

Phase 3



**Park View
Gateshead**

millerhomes

the place to be®



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Welcome to Park View

It's hard to imagine a more perfect location in the north-east. Park View lies along the eastern edge of Saltwell Park and just west of the sought-after Low Fell neighbourhood. A selection of magnificent one and two bed apartments and three, four and five bedroom homes, all designed to take maximum advantage of their unique location, the development sensitively blends reclaimed stone features, conservation-quality paving and beautiful landscaping - even the bollards are by the sculptor Anthony Gormley. Park View is destined to become a benchmark for modern, sustainable urban living.



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.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2015, 94% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

Living in Gateshead

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 be a pleasant place to live. So here's some useful information about the area around Park View.









2



3



4

- 1 Saltwell Towers
- 2 Baltic Centre
- 3 Artisan Express
- 4 Blakes Coffee House

Saltwell Towers

Within the park, Saltwell Towers is a fantastic mixture of architectural styles with a gothic, fairy-tale feel, housing a cafe, information centre and exhibition space. Recently restored at a cost of £10 million, this is a truly amazing resource to have on the doorstep.

Education & Health

Ashfield Nursery has a seven-acre woodland site around ten minutes walk from Park View, and the choice of primary schools within walking distance includes Kelvin Grove and Corpus Christi. Joseph Swan Academy, recently formed by the merger of two local high schools, is around a mile away, and the refurbished Gateshead Central Library is just a few minutes from the development. There are several nearby GP practices, including Dr Bryson & Partners at Fell Cottage Surgery, and a dental surgery just across Durham Road.

Leisure Time

Tyneside has an exceptionally lively entertainment scene, with attractions like The Sage and the Theatre Royal complementing a host of smaller venues, bars, clubs, restaurants and cinema and theatres. The Little Theatre, Gateshead's home of drama, is just yards from Park View, and the famous Shipley Art Gallery, one of England's finest contemporary craft collections, is just five minutes walk away.

Shopping

Tyneside offers the shopper enormous choice, from the Victorian magnificence of Central Arcade to Gateshead's indoor market, the famous Eldon Square, the new Trinity Square and the vast Metrocentre. Closer to Park View, there are convenient local shopping areas at Sheriff's Highway, Saltwell Road and Durham Road.

Plot information

Brockwell A

Finsbury A

Victoria

Regent

Richmond A

Atelier

Note: Letters denoted on housetypes refer to variations of housetype design i.e. 'A' and 'B'.

POS Public open space

⊠ Salt Bin

■ Bench seat

~ Gradient

⊞ Location of bins

□ Storage shed

▶ Garage/Carport

VP Visitor parking

--- Retaining wall



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 Residential



Existing Residential

Existing Residential

Brockwell A

4 Bed

Plots

96, 97*, 102, 103*

Overview

Twin french doors bring natural light flooding into the dining and family room, while bay windows in both the kitchen and the lounge add to the fresh, open appeal that makes this home so special. Two of the four bedrooms include en-suite showers.

Key Features

Twin French Doors
Feature Bay Windows
Family/Dining
2 En-Suites

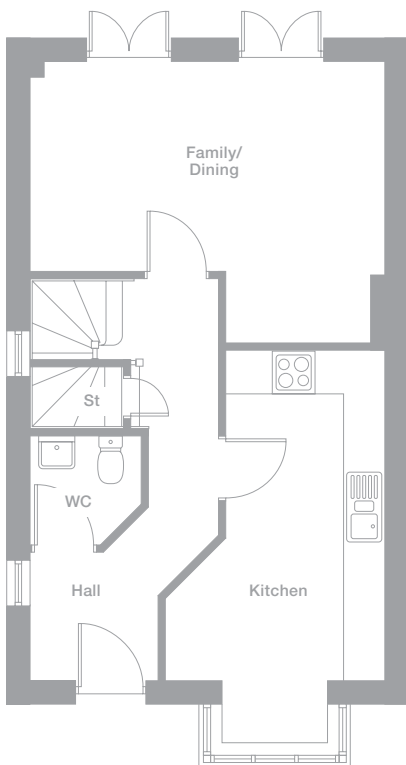
Total Floor Space

130m² (1,400 sq ft)

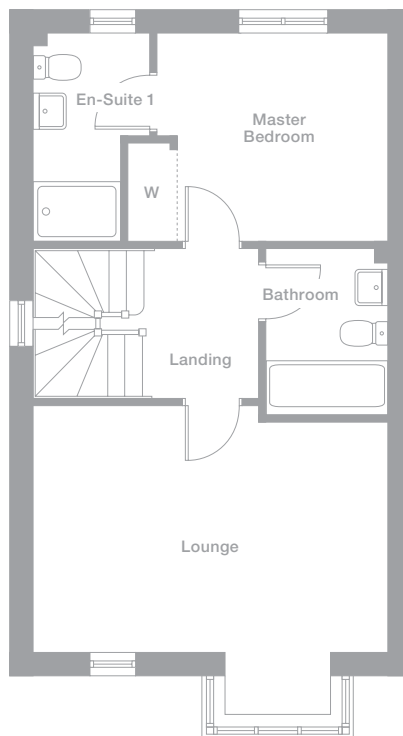


Please note: Elevational and boundary treatments may vary

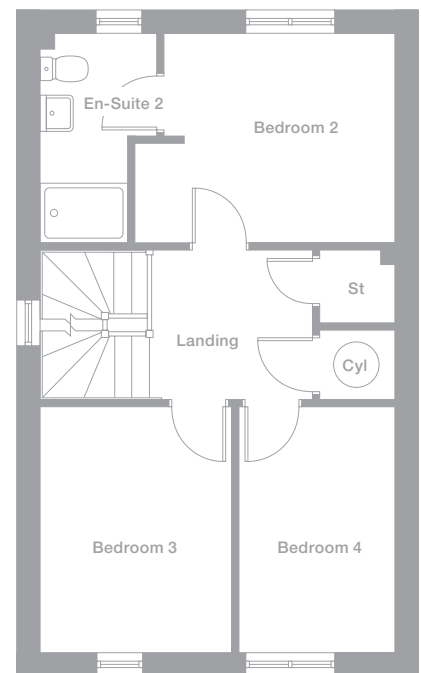
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Family/Dining
4.95m max x 2.90m min
16'3" x 9'6"

Kitchen
2.23m min x 4.60m max
7'4" x 15'1"

WC
1.55m max x 1.51m max
5'1" x 5'0"

First Floor

Lounge
4.95m x 3.42m
16'3" x 11'3"

Master Bedroom
3.22m x 2.90m
10'7" x 9'6"

En-Suite 1
1.62m x 2.90m
5'4" x 9'6"

Bathroom
1.71m x 2.32m
5'7" x 7'7"

Second Floor

Bedroom 2
3.22m x 2.90m
10'7" x 9'6"

En-Suite 2
1.62m x 2.90m
5'4" x 9'6"

Bedroom 3
2.67m x 3.42m
8'9" x 11'3"

Bedroom 4
2.18m x 3.42m
7'2" x 11'3"

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 are a mirror image of plans shown above

Finsbury A

4 Bed

Plots

98, 99*, 100, 101*

Overview

The bright, airy kitchen and dining room is perfect for convivial entertaining, while the family room and the formal lounge, both featuring bay windows, make this a wonderfully flexible home. The master suite, one of two en-suite bedrooms, incorporates a delightful dressing anteroom.

Key Features

Twin French Doors
Feature Bay Windows
Living/Dining/Kitchen
2 En-Suites
Study

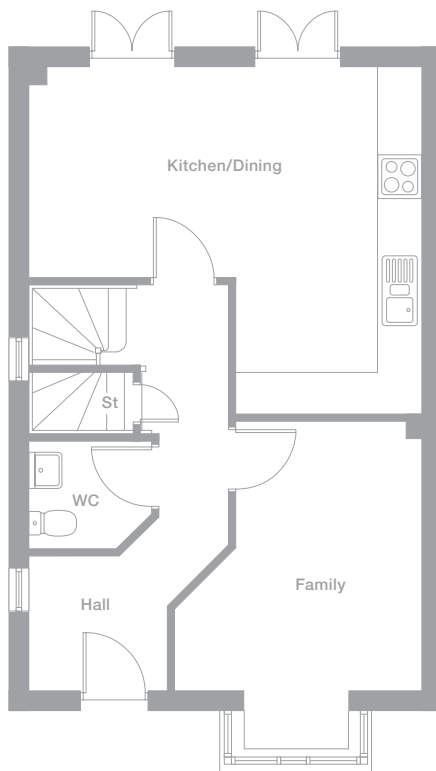
Total Floor Space

141.2m² (1,520 sq ft)

