



Portland Wynd  
Blyth

mill

# er

homes

*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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- 

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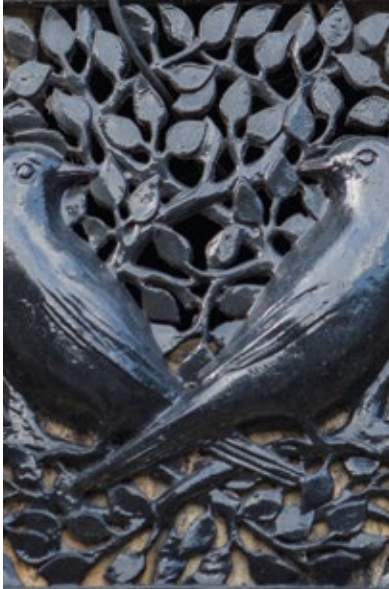
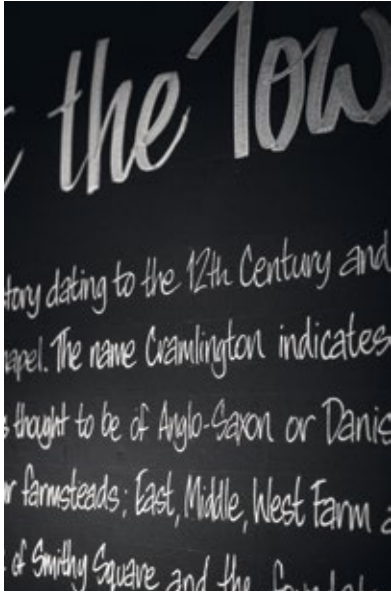
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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





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.

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



# 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

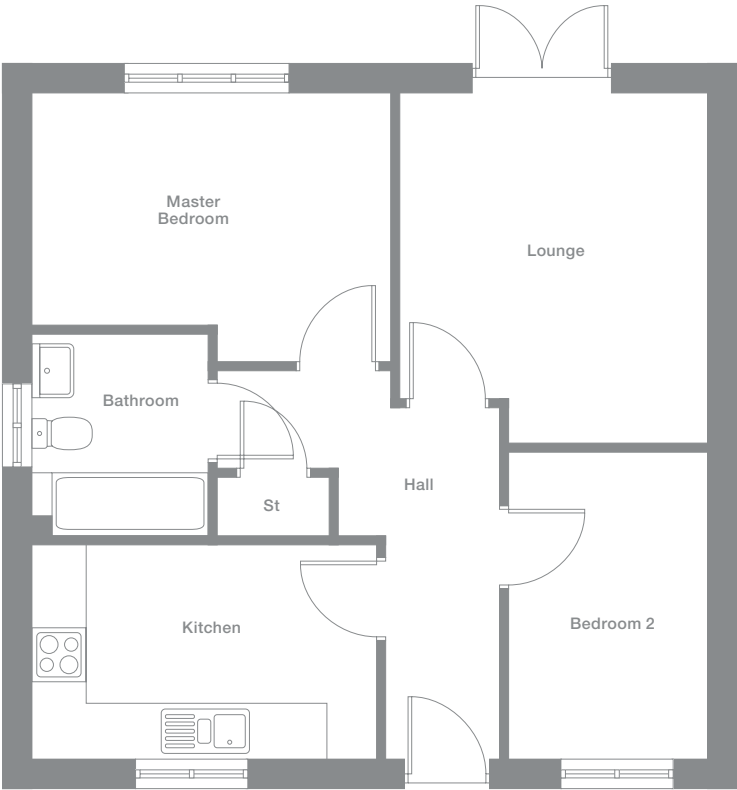
- Lounge  
3.34m max x 3.81m max  
11'0" x 12'6"
- Kitchen  
3.75m x 2.31m  
12'4" x 7'7"
- Master Bedroom  
3.90m max x 2.92m max  
12'10" x 9'7"
- Bedroom 2  
2.15m x 3.33m  
7'1" x 10'11"
- Bathroom  
1.92m x 2.19m  
6'4" x 7'2"

## Floor Space

583 sq ft



## Ground Floor



Discover  
the Miller  
difference

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# Fairmont

### Overview

The welcoming canopy ornamenting the entrance introduces a practical, comfortable home. The staircase is stylishly integrated into the lounge, adding contemporary ambience while maximising the sense of space, and the inviting kitchen features french doors that bring an attractive focal point to the dining area.

### Ground Floor

Lounge  
3.74m x 4.16m  
12'3" x 13'8"

Kitchen/Dining  
3.74m x 2.46m  
12'3" x 8'1"

WC  
1.42m x 1.09m  
4'8" x 3'7"

### First Floor

Master Bedroom  
3.74m x 2.66m  
12'3" x 8'9"

Bedroom 2  
3.74m x 2.40m  
12'3" x 7'10"

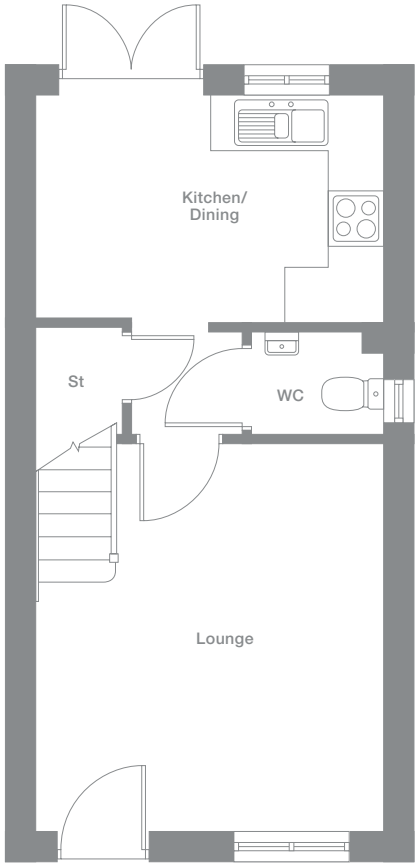
Bathroom  
1.70m x 1.94m  
5'7" x 6'5"

### Floor Space

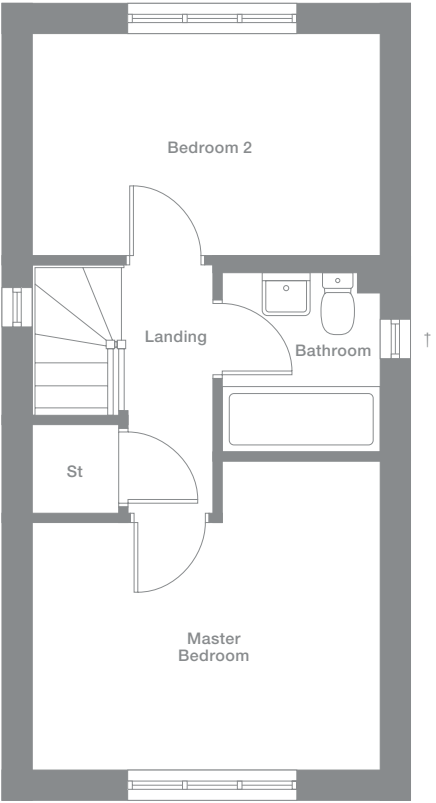
636 sq ft



### Ground Floor



### First Floor



† Window to gable end plots only, please speak to Development Sales Manager for details

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# Clermont

### Overview

A bright, generously proportioned landing leads to an open plan living area, where windows to front and rear fill the space with natural light and create a stylish setting for relaxed entertaining. The master bedroom is en-suite, and the second bedroom incorporates a useful cupboard.

### Ground Floor

Hall  
1.23m x 2.00m  
4'0" x 6'6"

### First Floor

Living  
3.68m x 3.72m  
12'1" x 12'3"

Kitchen/Dining  
4.07m max x 2.25m  
13'4" x 7'5"

Master Bedroom  
2.50m x 3.90m  
8'3" x 12'10"

En-Suite  
1.56m x 2.11m  
5'1" x 6'11"

Bedroom 2  
2.52m x 3.74m  
8'3" x 12'3"

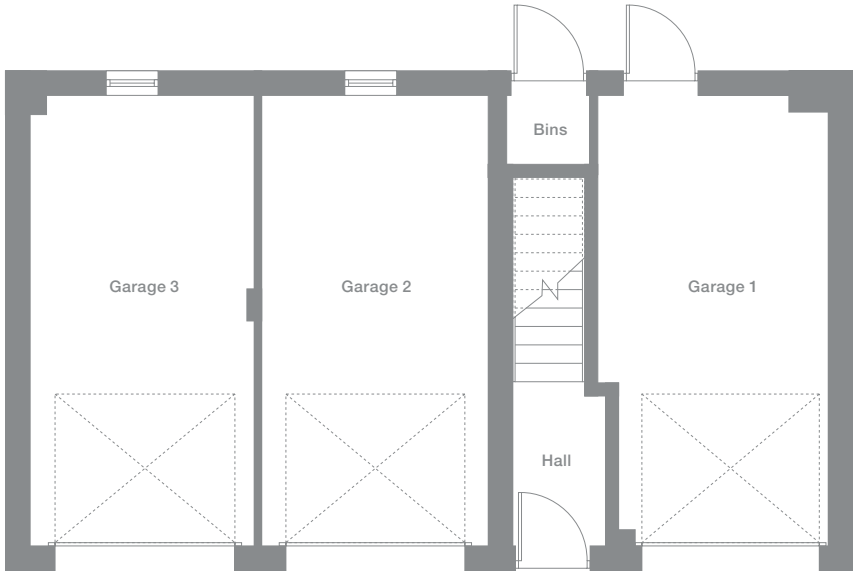
Bathroom  
1.96m x 1.92m  
6'5" x 6'4"

