



**Fairfield Gardens
Widnes**

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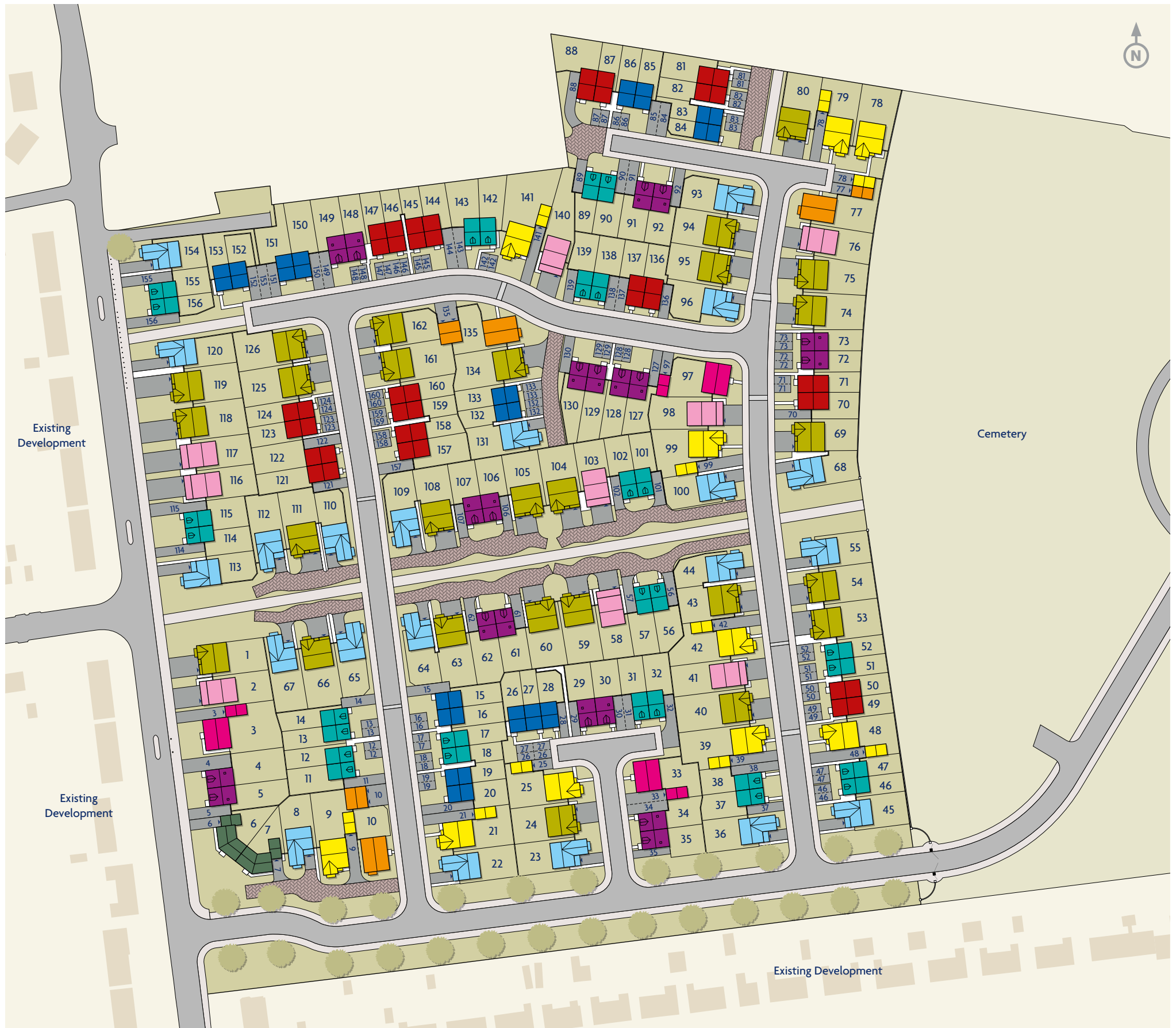
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with 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.



Living in Widnes	02
Welcome home	06
Floor plans	08
Specification	32
How to find us	42

Plot Information

- Yare**
See Page 08
- Wilde**
See Page 10
- Tolkien**
See Page 12
- Kipling**
See Page 14
- Malory**
See Page 16
- Malory DA**
See Page 18
- Greene**
See Page 20
- Rolland**
See Page 22
- Glenmuir**
See Page 24
- Buchan**
See Page 26
- Mitford**
See Page 28
- Stevenson**
See Page 30



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.



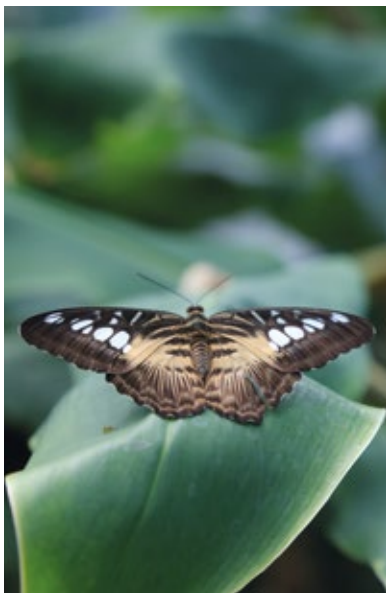
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Fairfield Gardens.

50
SCOT
IES
3000
MILES

Informational plaque on the ground.

Around half a mile from the A557 and two and a half from the M62, Fairfield Gardens is well situated for travel throughout the North West. The development is less than half a mile from Widnes Railway Station, from where there are frequent direct services to Liverpool and Manchester, 25 and 45 minutes away respectively, as well as to Nottingham and Norwich. There are also direct services to London Euston from neighbouring Runcorn. Buses between Widnes town centre and Runcorn, St Helens, Huyton and Liverpool pass along Peel House Lane, adjacent to Fairfield Gardens, and Liverpool John Lennon Airport is less than seven miles away.

There are several green spaces nearby, including Victoria Park with its pond and children's play area, and sports and play facilities at Crow Wood Park. Widnes Golf Club is just a mile from Fairfield Gardens, and Kingsway Leisure Centre includes swimming and teaching pools, squash courts, a cycling studio and a gym. Widnes also has a popular trampoline park, and the Hive Leisure Park, on the southern edge of the town, includes a bowling alley, multiplex cinema, ice rink and a choice of bars and restaurants.



Occupying a very special site in a popular residential area of Widnes, just a short walk from the vibrant town centre with its mix of traditional markets and contemporary malls yet with all the benefits of easy access to the M62 and excellent transport links with Liverpool and other major centres, Fairfield Gardens presents a beautifully landscaped selection of two, three and four bedroom homes arranged around a welcoming tree-lined avenue. Welcome to Fairfield Gardens...

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Overview

The walk-through between the lounge and dining area allows light from the front-facing window and the french doors to bring natural light flowing through both rooms, bringing a sense of space that is enhanced by an open-plan staircase leading to two comfortable bedrooms, one with a built-in wardrobe.

Ground Floor

Lounge
2.950m x 4.020m
9'8" x 13'2"

Kitchen/Dining
4.390m x 2.835m max
14'5" x 9'4"

WC
1.347m x 1.400m
4'5" x 4'7"

First Floor

Master Bedroom
4.390m max x 3.267m max
14'5" x 10'9"

Bedroom 2
1.981m x 3.588m
6'6" x 11'9"

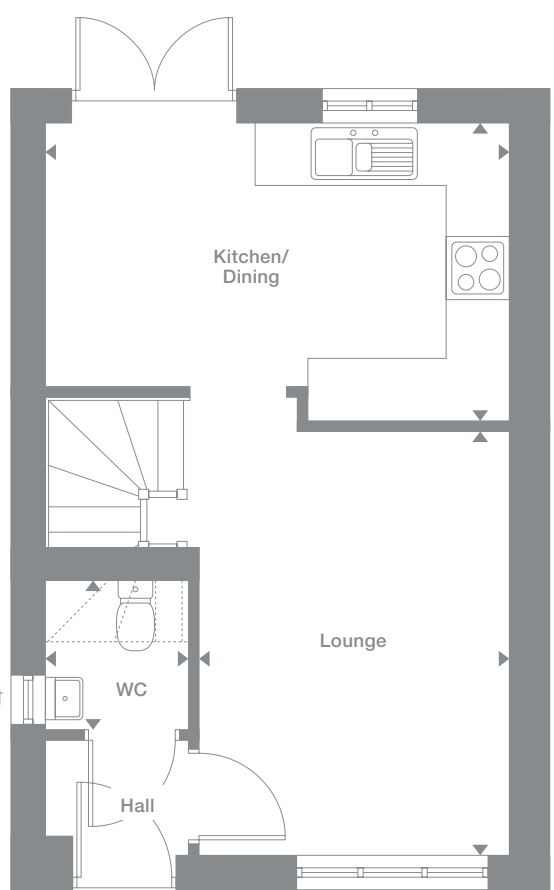
Bathroom
2.316m x 1.918m
7'7" x 6'4"

