



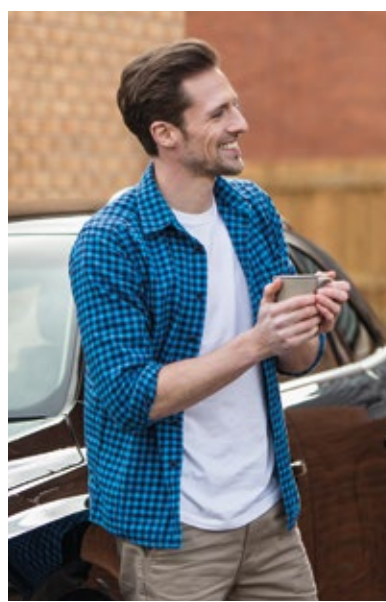
**Oakwood Grange
Hazlerigg**

millershomes

the place to be®

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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.



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Havannah & Three Hills
Nature Reserve

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.

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

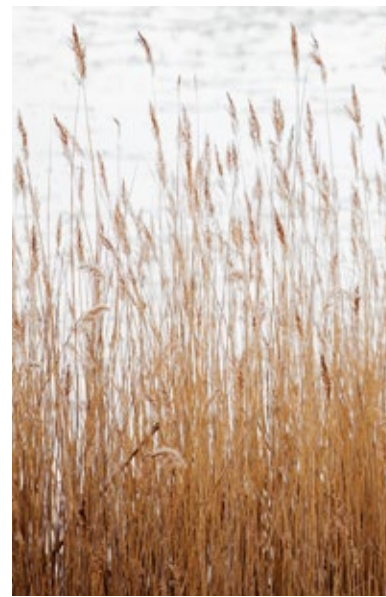
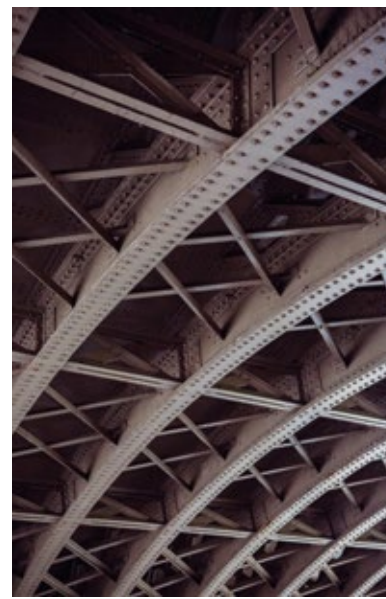
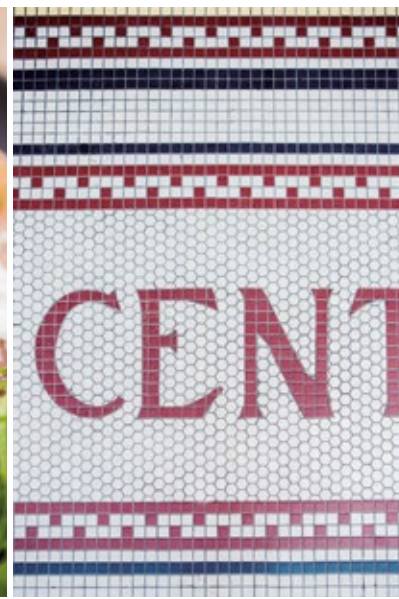




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and 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 Race-course with its full year-round programme of events.



Welcome home

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.

- Ground Floor**
- Lounge
3.11m x 4.08m
10'3" x 13'5"
- Kitchen/Dining
4.06m x 3.04m
13'4" x 10'0"
- WC
1.50m x 1.11m
4'11" x 3'8"
- First Floor**
- Principal Bedroom
2.63m x 3.59m
8'8" x 11'10"
- En-Suite
1.18m x 2.13m
3'10" x 7'0"
- Bedroom 2
4.06m x 3.02m
13'4" x 9'11"
- Bathroom
1.70m x 2.09m
5'7" x 6'10"

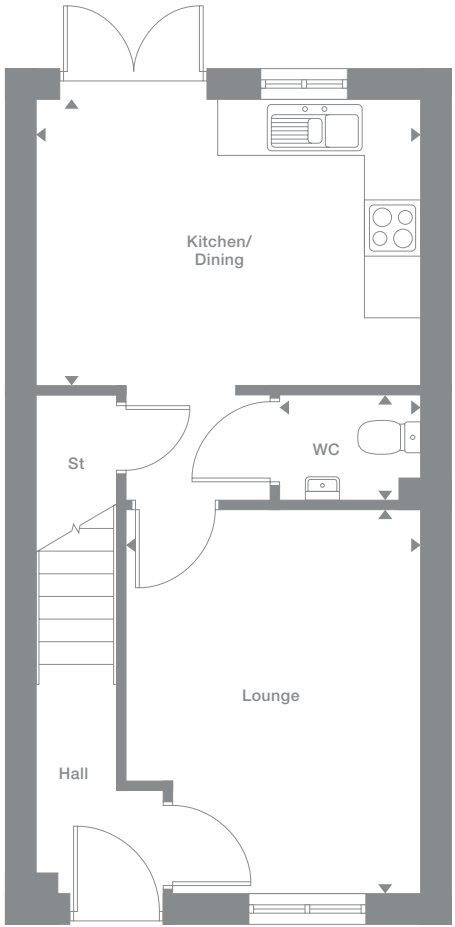
Floor Space
 737 sq ft

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

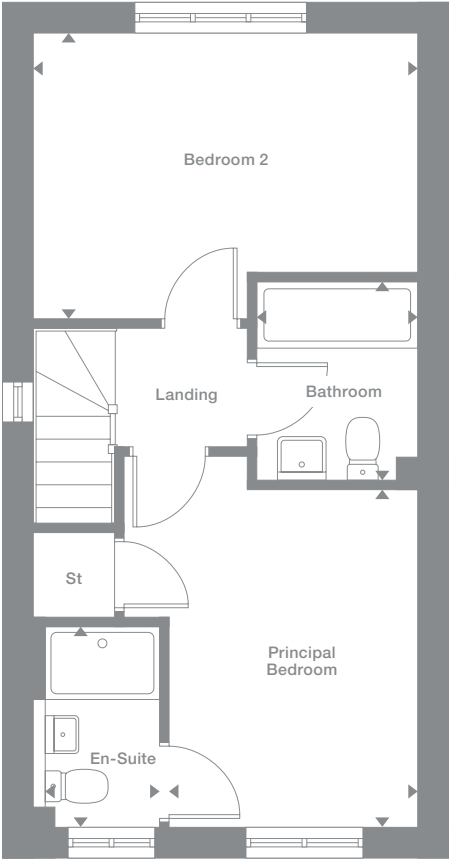
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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.

Ground Floor

Lounge
3.56m x 4.49m
11'8" x 14'9"

Kitchen/Dining
3.31m x 3.83m
10'10" x 12'7"

Laundry
1.11m x 1.96m
3'7" x 6'5"

WC
1.11m x 1.78m
3'7" x 5'10"

First Floor

Principal Bedroom
3.09m x 3.28m
10'2" x 10'9"

En-Suite
1.18m x 2.03m
3'10" x 6'8"

Bedroom 2
2.37m x 3.26m
7'10" x 10'8"

Bedroom 3
2.04m x 2.17m
6'8" x 7'2"

Bathroom
2.37m x 1.69m
7'10" x 5'7"

Floor Space

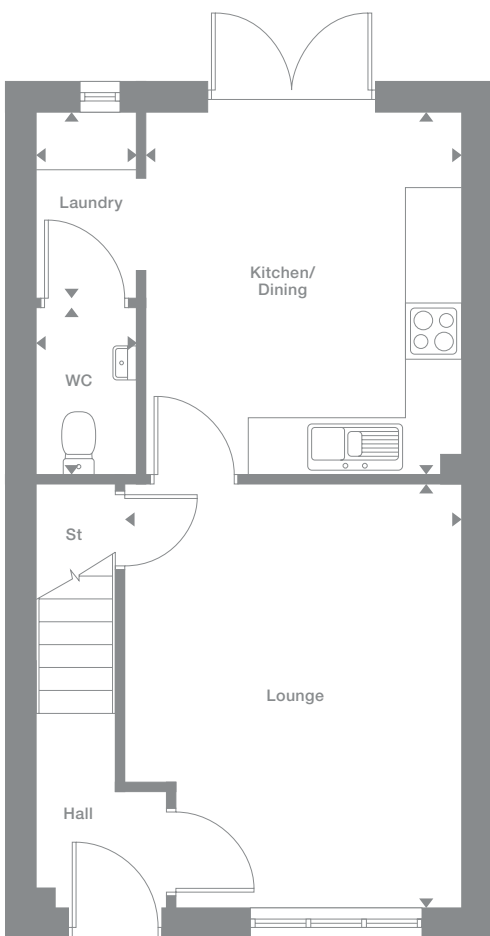
819 sq ft

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

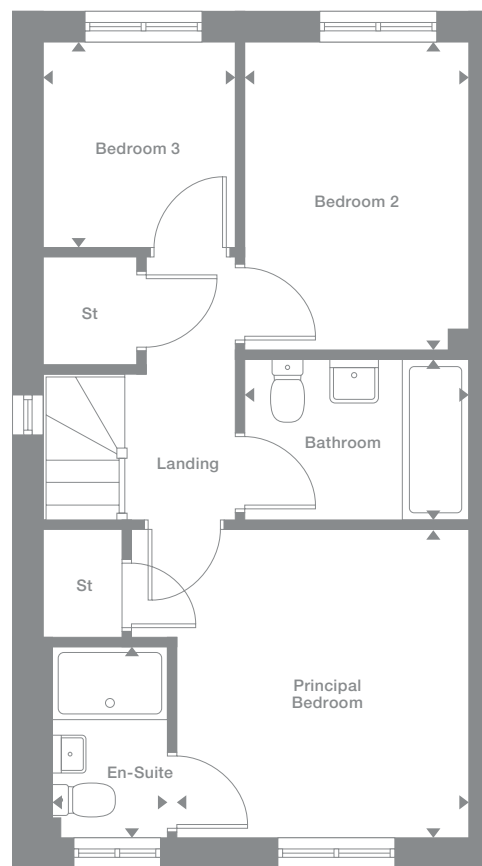
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Ground Floor



First Floor



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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 1500m H.L.
9'8" x 9'0"

En-Suite
2.19m x 1.60m
to 1500m H.L.
7'2" x 5'3"

Floor Space

831 sq ft

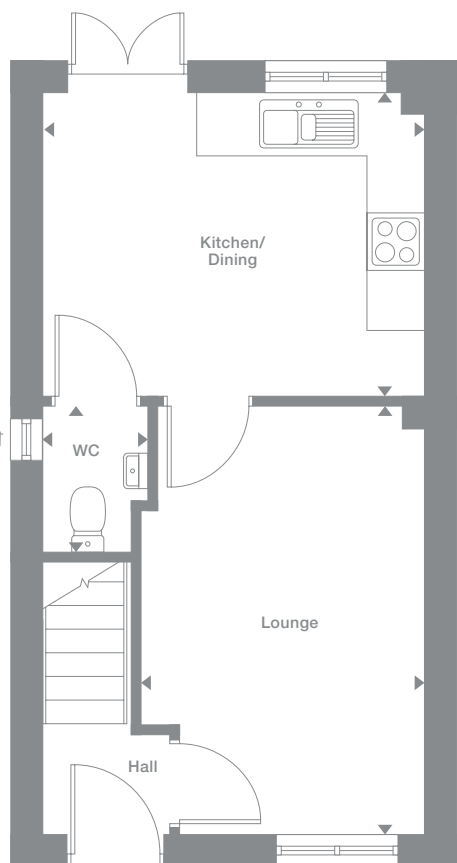
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

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

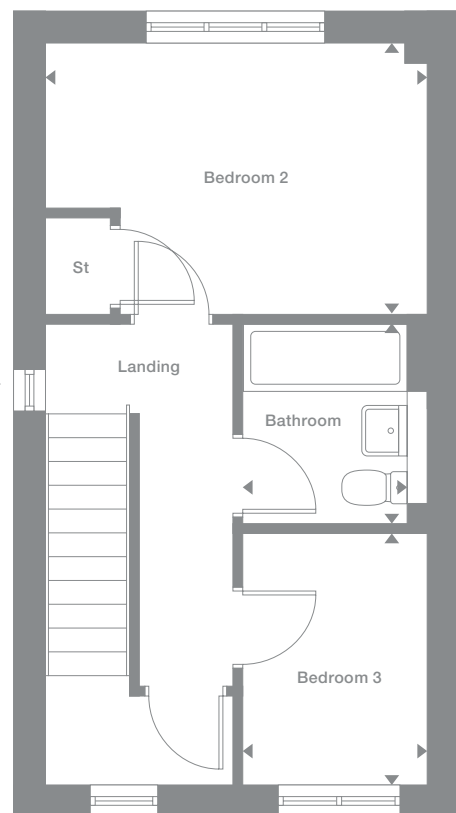
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



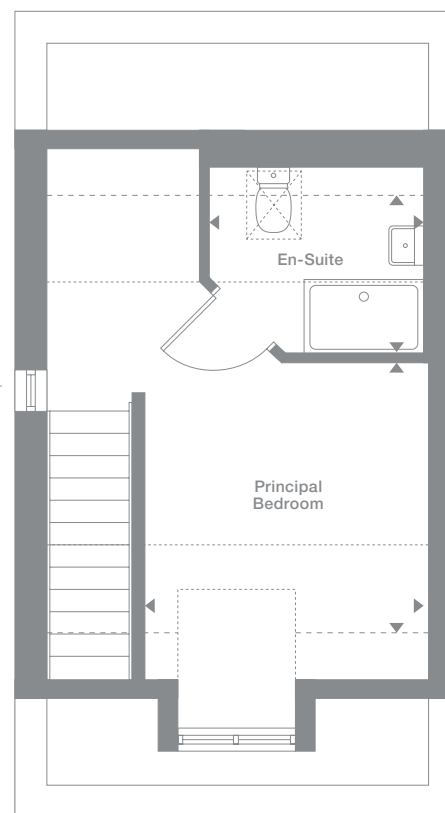
Ground Floor



First Floor



Second Floor



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..... Denotes full height ceiling line
---- Denotes 1,500m height ceiling line

Tollwood

Overview

With a dedicated laundry, and french doors enhancing the dining area, the kitchen provides a bright social hub that perfectly complements the adjoining lounge. The family bathroom joins the four bedrooms on the first floor, and the en-suite principal bedroom features a luxurious dressing area.