### Floor Space

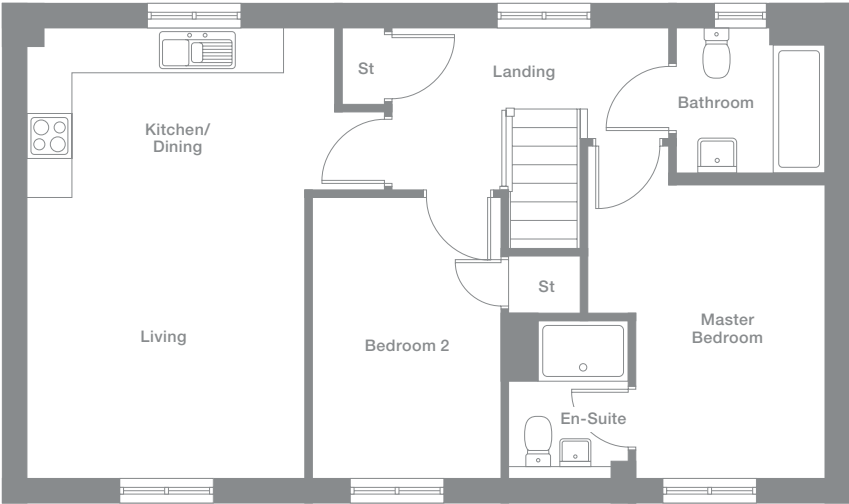
737 sq ft



### 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"

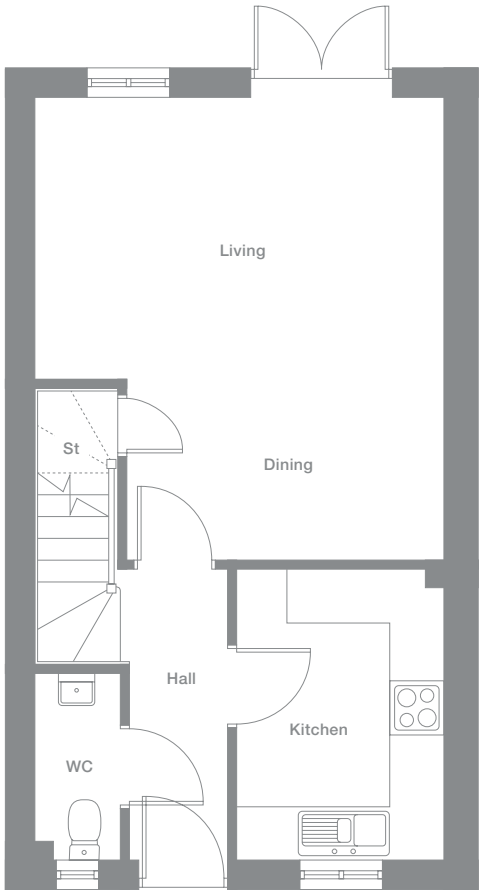
**Bathroom**  
2.36m x 1.70m  
7'9" x 5'7"

### Floor Space

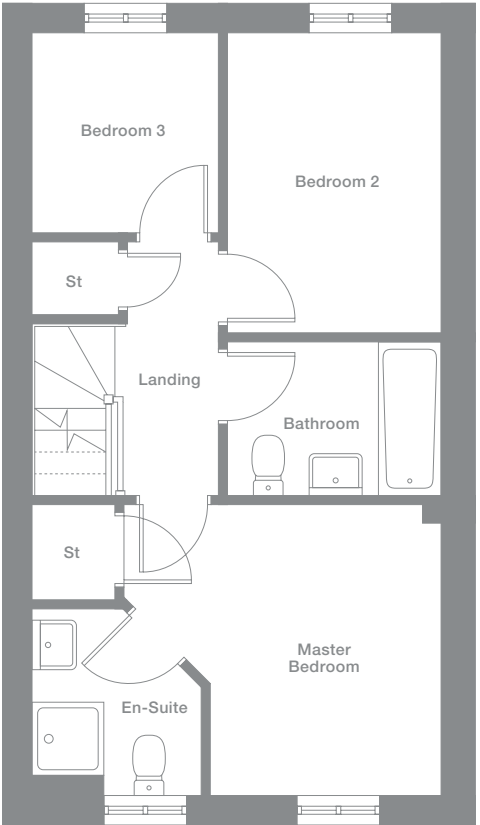
819 sq ft



### Ground Floor



### First Floor



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# Overton

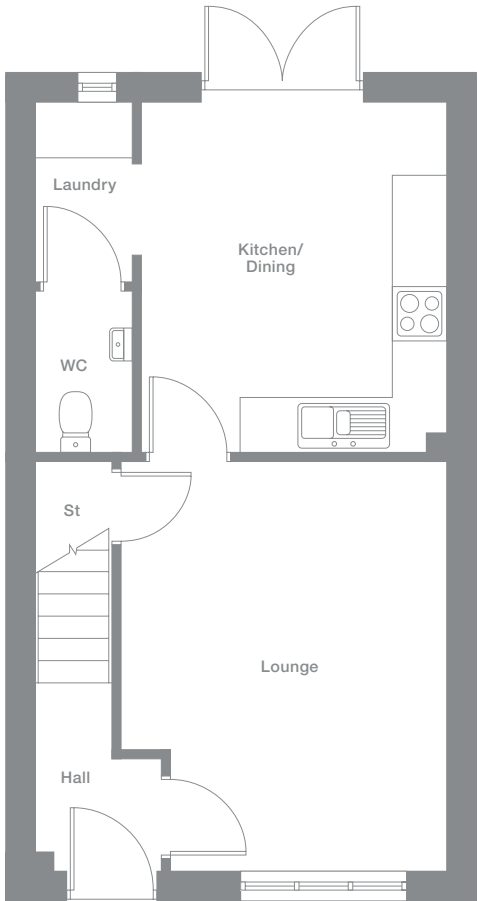
**Overview**  
The lounge opens on to a beautifully planned dining kitchen with french doors out to the garden, ideal for barbecues, and a discreetly separated laundry space. The en-suite master bedroom features built-in storage, and the third bedroom could be transformed into a convenient home office.

|   |   |
|---|---|
| <b>Ground Floor</b>                                     | <b>First Floor</b>                                      |
| <b>Lounge</b><br>3.56m max x 4.49m max<br>11'8" x 14'9" | <b>Master 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 max x 2.03m max<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"        |