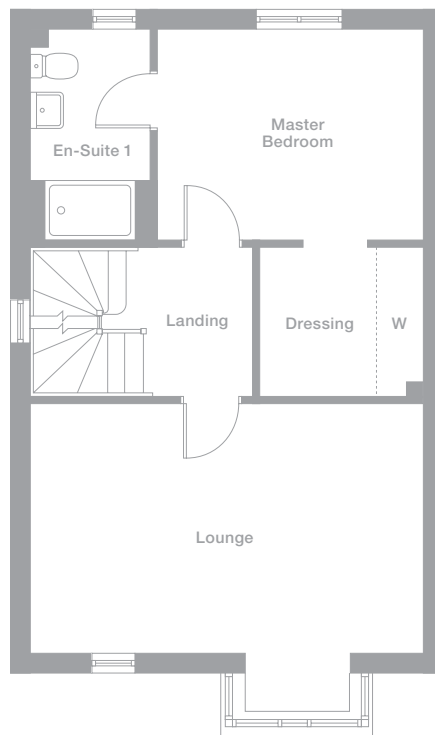


Please note: Elevational and boundary treatments may vary

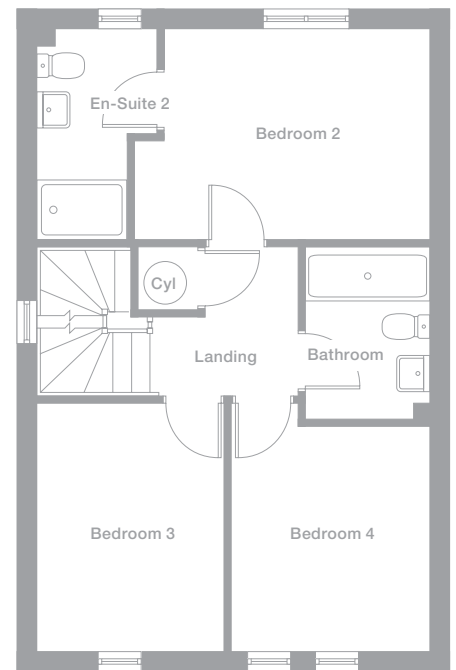
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Kitchen/Dining
5.40m x 4.80m max
17'9" x 15'9"

Family
3.43m max x 3.71m max
11'3" x 12'2"

WC
1.65m max x 1.48m max
5'5" x 4'11"

First Floor

Living
5.40m max x 3.42m
17'9" x 11'3"

Master Bedroom
3.67m x 2.90m
12'1" x 9'6"

En-Suite 1
1.62m max x 2.90m max
5'4" x 9'6"

Dressing
2.14m x 2.08m
7'1" x 6'10"

Second Floor

Bedroom 2
3.67m x 2.90m
12'1" x 9'6"

En-Suite 2
1.62m x 2.90m
5'4" x 9'6"

Bedroom 3
2.57m x 3.42m
8'5" x 11'3"

Bedroom 4
2.73m x 3.10m
9'0" x 10'2"

Bathroom
1.72m x 2.43m
5'8" x 7'10"

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Victoria

5 Bed

Plots

95, 104, 105,
106, 108,
111, 115

Overview

With a bay-windowed lounge and kitchen/dining room, charming twin dormer bedrooms and a magnificent master bedroom with a full en-suite bathroom the Victoria is marked out as a dwelling of truly exceptional opulence.

Key Features

French Doors
Feature Bay Windows
Dining/Kitchen
Dormer Windows
Utility

Total Floor Space

152.1m² (1,637 sq ft)

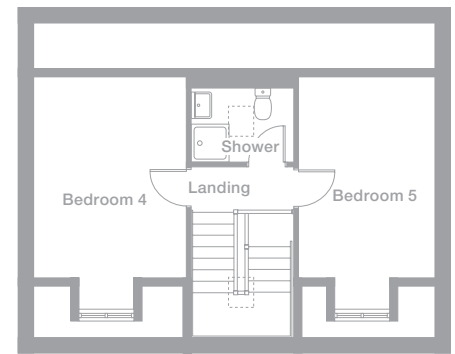
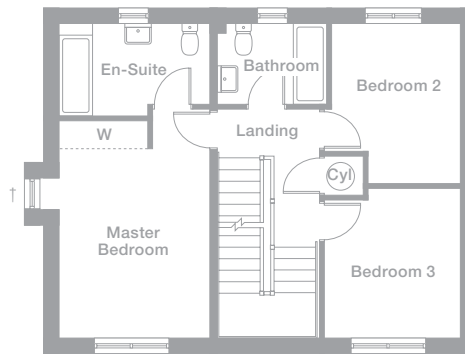
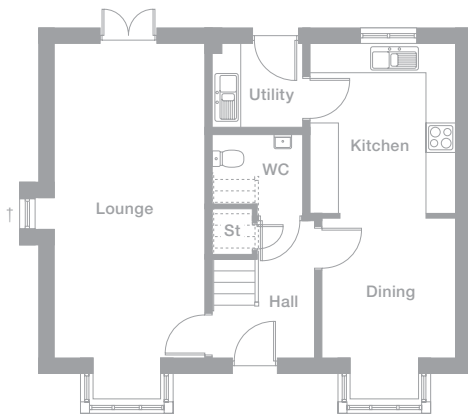


Please note: Elevational and boundary treatments may vary

Ground Floor

First Floor

Second Floor



Room Dimensions

Ground Floor

Lounge 3.15m x 6.60m 10'4" x 21'8"	Utility 1.90m x 1.75m 6'3" x 5'9"
Dining 2.80m x 2.92m 9'2" x 9'7"	WC 1.90m x 1.71m 6'3" x 5'7"
Kitchen 3.05m x 3.57m 10'0" x 11'9"	

First Floor

Master Bedroom 3.15m x 4.56m 10'4" x 15'0"	Bedroom 3 2.85m x 3.13m 9'4" x 10'4"
En-Suite 3.15m x 1.70m 10'4" x 5'7"	Bathroom 2.30m x 1.70m 7'7" x 5'7"
Bedroom 2 2.69m min x 3.36m max 8'10" x 11'0"	

Second Floor

Bedroom 4 3.19m x 4.22m min to 1.2m head height 10'6" x 13'11"
Bedroom 5 2.85m x 4.22m min to 1.2m head height 9'4" x 13'11"
Shower 2.15m x 1.54m min to 1.3m head height 7'1" x 5'1"

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* Plots are a mirror image of plans shown above

† Feature windows to plot 95 only

Timber cladding to front elevation to plots 105, 106, 108, 111 and 115

Regent

5 Bed

Plots

112, 113

Overview

From the magnificent dual-aspect lounge to the feature staircase and landing leading to a sumptuous master bedroom suite, this is an unmistakably distinguished home. French doors enhance the elegant dining area adjoining the kitchen, and the second en-suite would be perfect for guests.

Key Features

French Doors
Feature Bay Window
2 En-Suites
Double Garage
Utility

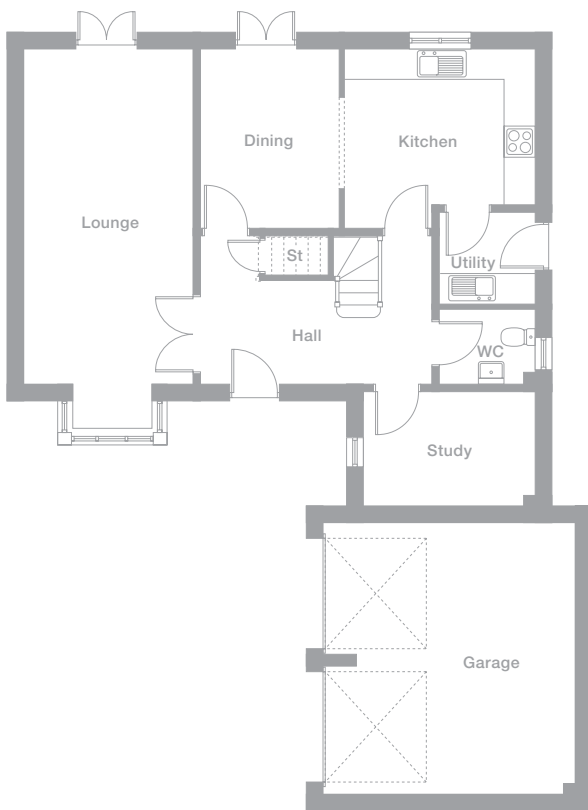
Total Floor Space

172.51m² (1,857 sq ft)

