



Scan here to
find out more
about Sandbrook
Meadows



**Sandbrook Meadows
Seaburn**

millerhomes

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

- 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"

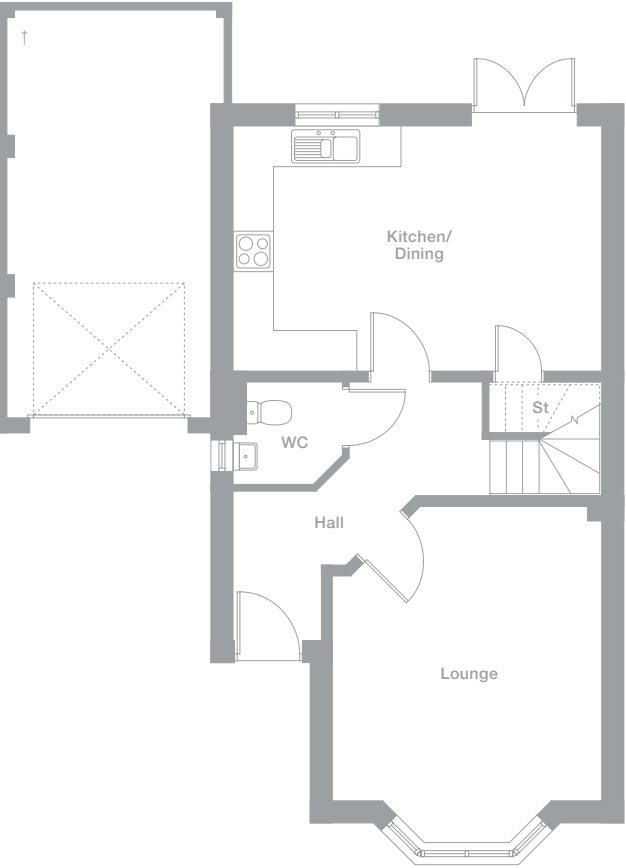
Bathroom
2.51m max x 2.22m max
8'3" x 7'3"

Plots
36*, 37,
54, 56*

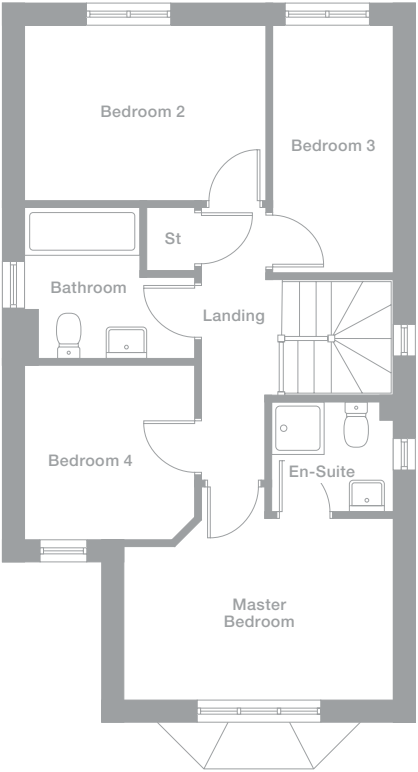
Floor Space
1,098 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* 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.

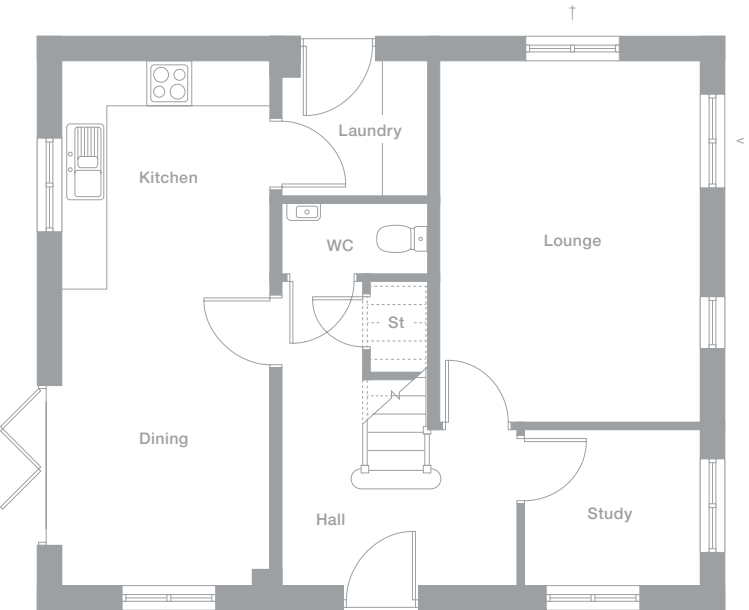
| | |
|---|---|
| Ground Floor | First Floor |
| Lounge 3.45m x 4.79m 11'4" x 15'9" | Master Bedroom 3.50m max x 4.06m max 11'6" x 13'4" |
| Dining 2.76m x 3.30m 9'1" x 10'10" | En-Suite 2.88m max x 2.04m max 9'6" x 6'8" |
| Kitchen 2.76m x 3.64m 9'1" x 12'0" | Bedroom 2 2.75m max x 3.76m max 9'0" x 12'4" |
| Laundry 1.93m x 1.79m 6'4" x 5'11" | Bedroom 3 2.51m x 3.09m 8'3" x 10'2" |
| WC 1.93m x 0.95m 6'4" x 3'1" | Bedroom 4 2.45m x 2.79m 8'0" x 9'2" |
| Study 2.32m x 2.06m 7'7" x 6'9" | Bathroom 3.05m max x 1.70m max 10'0" x 5'7" |