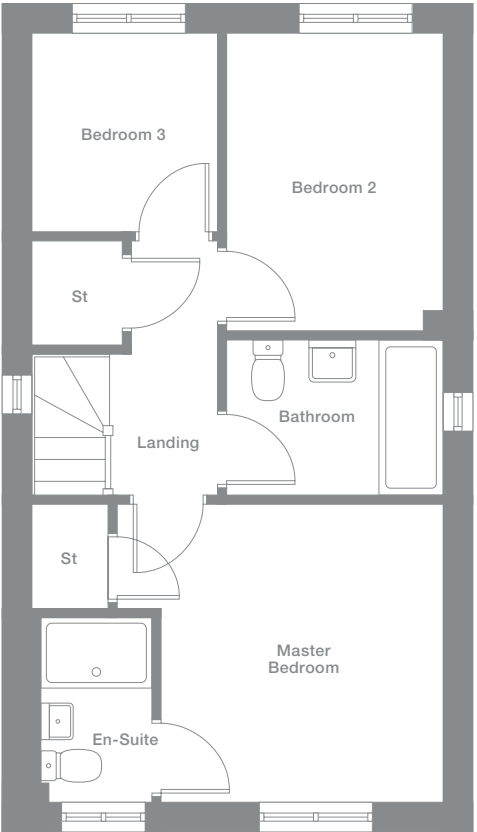
**Floor Space**  
819 sq ft



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

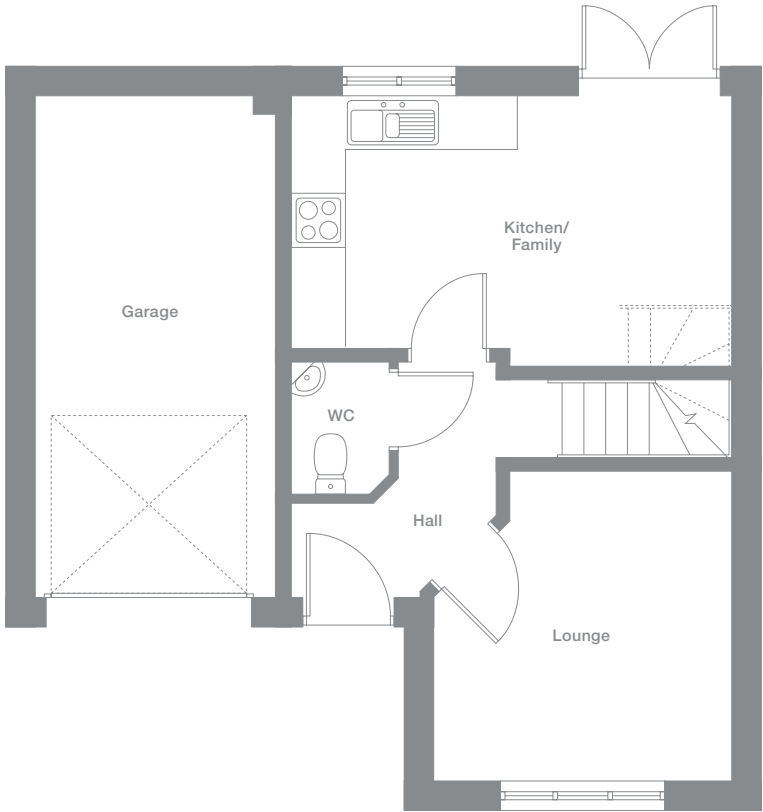
2.41m x 2.01m max  
7'11" x 6'7"

### Floor Space

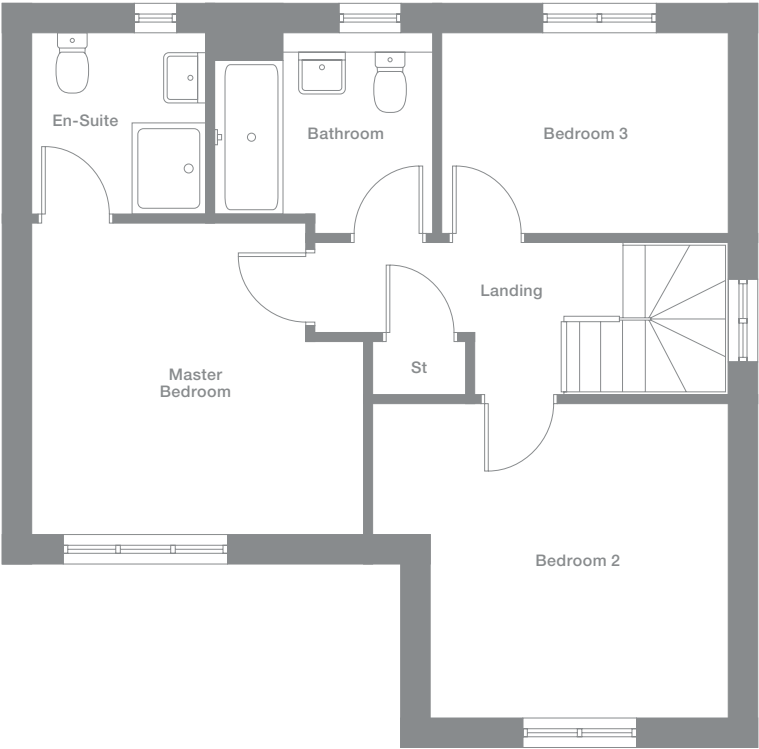
892 sq ft



### Ground Floor



### First Floor



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# Tiverton

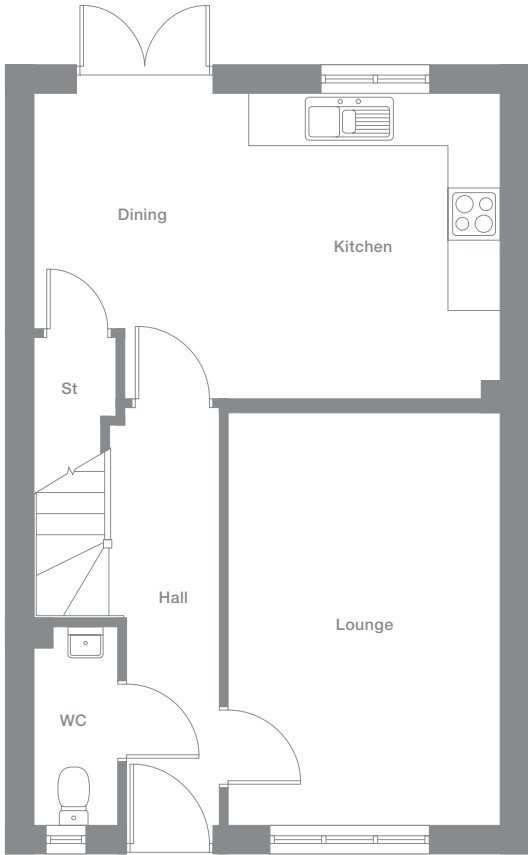
**Overview**  
The elegant, well-proportioned lounge perfectly complements a bright, flexible kitchen that forms a natural focal point for lively family life. French doors add airy appeal to the dining area, perfect for entertaining, and the three bedrooms include a master suite with a built in cupboard.

|   |   |
|---|---|
| <b>Ground Floor</b>                             | <b>First Floor</b>                                      |
| <b>Lounge</b><br>3.10m x 4.71m<br>10'2" x 15'6" | <b>Master Bedroom</b><br>3.64m x 3.38m<br>12'0" x 11'1" |
| <b>Dining</b><br>2.44m x 2.70m<br>8'0" x 8'10"  | <b>En-Suite</b><br>1.34m x 2.26m max<br>4'5" x 7'5"     |
| <b>Kitchen</b><br>2.86m x 3.50m<br>9'5" x 11'6" | <b>Bedroom 2</b><br>3.21m x 2.83m<br>10'7" x 9'4"       |
| <b>WC</b><br>0.95m x 2.28m<br>3'2" x 7'6"       | <b>Bedroom 3</b><br>1.99m x 2.83m<br>6'7" x 9'4"        |
|   | <b>Bathroom</b><br>1.70m x 1.95m<br>5'7" x 6'5"         |

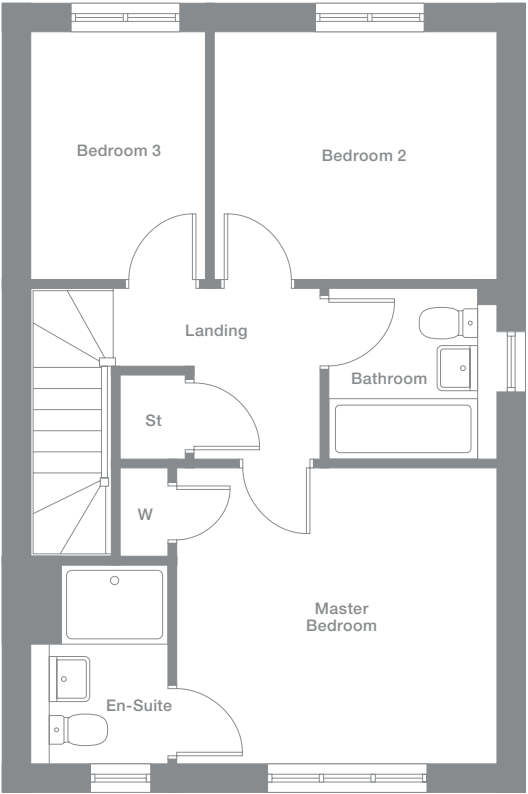
**Floor Space**  
956 sq ft



Ground Floor



First Floor



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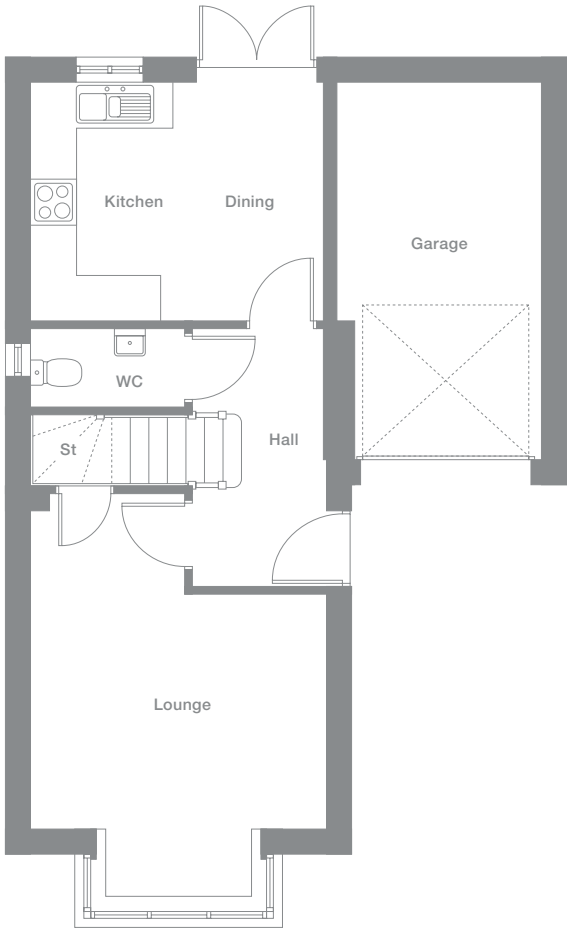
**Overview**  
The sheltered corner entrance that allows you to get from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

