



**Portland Wynd
Blyth**

millerhomes

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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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 site plan is not drawn to scale.

- Visitor parking V
- Batter
- Electrical Substation S/S
- Sustainable urban drainage system SUDS
- Easement



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 Portland Wynd.

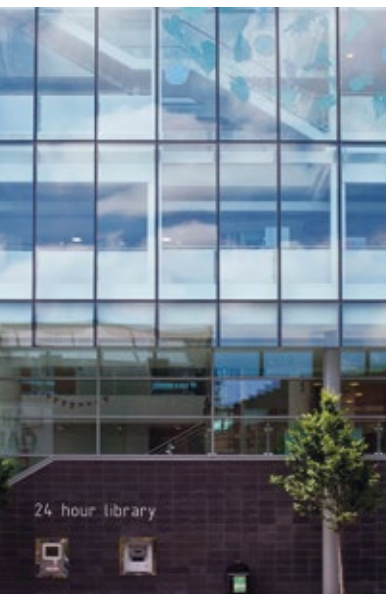
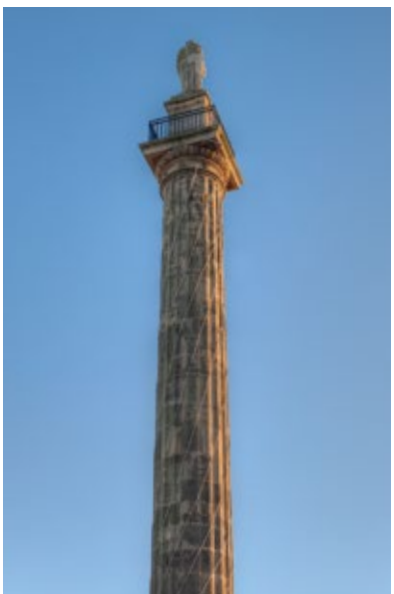
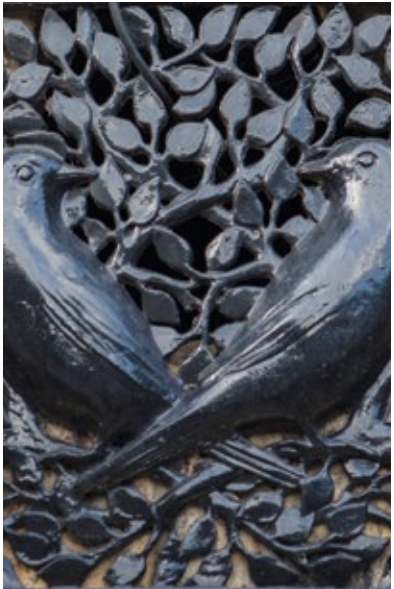
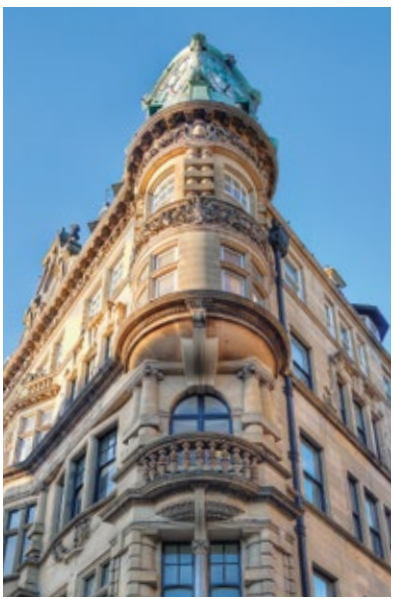


On the western edge of Blyth, just two miles from the A189, Portland Wynd is conveniently close to the town's amenities, including the beautiful South Beach, while also being within easy reach of Newcastle, the Metrocentre, and the whole of Tyneside. Combining modern, energy-efficient building technology with a timeless architectural appeal and superb, spacious streetscapes, this attractive selection of one, two, three, four and five bedroom homes is destined to become one of the north-east's most desirable neighbourhoods.

Blyth's amenities include the Phoenix Theatre, a lively arts centre presenting local productions as well as professional touring music, comedy and drama shows. Alongside live entertainment, the Phoenix is testing local demand for showing major film releases, and there is also a Vue multiplex cinema in nearby Cramlington.



the Tow
 story dating to the 12th Century and
 chapel. The name Cramlington indicates
 is thought to be of Anglo-Saxon or Danish
 or farmsteads: East, Middle, West Farm a
 of Smithy Square and the Craml...



This development is a special place in many ways, and to make it even more special we worked closely with community representatives to introduce individual personalities into different areas, adding colour and character to the neighbourhood.

Parklands
The tone of the Parklands theme is set by shared driveways and artstone detailing to present a substantial, established ambience.

Lakelands
Surrounding the green expanse of the wetlands, the Lakelands theme with weatherboard features brings a traditional, rural feel.

Woodlands
At the heart of Portland Wynd, handsome feature brickwork lends a comfortable, urban quality to the Woodlands theme.

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Please note house style CGI's will be shown in one of the three Character Styles, please speak to Sales Adviser to confirm plot specific style. Images and landscaping are representative of plans at time of print, please speak to Sales Adviser to confirm if these have changed.

Chaucer

Overview

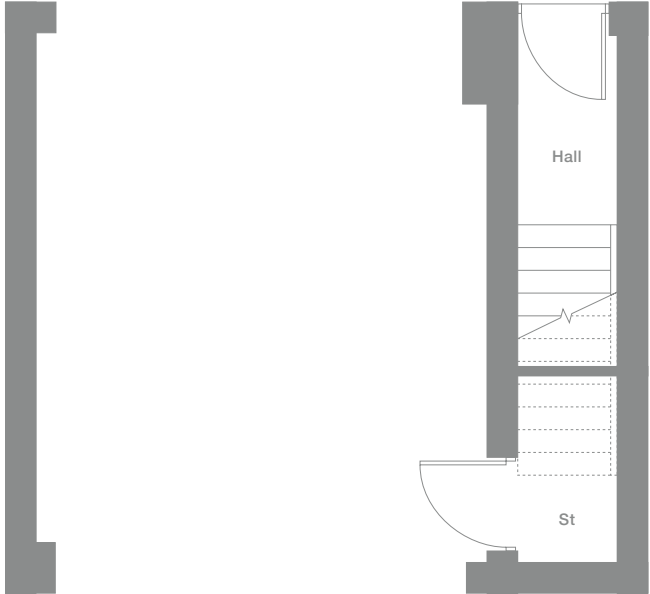
The inspired layout home, with its staircase ascending directly into a living space with a subtly separated kitchen, allows light from three windows to brighten both areas. Generous cupboard space adds convenience to the bedroom.

First Floor

- Living**
4.37m max x 3.56m max
14'4" x 11'8"
- Kitchen**
2.74m x 1.97m
9'0" x 6'6"
- Master Bedroom**
3.29m max x 3.62m max
10'10" x 11'11"
- En-Suite**
1.62m x 1.91m
5'4" x 6'3"

Floor Space

436 sq ft



First Floor



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Bede

Overview

With french doors transforming the lounge into a light-filled, welcoming social space that complements the expertly designed kitchen, this beautifully planned bungalow offers enormous convenience as well as instant appeal. The second bedroom could be used to create a practical home office.

Ground Floor

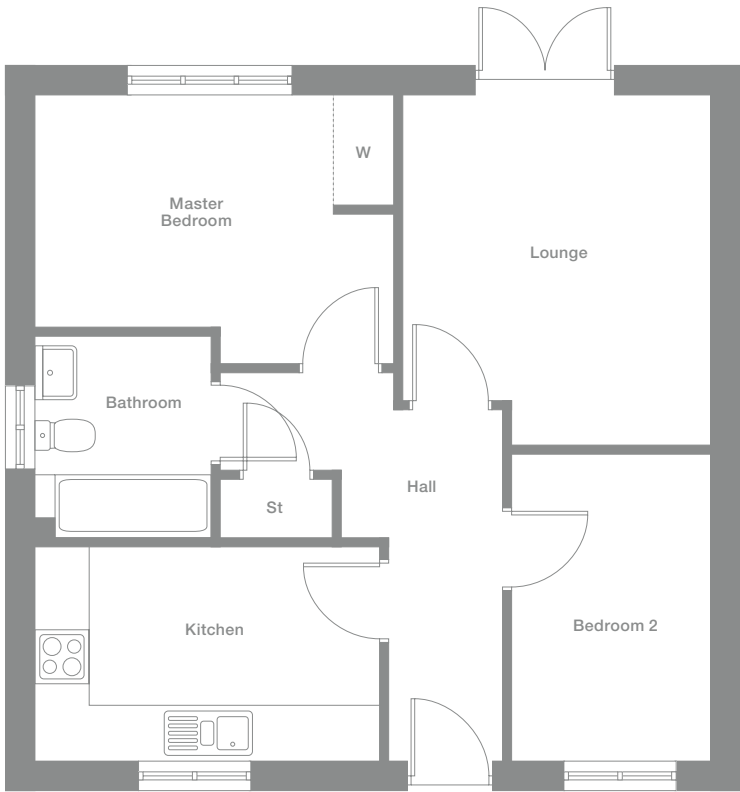
- Lounge**
3.34m max x 3.81m max
11'0" x 12'6"
- Kitchen**
3.75m x 2.31m
12'4" x 7'7"
- Master Bedroom**
3.90m max x 2.92m max
12'10" x 9'7"
- Bedroom 2**
2.15m x 3.33m
7'1" x 10'11"
- Bathroom**
1.92m x 2.19m
6'4" x 7'2"

Floor Space

583 sq ft



Ground Floor



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Twain RL

Overview

Entered via a well-lit landing, the inviting open-plan living room has a smart, contemporary appeal that combines flexibility with a practical layout suited to modern lifestyles. The second bedroom, ideal for guests, could be used to create a spacious home office.