Plots
2, 16,
25*, 45

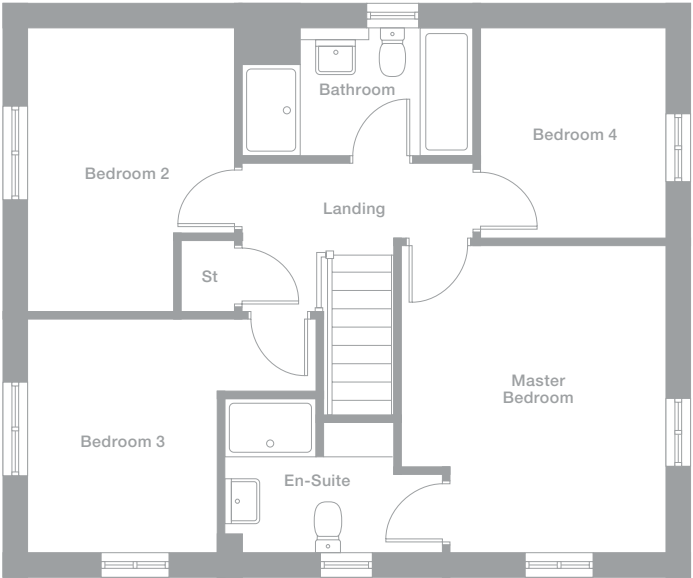
Floor Space
1,264 sq ft



Ground Floor



First Floor



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

Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* 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

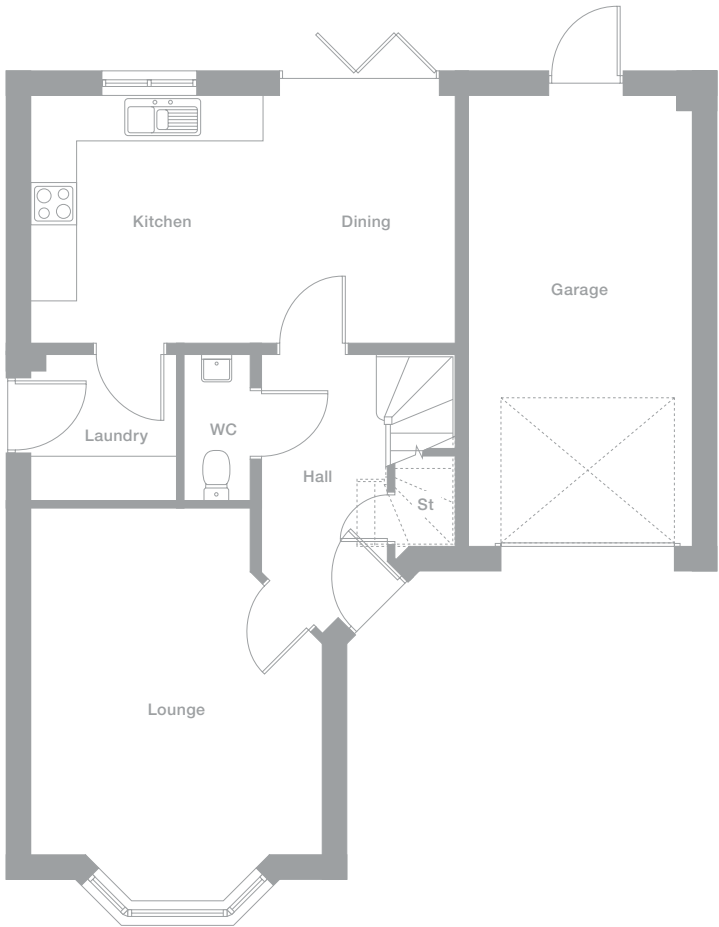
Overview
The bay window and canopied entrance demonstrate the premium quality of this comfortable home. The dining area incorporates a feature bifold door, and the bright gallery landing leads to four bedrooms, one of them en-suite.

