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Woodcross Gate



**Woodcross Gate**  
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*the place to be®*

In an outstanding tree-lined location on the edge of Flatts Lane Country Park, within walking distance of local amenities and around four miles from Middlesbrough town centre, this exciting selection of prestigious new homes combines the convenience of a mature, traditional community with the appeal of peaceful natural surroundings. Offering a choice of three, four and five bedrooms, these energy efficient new properties for sale present an exceptional residential opportunity. Welcome to Woodcross Gate...

Create your perfect home

The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Once you've reserved your home, you can start thinking about how you'd like things to be and even make a few decisions before you move in.

It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it can be provided before completion of your new home, so you avoid any future disruption.

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. Our award winning specification provides the perfect place to start. Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. But that is just the beginning. We have a large range of options and extras that you can consider.

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, Symphony for kitchens, Porcelanosa for ceramic tiles, Ideal Standard sanitaryware, Vado fittings and the opportunity to select Zanussi or AEG appliances.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to fire your imagination and suggest a whole range of possibilities for you to create a unique living environment.



**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 Development Sales Manager 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.

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- S/S Electrical Sub Station
- BCP Bin Collection Point
- Existing Electric Pylons
- Existing Trees/Vegetation
- Proposed Bus Stop Location
- Existing Watercourse
- SUDS Sustainable Urban Drainage System
- Batter

- |           |  |           |  |                         |  |
|-----------|--|-----------|--|-------------------------|--|
| Dayton    |  | Elderwood |  | Baywood                 |  |
| Overton   |  | Hazelwood |  | Bayford                 |  |
| Buxton    |  | Maplewood |  | Thetford                |  |
| Masterton |  | Sherwood  |  | Affordable Housing      |  |
|           |  |           |  | Legally Completed Units |  |

\* Discount Market Value Plots:  
80% open market value.  
Please speak to Development  
Sales Manager regarding criteria



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.





# Dayton

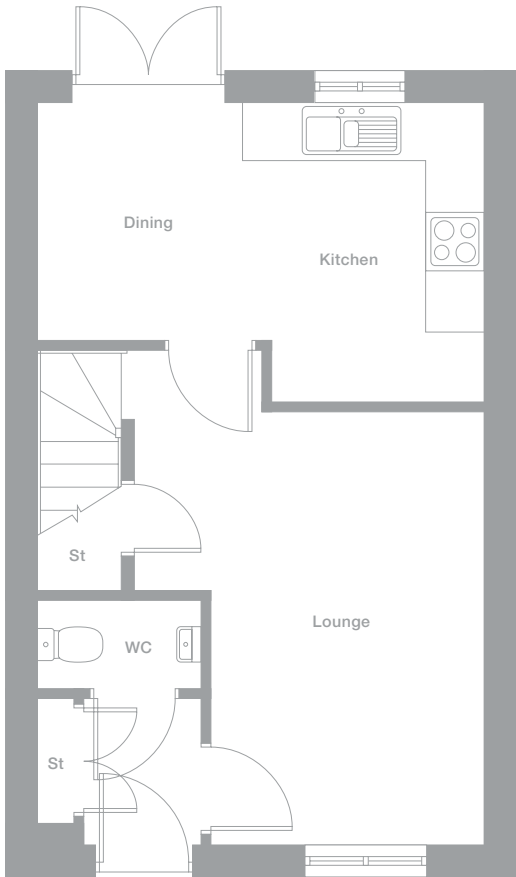
**Overview**  
 With an integrated staircase discreetly set into a recess, the lounge combines a contemporary, open appeal with a welcoming and comfortable ambience. The kitchen features a bright dining area with french doors and, upstairs, the third bedroom could be transformed into a practical home office.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.56m x 4.41m 11'8" x 14'6"	Principal Bedroom 2.54m x 3.87m 8'4" x 12'8"
Kitchen 2.45m x 3.06m 8'1" x 10'0"	Bedroom 2 2.54m x 3.60m 8'4" x 11'0"
Dining 2.08m x 2.43m 6'10" x 8'0"	Bedroom 3 1.90m x 2.43m 6'3" x 8'0"
WC 1.67m x 0.96m 5'6" x 3'2"	Bathroom 1.90m x 1.70m 6'3" x 5'7"

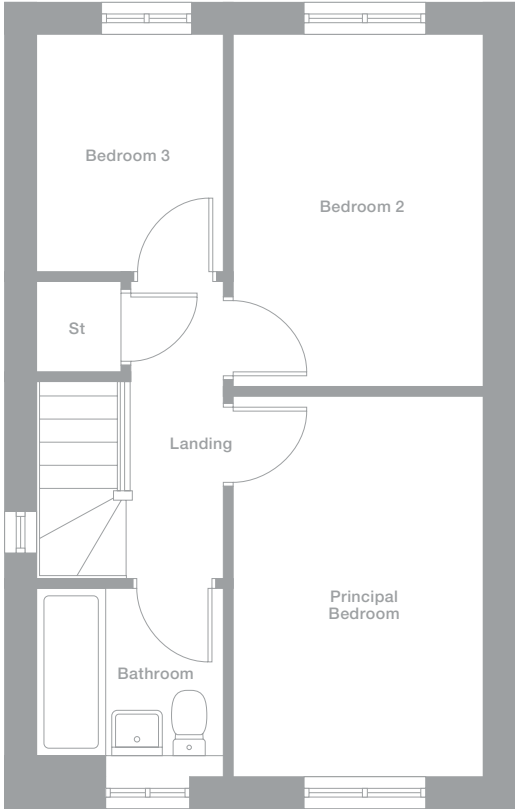
**Floor Space**  
740 sq ft



**Ground Floor**



**First Floor**



Elevational styles and materials may vary depending on plot location. Please see Development Sales Manager for details

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† Window only on certain plots

Please note - plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

# Overton

## Overview

The comfortable lounge opens directly on to a bright kitchen and dining room with french doors, perfect for barbecues. There is a thoughtfully designed laundry alcove, and the en-suite master bedroom includes a useful cupboard.