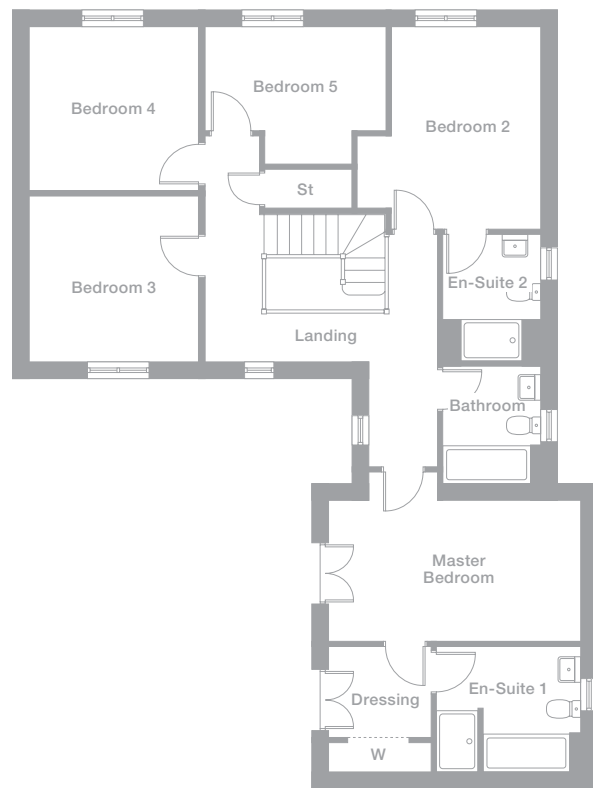


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.30m max x 6.51m 10'10" x 21'4"	WC 1.86m max x 1.45m max 6'1" x 4'9"
Dining 2.70m x 3.49m 8'10" x 11'5"	Utility 1.86m max x 1.78m max 6'1" x 5'10"
Kitchen 3.70m max x 3.03m min 12'2" x 9'11"	Study 3.32m max x 2.24m max 10'11" x 7'4"

First Floor

Master Bedroom 4.90m max x 2.72m min 16'1" x 8'11"	Bedroom 2 2.90m x 3.96m 9'6" x 13'0"	Bedroom 4 3.30m x 3.21m max 10'10" x 10'5"
En-Suite 1 2.81m max x 2.43m max 9'3" x 8'0"	En-Suite 2 1.90m x 1.65m min 6'3" x 5'5"	Bedroom 5 3.52m max x 2.04m min 11'7" x 3'8"
Dressing 1.98m x 2.43m max 6'6" x 8'0"	Bedroom 3 3.30m x 3.20m max 10'10" x 10'6"	Bathroom 1.90m x 2.29m 6'3" x 7'6"

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Richmond A

5 Bed

Plots

107, 109,
110, 114

Overview

Elegant double doors linking the lounge and the dining room allow you to create a single impressive space extending from a front-facing bay window right through to the french doors and into the garden.

Key Features

French Doors
Feature Bay Windows
Dormer Windows
Separate Dining Room
Dressing Area

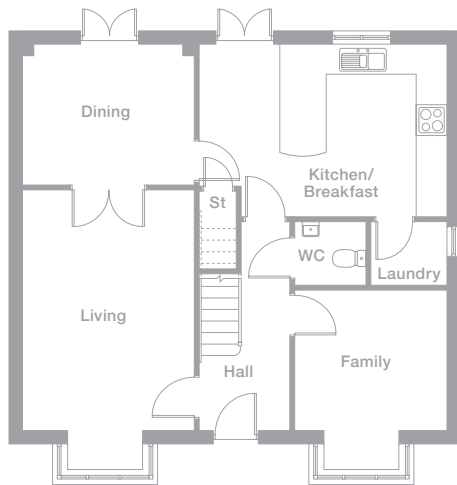
Total Floor Space

191.4m² (2,060 sq ft)

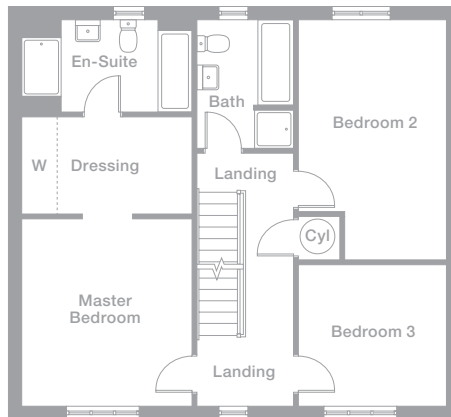


Please note: Elevational and boundary treatments may vary

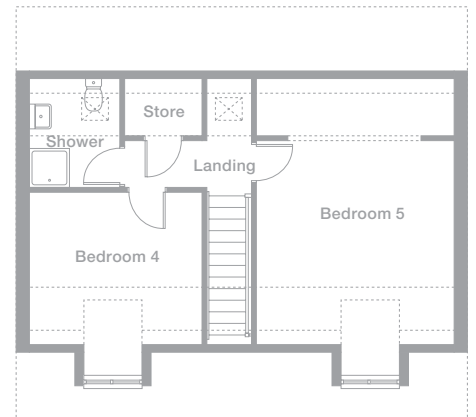
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Living 3.50m x 4.96m min 11'6" x 16'3"	Laundry 1.55m x 1.25m 5'1" x 4'1"
Dining 3.50m x 2.89m 11'6" x 9'6"	WC 1.45m x 1.25m 4'9" x 4'1"
Kitchen/Breakfast 5.10m x 3.55m 16'9" x 11'8"	Family 3.10m x 2.85m min 10'2" x 9'4"

First Floor

Master Bedroom 3.50m x 5.95m 11'6" x 19'6"	Bedroom 3 3.04m x 2.89m 10'0" x 9'6"
En-Suite 3.50m x 1.90m 11'6" x 6'3"	Bathroom 1.96m x 2.65m 6'5" x 8'8"
Bedroom 2 3.04m x 3.96m 10'0" x 13'0"	

Second Floor

Bedroom 4 3.55m x 3.15m min to 1.1m head height 11'8" x 10'4"
Bedroom 5 4.07m x 5.51m min to 1.1m head height 13'4" x 18'1"
Shower 1.85m x 2.25m min to 1.1m head height 6'1" x 7'5"

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* Plots are a mirror image of plans shown above





- 1 Central Arcade
- 2 Grey's Monument
- 3 Laing Art Gallery
- 4 Newcastle City Library

Useful Contacts

Gateshead Leisure Centre
Alexandra Road
0191 433 5733

Ashfield Nursery and
Early Learning Centre
Joicey Road
0191 487 3777

Kelvin Grove Community
Primary School
Kelvin Grove
0191 477 1899

Corpus Christi RC
Primary School
Dunsmuir Grove
0191 477 2175

Joseph Swan Academy
Saltwell Road South
0191 442 2000

Dr Bryson & Partners
Fell Cottage Surgery
123 Kells Lane
0191 487 2656

Rawcliffe, Robson and
Associated (dentists)
323 Durham Road
0191 491 0660

2

3

4

Specification

	Brockwell A	Finsbury A	Victoria	Regent	Richmond A
Kitchens and Utilities					
Stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓	✓
Stainless steel double fan oven	✓	✓	✓	✓	✓
Stainless steel 4 ring gas hob	✓	✓	✓	✓	✓
Upgrade hob (range of options available)	○	○	○	○	○
Integrated washer dryer	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓
Under unit lighting	○	○	○	○	○
Chrome LED downlighters	✓	✓	✓	✓	✓
White switches and sockets	✓	✓	✓	✓	✓
Stainless steel 1½ or single sink including monobloc tap (where layout permits)	✓	✓	✓	✓	✓
Integrated dishwasher (where layout permits)	✓	✓	✓	✓	✓
Contemporary styled fitted kitchen with choice of frontals	✓	✓	✓	✓	✓
Square edge work tops with 100mm upstand	✓	✓	✓	✓	✓
Floor finishings	○	○	○	○	○
Bathrooms					
Shaver point	○	○	○	○	○
A minimum of one complete shower in every house	✓	✓	✓	✓	✓
Ideal Standard Concept Cube range sanitaryware	✓	✓	✓	✓	✓
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 basins in WC	✓	✓	✓	✓	✓
Chrome LED downlighters	✓	✓	✓	✓	✓
Floor finishings	○	○	○	○	○
Electrical					
TV socket to lounge	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems)	✓	✓	✓	✓	✓
Aerial System or Sky+ Ready System	○	○	○	○	○
LED porch light with PIR	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓
Power and lighting to all garages	✓	✓	✓	✓	✓
Intruder alarm system	○	○	○	○	○

- ✓ Standard
- Optional Extra
- Not Available

	Brockwell A	Finsbury A	Victoria	Regent	Richmond A
Exterior					
Timber front door	✓	✓	✓	✓	✓
Timber fascias, soffits and bargeboards	✓	✓	✓	✓	✓
Dry verge ridges, valleys and hips will be provided where applicable	✓	✓	✓	✓	✓
Timber double glazed windows	✓	✓	✓	✓	✓
Timber French Doors (where layout permits)	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓
Heating					
Gas central heating throughout	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted	✓	✓	✓	✓	✓
White straight towel radiators to bathroom and en-suites	✓	✓	✓	✓	✓
Décor					
White, smooth ceiling finishes	✓	✓	✓	✓	✓
White woodwork finish	✓	✓	✓	✓	✓
Walls finished with white emulsion	✓	✓	✓	✓	✓
Stairs with stop-chamfered spindles	✓	✓	✓	✓	✓
Ladder style 4 panel moulded internal doors with chrome level on rose door handles	✓	✓	✓	✓	✓
Skirting and architrave - 144mm Skirting and 57mm Architrave	✓	✓	✓	✓	✓
Fitted sliding wardrobes to master bedroom only	✓	✓	✓	✓	✓
Fitted sliding wardrobes (to other bedrooms)	○	○	○	○	○
External					
Boundary fencing	✓	✓	✓	✓	✓
Landscaping front garden (where planning permits)	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○