| | |
|---|---|
| Ground Floor | First Floor |
| Lounge 3.85m max x 5.17m max 12'8" x 17'0" | Master Bedroom 3.05m max x 4.36m max 10'0" x 14'4" |
| Dining 2.26m x 3.26m 7'5" x 10'9" | En-Suite 2.46m max x 1.52m max 8'1" x 5'0" |
| Kitchen 3.34m x 3.26m 11'0" x 10'9" | Bedroom 2 3.85m x 3.44m 12'8" x 11'4" |
| Laundry 1.90m x 1.95m 6'3" x 6'5" | Bedroom 3 3.10m max x 4.06m max 10'2" x 13'4" |
| WC 0.90m x 1.95m 3'0" x 6'5" | 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" |

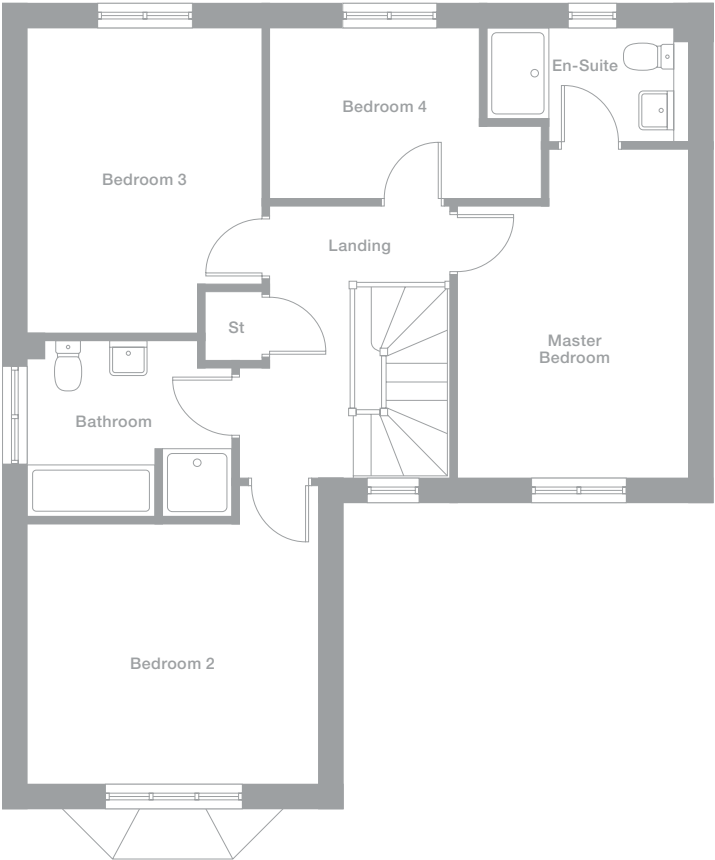
| | |
|--|--------------------|
| Plots | Floor Space |
| 12*, 15, 19*, 35*, 38, 51*, 52*, 55*, 57*, 63* | 1,281 sq ft |