Ground Floor

Lounge
3.18m x 4.59m
10'5" x 15'1"

Kitchen/Dining
4.12m x 3.26m
13'7" 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
4.12m x 2.47m
13'7" x 8'1"

En-Suite
2.04m x 1.18m
6'8" x 3'10"

Dressing
2.04m x 1.65m
6'8" x 5'5"

Bedroom 2
3.05m x 3.69m
10'0" x 12'1"

Bedroom 3
3.11m x 2.41m
10'2" x 7'11"

Bedroom 4
1.92m x 3.54m
6'4" x 11'8"

Bathroom
2.05m x 2.18m
6'9" x 7'2"

Floor Space

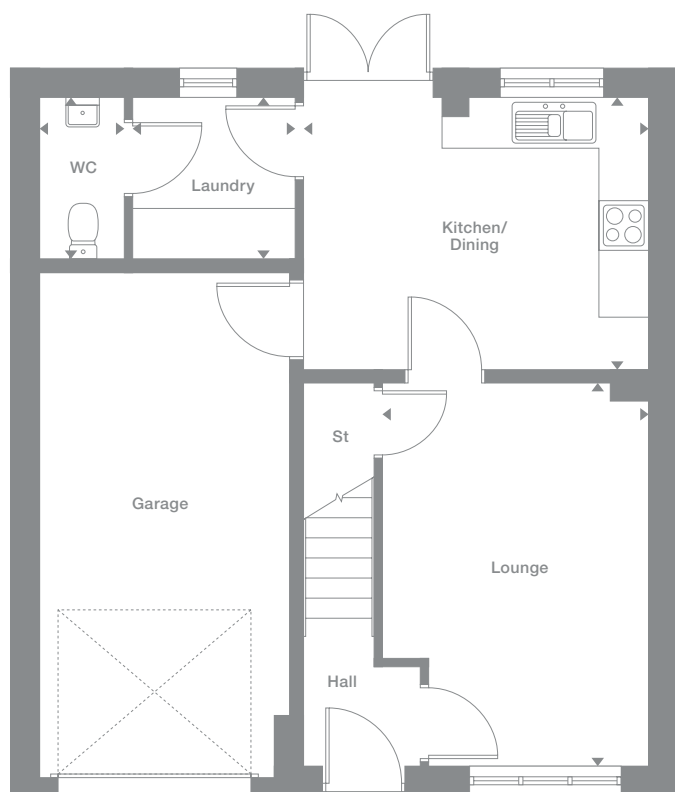
1,025 sq ft

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

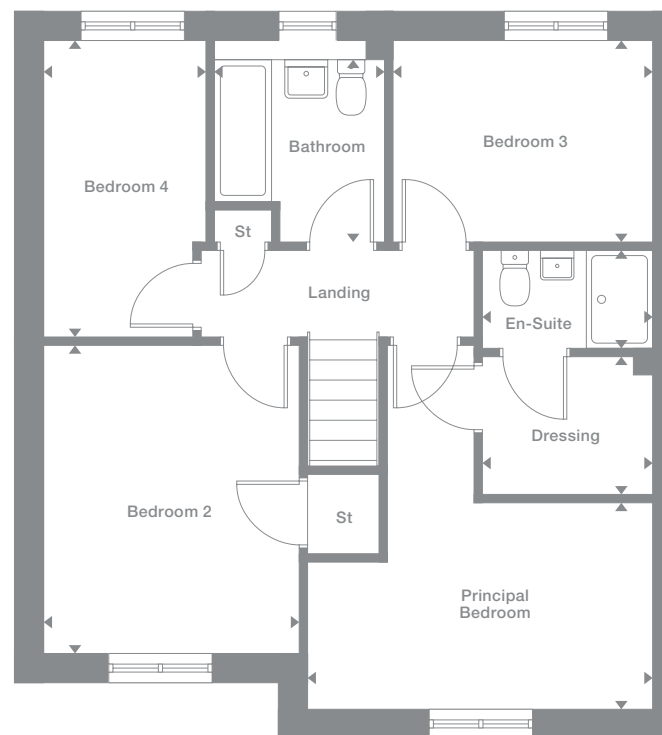
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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 1.65m
6'8" x 5'4"

En-Suite

2.04m x 1.18m
6'8" x 3'10"

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

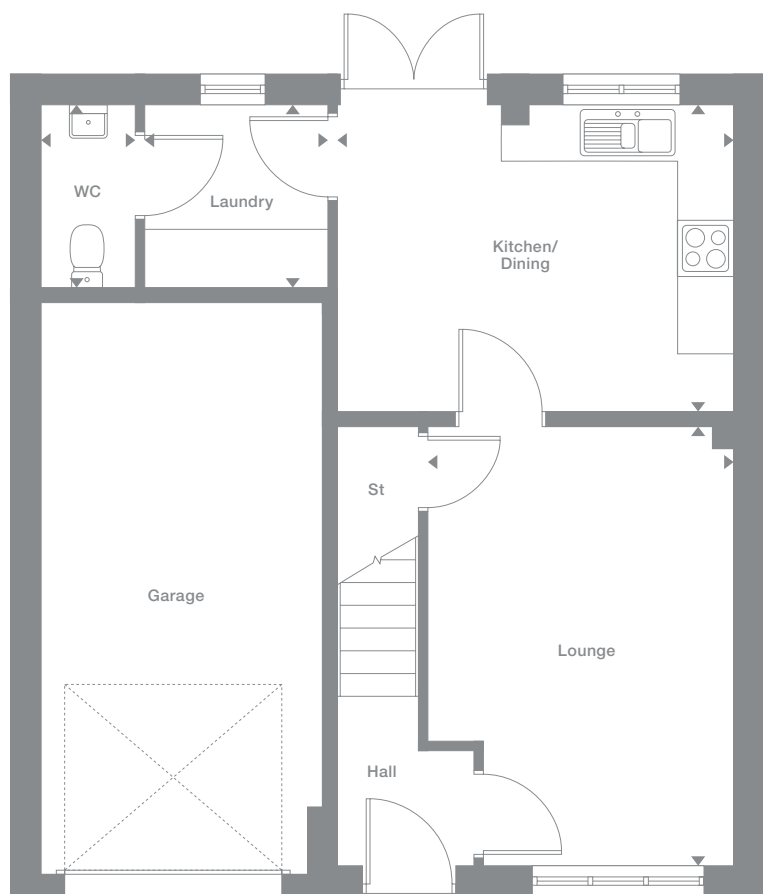
1,045 sq ft

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

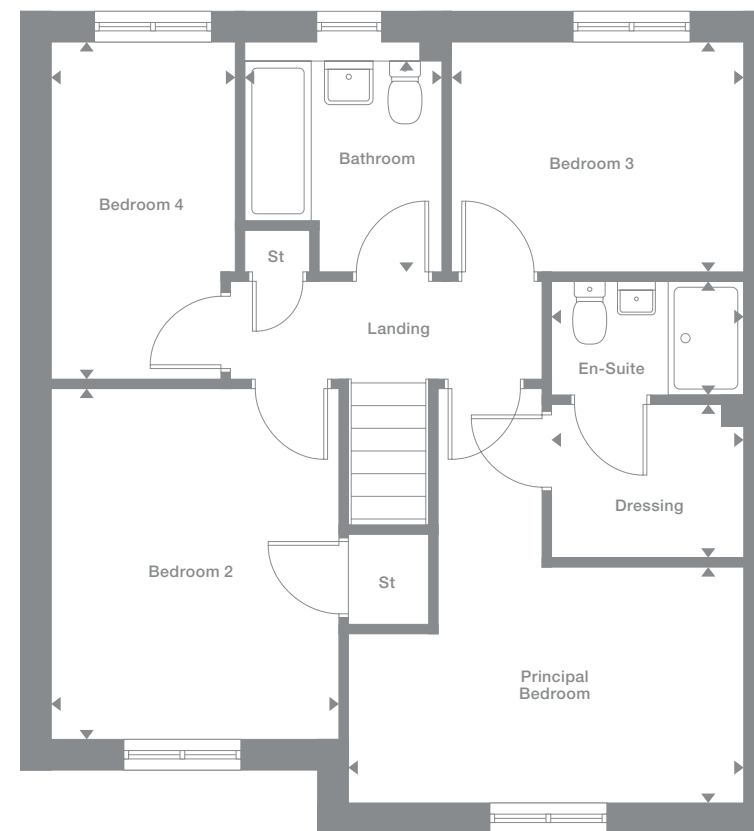
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Ground Floor



First Floor



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Asterwood

Overview

With its expertly planned work area, separate laundry, and dining area featuring french doors, the kitchen complements a comfortable lounge. The hall opens to a WC and a generously sized cupboard, while upstairs there are four bedrooms, one of them en-suite, and a family bathroom.

Ground Floor

Lounge
2.97m x 4.56m
9'9" x 15'0"

Kitchen/Dining/Family
5.48m x 3.68m
18'0" x 12'1"

Laundry
1.26m x 1.85m
4'2" x 6'1"

WC
0.95m x 1.82m
3'1" x 6'0"

First Floor

Principal Bedroom
2.84m x 3.84m
9'4" x 12'7"

En-Suite
2.45m x 1.18m
8'0" x 3'10"

Bedroom 2
2.54m x 3.49m
8'4" x 11'6"

Bedroom 3
2.45m x 3.10m
8'0" x 10'2"

Bedroom 4
2.93m x 2.01m
9'8" x 6'7"

Bathroom
1.70m x 2.05m
5'7" x 6'9"

Floor Space

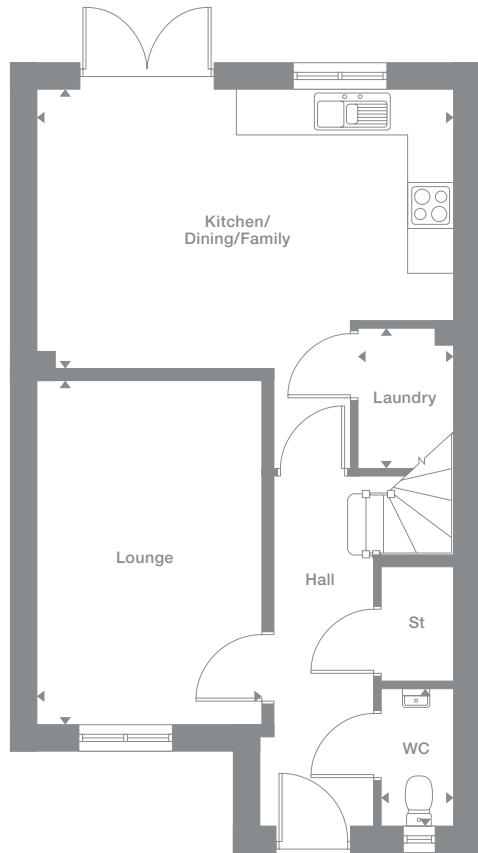
1,065 sq ft

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

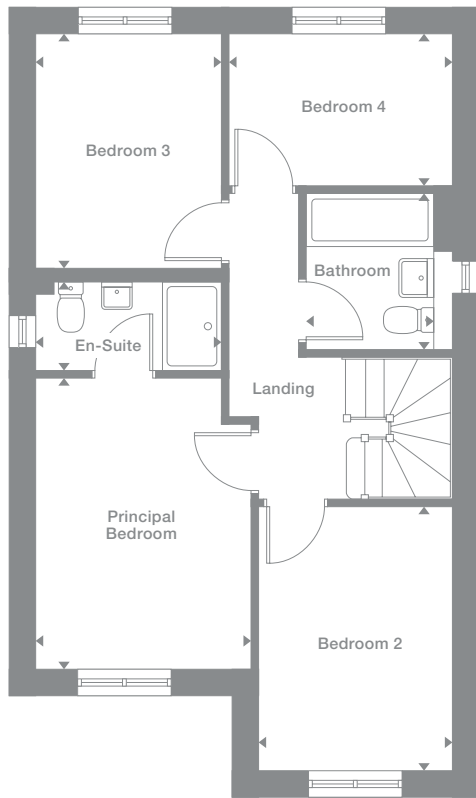
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Ground Floor



First Floor



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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 | First Floor |
| Lounge
3.85m x 5.25m
12'8" x 17'3" | Principal Bedroom
3.85m x 4.35m
12'8" x 14'3" |
| Dining
1.95m x 3.69m
6'5" x 12'1" | En-Suite
2.45m x 1.18m
8'0" x 3'10" |
| Kitchen
1.85m x 3.69m
6'1" x 12'1" | Bedroom 2
3.38m x 3.74m
11'1" x 12'3" |
| WC
2.00m x 1.02m
6'7" x 3'4" | Bedroom 3
3.54m x 3.47m
11'7" x 11'4" |
| | Bathroom
2.77m x 2.15m
9'1" x 7'0" |

