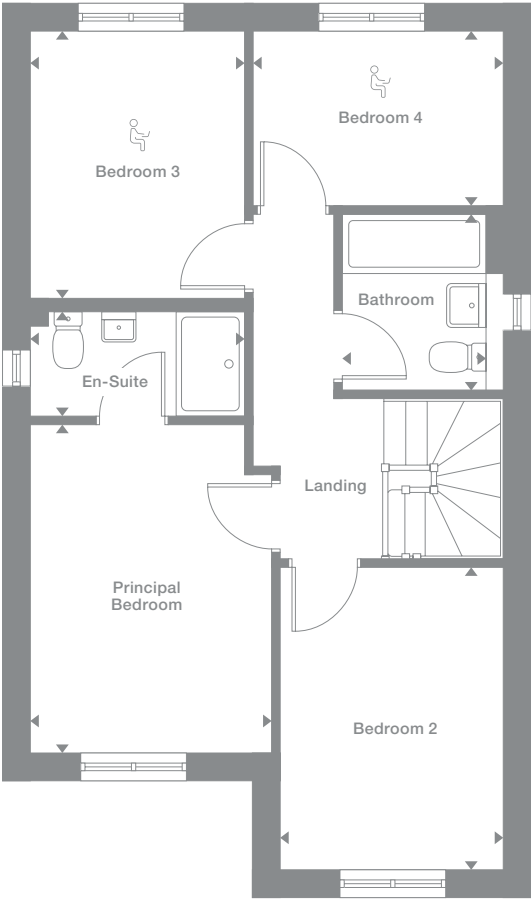
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

# Hazelwood

**Overview**  
The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.

|  |   |
|--|---|
| <b>Ground Floor</b>                              | <b>First Floor</b>  |
| <b>Lounge</b><br>3.38m x 4.86m<br>11'1" x 15'11" | <b>Principal Bedroom</b><br>4.38m x 2.90m<br>14'5" x 9'6" |
| <b>Kitchen</b><br>2.95m x 3.18m<br>9'8" x 10'5"  | <b>En-Suite</b><br>1.87m x 2.45m<br>6'2" x 8'1"           |
| <b>Dining</b><br>2.91m x 3.18m<br>9'7" x 10'5"   | <b>Bedroom 2</b><br>3.73m x 2.70m<br>12'3" x 8'10"        |
| <b>Laundry</b><br>1.60m x 2.13m<br>5'3" x 7'0"   | <b>Bedroom 3</b><br>3.73m x 2.70m<br>12'3" x 8'10"        |
| <b>WC</b><br>1.60m x 0.96m<br>5'3" x 3'2"        | <b>Bedroom 4</b><br>3.09m x 2.65m<br>10'2" x 8'8"         |
|  | <b>Bathroom</b><br>1.70m x 2.14m<br>5'7" x 7'0"           |

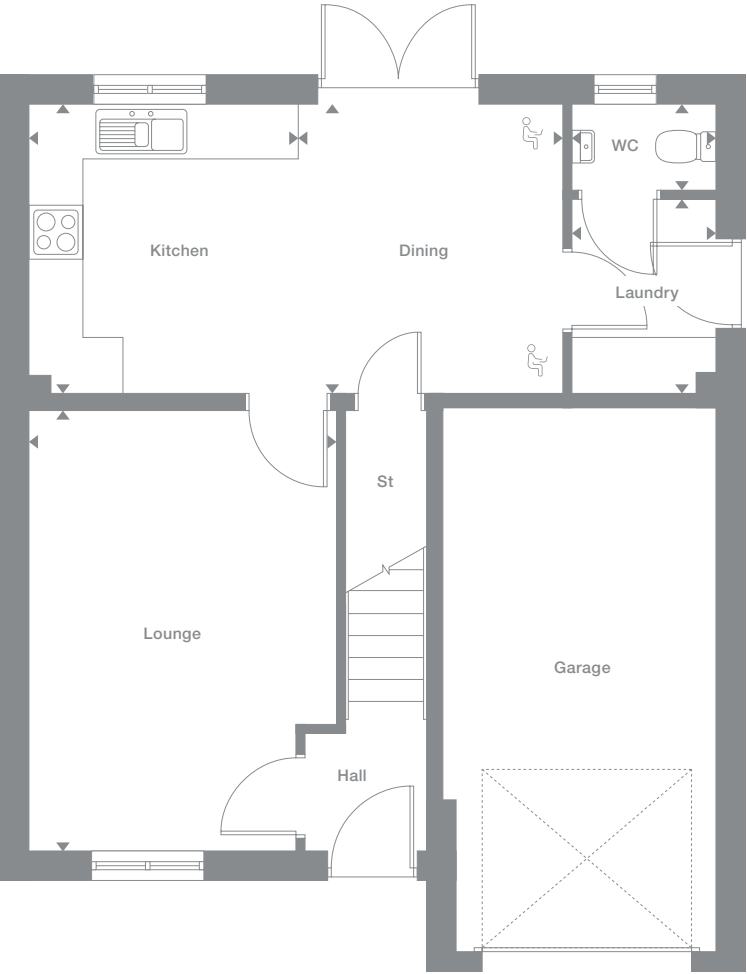
**Floor Space**  
1,150 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

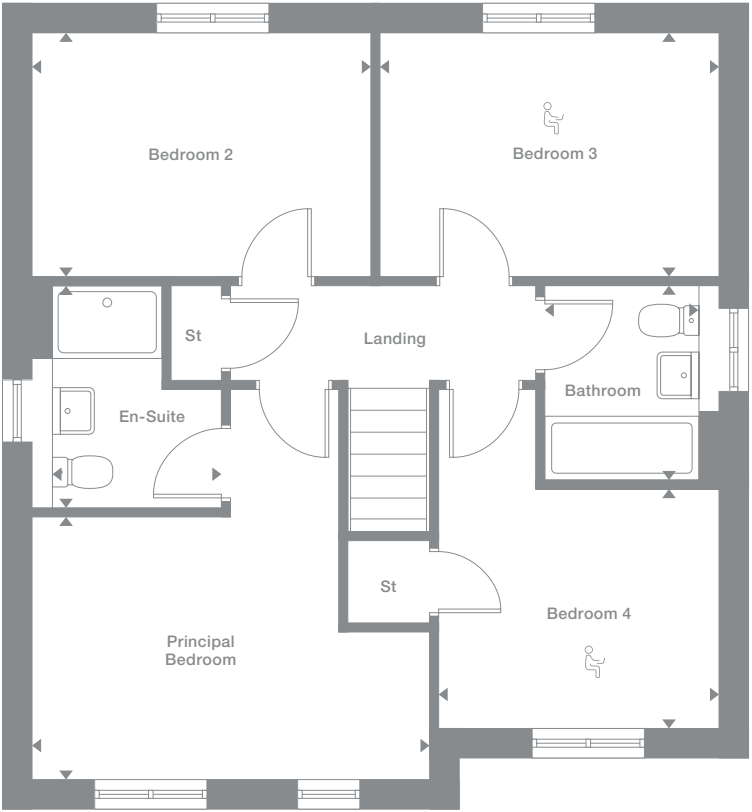
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




## Ground Floor



## First Floor



 Office space area

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# Pearwood

### Overview

The L-shaped, dual aspect family room, extending into a galley-style kitchen, presents a fascinating space that changes character as you pass through a dining area with french doors. There is a walk-in hall cupboard, a laundry and the en-suite principal bedroom includes a dressing room.