First Floor

Living
3.35m x 2.97m
11'0" x 9'9"

Kitchen
3.57m x 2.45m
11'9" x 8'1"

Master Bedroom
3.42m max x 3.22m
11'3" x 10'7"

Bedroom 2
2.37m max x 3.17m max
7'9" x 10'5"

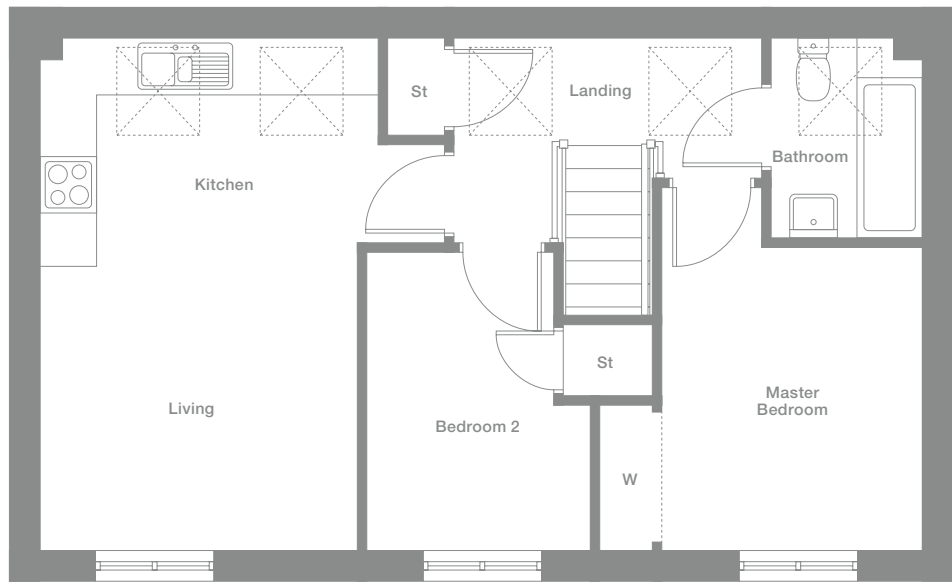
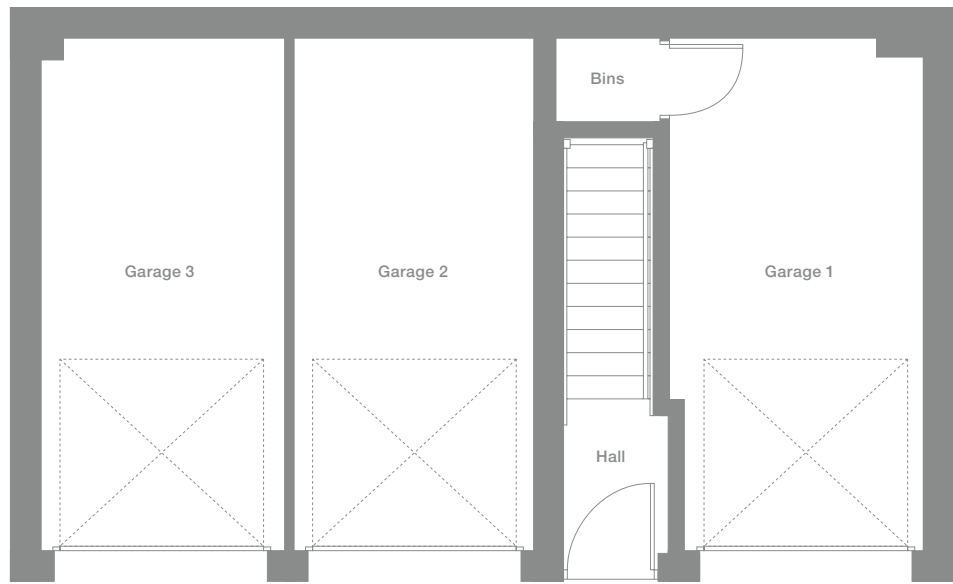
Bathroom
1.60m x 2.11m
5'3" x 6'11"

Floor Space

603 sq ft



First Floor



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Yare

Overview

The stylish opening linking the living and dining rooms of the Yare not only adds an elegant focal point to this comfortable home, it allows both spaces to enjoy the benefits of natural light from front and rear.

Ground Floor

Living

2.95m x 4.02m
9'8" x 13'2"

Kitchen/Dining

4.39m x 2.83m max
14'5" x 9'4"

WC

1.34m x 1.40m
4'5" x 4'7"

First Floor

Master Bedroom

4.39m max x 3.26m max
14'5" x 10'9"

Bedroom 2

1.98m x 3.58m
6'6" x 11'9"

Bathroom

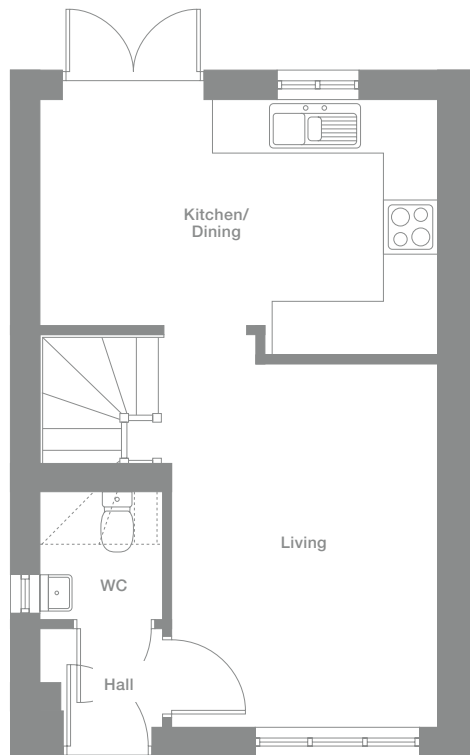
2.31m x 1.70m
7'7" x 5'7"

Floor Space

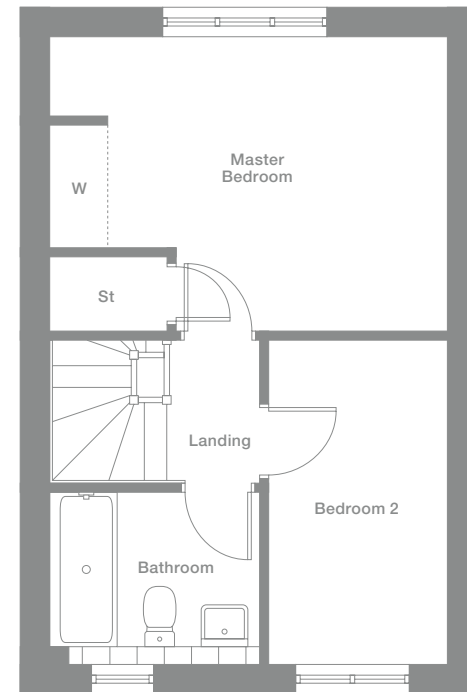
657 sq ft



Ground Floor



First Floor



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Nevis RK

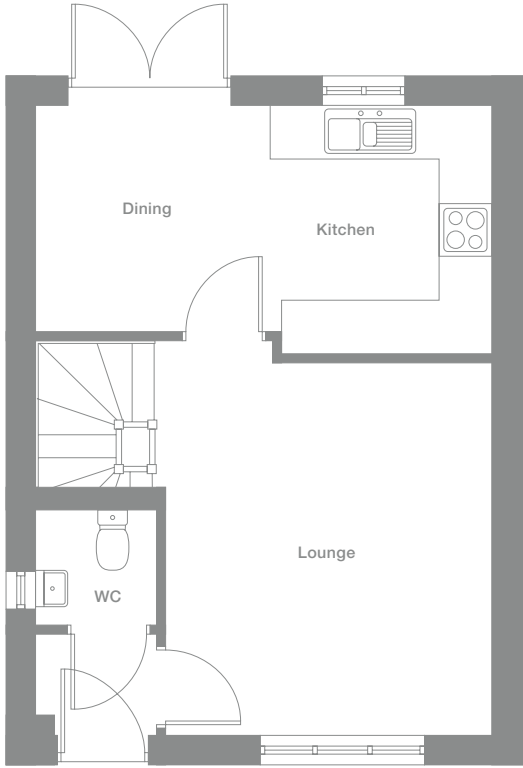
Overview
 The unusual corner staircase introduces a stylishly contemporary note, as well as an open, spacious character, to the living room of this attractive home. With its garden access, the dining room provides a delightful setting for relaxed meals.

| | |
|---------------------------------------------|-------------------------------------------------|
| Ground Floor | First Floor |
| Lounge 3.60m x 4.09m 11'10" x 13'5" | Master Bedroom 2.61m x 3.69m 8'7" x 12'1" |
| Dining 2.54m x 2.51m 8'4" x 8'3" | Bedroom 2 2.61m x 3.16m 8'7" x 10'4" |
| Kitchen 2.49m x 2.76m max 8'2" x 9'1" | Bedroom 3 2.32m x 2.32m 7'8" x 7'7" |
| WC 1.34m x 1.26m 4'5" x 4'2" | Bathroom 2.32m x 1.70m 7'8" x 5'7" |

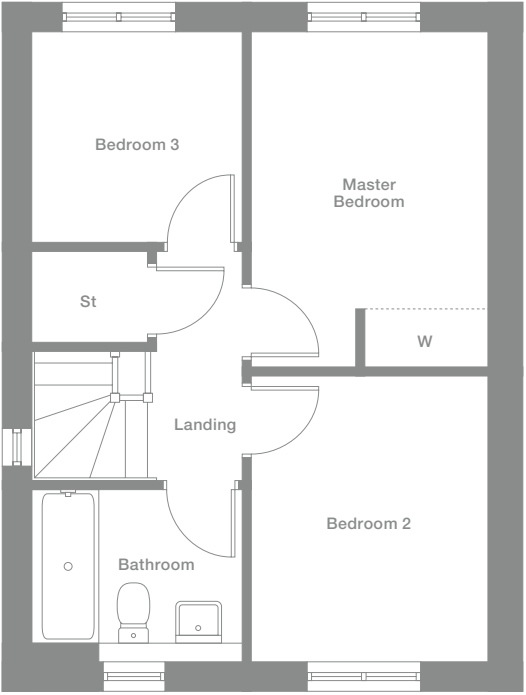
Floor Space
 754 sq ft



Ground Floor



First Floor



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Stretton

Overview

The spacious lounge opens on to a bright dining room and beautifully planned kitchen, superbly blending style and function, while dual windows and generous cupboard space add a light, airy appeal that makes the master bedroom a comfortable, relaxing retreat.

