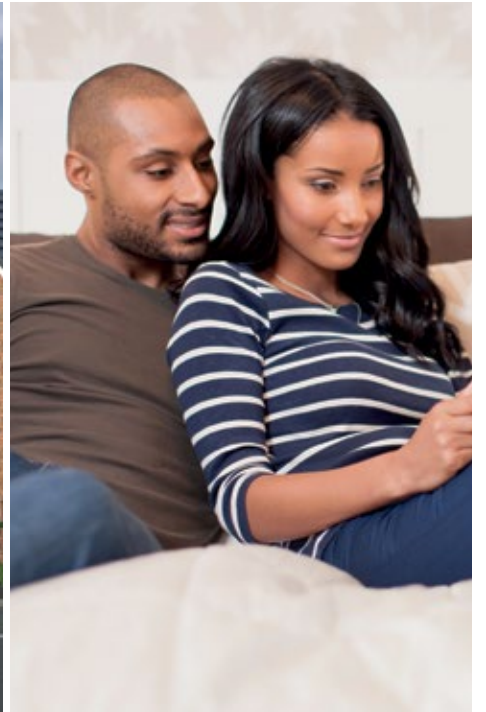




**Scholars Gate
Shiney Row**

millershomes

the place to be®



Living in Shiney Row	02
Welcome home	06
Floor plans	08
Specification	22
How to find us	28

[Plot information >](#)

Plot Information

- Yare** See Page 08
- Burroughs** See Page 09
- Hawthorne** See Page 10
- Stretton** See Page 11
- Tolkien** See Page 12
- Orwell** See Page 13
- Esk** See Page 14
- Glenmuir** See Page 15
- Buchan** See Page 16
- Buchan DA** See Page 17
- Ryton** See Page 18
- Buttermere** See Page 19
- Jura** See Page 20

- Bin Collection Point **BCP**
- Electrical Substation **S/S**
- Visitor parking **V**
- Public open space **POS**
- Batter

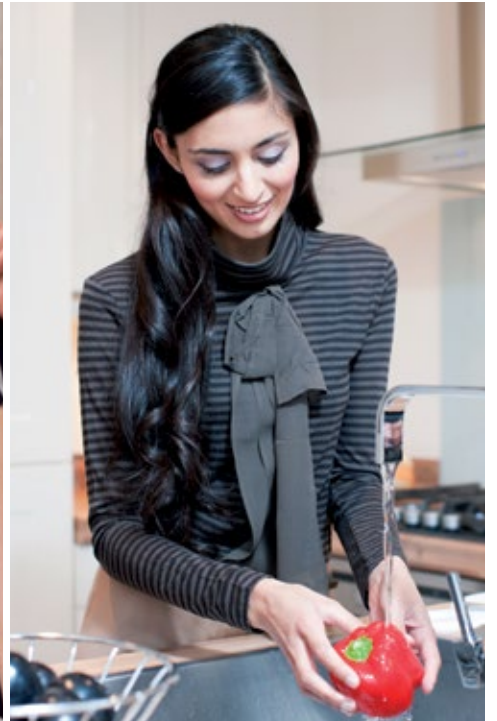


The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



Existing Agricultural Land





We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Living in Shiney Row

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 Scholars Gate.









Leisure & Recreation

The Philadelphia, a family-friendly local with a children's play area and live music twice a month, is just quarter of a mile from Scholars Gate, and the nearby Philadelphia Cricket and Community Club hosts a number of fitness classes and community events. There is also a Sports Centre and Wellness Centre in Houghton-le-Spring that includes a modern gym, sports facilities, a skatepark and a soft play area for children.

Transport

Scholars Gate is less than a mile from the intersection of the A182 and A183, and just three and a half miles from the A1(M), giving fast access to the whole region. The area is well served by buses linking the local communities, with several services passing along Philadelphia Lane, 350 yards from the development, and some running adjacent to Scholars Gate.

Outdoor Activities

Scholars Gate is surrounded by parks, open green areas and sports grounds. Amongst the attractions, New Herrington Recreational Park incorporates a playground and sports pitches, and the magnificent Herrington Country Park, one of the largest parks in Sunderland and home to miles of walks and cycle trails as well as special events and open-air concerts, is just half a mile away. Penshaw Monument, a striking local landmark visible from miles around, is a pleasant half-mile walk from the park, and there is also an 18-hole parkland golf course at Houghton-le-Spring.

With its convenient location and transport links, the village of Shiney Row combines easy travel through the whole of the North East with proximity to some outstanding local parks and open spaces. Set on the eastern edge of the community, Scholars Gate brings a selection of attractive, energy-efficient two, three, four and five bedroom homes into a pleasant residential setting within a short walk of local amenities and just half a mile from Herrington Country Park.

Welcome to Scholars Gate...



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 warranty. External appearance may be subject to variation upon completion of the project.



Yare

2 Bed

Overview

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

Key Features

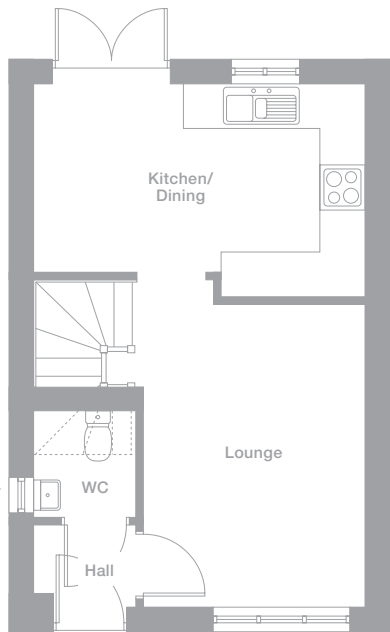
French Doors
Master Bed Wardrobe
Downstairs WC
Shower Over Bath

Total Floor Space

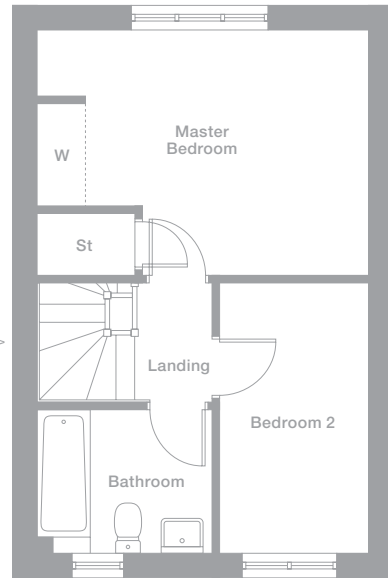
657 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

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

Kitchen/Dining
4.39m x 2.83m max
14'5" x 9'4"

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

First Floor

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

Bedroom 2
1.98m x 3.58m
6'6" x 11'9"

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

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of plans shown above

↑ End terrace only

> Gable windows dependant on plot number and garage position. Please see Sales Adviser for details