### Ground Floor

- Lounge**  
2.96m x 4.15m  
9'9" x 13'7"
- Kitchen**  
3.45m x 2.70m  
11'4" x 8'10"
- Laundry**  
1.91m x 1.71m  
6'4" x 5'7"
- Dining**  
3.06m x 4.23m  
10'1" x 13'11"
- Family**  
3.06m x 2.77m  
10'1" x 9'1"
- WC**  
1.91m x 0.90m  
6'4" x 2'11"

### First Floor

- Principal Bedroom**  
3.18m x 2.76m  
10'5" x 9'1"
- Dressing**  
1.85m x 1.97m  
6'1" x 6'6"
- En-Suite**  
1.97m x 1.55m  
6'6" x 5'1"
- Bedroom 2**  
2.96m x 3.92m  
9'9" x 12'10"
- Bedroom 3**  
3.76m x 2.50m  
12'4" x 8'2"
- Bedroom 4**  
2.18m x 2.99m  
7'2" x 9'10"
- Bathroom**  
2.05m x 1.70m  
6'9" x 5'7"

### Floor Space

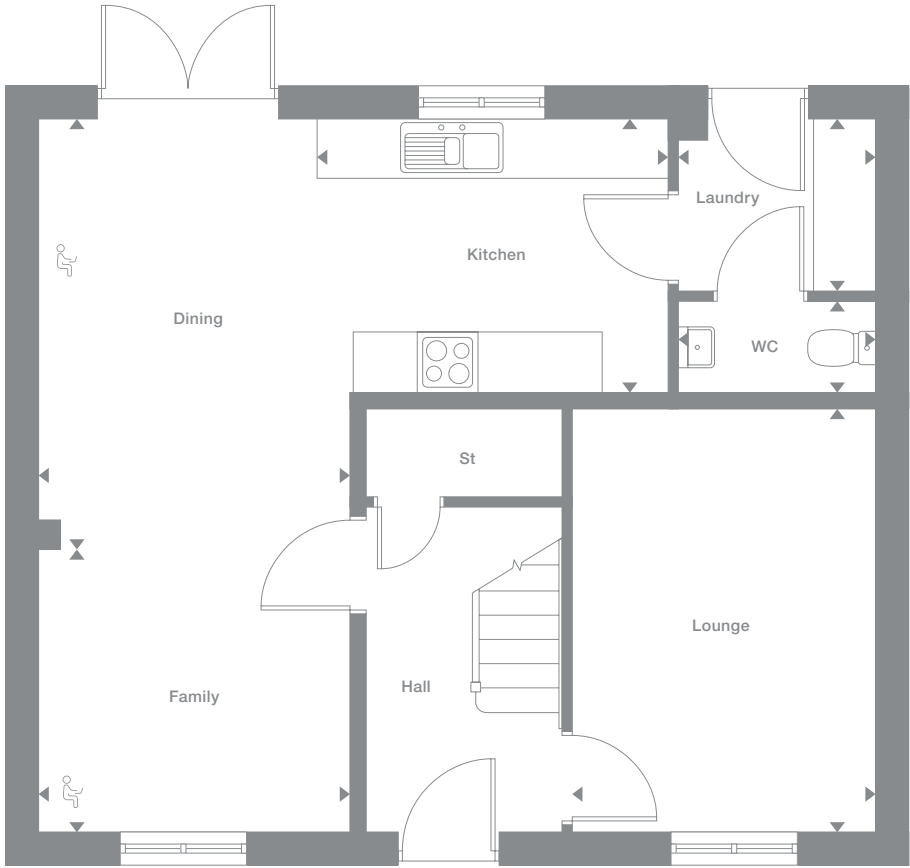
1,235 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

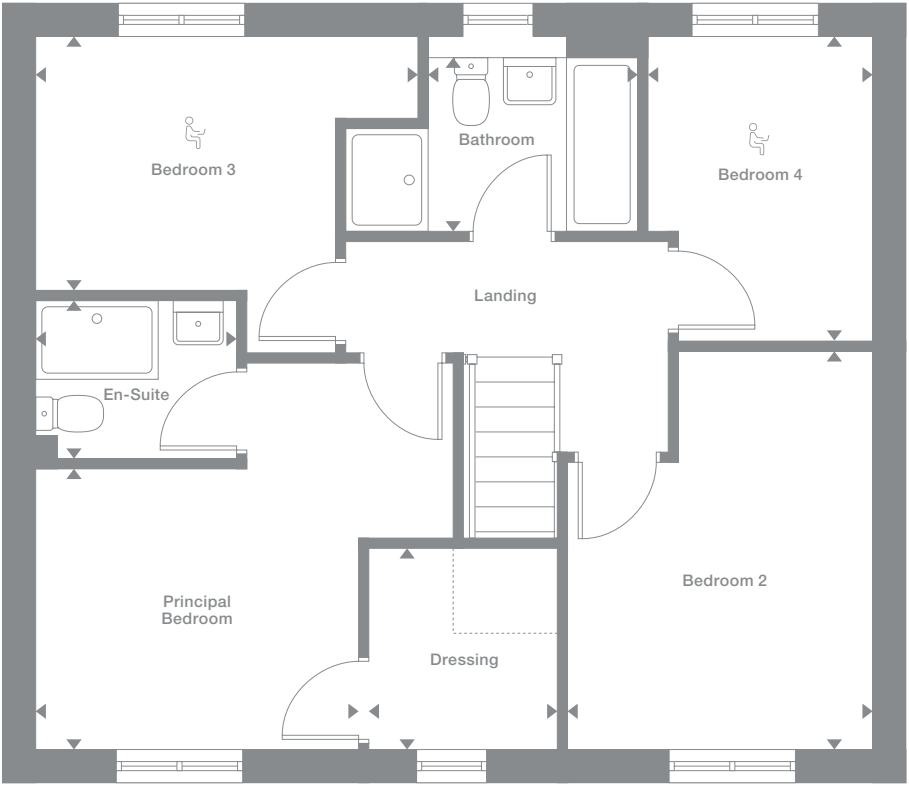
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Maplewood

**Overview**  
Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

|   |   |
|---|---|
| <b>Ground Floor</b>                             | <b>First Floor</b>  |
| <b>Lounge</b><br>2.98m x 4.72m<br>9'10" x 15'6" | <b>Principal Bedroom</b><br>4.06m x 2.79m<br>13'4" x 9'2" |
| <b>Kitchen</b><br>2.86m x 2.68m<br>9'5" x 8'10" | <b>Dressing</b><br>2.63m x 1.38m<br>8'8" x 4'7"           |
| <b>Laundry</b><br>1.70m x 1.26m<br>5'7" x 4'2"  | <b>En-Suite</b><br>2.63m x 1.21m<br>8'8" x 4'0"           |
| <b>Dining</b><br>2.23m x 2.68m<br>7'4" x 8'10"  | <b>Bedroom 2</b><br>2.98m x 3.82m<br>9'10" x 12'6"        |
| <b>Family</b><br>3.15m x 2.41m<br>10'4" x 7'11" | <b>Bedroom 3</b><br>2.54m x 4.10m<br>8'4" x 13'6"         |
| <b>WC</b><br>1.44m x 1.26m<br>4'9" x 4'2"       | <b>Bedroom 4</b><br>3.06m x 2.91m<br>10'1" x 9'7"         |
|   | <b>Bathroom</b><br>2.45m x 2.91m<br>8'1" x 9'7"           |

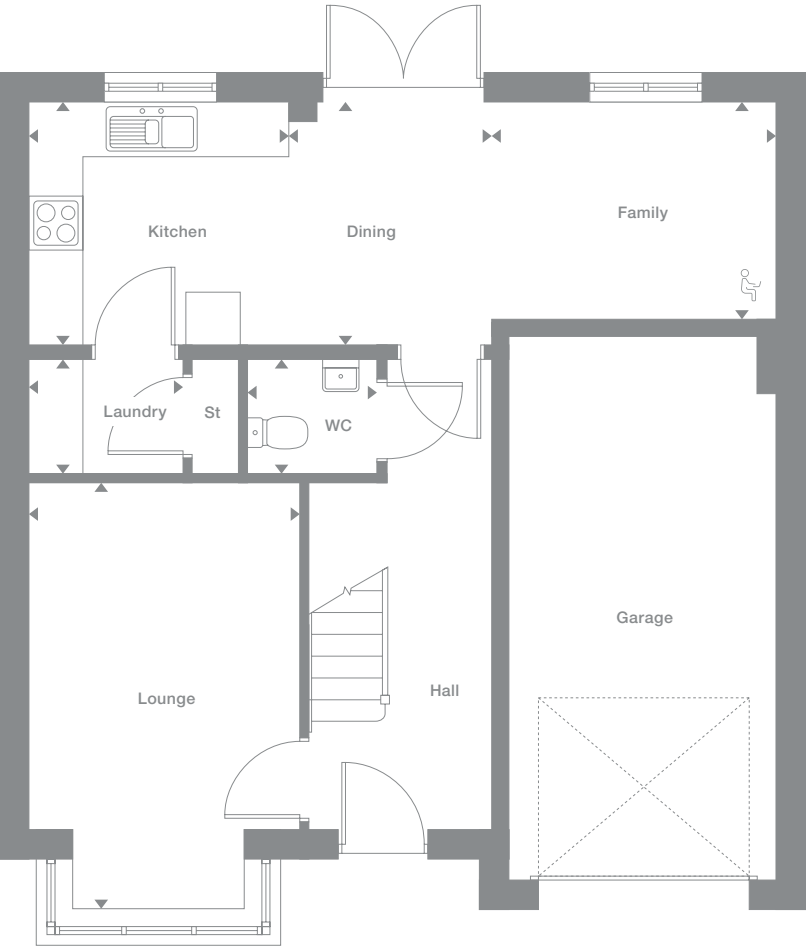
**Floor Space**  
1,269 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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# Fenwick Alternative

## Overview

A bay window and sheltered corner entrance give this home instant appeal. The laundry room leaves the kitchen free for cooking and socialising, and one of the four bedrooms off the gallery landing features an en-suite.