## Ground Floor

**Lounge**  
3.566m max x 4.494m  
11'8" x 14'9"

**Kitchen/Dining**  
3.341m x 3.837m  
11'0" x 12'7"

**Laundry**  
1.080m x 1.964m  
3'7" x 6'5"

**WC**  
1.080m x 1.780m  
3'7" x 5'10"

## First Floor

**Master Bedroom**  
3.098m x 3.280m  
10'2" x 10'9"

**En-Suite**  
1.210m x 2.034m  
4'0" x 6'8"

**Bedroom 2**  
2.379m x 3.263m  
7'10" x 10'8"

**Bedroom 3**  
2.042m x 2.177m  
6'8" x 7'2"

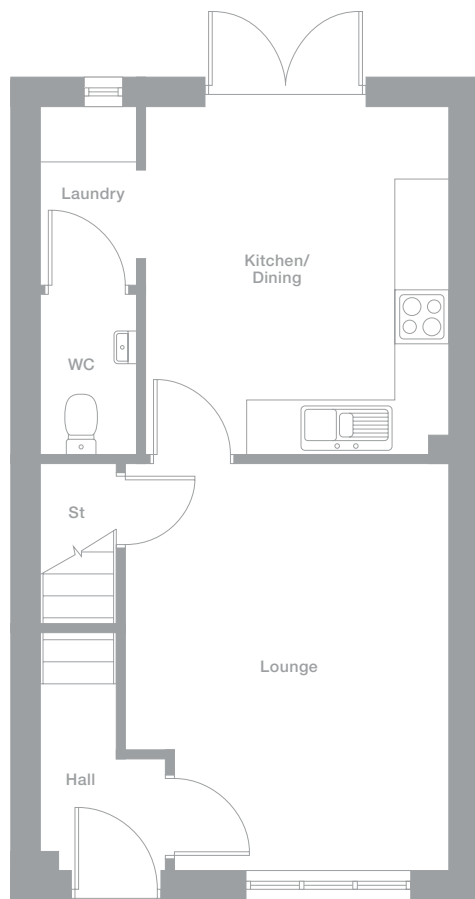
**Bathroom**  
2.379m x 1.695m  
7'10" x 5'7"

## Floor Space

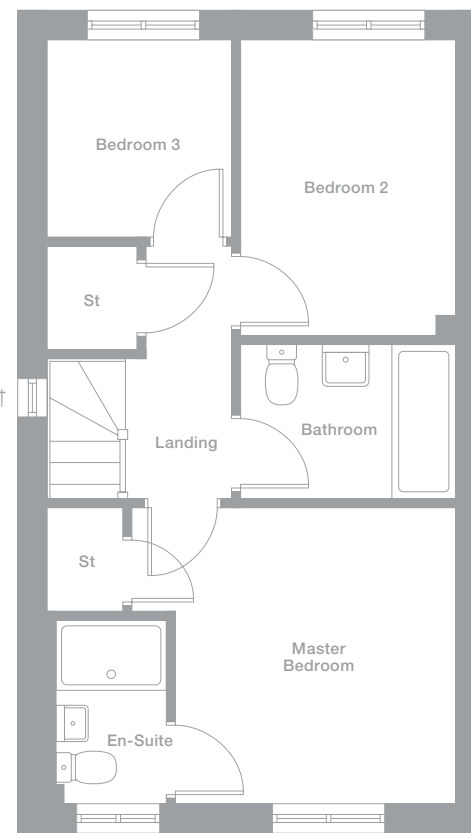
819 sq ft



## Ground Floor



## First Floor



Elevation styles and materials may vary depending on plot location. Please see Development Sales Manager for details

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† End Plots only

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# Buxton

**Overview**

Complemented by an ergonomic, expertly designed kitchen, the light, airy living and dining room features french doors that add an attractive focal point. The master bedroom includes an en-suite shower room and a convenient cupboard.

**Ground Floor**

**Living**  
4.514m x 3.119m  
14'10" x 10'3"

**Dining**  
3.503m x 2.003m  
11'6" x 6'7"

**Kitchen**  
2.298m x 3.210m  
7'6" x 10'6"

**WC**  
0.943m x 2.060m  
3'1" x 6'9"

**First Floor**

**Master Bedroom**  
3.098m x 3.212m  
10'2" x 10'6"

**En-Suite**  
1.210m x 2.060m  
4'0" x 6'9"

**Bedroom 2**  
2.418m x 3.331m  
7'11" x 10'11"

**Bedroom 3**  
2.004m x 2.224m  
6'7" x 7'4"

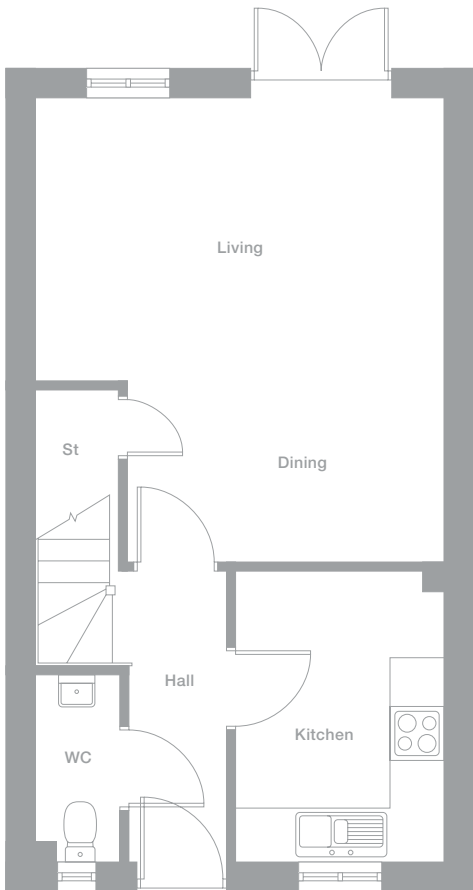
**Bathroom**  
2.418m x 1.695m  
7'11" x 5'7"

**Floor Space**

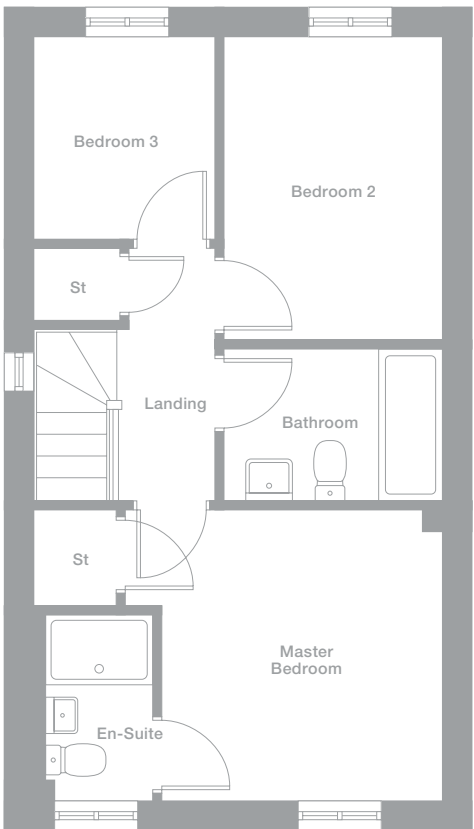
819 sq ft



**Ground Floor**



**First Floor**



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† End Plots only

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# Masterton

**Overview**

The lounge and adjoining kitchen and dining room, with its french doors, forms a delightful setting for entertaining. The upper floor is dedicated to a dual aspect en-suite master bedroom with a charming dormer window.