Ground Floor



First Floor



Mitford

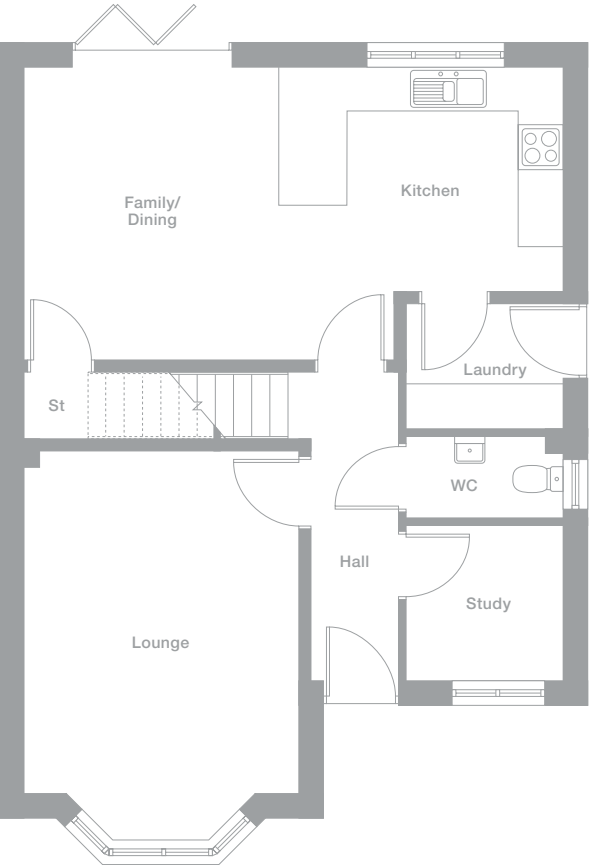
Overview
From the elegant façade to the en-suite master bedroom, every detail demonstrates quality. The beautifully proportioned bay-windowed lounge and light-filled family kitchen and dining room, with its bifold doors, present a perfect setting for entertaining.

| | |
|--|---|
| Ground Floor | First Floor |
| Lounge 3.65m x 5.13m max 12'0" x 16'10" | Master Bedroom 3.65m max x 4.60m max 12'0" x 15'1" |
| Family/Dining 3.38m x 3.88m 11'1" x 12'9" | En-Suite 2.00m max x 2.00m max 6'7" x 6'7" |
| Kitchen 3.76m x 2.99m 12'4" x 9'10" | Bedroom 2 3.79m x 2.75m 12'5" x 9'1" |
| Laundry 2.08m x 1.66m 6'10" x 5'5" | Bedroom 3 3.26m x 2.75m 10'8" x 9'1" |
| WC 2.08m x 1.08m 6'10" x 3'7" | Bedroom 4 3.40m max x 3.18m 11'2" x 10'5" |
| Study 2.08m x 2.06m 6'10" x 6'9" | Bathroom 2.55m x 2.00m 8'5" x 6'7" |

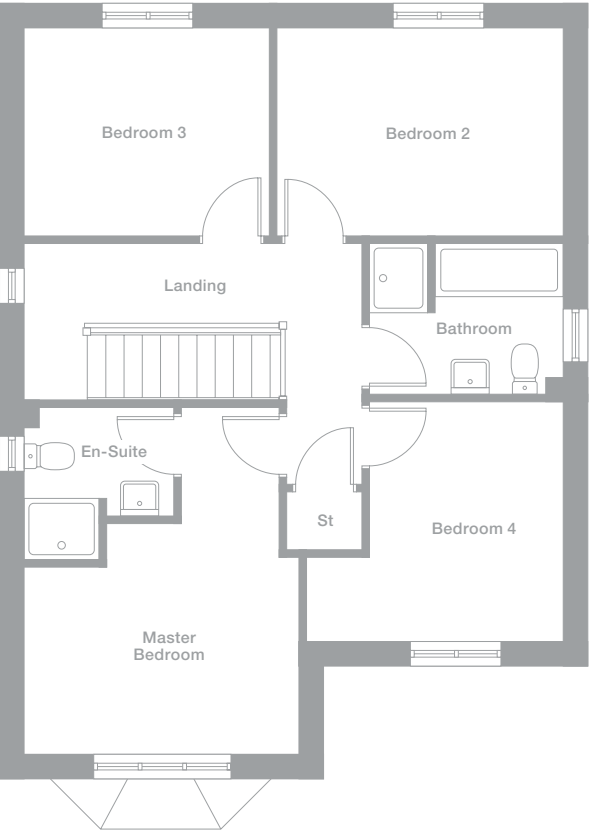
| | |
|---------------------------------------|-----------------------------------|
| Plots 7, 8*, 42, 43*, 53 | Floor Space 1,380 sq ft |
|---------------------------------------|-----------------------------------|