## Ground Floor

### Lounge

3.85m x 5.48m  
12'8" x 18'0"

### Dining

2.26m x 3.26m  
7'5" x 10'9"

### Kitchen

3.34m x 3.26m  
11'0" x 10'9"

### WC

0.90m x 1.95m  
3'0" x 6'5"

### Laundry

1.90m x 1.95m  
6'3" x 6'5"

## First Floor

### Principal Bedroom

3.05m x 4.36m  
10'0" x 14'4"

### En-Suite

2.46m x 1.52m  
8'1" x 5'0"

### Bedroom 2

3.85m x 3.44m  
12'8" x 11'4"

### Bedroom 3

3.10m x 4.06m  
10'3" x 13'4"

### Bedroom 4

2.79m x 2.27m  
9'2" x 7'6"

### Bathroom

2.70m x 2.32m  
8'10" x 7'8"

## Floor Space

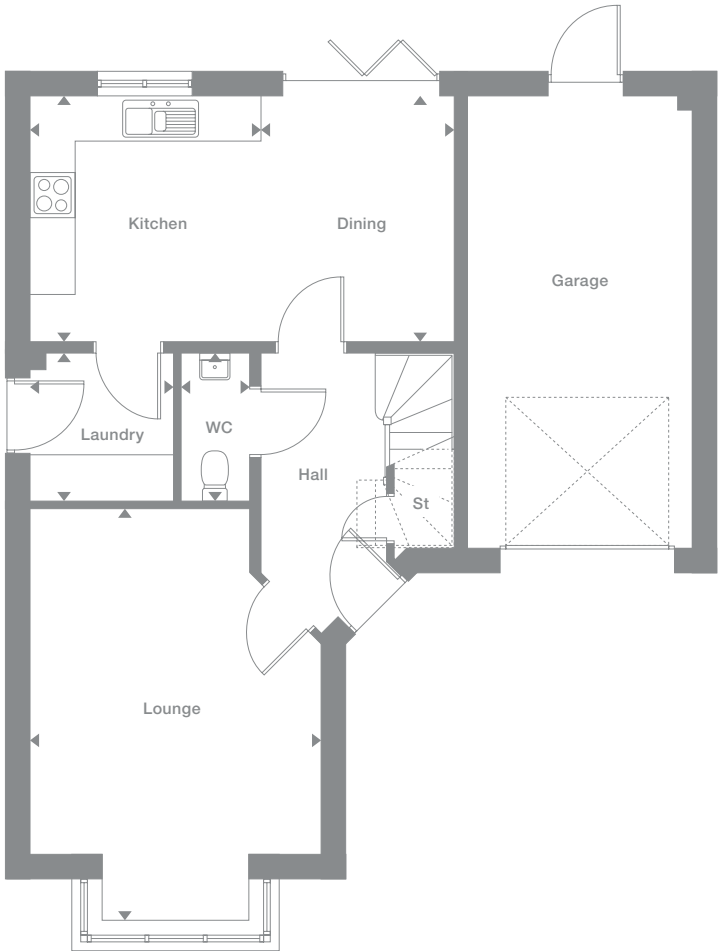
1,288 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

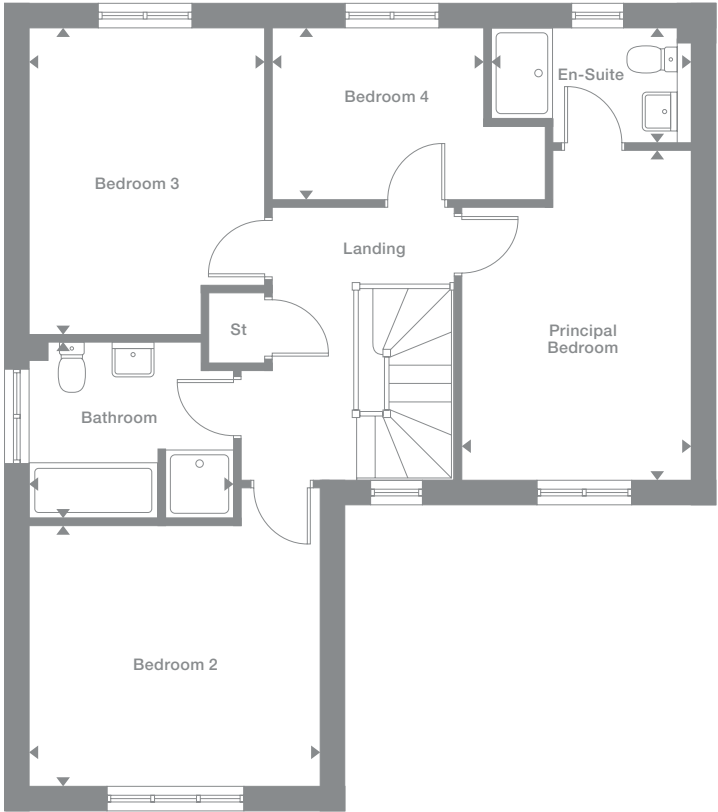
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Oakwood

### Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

### Ground Floor

|  |  |
|--|--|
| <b>Lounge</b><br>3.65m x 5.44m<br>12'0" x 17'10"       | <b>En-Suite</b><br>2.40m x 1.30m<br>7'11" x 4'3"   |
| <b>Kitchen</b><br>3.36m x 2.99m<br>11'0" x 9'10"       | <b>Bedroom 2</b><br>3.79m x 2.75m<br>12'5" x 9'1"  |
| <b>Laundry</b><br>2.08m x 1.66m<br>6'10" x 5'5"        | <b>Bedroom 3</b><br>3.26m x 2.74m<br>10'8" x 9'0"  |
| <b>Family/Dining</b><br>3.78m x 3.88m<br>12'5" x 12'9" | <b>Bedroom 4</b><br>3.40m x 3.18m<br>11'2" x 10'5" |
| <b>Study</b><br>2.08m x 2.01m<br>6'10" x 6'7"          | <b>Bathroom</b><br>2.55m x 2.00m<br>8'5" x 6'7"    |
| <b>WC</b><br>2.08m x 1.13m<br>6'10" x 3'9"             |  |

### Floor Space

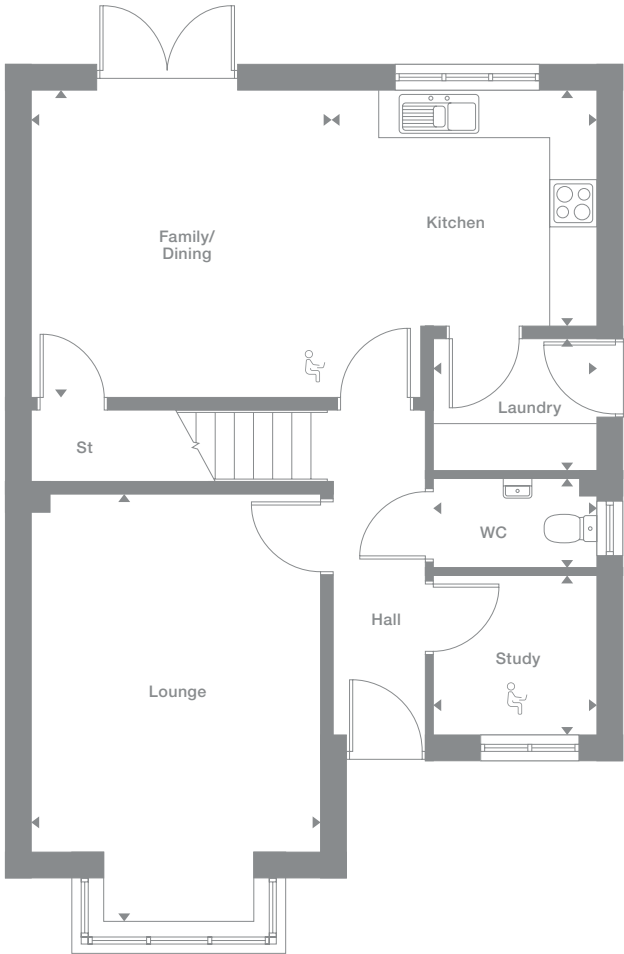
1,388 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