**Ground Floor**

**Lounge**  
2.890m max x 4.375m max  
9'6" x 14'4"

**Kitchen/Dining**  
3.883m x 3.100m  
12'9" x 10'2"

**WC**  
1.072m max x 1.510m max  
3'6" x 4'11"

**First Floor**

**Bedroom 2**  
3.883m max x 2.784m max  
12'9" x 9'2"

**Bedroom 3**  
1.889m x 2.564m  
6'2" x 8'5"

**Bathroom**  
1.695m x 2.033m  
5'7" x 6'8"

**Second Floor**

**Master Bedroom**  
2.935m x 2.741m  
to 1500m H.L.  
9'8" x 9'0"

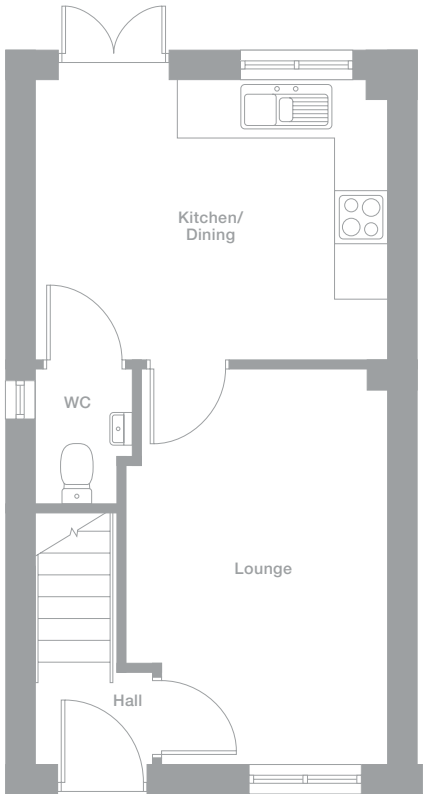
**En-Suite**  
2.194m max x 1.601m  
to 1500m H.L.  
7'2" x 5'3"

**Floor Space**

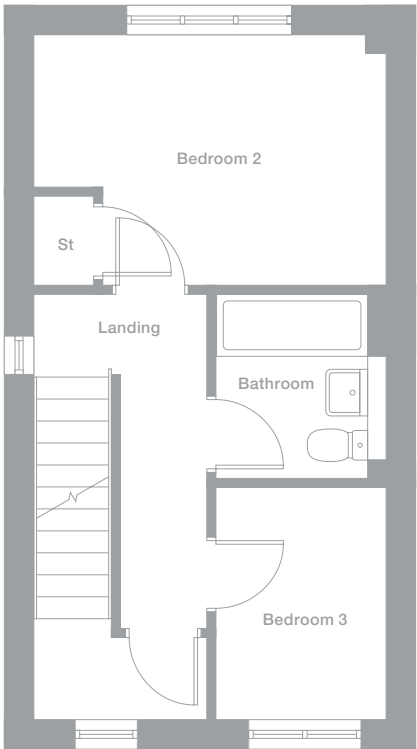
831 sq ft



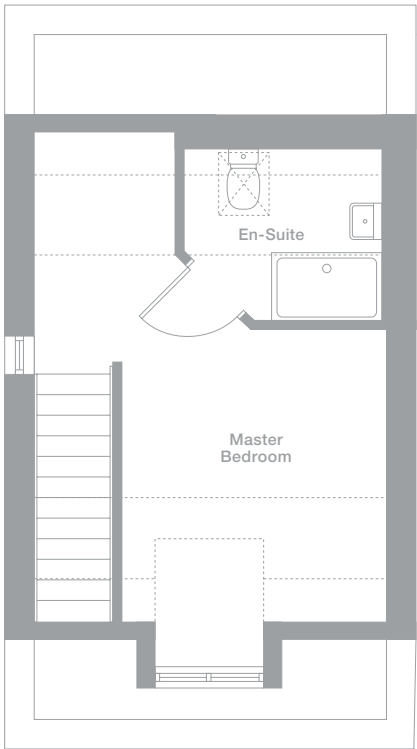
**Ground Floor**



**First Floor**



**Second Floor**



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† End Plots only

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# Elderwood

**Overview**

A welcoming lounge complements the beautifully planned kitchen and dining room, where french doors open to the garden and a convenient laundry has been thoughtfully added. The en-suite master bedroom includes a superb dressing area.

**Ground Floor**

**Lounge**  
3.250m max x 4.662m max  
10'8" x 15'4"

**Kitchen/Dining**  
4.198m x 3.260m  
13'9" x 10'8"

**Laundry**  
1.959m x 1.927m  
6'5" x 6'4"

**WC**  
1.000m x 1.927m  
3'3" x 6'4"

**First Floor**

**Master Bedroom**  
4.198m max x 2.509m  
13'9" x 8'3"

**Dressing**  
2.044m x 1.626m  
6'8" x 5'4"

**En-Suite**  
2.044m x 1.210m  
6'8" x 4'0"

**Bedroom 2**  
3.052m x 3.730m  
10'0" x 12'3"

**Bedroom 3**  
3.110m x 2.448m  
10'2" x 8'0"

**Bedroom 4**  
1.961m max x 3.582m max  
6'5" x 11'9"

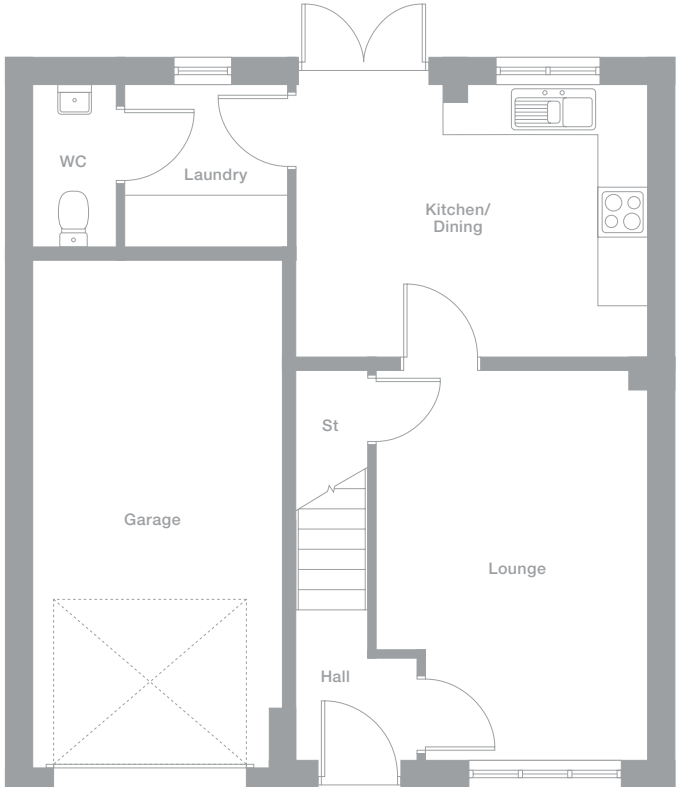
**Bathroom**  
2.085m x 2.223m max  
6'10" x 7'4"

