



2, 3 & 4 bed homes
Alexandra Chase, Cramlington
NE23 6EB

miller homes
the place to be®



Please note: elevational treatments may vary





Cycleway Tunnel

School Playing Field

Cycleway

A1171

Footpath
Retaining Wall

Alexandra Chase

34
Show Home

Existing Housing



Alexandra Chase Plot information

Set close to Cramlington town centre, yet just a short distance to the vibrant and bustling city centre of Newcastle. This attractive development brings high quality homes into a wonderfully diverse area. Located just off the A19, these homes provide an excellent base for commuting and travel.

The Twain see page 2

The Nevis see page 3

The Hawthorne see page 4

The Tolkien see page 5

The Carron see page 6

The Rolland see page 7

The Greene see page 8

The Glenmuir see page 9

Cycleway

Sewer Easement

Footpath Link

Nursing Home

21

21

Shared Drive

22

23

24

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.

**Come in. Make yourself at home.
Buying a new home is a big deal.
We know. At Miller Homes, every year
we help thousands of homebuyers
like you to make the move. Maybe
you're making a new start in the area.
Or maybe you're moving up to a family
home. Whatever your circumstances
we're here to make the process of buying
a home easy and even enjoyable.
So, if you're ready, we'd like to show
you around your new place.**

- 01 Welcome home
- 02 Floor plans
- 12 Specification
- 14 Location
- 16 Other developments



House-hunting online

The Miller Homes website gives you easy access to all of our developments across the UK. On it, you can search for homes in your chosen region, view up-to-date prices and explore the house types available. We can even keep you updated via email on our new homes, latest offers and much more.

www.millerhomes.co.uk

2 bed home The Twain

A unique property located across the whole of the first floor. The kitchen/living room is a light airy space for relaxing and entertaining. Perfect for a quiet night in or perhaps a casual dinner party with friends. With a second bedroom, you will be sure to have the room for overnight guests. The ample garage space ensures you have plenty of storage. A wonderful space for singles, couples and families starting out.

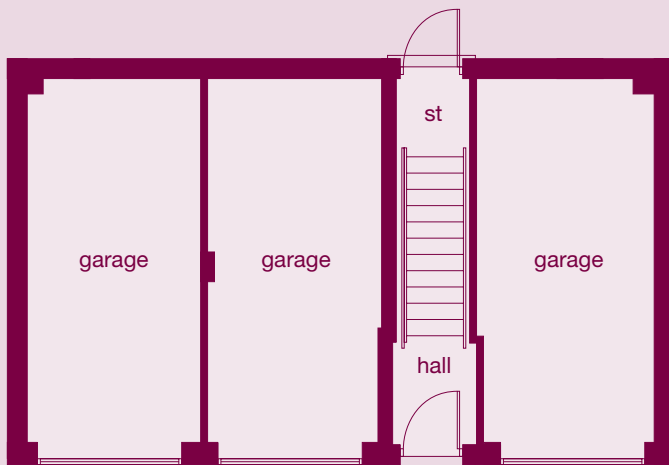
Total floor space
56.04 m² (603.21 sq/ft)



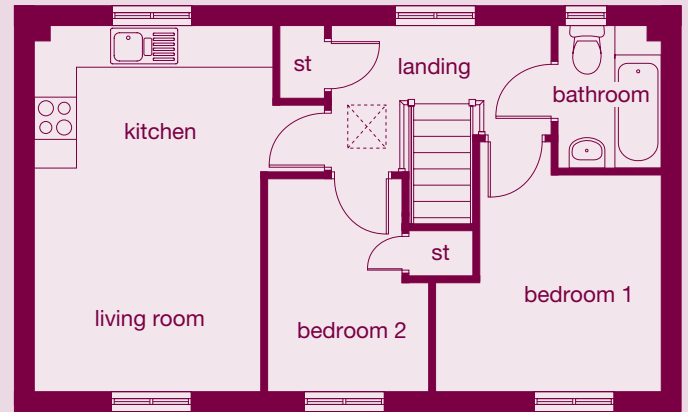
Please note: elevational treatments may vary



Ground Floor



First Floor



First Floor

room dimensions:

living room	3.359m x 3.269m	11'0" x 10'9"
kitchen	3.545m x 2.161m	11'8" x 7'1"
bedroom 1	3.363m max x 3.221m	11'0" x 10'7"
bedroom 2	2.412m max x 3.169m	7'11" x 10'5"
bathroom	1.534m x 2.108m	5'0" x 6'11"

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. Photography represents typical Miller Homes' interiors and exteriors.