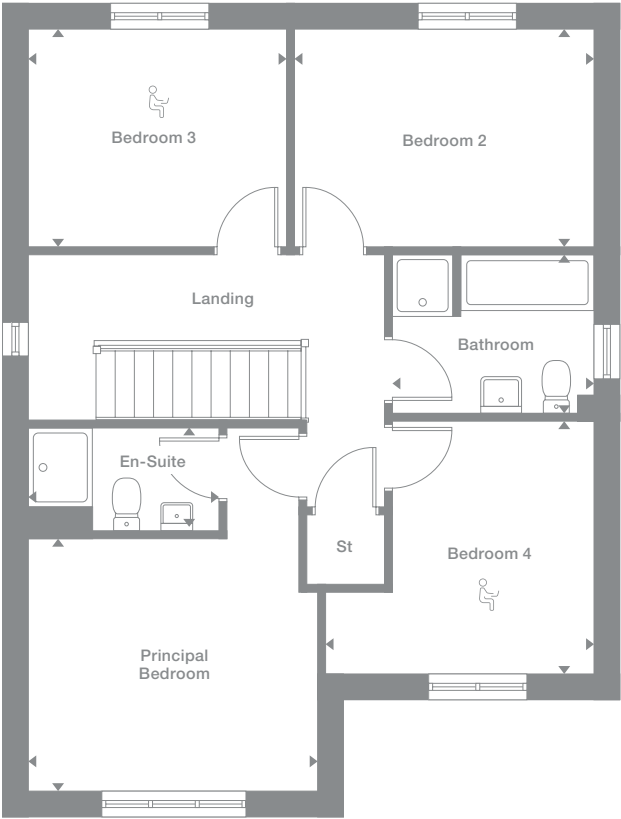
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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# Sherwood

### Overview

The beautiful bay-windowed lounge of this distinguished home shares the ground floor with an exciting dining kitchen where french doors add to the light, spacious appeal. Upstairs, one of the two en-suite bedrooms includes built-in storage space and the other incorporates a walk-through dressing room.

### Ground Floor

- Lounge  
3.19m x 5.04m  
10'6" x 16'7"
- Kitchen  
3.22m x 3.16m  
10'7" x 10'4"
- Laundry  
1.87m x 1.26m  
6'2" x 4'2"
- Dining  
2.20m x 3.16m  
7'3" x 10'4"
- Family  
3.15m x 2.62m  
10'4" x 8'7"
- WC  
1.44m x 1.26m  
4'9" x 4'2"

### First Floor

- Principal Bedroom  
4.78m x 3.09m  
15'9" x 10'2"
- Dressing  
2.80m x 1.59m  
9'2" x 5'3"
- En-Suite 1  
2.80m x 1.22m  
9'2" x 4'0"
- Bedroom 2  
3.69m x 3.09m  
12'2" x 10'2"
- En-Suite 2  
1.98m x 2.13m  
6'6" x 7'0"
- Bedroom 3  
2.74m x 3.37m  
9'0" x 11'1"
- Bedroom 4  
3.14m x 2.60m  
10'4" x 8'6"
- Bathroom  
2.48m x 2.60m  
8'2" x 8'6"

### Floor Space

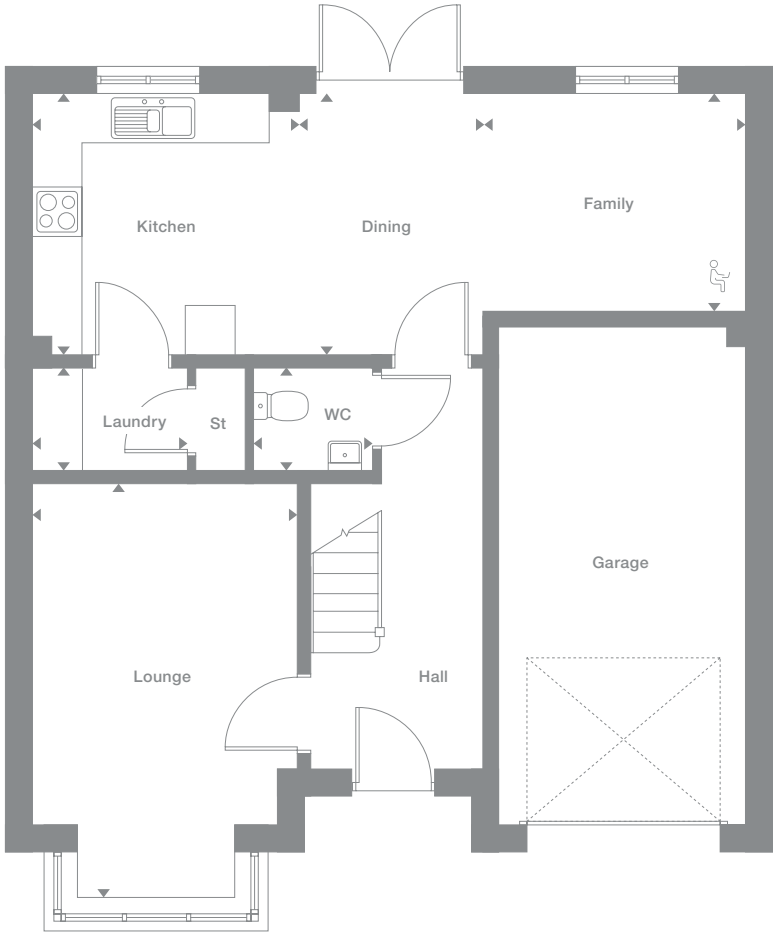
1,400 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

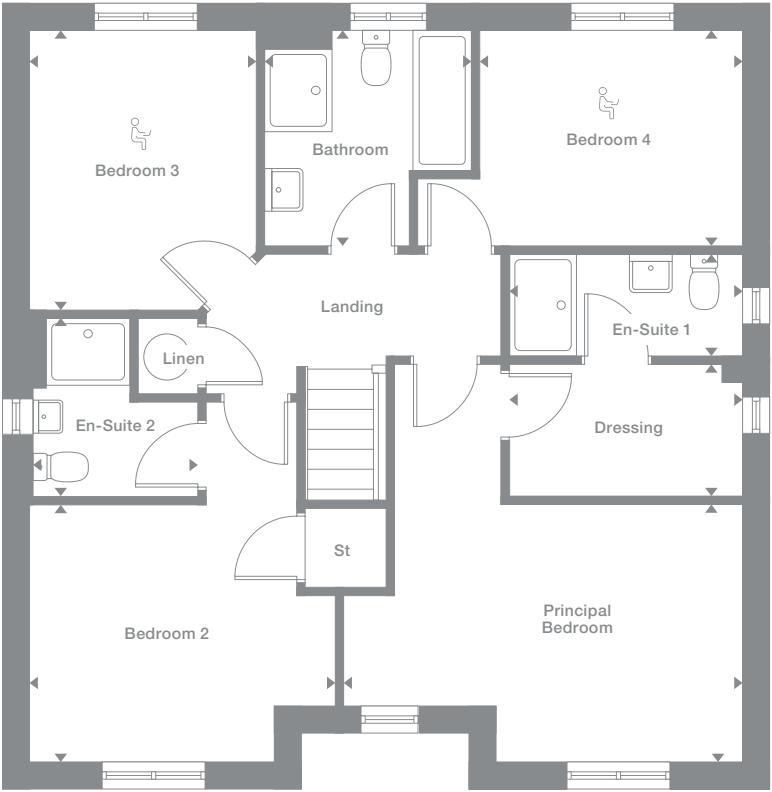
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Baywood

**Overview**  
Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

|  |  |
|--|--|
| <b>Ground Floor</b>                              | <b>First Floor</b>   |
| <b>Lounge</b><br>4.36m x 4.16m<br>14'4" x 13'8"  | <b>Principal Bedroom</b><br>3.57m x 3.68m<br>11'9" x 12'1" |
| <b>Kitchen</b><br>3.51m x 3.96m<br>11'6" x 13'0" | <b>En-Suite</b><br>2.04m x 1.76m<br>6'8" x 5'9"            |
| <b>Laundry</b><br>2.12m x 1.76m<br>7'0" x 5'9"   | <b>Bedroom 2</b><br>3.51m x 3.23m<br>11'7" x 10'7"         |
| <b>Dining</b><br>3.51m x 2.90m<br>11'6" x 9'6"   | <b>Bedroom 3</b><br>2.47m x 3.53m<br>8'1" x 11'7"          |
| <b>Study</b><br>2.32m x 2.61m<br>7'7" x 8'7"     | <b>Bedroom 4</b><br>3.51m x 3.08m<br>11'6" x 10'1"         |
| <b>WC</b><br>1.04m x 1.45m<br>3'5" x 4'9"        | <b>Bathroom</b><br>3.21m x 1.70m<br>10'7" x 5'7"           |