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details



2 Bed

Key Features

French Doors
Master Bed Wardrobe
Downstairs WC
Storage
Shower Over Bath

Total Floor Space

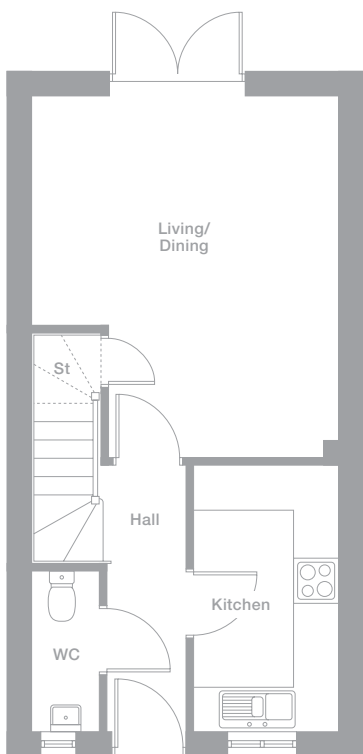
737 sq ft

Burroughs

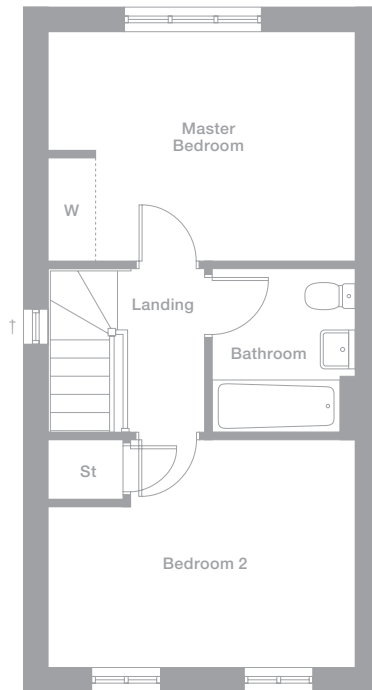
Overview

With french doors adding a focal point as well as garden access, the subtly L-shaped living space of the Burroughs presents a wonderfully adaptable setting in which the ambience will change with the seasons.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.06m max x 4.79m max
13'4" x 15'9"

Kitchen
1.93m x 3.54m
6'4" x 11'7"

WC
0.89m x 2.13m
2'11" x 7'0"

First Floor

Master Bedroom
4.06m max x 3.04m
13'4" x 10'0"

Bedroom 2
4.06m max x 3.03m max
13'4" x 9'11"

Bathroom
1.70m x 2.16m
5'7" x 7'1"

† End terrace only

Plots may be a mirror image of plans shown above

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

Hawthorne

3 Bed

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.

Key Features

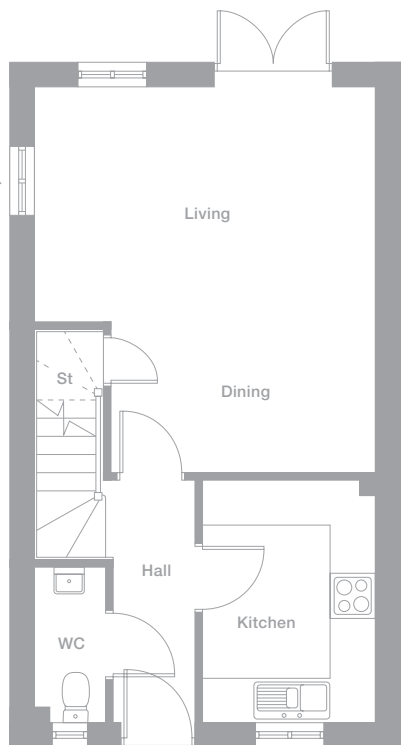
French Doors
Downstairs WC
Separate Kitchen
Master Bed En-Suite

Total Floor Space

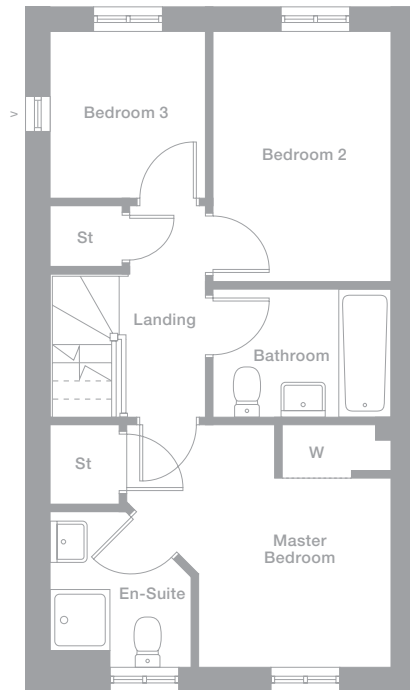
819 sq ft



Ground Floor



First Floor



Room Dimensions

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"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

> Gable windows dependant on plot number and garage position. Please see Sales Adviser for details

Plots may be a mirror image of plans shown above



3 Bed

Key Features

French Doors
Downstairs WC
Storage

Total Floor Space

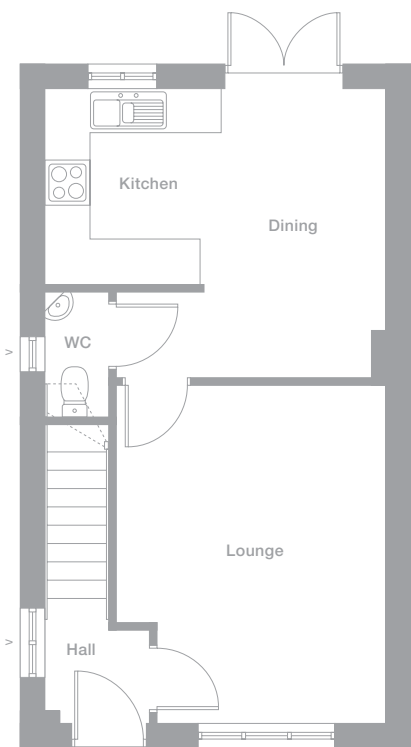
819 sq ft

Stretton

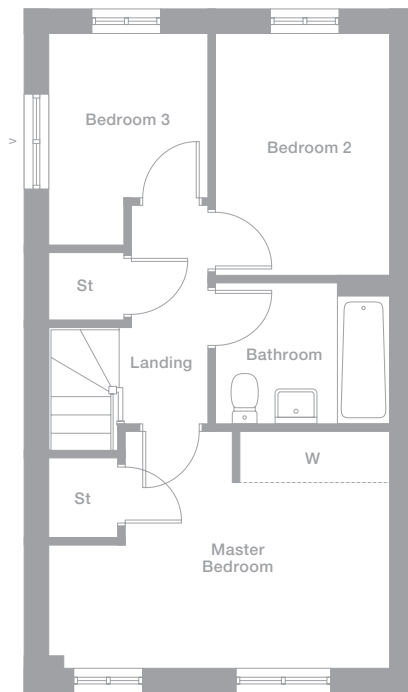
Overview

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

Ground Floor



First Floor



Room Dimensions

Ground Floor

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

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

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

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

First Floor

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

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

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

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

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

> Gable windows dependant on plot number and garage position. Please see Sales Adviser for details

