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find out more  
about Sandbrook  
Meadows



**Sandbrook Meadows  
Seaburn**

**millershomes**

*the place to be®*

On the beautiful north east coast, just three miles from the centre of Sunderland and 400 yards from a superb blue flag beach, this exciting selection of new properties for sale brings a prestigious choice of modern energy-efficient four and five bedroom detached houses into a welcoming community. These beautifully landscaped new homes, buffered by open fields and recreation grounds, present a perfect blend of peaceful living with excellent local amenities and transport links.

Welcome to Sandbrook Meadows...

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 Sandbrook Meadows 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 Sales Adviser and confirmed with solicitors.

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

**Esk**

The inviting hall opens on to an elegant bay windowed lounge and a bright kitchen and dining room with feature french doors providing garden access. The en-suite master bedroom adds a dash of luxury.



**4 Bed**  
1,098 sq ft  
Scan to view floorplans

**Buchan DA**

Dual aspect outlooks in the study, two bedrooms and the kitchen create an inspiring, open ambience. The dining area features bifold doors, and a separate laundry and en-suite master bedroom add practicality to stylish appeal.



**4 Bed**  
1,264 sq ft  
Scan to view floorplans

**Fenwick**

The bay window and canopied entrance demonstrate the premium quality of this comfortable home. The dining area incorporates a feature bifold door, and the bright gallery landing leads to four bedrooms, one of them en-suite.



**4 Bed**  
1,281 sq ft  
Scan to view floorplans

**Mitford**

From the elegant façade to the en-suite master bedroom, every detail demonstrates quality. The beautifully proportioned bay-windowed lounge and light-filled family kitchen and dining room, with its bifold doors, present a perfect setting for entertaining.



**4 Bed**  
1,380 sq ft  
Scan to view floorplans

**Chadwick**

A separate laundry room leaves the kitchen free for convivial family life, with bifold doors making the dining area really special. The bay window adds appeal to the lounge, and two bedrooms are en-suite.



**4 Bed**  
1,400 sq ft  
Scan to view floorplans

**Stevenson**

Both the study and the kitchen are dual aspect, with a bay window adding a focal point to the lounge and bifold doors in the dining area enhancing the bright ambience of this outstanding home.



**4 Bed**  
1,402 sq ft  
Scan to view floorplans

**Buttermere**

The instantly impressive hall opens on to a bay-windowed lounge and a breathtaking dining kitchen with bifold doors, while upstairs three of the five bedrooms are en-suite. This is an exceptional, distinguished family home.



**5 Bed**  
1,501 sq ft  
Scan to view floorplans

**Jura**

Featuring a spectacular kitchen, dining and family room that opens dramatically to the garden, a delightful bay-windowed lounge, a gallery landing and five bedrooms, two with en-suite facilities, this is a home of the highest quality.



**5 Bed**  
1,679 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](http://millerhomes.co.uk/QRapp)

- Visitor parking V
- Sustainable urban drainage system SUDS
- Bin collection point BCP
- Public open space POS
- Public Right of Way PROW
- Suitable Alternative Natural Greenspace SANG
- Swale
- Water Easement

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.



Please Note: The Siteplan is indicative and potentially subject to change. Please speak to the Development Sales Manager for more information.

**Overview**

The inviting hall opens on to an elegant bay windowed lounge and a bright kitchen and dining room with feature french doors providing garden access. The en-suite master bedroom adds a dash of luxury.

**Ground Floor**

**Lounge**  
3.96m max X 4.92m max  
13'0" x 16'2"

**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**  
3.97m 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 2.59m  
11'8" x 8'6"