Ground Floor



First Floor



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

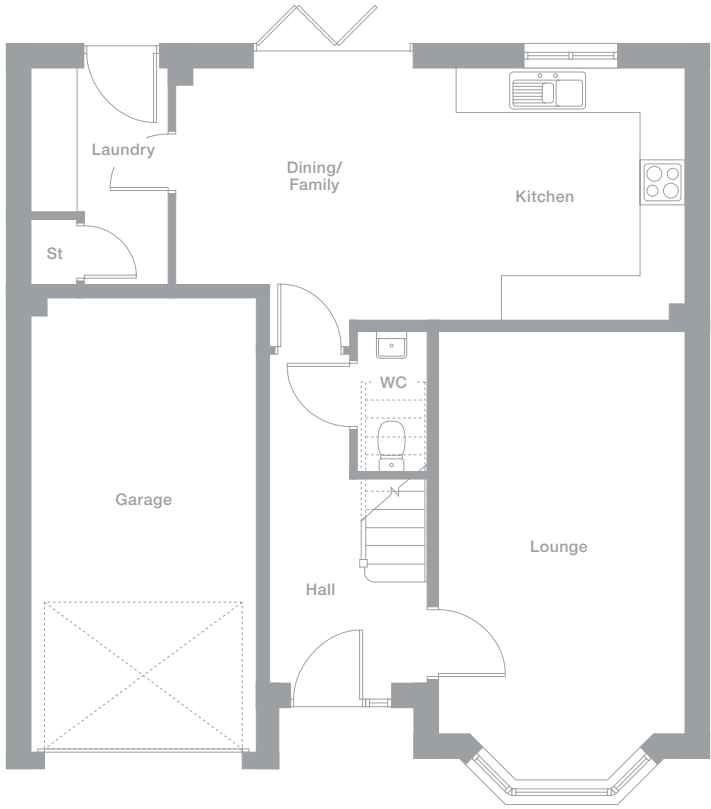
5, 6,
17*, 23,
27, 28,
33, 34,
44*, 48,
58*, 60

Floor Space

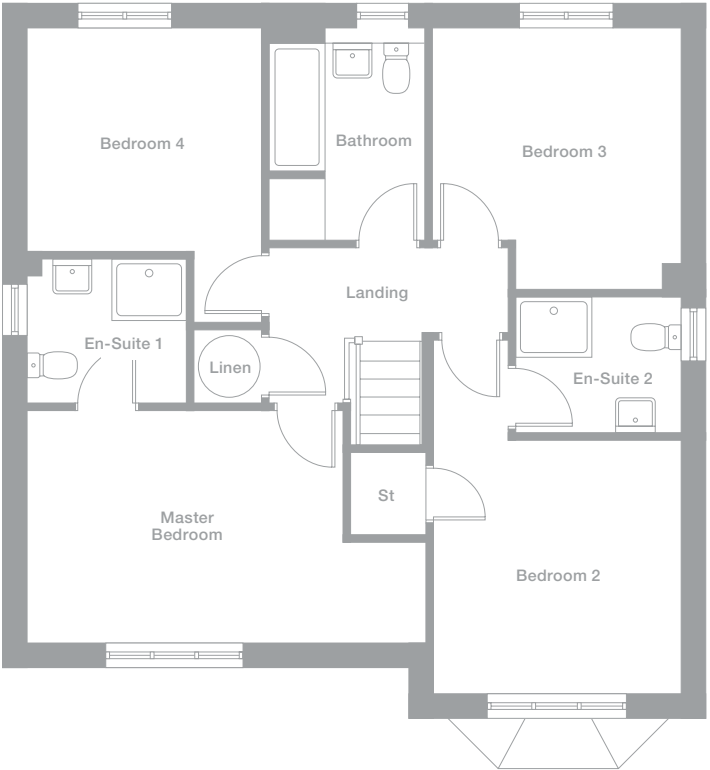
1,400 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