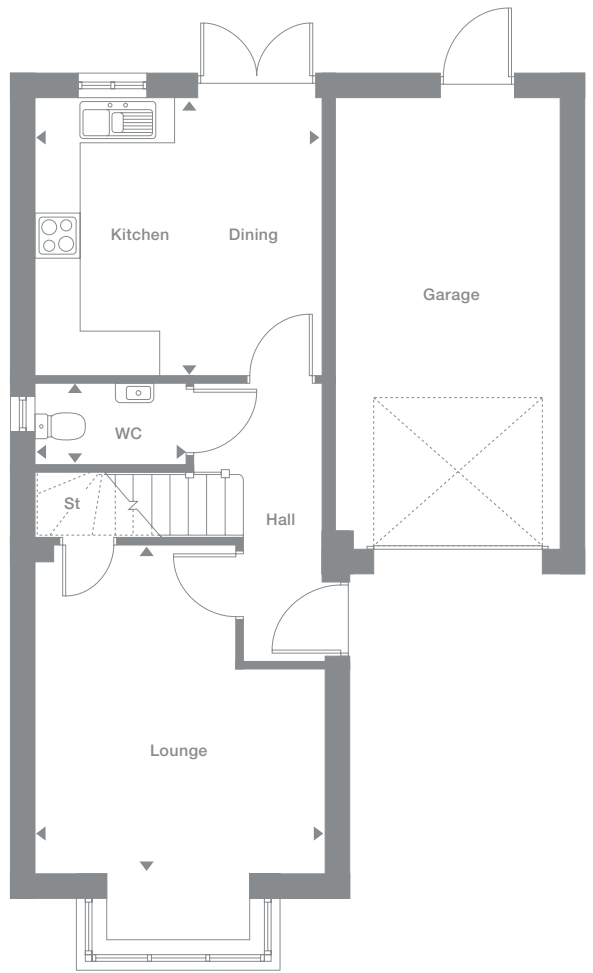
Floor Space
 1,068 sq ft

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

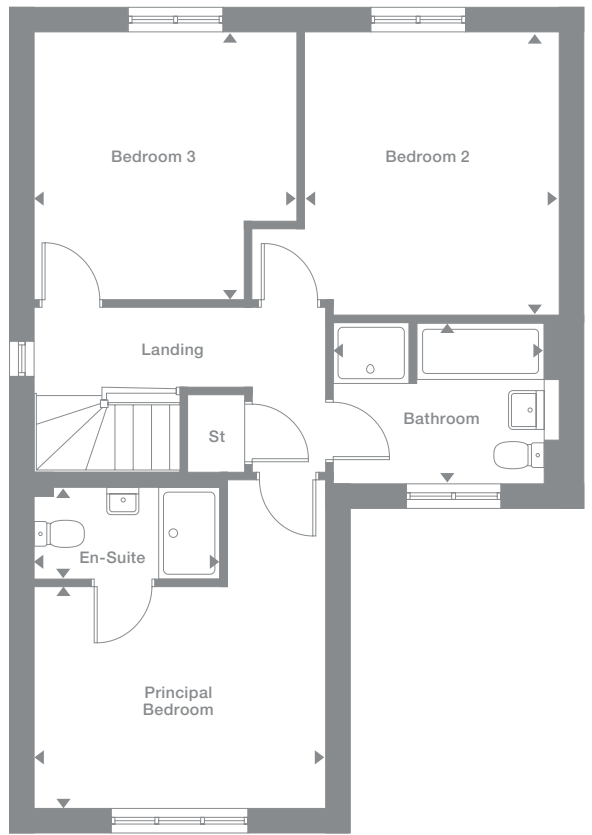
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Ground Floor



First Floor



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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 3.88m
9'4" x 12'8"
- En-Suite**
2.52m x 1.18m
8'3" x 3'10"
- 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

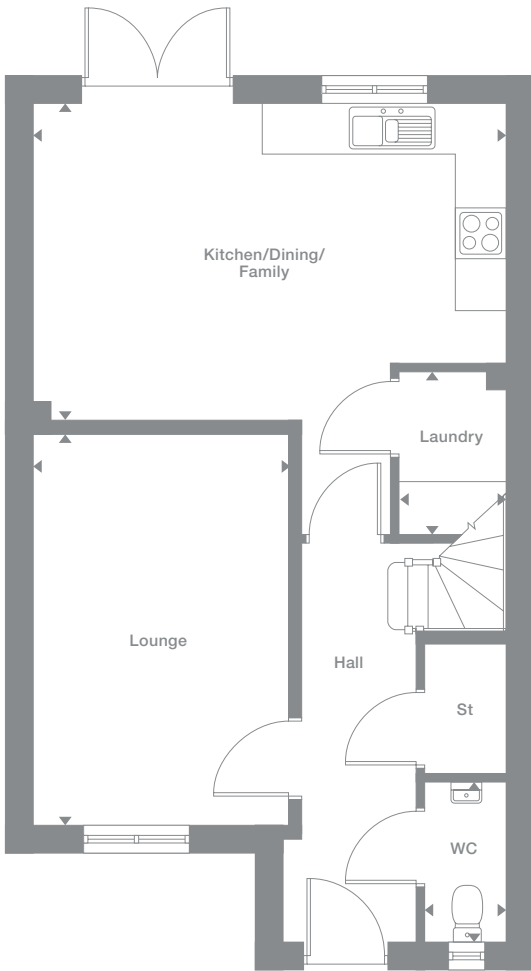
1,088 sq ft

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

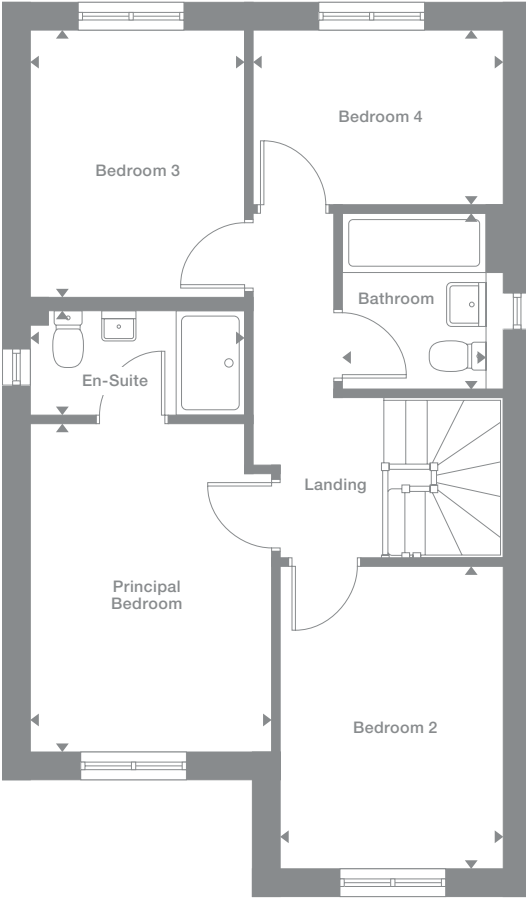
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Ground Floor



First Floor



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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.

Ground Floor

Lounge
3.38m x 4.86m
11'1" x 15'11"

Kitchen
2.95m x 3.18m
9'8" x 10'5"

Dining
2.91m x 3.18m
9'7" x 10'5"

Laundry
1.60m x 2.13m
5'3" x 7'0"

WC
1.60m x 0.96m
5'3" x 3'2"

First Floor

Principal Bedroom
4.38m x 2.90m
14'5" x 9'6"

En-Suite
1.87m x 2.45m
6'2" x 8'1"

Bedroom 2
3.73m x 2.70m
12'3" x 8'10"

Bedroom 3
3.73m x 2.70m
12'3" x 8'10"

Bedroom 4
3.09m x 2.65m
10'2" x 8'8"

Bathroom
1.70m x 2.14m
5'7" x 7'0"

Floor Space

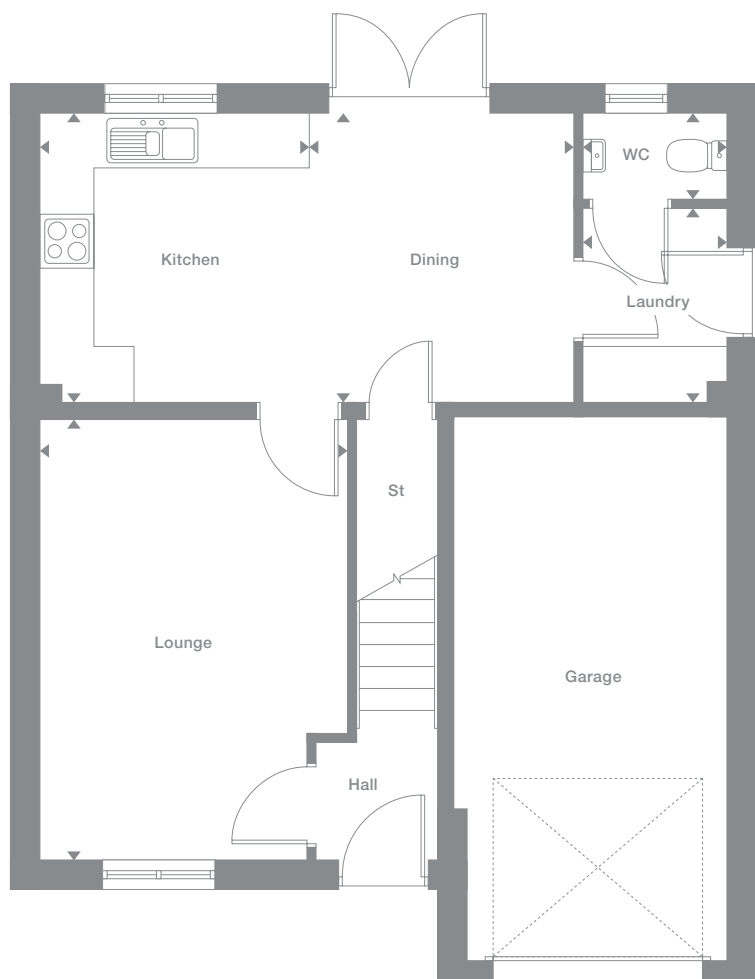
1,150 sq ft

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

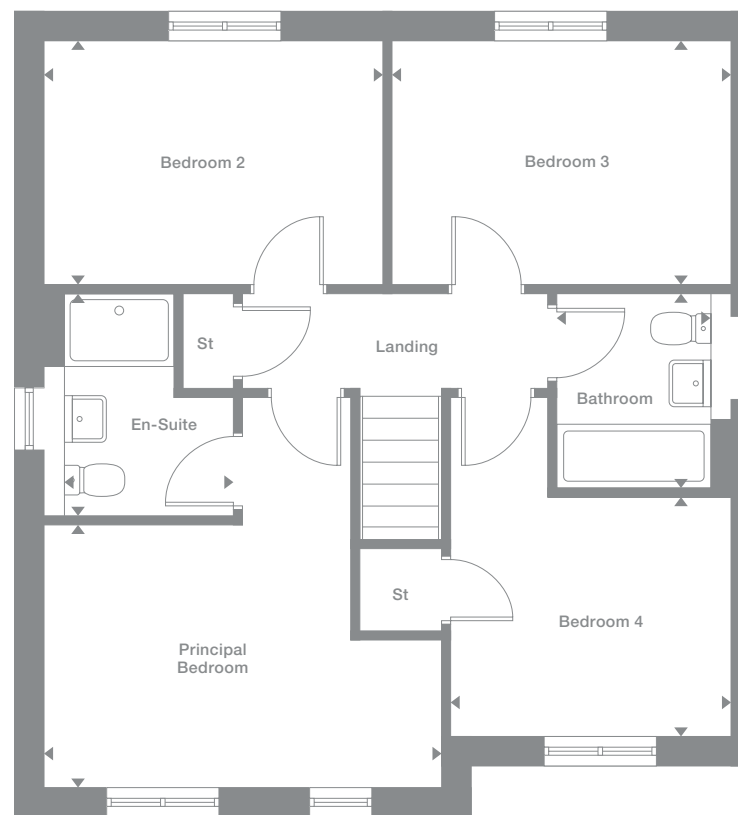
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Kirkwood

Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

Ground Floor

- Lounge**
2.95m x 4.43m
9'8" x 14'7"
- Kitchen**
2.86m x 2.68m
9'5" x 8'10"
- Laundry**
1.80m x 1.26m
5'10" x 4'2"
- Dining**
2.16m x 2.68m
7'1" x 8'10"
- Family**
3.14m x 2.36m
10'4" x 7'9"
- WC**
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom**
4.03m x 2.75m
13'3" x 9'0"
- En-Suite**
2.60m x 1.18m
8'6" x 3'10"
- Dressing**
2.60m x 1.42m
8'6" x 4'8"
- Bedroom 2**
2.95m x 3.91m
9'8" x 12'10"
- Bedroom 3**
3.04m x 2.87m
10'0" x 9'5"
- Bedroom 4**
2.60m x 3.94m
8'7" x 12'11"
- Bathroom**
2.33m x 2.87m
7'8" x 9'5"

Floor Space

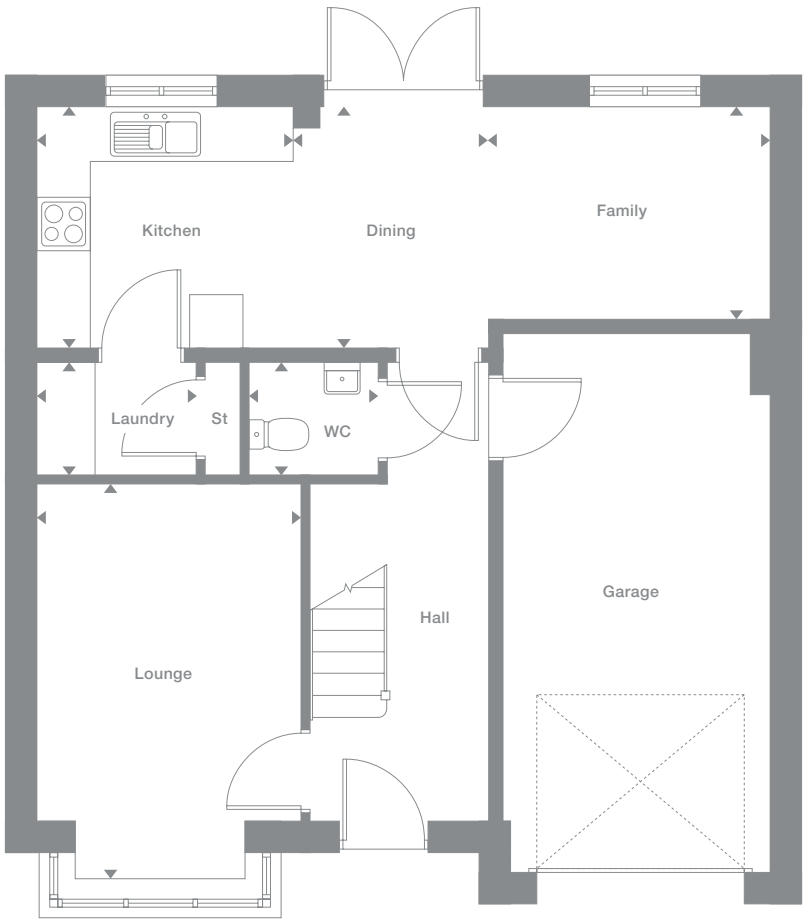
1,240 sq ft

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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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.