**Bedroom 3**  
1.78m x 3.64m  
5'10" x 12'0"

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

**Bathroom**  
2.51m max x 2.22m max  
8'3" x 7'3"

**Plots**

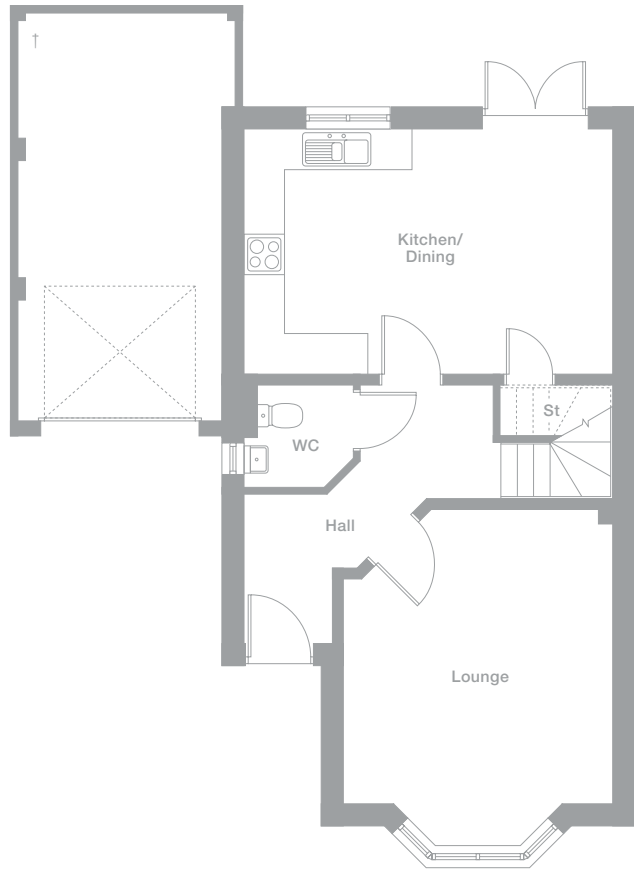
36\*, 37,  
54, 56\*

**Floor Space**

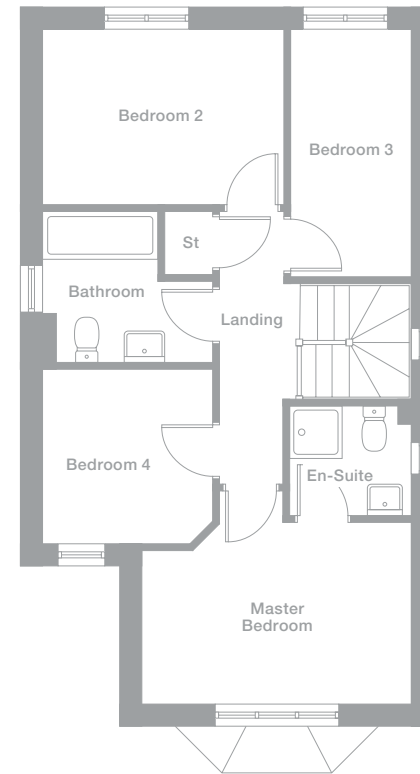
1,098 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above

† Garage position may vary, please see siteplan for exact location

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

# Buchan DA

### Overview

Dual aspect outlooks in the study, two bedrooms and the kitchen create an inspiring, open ambience. The dining area features bifold doors, and a separate laundry and en-suite master bedroom add practicality to stylish appeal.

### Ground Floor

- Lounge**  
3.45m x 4.79m  
11'4" x 15'9"
- Dining**  
2.76m x 3.30m  
9'1" x 10'10"
- Kitchen**  
2.76m x 3.64m  
9'1" x 12'0"
- Laundry**  
1.93m x 1.79m  
6'4" x 5'11"
- WC**  
1.93m x 0.95m  
6'4" x 3'1"
- Study**  
2.32m x 2.06m  
7'7" x 6'9"

### First Floor

- Master Bedroom**  
3.50m max x 4.06m max  
11'6" x 13'4"
- En-Suite**  
2.88m max x 2.04m max  
9'6" x 6'8"
- Bedroom 2**  
2.75m max x 3.76m max  
9'0" x 12'4"
- Bedroom 3**  
2.51m x 3.09m  
8'3" x 10'2"
- Bedroom 4**  
2.45m x 2.79m  
8'0" x 9'2"
- Bathroom**  
3.05m max x 1.70m max  
10'0" x 5'7"

### Plots

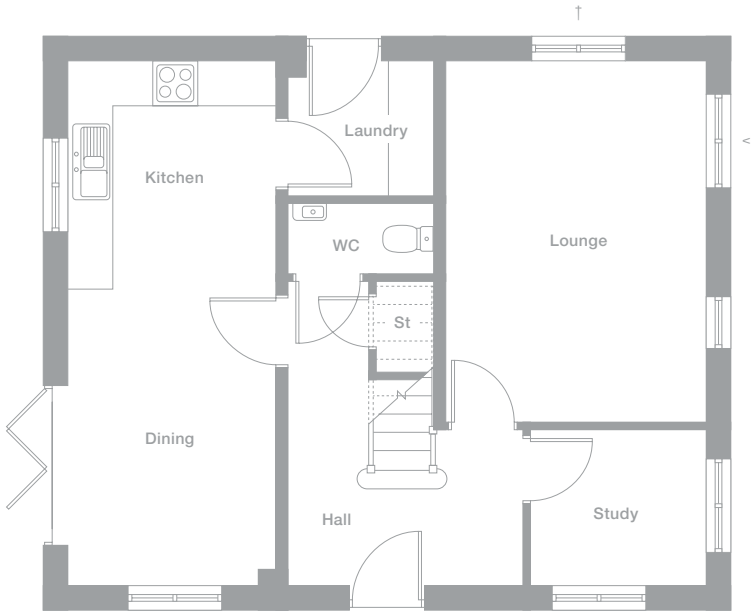
2, 16, 25\*, 45

### Floor Space

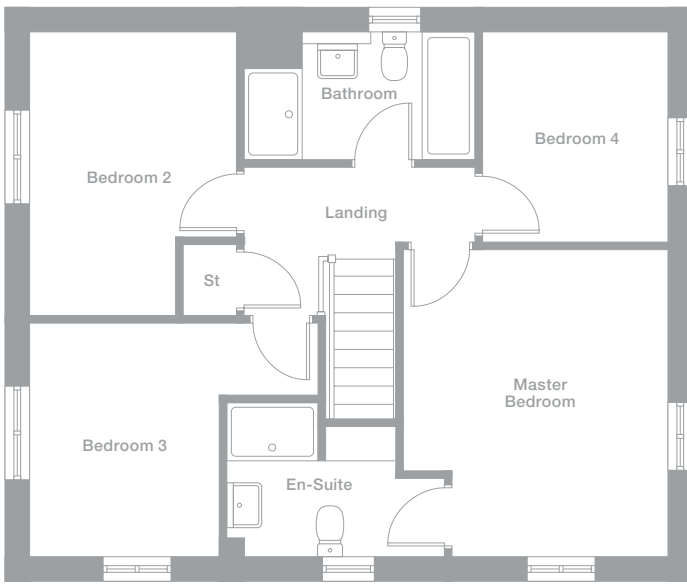
1,264 sq ft



### Ground Floor



### First Floor



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

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\* Plots are a mirror image of plans shown above

Lounge window position varies depending upon orientation of plot:  
↑ Window to Plots 16 and 25  
← Window to Plots 2 and 45

# Fenwick

**Overview**

The bay window and canopied entrance demonstrate the premium quality of this comfortable home. The dining area incorporates a feature bifold door, and the bright gallery landing leads to four bedrooms, one of them en-suite.