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

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

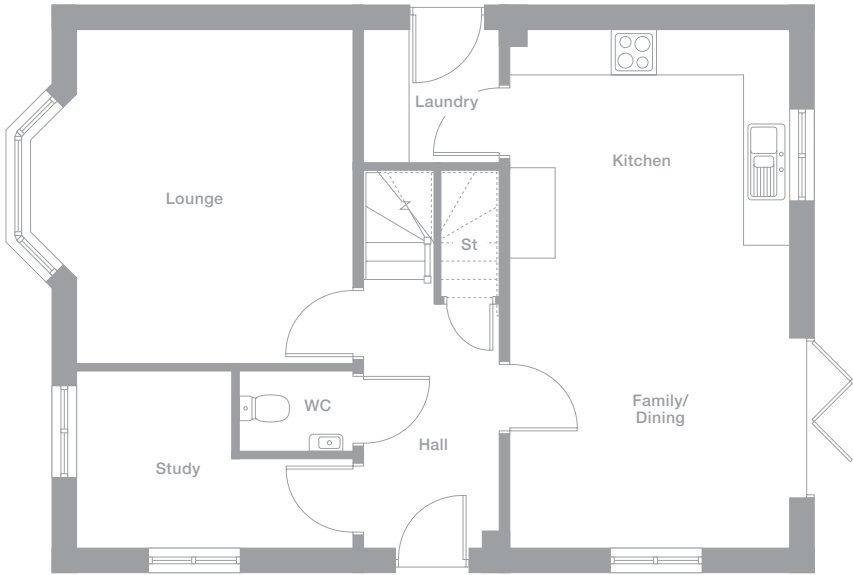
- 1, 3,
14, 20,
24, 31,
59, 64

Floor Space

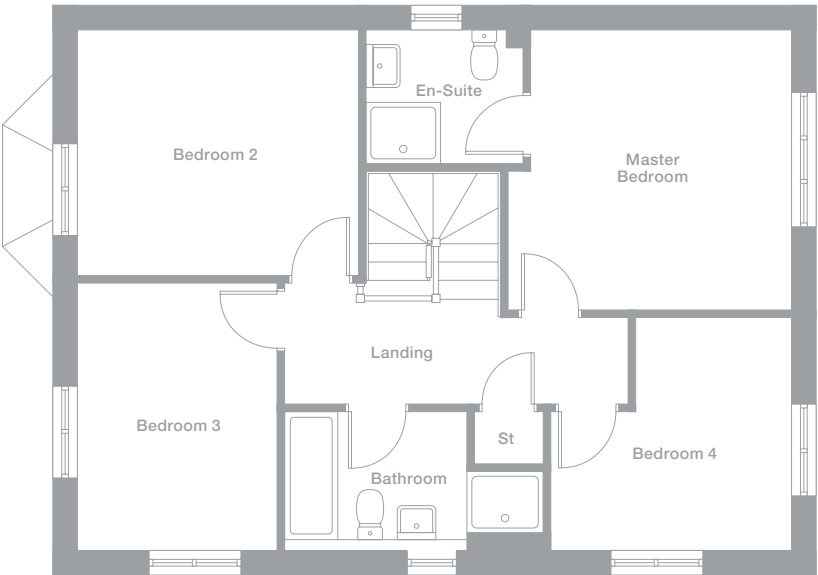
1,402 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

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

Buttermere

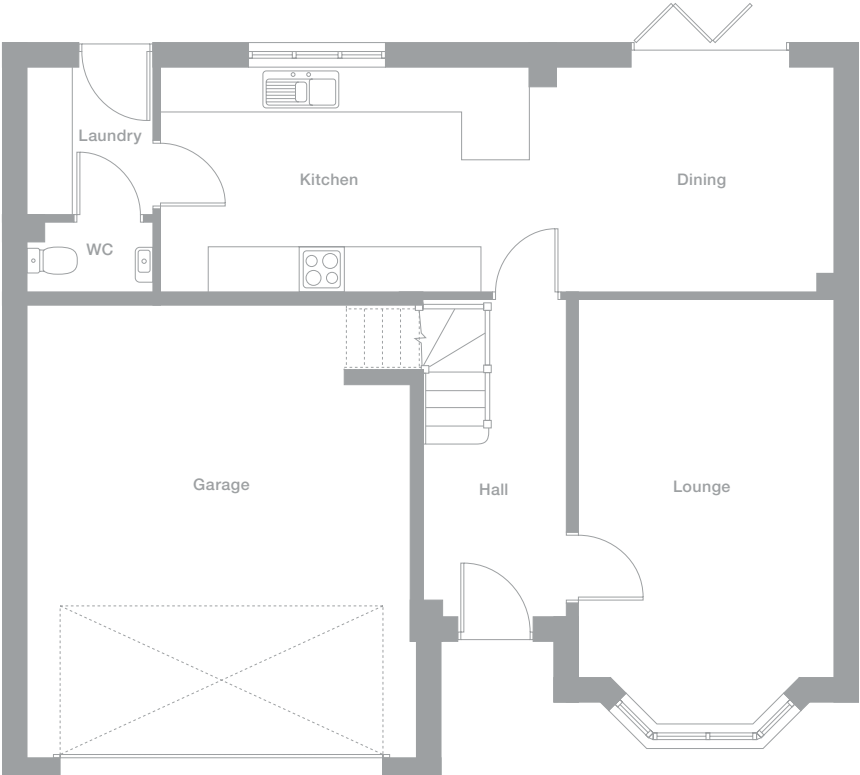
Overview
The instantly impressive hall opens on to a bay-windowed lounge and a breathtaking dining kitchen with bifold doors, while upstairs three of the five bedrooms are en-suite. This is an exceptional, distinguished family home.