|   |   |
|---|---|
| <b>Ground Floor</b>                                     | <b>First Floor</b>  |
| <b>Lounge</b><br>3.85m max x 5.25m max<br>12'8" x 17'3" | <b>Master Bedroom</b><br>3.85m max x 3.24m<br>12'8" x 10'8" |
| <b>Dining</b><br>1.95m x 3.10m<br>6'5" x 10'2"          | <b>En-Suite</b><br>2.84m max x 1.01m max<br>9'4" x 3'4"     |
| <b>Kitchen</b><br>1.85m x 3.10m<br>6'1" x 10'2"         | <b>Bedroom 2</b><br>3.69m x 3.10m<br>12'1" x 10'2"          |
| <b>WC</b><br>2.00m x 1.02m<br>6'7" x 3'4"               | <b>Bedroom 3</b><br>2.83m x 3.10m<br>9'4" x 10'2"           |
|   | <b>Bathroom</b><br>2.68m x 1.70m<br>8'10" x 5'7"            |

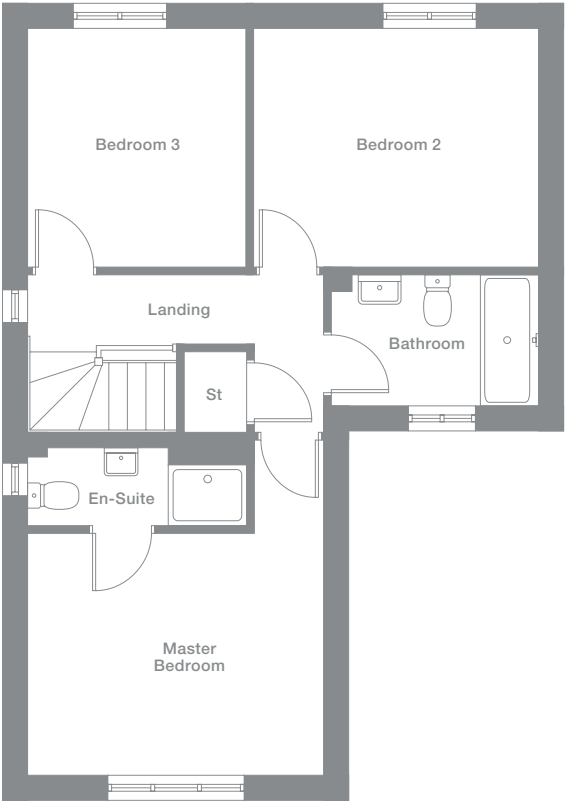
**Floor Space**  
967 sq ft



Ground Floor



First Floor



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# Esk

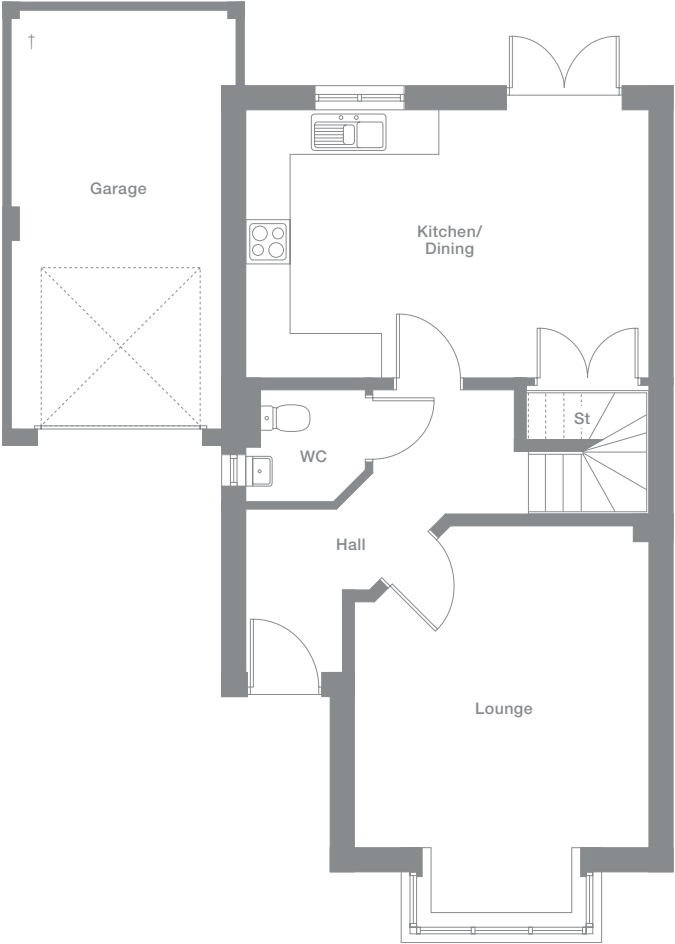
**Overview**  
Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive lounge with a stylish traditional bay window.

|   |  |
|---|--|
| <b>Ground Floor</b>                                       | <b>First Floor</b>   |
| <b>Lounge</b><br>3.96m max x 5.23m max<br>13'0" x 17'2"   | <b>Master Bedroom</b><br>3.96m max x 2.67m<br>13'0" x 8'9" |
| <b>Kitchen/Dining</b><br>5.42m x 3.61m<br>17'10" x 11'10" | <b>En-Suite</b><br>1.79m x 1.61m<br>5'11" x 5'4"           |
| <b>WC</b><br>1.61m max x 1.51m max<br>5'4" x 4'11"        | <b>Bedroom 2</b><br>3.55m x 2.64m<br>11'8" x 8'8"          |
|   | <b>Bedroom 3</b><br>1.78m x 3.64m<br>5'10" x 11'11"        |
|   | <b>Bedroom 4</b><br>2.51m max x 2.56m max<br>8'3" x 8'5"   |
|   | <b>Bathroom</b><br>2.51m max x 2.17m max<br>8'3" x 7'1"    |

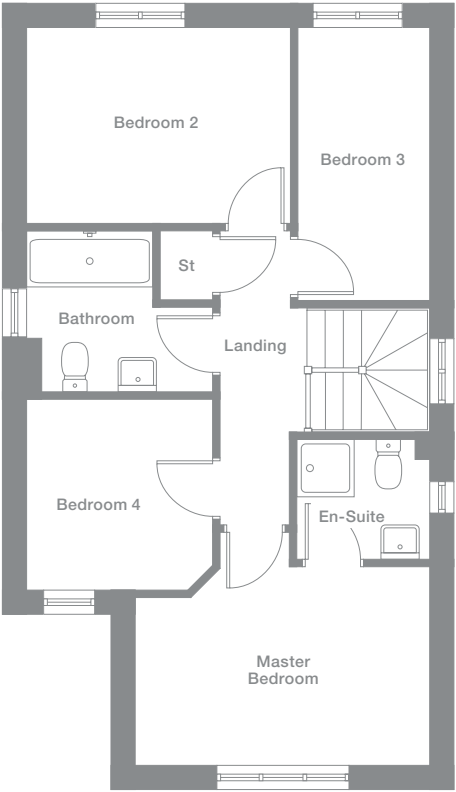
**Floor Space**  
1,105 sq ft



Ground Floor



First Floor



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† Garage location may vary



# Pearwood

## Overview

An impressive open plan, dual aspect room extends from the front-facing window to french doors and into a stylish kitchen, creating a dramatic, adaptable family area. With a separate laundry, and a master suite with a luxurious dressing room, this is an unmistakably prestigious home.