Ground Floor

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

Dining
2.17m x 3.83m max
7'2" x 12'7"

Kitchen
2.34m x 2.60m
7'8" x 8'7"

WC
0.85m x 1.66m
2'10" x 5'5"

First Floor

Master Bedroom
4.51m max x 3.14m max
14'10" x 10'4"

Bedroom 2
2.31m x 3.21m
7'7" x 10'7"

Bedroom 3
2.11m x 2.81m max
6'11" x 9'3"

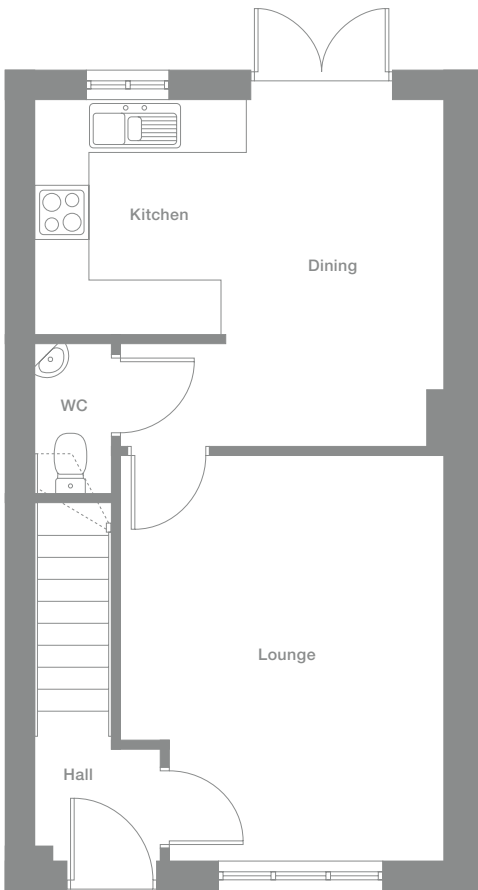
Bathroom
2.31m x 1.87m
7'7" x 6'2"

Floor Space

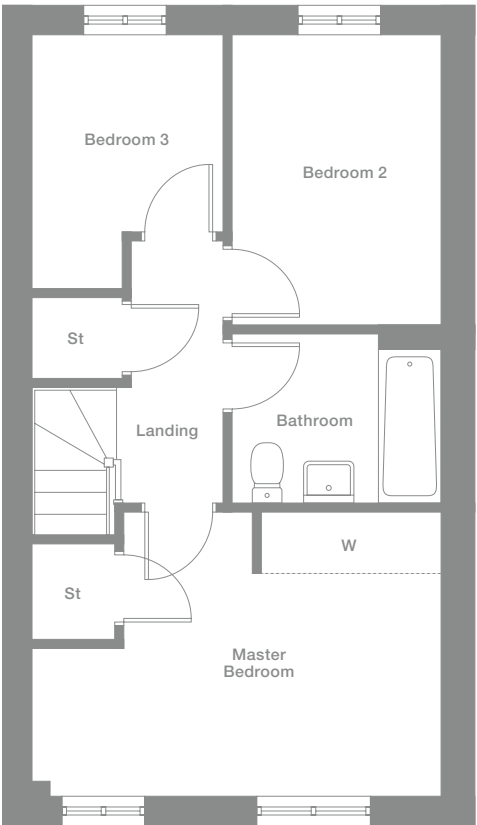
819 sq ft



Ground Floor



First Floor



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Hawthorne

Overview

While the en-suite master bedroom lends a dash of luxury to this superb family home, it is complemented by a wealth of practical features ranging from generous cupboard space to the expertly designed and equipped kitchen.

Ground Floor

- Living**
4.51m x 3.11m
14'10" x 10'3"
- Kitchen**
2.29m x 3.21m
7'6" x 10'6"
- Dining**
3.50m x 2.00m
11'6" x 6'7"
- WC**
0.94m x 2.06m
3'1" x 6'9"

First Floor

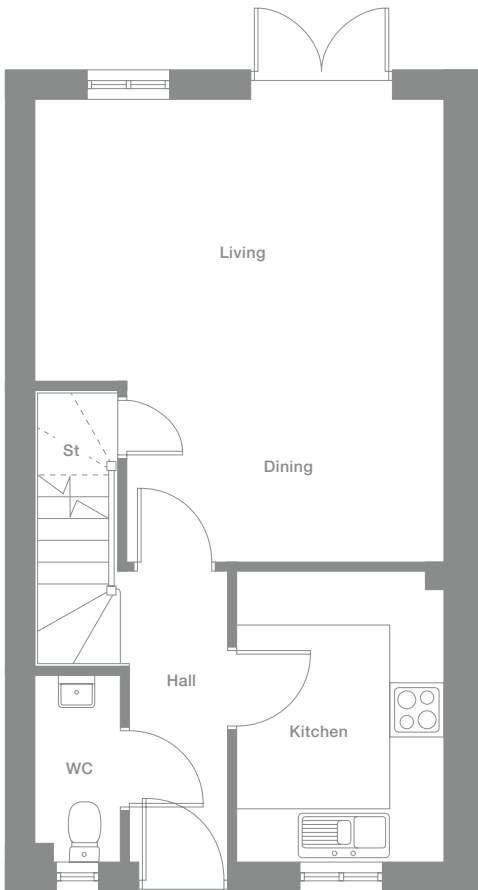
- Master Bedroom**
2.64m min x 3.21m max
8'8" x 10'6"
- En-Suite**
1.75m x 2.06m
5'7" x 6'8"
- Bedroom 2**
2.36m x 3.32m
7'9" x 10'11"
- Bedroom 3**
2.05m x 2.22m
6'9" x 7'4"
- Bathroom**
2.36m x 1.70m
7'9" x 5'7"

Floor Space

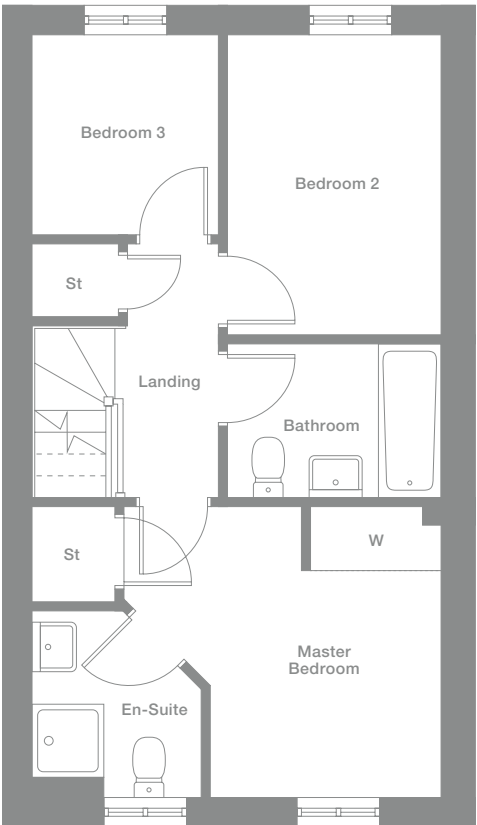
819 sq ft



Ground Floor



First Floor



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Tweed

Overview

Forming a natural hub for everyday family life, the spacious, well-equipped kitchen of the Tweed features french doors that keep the room cool and airy, and make alfresco dining an easy option on warm summer evenings.

Ground Floor

Lounge
3.29m max x 3.41m max
10'10" x 11'3"

Kitchen/Family
4.86m x 2.99m
16'0" x 9'10"

WC
1.08m max x 1.45m max
3'7" x 4'9"

First Floor

Master Bedroom
3.66m max x 3.43m max
12'0" x 11'3"

En-Suite
1.91m x 2.01m
6'4" x 6'7"

Bedroom 2
3.29m x 3.47m
10'10" x 11'5"

Bedroom 3
3.16m x 2.22m
10'4" x 7'4"

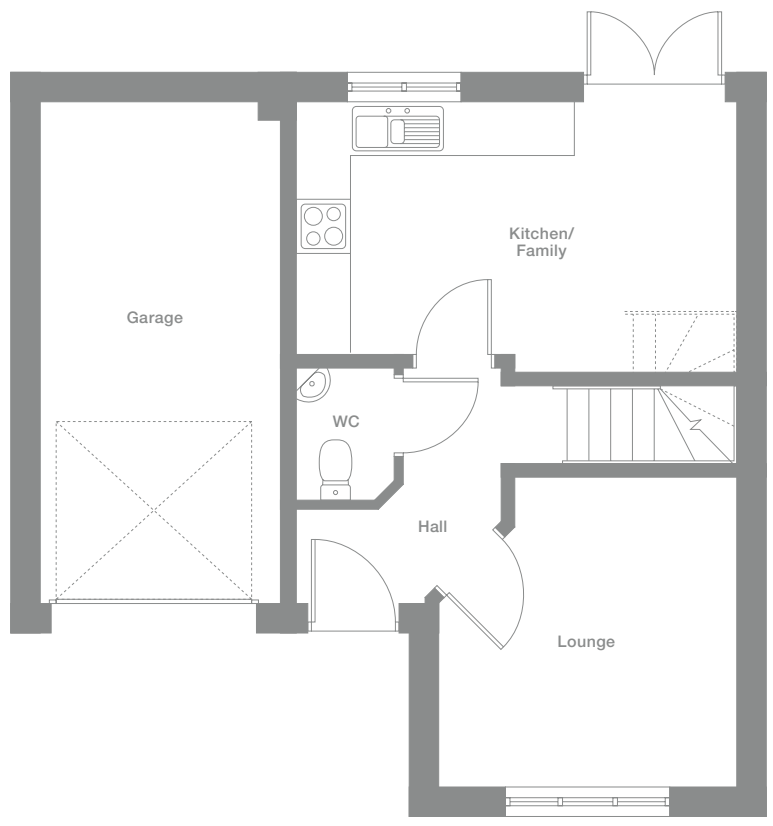
Bathroom
2.41m x 2.01m max
7'11" x 6'7"

Floor Space

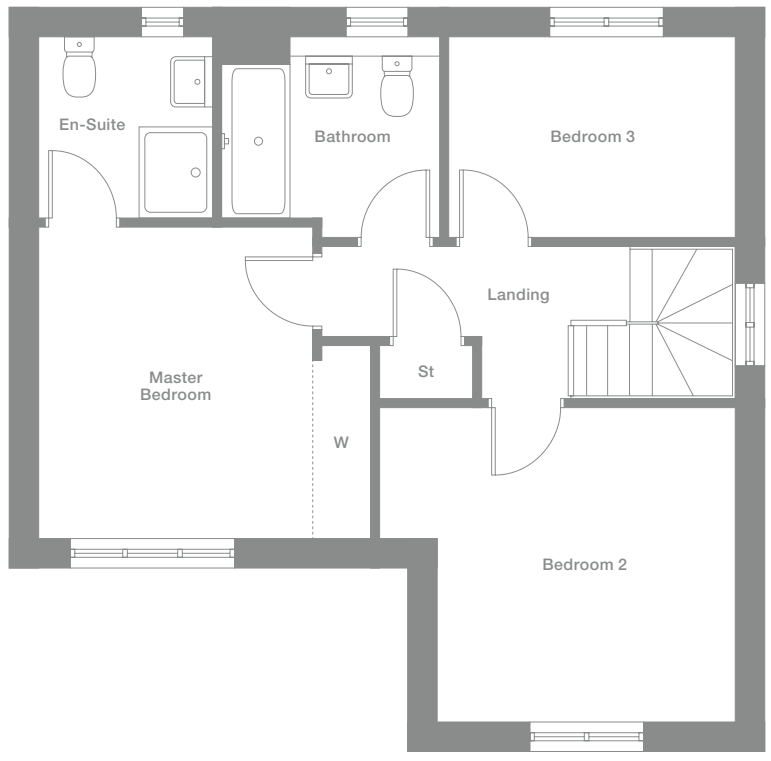
892 sq ft



Ground Floor



First Floor



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Orwell

Overview

The sheltered corner entrance that allows you to get from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