Please note: elevational treatments may vary

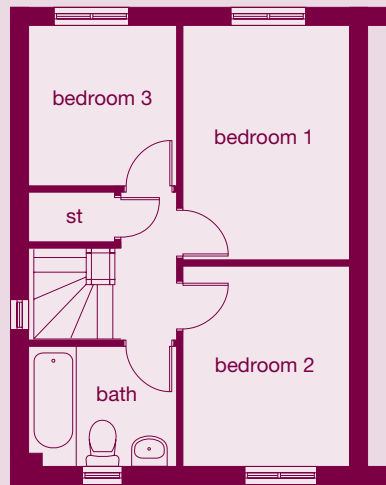
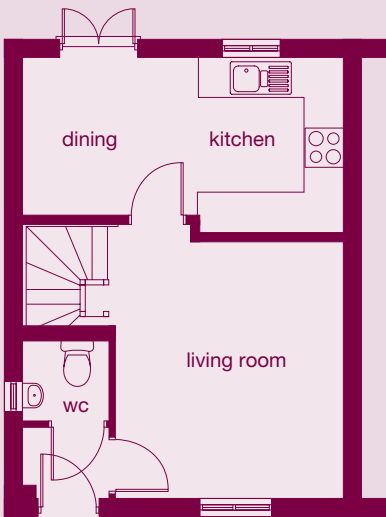
3 bed home The Nevis

With its elegant French doors, the light spacious kitchen/dining area of the Nevis makes this home immensely inviting, representing practicality coupled with style. The large living room creates a wonderful space for entertaining. To the first floor the three bedroom makes this home ideal for expanding family needs.

Total floor space
70 m² (753.91 sq/ft)

Ground Floor

First Floor



Ground Floor

room dimensions:

living room	3.600m max x 4.053m	11'10" x 13'4"
kitchen/dining	5.040m x 2.745m max	16'6" x 9'0"
wc	1.340m x 1.268m	4'5" x 4'2"

First Floor

room dimensions:

bedroom 1	2.652m x 3.686m	8'8" x 12'1"
bedroom 2	2.652m x 3.162m	8'8" x 10'4"
bedroom 3	2.288m x 2.520m	7'6" x 8'3"
bathroom	2.288m x 1.887m	7'6" x 6'2"

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. Photography represents typical Miller Homes' interiors and exteriors.

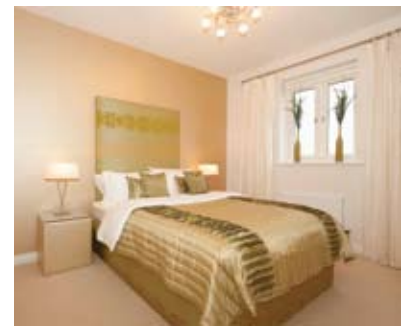
3 bed home The Hawthorne

The focal point of the Hawthorne is undoubtedly its magnificent open-plan living/dining room. With its French doors, it creates a wonderfully inspiring setting for family life and a convivial setting for relaxing and entertaining. The master bedroom includes an en suite bathroom and the further two bedrooms bring flexibility to this lovely adaptable family home.

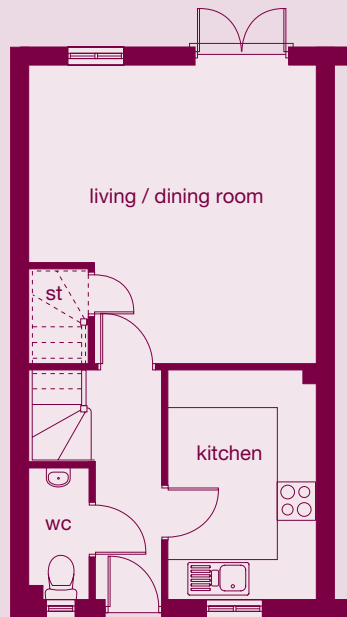
Total floor space
76 m² (818.71 sq/ft)