## 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

1.81m x 1.71m  
6'0" 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

1.81m x 0.90m  
6'0" x 2'11"

## First Floor

### Master Bedroom

3.18m x 2.76m  
10'5" x 9'1"

### En-Suite

1.97m x 1.55m  
6'6" x 5'1"

### Dressing

1.85m max x 1.97m max  
6'1" x 6'6"

### Bedroom 2

2.96m x 3.92m  
9'9" x 12'10"

### Bedroom 3

3.76m max x 2.50m max  
12'4" x 8'2"

### Bedroom 4

2.18m max x 2.99m max  
7'2" x 9'10"

### Bathroom

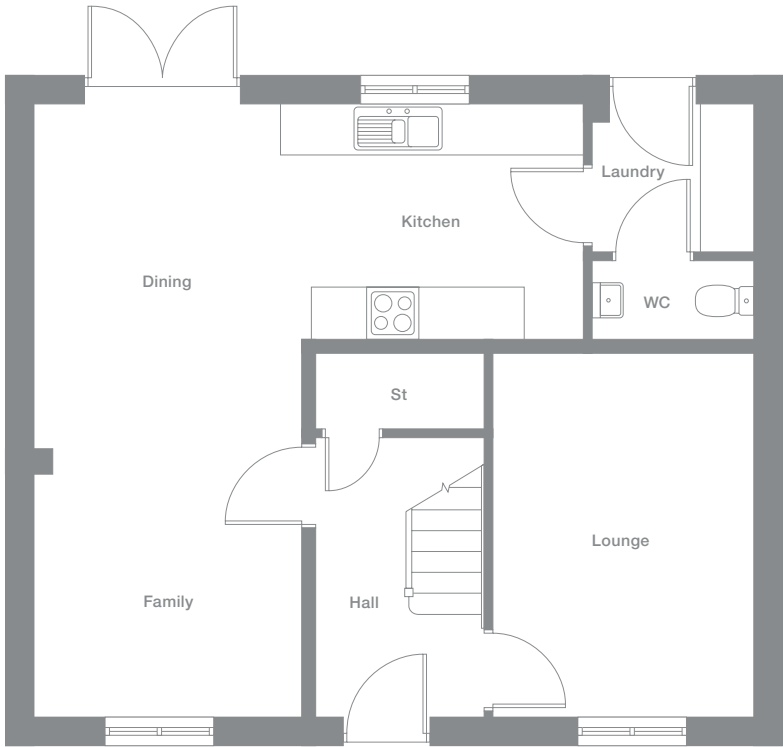
2.05m x 1.70m max  
6'9" x 5'7"

## Floor Space

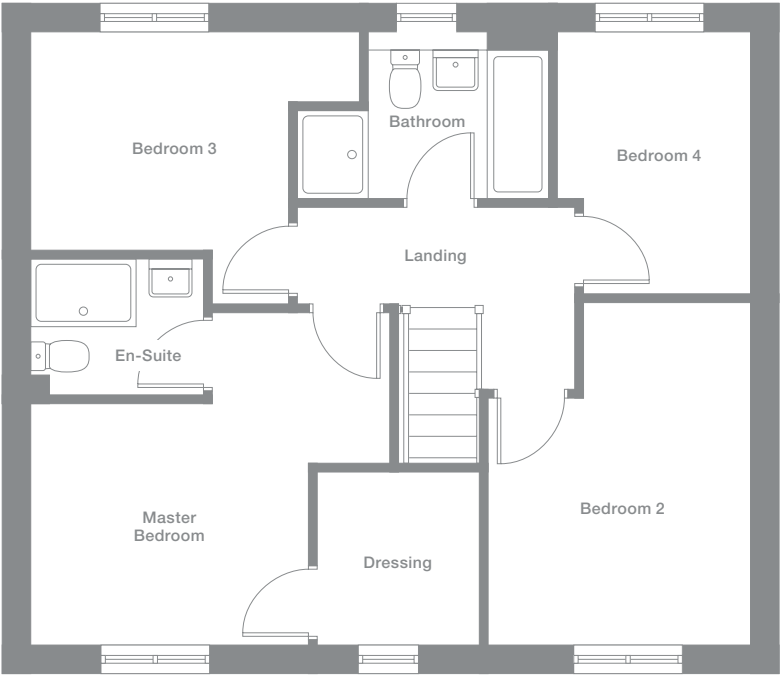
1,235 sq ft



## Ground Floor



## First Floor



# 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 laundry 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"

#### Laundry

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

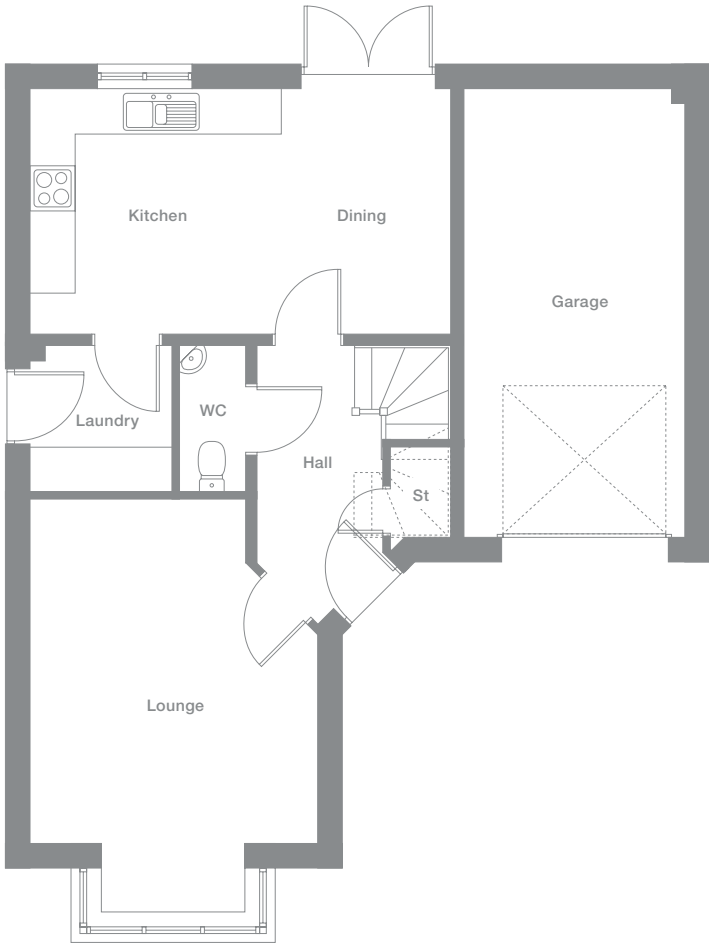
2.79m max X 2.07m max  
9'2" x 6'9"

### Floor Space

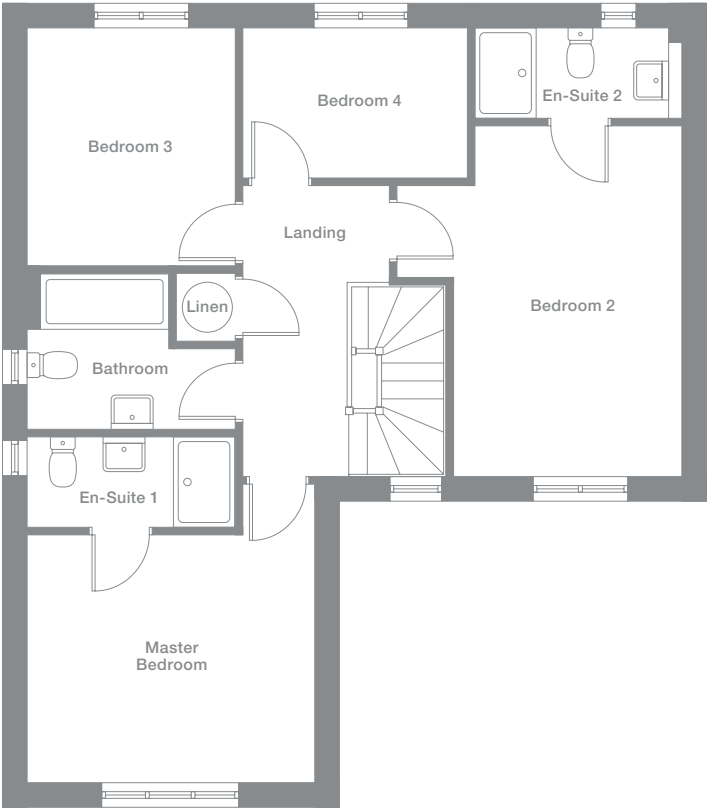
1,288 sq ft



### Ground Floor



### First Floor



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# Maplewood

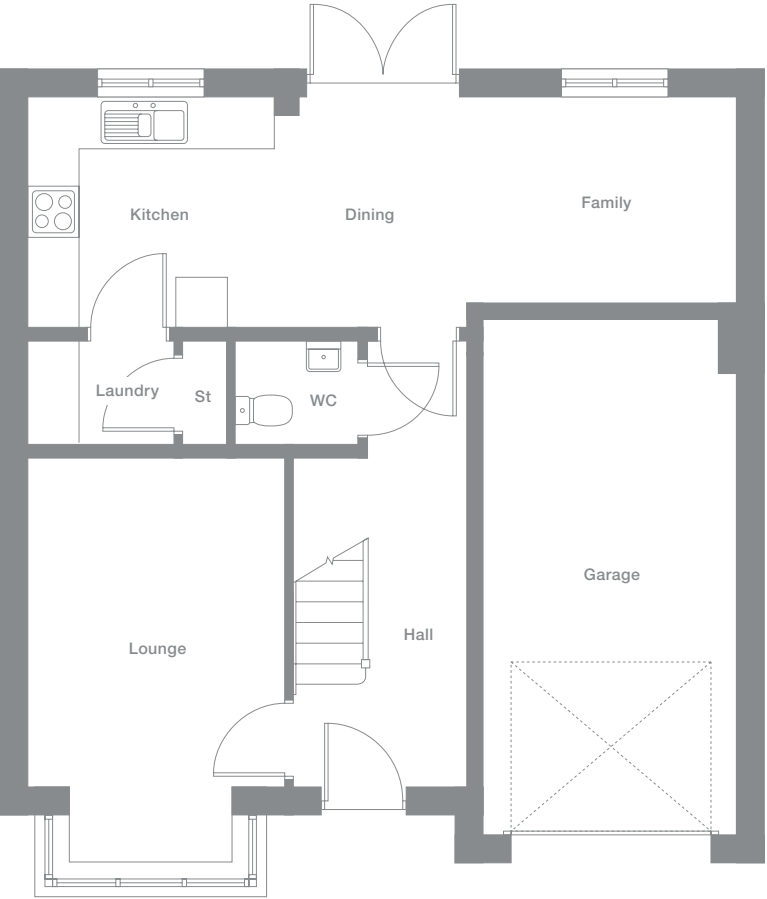
**Overview**  
Complementing an elegant bay-windowed lounge, the broad kitchen and family room, with its twin windows and central french doors in the dining area, presents a wonderfully relaxed, natural gathering place for everyday life. The spectacular en-suite master bedroom includes a dressing area with twin wardrobes.