**Floor Space**

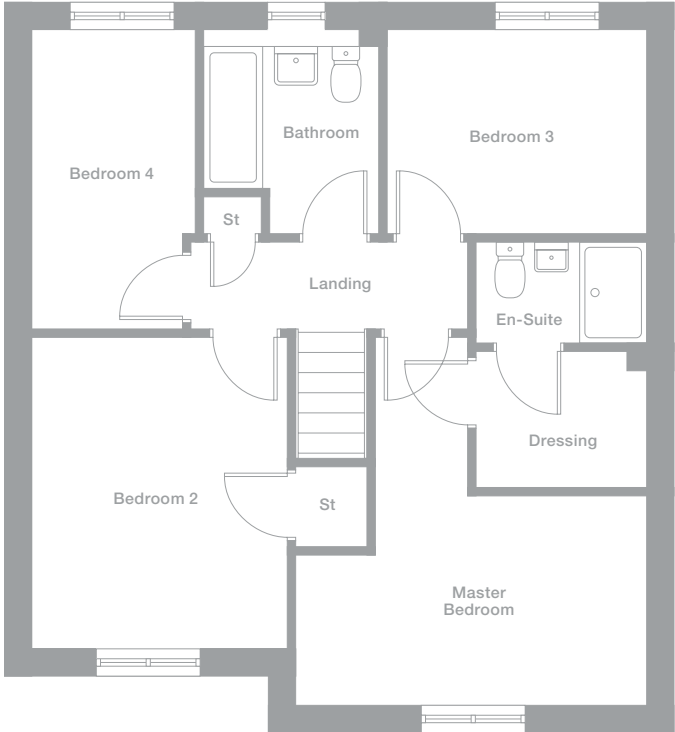
1,045 sq ft



**Ground Floor**



**First Floor**



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# Hazelwood

**Overview**

With french doors filling the interior with light, and a convenient separate laundry, the kitchen and dining room forms a natural hub for family life. Upstairs, the four bedrooms include an impressive master suite.

**Ground Floor**

- Lounge**  
3.387m max x 4.860m max  
111" x 1511"
- Dining**  
2.917m x 3.188m  
97" x 105"
- Kitchen**  
2.958m x 3.188m  
98" x 105"
- Laundry**  
1.600m x 2.195m  
53" x 72"
- WC**  
1.600m x 0.900m  
53" x 211"

**First Floor**

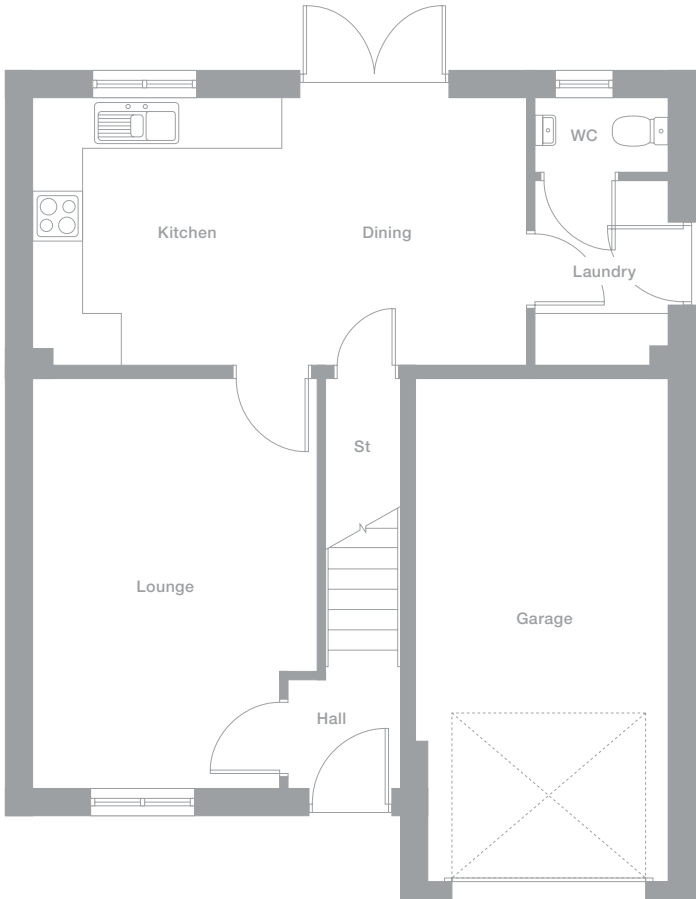
- Master Bedroom**  
4.385m max x 2.900m  
145" x 96"
- En-Suite**  
1.871m max x 2.457m max  
62" x 81"
- Bedroom 2**  
3.737m x 2.700m  
123" x 810"
- Bedroom 3**  
3.737m x 2.700m  
123" x 810"
- Bedroom 4**  
3.090m x 2.650m  
102" x 88"
- Bathroom**  
1.700m x 2.144m  
57" x 70"