- 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"

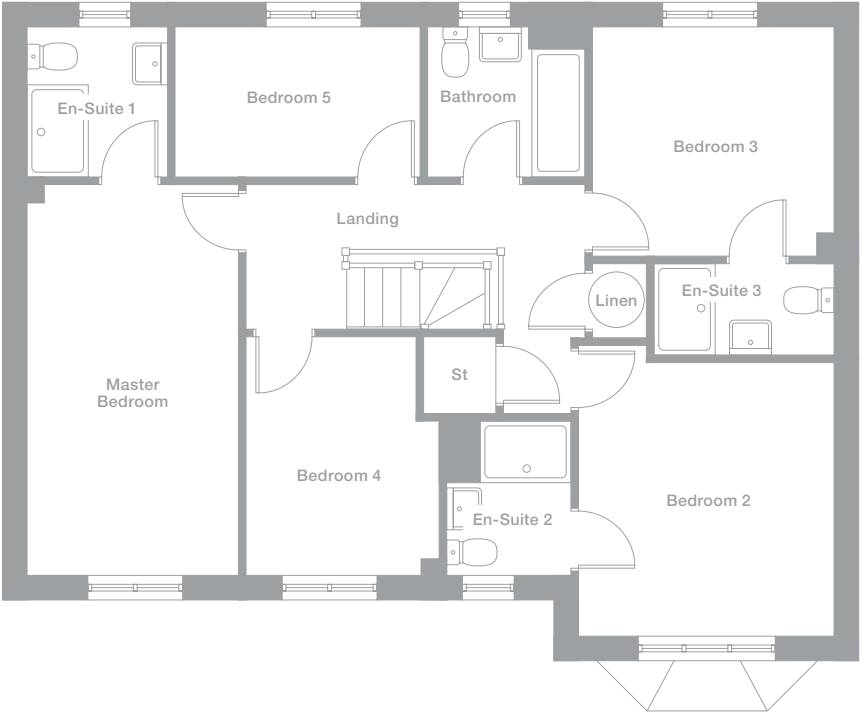
- Plots**
4, 10,
13, 41,
46, 49,
61, 62
- Floor Space**
1,501 sq ft



Ground Floor



First Floor



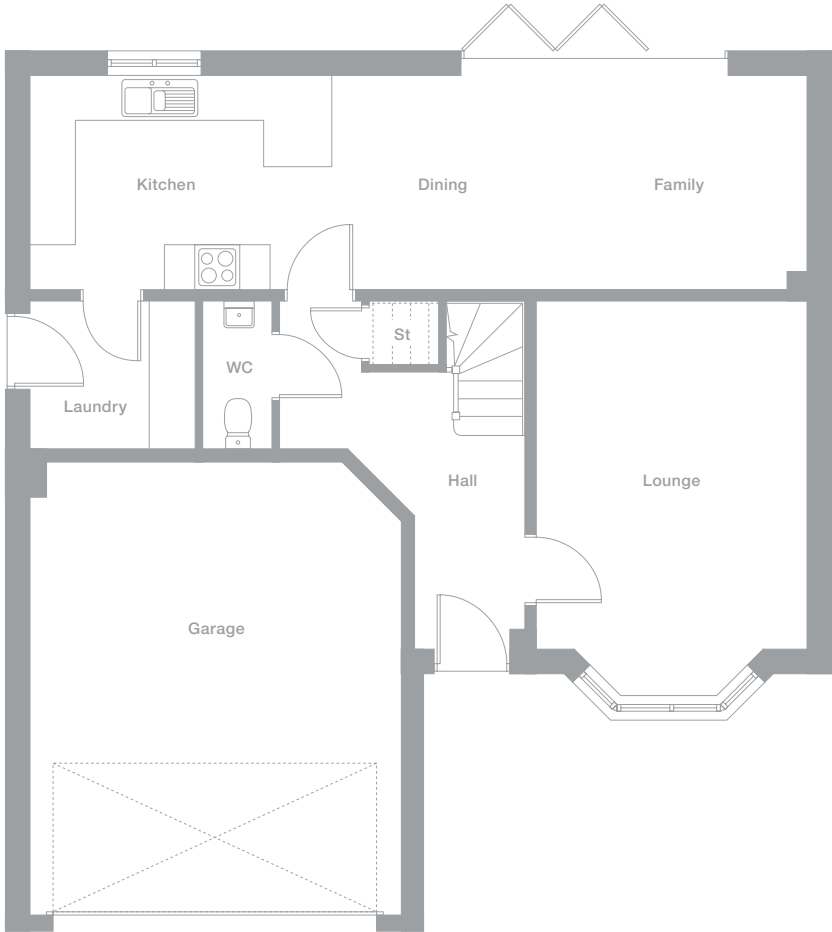
Overview
Featuring a spectacular kitchen, dining and family room that opens dramatically to the garden, a delightful bay-windowed lounge, a gallery landing and five bedrooms, two with en-suite facilities, this is a home of the highest quality.