Ground Floor

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

Dining
1.95m x 3.10m
6'5" x 10'2"

Kitchen
1.85m x 3.10m
6'1" x 10'2"

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

First Floor

Master Bedroom
3.85m max x 3.24m
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
9'4" x 10'2"

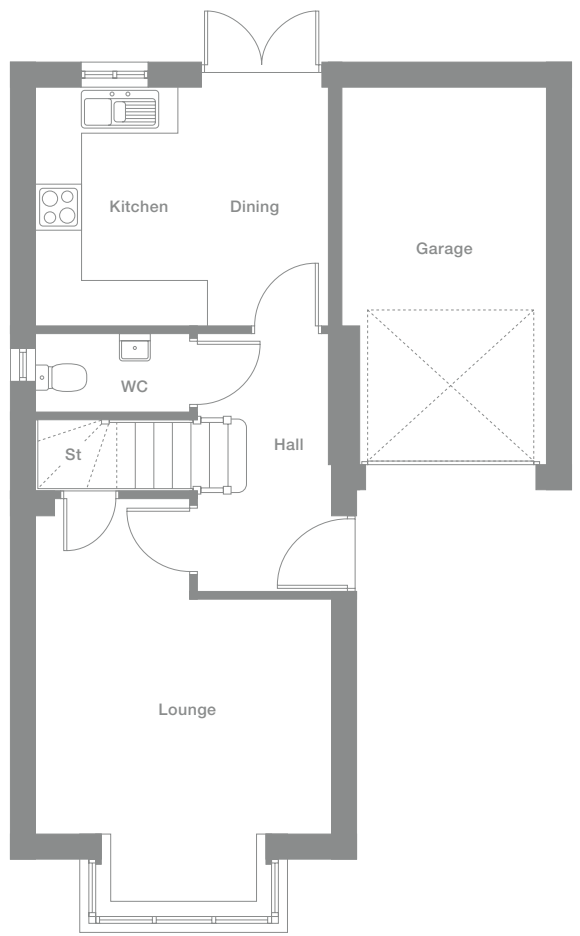
Bathroom
2.68m x 1.70m
8'10" x 5'7"

Floor Space

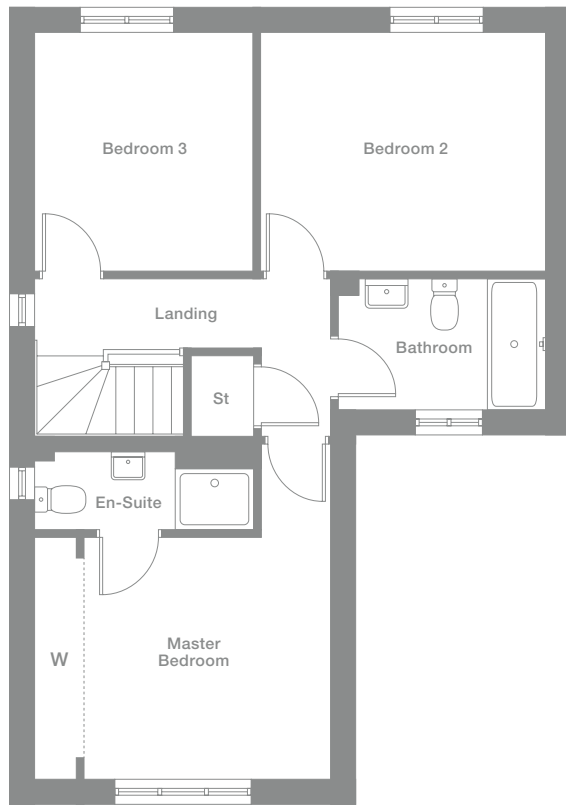
967 sq ft



Ground Floor



First Floor



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Overview

Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive lounge with a stylish traditional bay window.

Ground Floor

Lounge
3.96m max x 5.23m max
13'0" x 17'2"

Kitchen/Dining
5.42m x 3.61m
17'10" x 11'10"

WC
1.61m max x 1.51m max
5'4" x 4'11"

First Floor

Master Bedroom
3.96m max x 2.67m
13'0" x 8'9"

En-Suite
1.79m x 1.61m
5'11" x 5'4"

Bedroom 2
3.55m x 2.64m
11'8" x 8'8"

Bedroom 3
1.78m x 3.64m
5'10" x 11'11"

Bedroom 4
2.51m max x 2.56m max
8'3" x 8'5"

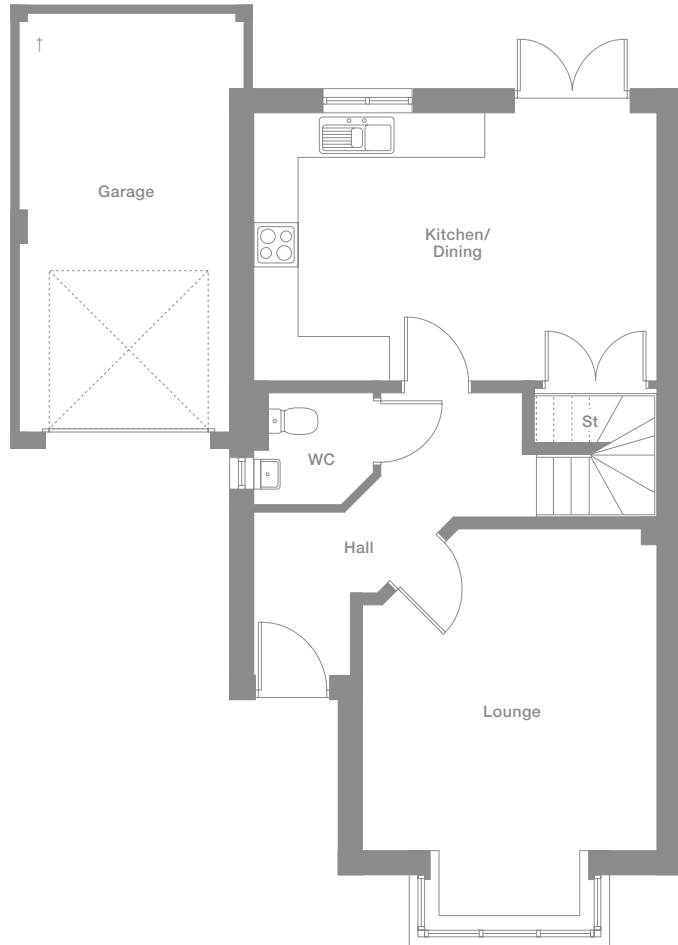
Bathroom
2.51m max x 2.17m max
8'3" x 7'1"

Floor Space

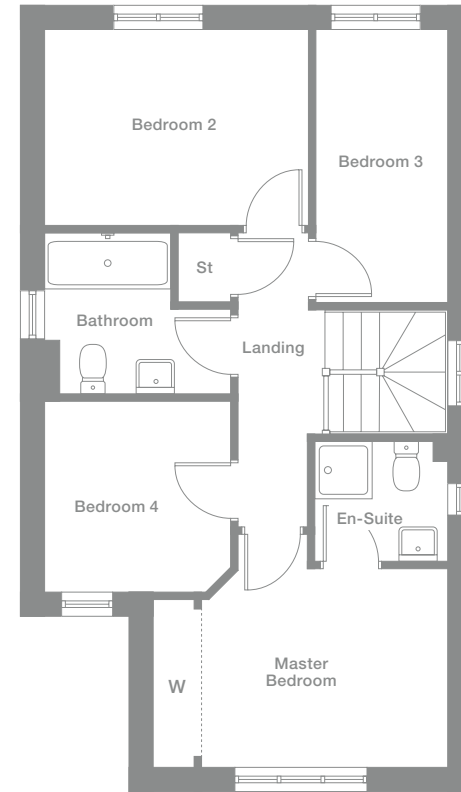
1,105 sq ft



Ground Floor



First Floor



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† Garage location may vary

Buchan

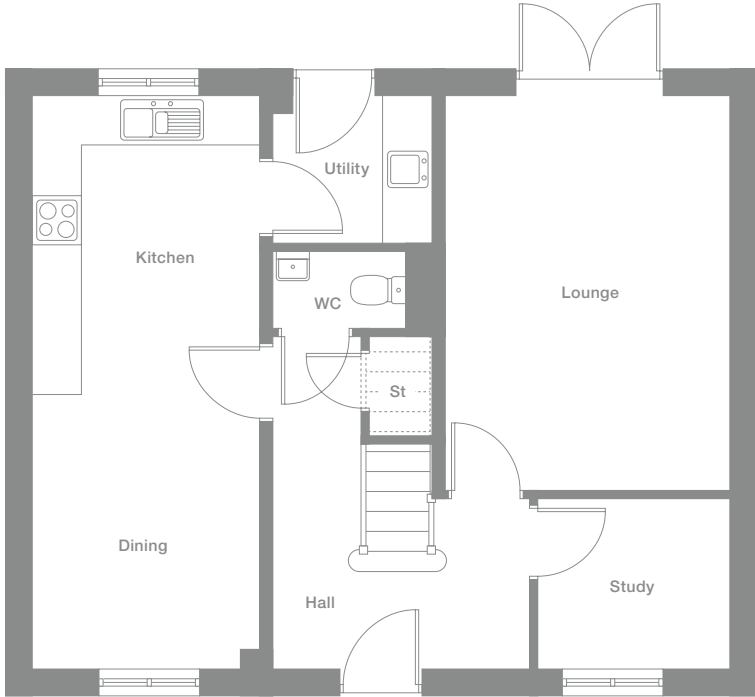
Overview
 Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

- Ground Floor**
 Lounge
 3.45m x 4.79m
 11'4" x 15'9"
- Dining
 2.76m x 3.32m
 9'1" x 10'11"
- Kitchen
 2.76m x 3.63m
 9'1" x 11'11"
- WC
 1.62m x 0.94m
 5'4" x 3'1"
- Utility
 1.93m x 1.79m
 6'4" x 5'11"
- Study
 2.32m x 2.06m
 7'7" x 6'9"
- First Floor**
 Master Bedroom
 3.50m max x 3.79m max
 11'6" x 12'5"
- En-Suite
 2.23m max x 2.04m max
 7'4" x 6'8"
- Bedroom 2
 2.80m max x 3.76m max
 9'2" x 12'4"
- Bedroom 3
 2.51m x 3.09m
 8'3" x 10'2"
- Bedroom 4
 2.41m x 3.06m
 7'11" x 10'1"
- Bathroom
 3.04m max x 1.70m max
 10'0" x 5'7"