Please note: elevational treatments may vary



Ground Floor

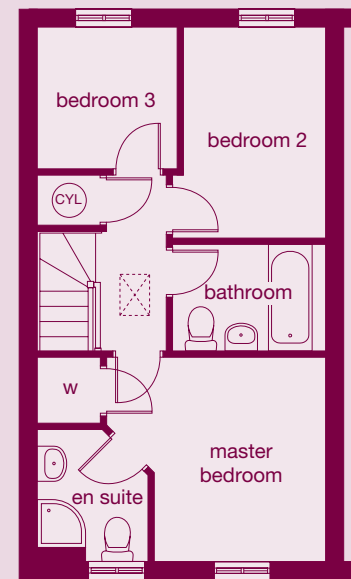


Ground Floor

room dimensions:

living / dining room	4.514m max x 4.804m max	14'10" x 15'9"
kitchen	2.334m x 3.720m	7'8" x 12'2"
wc	0.930m x 2.060m	3'1" x 6'9"

First Floor



First Floor

room dimensions:

master bedroom	2.664m min x 3.220m	8'9" x 10'7"
en suite	1.750m x 2.060m	5'9" x 6'9"
bedroom 2	2.200m x 3.304m	7'3" x 10'10"
bedroom 3	2.214m x 2.204m	7'3" x 7'3"
bathroom	2.170m x 1.700m	7'1" x 5'7"

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. Photography represents typical Miller Homes' interiors and exteriors.



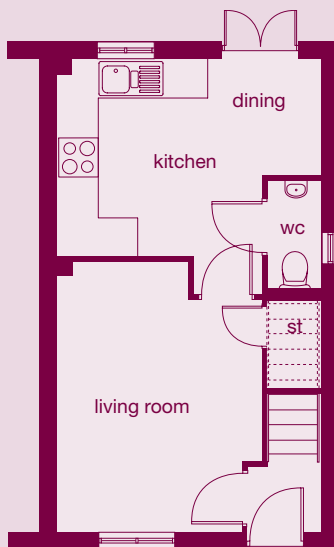
Please note: elevational treatments may vary

3 bed home The Tolkien

Charming is the word which best describes this property. The kitchen dining room is designed to accommodate modern day family life. Feature French doors lead out from the dining room onto the garden, making the most of a space which integrates the outside. Yet it is the stunning master bedroom which is the key feature of this property, occupying the top floor, it combines a delightful dormer window and a separate en suite bathroom to create a comfortable retreat.

Total floor space
82.9 m² (892.34 sq/ft)

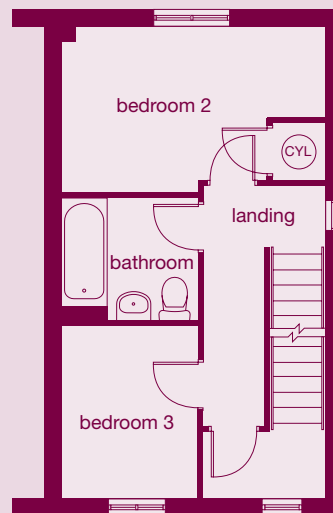
Ground Floor



Ground Floor room dimensions:

living room	3.185m max x 4.255 max	10'5" x 14'0"
kitchen/dining	4.140m x 3.075 max	13'7" x 10'1"
wc	0.855m x 1.800	2'10" x 5'11"

First Floor



First Floor room dimensions:

bedroom 2	4.140m max x 2.596 max	13'7" x 8'6"
bedroom 3	2.135m x 2.724	7'0" x 8'11"
bathroom	2.135m x 1.910	7'0" x 6'3"

Second Floor



Second Floor room dimensions:

master bedroom	3.128m• x 2.897 to 1.194 H.L.	10'3" x 9'6"
en suite	2.140m x 1.802 to 1.194 H.L.	7'0" x 5'11"

• excluding stairs

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. Photography represents typical Miller Homes' interiors and exteriors.