**Floor Space**

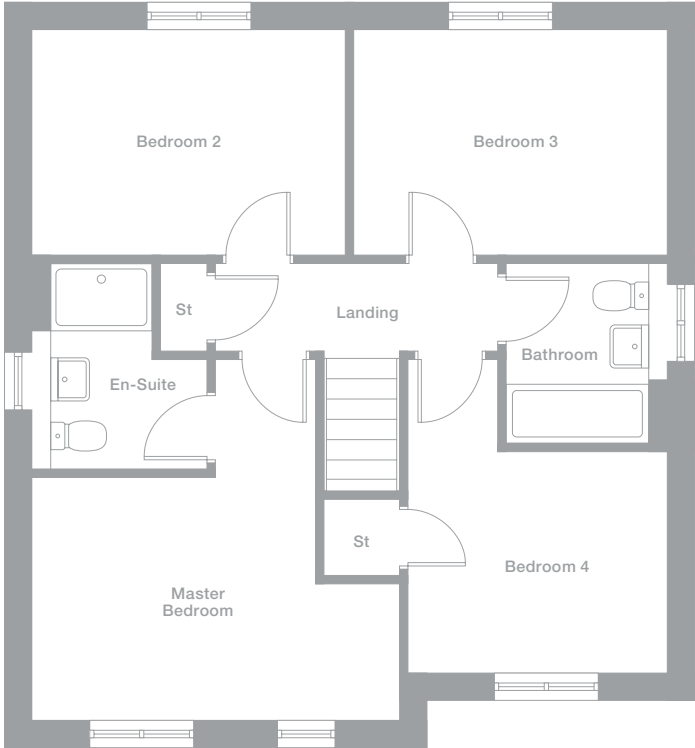
1,150 sq ft



**Ground Floor**



**First Floor**



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# Maplewood

**Overview**

Featuring an elegant bay-windowed lounge and a wonderfully bright family kitchen and dining room with twin windows and french doors, this is an immensely inviting home. The en-suite master bedroom includes a luxurious dressing area.

**Ground Floor**

- Lounge**  
2.986m x 4.728m max  
9'10" x 15'6"
- Dining**  
2.233m x 2.687m max  
7'4" x 8'10"
- Kitchen**  
2.860m x 2.687m  
9'5" x 8'10"
- Family**  
3.150m x 2.410m  
10'4" x 7'11"
- Laundry**  
1.700m x 1.260m  
5'7" x 4'2"
- WC**  
1.442m x 1.260m  
4'9" x 4'2"

**First Floor**

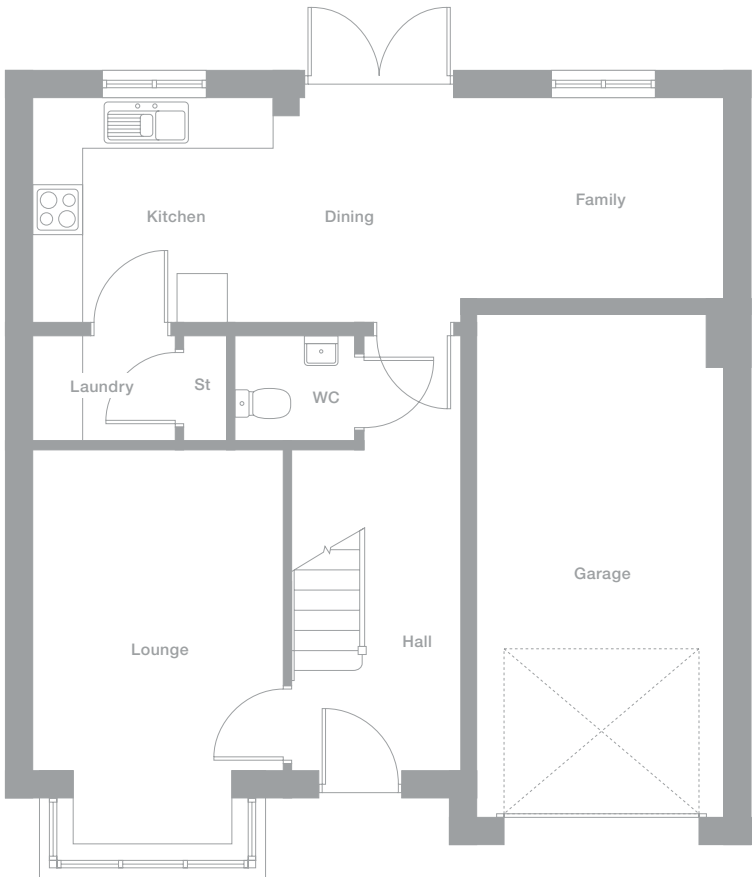
- Master Bedroom**  
4.068m x 2.795m  
13'4" x 9'2"
- En-Suite**  
2.637m x 1.210m  
8'8" x 4'0"
- Dressing**  
2.637m x 1.385m  
8'8" x 4'7"
- Bedroom 2**  
2.986m x 3.821m  
9'10" x 12'6"
- Bedroom 3**  
2.542m max x 4.104m max  
8'4" x 13'6"
- Bedroom 4**  
3.063m x 2.911m  
10'1" x 9'7"
- Bathroom**  
2.452m max x 2.911m max  
8'1" x 9'7"

**Floor Space**

1,269 sq ft



**Ground Floor**



**First Floor**



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# Sherwood

## Overview

The bright, inspiring family kitchen, with its dining area enhanced by feature french doors, complements a striking bay-windowed lounge. Two of the four bedrooms are en-suite, and one has a very special separate dressing room.

## Ground Floor

- Lounge**  
3.193m max x 5.042m max  
10'6" x 16'7"
- Dining**  
2.206m x 3.160m  
7'3" x 10'4"
- Kitchen**  
3.225m x 3.160m  
10'7" x 10'4"
- Family**  
3.150m x 2.625m  
10'4" x 8'7"
- Laundry**  
1.872m x 1.260m  
6'2" x 4'2"
- WC**  
1.447m x 1.260m  
4'9" x 4'2"

