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Rowan Park



**Rowan Park  
Middlesbrough**

**millerhomes**

*the place to be®*

Sheltered by mature woods within an exciting new residential neighbourhood two miles south of Middlesbrough’s lively town centre, this prestigious selection of three, four and five bedroom new build homes for sale combines outstanding local leisure amenities with excellent transport links. With the wild North Yorks Moors and miles of beautiful coastline in easy reach, it provides a perfect balance of urban convenience and access to peaceful, natural spaces. Welcome to Rowan Park...

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.

**Development Summary**  
Please note, this brochure is purely a summary introductory guide to the Rowan Park development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.



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.

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the place to be®

Overton

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.



3 Bed

819 sq ft

Scan to view floorplans



Kingston

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.



3 Bed

869 sq ft

Scan to view floorplans



Alder

A welcoming lounge complements the beautifully planned kitchen and dining room, where french doors open to the garden and a convenient laundry has been thoughtfully added. The en-suite master bedroom includes a superb dressing area.



4 Bed

1,045 sq ft

Scan to view floorplans



Laurel

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.



4 Bed

1,150 sq ft

Scan to view floorplans



Willow

Featuring an elegant bay-windowed lounge and a wonderfully bright family kitchen and dining room with twin windows and french doors, this is an immensely inviting home. The en-suite master bedroom includes a luxurious dressing area.



4 Bed

1,269 sq ft

Scan to view floorplans



Rowan

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.



4 Bed

1,388 sq ft

Scan to view floorplans



Birch

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.



4 Bed

1,408 sq ft

Scan to view floorplans



Bayford

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.



5 Bed

1,464 sq ft

Scan to view floorplans





**Download our free QR reader**  
Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative 'how to' videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips.

It's another of the little ways we try to help.



[millerhomes.co.uk/QRapp](https://millerhomes.co.uk/QRapp)

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.

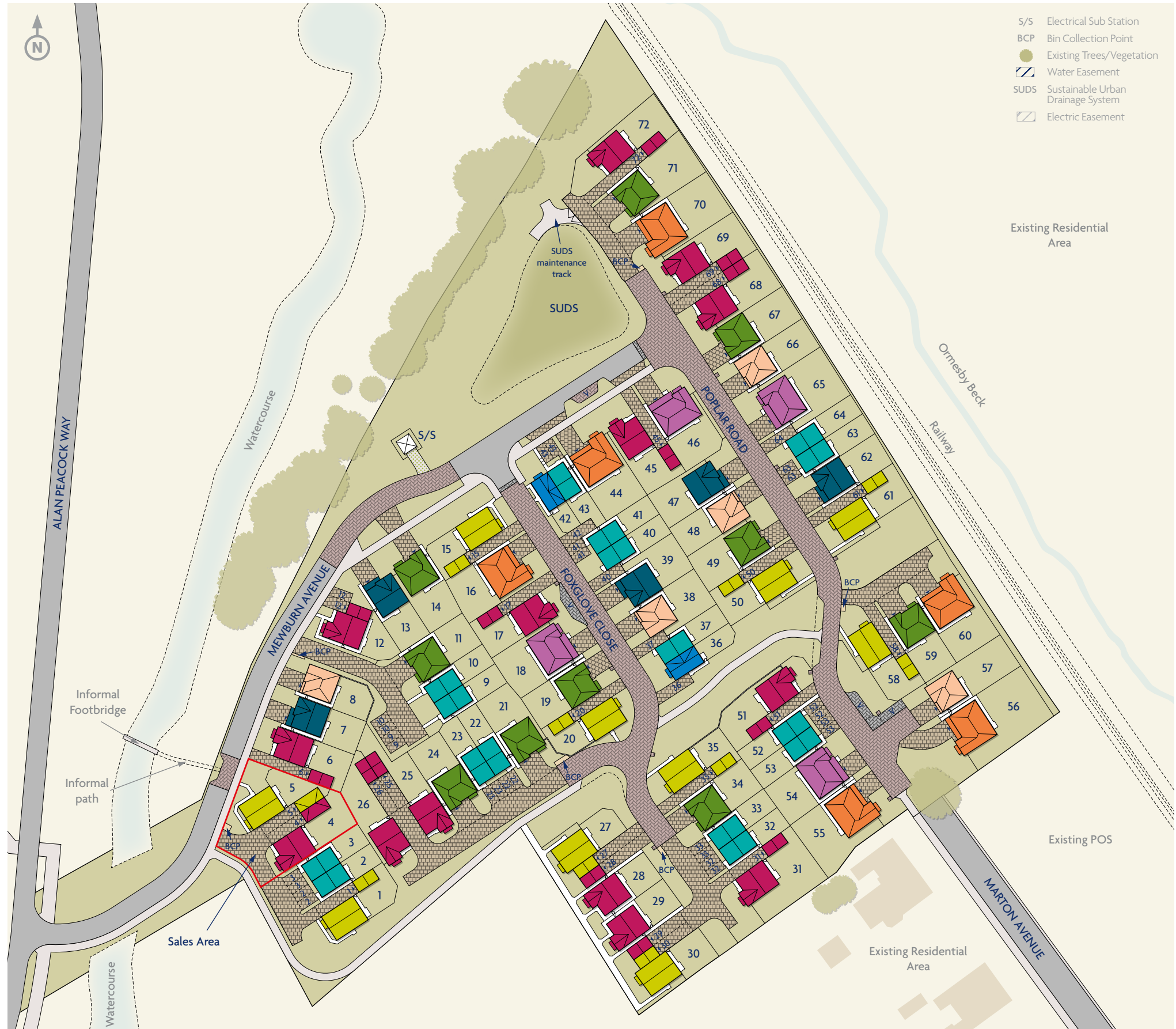
## Sycamore

A wonderfully open, adaptable L-shaped family kitchen and dining room, lit by feature french doors, complements a bay-windowed lounge in this truly exceptional home. One of the two en-suite bedrooms includes a walk-in dressing room.