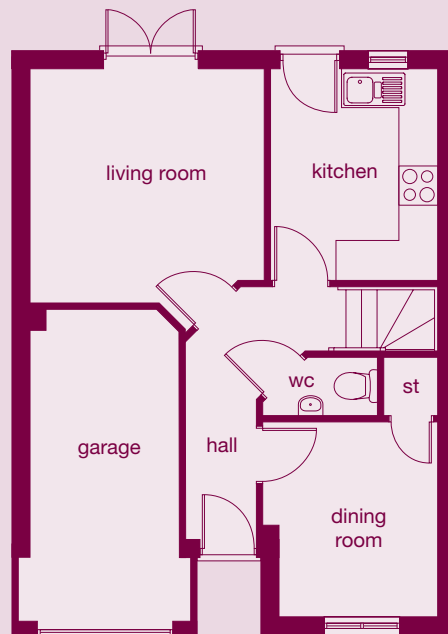
3 bed home The Carron

This charming home with its inviting frontage, makes it clear that this is a wonderful family home, reinforced by its clever use of space to create attractive, useable rooms. The ground floor boasts a spacious hallway leading to a separate dining room, kitchen and living room, complete with French doors, helping to integrate the garden with the interior. All these features provides a family the space it needs. Continuing onto the first floor is the master bedroom which boasts an en suite, making this an inviting retreat.

Total floor space
88.87 m² (956.6 sq/ft)



Ground Floor



Ground Floor room dimensions:

living room	3.690m x 3.617m max	12'1" x 11'10"
dining room	2.736m max x 3.038m	9'0" x 10'0"
kitchen	2.629m x 3.312m	8'8" x 10'10"
wc	1.806m max x 0.900m max	5'11" x 2'11"

First Floor



First Floor room dimensions:

master bedroom	3.743m x 3.228m excl. w'robes	12'3" x 10'7"
en suite	2.330m max x 1.500m	7'8" x 4'11"
bedroom 2	4.074m max x 2.497m	13'4" x 8'2"
bedroom 3	2.245m x 3.362m max	7'4" x 11'0"
bathroom	2.574m x 1.889m	8'5" x 6'2"

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. Photography represents typical Miller Homes' interiors and exteriors.



Please note: elevational treatments may vary

4 bed home The Rolland

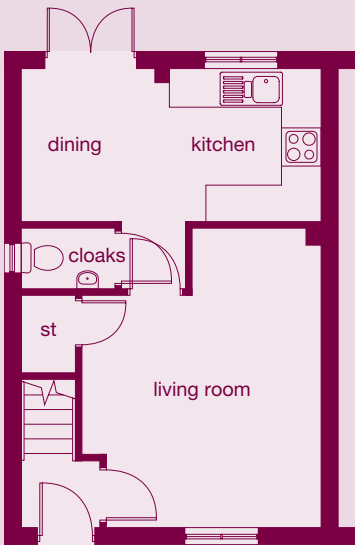
The master bedroom suite of the Rolland, located across the whole of the second floor, complete with en suite and charming dormer window makes an ideal space to relax in. A further three bedrooms are located to the first floor on the ground floor is an open plan kitchen, dining room complete with French doors leading onto the garden, this is a family home with space and flexibility.

Total floor space
100.87 m² (1085.76 sq/ft)

Ground Floor

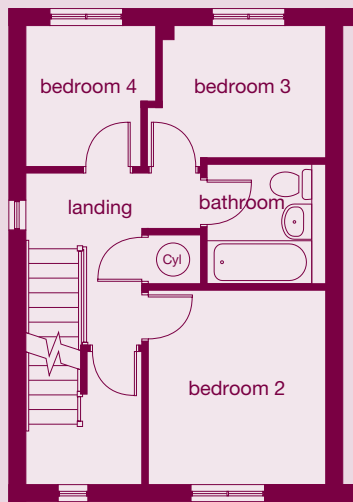
First Floor

Second Floor



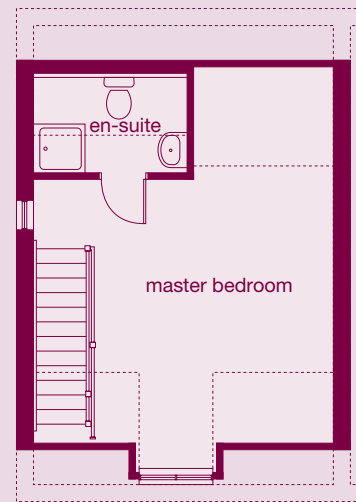
Ground Floor room dimensions:

living room	3.865m max x 4.860m max	12'8" x 15'11"
kitchen/dining	4.820m x 2.470m	15'10" x 8'1"
wc	1.500m x 1.000m	4'11" x 3'3"