|  |   |
|--|---|
| <b>Ground Floor</b>                                | <b>First Floor</b>  |
| <b>Lounge</b><br>2.98m x 4.72m<br>9'10" x 15'6"    | <b>Master 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>En-Suite</b><br>2.63m x 1.21m<br>8'8" x 4'0"           |
| <b>Laundry</b><br>1.70m x 1.26m<br>5'7" x 4'2"     | <b>Dressing</b><br>2.63m x 1.38m<br>8'8" x 4'7"           |
| <b>Dining</b><br>2.23m x 2.68m max<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 max x 4.10m max<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 max x 2.91m max<br>8'1" x 9'7"   |

**Floor Space**  
1,269 sq ft



Ground Floor



First Floor



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# Inglewood

### Overview

With four dual aspect rooms, french doors in both the lounge and the kitchen, and a superb formal dining room with a feature bay window, this is an exceptionally bright, inspiring home. Upstairs, one of the four bedrooms is en-suite and another is dual aspect.

### Ground Floor

#### Lounge

3.26m x 5.27m  
10'9" x 17'4"

#### Kitchen/Family

4.64m x 3.06m  
15'3" x 10'0"

#### Laundry

1.86m x 1.53m  
6'1" x 5'0"

#### Dining

3.58m x 3.80m  
11'9" x 12'6"

#### WC

0.93m x 1.89m  
3'1" x 6'3"

### First Floor

#### Master Bedroom

4.64m x 2.71m  
15'3" x 8'11"

#### En-Suite

2.33m x 1.24m  
7'8" x 4'1"

#### Bedroom 2

4.75m max x 2.53m max  
15'7" x 8'4"

#### Bedroom 3

3.32m x 2.88m  
10'11" x 9'6"

#### Bedroom 4

2.33m x 2.29m  
7'8" x 7'6"

#### Bathroom

2.55m x 1.81m  
8'5" x 5'11"

### Floor Space

1,297 sq ft



### Ground Floor



### First Floor



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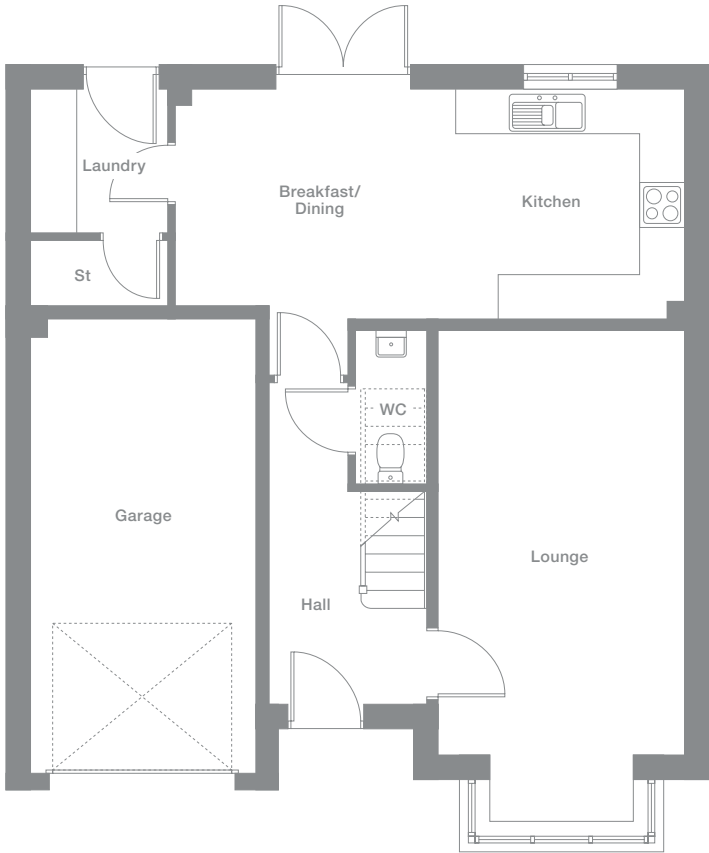
**Overview**  
The impressive bay windowed lounge shares the ground floor with a superb family kitchen featuring a dining area enhanced by french doors opening to the garden. Two of the four bedrooms are en-suite, adding a dash of luxury to this comfortable home.

|   |   |
|---|---|
| <b>Ground Floor</b>   | <b>First Floor</b>  |
| <b>Lounge</b><br>3.26m x 6.51m max<br>10'9" x 21'5"               | <b>Master Bedroom</b><br>3.26m x 4.43m<br>10'9" x 14'7"     |
| <b>Breakfast/Dining</b><br>3.71m max x 3.06m max<br>12'2" x 10'0" | <b>En-Suite 1</b><br>2.27m max x 1.40m max<br>7'6" x 4'7"   |
| <b>Kitchen</b><br>3.03m x 3.06m max<br>9'11" x 10'0"              | <b>Bedroom 2</b><br>4.59m max x 3.19m<br>15'1" x 10'6"      |
| <b>WC</b><br>0.93m x 2.02m<br>3'1" x 6'8"                         | <b>En-Suite 2</b><br>3.10m max x 1.80m max<br>10'2" x 5'11" |
| <b>Laundry</b><br>1.81m x 1.90m max<br>5'11" x 6'3"               | <b>Bedroom 3</b><br>3.34m x 2.80m<br>10'11" x 9'3"          |
|   | <b>Bedroom 4</b><br>3.10m max x 2.97m<br>10'2" x 9'9"       |
|   | <b>Bathroom</b><br>2.01m x 1.70m<br>6'7" x 5'7"             |

**Floor Space**  
1,400 sq ft



Ground Floor



First Floor



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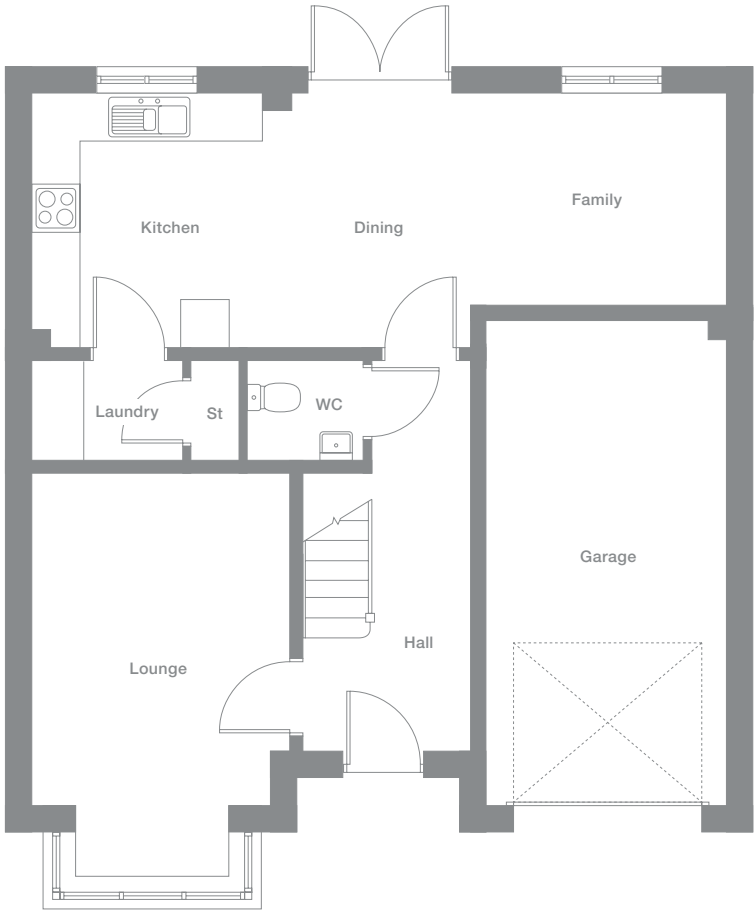
Please note: Elevational treatments may vary depending on plot. Please speak to Development Sales Manager for details

# Sherwood

### Overview

With a separate laundry, and french doors to the garden, the bright family kitchen is perfect for relaxed dining and social gatherings. A traditional bay window adds a focal point to the lounge, and one of the two en-suite bedrooms includes a dedicated dressing room.