**5 Bed**  
1,671 sq ft

Scan to view floorplans



# 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  
3'8" x 6'5"

WC  
1.11m x 1.78m  
3'8" 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"

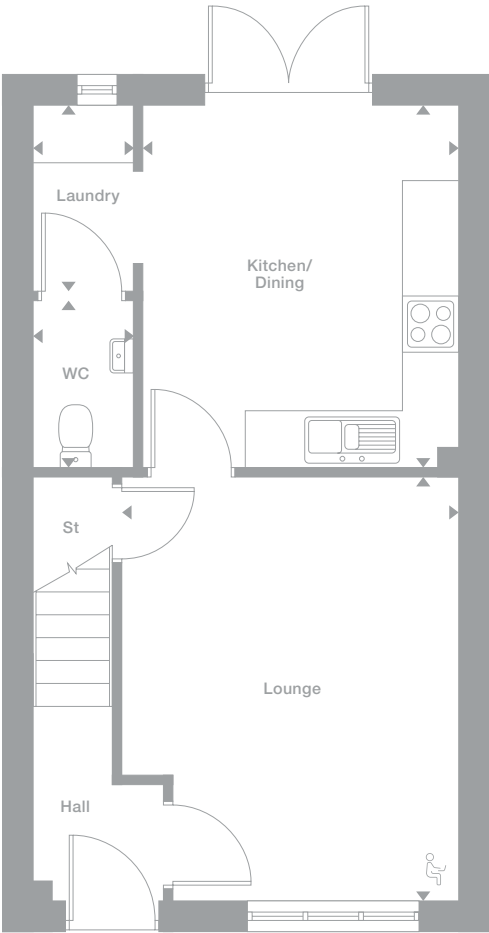
### Floor Space

819 sq ft

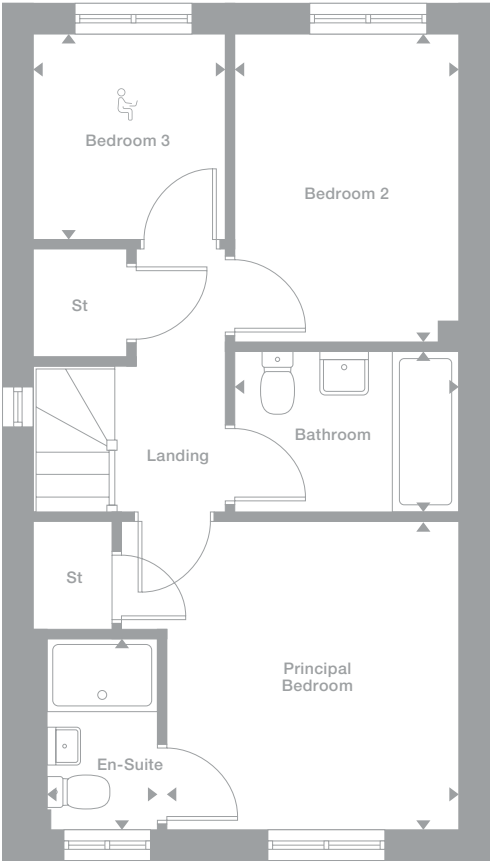
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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# Kingston

### Overview

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

### Ground Floor

Lounge  
4.68m x 3.91m  
15'5" x 12'10"

Kitchen  
2.91m x 3.45m  
9'7" x 11'4"

Dining  
1.76m x 2.40m  
5'10" x 7'11"

WC  
1.67m x 0.96m  
5'6" x 3'2"

### First Floor

Principal Bedroom  
3.37m x 3.01m  
11'1" x 9'11"

En-Suite  
1.01m x 2.78m  
3'4" x 9'2"

Bedroom 2  
2.56m x 3.46m  
8'5" x 11'4"

Bedroom 3  
2.02m x 3.46m  
6'8" x 11'4"

Bathroom  
1.70m x 1.96m  
5'7" x 6'5"

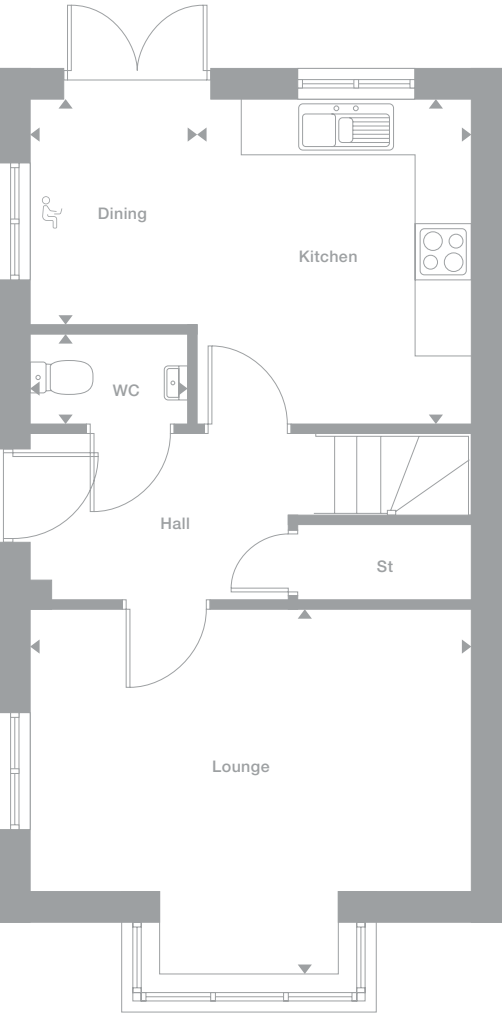
### Floor Space

869 sq ft

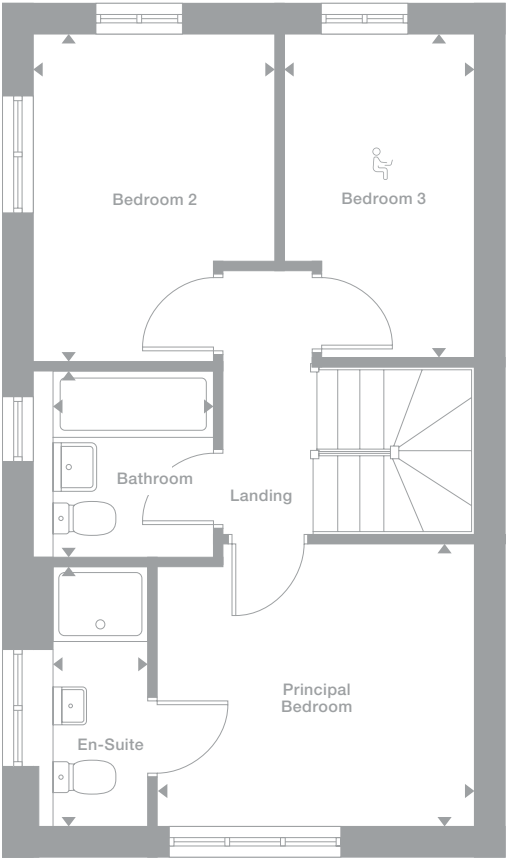
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Ground Floor