Plots may be a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

Tolkien

3 Bed

Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

Key Features

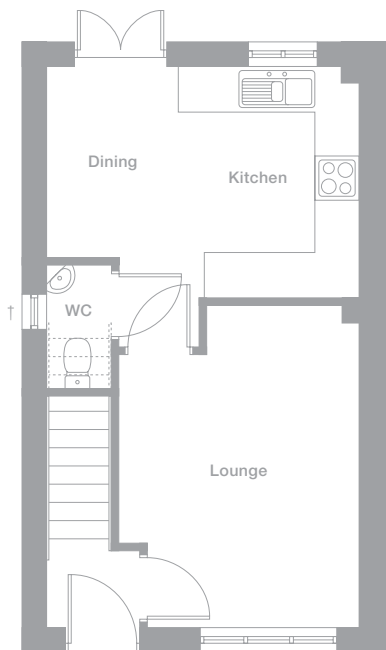
French Doors
Dormer Window
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC

Total Floor Space

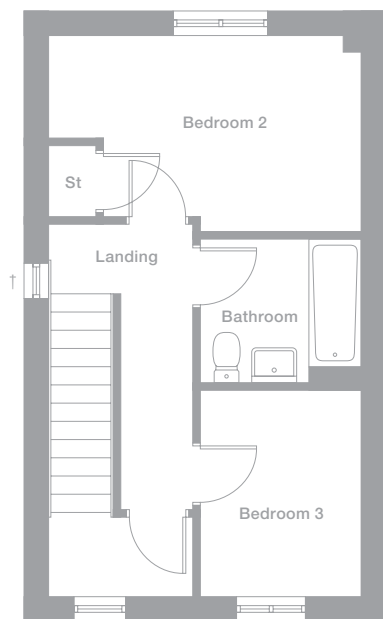
892 sq ft



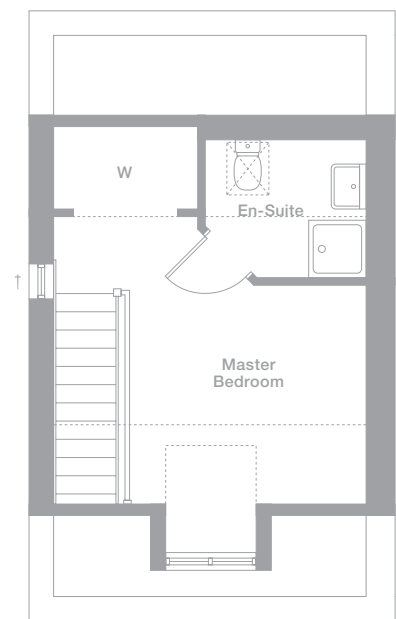
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
3.19m max x 4.27m max
10'6" x 14'0"

Dining
1.81m x 2.53m
5'11" x 8'4"

Kitchen
2.32m x 3.06m
7'7" x 10'1"

WC
0.85m x 1.63m
2'10" x 5'4"

First Floor

Bedroom 2
4.14m max x 2.60m max
13'7" x 8'6"

Bedroom 3
2.13m x 2.73m
7'0" x 9'0"

Bathroom
2.13m x 1.91m
7'0" x 6'3"

Second Floor

Master Bedroom
3.19m x 2.90m
1195 HGT. L.
10'6" x 9'6"

En-Suite
2.08m max x 1.82m
1369 HGT. L.
10'6" x 6'0"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

† End terrace only

Plots may be a mirror image of plans shown above

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details



3 Bed

Orwell

Key Features

French Doors
 Feature Bay Window
 Master Bed En-Suite
 Master Bed Wardrobe
 Downstairs WC
 Garage

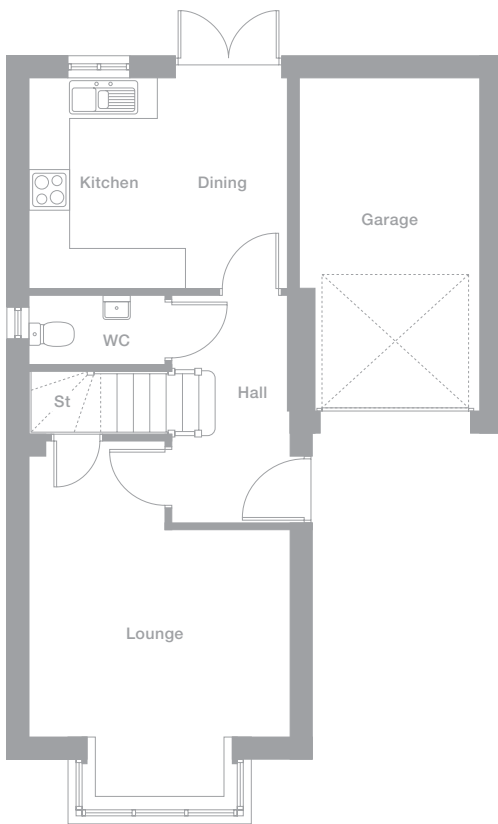
Total Floor Space

967 sq ft

Overview

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

Ground Floor



Room Dimensions

Ground Floor

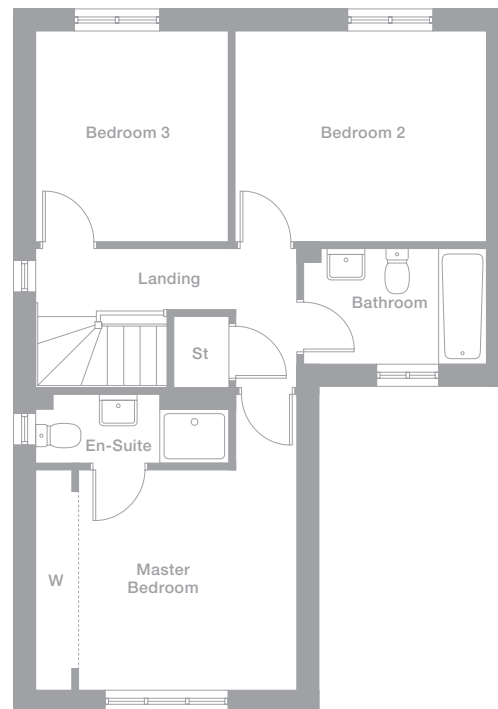
Lounge
 3.85m max x 5.25m max
 12'8" x 17'3"

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

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

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

First Floor



First Floor

Master Bedroom
 3.85m max x 3.14m
 12'8" x 10'4"

Bedroom 3
 2.83m x 3.10m
 9'4" x 10'2"

En-Suite
 2.84m max x 1.01m max
 9'4" x 3'4"

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

Bedroom 2
 3.69m x 3.10m
 12'1" x 10'2"

Plots may be a mirror image of plans shown above

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

Esk

4 Bed

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 living room with a stylish traditional bay window.

