

All the homes we build include features that make them more energy and cost efficient to run compared to older homes. In some of our newest home types, we've incorporated additional energy efficient features that can help you play your part in achieving a cleaner, greener environment for future generations to enjoy.



ask your  
development  
sales manager  
for details...

**Boorley Gardens  
Boorley Green**

**miller**homes

*the place to be®*

# Specification

## Kitchen/Laundry

Contemporary styled fitted kitchen	✓
Bullnosed edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Stainless steel single fan oven ('A' energy rating)	✓
Stainless steel single multi-function fan oven ('A' energy rating)	○
Stainless steel double multi-function fan oven ('A' energy rating)	○
Integrated fridge/freezer ('A+' energy rating)	○
Plumbing and electrics for washing machine	✓
Integrated washing machine or washer/dryer	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
Lighting to underside of wall units	○
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

## Bathrooms

Contemporary style bathroom suite from Ideal Standard	✓
Water efficient dual flush toilets	✓
Soft close toilet seat to bathroom WC	✓
Lever operate chrome monobloc mixer taps	✓
Bar style chrome shower mixer valve	✓
Low profile shower tray with framed clear glass enclosure	✓
Shaver point to en-suite	○
Energy efficient LED downlighters to ceiling	○
Full height ceramic tiling to shower area	✓
Single row tiled splashbacks to WC, Bathroom, En-Suite	✓
Ceramic floor tiles	○

## Heating

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating zones	✓
Chrome towel radiator to bathroom/en-suite	○

✓ standard   ○ optional

## Electrical

Smoke and carbon monoxide detectors	✓
Power and lighting to garage	○
TV socket to lounge	✓
TV socket to kitchen and bedrooms	○
BT socket	✓
Porch light with energy efficient LED bulb	✓
Front doorbell and chime to houses	✓
Intruder alarm	○

## Exterior

Double glazed UPVC white windows	✓
PVCu fascias, soffits and gutters (where planning permits)	✓
Multi-point door locking system to front and rear doors	✓
House numbers ready fitted	✓
Outside cold water tap (to rear of house)	○
EV Chargers (specific plots only - please speak to the Development Sales Manager for details)	✓

## Decorative

Stop chamfer moulded spindles and newels to staircase	✓
White staircase handrail	✓
Moulded skirting boards and architraves	✓
Moulded internal panel 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 to principal bedroom	○

## Landscaping

Turf to front garden/soft landscaping	✓
Turf to rear garden	○
1,800mm high, larch lap/close board boundary fencing (please refer to site plan for plot specific boundary finishes)	✓

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager 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 the particular development brochure for more information.

Why Miller Homes?

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

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



5 stars for customer satisfaction

Development  
Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 624 763

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