## First Floor

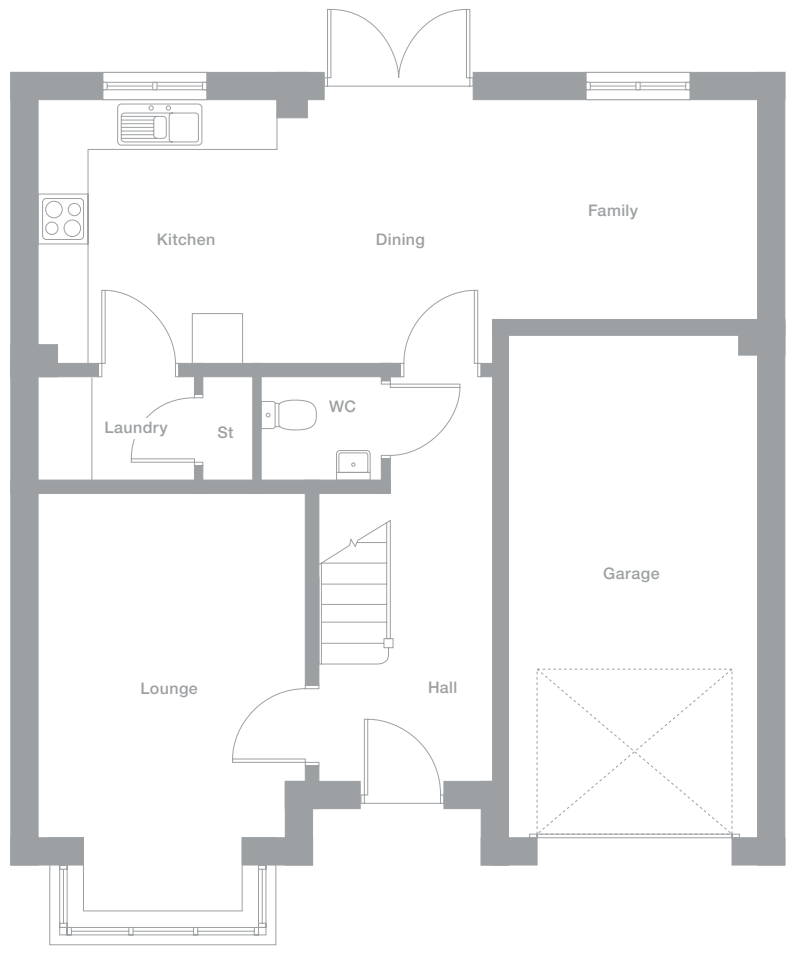
- Master Bedroom**  
4.789m max x 3.092m  
15'9" x 10'2"
- Dressing**  
2.802m x 1.596m  
9'2" x 5'3"
- En-Suite 1**  
2.802m max x 1.220m  
9'2" x 4'0"
- Bedroom 2**  
3.698m max x 3.092m  
12'2" x 10'2"
- En-Suite 2**  
1.987m max x 2.136m max  
6'6" x 7'0"
- Bedroom 3**  
2.749m max x 3.372m max  
9'0" x 11'1"
- Bedroom 4**  
3.143m x 2.600m  
10'4" x 8'6"
- Bathroom**  
2.483m max x 2.600m max  
8'2" x 8'6"

## Floor Space

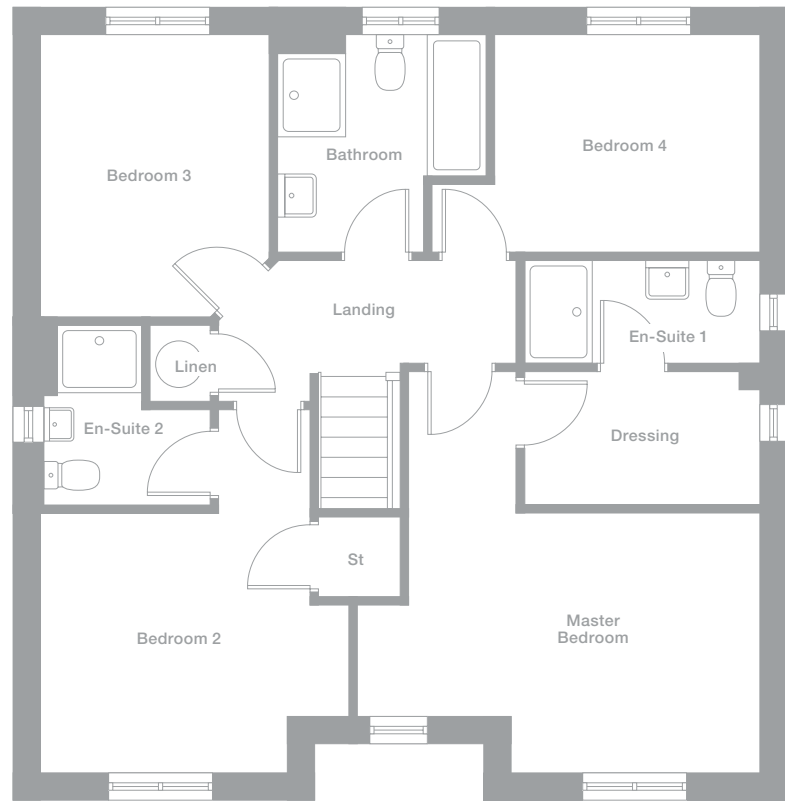
1,400 sq ft



## Ground Floor



## First Floor



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# Baywood

**Overview**

The imposing hall opens on to a stylish bay-windowed lounge and a bright, dual aspect dining kitchen with french doors. The dedicated study and two bedrooms are also dual aspect, and one bedroom is en-suite.

**Ground Floor**

- Lounge**  
4.362m max x 4.160m  
14'4" x 13'8"
- Dining**  
3.517m x 2.904m  
11'6" x 9'6"
- Kitchen**  
3.517m x 3.960m  
11'6" x 13'0"
- Laundry**  
2.126m x 1.760m  
7'0" x 5'9"
- WC**  
1.125m x 1.450m  
3'8" x 4'9"
- Study**  
2.244m x 2.611m  
7'4" x 8'7"

**First Floor**

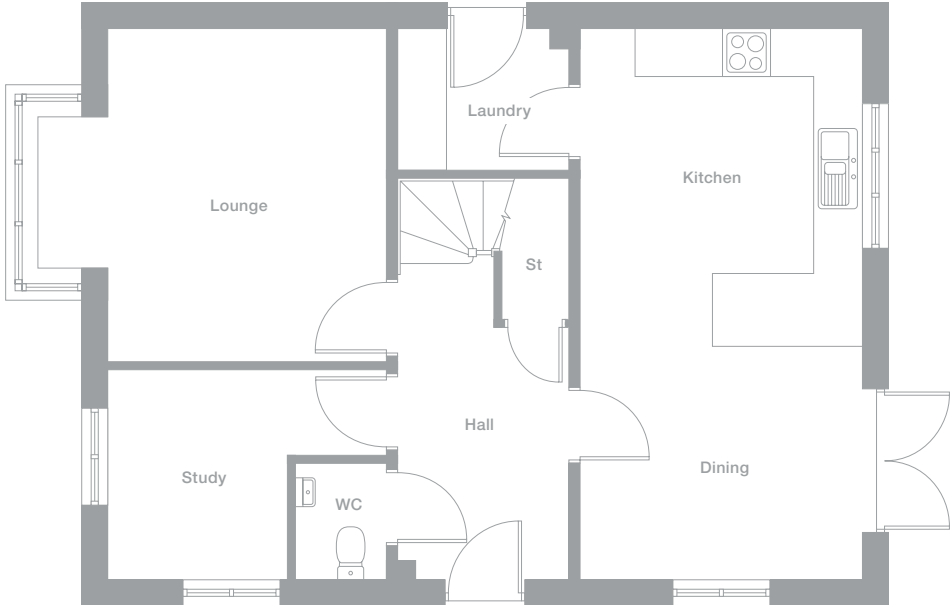
- Master Bedroom**  
3.574m x 3.689m  
11'9" x 12'1"
- En-Suite**  
2.044m x 1.760m  
6'8" x 5'9"
- Bedroom 2**  
3.519m x 3.238m  
11'7" x 10'7"
- Bedroom 3**  
2.471m x 3.534m  
8'1" x 11'7"
- Bedroom 4**  
3.514m max x 3.082m max  
11'6" x 10'1"
- Bathroom**  
3.215m max x 1.700m max  
10'7" x 5'7"