**Ground Floor**

- Lounge**  
3.85m max x 5.17m max  
12'8" x 17'0"
- Dining**  
2.26m x 3.26m  
7'5" x 10'9"
- Kitchen**  
3.34m x 3.26m  
11'0" x 10'9"
- Laundry**  
1.90m x 1.95m  
6'3" x 6'5"
- WC**  
0.90m x 1.95m  
3'0" x 6'5"

**First Floor**

- Master Bedroom**  
3.05m max x 4.36m max  
10'0" x 14'4"
- En-Suite**  
2.46m max x 1.52m max  
8'1" x 5'0"
- Bedroom 2**  
3.85m x 3.44m  
12'8" x 11'4"
- Bedroom 3**  
3.10m max x 4.06m max  
10'2" x 13'4"
- Bedroom 4**  
2.78m x 2.27m  
9'2" x 7'6"
- Bathroom**  
2.70m max x 2.32m max  
8'10" x 7'8"

**Plots**

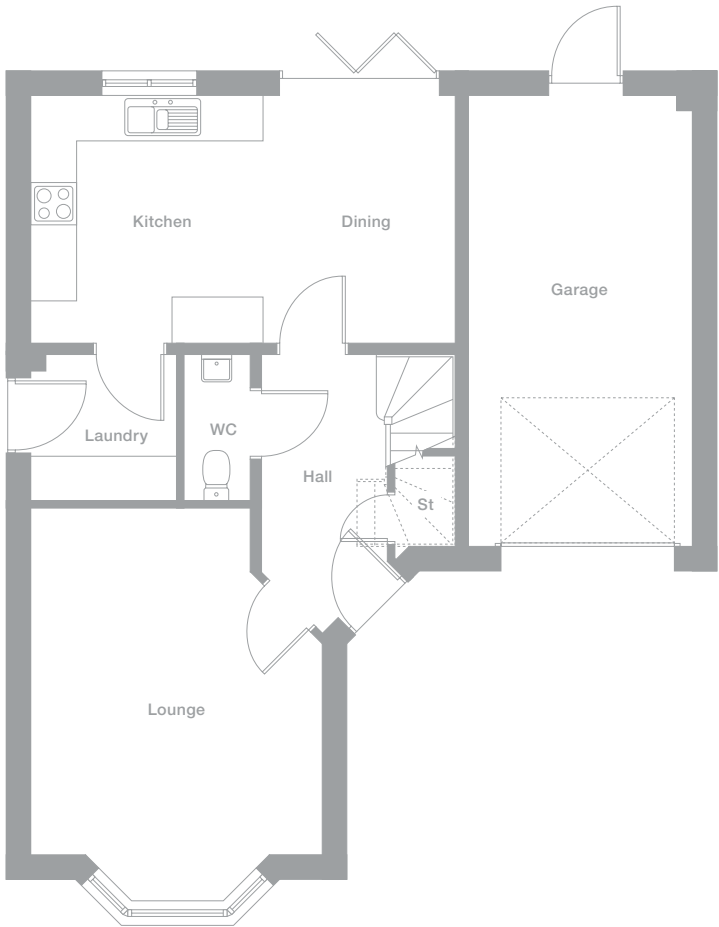
- 12\*, 15,
- 19\*, 35\*,
- 38, 51\*,
- 52\*, 55\*,
- 57\*, 63\*