### Ground Floor



### Ground Floor

**Lounge**  
3.19m max 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

**Master Bedroom**  
4.78m max x 3.09m  
15'9" x 10'2"

**En-Suite 1**  
2.80m max x 1.22m  
9'2" x 4'0"

**Dressing**  
2.80m x 1.59m  
9'2" x 5'3"

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

**En-Suite 2**  
1.98m max x 2.13m max  
6'6" x 7'0"

**Bedroom 3**  
2.74m max x 3.37m max  
9'0" x 11'1"

**Bedroom 4**  
3.14m x 2.60m  
10'4" x 8'6"

**Bathroom**  
2.48m max x 2.60m max  
8'2" x 8'6"

### Floor Space

1,400 sq ft



### First Floor



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# Stevenson

### 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"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Study**  
2.46m x 2.55m  
8'1" x 8'5"

### First Floor

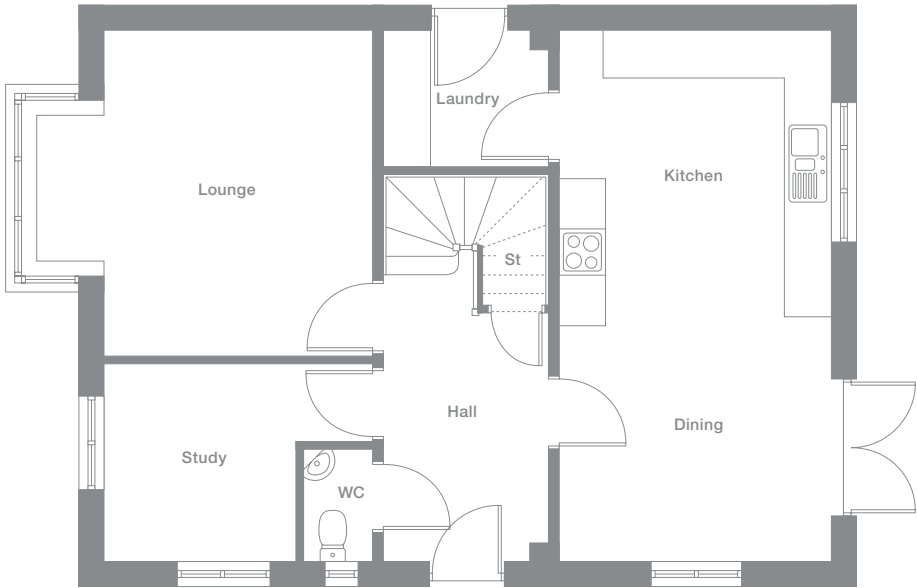
- Master Bedroom**  
3.57m x 4.35m max  
11'9" x 14'3"
- En-Suite**  
2.12m x 1.76m  
7'0" x 5'9"
- Bedroom 2**  
3.51m x 4.26m max  
11'7" x 14'0"
- Bedroom 3**  
3.46m max x 2.50m max  
11'4" x 8'3"
- Bedroom 4**  
3.51m max x 2.41m max  
11'6" x 7'11"
- Bathroom**  
2.24m x 1.70m  
7'4" x 5'7"

### Floor Space

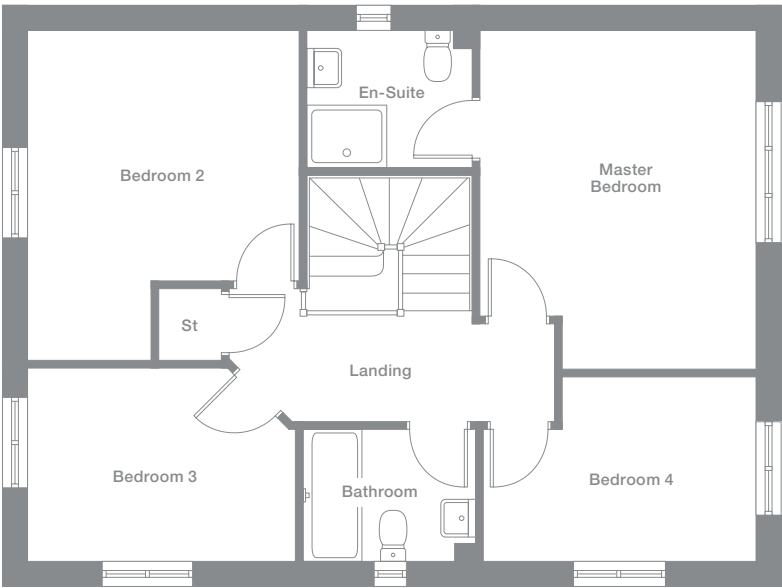
1,408 sq ft



### 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"
- Laundry**  
1.67m x 1.96m  
5'6" x 6'5"

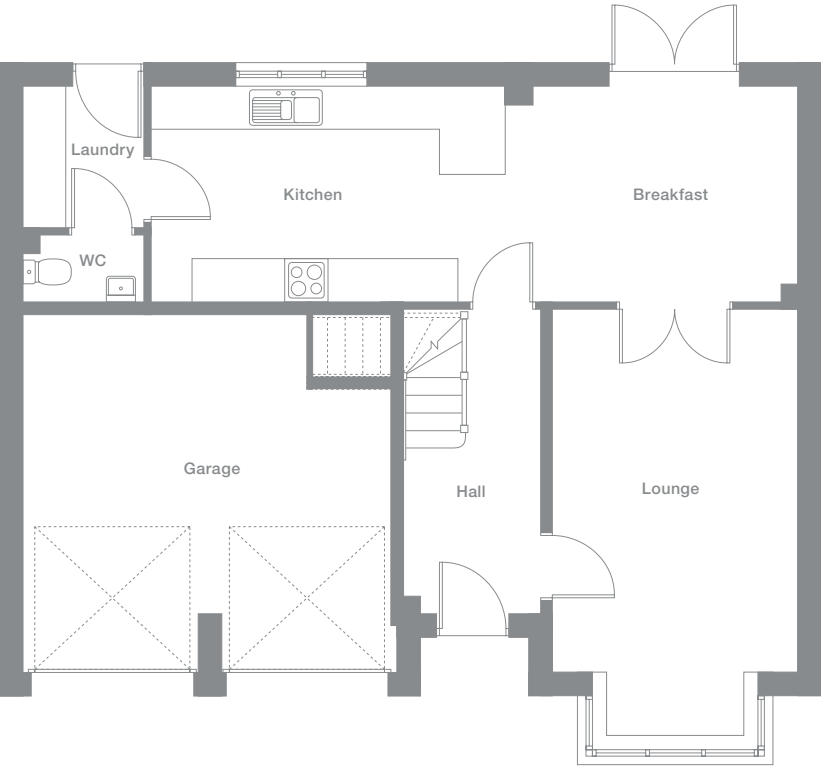
- First Floor**  
**Master Bedroom**  
2.80m x 5.18m  
9'2" x 17'0"
- En-Suite 1**  
1.85m x 2.00m  
6'1" x 6'7"
- Bedroom 2**  
3.39m x 3.64m max  
11'2" x 11'11"
- En-Suite 2**  
1.64m max x 2.05m max  
5'5" x 6'9"
- Bedroom 3**  
3.20m x 3.05m  
10'6" x 10'0"
- En-Suite 3**  
2.38m x 1.21m  
7'10" 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"