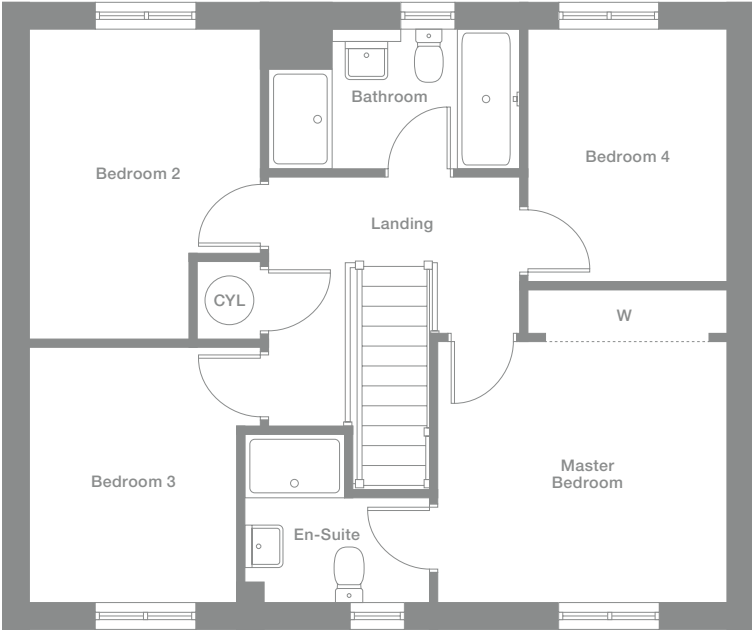
Floor Space
 1,264 sq ft



Ground Floor



First Floor



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Fenwick

Overview

The sheltered corner entrance opens on to an interior of real distinction. From the bay window in the lounge, and the french doors and utility room that make the kitchen so special, to the gallery landing and the two en-suite bedrooms, this is a superb family home.

Ground Floor

- Lounge**
3.85m max x 5.48m max
12'8" x 18'0"
- Dining**
2.25m x 3.26m
7'5" x 10'9"
- Kitchen**
3.35m x 3.26m
11'0" x 10'9"
- WC**
0.90m x 1.95m
3'0" x 6'5"
- Utility**
1.90m x 1.95m
6'3" x 6'5"

First Floor

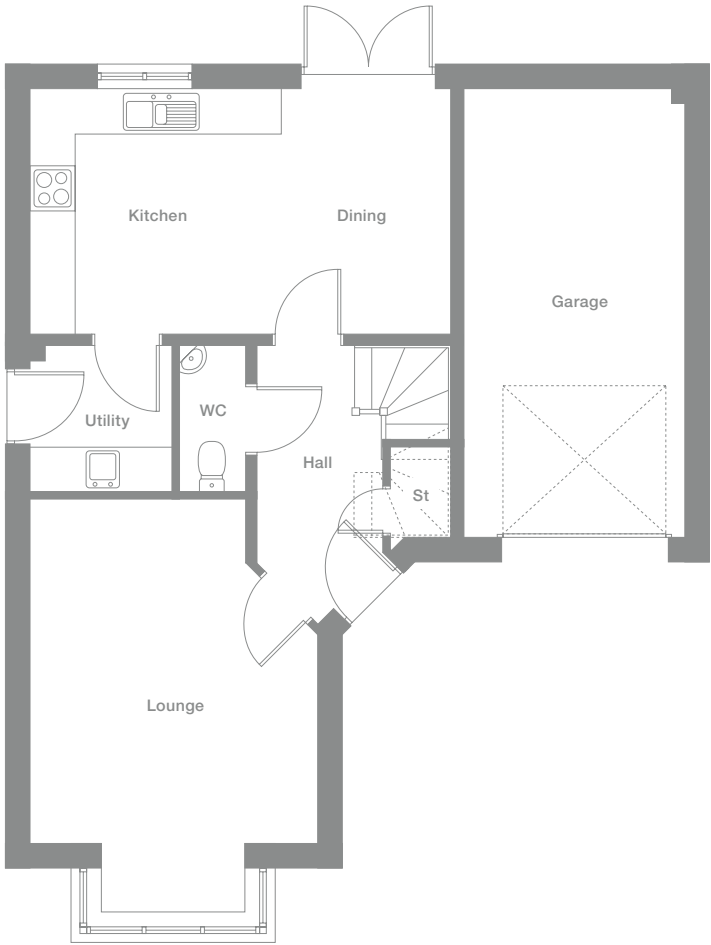
- Master Bedroom**
3.85m max x 3.29m
12'8" x 10'10"
- En-Suite 1**
2.79m x 1.21m
9'2" x 4'0"
- Bedroom 2**
3.81m max x 4.68m max
12'6" x 15'4"
- En-Suite 2**
2.58m x 1.21m
8'6" x 4'0"
- Bedroom 3**
2.79m x 3.18m
9'2" x 10'5"
- Bedroom 4**
2.99m x 2.00m
9'10" x 6'7"
- Bathroom**
2.79m max x 2.07m max
9'2" x 6'9"

Floor Space

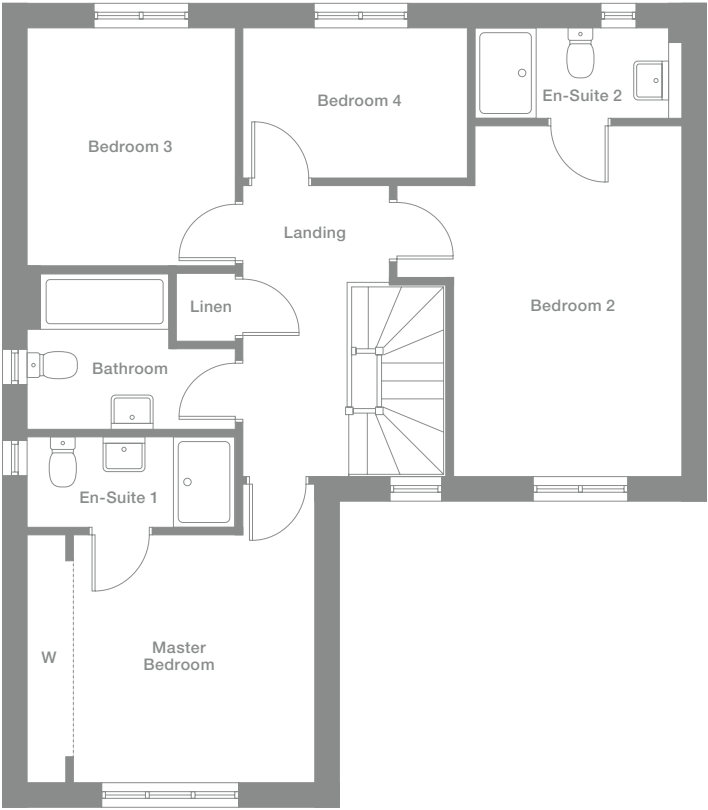
1,288 sq ft



Ground Floor



First Floor



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Wells

Overview

From the impressive entrance and feature staircase to the lounge that opens onto a sheltered area of garden, and the sumptuous master bedroom suite, every detail of the Wells demonstrates that innovative, stylish design can also be immensely practical.

Ground Floor

- Lounge**
3.36m x 5.33m
11'0" x 17'6"
- Dining**
2.92m x 3.08m
9'7" x 10'1"
- Kitchen**
2.92m x 3.03m
9'7" x 9'11"
- WC**
2.12m x 1.07m
7'0" x 3'6"
- Utility**
1.97m x 1.76m
6'6" x 5'9"
- Study**
2.68m max x 2.46m max
8'10" x 8'1"

First Floor

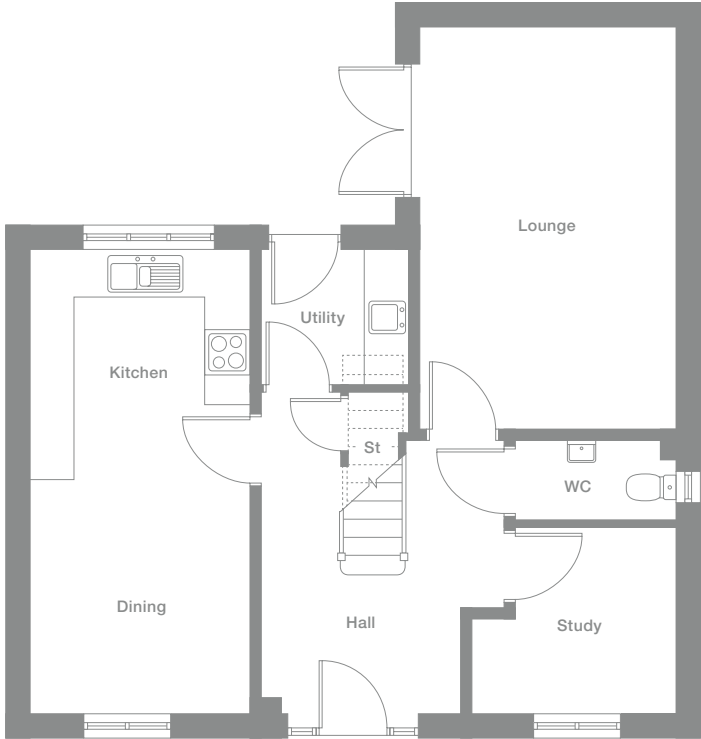
- Master Bedroom**
3.42m x 3.53m
11'3" x 11'7"
- En-Suite**
1.90m x 2.01m
6'3" x 6'7"
- Bedroom 2**
3.36m max x 3.54m max
11'0" x 11'8"
- Bedroom 3**
3.06m x 3.53m
10'1" x 11'7"
- Bedroom 4**
2.93m max x 2.49m max
9'7" x 8'2"
- Bathroom**
2.34m x 1.82m
7'8" x 6'0"

Floor Space

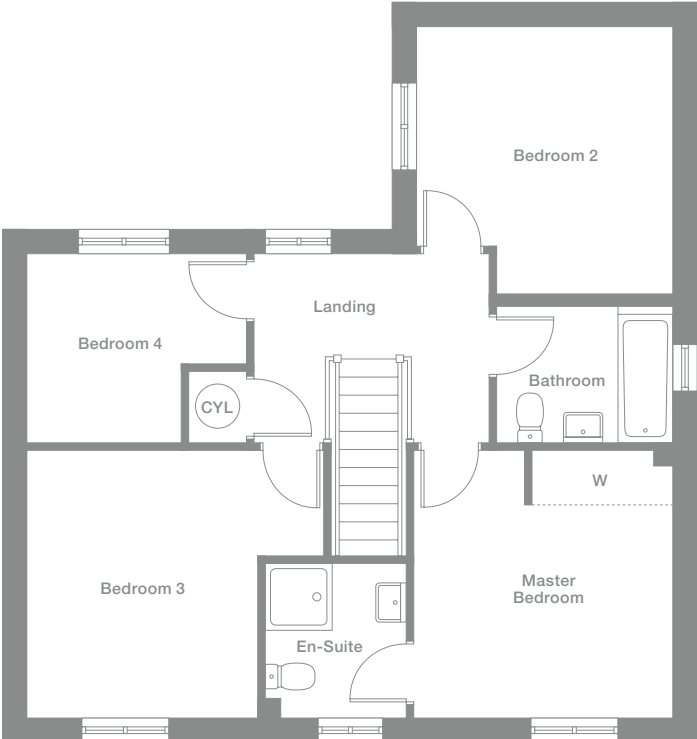
1,344 sq ft



Ground Floor



First Floor



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Chadwick

Overview

The impressive bay windowed lounge shares the ground floor with a superb family kitchen featuring a dining area enhanced by french doors opening to the garden. Two of the four bedrooms are en-suite, adding a dash of luxury to this comfortable home.