Floor Space

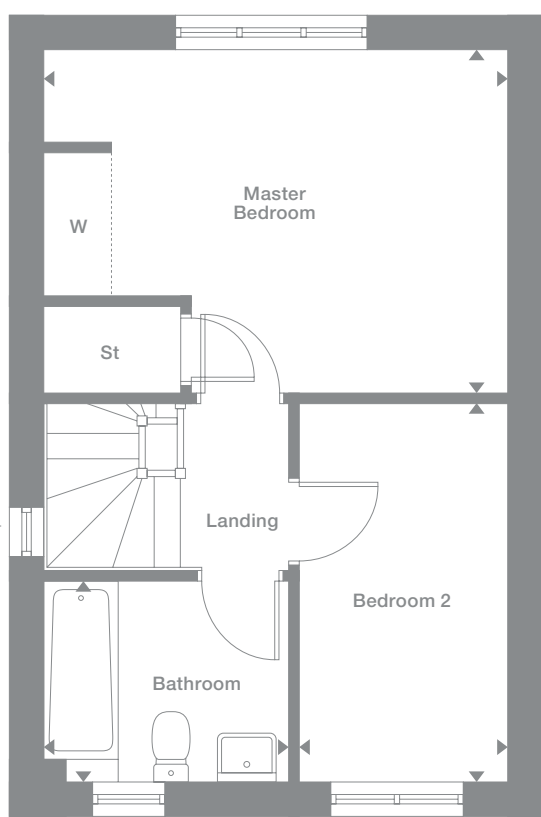
657 sq ft
61m²



Ground Floor



First Floor



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† End terrace only

Please note: plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

Wilde

Overview

Behind the entrance canopy and decorative brickwork, the Wilde presents both comfort and convenience. French doors add both flexibility and a focal point to an L-shaped living and dining room that shares the ground floor with a beautifully planned kitchen.

Ground Floor

Living/Dining
4.574m max x 5.162m max
15'0" x 16'9"

Kitchen
2.348m x 3.217m
7'7" x 10'5"

WC
0.983m x 2.100m
3'2" x 6'8"

First Floor

Master Bedroom
4.575m max x 3.252m max
15'0" x 10'6"

Bedroom 2
2.415m x 3.362m
7'9" x 11'0"

Bedroom 3
2.097m x 2.264m
6'8" x 7'4"

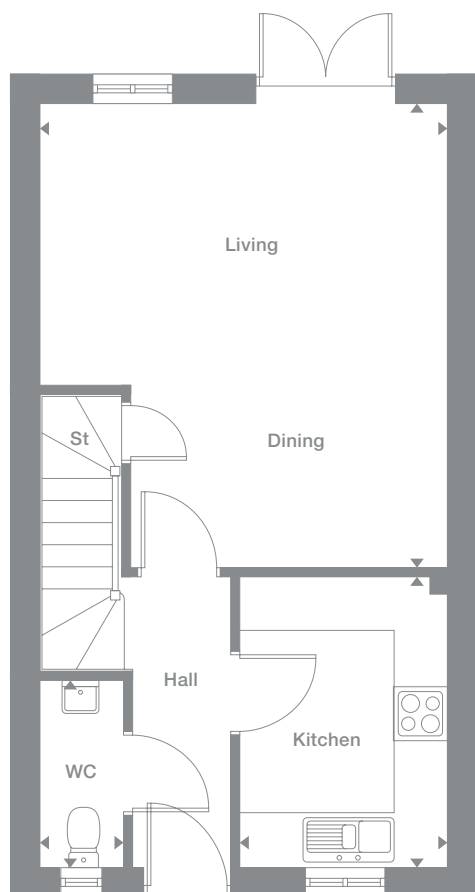
Bathroom
2.415m x 1.735m
7'9" x 5'6"

Floor Space

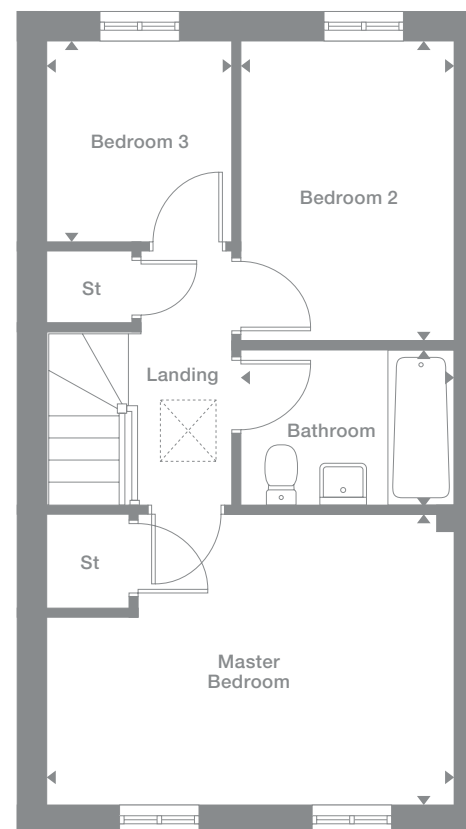
819 sq ft
76m²



Ground Floor



First Floor



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Tolkien

Overview

The lounge of this two and a half story home opens directly on to a kitchen and dining room featuring french doors, an arrangement that combines convenience with a light, airy attractiveness. The dormer bedroom, accessed by a private staircase, includes en-suite facilities and a built-in wardrobe.

Ground Floor

Lounge

3.192m max x 4.272m max
10'6" x 14'0"

Dining

1.738m x 2.536m
5'8" x 8'4"

Kitchen

2.402m x 3.065m
7'11" x 10'1"

WC

0.855m x 1.630m
2'10" x 5'4"

First Floor

Bedroom 2

4.140m max x 2.600m max
13'7" x 8'6"

Bedroom 3

2.135m x 2.734m
7'0" x 9'0"

Bathroom

2.135m x 1.910m
7'0" x 6'3"

Second Floor

Master Bedroom

3.192m x 2.902m
10'6" x 9'6"

En-Suite

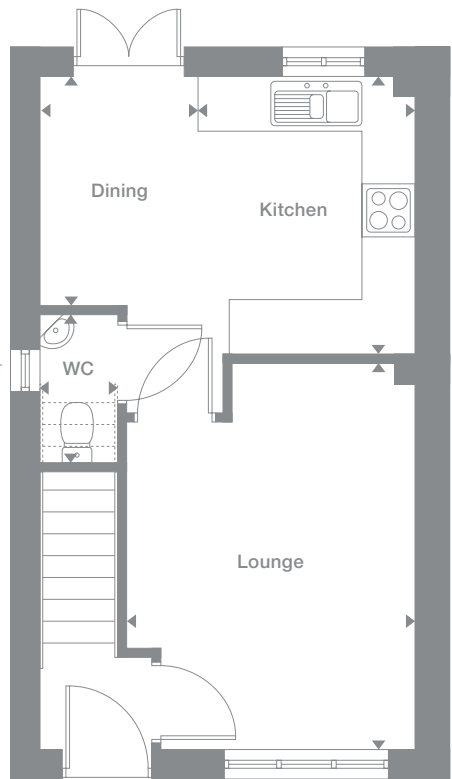
2.147m max x 1.827m
7'1" x 6'0"

Floor Space

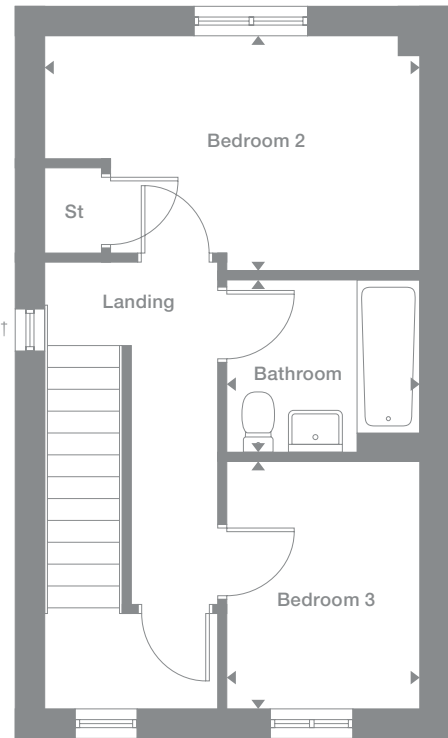
892 sq ft
82m²



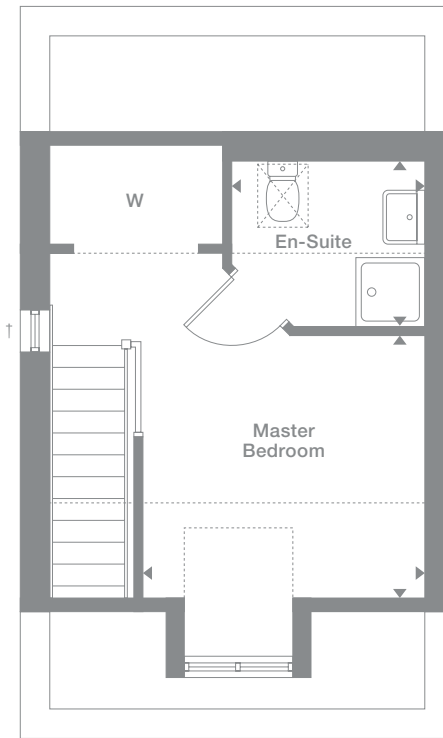
Ground Floor



First Floor



Second Floor



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Kipling

Overview

Both the lounge and the kitchen/dining room feature dual aspect outlooks and both incorporate french doors, creating twin access points that help to maximise the benefits of the garden. The distinctive shape of the home adds a unique character to the entrance hall, the bathroom, the master bedroom and en-suite.