First Floor



 Office space area

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# Alder

### Overview

A welcoming lounge complements the beautifully planned kitchen and dining room, where french doors open to the garden and a convenient laundry has been thoughtfully added. The en-suite master bedroom includes a superb dressing area.

### 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

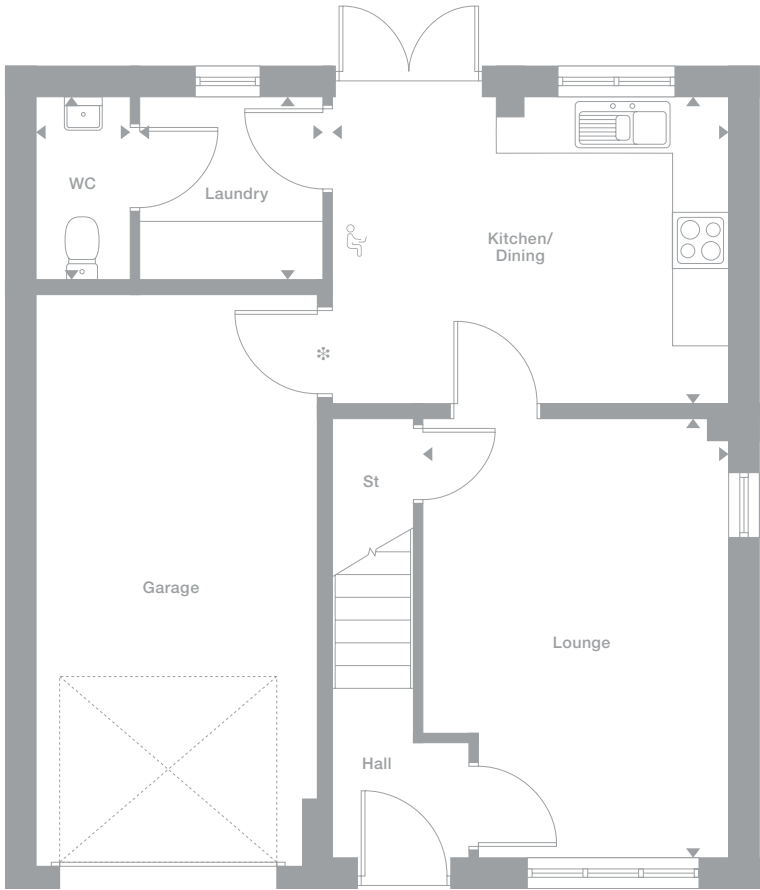
- Principal Bedroom  
4.19m x 2.75m  
13'9" x 9'1"
- Dressing  
2.04m x 1.40m  
6'8" x 4'7"
- En-Suite  
2.04m x 1.18m  
6'8" x 3'10"
- Bedroom 2  
3.05m x 3.73m  
10'0" x 12'3"
- Bedroom 3  
3.11m x 2.44m  
10'2" x 8'0"
- Bedroom 4  
2.15m x 3.58m  
7'1" x 11'9"
- Bathroom  
1.89m x 2.22m  
6'3" x 7'4"

### Floor Space

- 1,045 sq ft
- † Window to plot 8 only
- Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

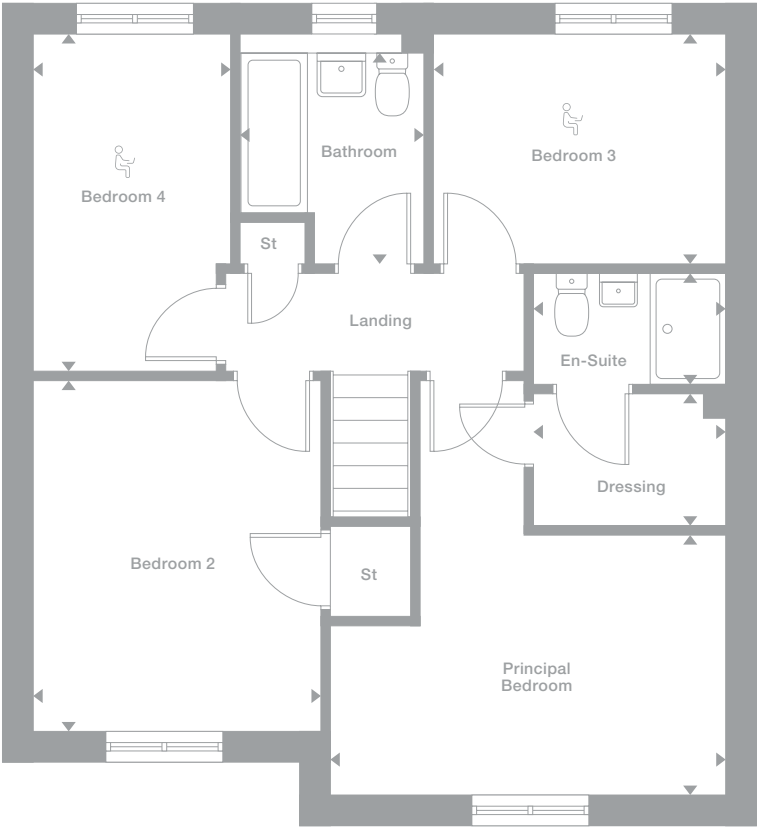


### Ground Floor



❖ Optional garage door

### First Floor



👤 Office space area

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Laurel

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

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.38m x 4.86m 11'1" x 15'11"	Principal Bedroom 4.38m x 2.90m 14'5" x 9'6"
Kitchen 2.95m x 3.18m 9'8" x 10'5"	En-Suite 1.87m x 2.45m 6'2" x 8'1"
Dining 2.91m x 3.18m 9'7" x 10'5"	Bedroom 2 4.26m x 2.70m 14'0" x 8'10"
Laundry 1.60m x 2.13m 5'3" x 7'0"	Bedroom 3 3.21m x 2.70m 10'6" x 8'10"
WC 1.60m x 0.96m 5'3" x 3'2"	Bedroom 4 3.09m x 2.65m 10'2" x 8'8"
	Bathroom 1.70m x 2.14m 5'7" x 7'0"