Ground Floor

Lounge
2.98m x 4.72m
9'10" x 15'6"

Kitchen
2.86m x 2.68m
9'5" x 8'10"

Laundry
1.76m x 1.26m
5'9" x 4'2"

Dining
2.23m x 2.68m
7'4" x 8'10"

Family
3.15m x 2.41m
10'4" x 7'11"

WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

Principal Bedroom
4.06m x 2.82m
13'4" x 9'3"

Dressing
2.63m x 1.38m
8'8" x 4'7"

En-Suite
2.63m x 1.18m
8'8" x 3'10"

Bedroom 2
2.98m x 3.82m
9'10" x 12'6"

Bedroom 3
2.54m x 4.10m
8'4" x 13'6"

Bedroom 4
3.06m x 2.91m
10'1" x 9'7"

Bathroom
2.45m x 2.91m
8'1" x 9'7"

Floor Space

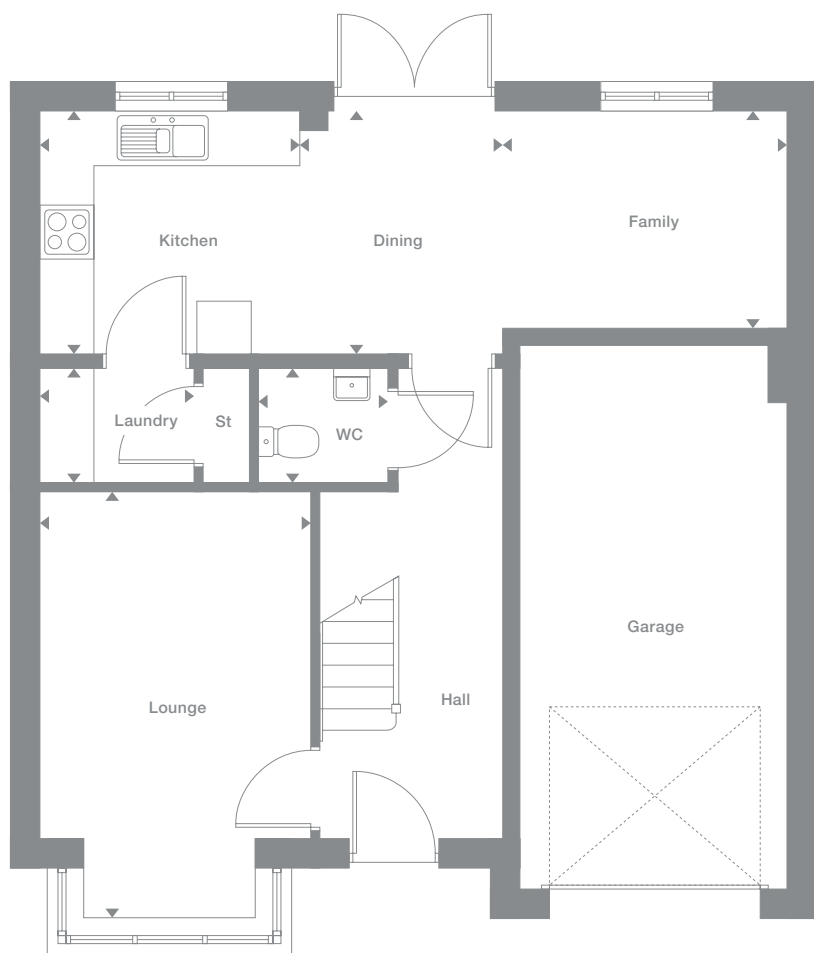
1,269 sq ft

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

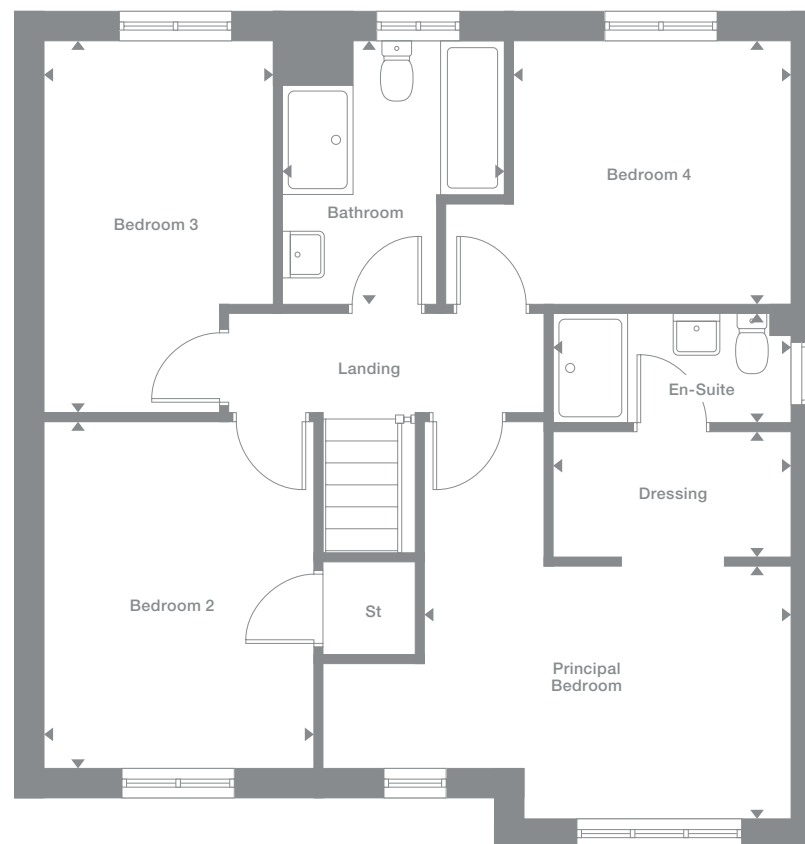
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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
2.67m x 2.32m
8'9" x 7'8"

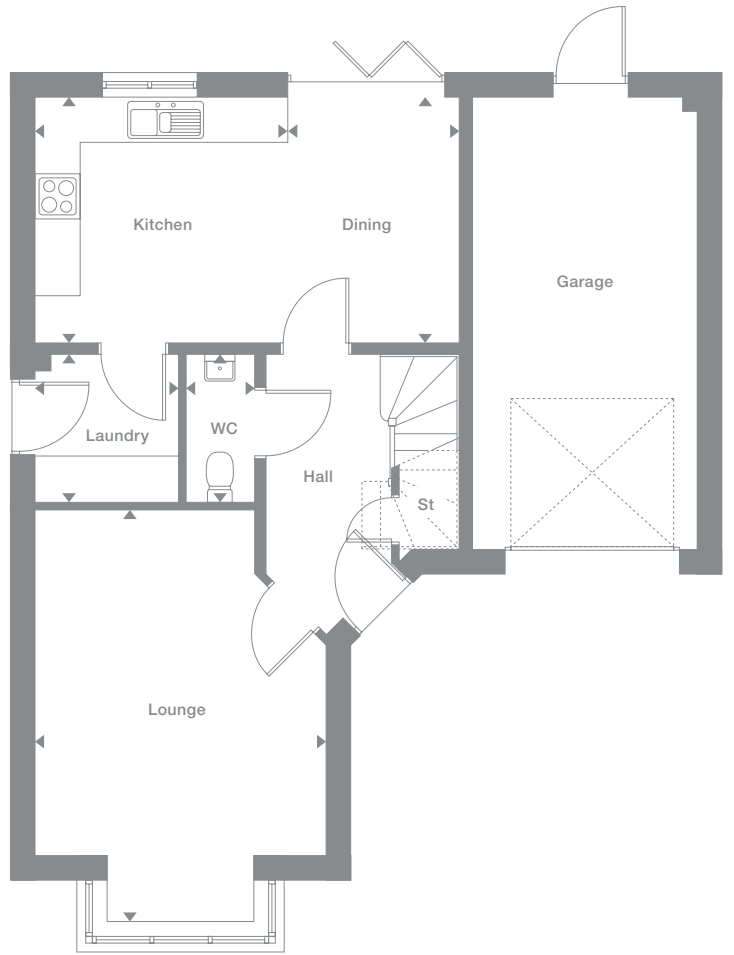
Floor Space
 1,288 sq ft

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

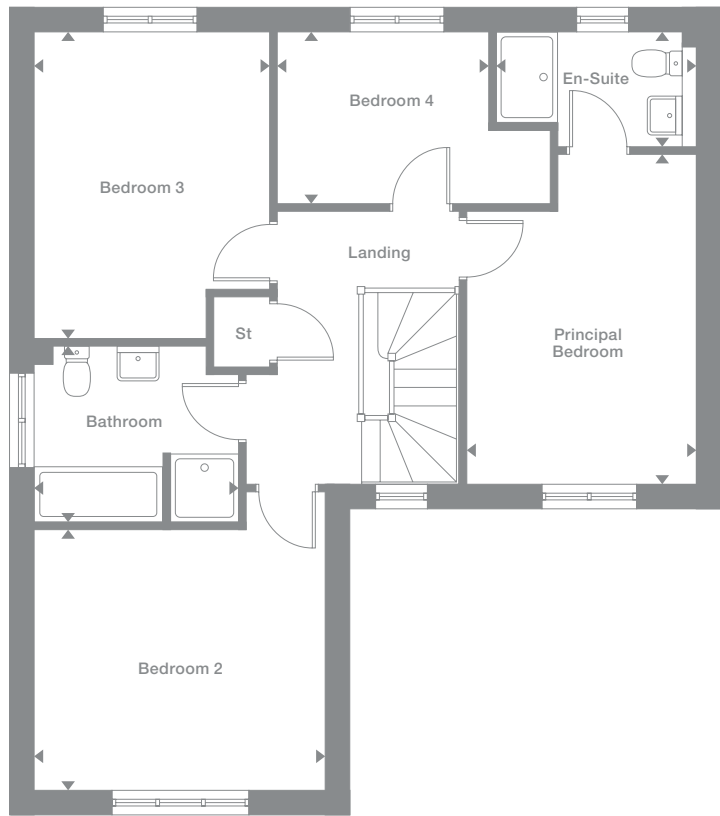
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



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Norwood

Overview

From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

Ground Floor

- Lounge**
3.58m x 4.51m
11'9" x 14'10"
- Kitchen**
3.36m x 2.95m
11'0" x 9'8"
- Laundry**
2.05m x 1.66m
6'8" x 5'5"
- Family/Dining**
3.71m x 3.84m
12'2" x 12'7"
- Study**
2.05m x 1.96m
6'8" x 6'5"
- WC**
2.05m x 1.12m
6'8" x 3'8"

First Floor

- Principal Bedroom**
3.58m x 3.17m
11'9" x 10'5"
- En-Suite**
2.31m x 1.30m
7'7" x 4'3"
- Bedroom 2**
3.65m x 2.73m
12'0" x 9'0"
- Bedroom 3**
3.40m x 3.15m
11'2" x 10'4"
- Bedroom 4**
3.32m x 2.72m
10'11" x 8'11"
- Bathroom**
2.57m x 1.99m
8'5" x 6'6"

Floor Space

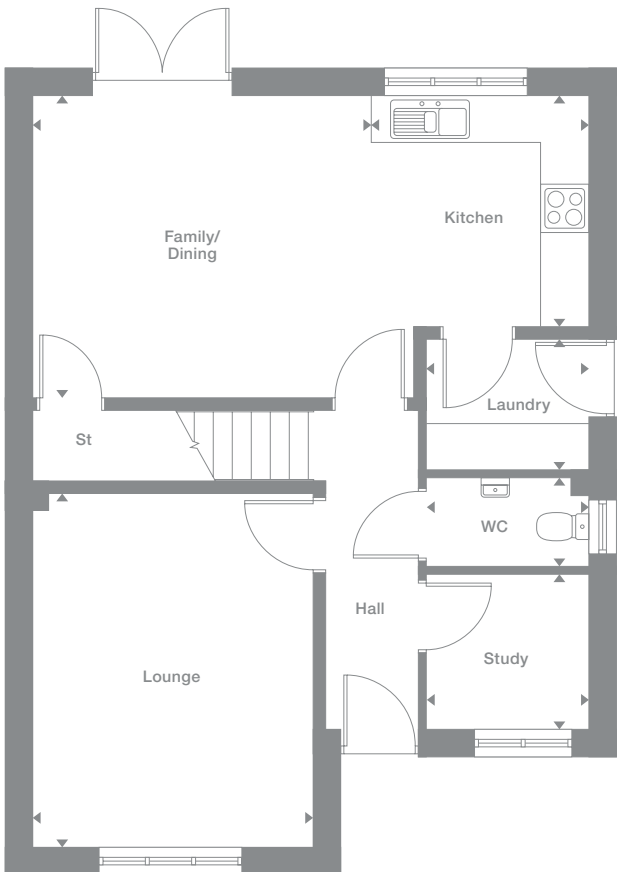
1,344 sq ft

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

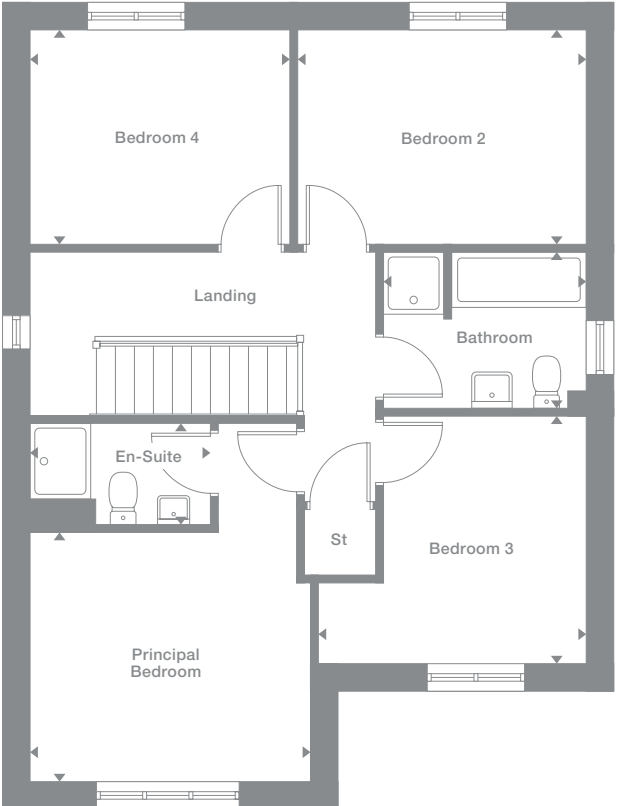
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denwood

Overview

The lounge's bright bay window and the light, stimulating kitchen and dining room, an inspiring family space, reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a dressing area.