Ground Floor

Lounge
3.320m x 4.964m
10'11" x 16'3"

Dining
3.350m x 2.639m
11'0" x 8'8"

Kitchen
3.651m x 2.325m
12'0" x 7'8"

WC
1.450m max x 1.496m max
4'9" x 4'11"

First Floor

Master Bedroom
2.878m x 3.661m max
9'5" x 12'0"

En-Suite
2.477m x 1.210m
8'2" x 4'0"

Bedroom 2
3.708m x 2.711m
12'2" x 8'11"

Bedroom 3
4.399m x 2.160m
14'5" x 7'1"

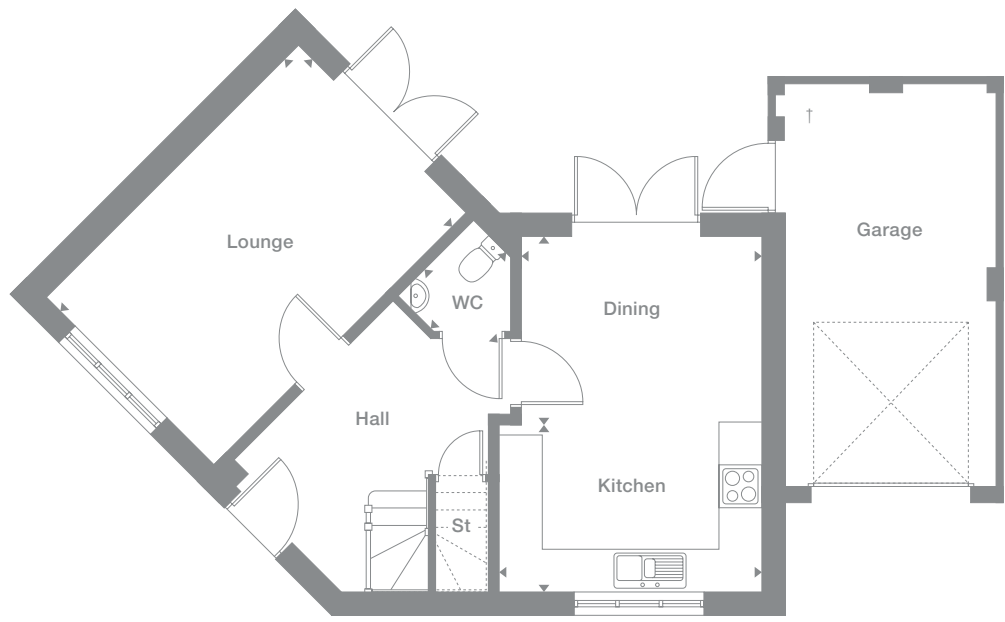
Bathroom
3.260m max x 1.933m max
10'8" x 6'4"

Floor Space

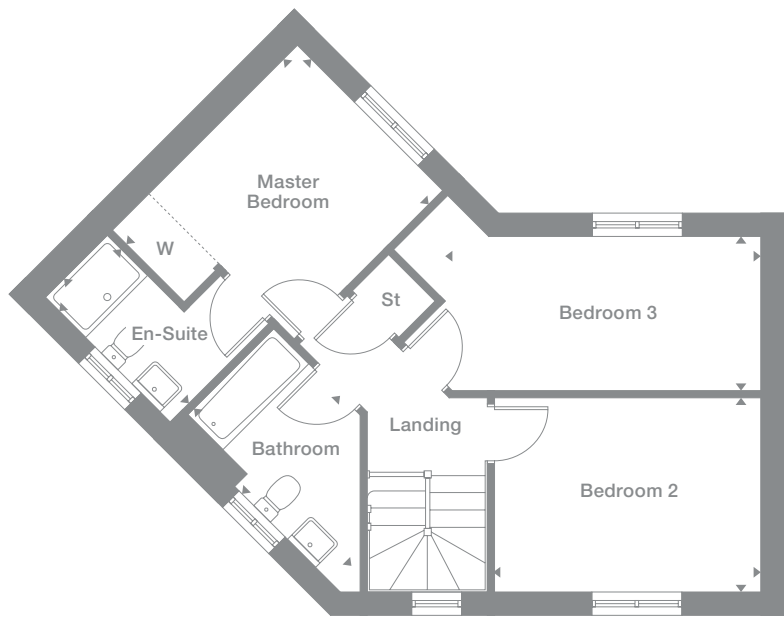
1,027 sq ft
95m²



Ground Floor



First Floor



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† Garage position may vary

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Malory

Overview

The feature bay window that adds character to the elevation also introduces an impressive focal point to the lounge, while french doors keep the kitchen and dining room bright, cool and welcoming. An inviting staircase leads to an en-suite master bedroom with a spacious built-in wardrobe.

Ground Floor

- Lounge**
3.850m max X 5.257m max
12'8" x 17'3"
- Dining**
1.950m x 3.692m
6'5" x 12'1"
- Kitchen**
1.852m x 3.692m
6'1" x 12'1"
- WC**
2.006m x 1.020m
6'7" x 3'4"

First Floor

- Master Bedroom**
3.850m max x 3.047m
12'8" x 10'0"
- En-Suite**
2.844m max x 1.117m max
9'4" x 3'8"
- Bedroom 2**
4.019m x 4.192m max
13'2" x 13'9"
- Bedroom 3**
2.838m x 3.547m
9'4" x 11'8"
- Bathroom**
3.010m max x 1.700m max
9'11" x 5'7"

Plots

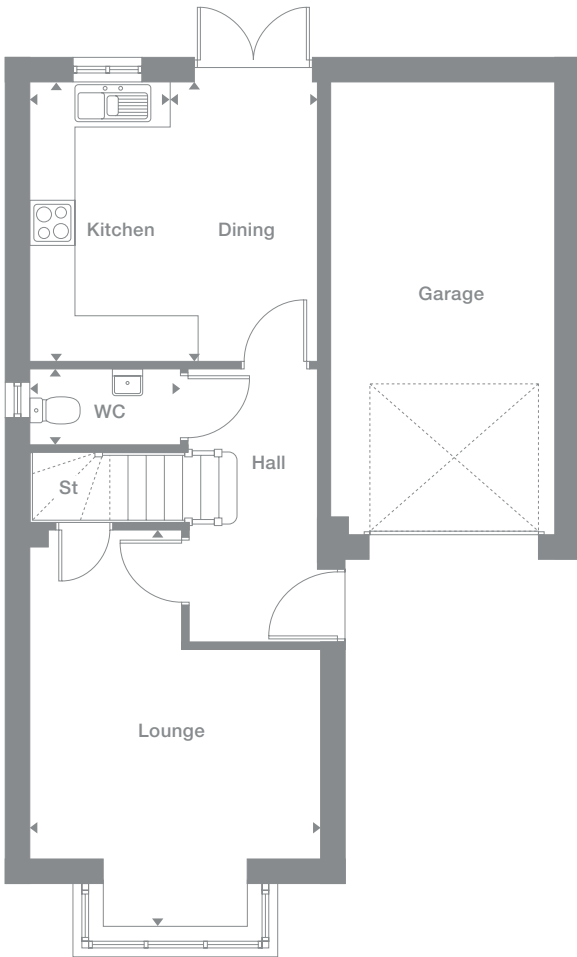
- 08, 22, 23*, 36*, 45, 67*, 112, 113*, 120, 131, 154