**Floor Space**

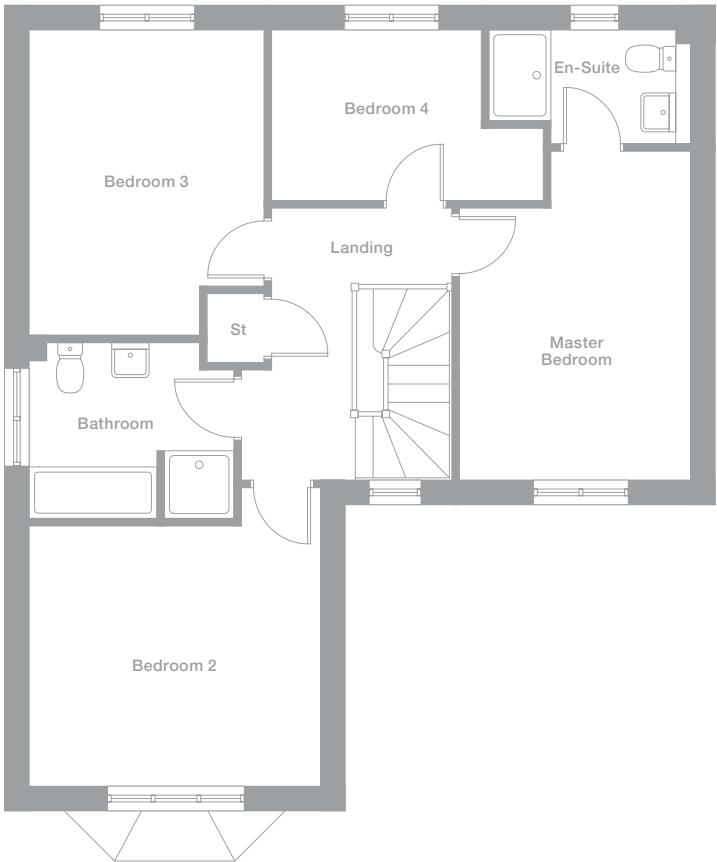
1,281 sq ft



**Ground Floor**



**First Floor**



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# Mitford

**Overview**

From the elegant façade to the en-suite master bedroom, every detail demonstrates quality. The beautifully proportioned bay-windowed lounge and light-filled family kitchen and dining room, with its bifold doors, present a perfect setting for entertaining.

**Ground Floor**

- Lounge**  
3.65m x 5.13m max  
12'0" x 16'10"
- Family/Dining**  
3.38m x 3.88m  
11'1" x 12'9"
- Kitchen**  
3.76m x 2.99m  
12'4" x 9'10"
- Laundry**  
2.08m x 1.66m  
6'10" x 5'5"
- WC**  
2.08m x 1.08m  
6'10" x 3'7"
- Study**  
2.08m x 2.06m  
6'10" x 6'9"

**First Floor**

- Master Bedroom**  
3.65m max x 4.60m max  
12'0" x 15'1"
- En-Suite**  
2.00m max x 2.00m max  
6'7" x 6'7"
- Bedroom 2**  
3.79m x 2.75m  
12'5" x 9'1"
- Bedroom 3**  
3.26m x 2.75m  
10'8" x 9'1"
- Bedroom 4**  
3.40m max x 3.18m  
11'2" x 10'5"
- Bathroom**  
2.55m x 2.00m  
8'5" x 6'7"

**Plots**

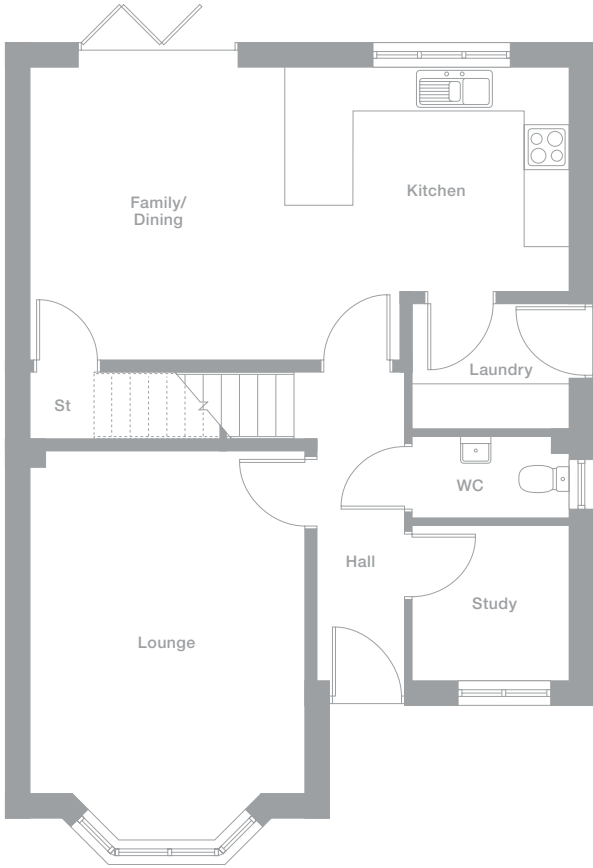
7, 8\*, 42,  
43\*, 53

**Floor Space**

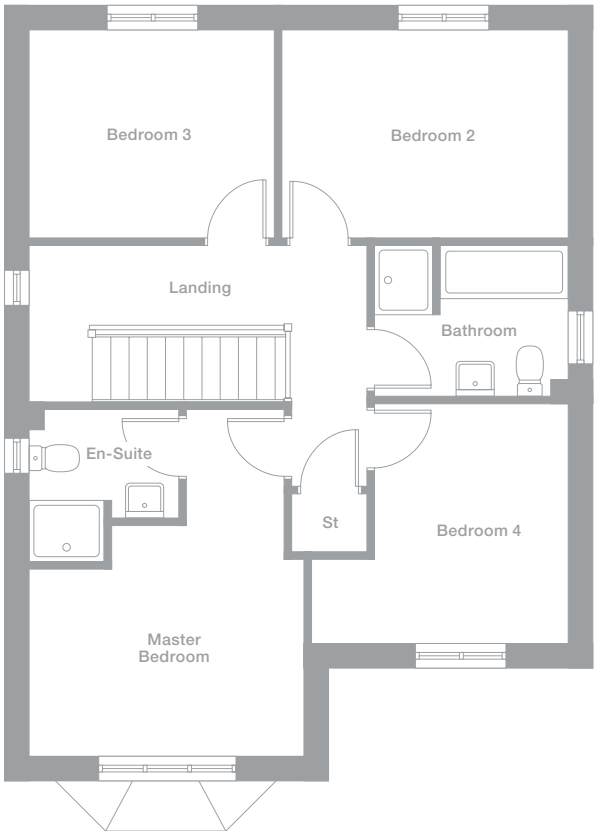
1,380 sq ft



**Ground Floor**



**First Floor**



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# Chadwick

**Overview**

A separate laundry room leaves the kitchen free for convivial family life, with bifold doors making the dining area really special. The bay window adds appeal to the lounge, and two bedrooms are en-suite.