Ground Floor

- Lounge**
3.26m x 6.51m max
10'9" x 21'5"
- Breakfast/Dining**
3.71m max x 3.06m max
12'2" x 10'0"
- Kitchen**
3.03m x 3.06m max
9'11" x 10'0"
- WC**
0.93m x 2.02m
3'1" x 6'8"
- Utility**
1.81m x 1.90m max
5'11" x 6'3"

First Floor

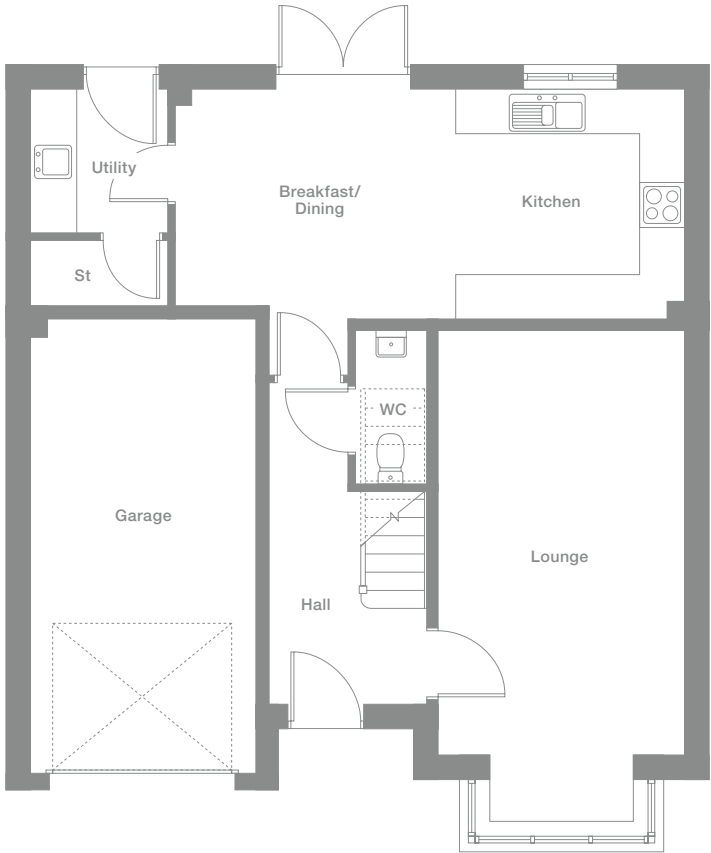
- Master Bedroom**
3.26m x 4.43m
10'9" x 14'7"
- En-Suite 1**
2.27m max x 1.40m max
7'6" x 4'7"
- Bedroom 2**
4.59m max x 3.19m
15'1" x 10'6"
- En-Suite 2**
3.10m max x 1.80m max
10'2" x 5'11"
- Bedroom 3**
3.34m x 2.80m
10'11" x 9'3"
- Bedroom 4**
3.10m max x 2.97m
10'2" x 9'9"
- Bathroom**
2.01m x 1.70m
6'7" x 5'7"

Floor Space

1,400 sq ft



Ground Floor



First Floor



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Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

Ground Floor

- Lounge**
4.36m max x 4.21m
14'4" x 13'10"
- Dining**
3.51m x 3.16m
11'6" x 10'5"
- Kitchen**
3.51m x 3.70m
11'6" x 12'2"
- WC**
0.90m x 1.45m
2'11" x 4'9"
- Utility**
2.12m x 1.76m
7'0" x 5'9"
- Study**
2.46m x 2.55m
8'1" x 8'5"

First Floor

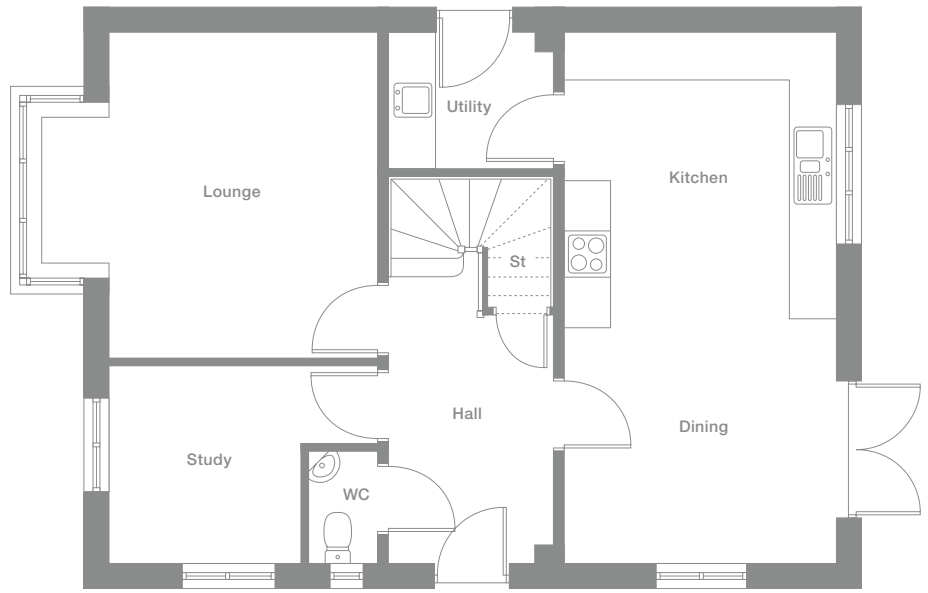
- Master Bedroom**
3.57m x 4.35m max
11'9" x 14'3"
- En-Suite**
2.12m x 1.76m
7'0" x 5'9"
- Bedroom 2**
3.51m x 4.26m max
11'7" x 14'0"
- Bedroom 3**
3.46m max x 2.50m max
11'4" x 8'3"
- Bedroom 4**
3.51m max x 2.41m max
11'6" x 7'11"
- Bathroom**
2.24m x 1.70m
7'4" x 5'7"

Floor Space

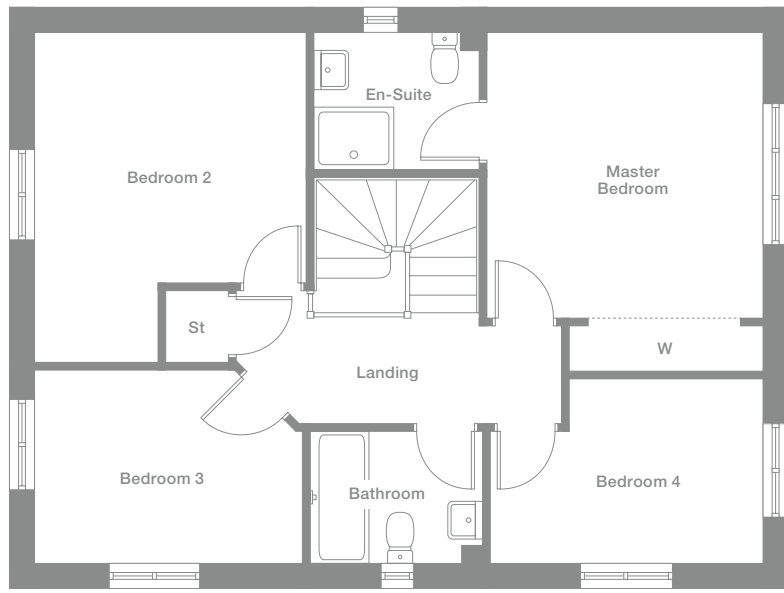
1,408 sq ft



Ground Floor



First Floor



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Buttermere

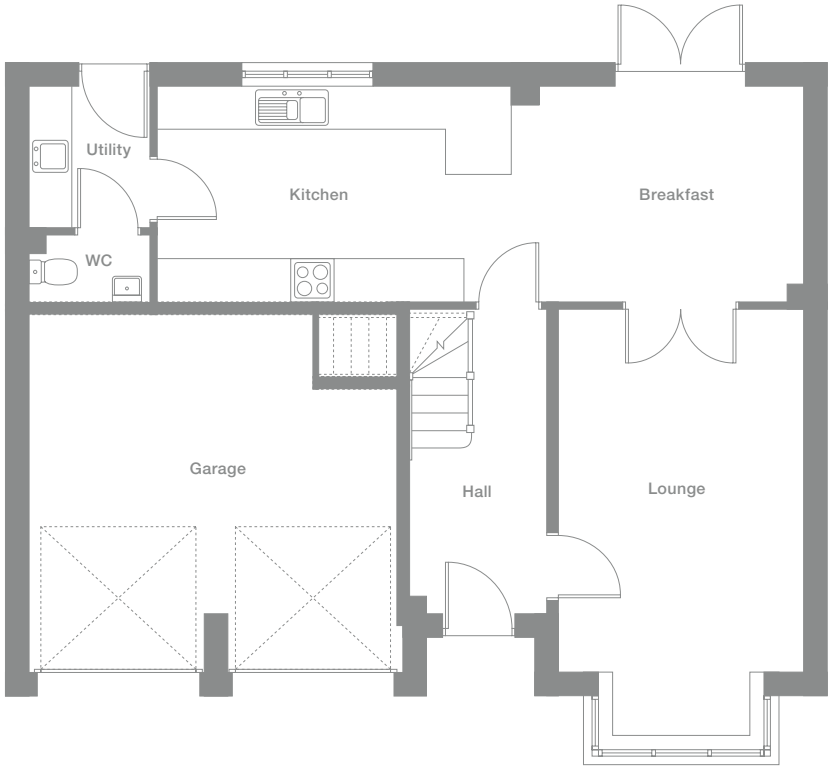
Overview
 With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