Key Features

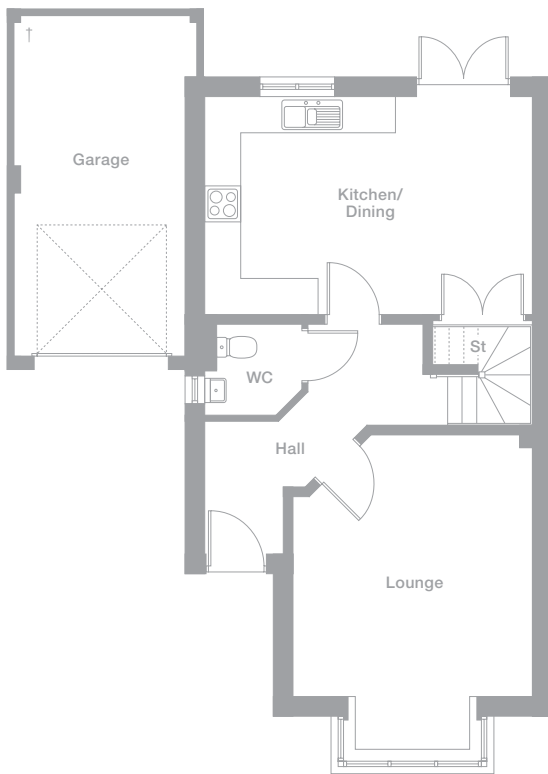
French Doors
 Feature Bay Window
 Master Bed En-Suite
 Master Bed Wardrobe
 Downstairs WC
 Storage

Total Floor Space

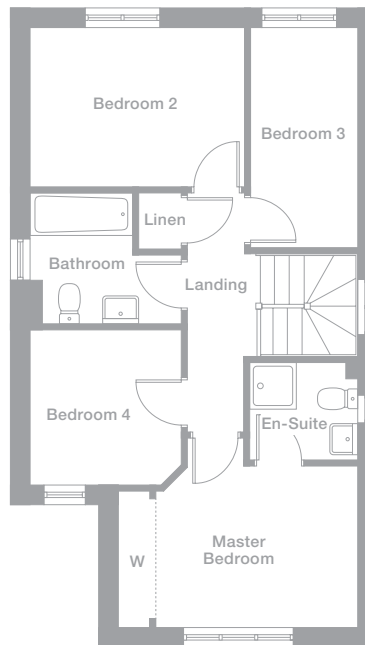
1,105 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

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

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

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

First Floor

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

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

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

Bedroom 3
 1.78m x 3.67m
 5'10" x 12'1"

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

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

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

↑ Garage position may vary

Plots may be a mirror image of plans shown above

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details



4 Bed

Glenmuir

Key Features

French Doors
 Feature Bay Window
 Master Bed En-Suite
 Master Bed Wardrobe
 Downstairs WC
 Garage
 Utility

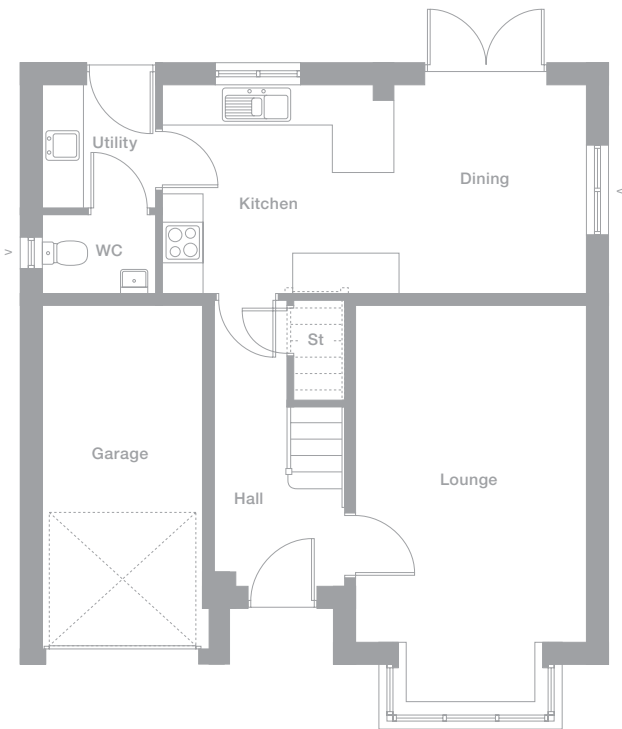
Total Floor Space

1,233 sq ft

Overview

The sheltered entrance and feature bay window lend a solid, traditional appeal that is perfectly complemented by a light, contemporary, open kitchen and dining area. The separate utility room is an invaluable aid to the household management.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.39m x 5.86m max 11'2" x 19'3"	WC 1.66m x 1.17m 5'5" x 3'10"
Dining 2.83m x 3.07m 9'4" x 10'1"	Utility 1.66m x 1.81m 5'5" x 5'11"
Kitchen 3.41m x 3.07m 11'2" x 10'1"	

First Floor

Master Bedroom 3.39m x 4.07m max 11'2" x 13'4"	Bedroom 3 2.79m max x 4.03m max 9'2" x 13'3"
En-Suite 1.84m x 1.60m 6'0" x 5'3"	Bedroom 4 2.91m max x 3.13m max 9'7" x 10'4"
Bedroom 2 2.52m x 4.14m max 8'3" x 13'7"	Bathroom 2.10m x 1.92m 6'11" x 6'4"

Plots may be a mirror image of plans shown above

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

> Gable windows dependant on plot number. Please see Sales Adviser for details

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

Buchan

4 Bed

Overview

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

Key Features

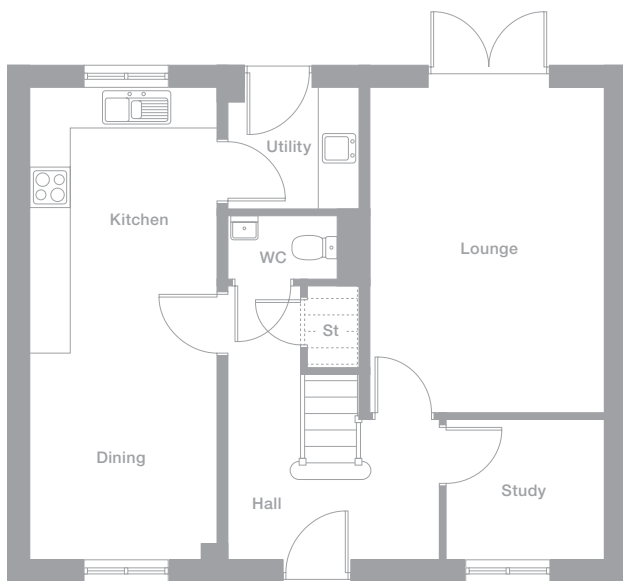
French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Utility
Study

Total Floor Space

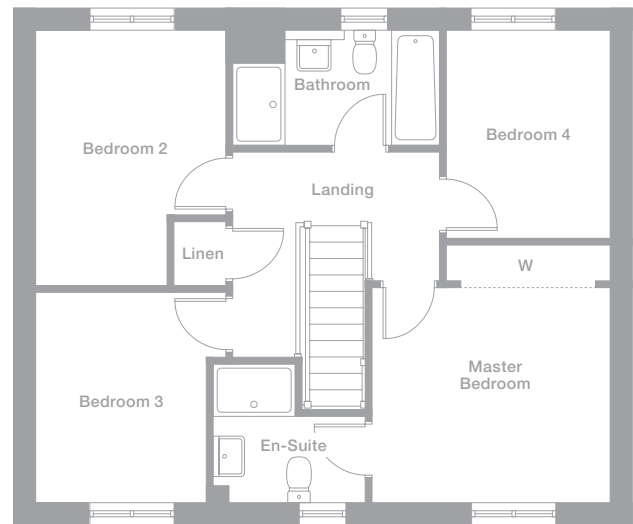
1,264 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
3.45m x 4.79m	1.62m x 0.94m
11'4" x 15'9"	5'4" x 3'1"
Dining	Utility
2.76m x 3.32m	1.93m x 1.79m
9'1" x 10'11"	6'4" x 5'11"
Kitchen	Study
2.76m x 3.63m	2.32m x 2.06m
9'1" x 11'11"	7'7" x 6'9"