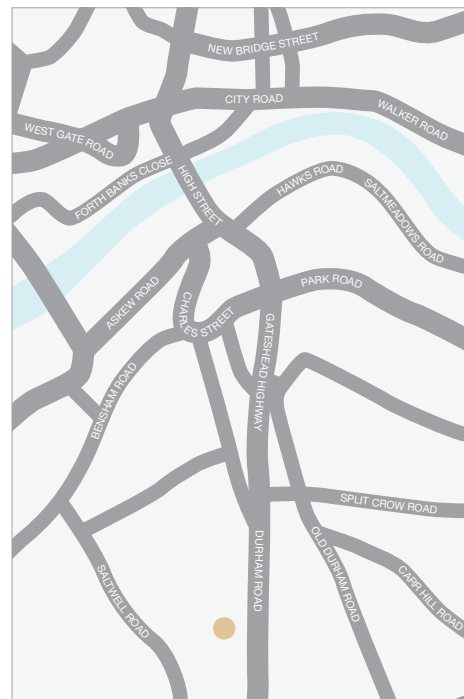
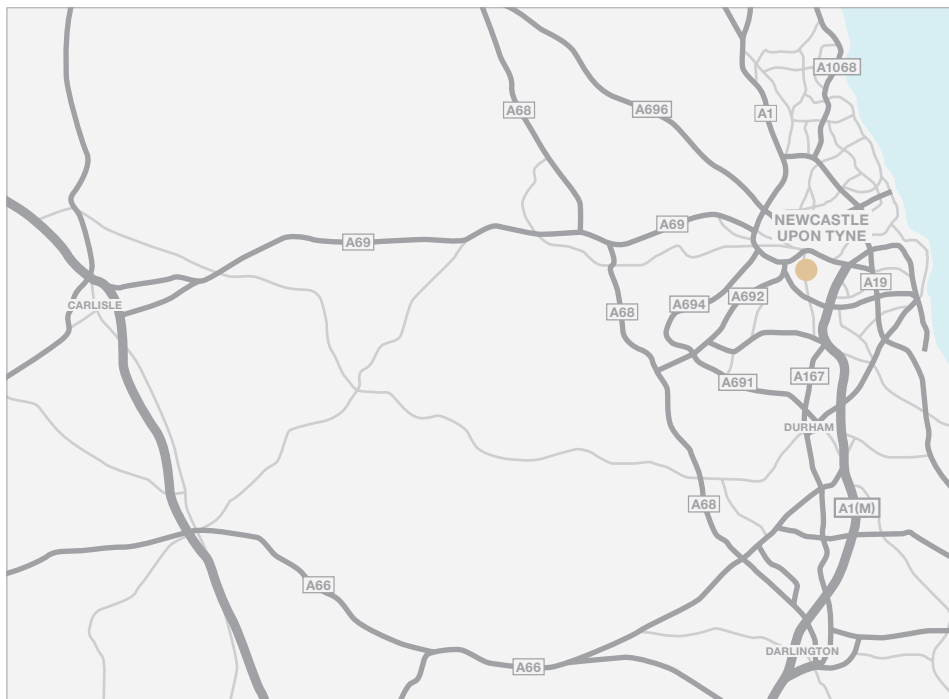
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section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

How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0800 840 8483



From the Tyne Bridge

Stay on the A167 (Gateshead Highway) following signs for Birtley and Low Fell. After just under two miles, pass through a small shopping area, looking out for signs to Saltwell Park. Turn right onto Enfield Road. The entrance to Park view is on the left, a few yards further on.

From the A1(M) northbound

Stay on the A1(M) as it turns into the A1, then move into the left-hand lane to exit at the next junction. Take the third exit at the roundabout to join the A167 Durham Road towards Gateshead. Following signs for Gateshead South, carry straight on for around two and a half miles. Beyond the small shopping area turn left onto Enfield Road. Park View is signposted on the left.

Sat Nav: NE9 5AD

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®



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.

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www.millerhomes.co.uk

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the place to be[®]



**Park View
Gateshead**

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Plot information

- Allensford A
See Page 04
- Allensford B
See Page 06
- The Hyde
See Page 08
- North Dene House
See Page 10

- Retaining wall
- Location of bins
- VP
Visitor parking
- Gradient



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A167)

Bus Stop



117

116

Existing Residential

L.A.P

L.E.A.P with Play Equipment

125

126

127

128

131

129

130

VP

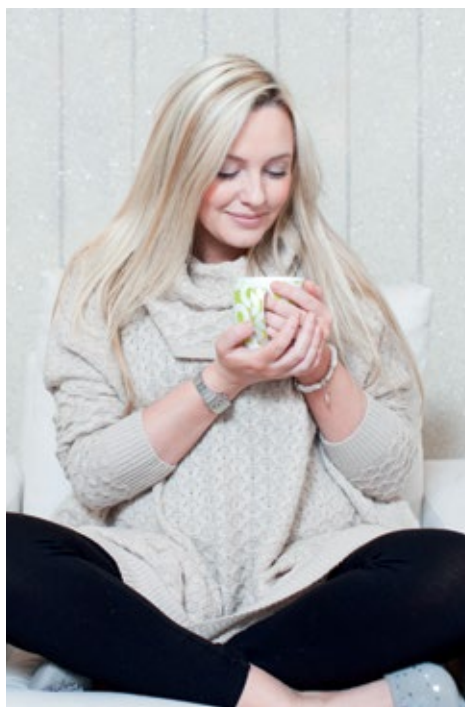
L.E.A.P

all To Be Retained

Future Development

Welcome to Park View

It's hard to imagine a more perfect location in the north-east. Park View lies along the eastern edge of Saltwell Park and just west of the sought-after Low Fell neighbourhood. A selection of magnificent one and two bed apartments and three, four and five bedroom homes, all designed to take maximum advantage of their unique location, the development sensitively blends reclaimed stone features, conservation-quality paving and beautiful landscaping - even the bollards are by the sculptor Anthony Gormley. Park View is destined to become a benchmark for modern, sustainable urban living.



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.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2015, 94% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



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.



Allensford A

Plots

118, 119, 124

Overview

Featuring a spectacular open-plan living area with dual-aspect outlooks and french doors, these light, airy apartments offer contemporary living with real style. Practical as well as luxurious, two of the bedrooms, including the master suite, incorporate french windows and built-in wardrobes.

Key Features

Open Plan Living Area
Juliette Balconies
French Doors
Master Bed En-Suite
Downstairs WC

Total Floor Space

1,167 sq ft

Ground Floor



Plot 118

Ground Floor

Living/Dining
5.316m max x 5.822m max
17'5" x 19'1"

Kitchen
4.400m x 2.287m min
14'5" x 7'6"

WC
1.900m x 1.450m
6'2" x 4'9"

Plot 119

Ground Floor

Living/Dining
5.316m max x 5.822m max
17'5" x 19'1"

Kitchen
4.400m x 2.287m min
14'5" x 7'6"

WC
1.900m x 1.450m
6'2" x 4'9"

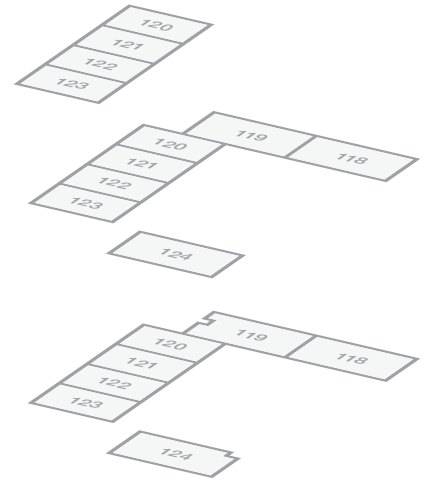
Plot 124

Ground Floor

Living/Dining
5.316m max x 5.822m max
17'5" x 19'1"

Kitchen
4.400m x 2.287m min
14'5" x 7'6"

WC
1.900m x 1.450m
6'2" x 4'9"