**Ground Floor**

**Lounge**  
3.26m x 5.91m max  
10'9" x 19'5"

**Dining/Family**  
3.71m max x 3.36m max  
12'2" x 11'0"

**Kitchen**  
3.03m x 3.36m  
9'11" x 11'0"

**Laundry**  
1.81m max x 2.88m max  
5'11" x 9'5"

**WC**  
0.93m x 1.61m  
3'1" x 5'4"

**First Floor**

**Master Bedroom**  
5.29m max x 3.09m  
17'4" x 10'2"

**En-Suite 1**  
2.11m x 1.90m  
6'11" x 6'3"

**Bedroom 2**  
3.26m x 3.35m  
10'9" x 11'0"

**En-Suite 2**  
2.17m x 1.81m  
7'2" x 5'11"

**Bedroom 3**  
3.27m x 3.47m max  
10'9" x 11'5"

**Bedroom 4**  
3.10m max x 2.97m  
10'2" x 9'9"

**Bathroom**  
2.07m max x 2.82m max  
6'10" x 9'3"

**Plots**

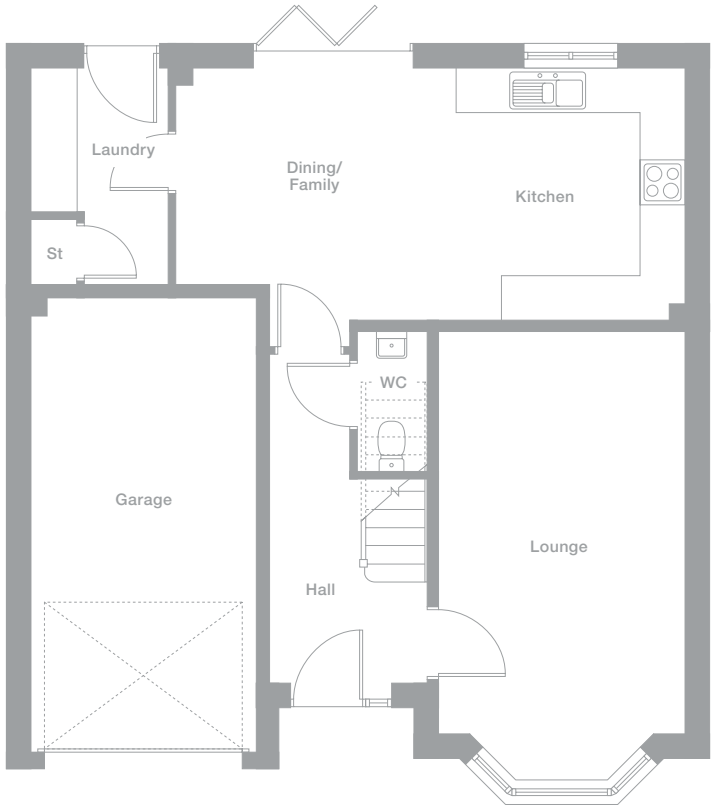
5, 6,  
17\*, 23,  
27, 28,  
33, 34,  
44\*, 48,  
58\*, 60

**Floor Space**

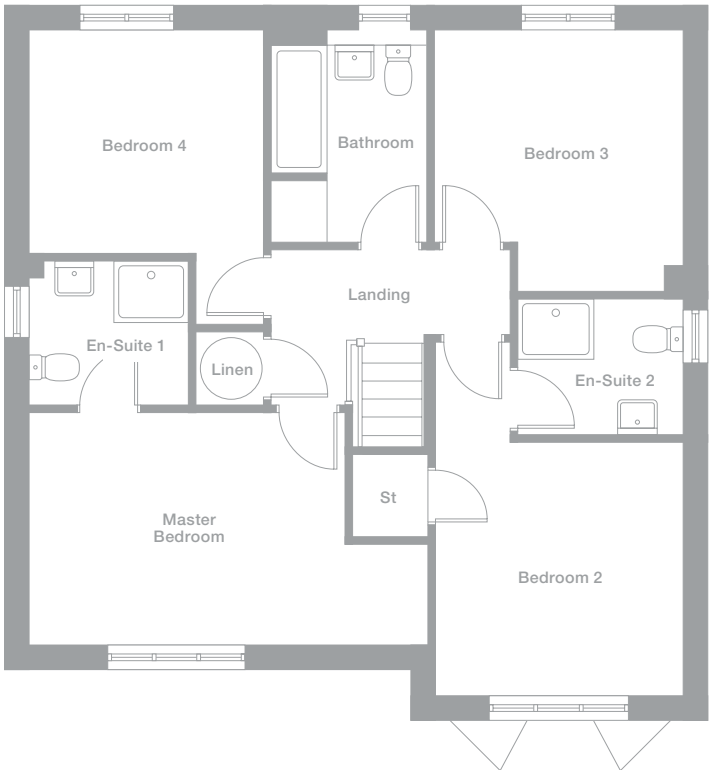
1,400 sq ft



**Ground Floor**



**First Floor**



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## Overview

Both the study and the kitchen are dual aspect, with a bay window adding a focal point to the lounge and bifold doors in the dining area enhancing the bright ambience of this outstanding home.