First Floor

Master Bedroom	Bedroom 3
3.50m max x 3.79m max	2.51m x 3.09m
11'6" x 12'5"	8'3" x 10'2"
En-Suite	Bedroom 4
2.23m max x 2.04m max	2.41m x 3.06m
7'4" x 6'8"	7'11" x 10'1"
Bedroom 2	Bathroom
2.80m max x 3.76m max	3.04m max x 1.70m max
9'2" x 12'4"	10'0" x 5'7"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 may be a mirror image of plans shown above

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details



4 Bed

Buchan DA

Key Features

French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Utility
Study

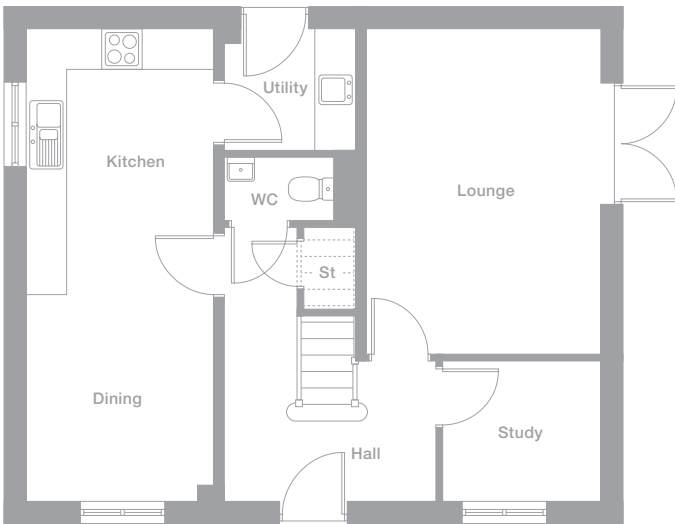
Total Floor Space

1,264 sq ft

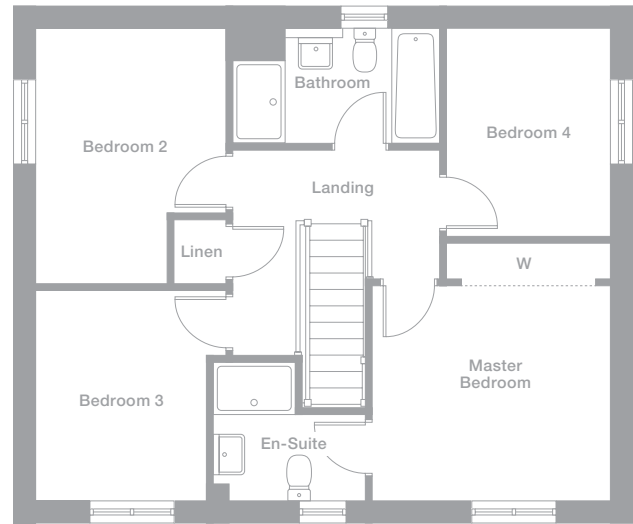
Overview

The broad hallway, feature staircase and superb gallery landing set a spacious tone that enhances each room of this immensely comfortable home, while the beautifully equipped bathroom, kitchen and utility room demonstrate a meticulous attention to detail.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.45m x 4.79m 11'4" x 15'9"	WC 1.62m x 0.94m 5'4" x 3'1"
Dining 2.76m x 3.14m 9'1" x 10'4"	Utility 1.93m x 1.79m 6'4" x 5'11"
Kitchen 2.76m x 3.80m 9'1" x 12'6"	Study 2.32m x 2.06m 7'7" x 6'9"

First Floor

Master Bedroom 3.50m x 3.79m max 11'6" x 12'5"	Bedroom 3 2.51m x 3.09m 8'3" x 10'2"
En-Suite 2.23m x 2.04m max 7'4" x 6'8"	Bedroom 4 2.41m x 3.06m 7'11" x 10'1"
Bedroom 2 2.80m max x 3.76m max 9'2" x 12'4"	Bathroom 3.04m max x 1.70m max 10'0" x 5'7"

Plots may be a mirror image of plans shown above

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

Ryton

4 Bed

Overview

The ambience of the living room changes dramatically when the double doors into the dining room are opened to create one powerfully impressive space. Upstairs, a second en-suite shower room is imaginatively shared between bedrooms two and four.

Key Features

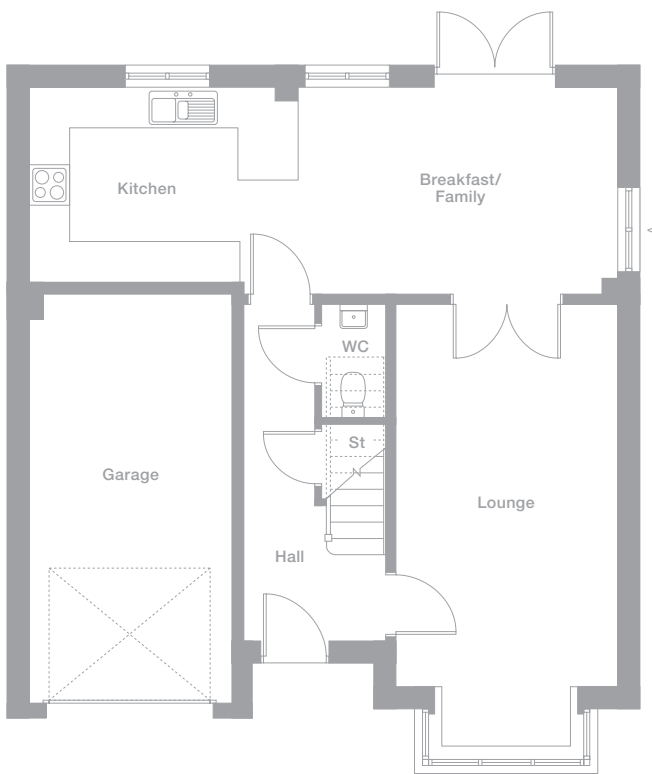
French Doors
 Feature Bay Window
 Master Bed En-Suite
 Master Bed Wardrobe
 Downstairs WC
 Jack and Jill En-Suite
 Garage

Total Floor Space

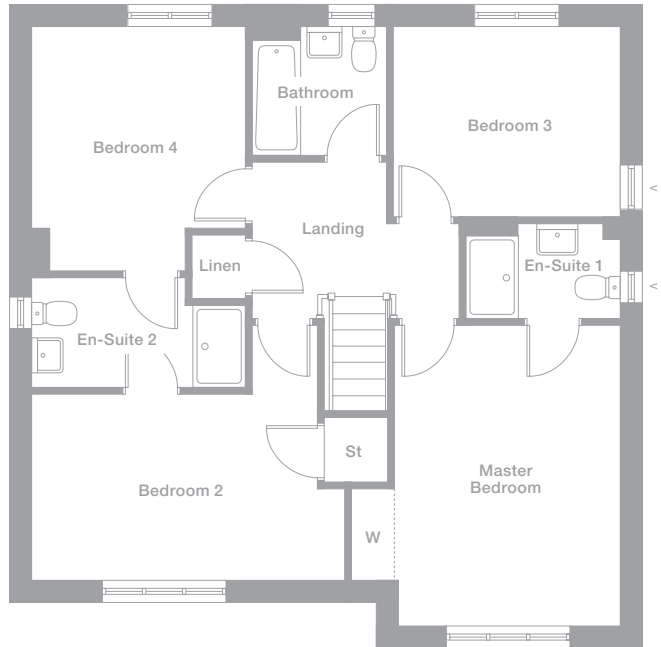
1,408 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
 3.26m x 6.52m max
 10'9" x 21'5"