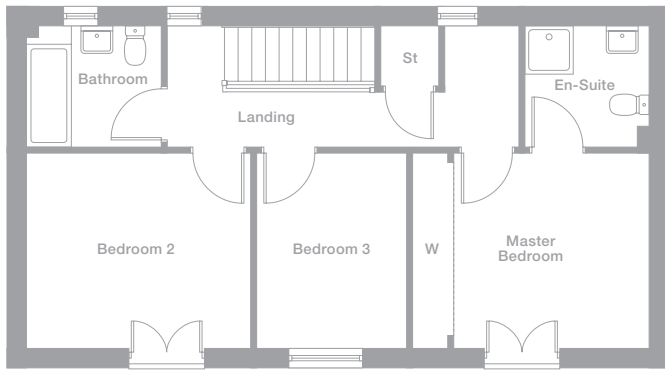
First Floor

Plot 119

Plot 118



Plot 124



Plot 118

First Floor

Master Bedroom
3.914m x 3.216m
12'10" x 10'6"

En-Suite
2.000m x 2.060m
6'9" x 6'6"

Bedroom 2
3.706m x 3.215m
12'1" x 10'6"

Plot 119

First Floor

Master Bedroom
3.914m x 3.216m
12'10" x 10'6"

En-Suite
2.000m x 2.060m
6'9" x 6'6"

Bedroom 2
3.706m x 3.215m
12'1" x 10'6"

Plot 124

First Floor

Master Bedroom
3.914m x 3.216m
12'10" x 10'6"

En-Suite
2.000m x 2.060m
6'9" x 6'6"

Bedroom 2
3.706m x 3.215m
12'1" x 10'6"

Bedroom 3
3.216m x 2.465m
10'6" x 8'1"

Bathroom
2.240m x 2.000m
7'4" x 6'9"

Bedroom 3
3.216m x 2.465m
10'6" x 8'1"

Bathroom
2.240m x 2.000m
7'4" x 6'9"

Bedroom 3
3.216m x 2.465m
10'6" x 8'1"

Bathroom
2.240m x 2.000m
7'4" x 6'9"

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Allensford B

Plots

120, 121, 122, 123

Overview

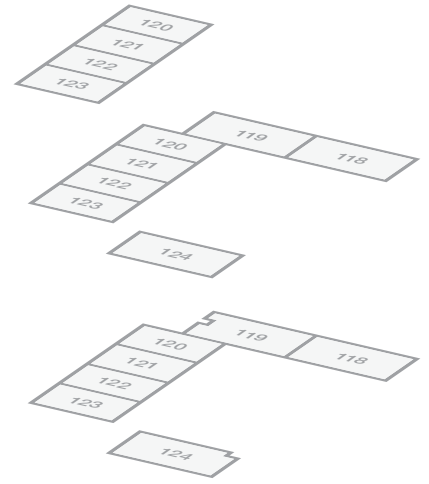
From the exciting L-shaped open plan living area, with its dual aspect windows and french doors, to the second en-suite shared by the two upper bedrooms, this superb home combines comfort and convenience with a confident, modern approach to design.

Key Features

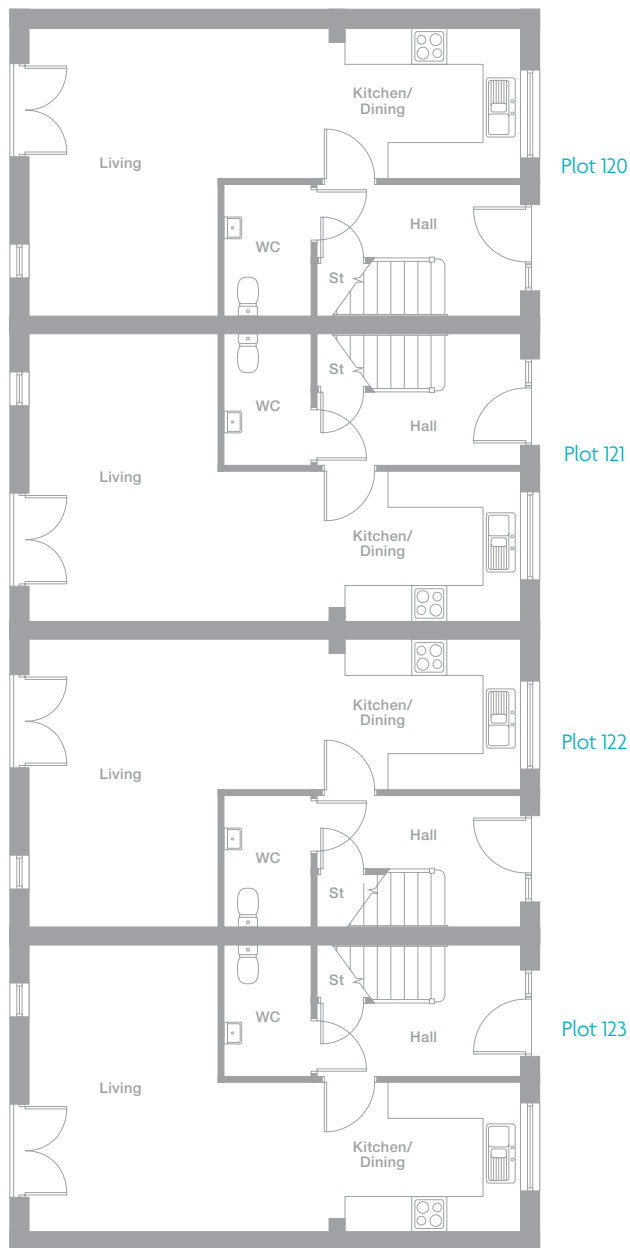
Open Plan Living Area
Juliette Balconies
French Doors
Shared En-Suite
Downstairs WC

Total Floor Space

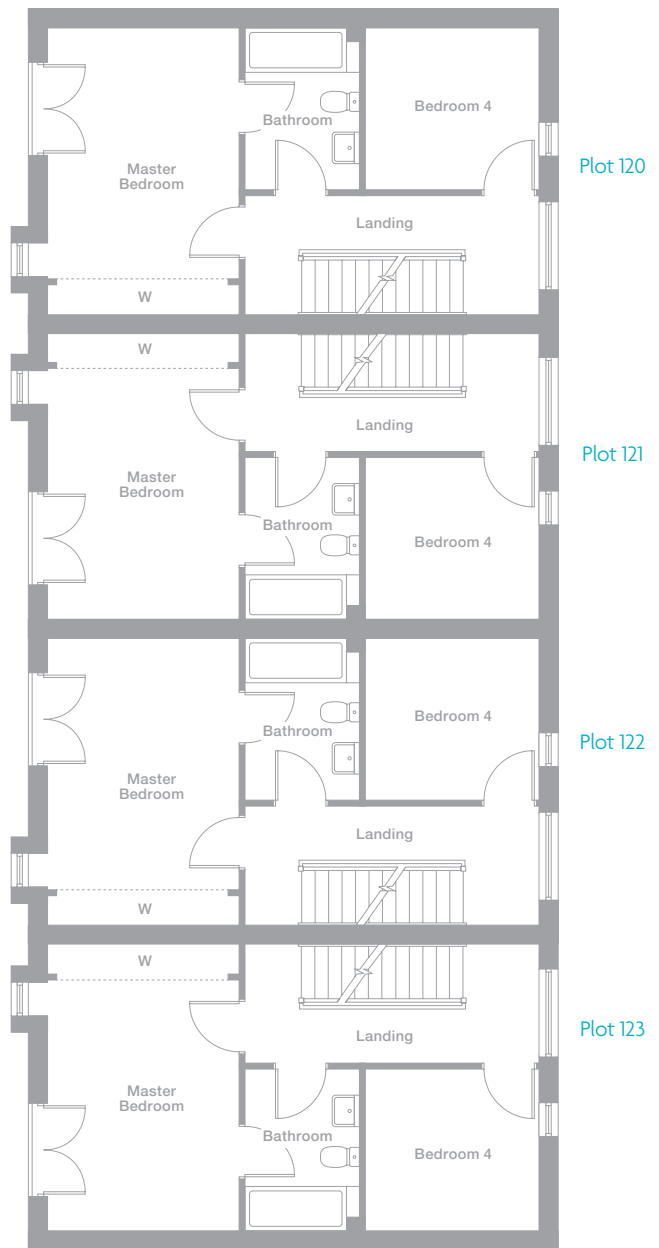
1,280 sq ft



Ground Floor



First Floor





Plot 120

Ground Floor

Living
4.811m x 3.160m
15'9" x 10'4"

Kitchen/Dining
5.082m x 2.510m
16'8" x 8'2"

WC
2.201m x 1.450m
7'2" x 4'9"

First Floor

Master Bedroom
4.811m x 3.210m
15'9" x 10'6"

Bedroom 4
2.912m x 2.710m
9'6" x 8'10"

Bathroom
2.710m x 1.920m
8'10" x 6'3"