Ground Floor

- Lounge**
3.15m x 4.74m
10'4" x 15'7"
- Kitchen**
3.19m x 3.16m
10'6" x 10'4"
- Laundry**
1.83m x 1.26m
6'0" x 4'2"
- Dining**
2.17m x 3.16m
7'2" x 10'4"
- Family**
3.14m x 2.59m
10'4" x 8'6"
- WC**
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom**
4.75m x 3.09m
15'7" x 10'2"
- En-Suite 2**
2.76m x 1.18m
9'1" x 3'10"
- Dressing**
2.76m x 1.56m
9'1" x 5'2"
- Bedroom 2**
3.66m x 3.05m
12'0" x 10'0"
- En-Suite 2**
1.98m x 2.13m
6'6" x 7'0"
- Bedroom 3**
2.74m x 3.33m
9'0" x 10'11"
- Bedroom 4**
3.10m x 2.60m
10'2" x 8'6"
- Bathroom**
2.44m x 2.60m
8'0" x 8'6"

Floor Space

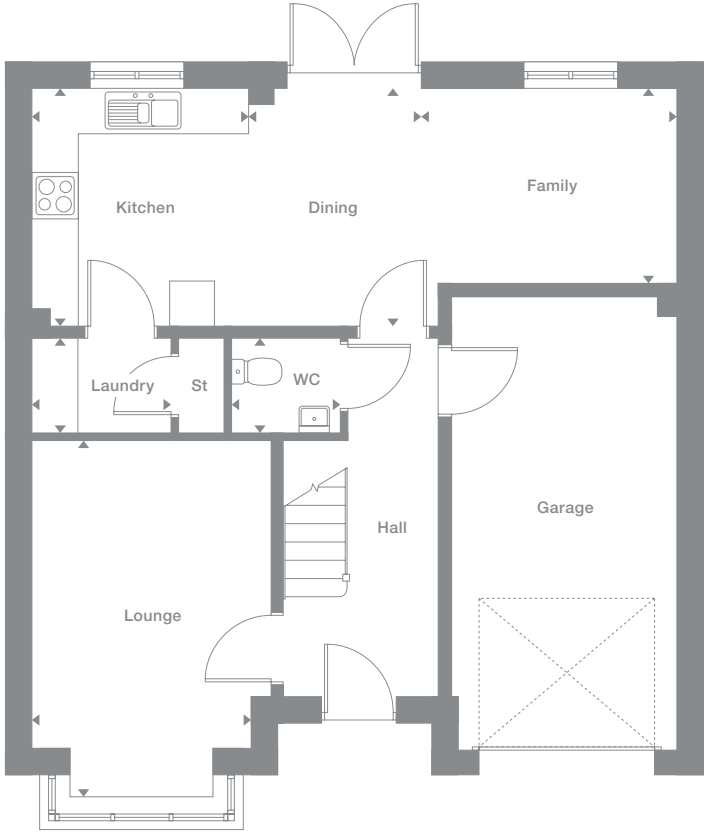
1,368 sq ft

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

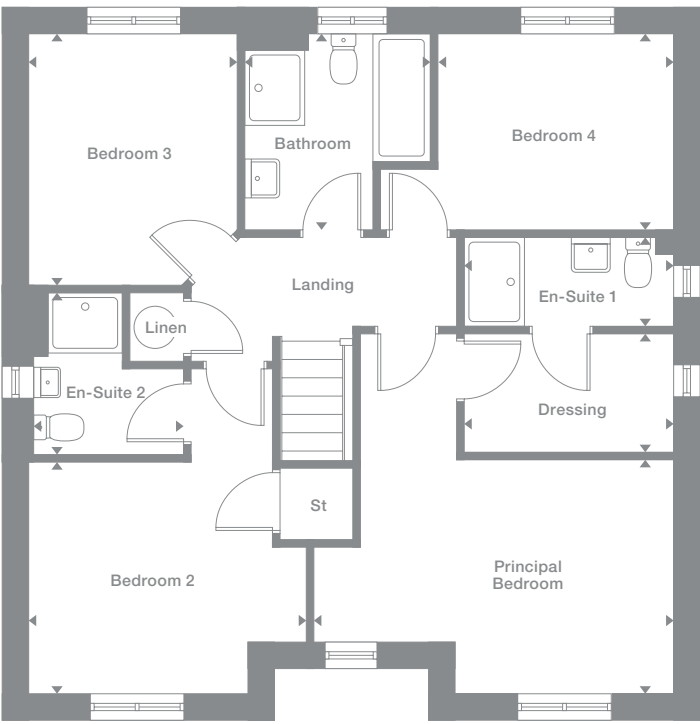
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

Ground Floor

- Lounge**
4.10m x 4.09m
13'5" x 13'5"
- Kitchen**
3.48m x 3.96m
11'5" x 13'0"
- Laundry**
2.12m x 1.76m
7'0" x 5'9"
- Dining**
3.48m x 2.83m
11'5" x 9'4"
- Study/Family**
3.42m x 2.61m
11'3" x 8'7"
- WC**
1.07m x 1.55m
3'6" x 5'1"

First Floor

- Principal Bedroom**
3.53m x 3.41m
11'7" x 11'2"
- En-Suite**
2.04m x 1.76m
6'8" x 5'9"
- Bedroom 2**
3.48m x 3.30m
11'5" x 10'10"
- Bedroom 3**
2.42m x 3.39m
8'0" x 11'2"
- Bedroom 4**
3.56m x 3.28m
11'8" x 10'9"
- Bathroom**
3.14m x 1.70m
10'3" x 5'7"

Floor Space

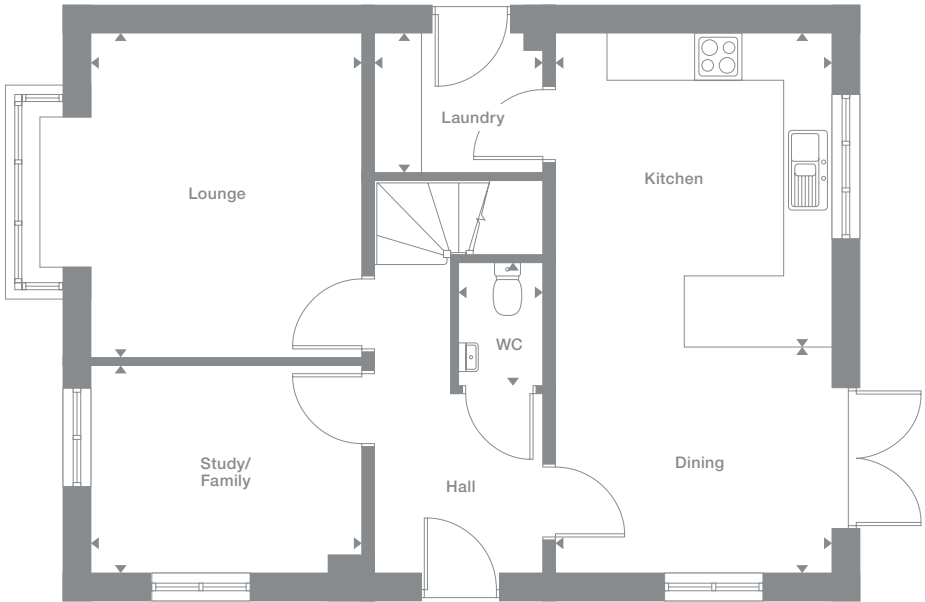
1,379sq ft

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

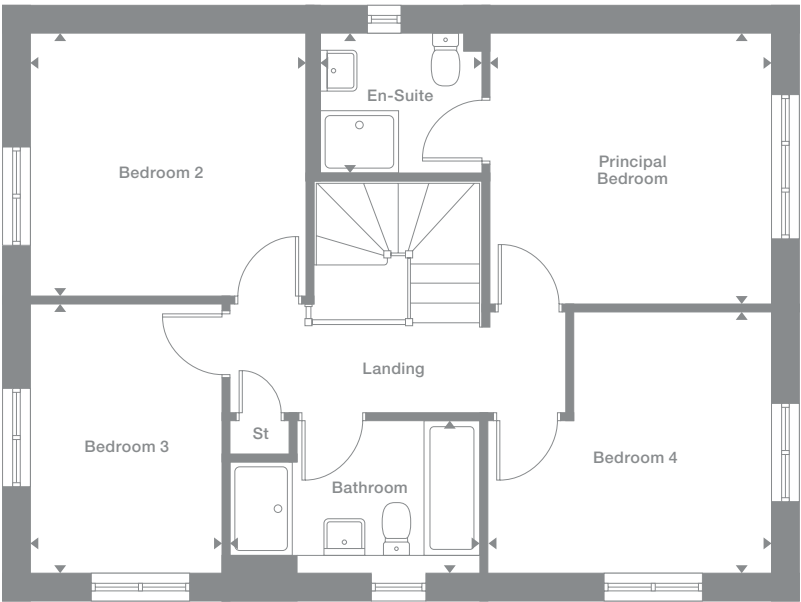
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



how will you use your new home?

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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

- Lounge**
3.65m x 5.44m
12'0" x 17'10"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining**
3.78m x 3.88m
12'5" x 12'9"
- Study**
2.08m x 2.01m
6'10" x 6'7"
- WC**
2.08m x 1.13m
6'10" x 3'9"

First Floor

- Principal Bedroom**
3.65m x 3.21m
12'0" x 10'6"
- En-Suite**
2.40m x 1.30m
7'11" x 4'3"
- Bedroom 2**
3.79m x 2.75m
12'5" x 9'1"
- Bedroom 3**
3.26m x 2.74m
10'8" x 9'0"
- Bedroom 4**
3.40m x 3.18m
11'2" x 10'5"
- Bathroom**
2.55m x 2.00m
8'5" x 6'7"

Floor Space

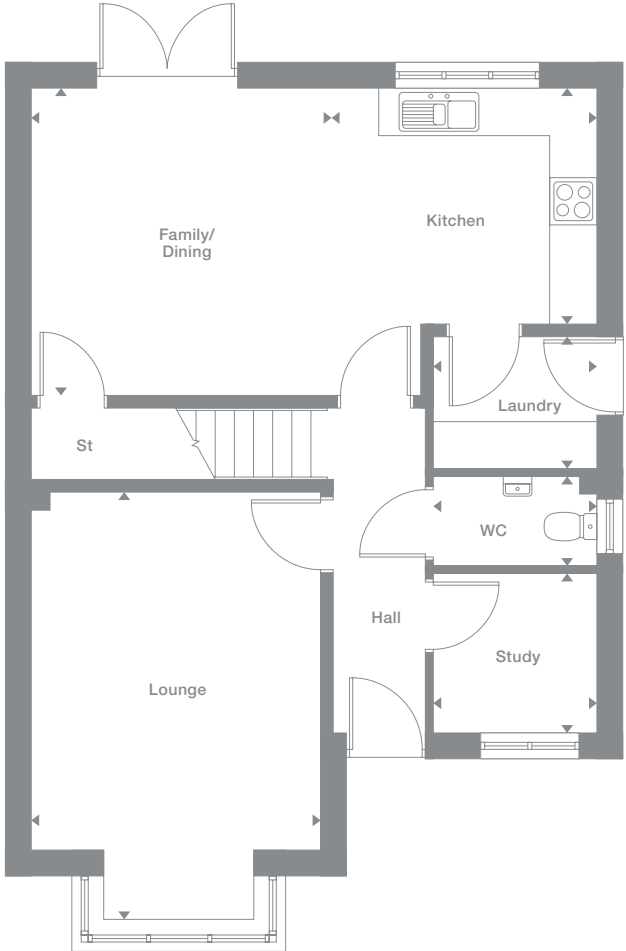
1,388 sq ft

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

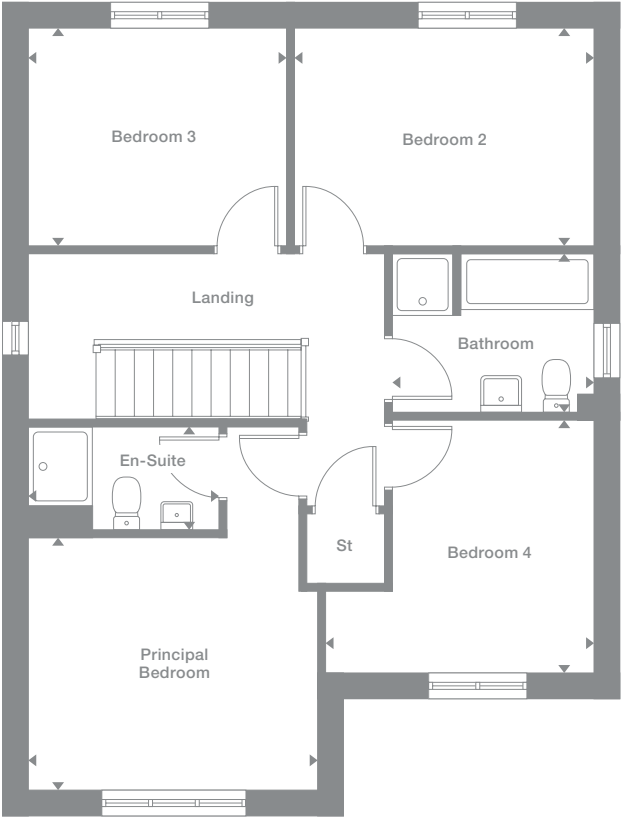
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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 1.63m
9'2" x 5'4"