Floor Space

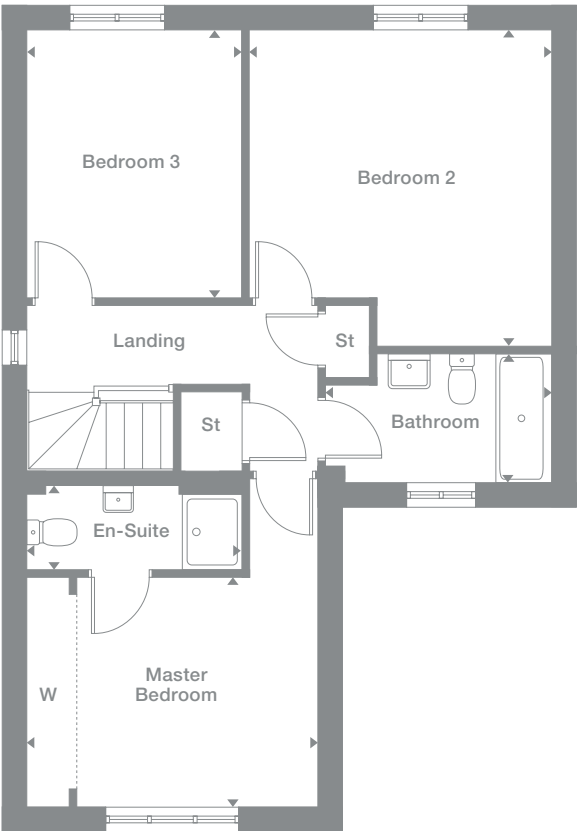
1,068 sq ft
99m²



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Malory DA

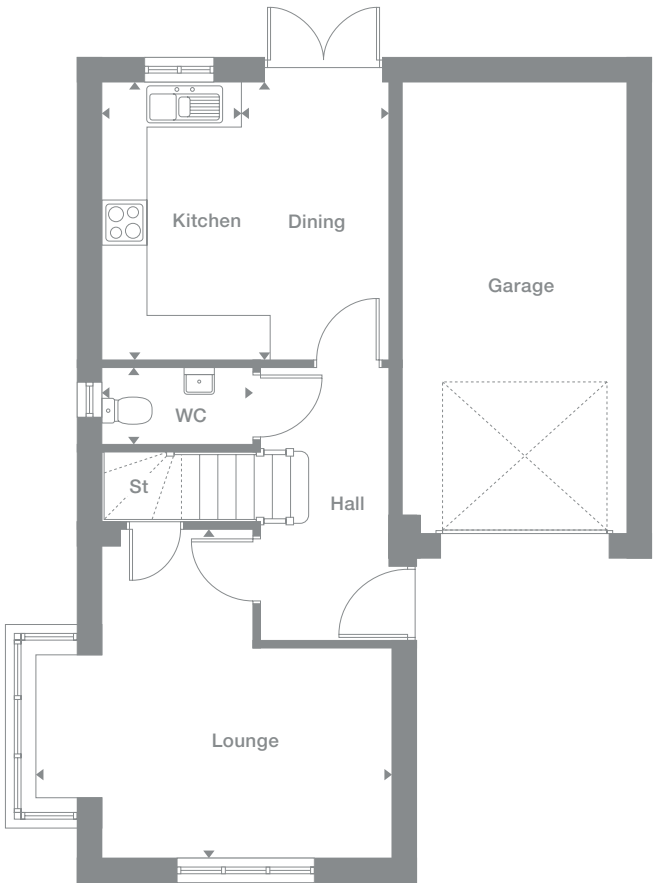
Overview
 The exciting, light-filled dual aspect lounge, with its superb bay window forming an attractive focal point, complements an airy kitchen where the dining area includes french doors to create an exceptionally bright, welcoming appeal. The master bedroom is also dual-aspect and includes a built-in wardrobe.

Ground Floor	First Floor
Lounge 4.750m max x 4.357m max 15'7" x 14'4"	Master Bedroom 3.850m max x 3.047m 12'8" x 10'0"
Dining 1.950m x 3.692m 6'5" x 12'1"	En-Suite 2.844m max x 1.117m max 9'4" x 3'8"
Kitchen 1.852m x 3.692m 6'1" x 12'1"	Bedroom 2 4.019m x 4.192m max 13'2" x 13'9"
WC 2.006m x 1.020m 6'7" x 3'4"	Bedroom 3 2.838m x 3.547m 9'4" x 11'8"
	Bathroom 3.010m max x 1.700m max 9'11" x 5'7"

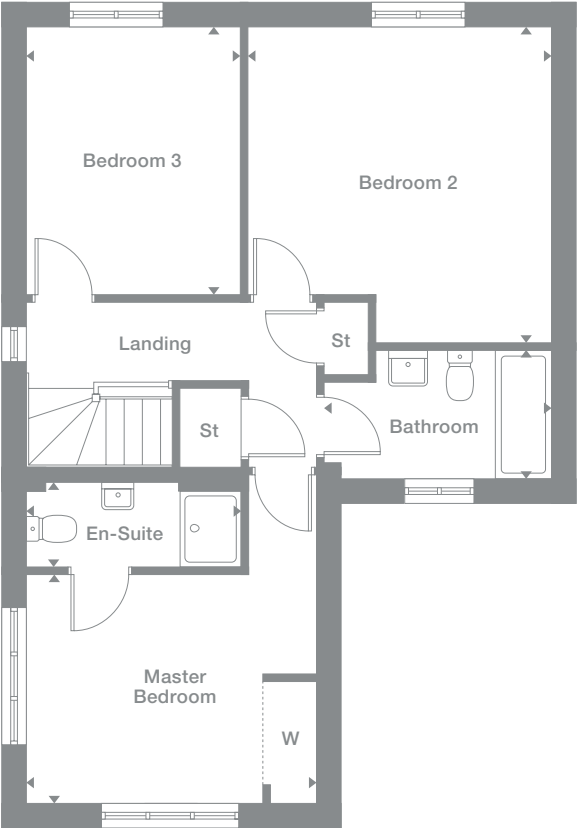
Plots 44*, 55, 64*, 65, 68*, 93*, 96, 100, 109, 110*	Floor Space 1,068 sq ft 99m ²
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Greene

Overview

French doors in the lounge and an elegant bay window in the dining room fill this stylish home with natural light. The utility room adds amenity to the beautifully planned kitchen, and the feature staircase ascends to a gallery landing and four bedrooms, one of them en-suite with a built-in wardrobe.

Ground Floor

Lounge
3.470m x 4.617m
11'5" x 15'2"

Dining
2.621m max x 3.908m max
8'7" x 12'10"

Kitchen
2.800m x 3.147m
9'2" x 10'4"

Utility
1.657m x 1.652m
5'5" x 5'5"

WC
1.460m x 1.007m
4'9" x 3'4"

First Floor

Master Bedroom
3.409m max x 2.972m
11'2" x 9'9"

En-Suite
2.559m max x 2.010m max
8'5" x 6'7"

Bedroom 2
3.390m x 2.782m
11'1" x 9'2"

Bedroom 3
2.918m x 2.135m
9'7" x 7'0"

Bedroom 4
2.937m x 1.778m
9'8" x 5'10"

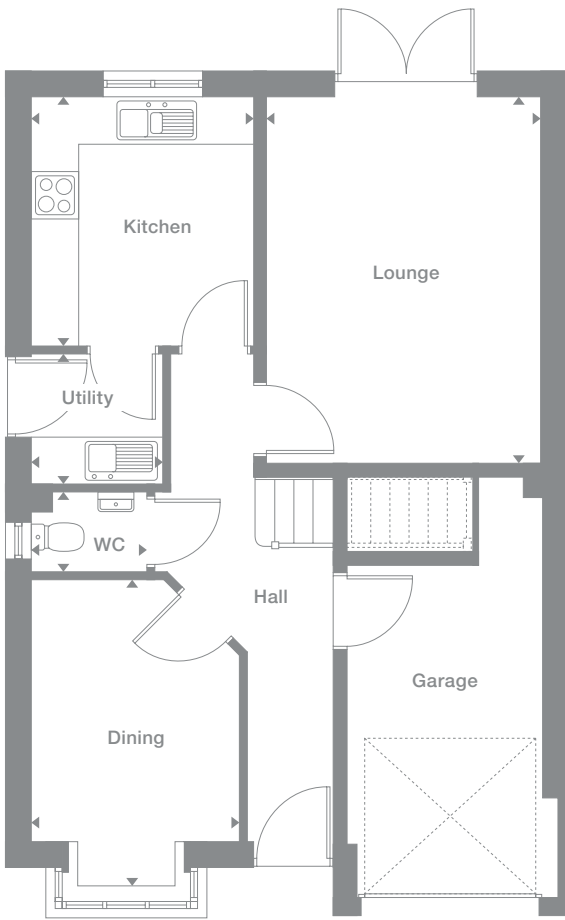
Bathroom
1.888m x 1.881m
6'2" x 6'2"

Floor Space

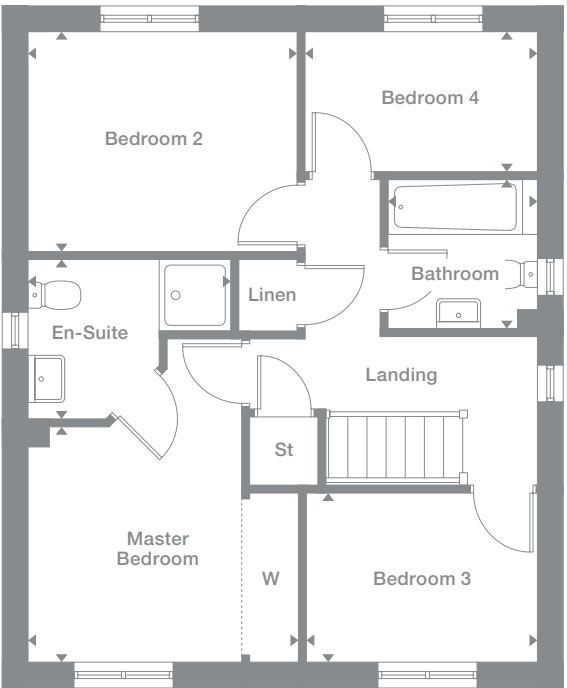
1,072 sq ft
99m²



Ground Floor



First Floor



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Rolland

Overview

With french doors adding a focal point to the dining area, the ground floor accommodation presents a superb, practical setting for entertaining. Three of the four bedrooms are on the first floor and the superb dual aspect en-suite master bedroom with an internal staircase, built-in wardrobe and delightful dormer window is situated on the second floor.