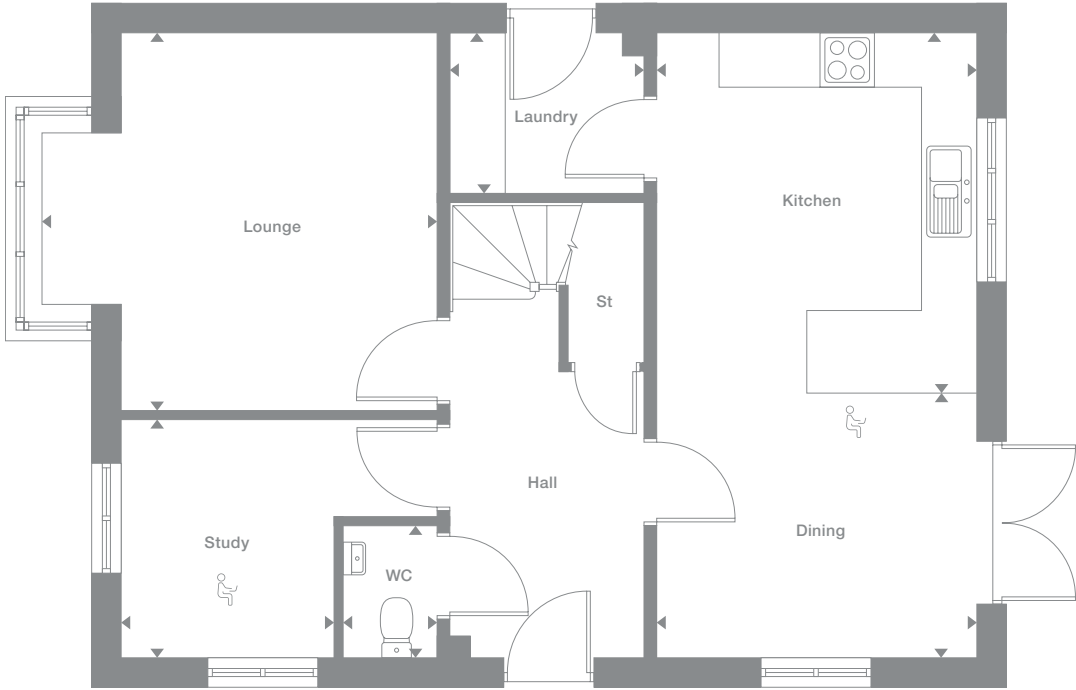
**Floor Space**  
1,408 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

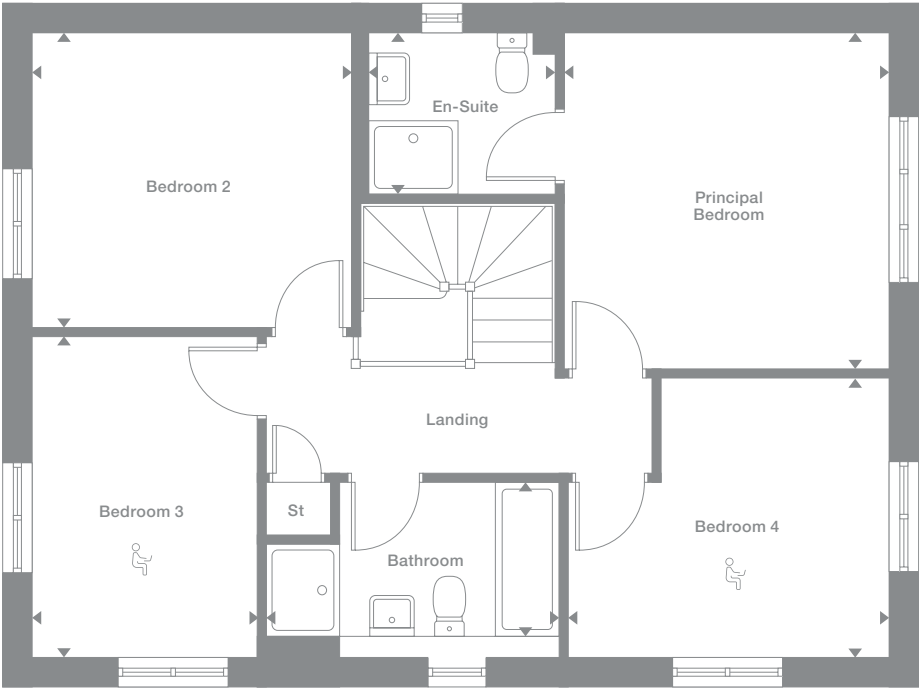
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Bayford

## Overview

With french doors set into a feature window, the dining area merges into a galley kitchen with a separate laundry room, forming a natural hub for family activities. A bay window enhances the lounge, and one of the two en-suite bedrooms includes a dressing room.

## Ground Floor

- Lounge**  
3.39m x 5.92m  
11'2" x 19'5"
- Kitchen**  
4.29m x 2.97m  
14'1" x 9'9"
- Laundry**  
1.67m x 1.92m  
5'6" x 6'4"
- Dining**  
4.22m x 2.97m  
13'10" x 9'9"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"

## First Floor

- Principal Bedroom**  
3.39m x 3.20m  
11'2" x 10'6"
- Dressing**  
2.30m x 1.65m  
7'7" x 5'5"
- En-Suite 1**  
1.66m x 2.03m  
5'5" x 6'8"
- Bedroom 2**  
2.70m x 4.01m  
8'11" x 13'2"
- En-Suite 2**  
1.70m x 2.00m  
5'7" x 6'7"
- Bedroom 3**  
3.19m x 3.05m  
10'6" x 10'0"
- Bedroom 4**  
2.70m x 3.17m  
8'11" x 10'5"
- Bedroom 5**  
2.37m x 2.00m  
7'10" x 6'7"
- Bathroom**  
2.24m x 1.87m  
7'4" x 6'2"

## Floor Space

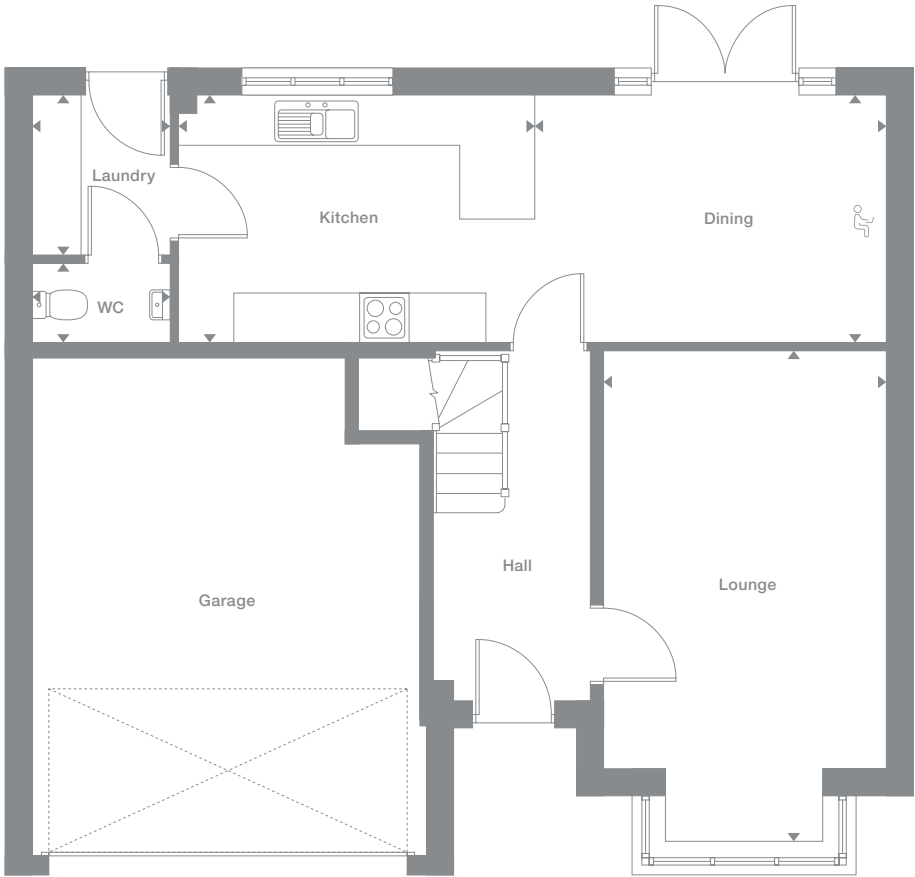
1,464 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