En-Suite 1
2.80m x 1.18m
9'2" x 3'10"

Bedroom 2
3.69m x 3.09m
12'2" x 10'2"

En-Suite 2
1.98m x 2.15m
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

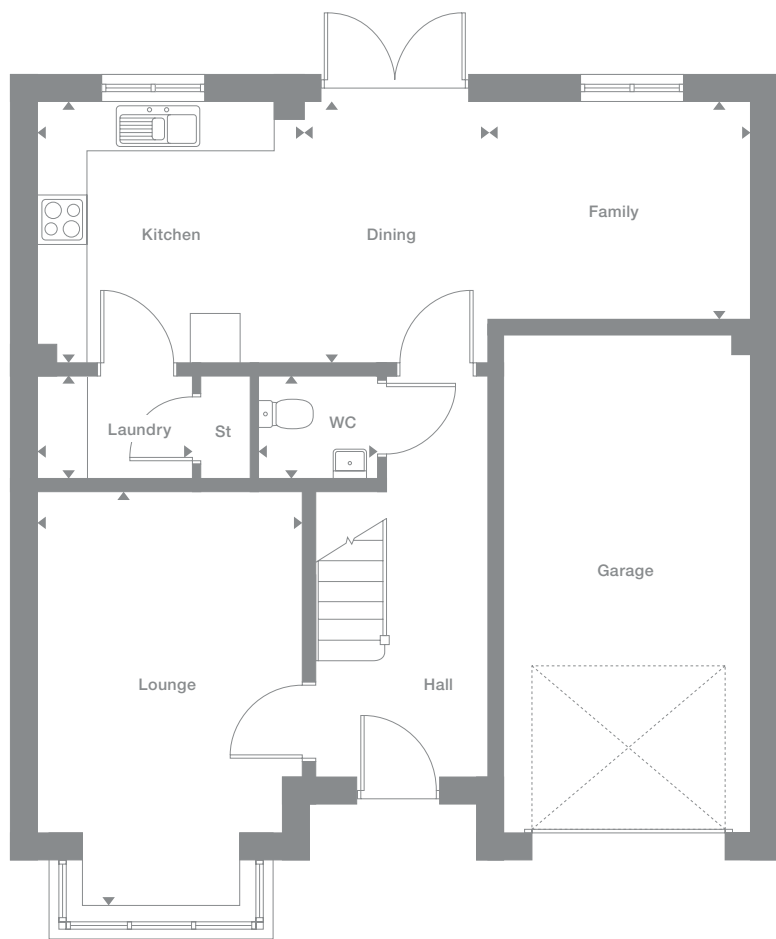
1,400 sq ft

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

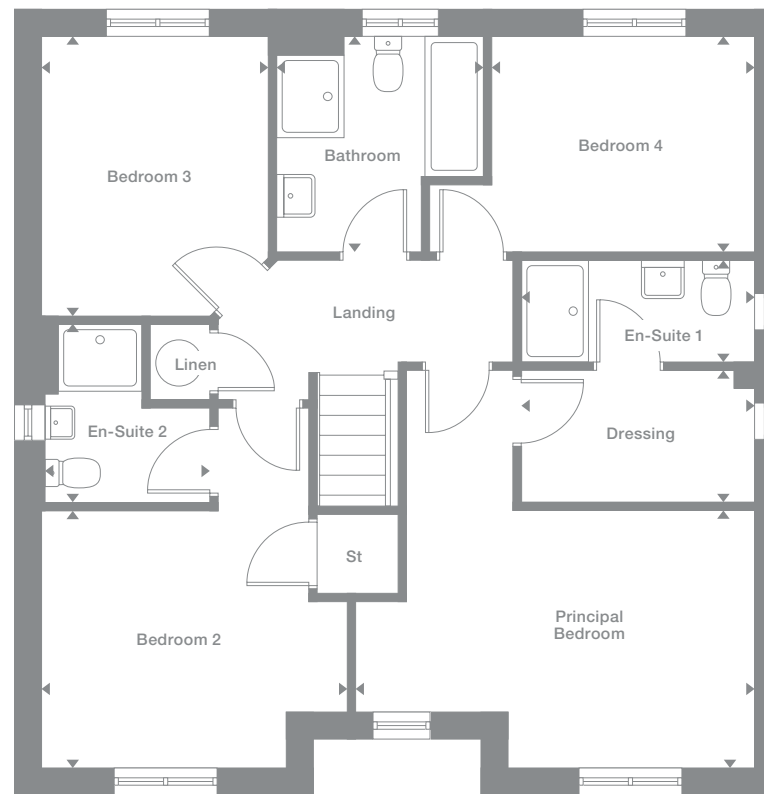
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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.

Ground Floor

Lounge
4.36m x 4.16m
14'4" x 13'8"

Kitchen
3.51m x 3.96m
11'6" x 13'0"

Laundry
2.12m x 1.76m
7'0" x 5'9"

Dining
3.51m x 2.90m
11'6" x 9'6"

Study
2.32m x 2.61m
7'7" x 8'7"

WC
1.04m x 1.45m
3'5" x 4'9"

First Floor

Principal Bedroom
3.57m x 3.68m
11'9" x 12'1"

En-Suite
2.04m x 1.76m
6'8" x 5'9"

Bedroom 2
3.51m x 3.23m
11'7" x 10'7"

Bedroom 3
2.47m x 3.53m
8'1" x 11'7"

Bedroom 4
3.51m x 3.08m
11'6" x 10'1"

Bathroom
3.21m x 1.70m
10'7" x 5'7"

Floor Space

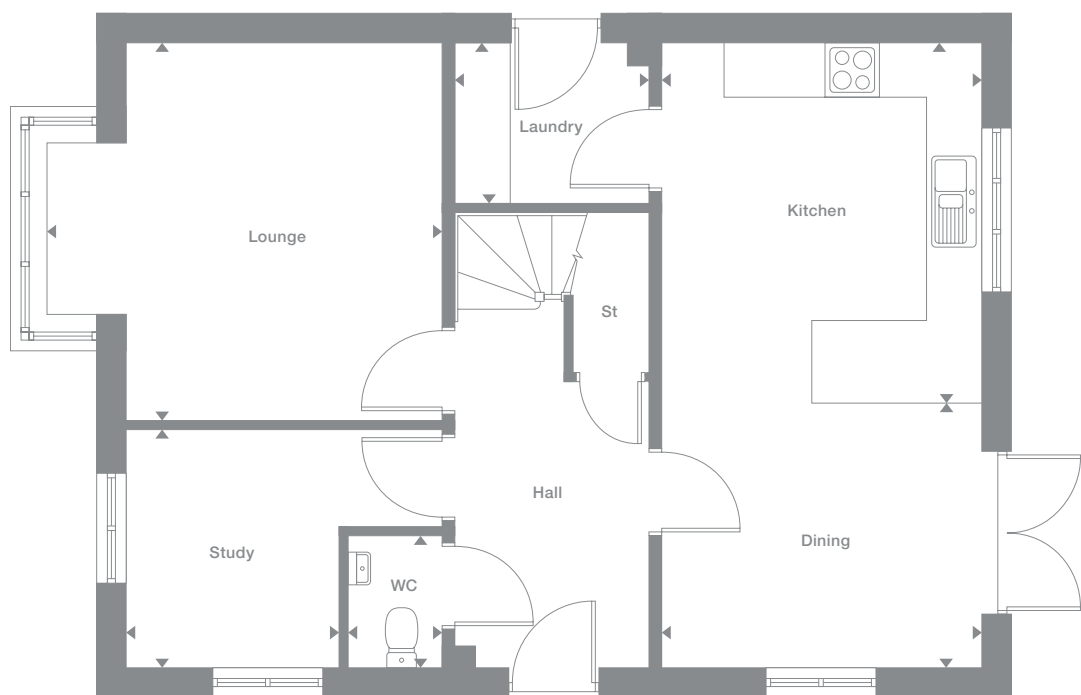
1408 sq ft

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

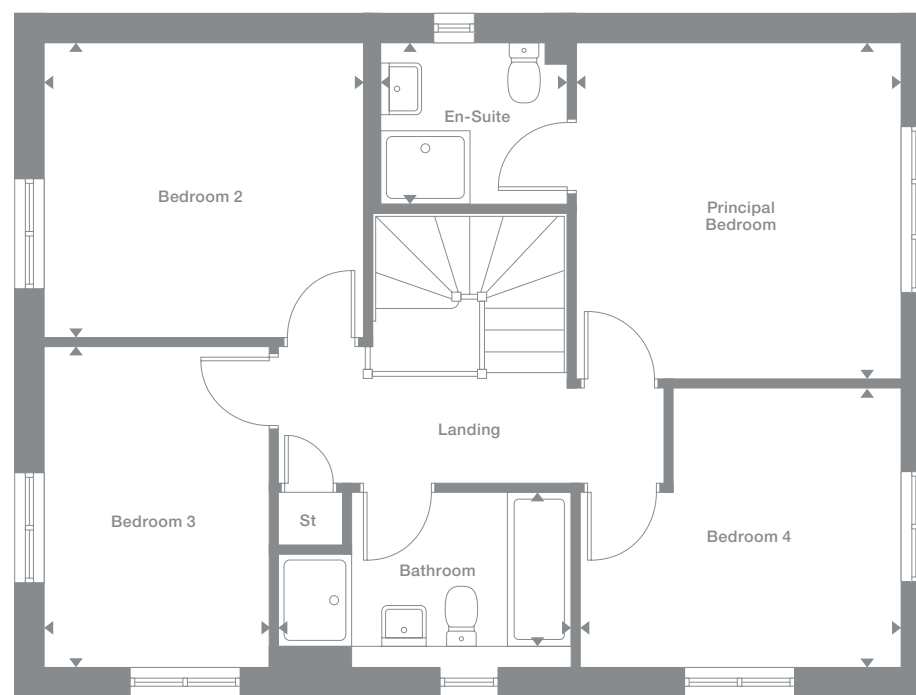
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Beechford

Overview

The striking bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.

Ground Floor

- Lounge**
3.32m x 5.66m
10'11" x 18'7"
- Kitchen**
4.29m x 2.94m
14'1" x 9'8"
- Laundry**
1.67m x 1.89m
5'6" x 6'2"
- Dining**
4.15m x 2.94m
13'8" x 9'8"
- WC**
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom**
3.32m x 3.15m
10'11" x 10'4"
- En-Suite 1**
1.69m x 1.99m
5'7" x 6'7"
- Dressing**
2.27m x 1.62m
7'5" x 5'4"
- Bedroom 2**
2.67m x 3.97m
8'9" x 13'1"
- En-Suite 2**
1.70m x 2.01m
5'7" x 6'7"
- Bedroom 3**
3.15m x 3.06m
10'4" x 10'0"
- Bedroom 4**
2.67m x 3.13m
8'9" x 10'4"
- Bedroom 5**
2.37m x 2.01m
7'10" x 6'7"
- Bathroom**
2.24m x 1.83m
7'4" x 6'0"

Floor Space

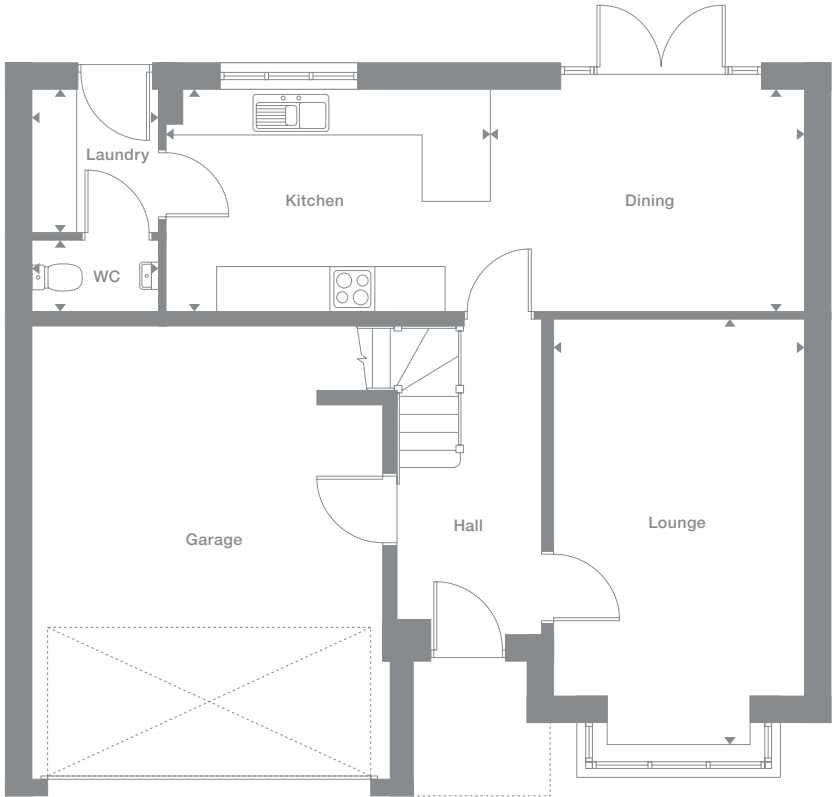
1,435 sq ft

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

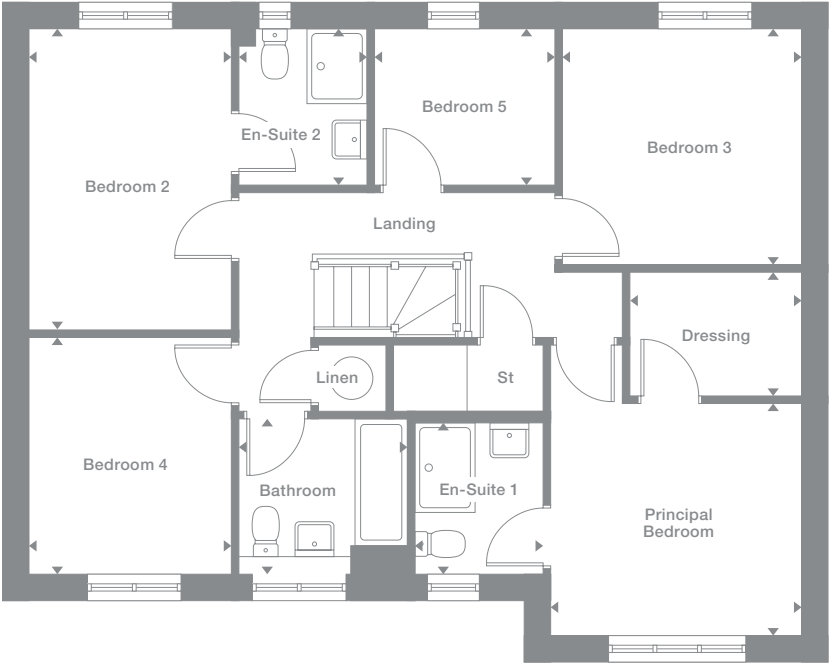
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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