Ground Floor

Lounge
3.872m max x 3.766m
12'8" x 12'4"

Dining
2.520m x 2.478m
8'3" x 8'2"

Kitchen
2.300m x 3.571m
7'7" x 11'9"

WC
1.500m x 1.000m
4'11" x 3'3"

First Floor

Bedroom 2
2.872m x 3.082m
9'5" x 10'1"

Bedroom 3
2.517m x 2.218m
8'3" x 7'3"

Bedroom 4
2.210m max x 2.218m max
7'3" x 7'3"

Bathroom
1.700m x 1.944m
5'7" x 6'5"

Second Floor

Master Bedroom
3.872m x 4.185m
1159 HGT. L
12'8" x 13'9"

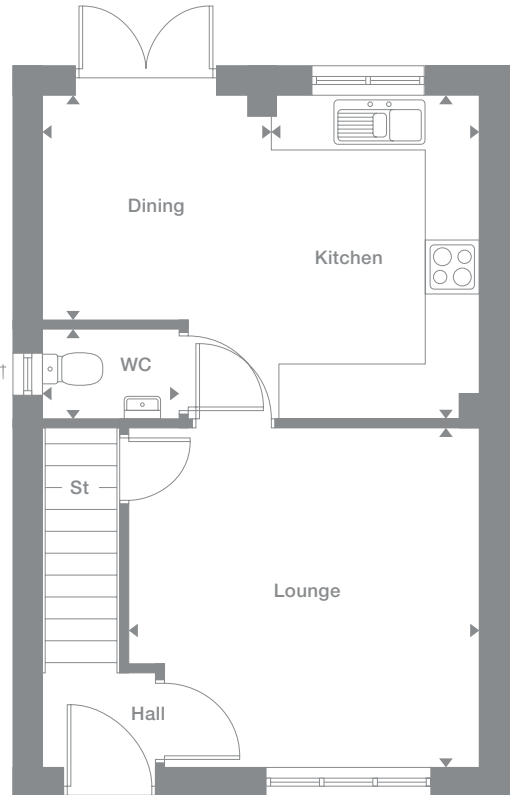
En-Suite
2.466m x 1.618m
1270 HGT. L
8'1" x 5'4"

Floor Space

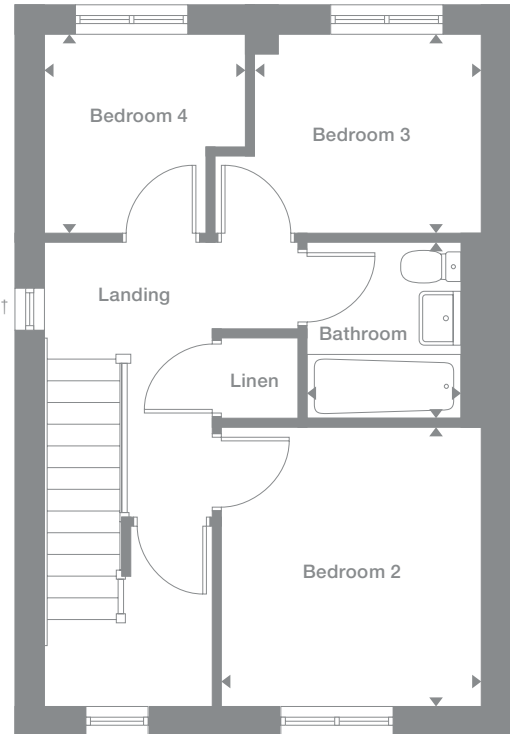
1,086 sq ft
100m²



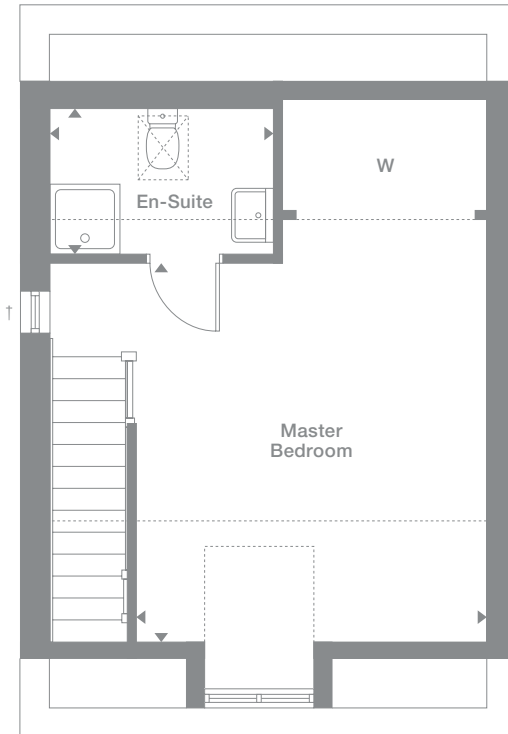
Ground Floor



First Floor



Second Floor



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† End terrace only

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Glenmuir

Overview

Complementing an elegant, bay-windowed lounge, the large kitchen and dining room with its french doors and separate utility room provides a superb setting for convivial daily life as well as for entertaining. Upstairs, the feature landing leads to four bedrooms, including a master suite with a shower room and built-in wardrobe.

Ground Floor

Lounge
3.392m x 5.866m max
11'2" x 19'3"

Dining
2.833m x 3.077m
9'4" x 10'1"

Kitchen
3.410m x 3.077m
11'2" x 10'1"

WC
1.663m x 1.172m
5'5" x 3'10"

Utility
1.663m x 1.810m
5'5" x 5'11"

First Floor

Master Bedroom
3.392m x 4.070m max
11'2" x 13'4"

En-Suite
1.840m x 1.686m
6'0" x 5'6"

Bedroom 2
2.525m x 4.148m max
8'3" x 13'7"

Bedroom 3
2.790m max x 4.030m max
9'2" x 13'3"

Bedroom 4
2.915m max x 3.137m max
9'7" x 10'4"

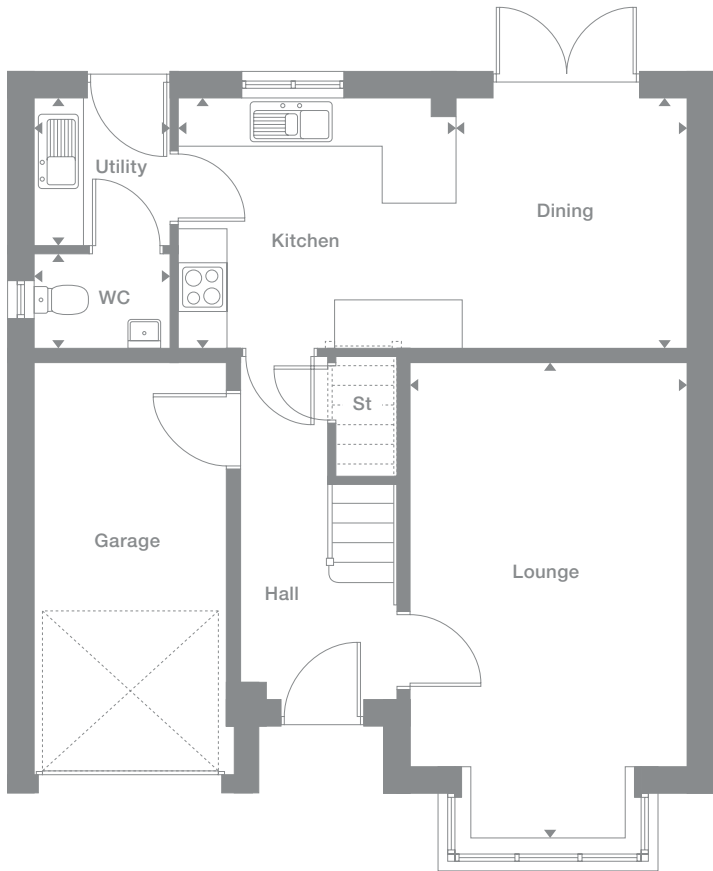
Bathroom
2.108m x 1.928m
6'11" x 6'4"

Floor Space

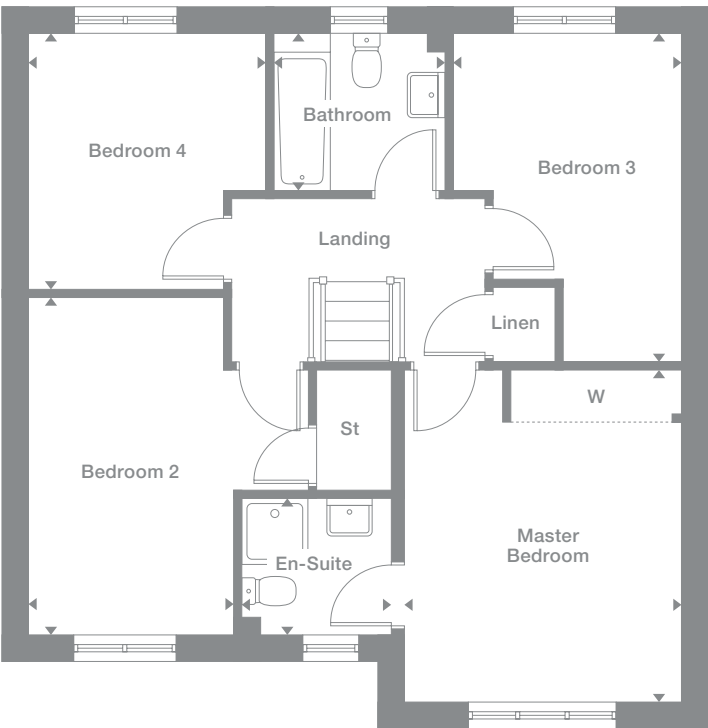
1,233 sq ft
114m²



Ground Floor



First Floor



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Buchan

Overview

The imposing hallway, with its feature staircase, opens on to a triple aspect kitchen and dining room with separate utility room, creating a natural gathering place. With french doors in the lounge, a separate study and four bedrooms, one of them en-suite, this is a home that balances social space with privacy.