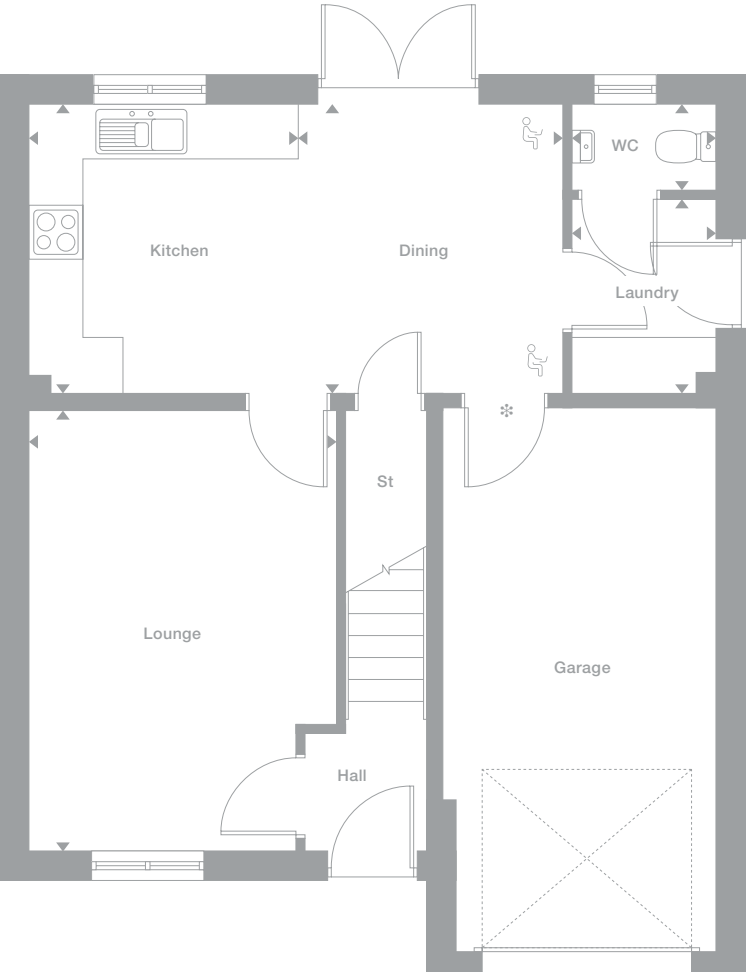
**Floor Space**  
1,150 sq ft

† Window to plot 47 only

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

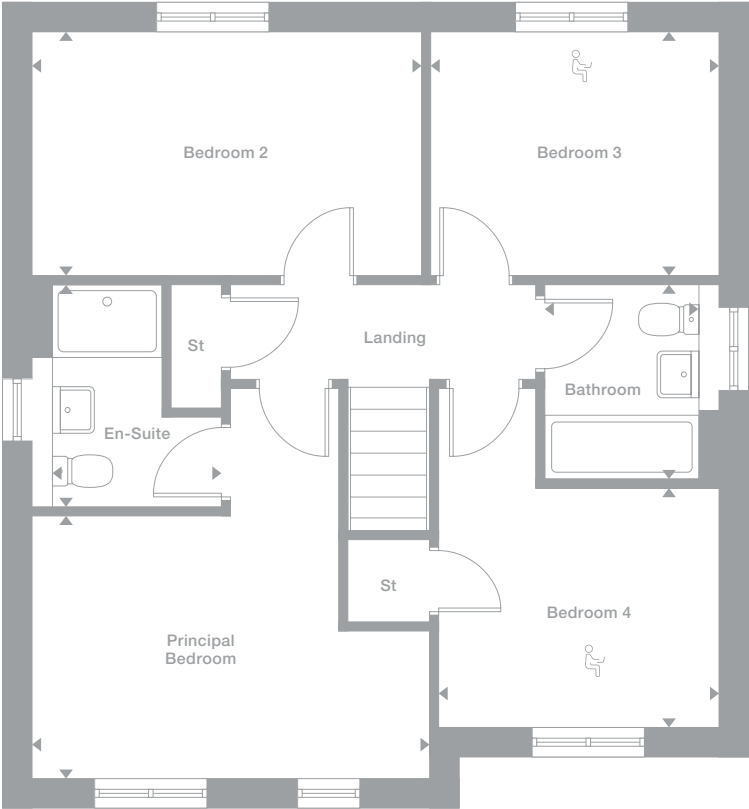


Ground Floor



❖ Optional garage door

First Floor



🪑 Office space area

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# Willow

## Overview

Featuring an elegant bay-windowed lounge and a wonderfully bright family kitchen and dining room with twin windows and french doors, this is an immensely inviting home. The en-suite master bedroom includes a luxurious dressing area.