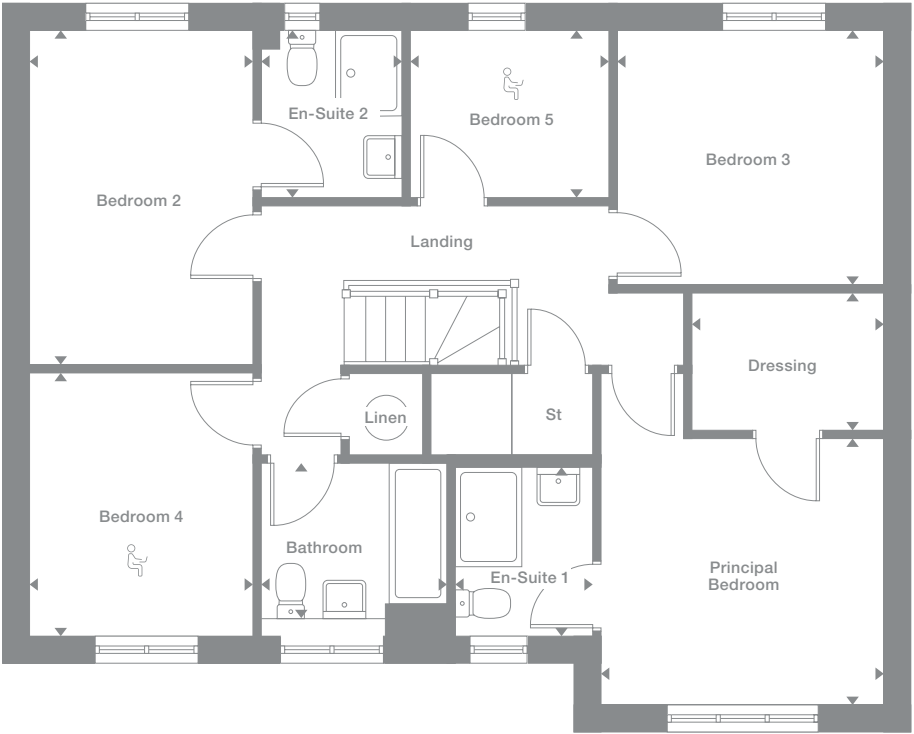
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




## Ground Floor



## First Floor



 Office space area

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**Overview**  
In the imaginatively designed kitchen, the character of the room changes with movement from the family area, via the dining area with its french doors, to the practical galley kitchen. The principal bedroom, one of two with en-suite facilities, includes a luxurious walk-in dressing room.

- Ground Floor**  
**Lounge**  
3.85m x 5.35m  
12'8" x 17'7"
- Kitchen**  
4.18m x 2.85m  
13'9" x 9'4"
- Laundry**  
1.92m x 1.85m  
6'4" x 6'1"
- Dining**  
4.07m x 2.85m  
13'5" x 9'4"
- Family**  
4.07m x 2.44m  
13'5" x 8'0"
- WC**  
1.92m x 0.90m  
6'4" x 2'11"
- First Floor**  
**Principal Bedroom**  
3.85m x 3.12m  
12'8" x 10'3"
- Dressing**  
1.67m x 2.21m  
5'6" x 7'3"
- En-Suite 1**  
2.50m x 1.21m  
8'2" x 4'0"
- Bedroom 2**  
3.03m x 3.34m  
9'11" x 11'0"
- En-Suite 2**  
2.01m x 1.86m  
6'7" x 6'1"
- Bedroom 3**  
3.77m x 2.95m  
12'5" x 9'8"
- Bedroom 4**  
3.26m x 2.95m  
10'8" x 9'8"
- Bedroom 5**  
4.27m x 2.51m  
14'0" x 8'3"
- Bathroom**  
2.70m x 1.95m  
8'10" x 6'5"

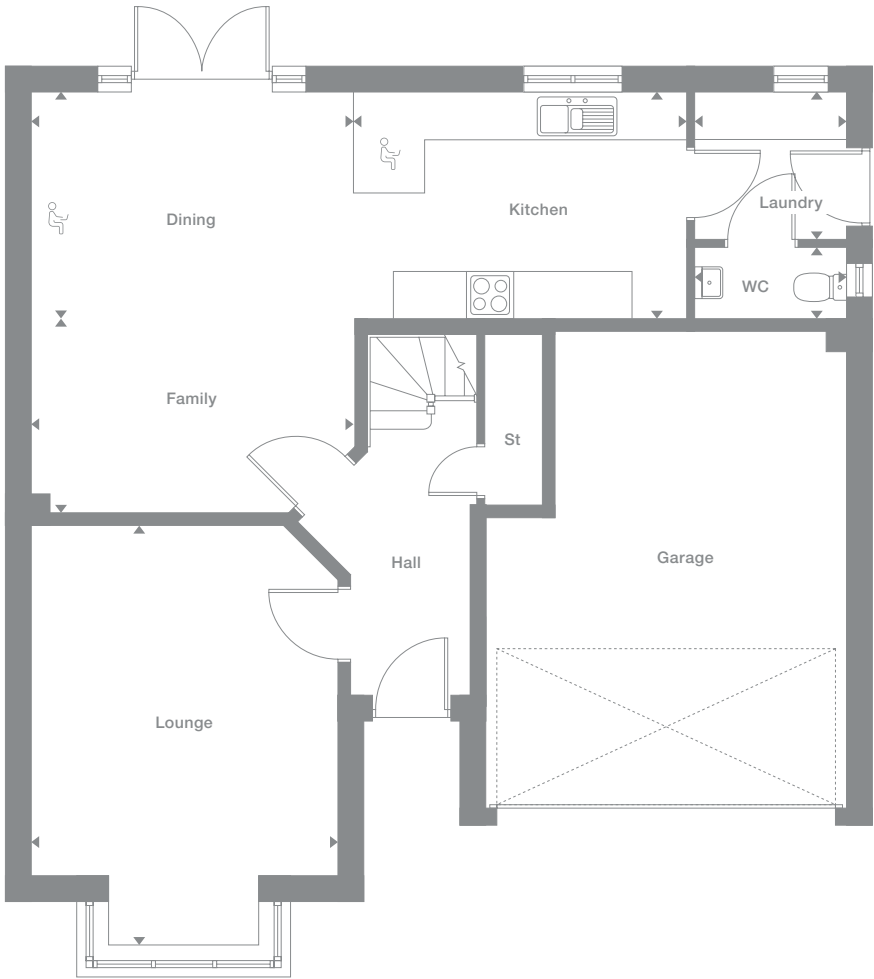
**Floor Space**  
1,671 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

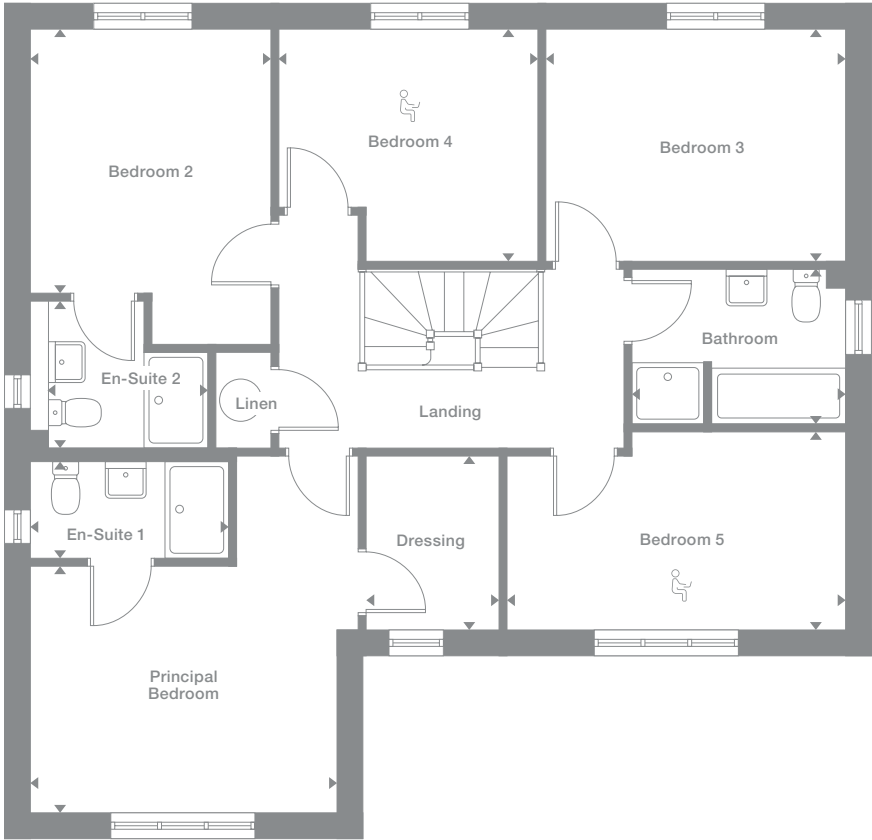
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Bridgeford

### Overview

With the double doors open, the lounge and dining room form an impressive setting for social events. From the dual french doors and conservatory-style breakfast area to the study, gallery landing, two en-suite bedrooms and sumptuous dressing area, this is an exceptionally prestigious home.