Ground Floor

- Lounge**
3.450m x 4.797m
11'4" x 15'9"
- Dining**
2.763m x 3.041m
9'1" x 10'0"
- Kitchen**
2.763m x 3.909m
9'1" x 12'10"
- WC**
1.620m x 0.945m
5'4" x 3'1"
- Utility**
1.937m x 1.799m
6'4" x 5'11"
- Study**
2.323m x 2.060m
7'7" x 6'9"

First Floor

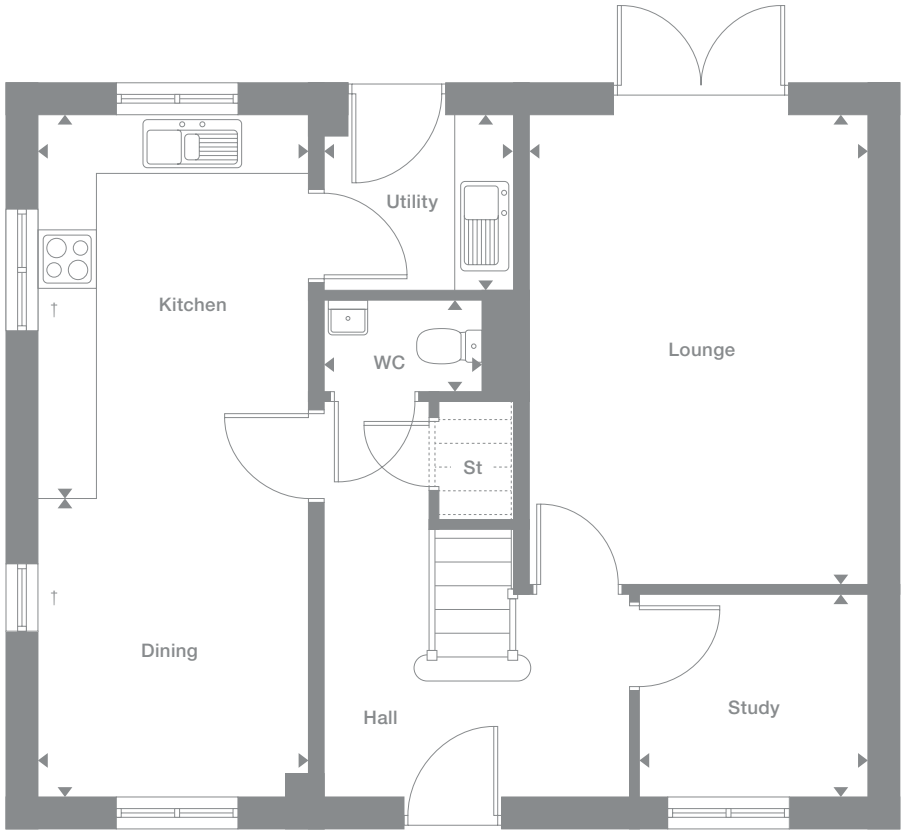
- Master Bedroom**
3.507m max x 3.793m max
11'6" x 12'5"
- En-Suite**
2.238m max x 2.044m max
7'4" x 6'8"
- Bedroom 2**
2.805m max x 3.762m max
9'2" x 12'4"
- Bedroom 3**
2.519m x 3.095m
8'3" x 10'2"
- Bedroom 4**
2.411m x 3.064m
7'11" x 10'1"
- Bathroom**
3.048m max x 1.700m max
10'0" x 5'7"

Floor Space

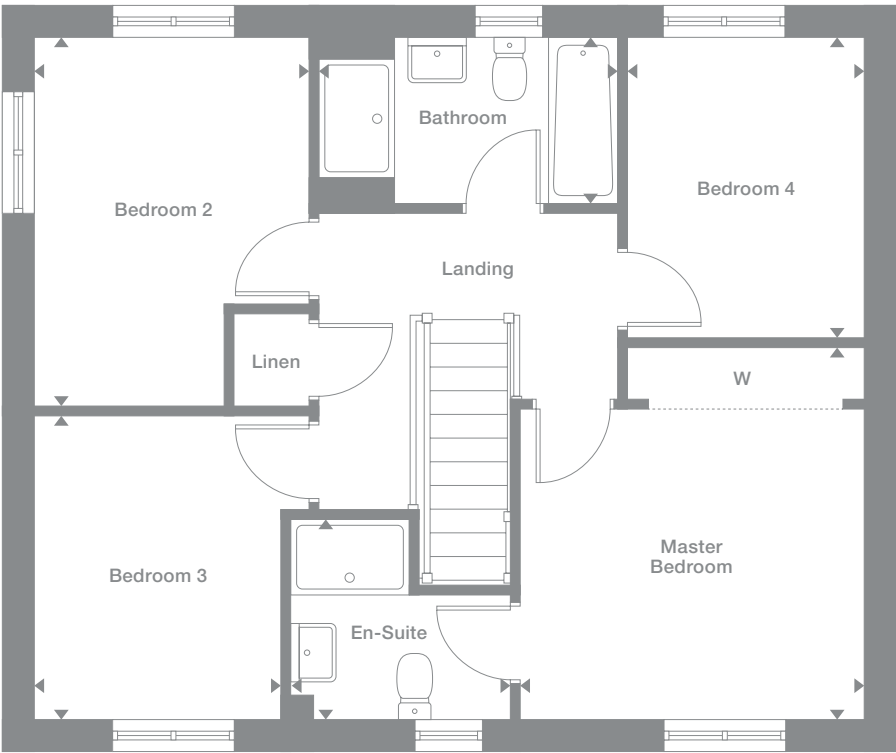
1,264 sq ft
117m²



Ground Floor



First Floor



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† Windows to plots 33 and 97 only. Kitchen layout varies on these plots

Please note: plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

Mitford

Overview

With its french doors and a separate utility room, the dual aspect kitchen forms a natural family gathering place. This home benefits from a separate study while a feature bay window introduces a focal point to the classic, elegant lounge. Four bedrooms, including an en-suite master bedroom, provide peace and privacy when the mood demands.

Ground Floor

- Lounge**
3.651m x 5.446m max
12'0" x 17'10"
- Kitchen**
4.032m x 2.993m
13'3" x 9'10"
- Breakfast**
3.114m x 3.885m
10'3" x 12'9"
- WC**
2.087m x 1.082m
6'10" x 3'7"
- Utility**
2.087m x 1.660m
6'10" x 5'5"
- Study**
2.087m x 2.060m
6'10" x 6'9"

First Floor

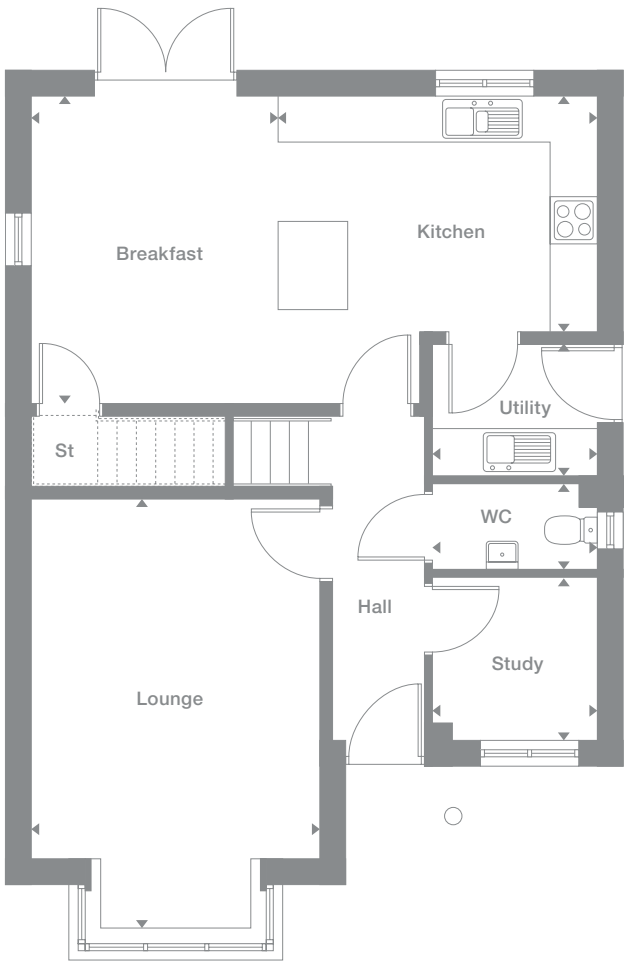
- Master Bedroom**
3.651m max x 4.603m max
12'0" x 15'1"
- En-Suite**
1.618m max x 2.073m max
5'4" x 6'10"
- Bedroom 2**
3.793m x 2.758m
12'5" x 9'1"
- Bedroom 3**
3.260m x 2.758m
10'8" x 9'1"
- Bedroom 4**
2.087m x 3.147m
6'10" x 10'4"
- Bathroom**
2.729m max x 2.040m max
8'11" x 6'8"