Kitchen
 3.94m x 2.88m
 12'11" x 9'5"

Breakfast/Family
 4.70m x 3.05m
 15'5" x 10'0"

WC
 0.94m x 1.65m
 3'1" x 5'5"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

First Floor

Master Bedroom
 3.26m x 4.43m
 10'9" x 14'7"

Bedroom 3
 3.34m x 2.80m
 10'11" x 9'3"

En-Suite 1
 2.27m max x 1.40m max
 7'6" x 4'7"

Bedroom 4
 3.14m max x 3.61m max
 10'4" x 11'10"

Bedroom 2
 4.59m max x 2.75m
 15'1" x 9'1"

Bathroom
 1.98m x 1.70m
 6'6" x 5'7"

En-Suite 2
 2.99m max x 1.61m max
 9'10" x 5'3"

Plots may be a mirror image of plans shown above

> Gable windows dependant on plot number. Please see Sales Adviser for details



5 Bed

Key Features

French Doors
 Feature Bay Window
 Master Bed Wardrobe
 Downstairs WC
 3 En-Suites
 Double Garage
 Utility

Total Floor Space

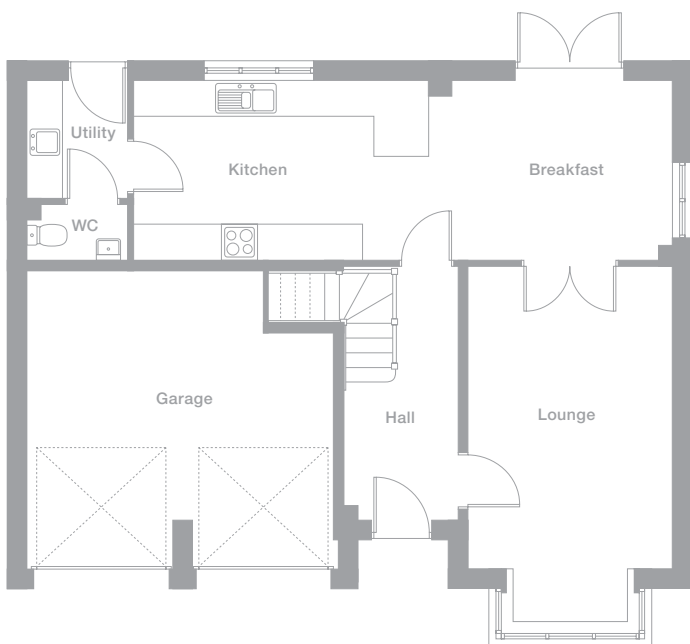
1,509 sq ft

Buttermere

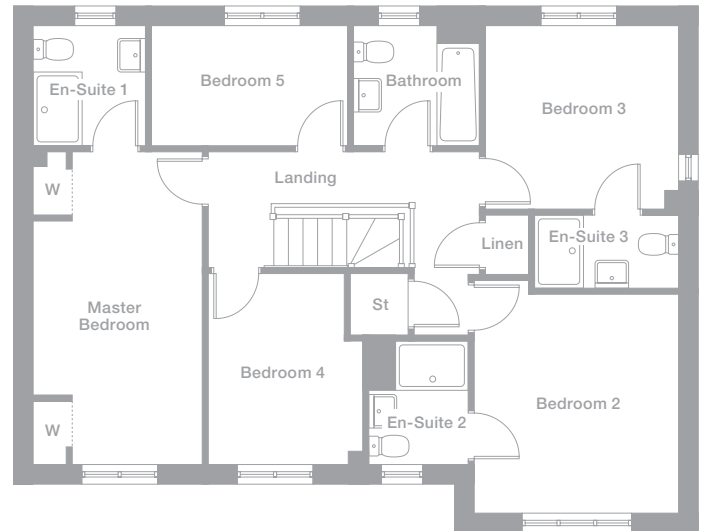
Overview

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-suites.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.39m x 5.91m max 11'2" x 19'5"	WC 1.67m x 0.92m 5'6" x 3'0"
Kitchen 4.88m x 2.98m 16'0" x 9'9"	Utility 1.67m x 1.96m 5'6" x 6'5"
Breakfast 4.03m x 2.98m 13'3" x 9'9"	

First Floor

Master Bedroom 2.80m max x 5.18m 9'2" x 17'0"	En-Suite 2 1.64m max x 2.05m max 5'5" x 6'9"	Bedroom 4 2.55m max x 3.17m max 8'5" x 10'5"
En-Suite 1 1.85m x 2.00m 6'1" x 6'7"	Bedroom 3 3.20m x 3.05m 10'6" x 10'0"	Bedroom 5 3.25m x 2.00m 10'8" x 6'7"
Bedroom 2 3.39m x 3.64m 11'2" x 11'11"	En-Suite 3 2.38m x 1.21m 7'10" x 4'0"	Bathroom 2.08m x 2.00m 6'10" x 6'7"

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Plots may be a mirror image of plans shown above

> Gable windows dependant on plot number. Please see Sales Adviser for details

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

Jura

5 Bed

Overview

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

Key Features

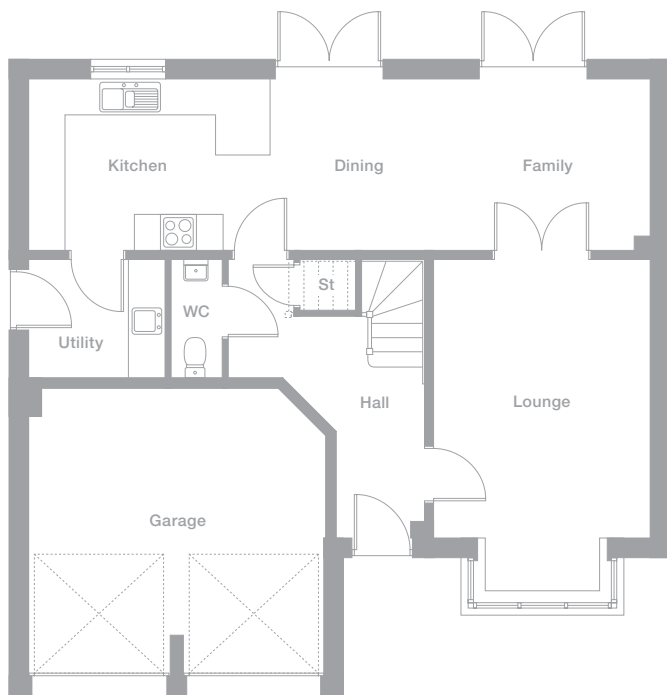
Double French Doors
Master Bed Wardrobes
Downstairs WC
2 En-Suites
Double Garage
Utility