## 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 2.79m  
13'4" x 9'2"
- Dressing  
2.63m x 1.41m  
8'8" x 4'8"
- En-Suite  
2.63m x 1.18m  
8'8" x 3'10"
- Bedroom 2  
2.98m x 3.87m  
9'10" x 12'8"
- Bedroom 3  
2.54m x 4.05m  
8'4" x 13'4"
- Bedroom 4  
3.06m x 2.91m  
10'1" x 9'7"
- Bathroom  
2.45m x 2.91m  
8'1" x 9'7"

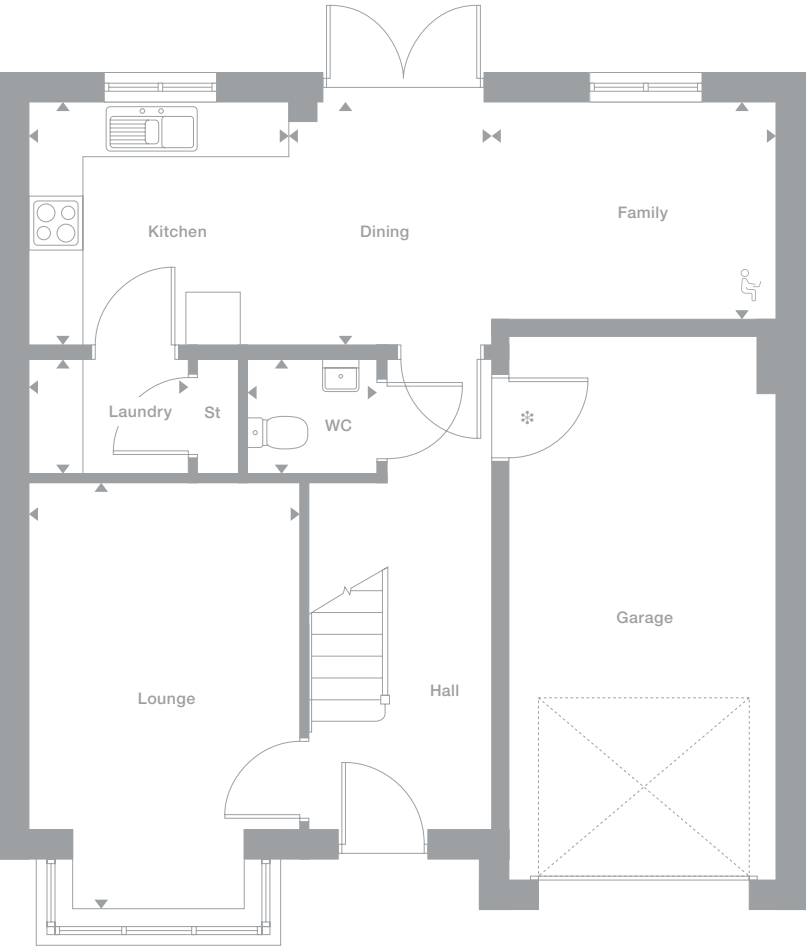
## Floor Space

1,269 sq ft

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



## Ground Floor



❄ Optional garage door

## First Floor



👤 Office space area

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# Rowan

### 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  
4.18m x 2.75m  
13'9" x 9'1"
- Bedroom 3  
2.86m x 2.74m  
9'5" x 9'0"
- Bedroom 4  
3.40m x 3.18m  
11'2" x 10'5"
- Bathroom  
2.56m x 2.00m  
8'5" x 6'7"

### Floor Space

1,388 sq ft

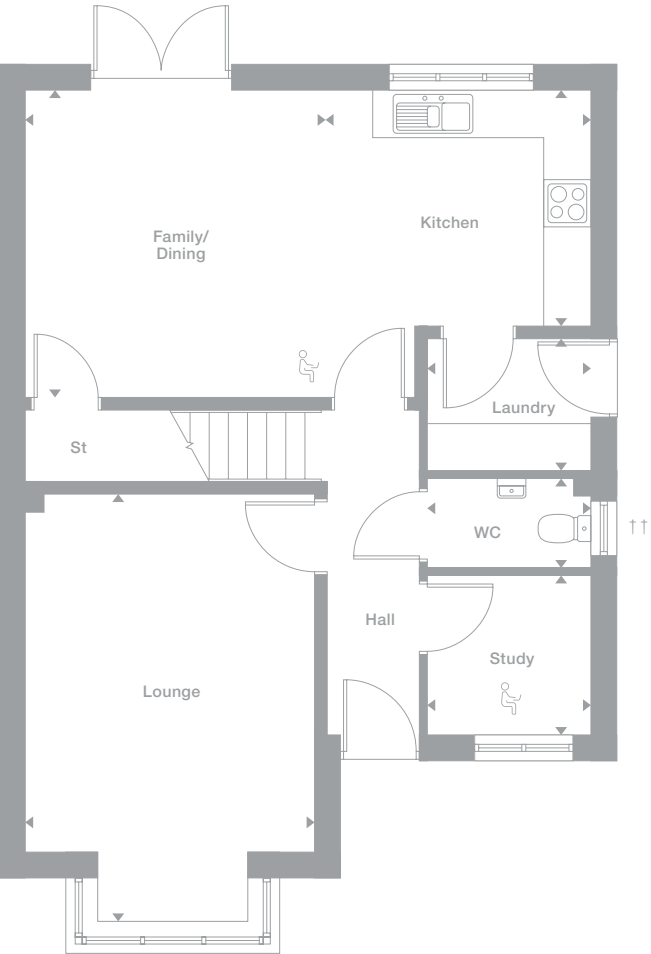
† Landing window not applicable to plots 4, 6, 17 and 25

†† Windows not applicable to plot 12

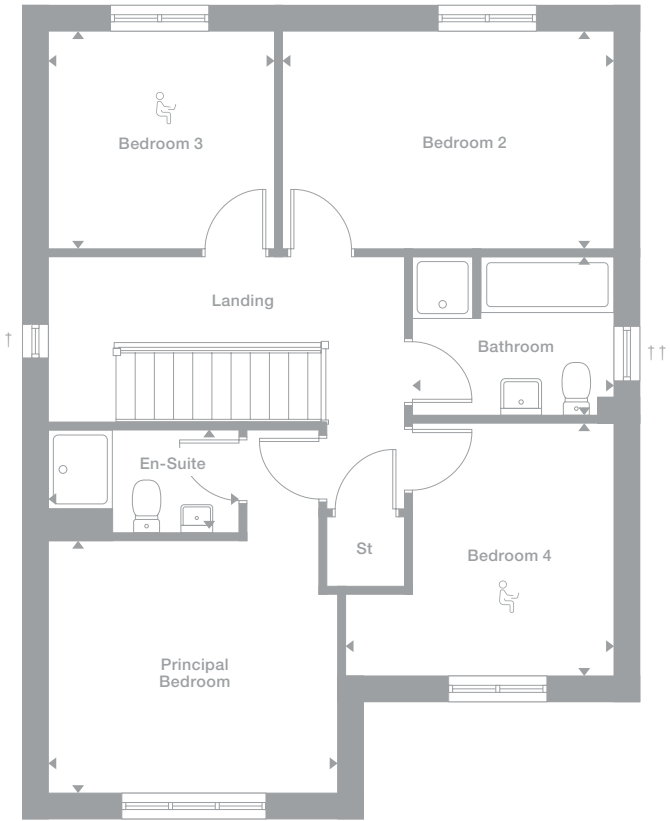
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### Ground Floor