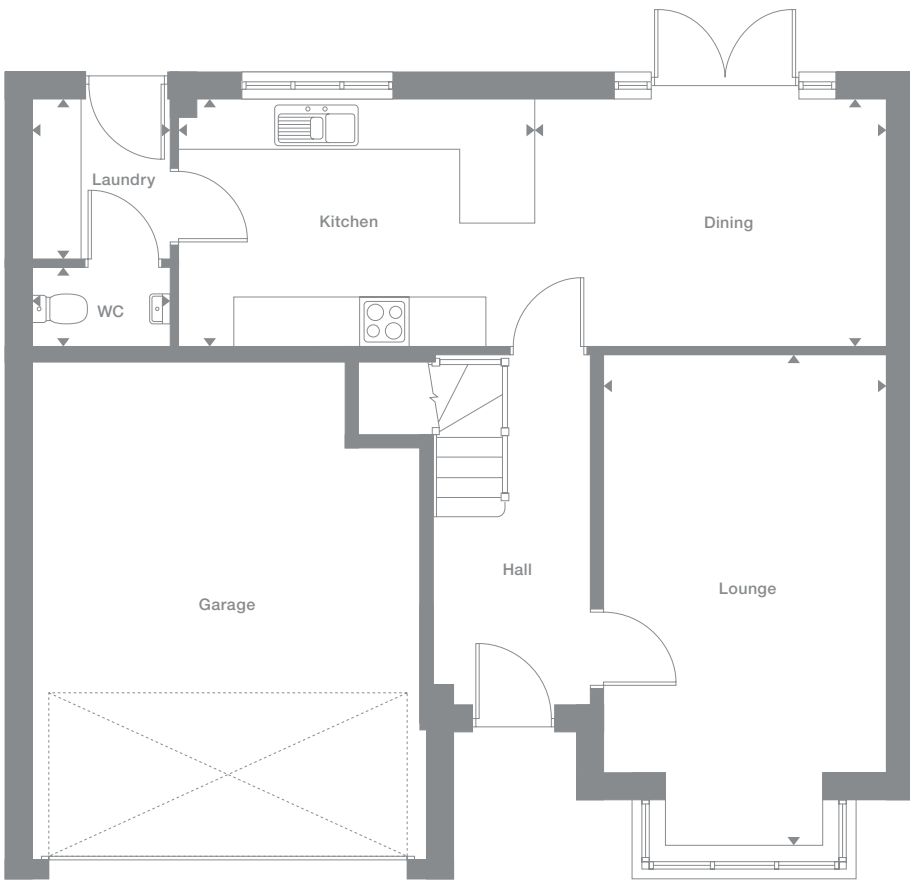
1,464 sq ft

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

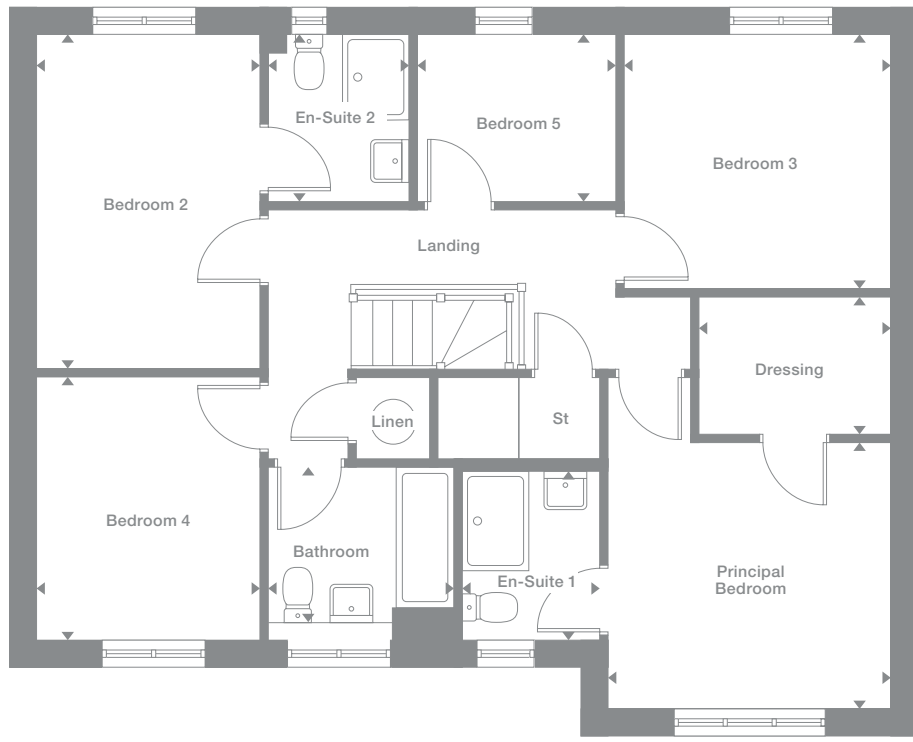
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denford

Overview

From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

Ground Floor

- Lounge**
3.78m x 4.78m
12'5" x 15'8"
- Kitchen**
4.18m x 2.81m
13'9" x 9'3"
- Laundry**
1.88m x 1.74m
6'2" x 5'9"
- Dining**
4.04m x 2.81m
13'3" x 9'3"
- Family**
4.04m x 2.75m
13'3" x 9'0"
- WC**
1.88m x 0.97m
6'2" x 3'2"

First Floor

- Principal Bedroom**
3.78m x 3.12m
12'5" x 10'3"
- En-Suite 1**
2.46m x 1.18m
8'1" x 3'10"
- Dressing**
1.67m x 2.17m
5'6" x 7'2"
- Bedroom 2**
3.03m x 3.65m
9'11" x 12'0"
- En-Suite 2**
1.96m x 1.51m
6'5" x 4'11"
- Bedroom 3**
3.96m x 2.91m
13'0" x 9'7"
- Bedroom 4**
2.99m x 2.91m
9'10" x 9'7"
- Bedroom 5**
4.24m x 2.47m
13'11" x 8'1"
- Bathroom**
2.67m x 1.95m
8'9" x 6'5"

Floor Space

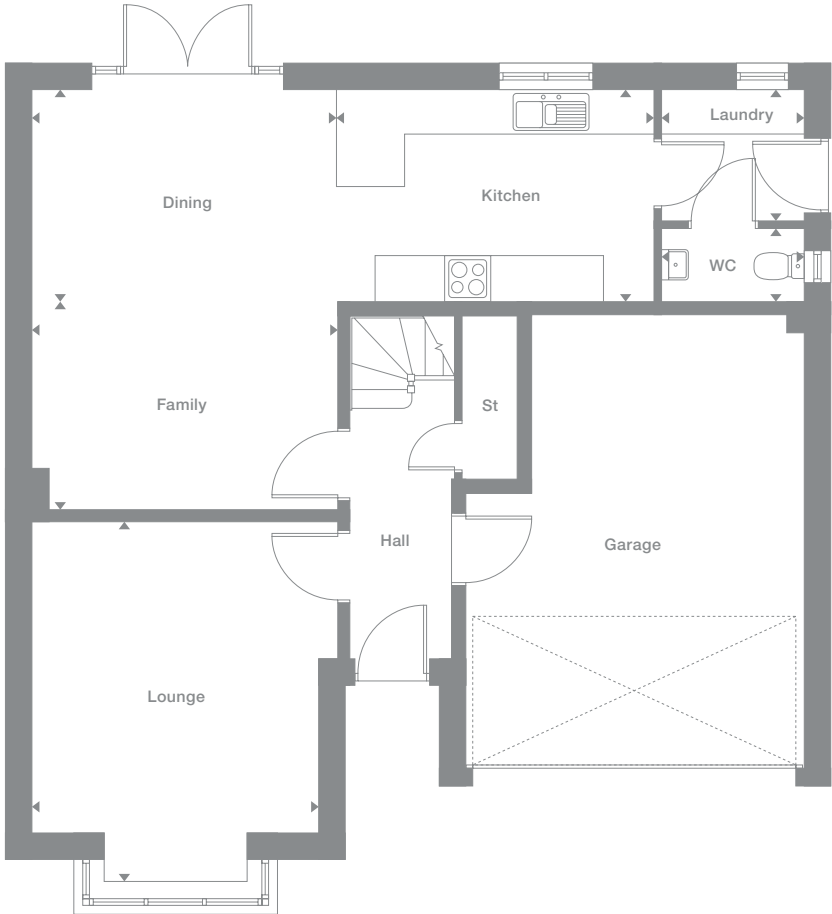
1,640 sq ft

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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Thetford

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 3.15m
12'8" x 10'4"

Dressing
1.67m x 2.21m
5'6" x 7'3"

En-Suite 1
2.50m x 1.18m
8'2" x 3'10"

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
2.67m x 1.95m
8'9" x 6'5"

Floor Space

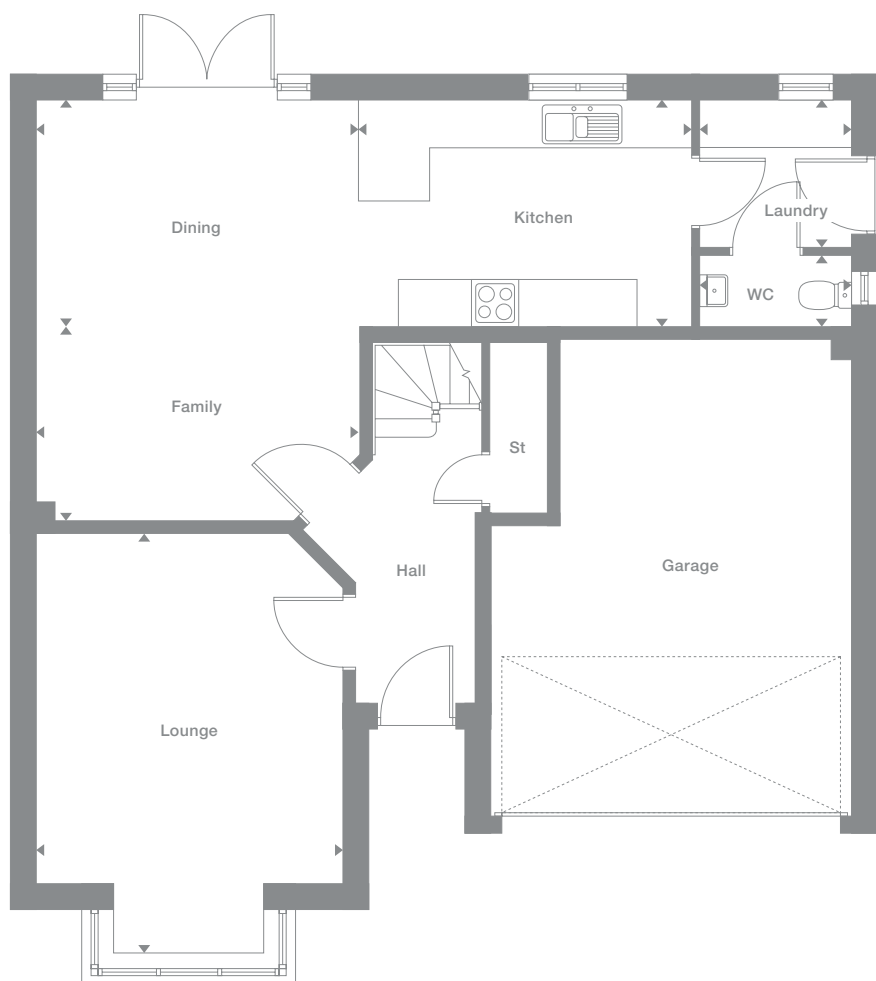
1,671 sq ft

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

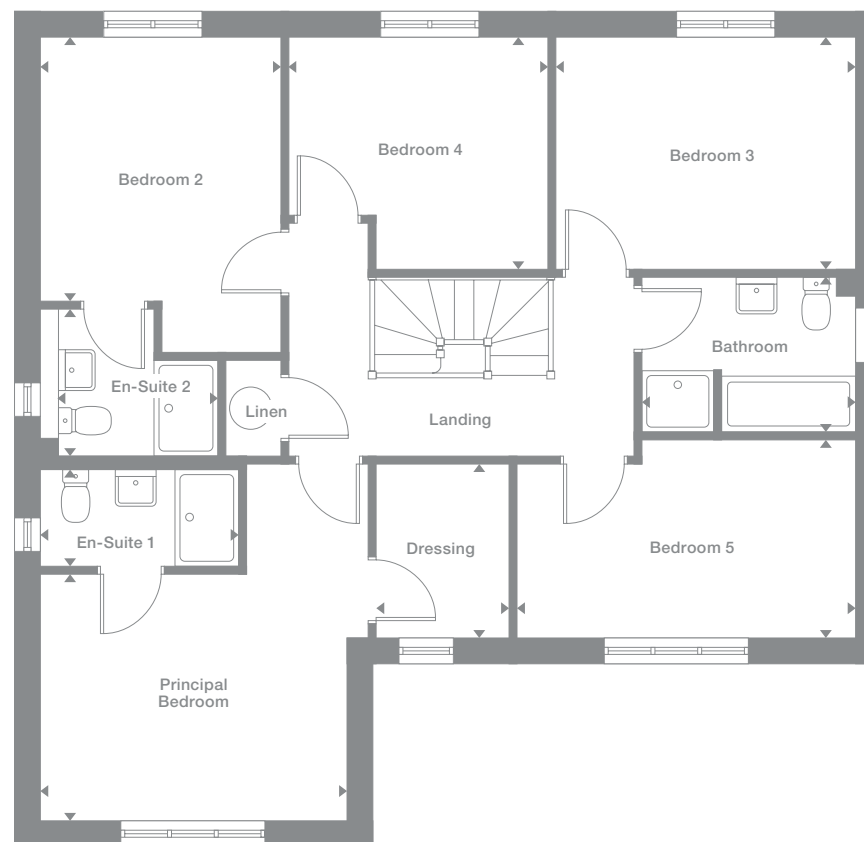
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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 Notice' section at the back of this brochure for more information.