Total Floor Space

1,679 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.58m x 5.49m max 11'9" x 18'0"	Family 3.14m x 2.85m 10'4" x 9'4"
Dining 3.14m x 2.85m 10'4" x 9'4"	WC 0.85m x 1.95m 2'9" x 6'5"
Kitchen 3.98m x 2.85m 13'1" x 9'4"	Utility 2.25m x 1.95m 7'5" x 6'5"

First Floor

Master Bedroom 4.27m max x 4.89m max 14'0" x 16'1"	Bedroom 3 3.71m x 2.91m 12'2" x 9'7"
En-Suite 1 2.17m x 1.97m 7'2" x 6'6"	Bedroom 4 3.28m x 2.91m max 10'9" x 9'7"
Bedroom 2 3.06m x 3.57m 10'1" x 11'9"	Bedroom 5 3.63m max x 2.63m max 11'11" x 8'8"
En-Suite 2 2.01m max x 1.86m max 6'7" x 6'1"	Bathroom 2.60m max x 1.87m 8'6" x 6'2"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of plans shown above

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details



Every Step

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your new home and even beyond.

Specification

All Housetypes
(where applicable)

Kitchens

Contemporary styled fitted kitchen with mix and match frontals	✓
Square PVC edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓
Stainless steel chimney hood and splashback to hob	✓
Integrated hood with frontal match door	○
Stainless steel 4-burner gas hob	✓
Upgraded hob (range of options available)	○
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
Stainless steel double fan oven	○
Integrated fridge/freezer	✓
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
LED downlighters to underside of wall units	○
3 spot LED track light to ceiling	✓
LED downlighters to ceiling	○
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom only	✓
Soft close toilet seats to other areas	○
Lever operate chrome monobloc mixer taps (to basin only)	✓
Concealed thermostatic valve with wall mounted control and overflow filler to bath	✓
At least one complete shower	✓
Low profile shower tray with stainless steel framed clear glass enclosure (en-suites only)	✓
Shaver point to en-suite	○
LED downlighters to wet areas	✓
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to wet walls only incorporating bath or basin (bathroom and en-suite only)	✓
900mm wide splashback panel to basin in WC's	✓
Ceramic floor tiles	○

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Mains wired with battery back-up smoke detectors	✓
Sealed battery operated carbon monoxide detector	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
LED porch light with PIR	✓
Front doorbell and chime	✓
Intruder alarm	○
USB charging point to kitchen	✓

Heating

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Myson Touch heating controller	✓
Chrome towel radiator to bathroom/en-suite (where layout permits)	○

Exterior

Double glazed PVCu windows (where planning permits)	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters (where planning permits)	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door (centre ribbed sectional door to plots 37-44)	✓
House numbers ready fitted	✓
Outside cold water tap	○

Decorative

Stop chamfer moulded spindles and newels to staircase with oak finished handrail	✓
Ovolo moulded skirting boards and architraves	✓
Ladder style 4 panel moulded internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in white emulsion	✓
Woodwork painted white	✓
Fitted sliding wardrobe system to master bedroom only	✓
Fitted sliding wardrobe system to other bedrooms	○

Landscaping

Turf to front garden	✓
Turf to rear garden	○
1,800mm high, fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

Shopping

Local shops include a Co-op supermarket, a newsagent and convenience store incorporating a post office, a second convenience store and off-licence, and a pharmacy, all within half a mile of Scholars Gate. The village also has a selection of food takeaways, specialist shops and services such as hairdressers. There is a wider selection in the town centre of Houghton-le-Spring, two miles away, and in historic Chester-le-Street, a four-mile trip, where the modern St Cuthbert's Walk Shopping Centre contrasts with the local speciality shops and the thrice-weekly markets. The vast retail choices at The Galleries in Washington, and The Bridges in Sunderland are also within easy reach.

Recycling Facilities

Recycling bins in the car park of the Shoulder of Mutton pub, a few minutes' walk from Scholars Gate, accept most household waste including glass, paper and cardboard, textiles, metal cans and plastic bottles.

Education & Health

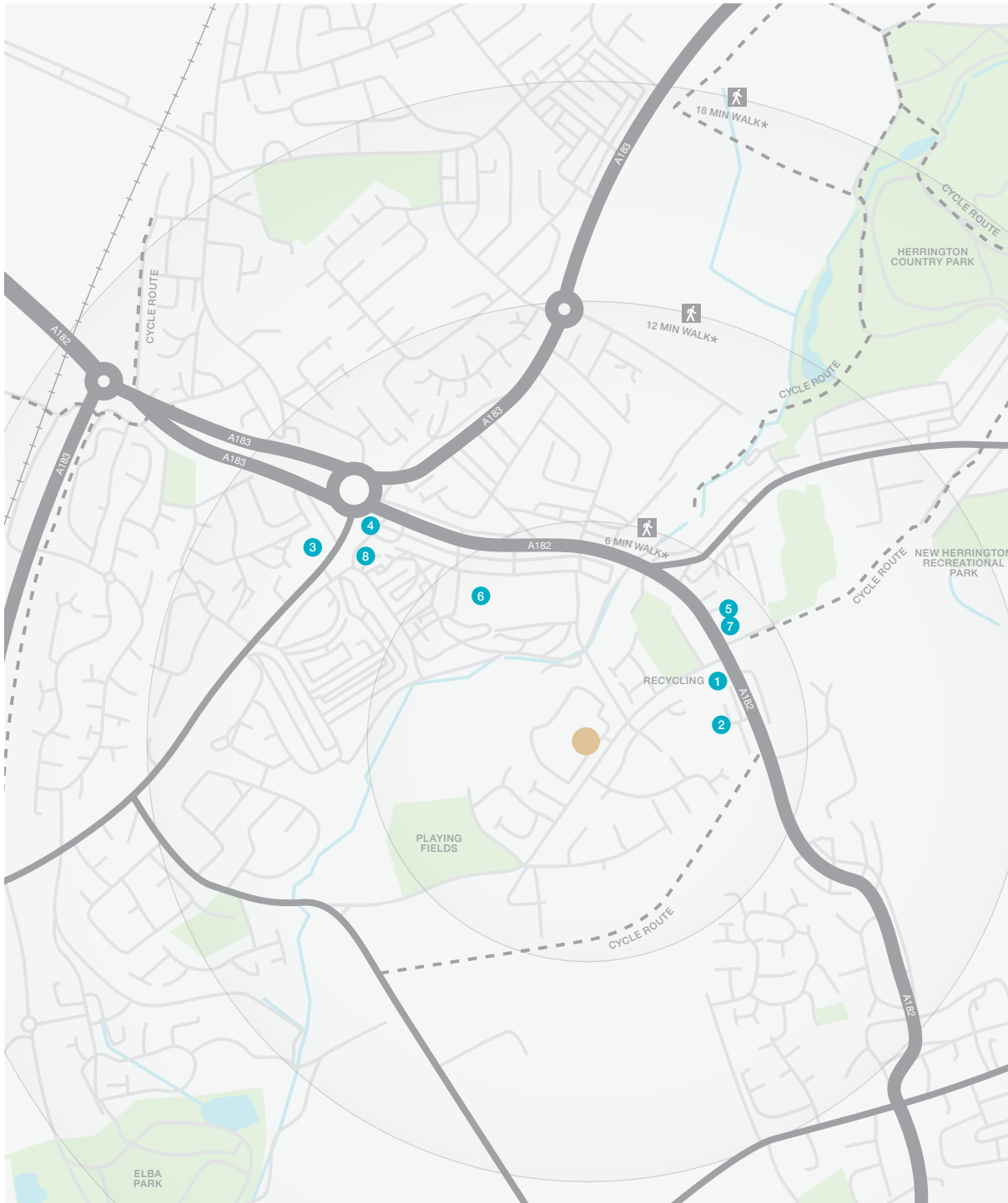
Shiney Row Primary, around 600 yards from Scholars Gate and reached via off-road footpaths, was recently assessed by Ofsted as a good school with a positive ethos and effective leadership. Pupils from Shiney Row normally move on to Kepier School in Houghton-le-Spring, a specialist Sports College with academy status, again rated by Ofsted as a good school. There are two medical practices within a few minutes' walk, and a choice of dentists in Houghton-le-Spring.