### First Floor



 Office space area

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Birch

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

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 4.36m x 4.16m 14'4" x 13'8"	Principal Bedroom 3.57m x 3.40m 11'9" x 11'2"
Kitchen 3.51m x 3.96m 11'6" x 13'0"	En-Suite 2.04m x 1.76m 6'8" x 5'9"
Laundry 2.12m x 1.76m 7'0" x 5'9"	Bedroom 2 3.51m x 3.23m 11'7" x 10'7"
Dining 3.51m x 2.90m 11'6" x 9'6"	Bedroom 3 2.47m x 3.53m 8'1" x 11'7"
Study 2.32m x 2.61m 7'7" x 8'7"	Bedroom 4 2.48m x 3.36m 8'2" x 11'0"
WC 1.04m x 1.45m 3'5" x 4'9"	Bathroom 3.12m x 1.70m 10'3" x 5'7"

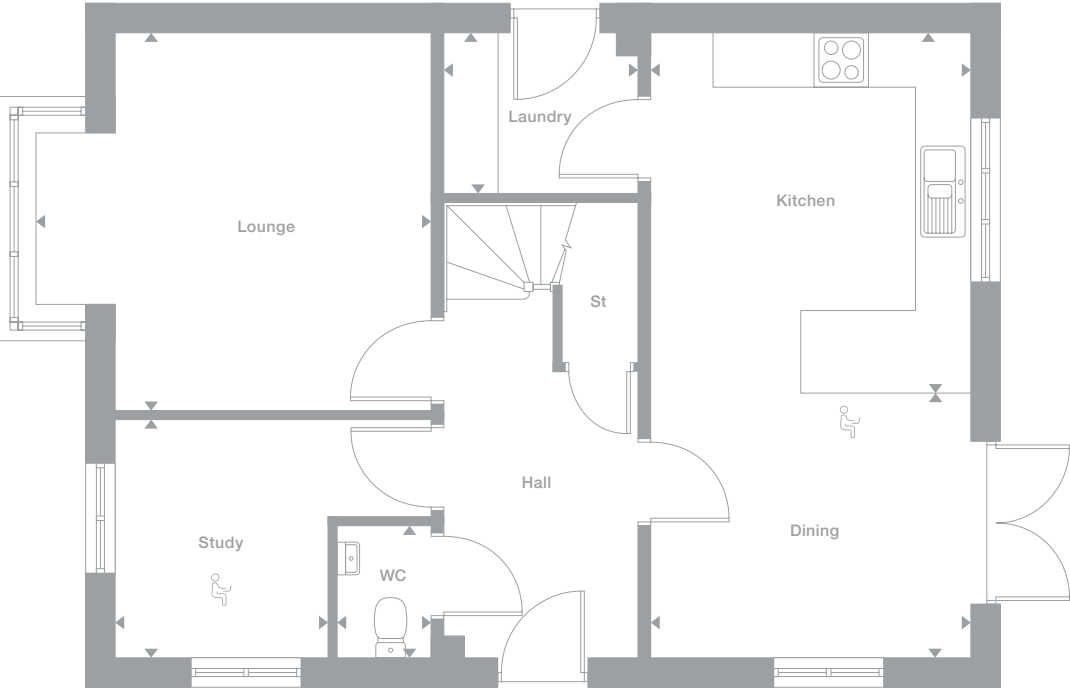
**Floor Space**  
1,408 sq ft

† En-suite window not applicable to plots 27 and 30

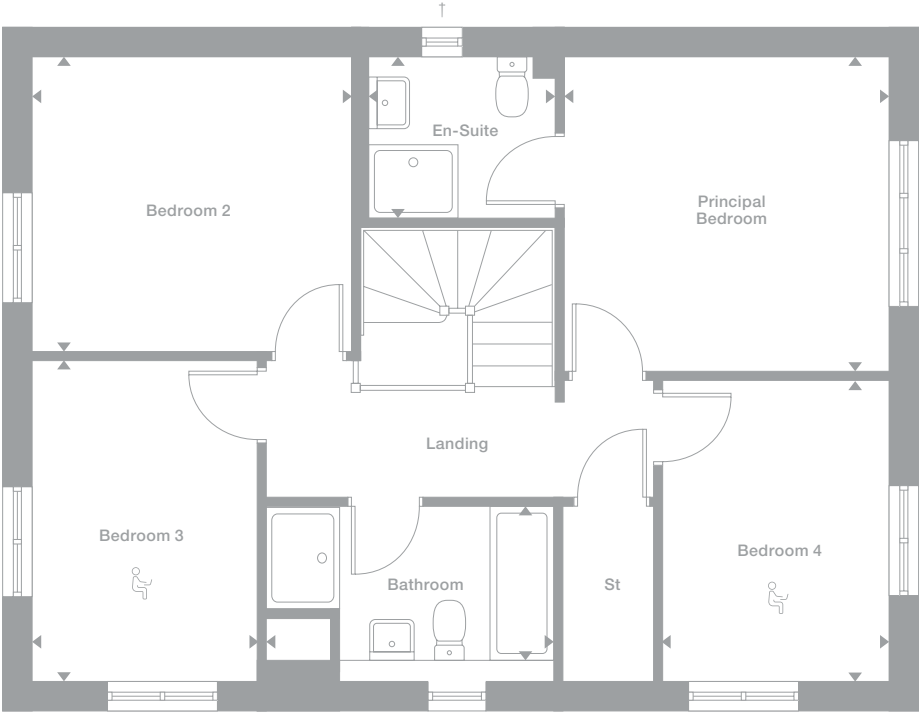
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Bayford