- Ground Floor**
- Lounge
3.39m x 5.91m max
11'2" x 19'5"
- Kitchen
4.88m x 2.98m
16'0" x 9'9"
- Breakfast
4.03m x 2.98m
13'3" x 9'9"
- WC
1.67m x 0.92m
5'6" x 3'0"
- Utility
1.67m x 1.96m
5'6" x 6'5"
- First Floor**
- Master Bedroom
2.80m x 5.18m
9'2" x 17'0"
- En-Suite 1
1.85m x 2.00m
6'1" x 6'7"
- Bedroom 2
3.39m x 3.64m max
11'2" x 11'11"
- En-Suite 2
1.64m max x 2.05m max
5'5" x 6'9"
- Bedroom 3
3.20m x 3.05m
10'6" x 10'0"
- En-Suite 3
2.38m x 1.21m
7'10" x 4'0"
- Bedroom 4
2.55m max x 3.17m max
8'5" x 10'5"
- Bedroom 5
3.25m x 2.00m
10'8" x 6'7"
- Bathroom
2.08m x 2.00m
6'10" x 6'7"

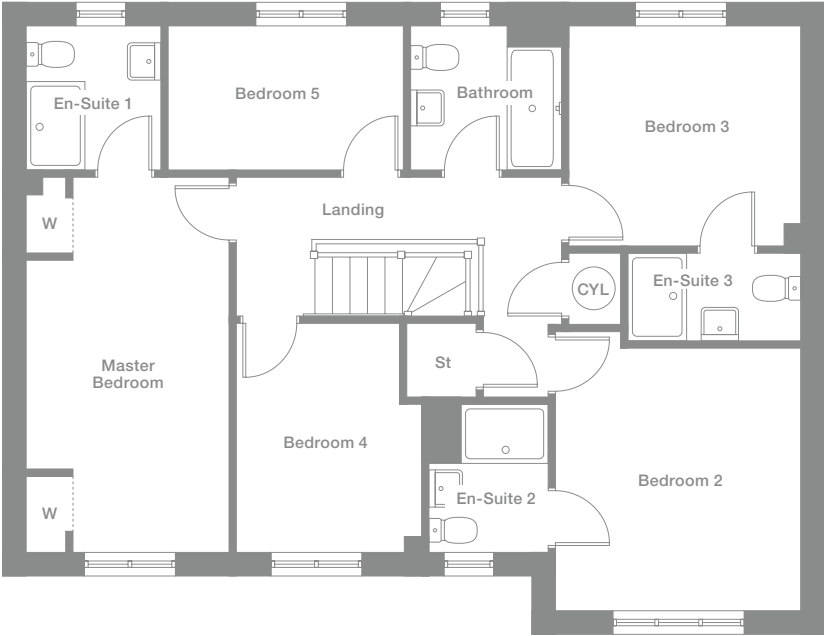
Floor Space
 1,509 sq ft



Ground Floor



First Floor



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Jura

Overview

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

Ground Floor

Lounge
3.58m x 5.49m max
11'9" x 18'0"

Dining
3.14m x 2.85m
10'4" x 9'4"

Kitchen
3.99m x 2.85m
13'1" x 9'4"

Family
3.14m x 2.85m
10'4" x 9'4"

WC
0.85m x 1.95m
2'9" x 6'5"

Utility
2.25m x 1.95m
7'5" x 6'5"

First Floor

Master Bedroom
4.89m max x 4.27m max
16'1" x 14'0"

En-Suite 1
2.17m x 1.97m
7'2" x 6'6"

Bedroom 2
3.06m x 3.57m
10'1" x 11'9"

En-Suite 2
2.01m max x 1.86m max
6'7" x 6'1"

Bedroom 3
3.71m x 2.91m
12'2" x 9'7"

Bedroom 4
3.28m x 2.91m max
10'9" x 9'7"

Bedroom 5
3.63m max x 2.63m max
11'11" x 8'8"

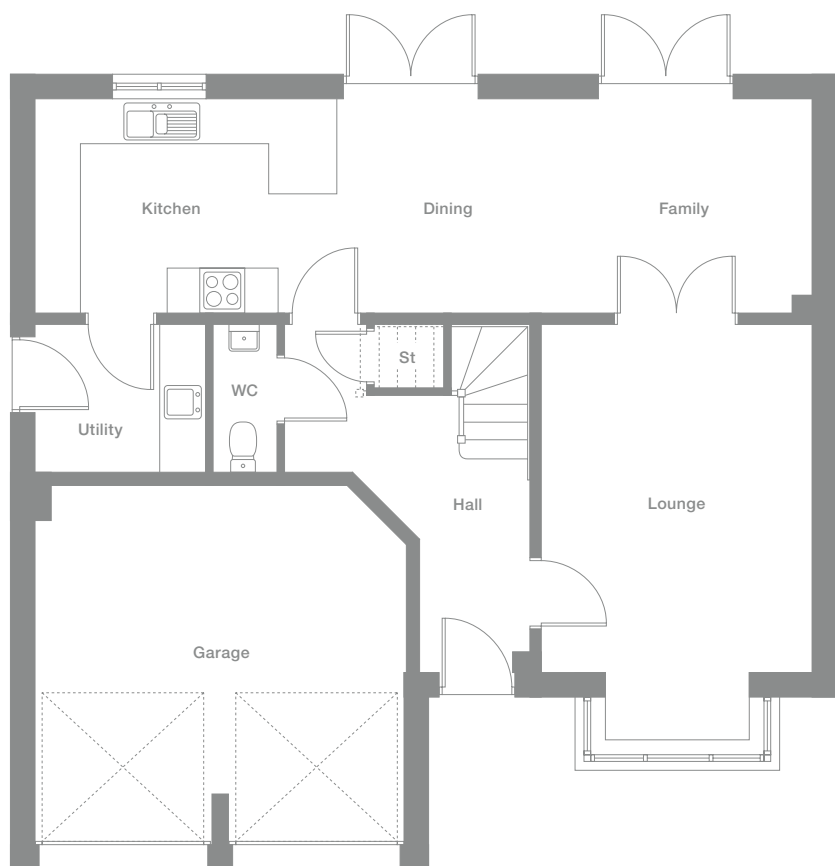
Bathroom
2.60m max x 1.87m
8'6" x 6'2"

Floor Space

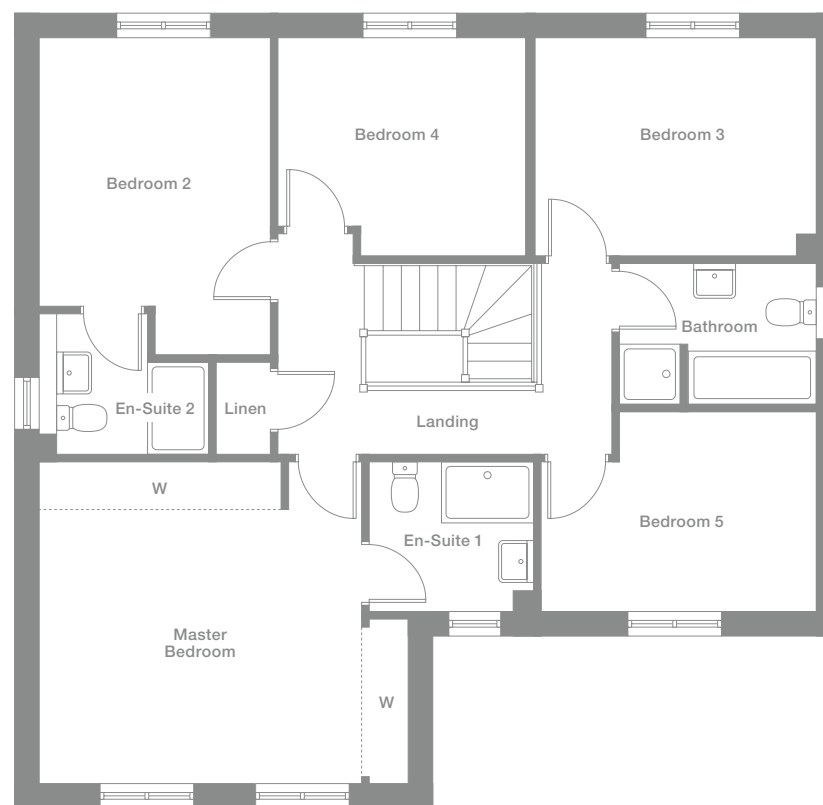
1,679 sq ft



Ground Floor



First Floor



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Plots may be a mirror image of plans shown above

Please note: Elevational treatments may vary depending on plot. Please speak to Sales Adviser for details

- ✓ Standard
- Optional Extra
- Not Available

| | Chaucer | Bede | Twain RL | Yare | Nevis RK | Stretton | Hawthorne | Tweed | Orwell | Esk | Buchan | Fenwick | Wells | Chadwick | Stevenson | Buttermere | Jura |
|-------------------------------------------------------------------------------------------------------|---------|------|----------|------|----------|----------|-----------|-------|--------|-----|--------|---------|-------|----------|-----------|------------|------|
| Kitchens | | | | | | | | | | | | | | | | | |
| Contemporary styled fitted kitchen with choice of frontals | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Square PVC edged worktop with upstand to wall | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel chimney hood and splashback to hob | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated hood with frontal match door | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Stainless steel 4-burner gas hob | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Upgraded hob (range of options available) | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Stainless steel single fan oven | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel single multi-function fan oven | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Stainless steel double fan oven | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Integrated fridge/freezer | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Plumbing and electrics for washing machine | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated washing machine | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Plumbing and electrics for dishwasher | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated dishwasher | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| LED downlighters to underside of wall units | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| LED downlighters to ceiling | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Brushed stainless steel sockets and switches | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Ceramic floor tiles | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Bathrooms | | | | | | | | | | | | | | | | | |
| Ideal Standard's contemporary styled 'Concept Cube' bathroom suite | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Soft close toilet seat to bathroom only | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Soft close toilet seats to other areas | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Lever operate chrome monobloc mixer taps (to basin only) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Concealed thermostatic valve with wall mounted control and overflow filler to bath | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| At least one complete shower | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Low profile shower tray with stainless steel framed clear glass enclosure (en-suites only) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Shaver point to en-suite | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| LED downlighters to wet areas | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Full height ceramic tiling to shower area | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Half height ceramic tiling to wet walls only incorporating bath or basin (bathroom and en-suite only) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 900mm wide splashback panel to basin in WC's | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ceramic floor tiles | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |

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Specification

- ✓ Standard
- Optional Extra
- Not Available

| | Chaucer | Bede | Twain RL | Yare | Nevis RK | Stretton | Hawthorne | Tweed | Orwell | Esk | Buchan | Fenwick | Wells | Chadwick | Stevenson | Buttermere | Jura |
|--------------------------------------------------------------------------------------------------------------|---------|------|----------|------|----------|----------|-----------|-------|--------|-----|--------|---------|-------|----------|-----------|------------|------|
| Electrical | | | | | | | | | | | | | | | | | |
| Mains wired with battery back-up smoke detectors | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Sealed battery operated carbon monoxide detector | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Power and lighting to garage | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| TV socket to lounge and master bedroom | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| BT socket | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| LED porch light with PIR | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Front doorbell and chime | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Intruder alarm | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| USB charging point to kitchen | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Heating | | | | | | | | | | | | | | | | | |
| Gas central heating throughout | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Thermostatically controlled radiators to all rooms (except where thermostat is fitted) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Myson Touch heating controller | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Chrome towel radiator to bathroom/en-suite (where layout permits) | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Exterior | | | | | | | | | | | | | | | | | |
| Double glazed PVCu windows (where planning permits) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Double glazed PVCu french casement doors to patio (where layout permits) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PVCu fascias, soffits and gutters (where planning permits) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Multi-point door locking system to front and rear doors | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Up-and-over steel garage door | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| House numbers ready fitted | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Outside cold water tap | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Decorative | | | | | | | | | | | | | | | | | |
| Stop chamfer moulded spindles and newels to staircase with oak finished handrail | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ovolo moulded skirting boards and architraves | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ladder style 4 panel moulded internal doors with chrome lever on rose door handles | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Smooth finish ceilings, painted in white emulsion | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Walls painted in white emulsion | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Woodwork painted white | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Fitted sliding wardrobe system to master bedroom only | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Fitted sliding wardrobe system to other bedrooms | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Landscaping | | | | | | | | | | | | | | | | | |
| Turf to front garden | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1,800mm high, fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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The Miller Difference

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.

"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

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 sales adviser 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 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.

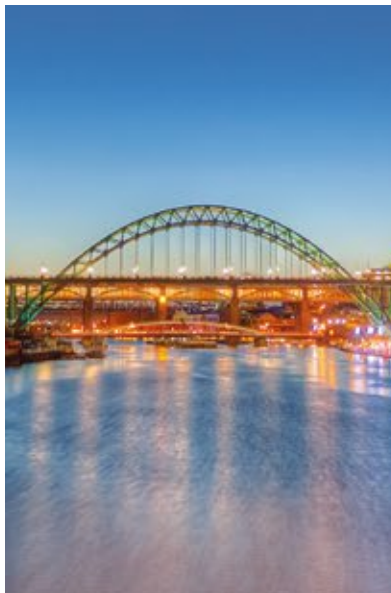
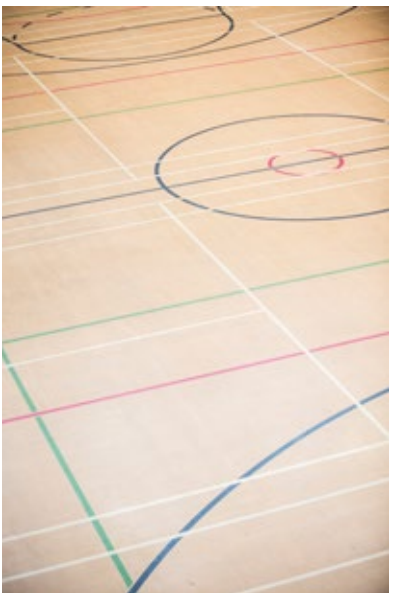
For your future

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.



Blyth Sports Centre includes a swimming pool, state-of-the-art gym, squash courts, sports hall, sauna and steam room and a popular children's play area. The town's superb South Beach offers long invigorating walks along the sands, and Ridley Park near the town centre is a wonderful mixture of woods, formal gardens and play areas. Cycle paths through the park link with the National Cycle Network Route 1 for long-distance off-road riding. Blyth Golf Club, a mature, tree-lined parkland course, is just half a mile from Portland Wynd.

The local shopping area at Plessey Road, half a mile away, includes a Co-op supermarket, a pharmacy, a bakery and a greengrocer. The shops in Blyth town centre, mostly found around Waterloo Road, include the Keel Row Centre which incorporates several high street fashion and lifestyle names in a modern mall setting. Blyth also has the largest open-air market in Northumberland, with stalls ranging from fresh food and plants to crafts and second-hand books. Market days are Tuesday, Friday and Saturday.

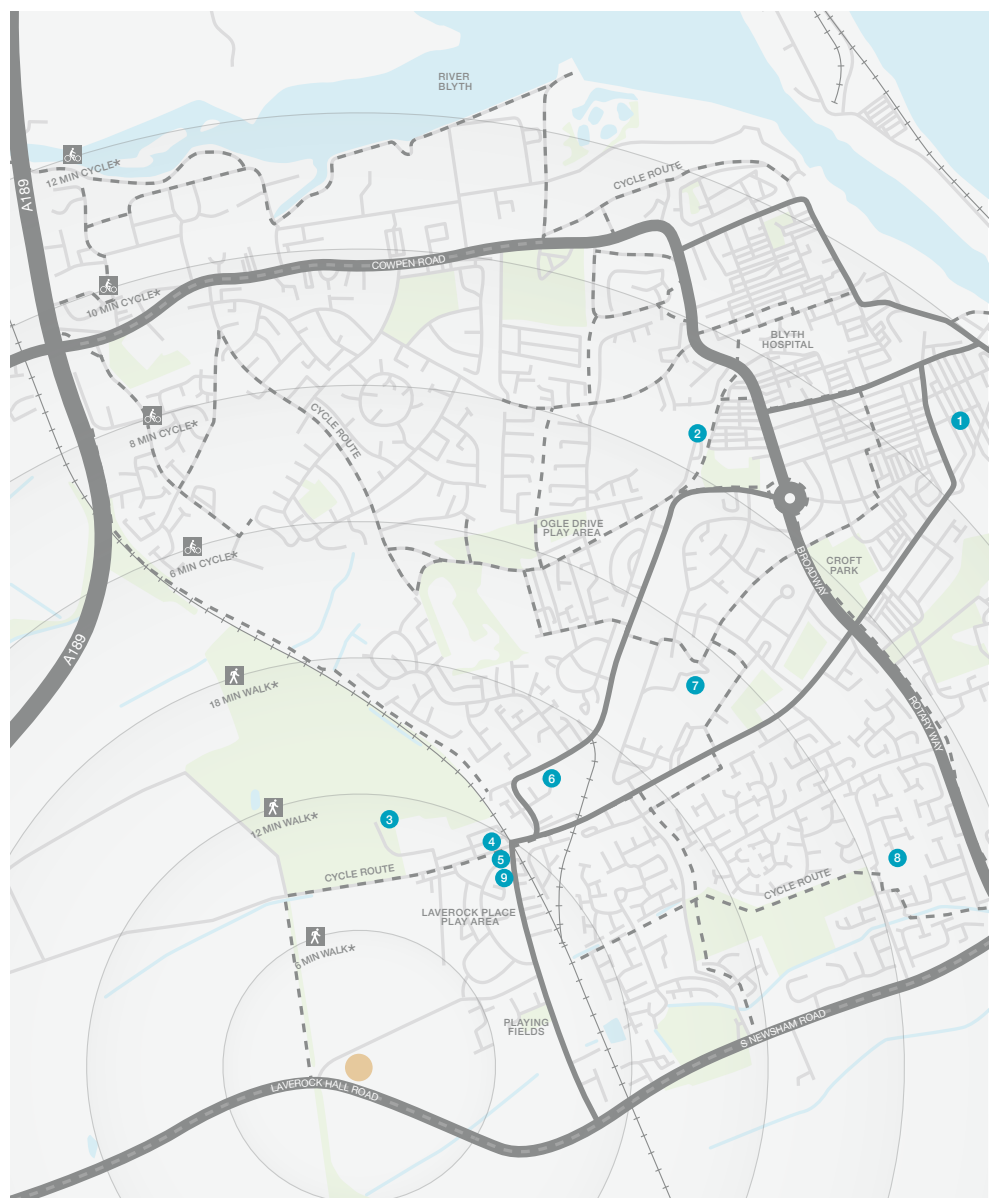


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.

Newsham Primary School is ten minutes walk from Portland Wynd. Bede Academy, also within walking distance, is a foundation school providing primary education in its south building and a secondary school with a strong focus on engineering as well as sports and music in the nearby north building.

The large medical practice in Newsham Surgery is just quarter of a mile from Portland Wynd. The development is just two miles from the A189 and around 20 minutes drive from the centre of Newcastle. Trains from Cramlington Station, three and a half miles away, reach Newcastle in less than 15 minutes, and the frequent X10 and X11 bus services between Blyth town centre and Newcastle stop near Portland Wynd.

There are recycling receptacles for glass bottles and jars, textiles and shoes in the car park of the playing fields at Sandringham Drive, a few minutes walk from the development.



- 1 Phoenix Theatre
37a Beaconsfield Street
01670 367 228
- 2 Blyth Sports Centre
Bolam Park
01670 542 222
- 3 Blyth Golf Club
Plessey Road
01670 540 110
- 4 Boots Pharmacy
514 Plessey Road
01670 366 198
- 5 Newsham Co-op
2-6 Newcastle Road
01670 363 302
- 6 Newsham Primary School,
Warwick Street
01670 353 124
- 7 Bede Academy North
Sixth Avenue
01670 545 111
- 8 Bede Academy South
Shearwater Way
01670 545 111
- 9 Waterloo Medical Group,
Newsham Surgery,
61 Newcastle Road
01670 355 440

* 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
3.0km = 7 to 12 mins cycle
3.5km = 8 to 14 mins cycle



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
0800 840 8490

From the A189 Northbound

At the intersection between the A19 and the A189, stay on the A189 following signs for Cramlington. A little over two miles further on leave the A189 at the exit for Seaton Delaval, then at the roundabout take the third exit to join the A1061, signposted for Blyth, and follow signs for Blyth through the next junction. After a mile and a quarter, at the roundabout follow signs for the B1523 and Newsham. Around 300 yards on, the entrance to Portland Wynd is on the left.

From the A189 Southbound

After crossing the River Blyth, carry on past the first turn-off for Blyth, then leave the A189 at the junction around a mile and a quarter further on, signposted for Port of Blyth and South Harbour. At the next roundabout take the first exit to join the A1061, signposted for Blyth. After a mile and a quarter, at the roundabout follow signs for the B1523 and Newsham. Around 300 yards on, the entrance to Portland Wynd is on the left.

Sat Nav: NE24 4TA



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.

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CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

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Why Miller?

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.

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