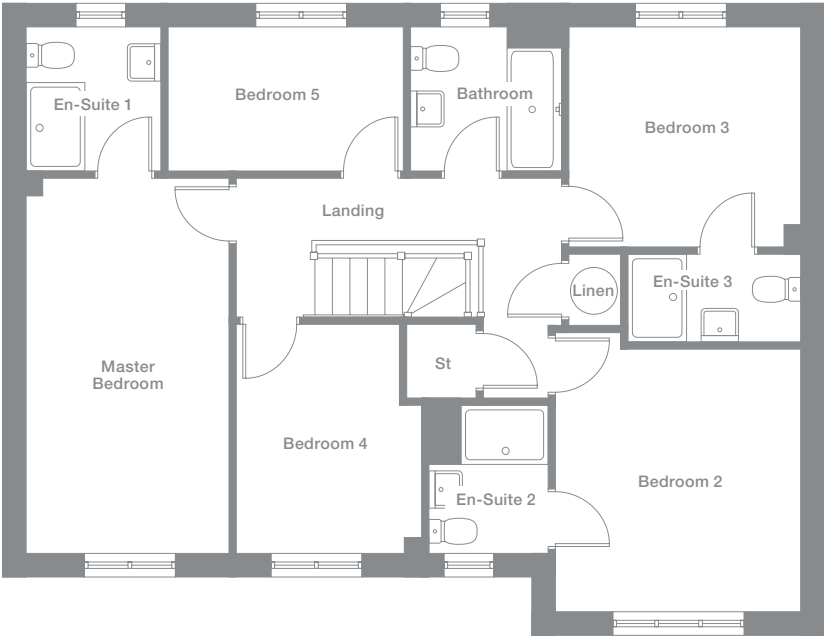
**Floor Space**  
1,509 sq ft



Ground Floor



First Floor



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# Thetford

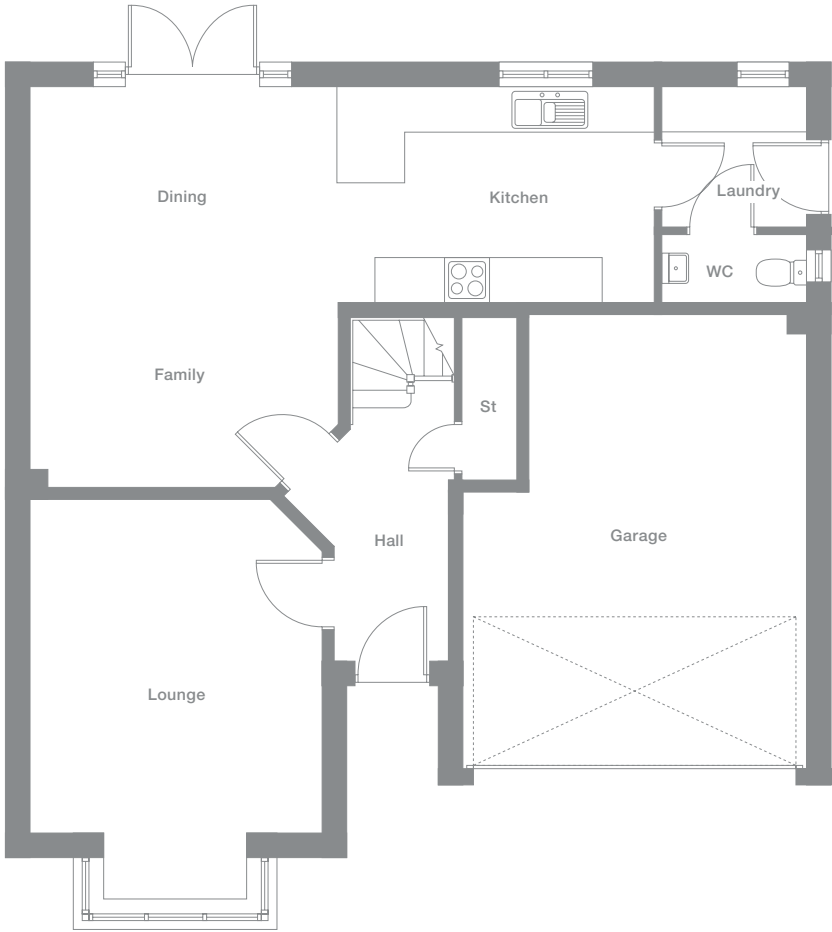
**Overview**  
Featuring an L-shaped family area and dining room with enhanced french doors and a stylish, ergonomic kitchen, an informal complement to the bay windowed lounge, this is an outstanding, distinguished home. Two of the five bedrooms are en-suite, and one includes a separate dressing room.

|  |   |
|--|---|
| <b>Ground Floor</b>                                    | <b>First Floor</b>  |
| <b>Lounge</b><br>3.85m max x 5.35m<br>12'8" x 17'7"    | <b>Master Bedroom</b><br>3.85m x 3.12m<br>12'8" x 10'3"   |
| <b>Kitchen</b><br>4.18m x 2.85m<br>13'9" x 9'4"        | <b>En-Suite 1</b><br>2.50m x 1.21m<br>8'2" x 4'0"         |
| <b>Laundry</b><br>1.92m x 1.85m<br>6'4" x 6'1"         | <b>Dressing</b><br>1.62m x 2.21m<br>5'4" x 7'3"           |
| <b>Dining</b><br>4.07m x 2.85m<br>13'5" x 9'4"         | <b>Bedroom 2</b><br>3.03m x 3.34m<br>9'11" x 11'0"        |
| <b>Family</b><br>4.07m max x 2.44m max<br>13'5" x 8'0" | <b>En-Suite 2</b><br>2.01m max x 1.86m max<br>6'7" x 6'1" |
| <b>WC</b><br>1.92m x 0.90m<br>6'4" x 2'11"             | <b>Bedroom 3</b><br>3.77m x 2.95m<br>12'5" x 9'8"         |

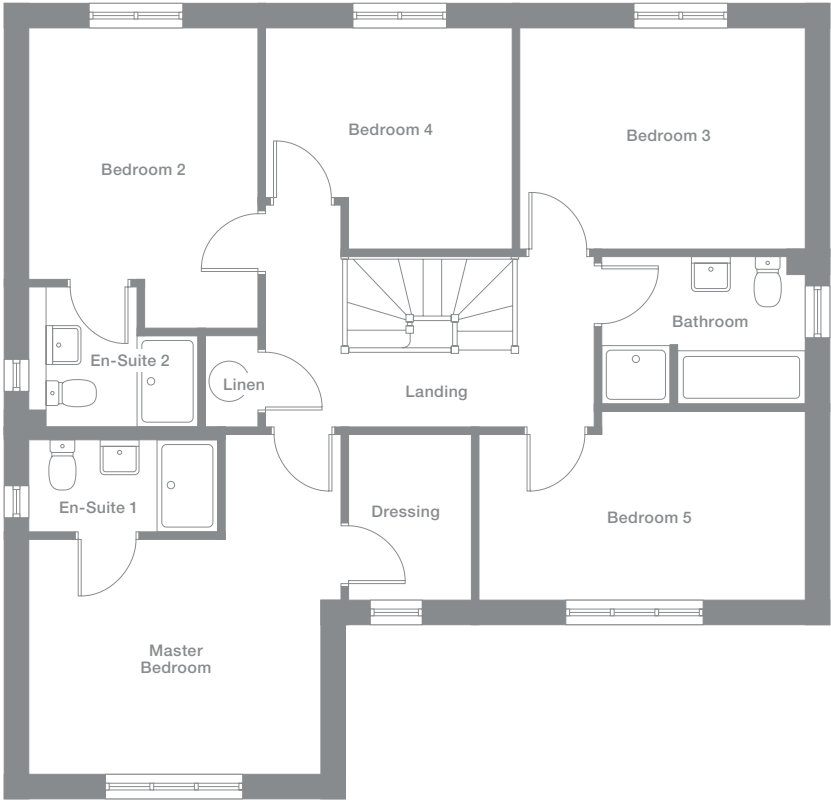
**Floor Space**  
1,671 sq ft



## Ground Floor



## First Floor



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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 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](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

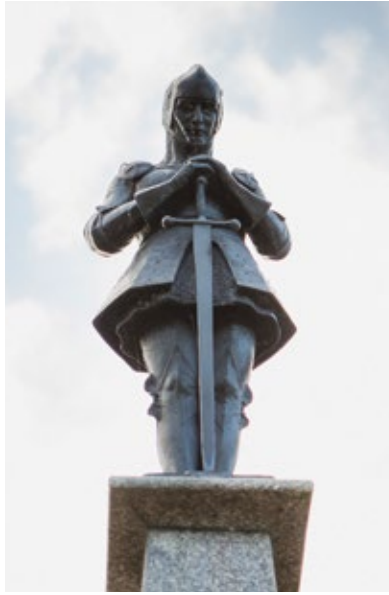
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.





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.

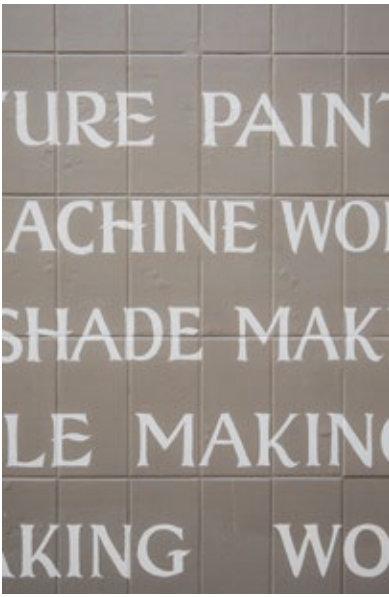
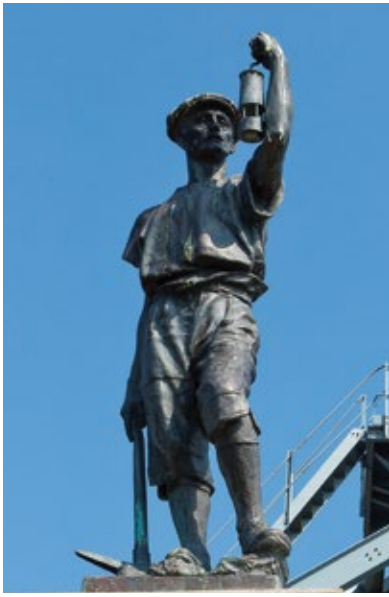
There are recycling receptacles for glass bottles and jars, textiles and shoes in the car park of the playing fields at Sandringham Drive, a few minutes walk from the development.



- 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  
03330 608 114

**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.

**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.

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[millerhomes.co.uk](http://millerhomes.co.uk)

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