### Ground Floor

#### Lounge

3.56m x 5.31m  
11'8" x 17'5"

#### Kitchen

3.96m x 3.71m  
13'0" x 12'2"

#### Laundry

2.33m x 1.68m  
7'8" x 5'6"

#### Dining

3.56m x 2.66m  
11'8" x 8'9"

#### Family/Breakfast

2.71m x 5.62m  
8'11" x 18'6"

#### Study

3.52m x 2.42m  
11'7" x 7'11"

#### WC

1.09m x 1.68m  
3'7" x 5'6"

### First Floor

#### Principal Bedroom

3.64m x 4.04m  
11'11" x 13'3"

#### Dressing

2.44m x 2.25m  
8'0" x 7'5"

#### En-Suite 1

2.44m x 1.38m  
8'0" x 4'7"

#### Bedroom 2

3.52m x 2.68m  
11'7" x 8'10"

#### En-Suite 2

1.21m x 2.68m  
4'0" x 8'10"

#### Bedroom 3

3.59m x 3.10m  
11'9" x 10'2"

#### Bedroom 4

2.97m x 3.19m  
9'9" x 10'6"

#### Bedroom 5

2.69m x 2.68m  
8'10" x 8'10"

#### Bathroom

2.56m x 2.09m  
8'5" x 6'11"

### Floor Space

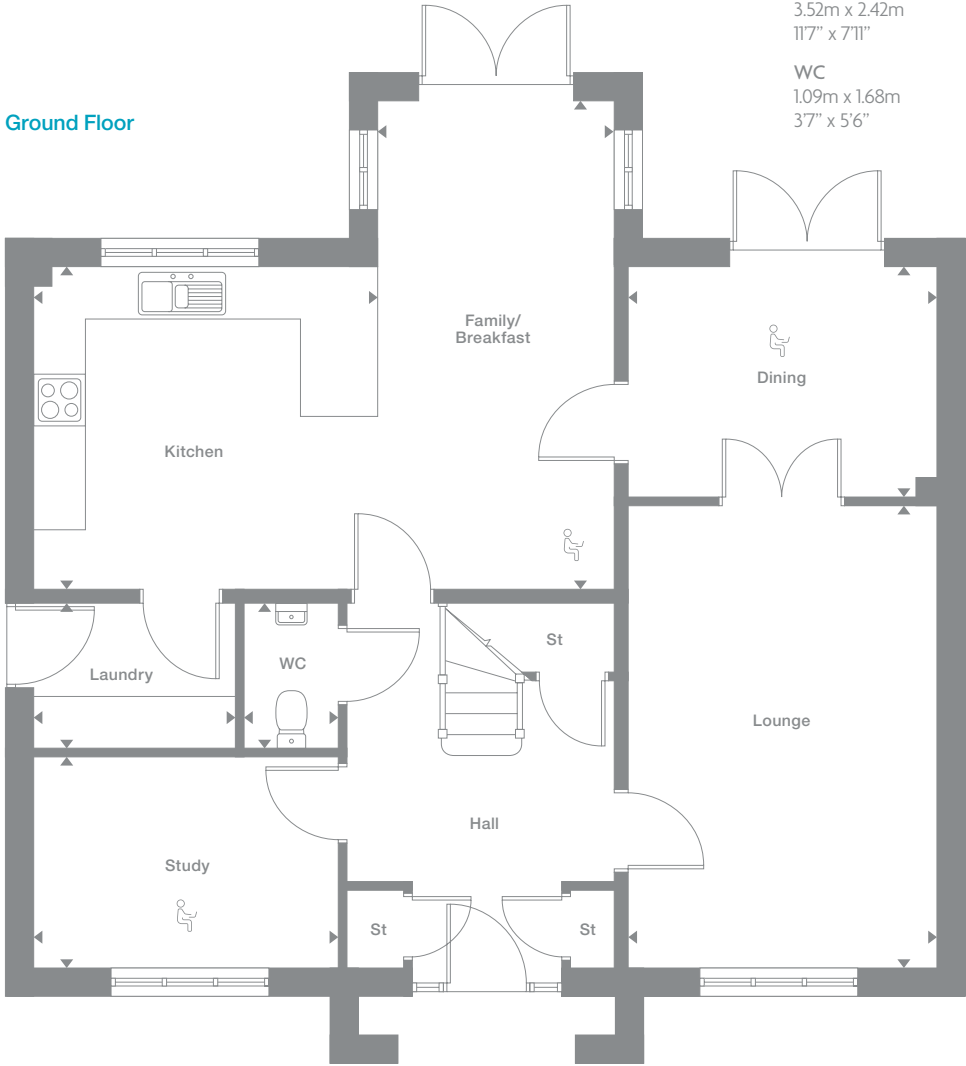
1,885 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

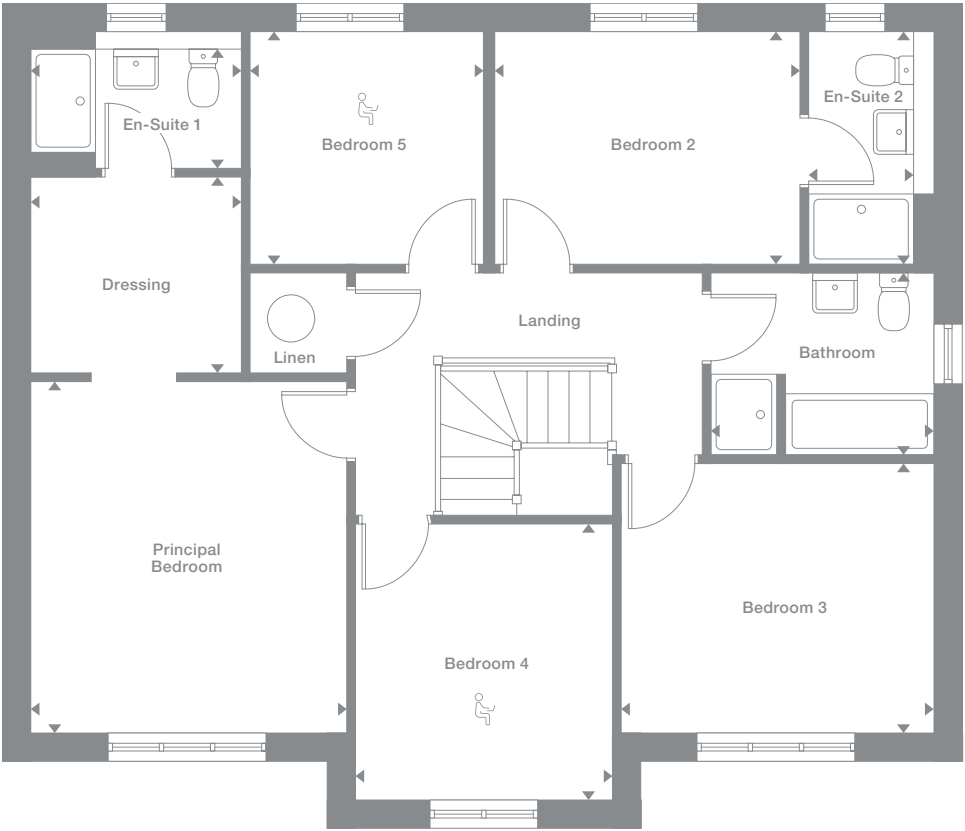
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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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 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.