## Ground Floor

- Lounge**  
4.22m max x 4.42m  
13'10" x 14'6"
- Family/Dining**  
3.68m x 3.83m  
12'1" x 12'7"
- Kitchen**  
3.68m x 3.03m  
12'11" x 9'11"
- Laundry**  
1.79m x 1.76m  
5'10" x 5'9"
- WC**  
1.50m x 1.06m  
4'11" x 3'6"
- Study**  
3.63m max x 2.34m max  
11'11" x 7'8"

## First Floor

- Master Bedroom**  
3.74m max x 3.70m  
12'3" x 12'2"
- En-Suite**  
2.09m x 1.76m  
6'10" x 5'9"
- Bedroom 2**  
3.68m x 3.23m  
12'1" x 10'7"
- Bedroom 3**  
2.61m x 3.53m  
8'7" x 11'7"
- Bedroom 4**  
3.18m max x 3.06m  
10'6" x 10'1"
- Bathroom**  
3.41m max x 1.83m  
11'2" x 6'0"

## Plots

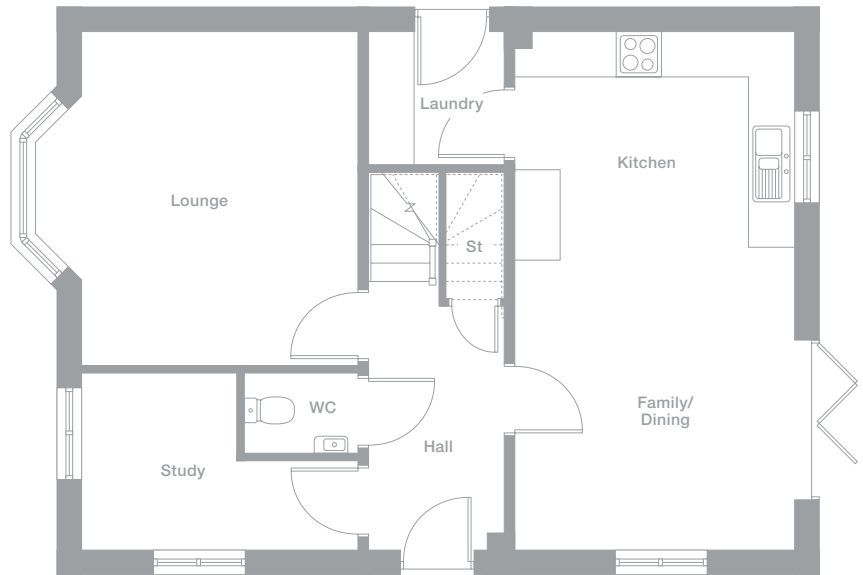
- 1, 3,
- 14, 20,
- 24, 31,
- 59, 64

## Floor Space

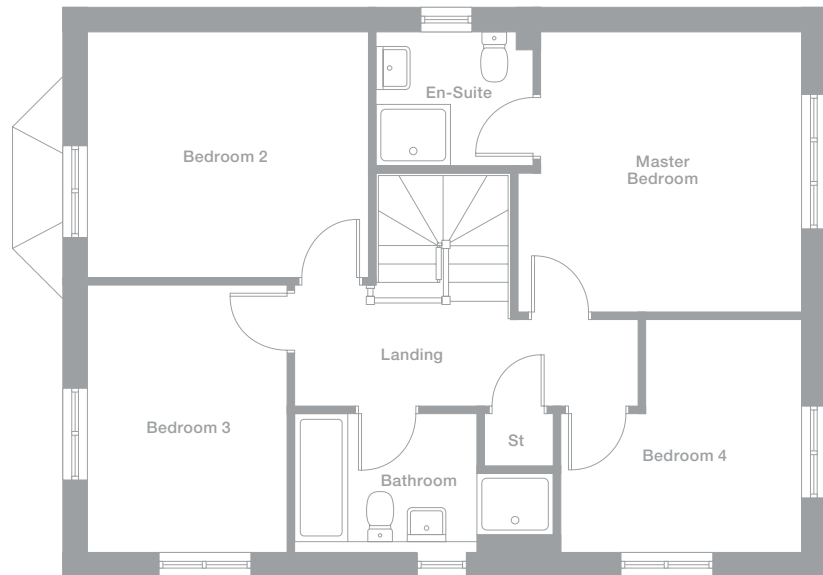
1,402 sq ft



## Ground Floor



## First Floor



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# Buttermere

**Overview**  
The instantly impressive hall opens on to a bay-windowed lounge and a breathtaking dining kitchen with bifold doors, while upstairs three of the five bedrooms are en-suite. This is an exceptional, distinguished family home.