Floor Space

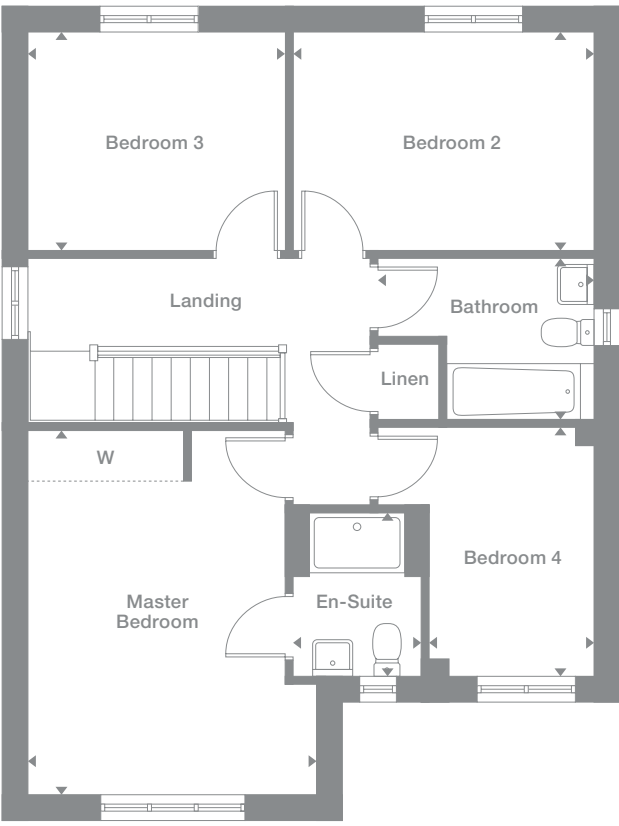
1,388 sq ft
128m²



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 Notices' section at the back of this brochure for more information.

Please note: plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

Overview

Designed around an impressive, welcoming hall, this outstandingly bright home features dual aspect outlooks in the kitchen/dining room, the study and two of the four bedrooms. The lounge maintains the natural lighting with a stylish bay window, while the utility room and en-suite master bedroom reflect the attention to practical detail.

Ground Floor

- Lounge**
4.362m max x 4.216m
14'4" x 13'10"
- Dining**
3.517m x 3.164m
11'6" x 10'5"
- Kitchen**
3.517m x 3.700m
11'6" x 12'2"
- WC**
0.900m x 1.450m
2'11" x 4'9"
- Utility**
2.126m x 1.760m
7'0" x 5'9"
- Study**
2.469m x 2.556m
8'1" x 8'5"

First Floor

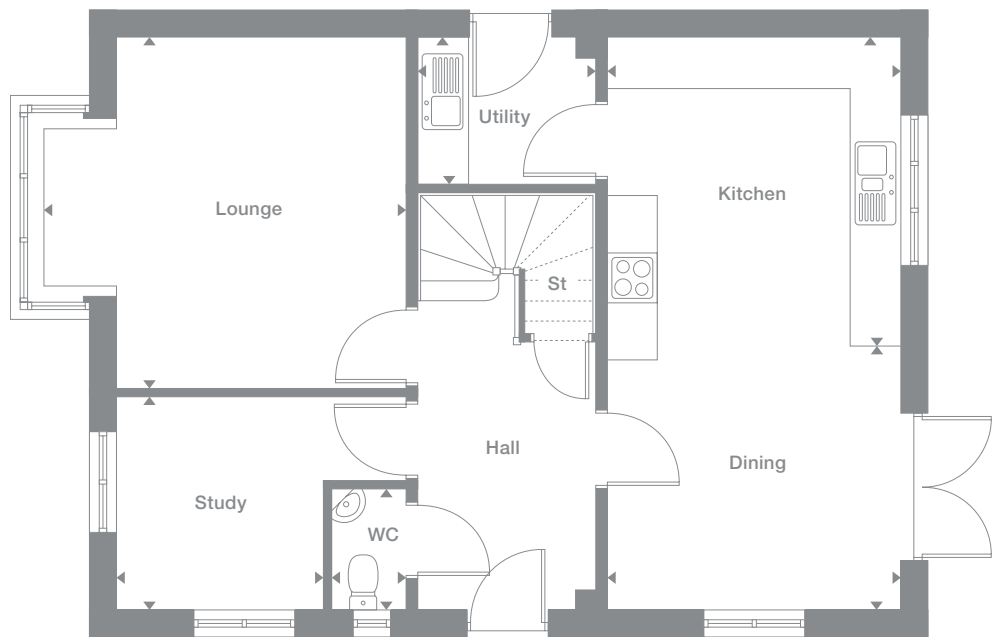
- Master Bedroom**
3.574m x 4.352m max
11'9" x 14'3"
- En-Suite**
2.126m x 1.760m
7'0" x 5'9"
- Bedroom 2**
3.519m x 4.266m max
11'7" x 14'0"
- Bedroom 3**
3.462m max x 2.505m max
11'4" x 8'3"
- Bedroom 4**
3.514m max x 2.419m max
11'6" x 7'11"
- Bathroom**
2.243m x 1.700m
7'4" x 5'7"

Floor Space

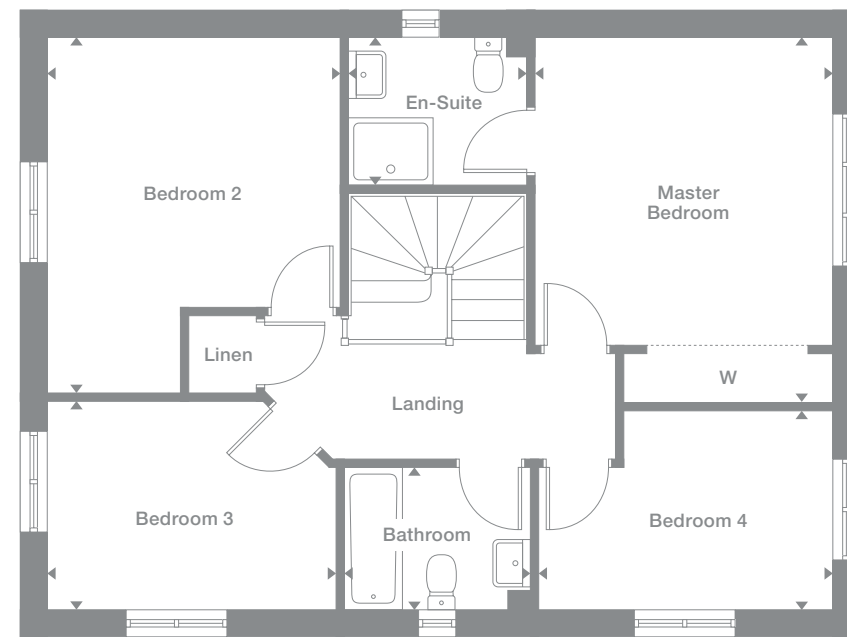
1,408 sq ft
130m²



Ground Floor



First Floor



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Please note: plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

Specification

- ✓ Standard
- Optional Extra
- Not Available

	Yare	Wilde	Tolkien	Kipling	Malory	Greene	Rolland	Glenmuir	Buchan	Mitford	Stevenson
Kitchens											
Contemporary styled fitted kitchen with choice of mix-n-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	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-
60cm integrated extractor hood with glass splashback to hob	○	○	○	○	○	○	○	○	○	✓	✓
Stainless steel 60cm Zanussi gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	○	○
Zanussi 60cm induction hob	○	○	○	○	○	○	○	○	○	✓	✓
Zanussi stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Zanussi stainless steel single multi-function fan oven	○	○	○	○	○	○	○	○	○	-	-
Zanussi stainless steel double multi-function fan oven	○	○	○	○	○	○	○	○	○	✓	✓
Stainless steel integrated microwave oven (where layout permits)	○	○	○	○	○	○	○	○	○	○	○
Space for in-column fridge/freezer	✓	-	-	-	-	-	-	-	-	-	-
Zanussi integrated fridge/freezer	○	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○	○	○	○	○	○
Plumbing and electrics for dishwasher	✓	-	-	-	-	-	-	-	-	-	-
Zanussi integrated dishwasher	○	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED HD square lights 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 Arc/Cube/Sphere' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seats to WC and en-suite	○	○	○	○	○	○	○	○	○	○	○
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vado surface mounted thermostatic bar style shower valve to one en-suite (or main bathroom if no en-suite)	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-
Vado concealed thermostatic shower valve to en-suite	○	○	○	○	○	○	○	○	○	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure (or screen over bath where no en-suite)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○	○	○	○	○	○
Circular LED ceiling mounted light fittings in bathrooms	✓	-	-	-	-	-	-	-	-	-	-
LED downlighters to ceiling in bathrooms, en-suites and WC's	○	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled splashback to WC basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○