Grayford

Overview

The impressive hall introduces an outstanding residence. The study and stylish lounge complement a family kitchen and dining area with french doors. There is a laundry, a bathroom with separate shower, two of the five bedrooms are en-suite, and one has a walk-through dressing room.

Ground Floor

- Lounge**
3.52m x 4.76m
11'7" x 15'8"
- Kitchen**
3.96m x 3.68m
13'0" x 12'1"
- Laundry**
2.29m x 1.68m
7'6" x 5'6"
- Dining**
2.68m x 3.68m
8'10" x 12'1"
- Family**
3.67m x 2.96m
12'1" x 9'9"
- Study**
3.48m x 2.27m
11'5" x 7'6"
- WC**
1.09m x 1.68m
3'7" x 5'6"

First Floor

- Principal Bedroom**
3.49m x 3.97m
11'5" x 13'0"
- En-Suite 1**
2.40m x 1.36m
7'11" x 4'6"
- Dressing**
2.40m x 2.14m
7'11" x 7'0"
- Bedroom 2**
3.37m x 2.64m
11'1" x 8'8"
- En-Suite 2**
1.18m x 2.64m
3'10" x 8'8"
- Bedroom 3**
3.59m x 3.26m
11'9" x 10'8"
- Bedroom 4**
3.05m x 3.15m
10'0" x 10'4"
- Bedroom 5**
2.84m x 2.64m
9'4" x 8'8"
- Bathroom**
2.53m x 1.79m
8'4" x 5'11"

Floor Space

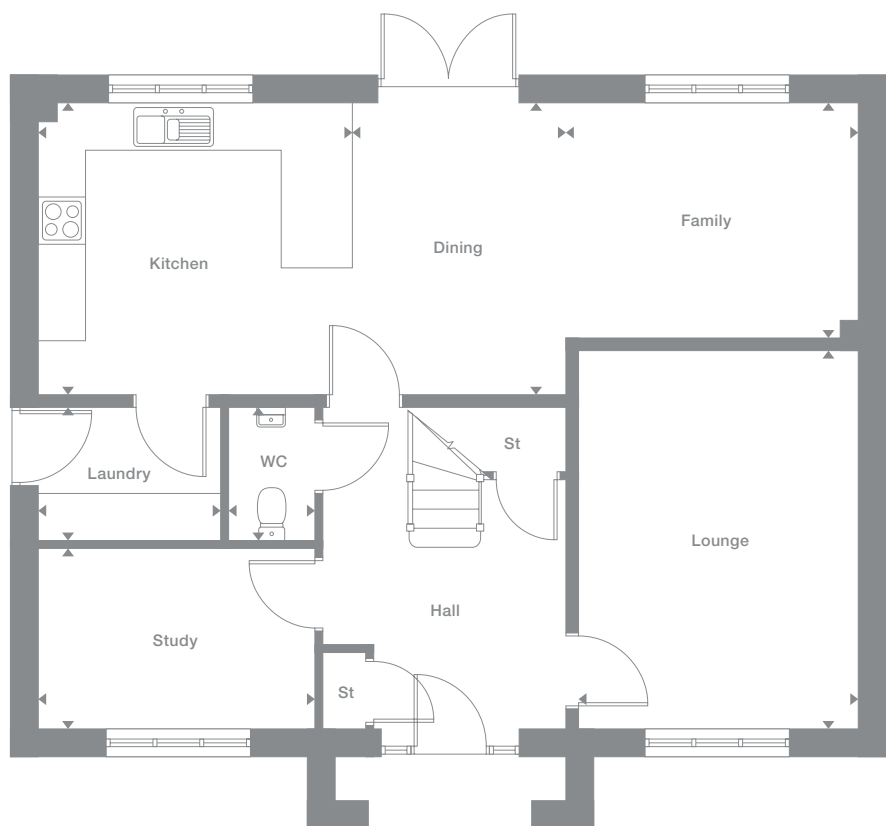
1,780 sq ft

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

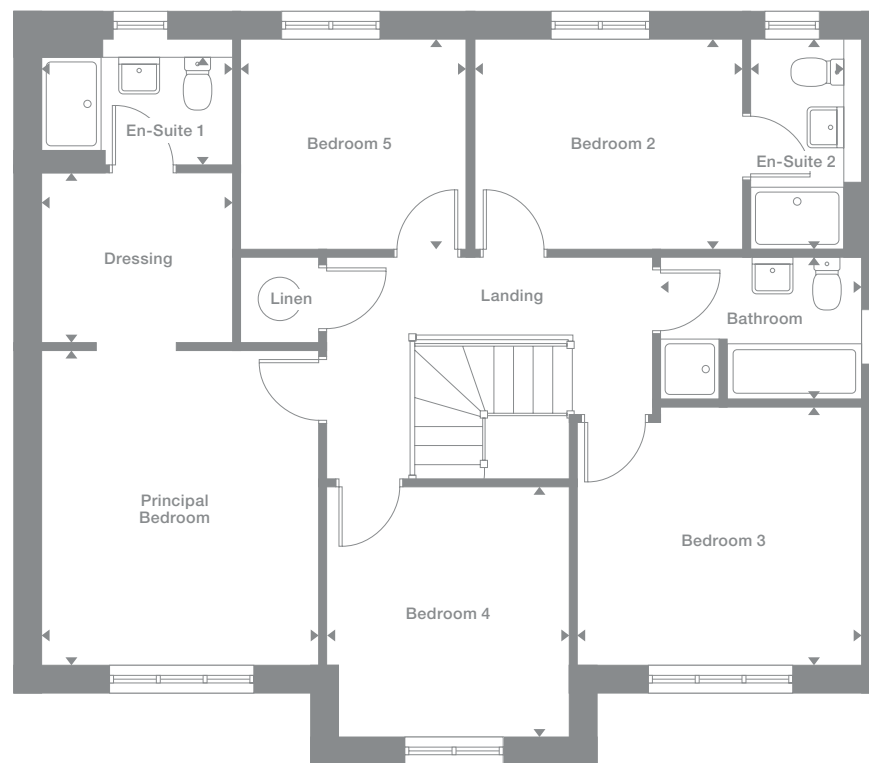
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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 Notice' section at the back of this brochure for more information.

The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

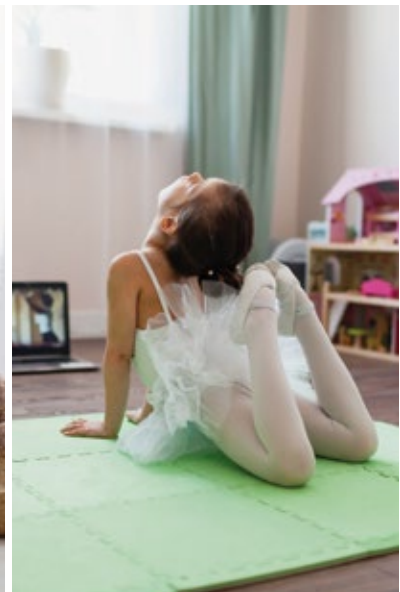
Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

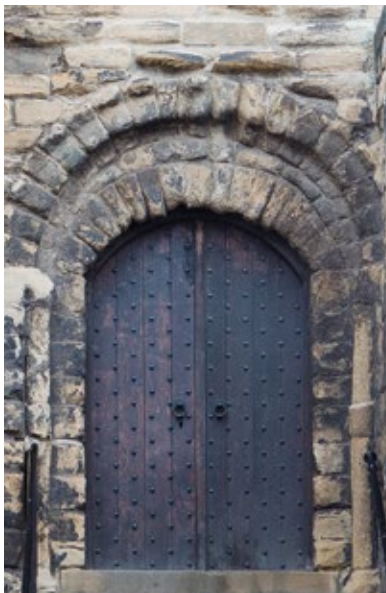
your home
your way...



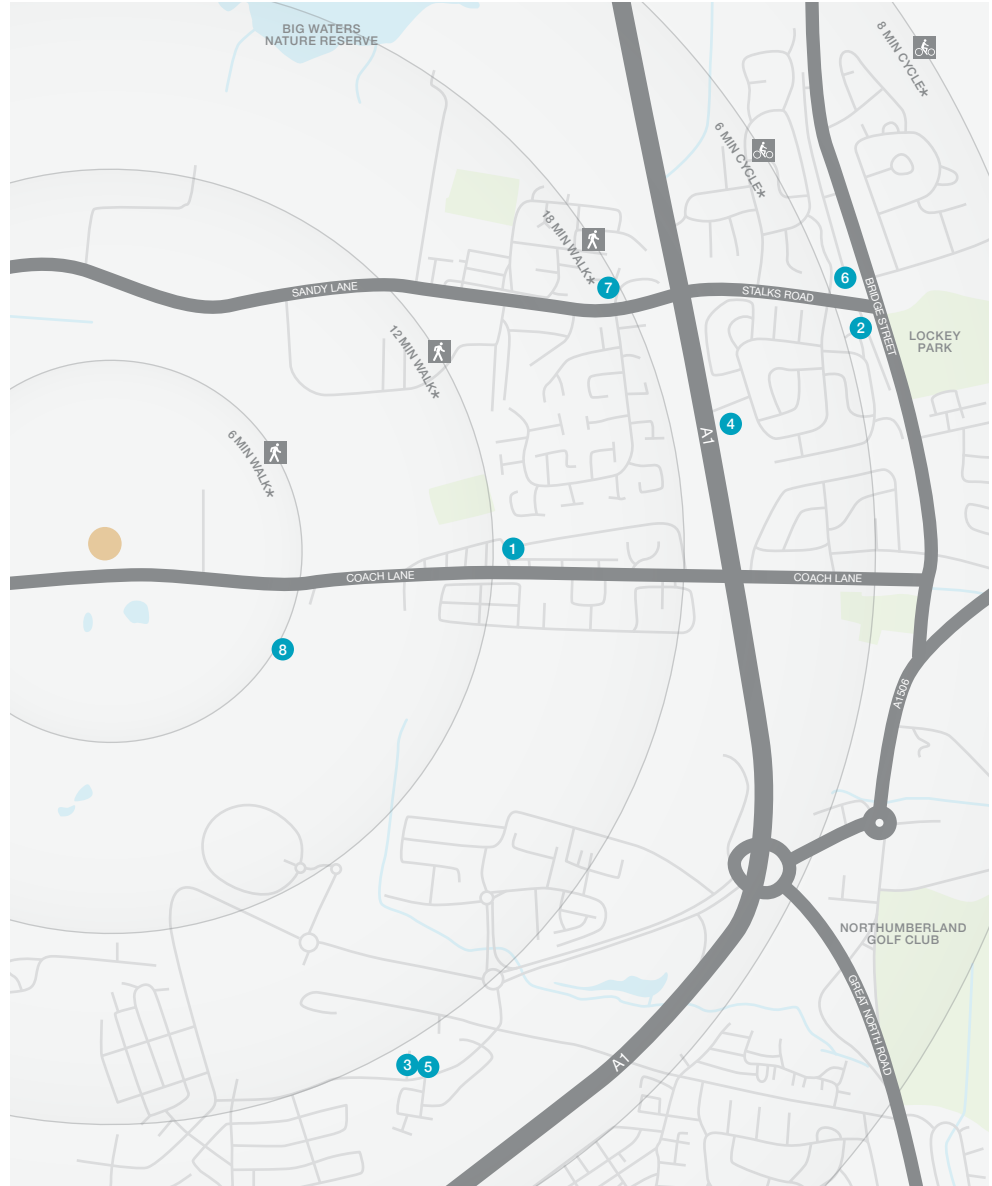
The selection of local shops around five minutes walk from the development includes a convenient One Stop store, off-licence and newsagent with post office services, while the shopping precinct in Wideopen, around a mile away, has a large Co-op supermarket and a pharmacy. A wider choice can be found 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 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 Development Sales Manager and confirmed with solicitors.



Registered Developer

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.



5 stars for customer satisfaction

Development

Opening Times

Please see millerhomes.co.uk
or call 03331 305 166

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millerhomes.co.uk

designed by Blood Creative bloodcreative.co.uk

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