

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...

**Kington Meadows  
Bulkington**

**miller**homes

*the place to be®*

# Specification

	Pearmont	Delmont	Berrymont	Hampton	Middleton	Fordwood	Cherrywood	Briarwood
Heating								
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓
Exterior								
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors/bifold doors to patio (development and housetype specific)	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and rainwater goods	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	-	-	-	✓	✓	✓	✓	✓
Decorative								
Square stop chamfered spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓
Square pattern skirting boards and round edge architraves	✓	✓	✓	✓	✓	✓	✓	✓
White internal doors with chrome handles	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted in white	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping								
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓
1.8m close boarded fence to rear boundary only (please refer to boundary treatment drawing)	✓	✓	✓	✓	✓	✓	✓	✓
Rotovated topsoil to rear garden	✓	✓	✓	✓	✓	✓	✓	✓
Energy Efficient Features								
Weather Compensator (plot specific)	-	✓	✓	✓	✓	✓	✓	✓
Decentralised Mechanical Extract Ventilation (dMEV) (plot specific)	✓	✓	✓	✓	✓	✓	✓	✓
Waste Water Heat Recovery (plot specific)	✓	✓	-	-	✓	-	-	-
Flue Gas Heat Recovery (plot specific)	✓	✓	-	-	✓	-	-	-
PV Panels (plot specific)	-	-	✓	✓	✓	✓	✓	✓
Electric Vehicle Charger (plot specific)	✓	✓	✓	✓	✓	✓	✓	✓

✓ Standard    - Not Available

# Specification

## Kitchen/Laundry

	Pearmont	Delmont	Berrymont	Hampton	Middleton	Fordwood	Cherrywood	Briarwood
Contemporary styled fitted kitchen with selection of colour choices	✓	✓	✓	✓	✓	✓	✓	✓
PVC edged worktop with matching upstand	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓
3 spot LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓

## Bathroom/En-Suite/WC

Ideal Standard's contemporary style white sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓
Toilet seat to main bathroom only	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with chrome style framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓
CTD ceramic wall tiles (please refer to drawings for specific areas)	✓	✓	✓	✓	✓	✓	✓	✓

## Electrical

TV socket (housetypes vary - please see electrical drawing for location)	✓	✓	✓	✓	✓	✓	✓	✓
BT socket (housetypes vary - please see electrical drawing for location)	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓
USB charging socket (housetypes vary - please see electrical drawing for location)	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to integral garage	-	-	-	-	-	-	✓	-
Battery operated carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓

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.



Registered Developer

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 02477 281 398

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