- Ground Floor**
- Lounge  
3.39m x 5.61m max  
11'2" x 18'5"
- Kitchen  
4.88m x 2.97m  
16'0" x 9'9"
- Dining  
4.03m x 2.97m  
13'3" x 9'9"
- Laundry  
1.67m x 1.96m  
5'6" x 6'5"
- WC  
1.67m x 0.92m  
5'6" x 3'0"

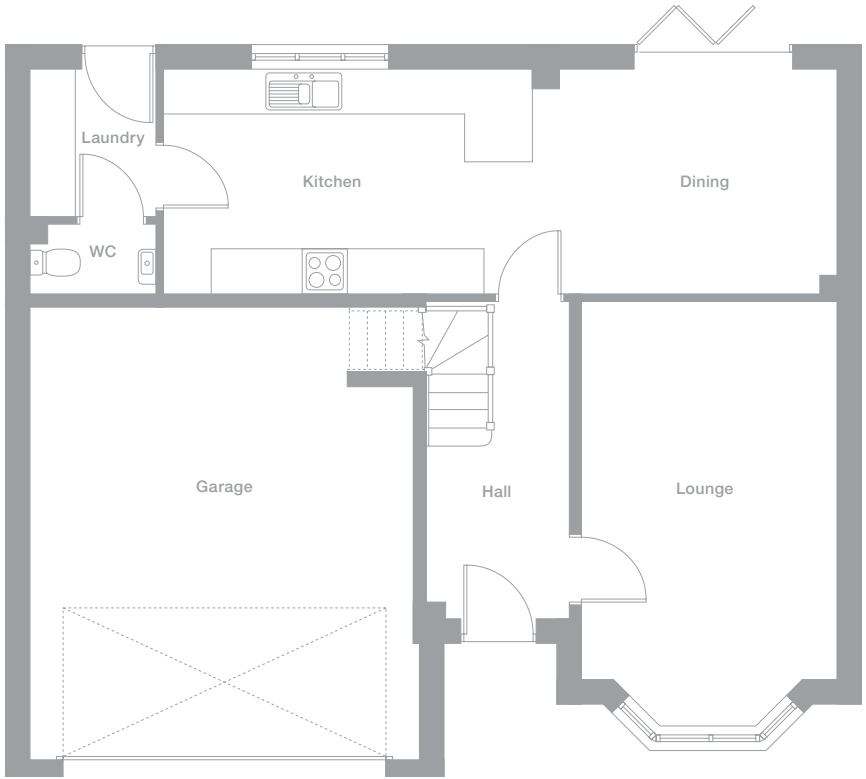
- First Floor**
- Master Bedroom  
2.80m x 5.18m  
9'2" x 17'0"
- En-Suite 1  
1.85m x 2.00m  
6'1" x 6'7"
- Bedroom 2  
3.39m x 3.64m  
11'2" x 11'11"
- En-Suite 2  
1.64m max x 2.05m max  
5'5" x 6'9"
- Bedroom 3  
3.20m x 3.05m  
10'6" x 10'0"
- En-Suite 3  
2.38m x 1.21m  
7'10" x 4'0"
- Bedroom 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 max x 2.00m max  
6'10" x 6'7"

- Plots**  
4, 10,  
13, 41,  
46, 49,  
61, 62

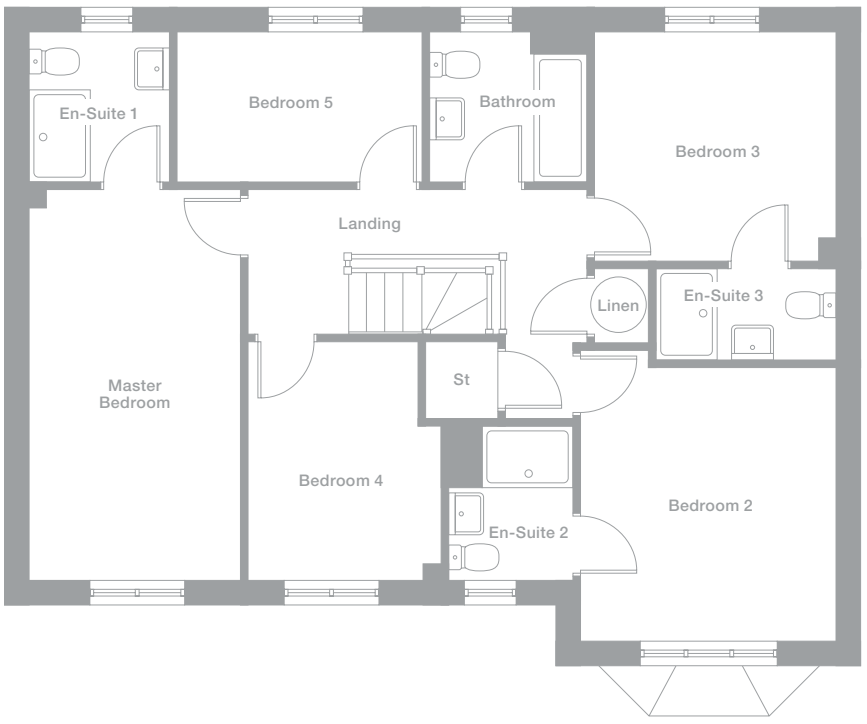
**Floor Space**  
1,501 sq ft



## Ground Floor



## First Floor



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**Overview**

Featuring a spectacular kitchen, dining and family room that opens dramatically to the garden, a delightful bay-windowed lounge, a gallery landing and five bedrooms, two with en-suite facilities, this is a home of the highest quality.