**Floor Space**

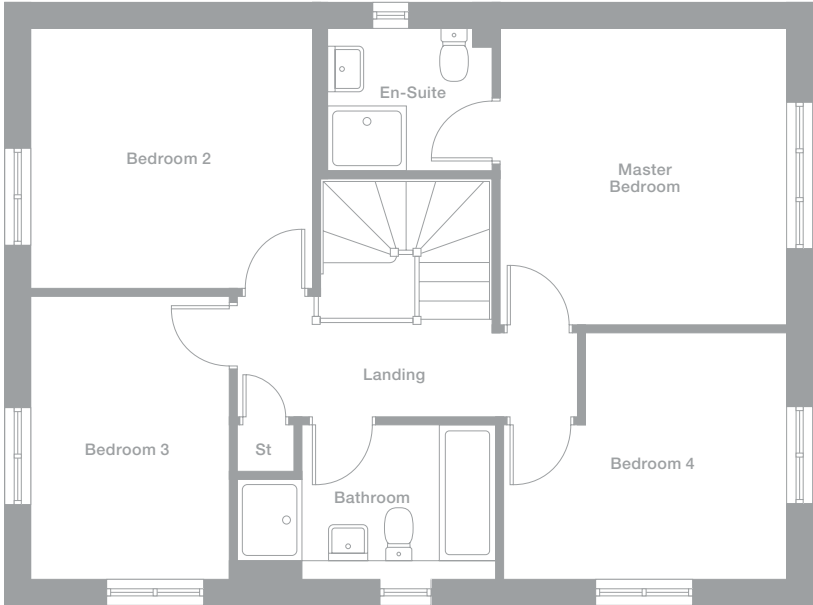
1,408 sq ft



**Ground Floor**



**First Floor**



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# Bayford

## Overview

From the lounge's elegant bay window to the side windows enhancing the french doors, from the two en-suite bedrooms to the master suite's private dressing room, this is a home filled with unmistakably prestigious features.

## Ground Floor

**Lounge**  
3.391m x 5.921m max  
11'2" x 19'5"

**Dining**  
4.224m x 2.978m  
13'10" x 9'9"

**Kitchen**  
4.290m x 2.978m  
14'1" x 9'9"

**Laundry**  
1.673m x 1.960m  
5'6" x 6'5"

**WC**  
1.673m x 0.925m  
5'6" x 3'0"

## First Floor

**Master Bedroom**  
3.391m x 3.203m  
11'2" x 10'6"

**Dressing**  
2.305m x 1.650m  
7'7" x 5'5"

**En-Suite 1**  
1.660m x 2.032m  
5'5" x 6'8"

**Bedroom 2**  
2.706m x 4.012m  
8'11" x 13'2"

**En-Suite 2**  
1.706m x 2.002m  
5'7" x 6'7"

**Bedroom 3**  
3.191m x 3.053m  
10'6" x 10'0"

**Bedroom 4**  
2.706m x 3.173m  
8'11" x 10'5"

**Bedroom 5**  
2.379m x 2.002m  
7'10" x 6'7"

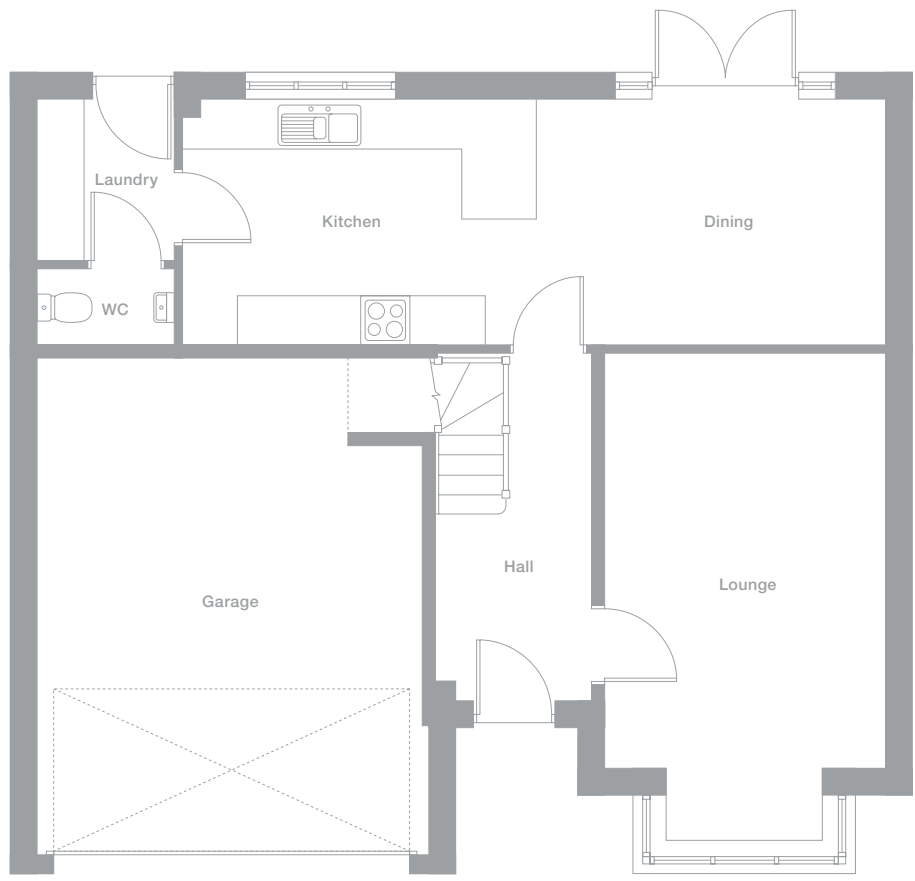
**Bathroom**  
2.244m max x 1.870m max  
7'4" x 6'2"