First Floor room dimensions:

bedroom 2	2.865m x 3.144m max	9'5" x 10'4"
bedroom 3	2.639m x 2.134m	8'8" x 7'0"
bedroom 4	2.081m max x 2.274m	6'10" x 7'6"
bathroom	1.700m x 1.952m	5'7" x 6'5"



Second Floor room dimensions:

master bedroom	3.808m• x 4.243 to 1.200m	12'6" x 13'11"
en suite	2.466m x 1.554m to 1.310m	8'1" x 5'1"

• excluding stairs

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. Photography represents typical Miller Homes' interiors and exteriors.

4 bed home The Greene

The French doors in the large living room leading onto the garden, make this a perfect space for relaxing on a summer's evening, entertaining a large party or simply enjoying drinks with friends. A separate dining room, kitchen and utility provides an ideal layout whilst the four bedrooms to the first floor provides ample space for family and overnight guests.

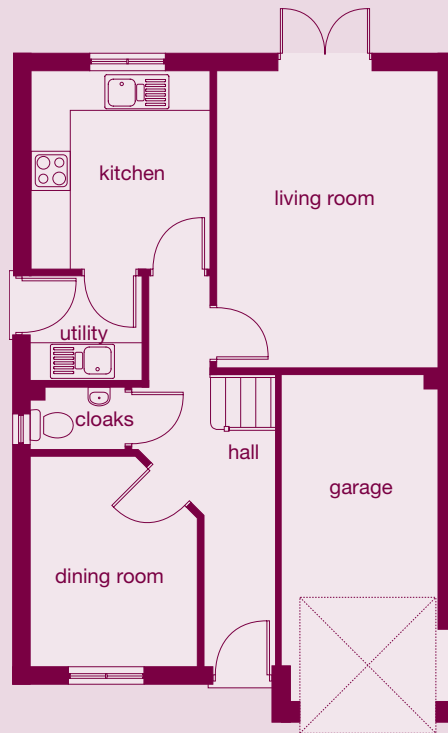


Please note: elevational treatments may vary



Total floor space
98.79 m² (1063.38 sq/ft)

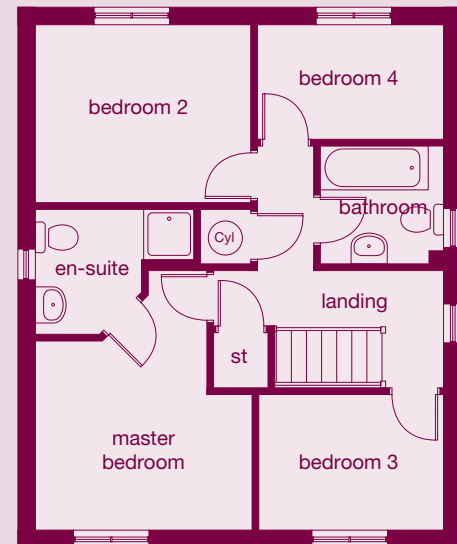
Ground Floor



Ground Floor room dimensions:

dining room	2.621m max x 3.315m	8'7" x 10'11"
wc	1.475m max x 1.000m	4'10" x 3'3"
utility	1.750m x 1.645m	5'9" x 5'5"
kitchen	2.800m x 3.140m	9'2" x 10'4"
living room	3.470m x 4.617m	11'5" x 15'2"

First Floor



First Floor room dimensions:

master bedroom	3.409m max x 2.972m	11'2" x 9'9"
en suite	1.649m x 1.996m	5'5" x 6'7"
bedroom 2	3.390m x 2.782m	11'1" x 9'2"
bedroom 3	2.911m x 2.127m	9'7" x 7'0"
bedroom 4	2.930m x 1.770m	9'7" x 5'10"
bathroom	1.930m x 1.882m	6'4" x 6'2"

Note: Plot 34 plan differs, please see sales adviser for details.