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

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

- First Floor**  
Principal Bedroom  
3.39m x 3.20m  
11'2" x 10'6"
- Dressing  
2.30m x 1.65m  
7'7" x 5'5"
- En-Suite 1  
1.66m x 2.03m  
5'5" x 6'8"
- Bedroom 2  
2.70m x 4.01m  
8'11" x 13'2"
- En-Suite 2  
1.70m x 2.00m  
5'7" x 6'7"

Bedroom 3  
3.19m x 3.05m  
10'6" x 10'0"

Bedroom 4  
2.70m x 3.17m  
8'11" x 10'5"

Bedroom 5  
2.37m x 2.00m  
7'10" x 6'7"

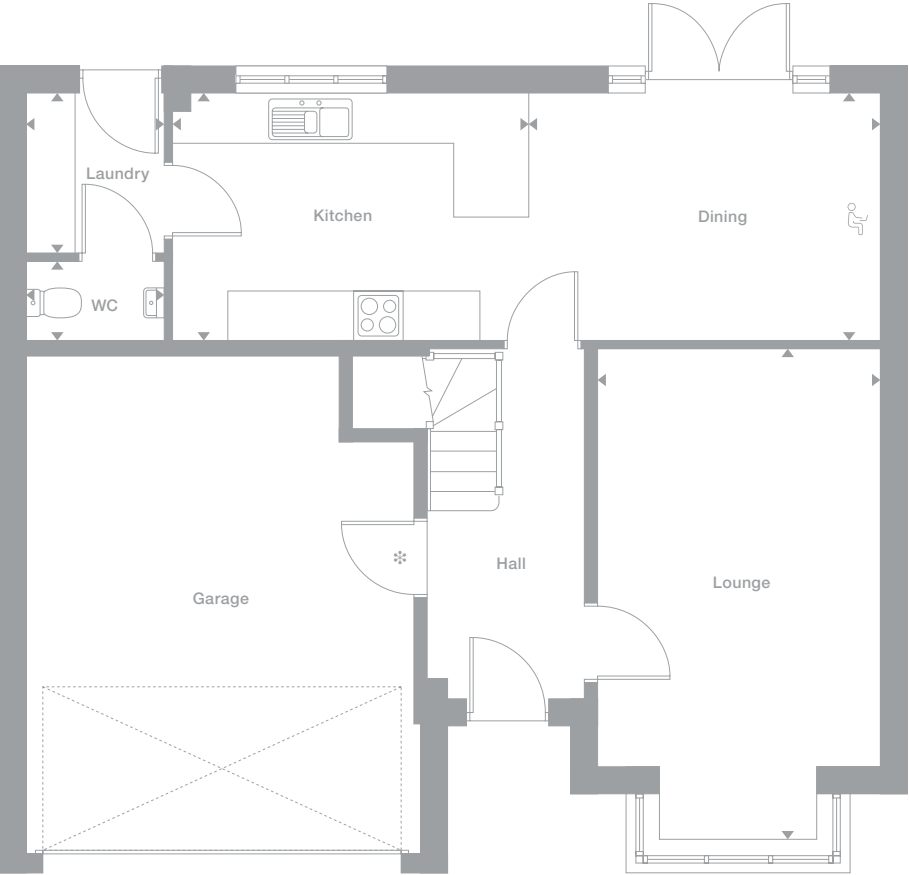
Bathroom  
2.24m x 1.87m  
7'4" x 6'2"

**Floor Space**  
1,464 sq ft

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

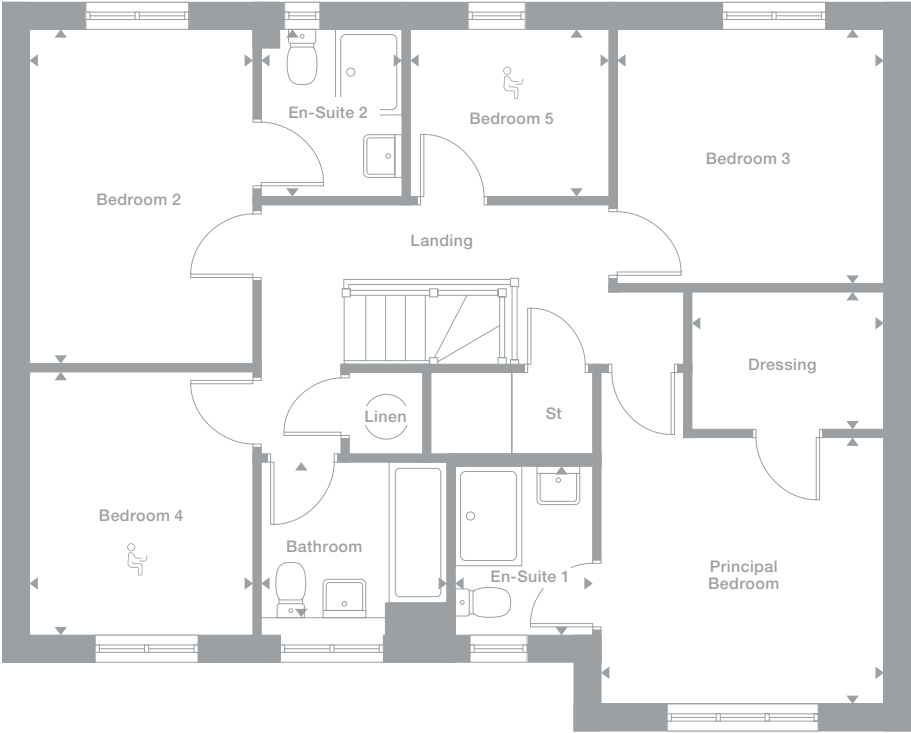


Ground Floor



❖ Optional garage door

First Floor



 Office space area

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# Sycamore

### Overview

A wonderfully open, adaptable L-shaped family kitchen and dining room, lit by feature french doors, complements a bay-windowed lounge in this truly exceptional home. One of the two en-suite bedrooms includes a 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  
1.62m x 2.21m  
5'4" x 7'3"
- En-Suite 1  
2.50m x 1.18m  
8'2" x 3'10"
- Bedroom 2  
3.03m x 3.59m  
9'11" x 11'9"
- En-Suite 2  
2.01m x 1.61m  
6'7" x 5'3"
- Bedroom 3  
3.92m x 2.95m  
12'10" x 9'8"
- Bedroom 4  
3.11m x 2.95m  
10'3" x 9'8"
- Bedroom 5  
4.32m x 2.51m  
14'2" x 8'3"
- Bathroom  
2.67m x 1.95m  
8'9" x 6'5"