## Floor Space

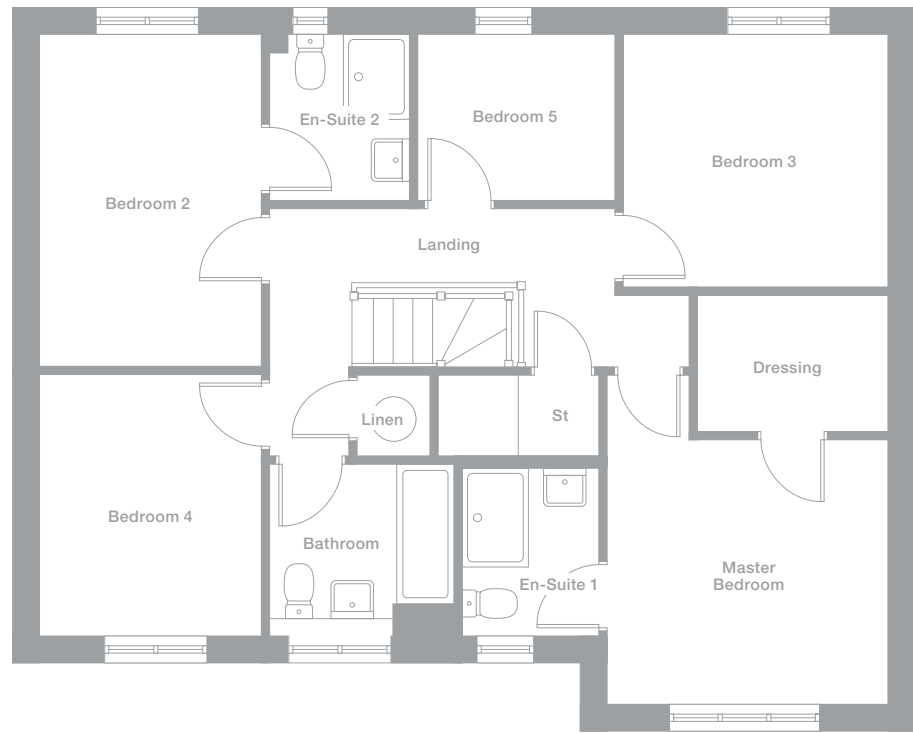
1,464 sq ft



## Ground Floor



## First Floor



Elevational styles and materials may vary depending on plot location. Please see Development Sales Manager for details

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

Please note - plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

# Thetford

## Overview

A wonderfully open, adaptable L-shaped family kitchen and dining room, lit by feature french doors, complements a bay-windowed lounge in this truly exceptional home. One of the two en-suite bedrooms includes a walk-in dressing room.

## Ground Floor

**Lounge**  
3.855m max x 5.352m max  
12'8" x 17'7"

**Dining**  
4.077m x 2.850m  
13'5" x 9'4"

**Kitchen**  
4.182m x 2.850m  
13'9" x 9'4"

**Family**  
4.077m max x 2.447m max  
13'5" x 8'0"

**Laundry**  
1.920m x 1.857m  
6'4" x 6'1"

**WC**  
1.920m x 0.900m  
6'4" x 2'11"

## First Floor

**Master Bedroom**  
3.855m x 3.125m  
12'8" x 10'3"

**Dressing**  
1.625m x 2.210m  
5'4" x 7'3"

**En-Suite 1**  
2.500m x 1.210m  
8'2" x 4'0"

**Bedroom 2**  
3.033m x 3.343m  
9'11" x 11'0"

**En-Suite 2**  
2.015m max x 1.860m max  
6'7" x 6'1"

**Bedroom 3**  
3.773m x 2.952m  
12'5" x 9'8"

**Bedroom 4**  
3.262m max x 2.952m max  
10'8" x 9'8"

**Bedroom 5**  
4.327m max x 2.511m max  
14'2" x 8'3"

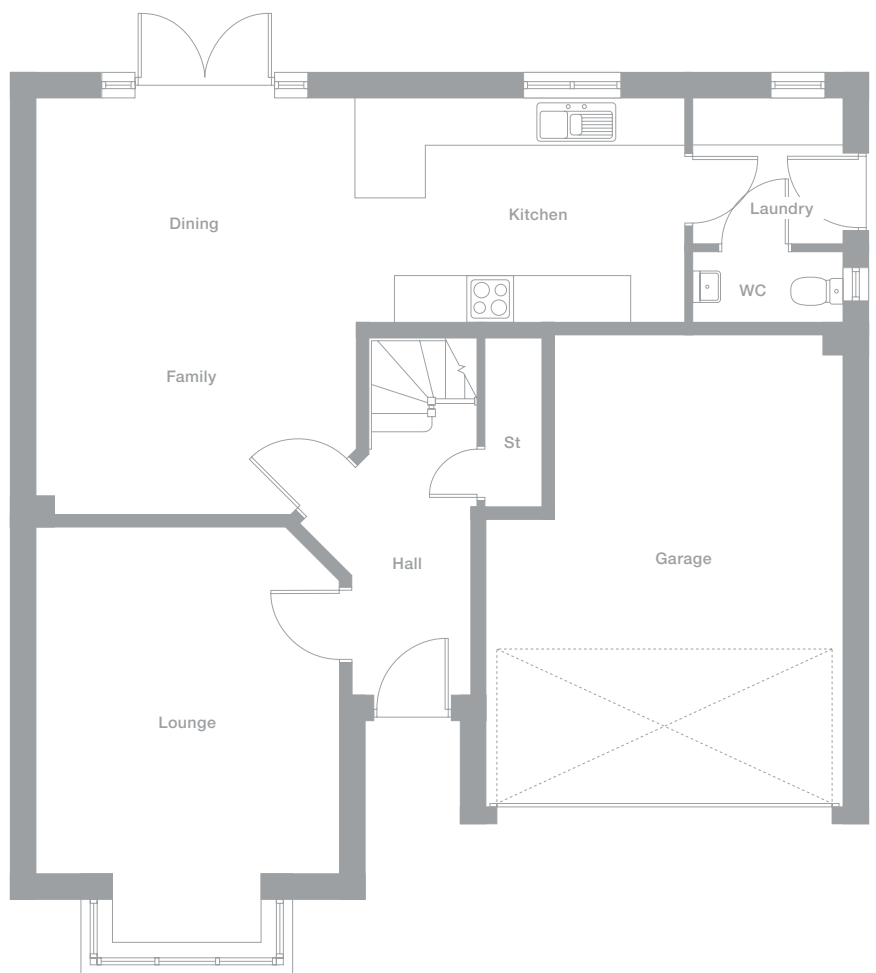
**Bathroom**  
2.703m max x 1.950m max  
8'10" x 6'5"

## Floor Space

1,671 sq ft



## Ground Floor



## First Floor



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## 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.

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5 stars for customer satisfaction

### Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 731 747.

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