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. Photography represents typical Miller Homes' interiors and exteriors.



Please note: elevational treatments may vary

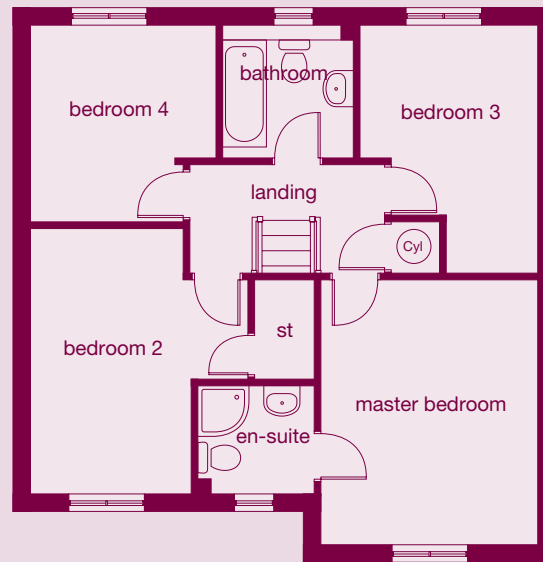
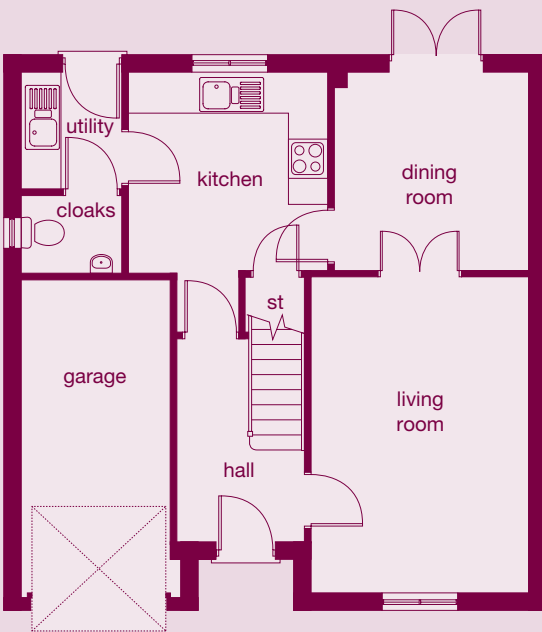
4 bed home The Glenmuir

The large living room and adjoining dining room of this lovely family home encompasses the space and light present throughout the Glenmuir. The separate utility room makes light of household management whilst the master bedroom creates the perfect retreat at the end of a busy day. A further three bedrooms and a family bathroom bring flexibility to this lovely adaptable family home.

Total floor space
112.78 m² (1213.64 sq/ft)

Ground Floor

First Floor



Ground Floor

room dimensions:

living room	3.392m x 4.965m	11'2" x 16'3"
dining room	3.060m x 3.077m	10'0" x 10'1"
kitchen	3.196m x 3.077m	10'6" x 10'1"
utility	1.543m x 1.810m	5'1" x 5'11"
wc	1.543m x 1.172m	5'1" x 3'10"

First Floor

room dimensions:

master bedroom	3.392m x 4.187m	11'2" x 13'9"
en suite	1.830m x 1.685m	6'0" x 5'6"
bedroom 2	2.527m x 4.182m	8'3" x 13'9"
bedroom 3	2.790m _{max} x 3.905m _{max}	9'2" x 12'10"
bedroom 4	2.915m _{max} x 3.095m	9'7" x 10'2"
bathroom	2.094m x 2.075m	6'9" x 6'8"

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. Photography represents typical Miller Homes' interiors and exteriors.