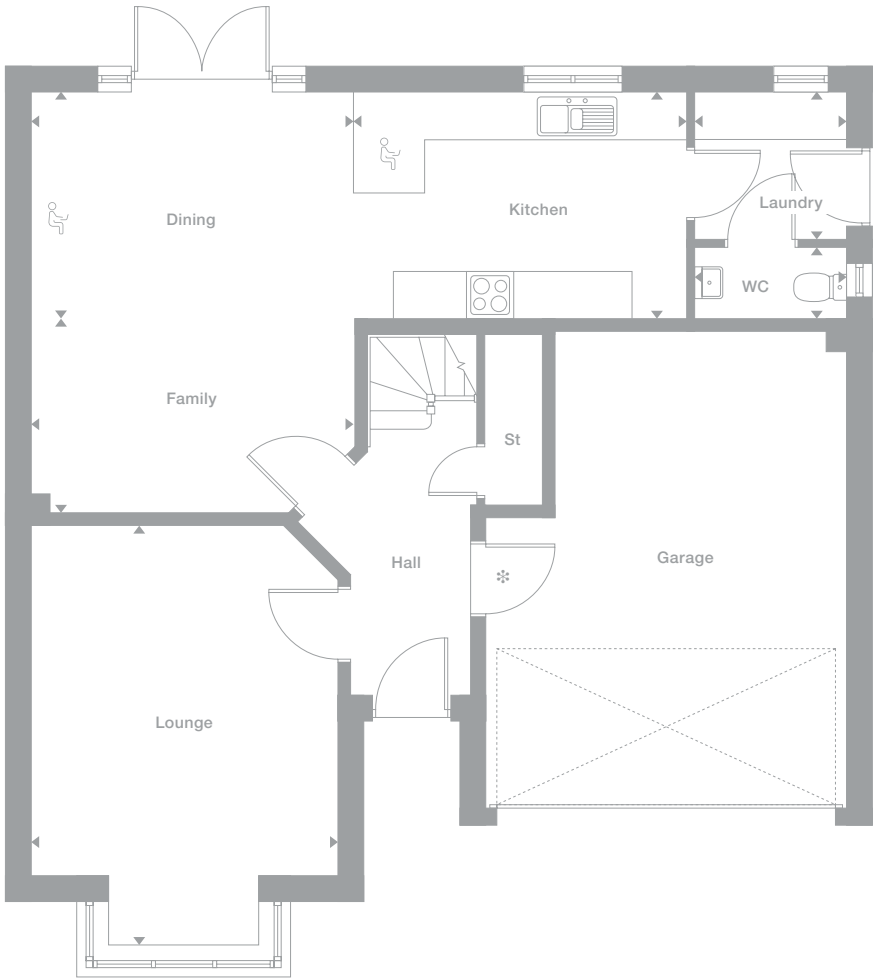
### Floor Space

1,671 sq ft

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

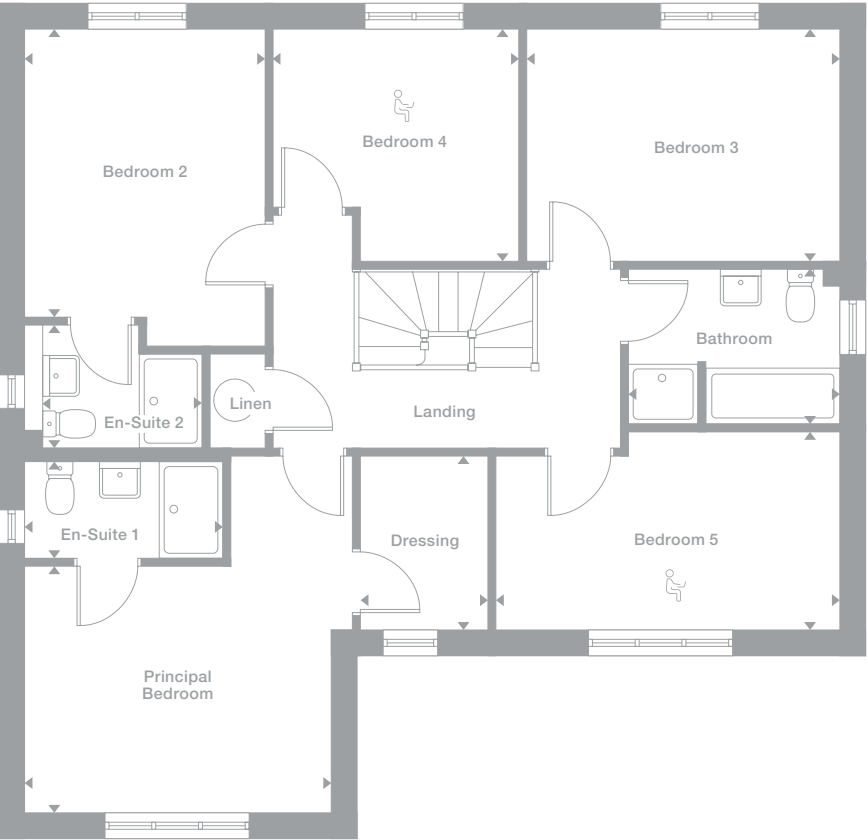


### Ground Floor



❖ Optional garage door

### First Floor



 Office space area

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## 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](http://millerhomes.co.uk) for development opening times or call 03301 738 578

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

**millerhomes**

*the place to be®*