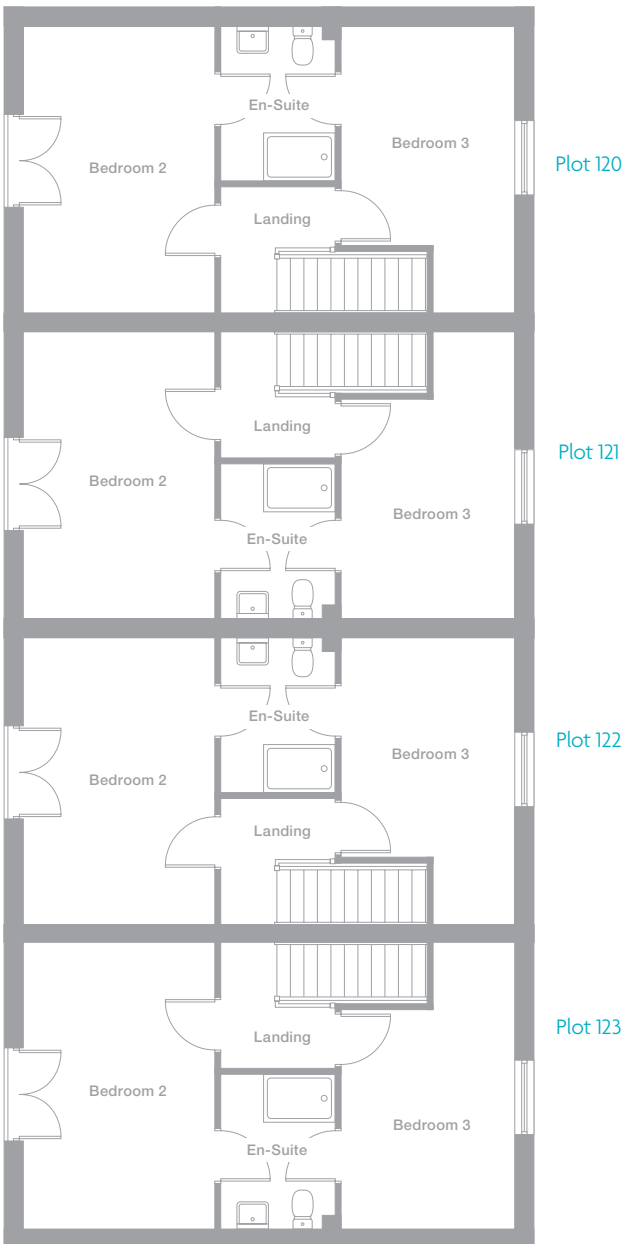
Second Floor

Bedroom 2
4.811m x 3.210m
15'9" x 10'6"

En-Suite
2.587m x 1.920m
8'5" x 6'3"

Bedroom 3
3.678m min x 2.912m
12'0" x 9'6"

Second Floor



Plot 121

Ground Floor

Living
4.811m x 3.160m
15'9" x 10'4"

Kitchen/Dining
5.082m x 2.510m
16'8" x 8'2"

WC
2.201m x 1.450m
7'2" x 4'9"

First Floor

Master Bedroom
4.811m x 3.210m
15'9" x 10'6"

Bedroom 4
2.912m x 2.710m
9'6" x 8'10"

Bathroom
2.710m x 1.920m
8'10" x 6'3"

Second Floor

Bedroom 2
4.811m x 3.210m
15'9" x 10'6"

En-Suite
2.587m x 1.920m
8'5" x 6'3"

Bedroom 3
3.678m min x 2.912m
12'0" x 9'6"

Plot 122

Ground Floor

Living
4.811m x 3.160m
15'9" x 10'4"

Kitchen/Dining
5.082m x 2.510m
16'8" x 8'2"

WC
2.201m x 1.450m
7'2" x 4'9"

First Floor

Master Bedroom
4.811m x 3.210m
15'9" x 10'6"

Bedroom 4
2.912m x 2.710m
9'6" x 8'10"

Bathroom
2.710m x 1.920m
8'10" x 6'3"

Second Floor

Bedroom 2
4.811m x 3.210m
15'9" x 10'6"

En-Suite
2.587m x 1.920m
8'5" x 6'3"

Bedroom 3
3.678m min x 2.912m
12'0" x 9'6"

Plot 123

Ground Floor

Living
4.811m x 3.160m
15'9" x 10'4"

Kitchen/Dining
5.082m x 2.510m
16'8" x 8'2"

WC
2.201m x 1.450m
7'2" x 4'9"

First Floor

Master Bedroom
4.811m x 3.210m
15'9" x 10'6"

Bedroom 4
2.912m x 2.710m
9'6" x 8'10"

Bathroom
2.710m x 1.920m
8'10" x 6'3"

Second Floor

Bedroom 2
4.811m x 3.210m
15'9" x 10'6"

En-Suite
2.587m x 1.920m
8'5" x 6'3"

Bedroom 3
3.678m min x 2.912m
12'0" x 9'6"

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The Hyde

Plots

116, 117

Overview

Both the magnificent triple-aspect lounge and the dual-aspect kitchen and dining room incorporate elegant bay windows, creating a home filled with natural light. Two of the bedrooms are en-suite and one features french doors opening on to a delightful deck.

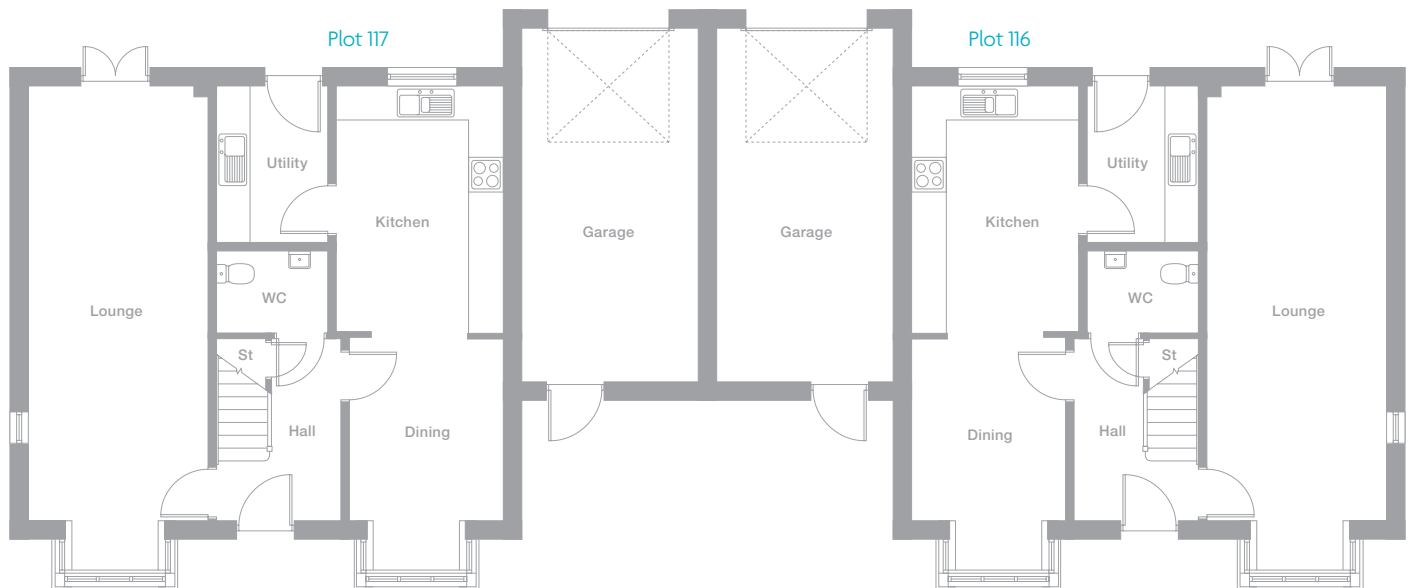
Key Features

Feature Bay Windows
French Doors
2 En-Suites
Utility
Garage

Total Floor Space

1,621 sq ft

Ground Floor



Plot 117

Ground Floor

Lounge
7.679m min x 3.154m
25'3" x 10'4"

Dining
3.209m min x 2.695m
10'6" x 8'10"

Kitchen
4.370m x 2.925m
14'4" x 9'6"

WC
1.975m x 1.450m
6'5" x 4'9"

Utility
2.770m x 1.975m
9'1" x 6'5"

Plot 116

Ground Floor

Lounge
7.679m min x 3.154m
25'3" x 10'4"

Dining
3.209m min x 2.695m
10'6" x 8'10"