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Specification

	Yare	Wilde	Tolkien	Kipling	Malory	Greene	Rolland	Glenmuir	Buchan	Mitford	Stevenson
Electrical											
Mains wired (with battery back-up) smoke and carbon dioxide detectors (except where boiler in garage)	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
Power and lighting to garage (where applicable)	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom with co-axial digital cable fitted to loft	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○	○	○
USB charging outlet fitted in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heating											
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○	○	○
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 (where applicable)	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○	○	○	○
Decorative											
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-
American white oak staircase handrail	○	○	○	○	○	○	○	○	○	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White finish internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	○	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to further bedrooms	○	○	○	○	○	○	○	○	○	○	○
Landscaping											
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, close board boundary and divisional fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

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The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who buy our homes and raise their families in them. We have a five star rating (that's the best possible) for Customer Satisfaction from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 94% said they would recommend us to their best friend. That's the real barometer of our quality, our service and the trust people place in us.

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look

around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

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



"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

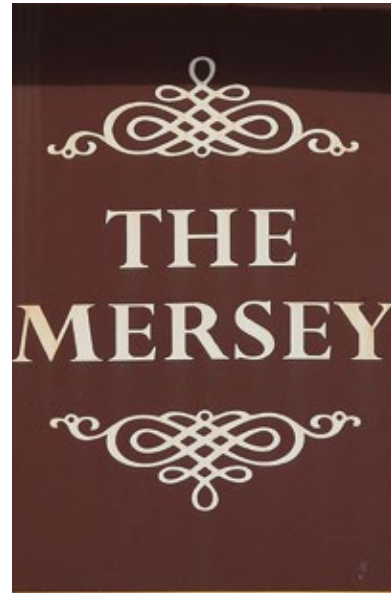
Chris Mackenzie
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

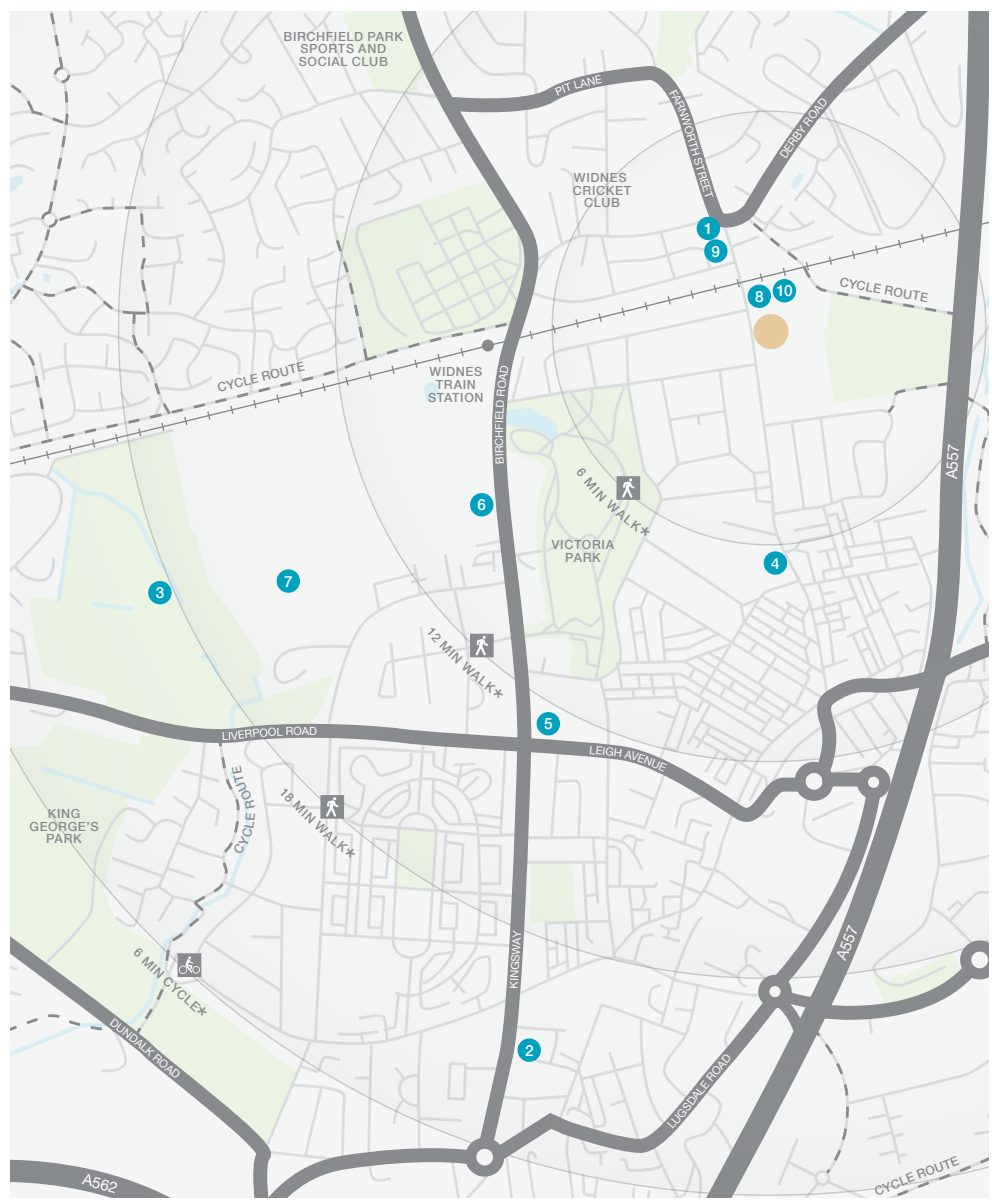
Helen Mascrop
Miller Home Owner

Five minutes walk to the north, there is a local shopping area with a Co-op food store and post office, food takeaways, hairdressers and other services. The main shopping area starts around half a mile to the south and extends into the pedestrianised town centre and Albert Square precinct. It includes a lively mixture of environments, from high street stores in the Widnes Shopping Park to popular indoor and outdoor markets. There are several bottle banks near the development, including one at the Ring O'Bells pub, and a more comprehensive recycling facility at the Morrisons store in the town centre.

Fairfield Gardens is just a few yards from Beaconsfield Primary Care Centre, which houses a large GP practice as well as a late night pharmacy, and there is a dental surgery a few minutes walk away in Peel House Lane. Fairfield Junior and Infant schools, assessed as 'Good' by Ofsted, and St Bede's RC Junior and Infant schools, rated 'Outstanding', are both within a short walk. The secondary schools, St Peter and Paul RC College, an Ofsted 'Good' school, and Wade Deacon High, which achieved a remarkable 'Outstanding' status in every aspect of its inspection, are both less than a mile from the development.



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.



- 1 Farnworth Post Office
100 Derby Road
0345 722 3344
- 2 Kingsway
Leisure Centre,
Kingsway
0151 495 2200
- 3 Widnes Golf Club
Highfield Road
0151 424 2995
- 4 Fairfield County
Infants School,
Peel House Lane
0151 424 4879
- 5 St Bede's RC
Junior School,
Appleton Village
0151 424 3386
- 6 Wade Deacon
High School,
Birchfield Road
0151 423 2721
- 7 St Peter and Paul
Catholic College,
Highfield Road
0151 422 6500
- 8 Beaconsfield Surgery
Beaconsfield Primary
Care Centre,
Bevan Way
0151 424 3986
- 9 Peel House Lane
Dental Practice,
163 Peel House Lane
0151 424 2777
- 10 Widnes Late
Night Pharmacy,
Bevan Way
0151 420 0919

* 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

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03300 296 100

From the M62
Leave the M62 at junction 7 to join the A557 following signs for Widnes. After one and a half miles, bear left to join the A5080 and follow signs for Widnes North through two roundabouts. After passing over the A557, carry straight on for half a mile then at the T-junction facing a Co-op store turn left into Peel House Lane. Approximately quarter of a mile on, Fairfield Gardens is on the left.

From the M56
Leave the M56 at junction 12, joining the A557 for Runcorn, then follow signs for Widnes. After crossing the bridge carry on into the A557 Queensway, signposted for the M62. Stay on the M62 for two and a half miles, then bear left to join the A5080 for Widnes North. Turn left at the junction and, half a mile on, turn left again at the T-junction. After quarter of a mile, Fairfield Gardens is on the left.

Sat Nav: WA8 6TR



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

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

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 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.

www.millerhomes.co.uk

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