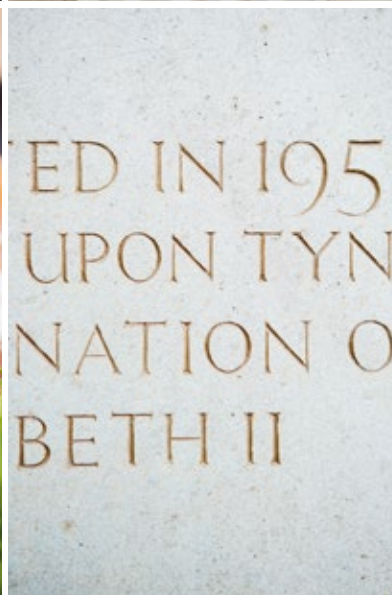


The selection of local shops around five minutes walk from the development includes a convenient One Stop store, off-licence and newsagent with post office services, while the shopping precinct in Wideopen, around a mile away, has a large Co-op supermarket and a pharmacy. A wider choice can be found in Gosforth's traditional High Street with its Sainsbury supermarket and lively mixture of national chains and local specialist shops, some of them in an indoor mall. The shops are interspersed with a wide range of pubs, cafés, restaurants and takeaways, creating a pleasant and relaxed shopping environment. Gosforth Leisure Centre, just off the High Street, incorporates a well equipped gym, swimming pools, a sauna and fitness studio.

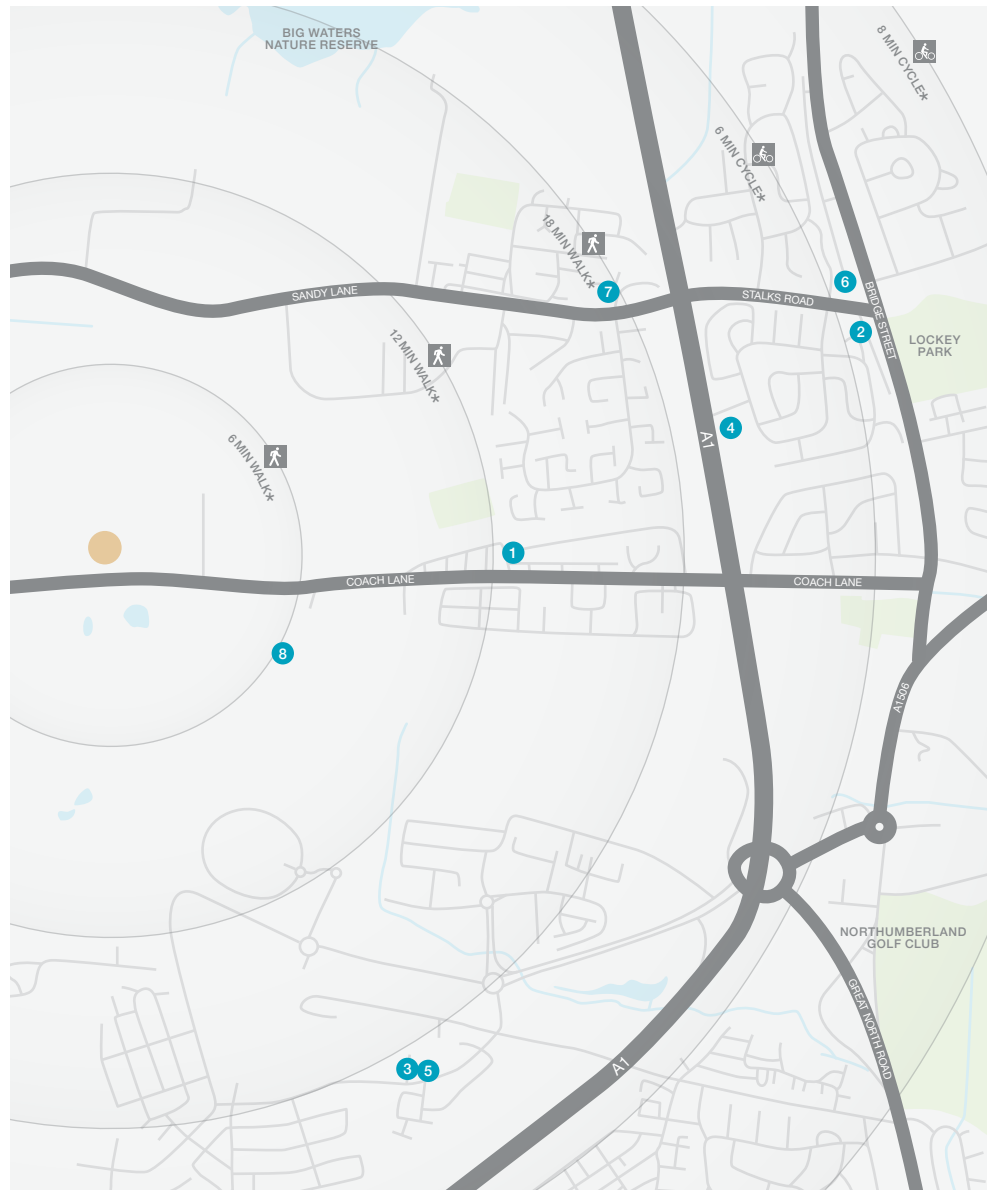
The retail parks around Kingston Park Metro Station present a choice of larger stores, including Marks and Spencer, Boots, Halfords, Currys PC World and Tesco, and there is a useful recycling facility, the Brunswick Recycling Centre, less than a mile away.



Hazlewood Community Primary and Brunton First School are both within half an hour's walk. Brunton First School, which has an associated Day Nursery, is a feeder school of Gosforth Junior High, the junior school of Gosforth Academy. Both were assessed as 'outstanding' by Ofsted in their most recent evaluations. Health services in the area include Wideopen Medical Centre, a full-time practice, and a dental surgery around fifteen minutes walk away in Brunswick Village.



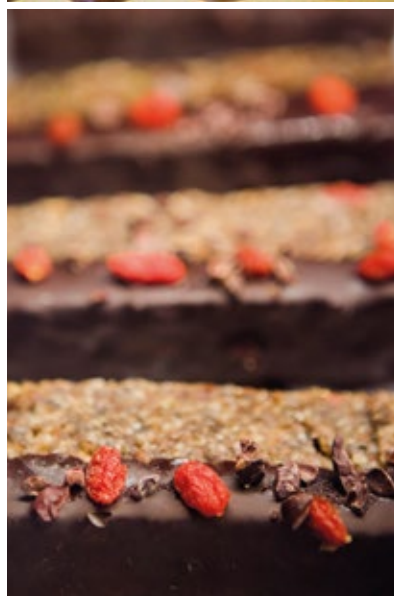
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 One Stop Hazlerigg  
1 South View  
0191 597 5363
  - 2 Davidsons Chemists  
42 Park View  
0191 236 2017
  - 3 Brunton Day Nursery  
Roseden Way  
0191 236 5989
  - 4 Hazlewood Community Primary School,  
Canterbury Way  
0191 200 7911
  - 5 Brunton First School  
Roseden Way  
0191 217 0045
  - 6 Wideopen Medical Centre,  
Great North Road  
0191 236 2115
  - 7 Brunswick Dental  
Darrell Street  
0191 236 8191
  - 8 Havannah and Three Hills Nature Reserve,  
4 Coach Lane  
0191 278 7878
- Gosforth Leisure Centre,  
Regent Farm Road  
0191 255 9828
- Gosforth Junior High Academy,  
Regent Avenue  
0191 285 1000
- Gosforth Academy  
Knightsbridge  
Great North Road  
0191 285 1000

\* 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  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle



# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03331 305 166

**From the A1 Southbound**  
Pass the junction with the A19, then two miles on leave the A1 and take the first roundabout exit, for Gosforth Park. Take the first main exit again at the next roundabout to stay on the A1056, then 350 yards on bear right, signposted for Wideopen. At the next roundabout take the first exit, for Hazlerigg. Carry straight on for a mile, and the development entrance is on the right.

**From Newcastle City Centre**  
Leave Newcastle by the Great North Road. Around a mile after passing through Gosforth High Street, at the start of a clearway, bear left following the sign for Hazlerigg. At the next junction take the second main exit to join the A1056, then 350 yards on bear right for Wideopen. At the next roundabout take the first exit, for Hazlerigg, and after one mile the entrance to the development is on the right.

Sat Nav: NE13 7AS



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)

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