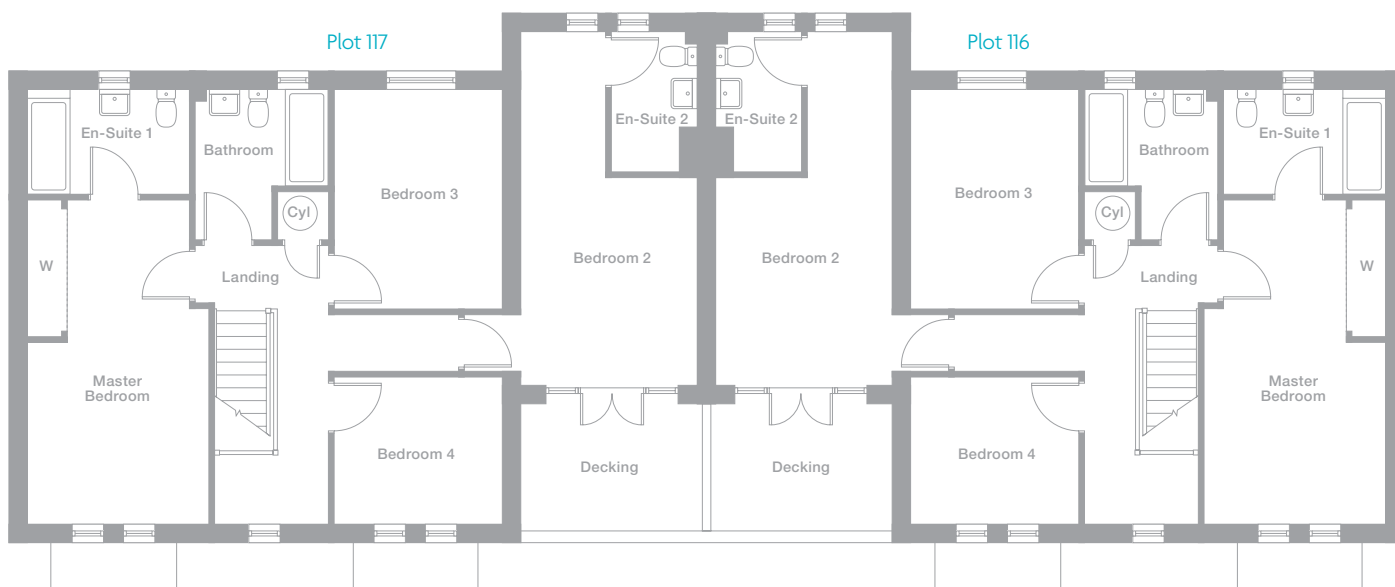
Kitchen
4.370m x 2.925m
14'4" x 9'6"

WC
1.975m x 1.450m
6'5" x 4'9"

Utility
2.770m x 1.975m
9'1" x 6'5"



First Floor



Plot 117

First Floor

Master Bedroom
5.719m x 3.154m max
18'8" x 10'4"

En-Suite 1
2.860m x 1.860m
9'4" x 6'1"

Bedroom 2
3.631m x 3.114m
11'10" x 10'2"

En-Suite 2
3.114m x 2.485m
10'2" x 8'1"

Bedroom 3
3.888m max x 2.949m
12'9" x 9'8"

Bedroom 4
2.930m x 2.601m max
9'7" x 8'6"

Bathroom
2.660m max x 2.307m max
8'8" x 7'6"

Plot 116

First Floor

Master Bedroom
5.719m x 3.154m max
18'8" x 10'4"

En-Suite 1
2.860m x 1.860m
9'4" x 6'1"

Bedroom 2
3.631m x 3.114m
11'10" x 10'2"

En-Suite 2
3.114m x 2.485m
10'2" x 8'1"

Bedroom 3
3.888m max x 2.949m
12'9" x 9'8"

Bedroom 4
2.930m x 2.601m max
9'7" x 8'6"

Bathroom
2.660m max x 2.307m max
8'8" x 7'6"

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North Dene House

Plots

125, 126, 127, 128,
129, 130, 131

Overview

A sensitive approach has transformed this stately stone building into a series of very special apartments with a contemporary, open-plan design. The conversions range from a charming one-bedroom flat to beautiful three-bedroom homes with en-suites.

Key Features

Open Plan Living/Dining
External Period Features

Total Floor Space

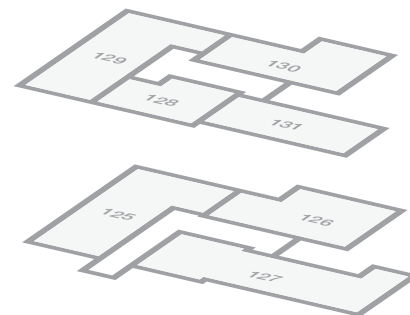
Plot 125: 964 sq ft

Plot 126: 705.8 sq ft

Plot 127: 1105.14 sq ft

Ground Floor





Plot 125

Ground Floor

Living/Dining
5.192m x 4.723m
17'0" x 15'6"

Kitchen
4.011m x 1.875m
13'2" x 6'2"

Master Bedroom
5.192m x 2.919m
17'0" x 9'7"

En-Suite
1.909m x 2.249m
6'3" x 7'5"

Bedroom 2
4.091m x 3.428m
13'5" x 11'3"

Bathroom
1.909m x 2.935m
6'3" x 9'8"

Study
2.111m x 1.798m
6'11" x 5'11"

Plot 126

Ground Floor

Living/Dining
5.326m x 2.993m
17'6" x 9'10"

Kitchen
2.063m max x 4.243m max
6'9" x 13'11"

Master Bedroom
2.587m max x 6.149m max
8'6" x 20'2"

Bedroom 2
2.710m x 4.583m
8'11" x 15'0"

Bathroom
2.081m max x 1.700m max
6'10" x 5'7"

Plot 127

Ground Floor

Living/Dining/Kitchen
5.244m x 6.303m
17'2" x 20'8"

Master Bedroom
5.399m max x 3.001m
17'9" x 9'10"

En-Suite
1.204m x 2.021m max
3'11" x 6'8"

Bedroom 2
3.055m x 4.351m
10'0" x 14'3"

Bedroom 3
3.499m x 3.826m
11'6" x 12'7"

Dressing
2.294m x 1.249m
7'6" x 4'1"

Bathroom
2.852m max x 1.391m
9'4" x 4'7"

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North Dene House

Plots

125, 126, 127, 128,
129, 130, 131

Overview

A sensitive approach has transformed this stately stone building into a series of very special apartments with a contemporary, open-plan design. The conversions range from a charming one-bedroom flat to beautiful three-bedroom homes with en-suites.

Key Features

Open Plan Living/Dining
External Period Features

Total Floor Space

Plot 128: 903.31 sq ft

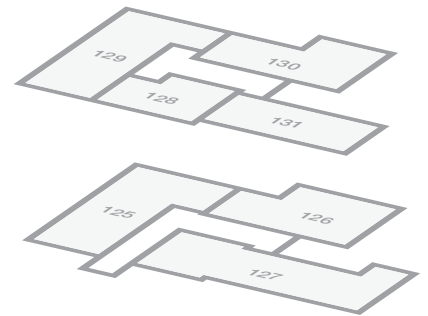
Plot 129: 486.3 sq ft

Plot 130: 656.8 sq ft

Plot 131: 688.68 sq ft

First Floor





Plot 128

First Floor

Living/Dining/Kitchen
5.192m x 7.521m
17'0" x 24'8"

Dressing
1.245m x 2.035m
4'1" x 6'8"

Master Bedroom
3.401m max x 4.167m max
11'2" x 13'8"

Bedroom 2
4.315m x 2.901m
14'2" x 9'6"

En-Suite
1.200m x 2.035m
3'11" x 6'8"

Bathroom
1.700m x 2.035m
5'7" x 6'8"

Plot 129

First Floor

Living/Dining/Kitchen
5.192m max x 4.610m max
17'0" x 15'1"

Master Bedroom
5.192m max x 2.583m max
17'0" x 8'6"

Bathroom
1.909m x 2.033m
6'3" x 6'8"

Plot 130

First Floor

Living/Dining
5.315m x 3.210m
17'5" x 10'6"

Bedroom 2
2.213m x 3.317m
7'3" x 10'11"

Kitchen
2.063m max x 4.020m max
6'9" x 13'2"

Bathroom
1.981m x 1.833m
6'6" x 6'0"

Master Bedroom
3.083m x 3.317m
10'1" x 10'11"

Plot 131

First Floor

Living/Dining/Kitchen
5.820m x 5.264m
19'1" x 17'3"

Master Bedroom
3.411m max x 4.075m max
11'2" x 13'4"

Bedroom 2
2.689m max x 3.075m
8'10" x 10'1"

Bathroom
1.864m x 1.708m
6'1" x 5'7"