Living in Shiney Row

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 of Scholars Gate.



- 1 The Philadelphia Pub
Success Road
0191 584 0356
 - 2 Philadelphia Cricket and Community Club,
Bunker Hill
0191 584 1348
 - 3 Co-operative Food
1-3 Grangewood Court
0191 385 2252
 - 4 Shiney Row Post Office
1 Westbourne Terrace
0191 385 2227
 - 5 Herrington Pharmacy
Philadelphia Lane
0191 584 3460
 - 6 Shiney Row Primary School
Rear South View
0191 385 2701
 - 7 Herrington Medical Centre
Philadelphia Lane
0191 584 2632
 - 8 Westbourne Medical Group
Shiney Row Surgery
Kelso Grove
0191 385 2512
- Houghton Sports and Wellness Centre,
Station Road
03330 050156
- Houghton-le-Spring
Golf Club,
Copt Hill
0191 584 1198

* 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

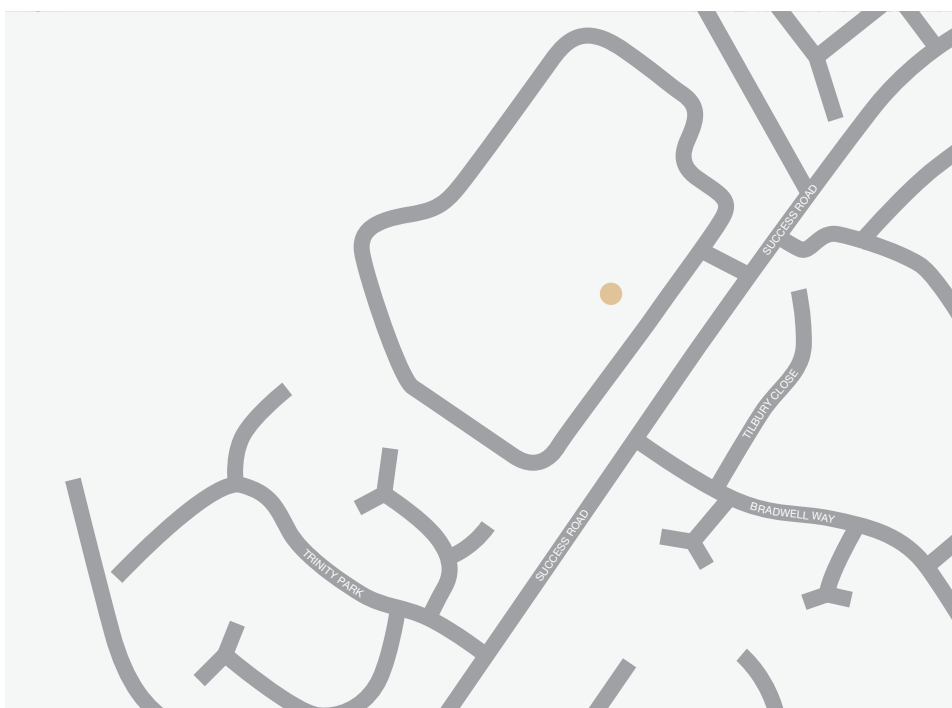
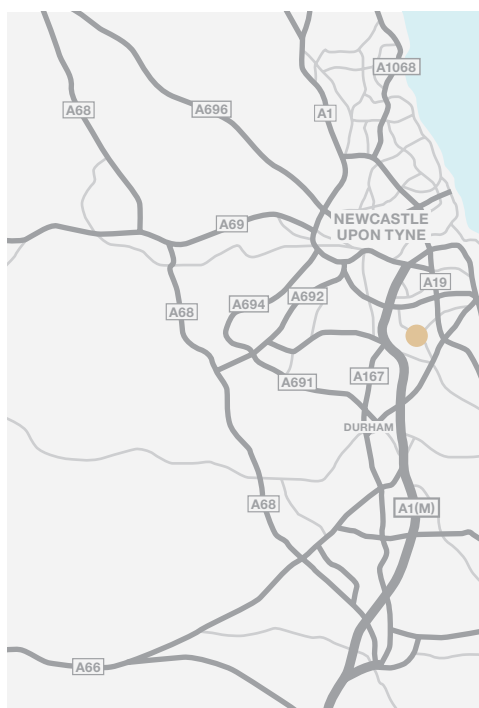


How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0800 840 8496



From the A1(M) Southbound

Leave the A1(M) at junction 64, signposted for Washington and Birtley, and at the Emerson Interchange stay on the A195 Western Highway following signs for Houghton-le-Spring. One mile on, at the Princess Anne Interchange take the third exit to join the A182 and stay on the A182 for three miles. (Part of the route, between the Biddick Hall and Shinye Road junctions, is along the A183, but continue to follow signs for Houghton-le-Spring.) Half a mile on from the Shinye Row junction, after passing the 'Welcome to Philadelphia' sign take the next right turn into Success Road. The entrance to Scholars Gate is on the right, around 350 yards on.

From the A1(M) Northbound

Leave the A1(M) at junction 63, and follow signs for Sunderland via the A183. Stay on the A183 for two and a half miles, then at the Wapping Bridge roundabout take the second exit to join the B1519. After 350 yards, just after passing Ye Olde Beer Shoppe on the left, turn right into Golf Course Road. At the junction 600 yards on, bear left and around half a mile after passing the 'Welcome to Philadelphia' sign the entrance to Scholars Gate is on the left.

From Sunderland

Leave Sunderland by the A183, following signs for Chester-le-Street. Continue to follow signs for Chester-le-Street then, two miles after passing through the junction with the A19, at the Shinye Row roundabout take the first exit to join the A182, still signposted for Houghton-le-Spring. Half a mile on, after passing the 'Welcome to Philadelphia' sign take the next right turn into Success Road. The entrance to Scholars Gate is on the right, around 350 yards on.

Sat Nav: DH4 4TL

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.

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®



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

the place to be®

Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

This brochure is printed on GaleriArt 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.

www.millerhomes.co.uk

miller homes

the place to be[®]