| | |
|--|--|
| Ground Floor | First Floor |
| Lounge 3.58m x 5.19m max 11'9" x 17'0" | Master Bedroom 4.89m max x 4.27m max 16'1" x 14'0" |
| Dining 3.14m x 2.85m 10'4" x 9'5" | En-Suite 1 2.17m x 1.97m 7'2" x 6'6" |
| Family 3.14m x 2.85m 10'4" x 9'4" | Bedroom 2 3.06m x 3.58m 10'1" x 11'9" |
| Kitchen 3.98m x 2.85m 13'1" x 9'5" | En-Suite 2 2.01m max x 1.86m max 6'7" x 6'1" |
| Laundry 2.25m x 1.95m 7'5" x 6'5" | Bedroom 3 3.71m x 2.91m 12'2" x 9'7" |
| WC 0.85m x 1.95m 2'9" x 6'5" | 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" |

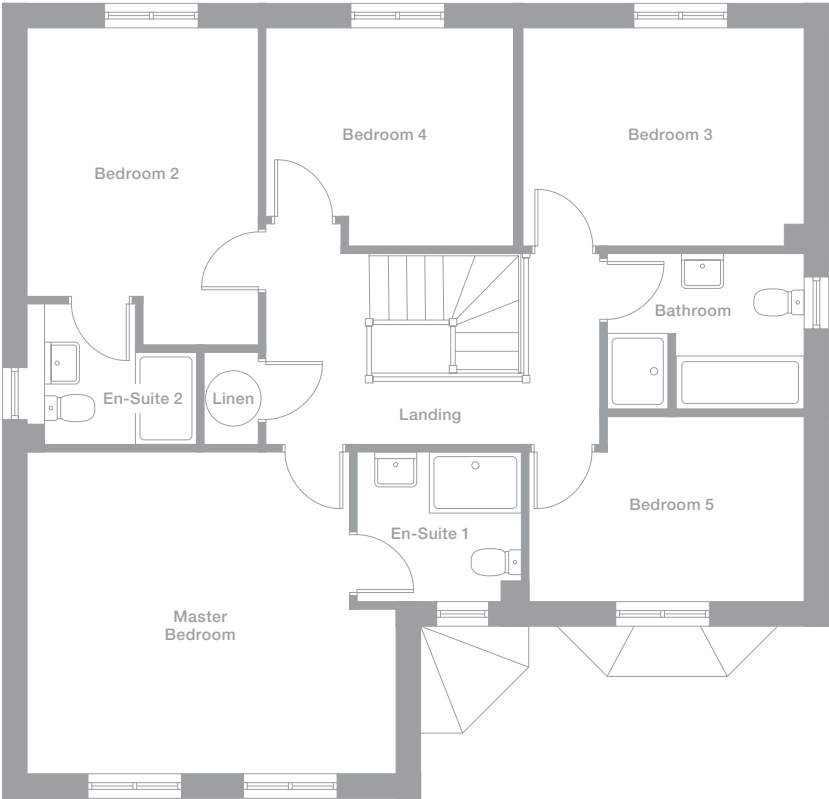
| | |
|--|--------------------|
| Plots | Floor Space |
| 9, 11*, 18, 21*, 22, 26*, 29*, 30*, 32, 39*, 40, 47*, 50* | 1,679 sq ft |



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

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

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 for development opening times or call 03301 738 460.

Sat Nav: SR6 8AZ

This brochure is printed on GalerArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

millerhomes.co.uk

millerhomes

the place to be®