**Ground Floor**

- Lounge**  
3.58m x 5.19m max  
11'9" x 17'0"
- Dining**  
3.14m x 2.85m  
10'4" x 9'5"
- Family**  
3.14m x 2.85m  
10'4" x 9'4"
- Kitchen**  
3.98m x 2.85m  
13'1" x 9'5"
- Laundry**  
2.25m x 1.95m  
7'5" x 6'5"
- WC**  
0.85m x 1.95m  
2'9" 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 3.58m  
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 max x 2.91m max  
10'9" x 9'7"
- Bedroom 5**  
3.63m max x 2.43m max  
11'11" x 8'0"
- Bathroom**  
2.60m max x 2.07m max  
8'6" x 6'9"

**Plots**

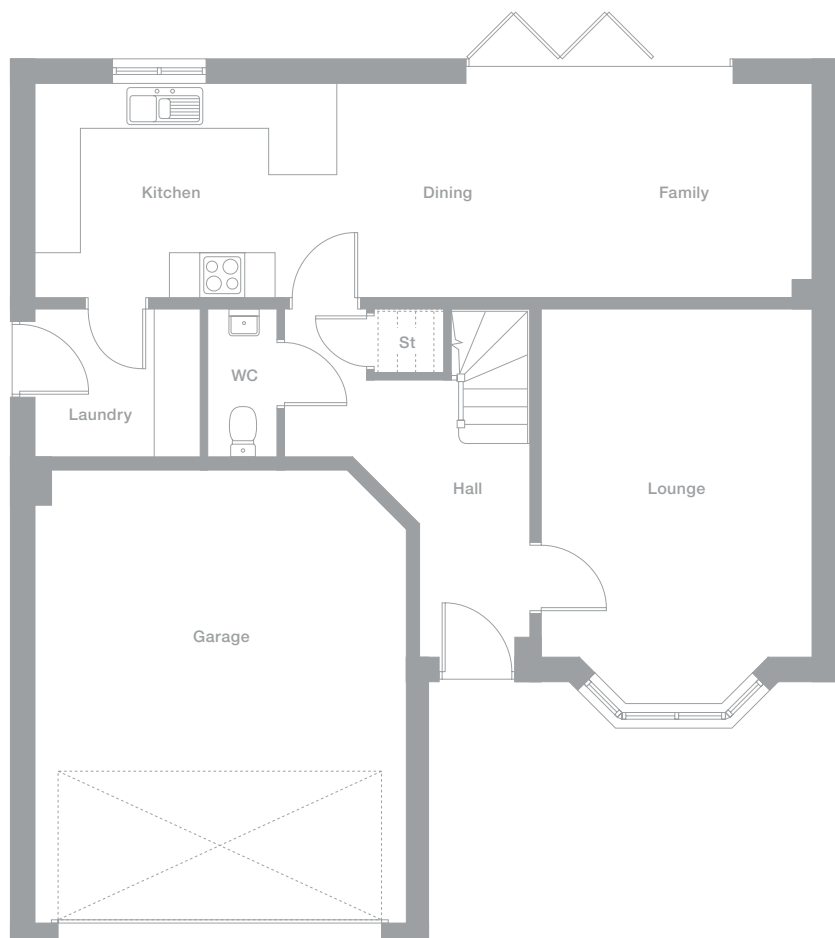
- 9, 11\*, 18,  
21\*, 22,  
26\*, 29\*,  
30\*, 32,  
39\*, 40,  
47\*, 50\*

**Floor Space**

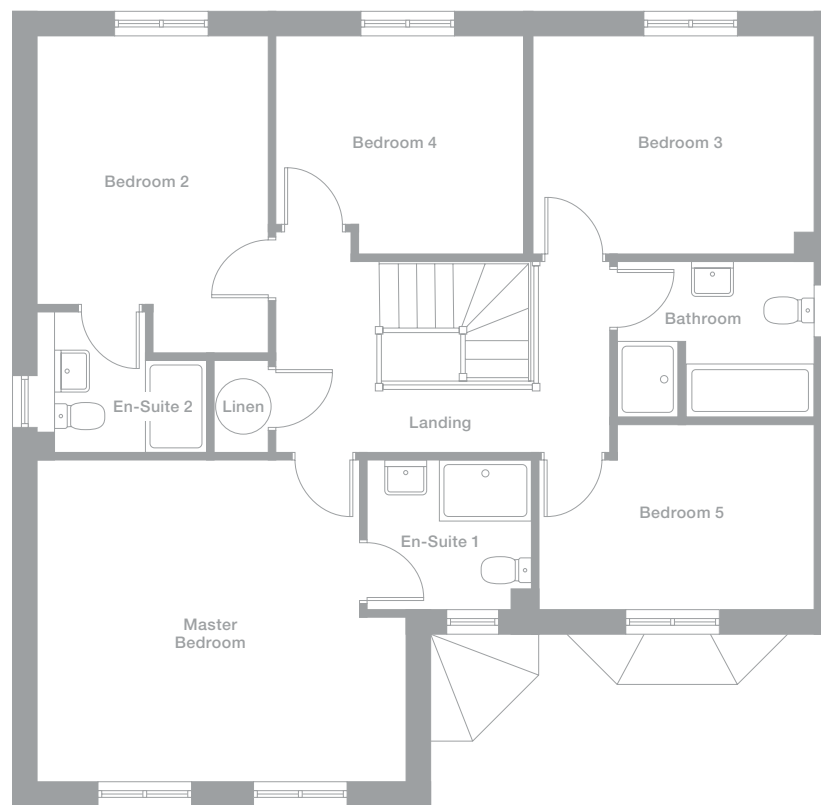
1,679 sq ft



**Ground Floor**



**First Floor**



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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 738 460.

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

**millerhomes**

*the place to be®*