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Specification

	Allensford A	Allensford B	The Hyde	North Dene House
Kitchens and Utilities				
Stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓
Stainless steel double fan oven	✓	✓	✓	✓
Stainless steel 4 ring gas hob	✓	✓	✓	-
Ceramic electric hob	○	○	○	✓
Washing machine plumbing and electrics will be provided as standard, but not the appliance	✓	✓	✓	✓
Integrated washer dryer	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓
Under unit lighting	○	○	○	-
Chrome LED downlighters	✓	✓	✓	✓
White switches and sockets	✓	✓	✓	✓
Stainless steel 1½ or single sink including monobloc tap (where layout permits)	✓	✓	✓	✓
Dishwasher plumbing and electrics will be provided as standard where layout permits, but not the appliance	-	-	-	✓
Integrated dishwasher where layout permits	✓	✓	✓	○
Contemporary style fitted kitchen with choice of frontals	✓	✓	✓	✓
Square edge work tops with 100mm upstand	✓	✓	✓	✓
Floor finishings	○	○	○	○
Bathrooms				
Shaver point	○	○	○	-
A minimum of 1 complete shower in every house/apartment	✓	✓	✓	✓
Ideal Standard Concept Cube range sanitaryware	✓	✓	✓	✓
Full height tiling to shower area	✓	✓	✓	✓
Half height ceramic tiling to wet walls only incorporating bath or basin (bathroom and en-suite only)	✓	✓	✓	✓
Chrome LED downlighters	✓	✓	✓	✓
900mm splashback panel to basin in WC	✓	✓	✓	✓
Floor finishings	○	○	○	○
Electrical				
TV socket to lounge	✓	✓	✓	✓
BT socket	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems)	✓	✓	✓	-
Aerial System or Sky+ Ready System	○	○	○	✓
LED porch light with PIR	✓	✓	✓	-
Front doorbell and chime	✓	✓	✓	-
Front door entry system (apartments only)	-	-	-	✓
Power and lighting provided to all garages	-	-	✓	-
Intruder alarm system	○	○	○	-

- ✓ Standard
- Optional Extra
- Not Available

	Allensford A	Allensford B	The Hyde	North Dene House
Exterior				
Timber front door	✓	✓	✓	✓
Timber fascias, soffits and bargeboards	✓	✓	✓	✓
Dry verge ridges, valleys and hips will be provided where applicable	✓	✓	✓	✓
Timber double glazed windows	✓	✓	✓	✓
Timber French Doors (where layout permits)	✓	✓	✓	-
House numbers ready fitted	✓	✓	✓	✓
Heating				
Gas central heating throughout	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted	✓	✓	✓	✓
White straight towel radiators to bathroom and en-suite	✓	✓	✓	-
Décor				
White, smooth ceiling finishes	✓	✓	✓	✓
Fitted sliding wardrobes to master bedroom only	✓	✓	✓	-
White woodwork finish	✓	✓	✓	✓
Wall finishes are white throughout	✓	✓	✓	✓
Stairs with stop-chamfered spindles	✓	✓	✓	-
Ladder style 4 panel moulded internal doors with chrome level on rose door handles	✓	✓	✓	✓
Skirting and architrave	✓	✓	✓	✓
External				
Boundary fencing	✓	✓	✓	-
Landscaping front garden (where planning permits)	✓	✓	✓	-
Outside cold water tap	○	○	○	-

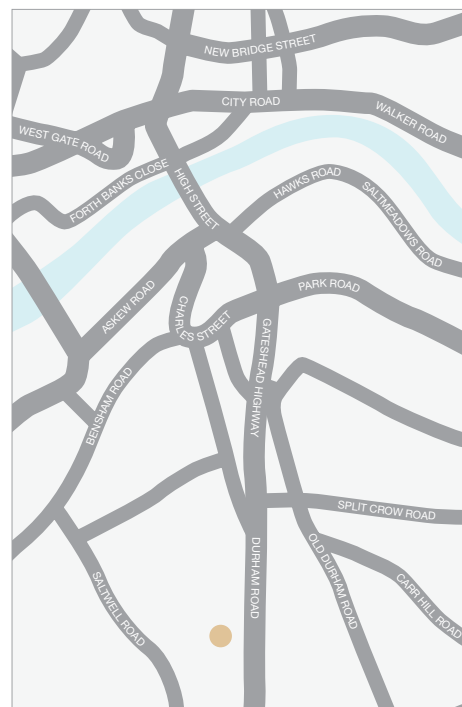
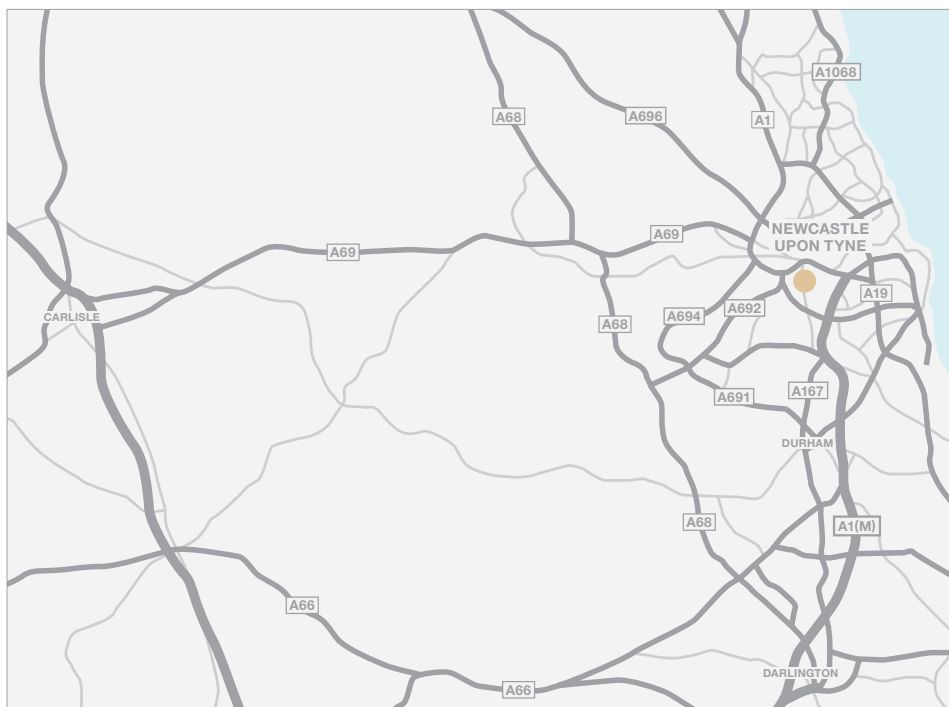
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section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

How to find us

We are open Thursday - Sunday

10.30am - 5.30pm, Monday 12.30pm - 5.30pm

Telephone: 0800 840 8483



From the Tyne Bridge

Stay on the A167 (Gateshead Highway) following signs for Birtley and Low Fell. After just under two miles, pass through a small shopping area, looking out for signs to Saltwell Park. Turn right onto Enfield Road. The entrance to Park view is on the left, a few yards further on.

From the A1(M) northbound

Stay on the A1(M) as it turns into the A1, then move into the left-hand lane to exit at the next junction. Take the third exit at the roundabout to join the A167 Durham Road towards Gateshead. Following signs for Gateshead South, carry straight on for around two and a half miles. Beyond the small shopping area turn left onto Enfield Road. Park View is signposted on the left.

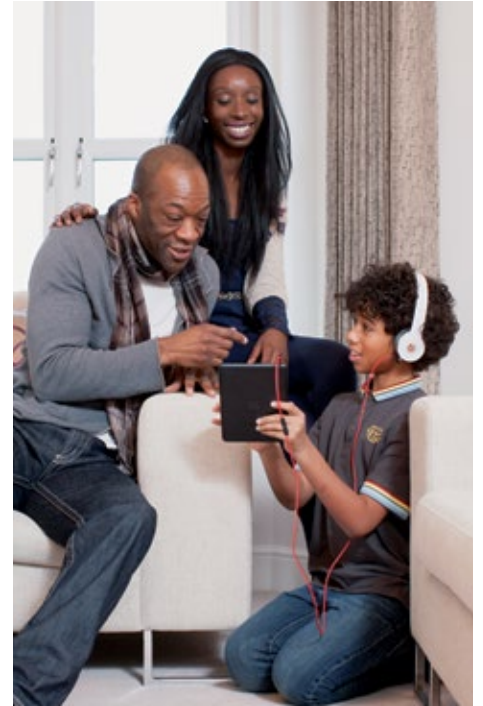
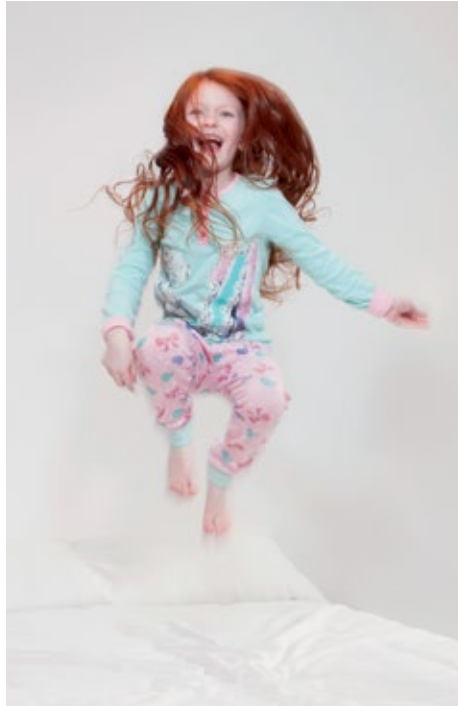
Sat Nav: NE9 5AD

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®



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.

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