Welcome to
MANOR WALKS
Shopping Centre





Specification

Alexandra Chase

- ✓ standard specification
- optional extra

Kitchen

a choice of fully integrated kitchen units and worktops (subject to build programme)	✓	All Housetypes (where applicable)
stainless steel single electric fan oven	✓	
stainless steel 1 ½ electric oven	○	
stainless steel 4-ring gas hob or electric hob	✓	
stainless steel chimney hood with s/s splashback	✓	
stainless steel 1 ½ bowl sink (where applicable)	✓	
plumbing for washing-machine	✓	
upstand to worktop	✓	
choice of ceramic wall tiles (subject to build programme)	○	
triple spot dome light to kitchen	✓	
downlighters to kitchen	○	

Bathroom and en suite

white sanitaryware	✓
chrome brassware	✓
complete shower in enclosure or over bath	✓
choice of ceramic wall tiles (subject to build programme)	✓
ceramic tiling to splash backs above hand-basins in cloakroom	✓
full-height ceramic tiling to shower enclosures (where applicable)	✓
downlighters to bathroom and en suites	✓

Safety and security

mains powered smoke detectors	✓
window locks to all windows (except upper floor escape windows)	✓
multi-point locking systems to front & rear doors	✓



All Housetypes
(where applicable)

Electrical

BT socket	✓
TV aerial point to lounge (wiring only in loft space)	✓
energy efficient light fittings to certain rooms	✓

General

uPVC double-glazed windows	✓
uPVC French doors where applicable	✓
low-maintenance dry roofing systems	✓
NHBC 10-year warranty	✓
gas central heating throughout	✓
thermostatically controlled radiators to all rooms except where room stat fitted	✓
loft insulation	✓
full cavity wall insulation	✓

Decorative

smooth finish ceiling	✓
all woodwork painted White	✓
walls to be painted Gardenia (except kitchens and bathrooms – White)	✓
semi-solid 6-panel colonist-style internal doors	✓
chrome-effect internal and external ironmongery	✓

External

front external lighting	✓
front garden turfed	✓
landscaping to approved scheme	✓
garage doors (where garage applicable)	✓
doorbell and chimes	✓
double socket and light to garage (where attached to house)	✓
topsoil to rear garden	✓

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.



Make yourself at home in Cramlington.

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 Alexandra Chase.

Outdoor activities

Alexandra Chase is located approximately 10 minutes from Plessey Woods. Set in 100 acres of woodland, meadows and riverside, Plessey Woods offers something whatever the season. From carpets of bluebells in the spring and the fragrance of honeysuckle in the summer, the network of paths provides the ideal place for walkers, cyclists and horse riders. Also situated within close proximity to Alexandra Chase is Blyth Beach. Boasting a long sandy stretch and weather conditions ideal for surfing and wind surfing, Blyth Beach provides the ideal location to enjoy a summer weekend. Whether you want to get out of the city to the countryside or to one of Britain's best beaches, Alexandra Chase offers a wonderful base to get out and about from.

Sport and Leisure

The development provides easy access to the Concordia Leisure Centre, one of the largest and most popular leisure centres in the North-East. From the tropical free-form leisure pool to the superbly equipped fitness suite, Concordia provides an excellent range of facilities and activities to suit everyone. Cramlington sporting club is just 5 minutes from Alexandra Chase and offers a range of facilities including sports halls, a fitness and training studio, a dance studio and outdoor pitches. Alongside excellent golf courses, racecourses and access to a number of other celebrated sports, the area offers some of the most beautiful countryside in Britain, providing endless opportunity for numerous outdoor pursuits.

Concordia Leisure Centre, Forum Way
01670 542 222

Cramlington Sporting Club
01670 591 970

Entertainment

Cramlington Village is the perfect place to enjoy an evening out. There are a number of lovely restaurants where you can enjoy a variety of cuisines, or alternatively relax and enjoy a quiet drink in one of the local pubs. For something a little livelier, the nightlife in nearby Newcastle can be described as nothing less than vibrant. The huge range of bars, clubs, venues, comedy and restaurants, all located within the compact city centre means you can easily move on and sample all the area has to offer.

Shopping

Alexandra Chase is ideally situated to take advantage of the excellent shopping with Manor Walks, the main shopping centre in Cramlington, less than half a mile away and provides easy access to big high street brands. For the day to day essentials Cramlington town centre, just 750 metres away provides a convenient mix of local shops, a supermarket and post office. Nearby Newcastle, offers a variety of shopping, rivalling anywhere else in the country, including the Metro Centre which is packed full of big name brands. Alexandra Chase is ideally located to take advantage of some of the best shopping centres in the area.

Manor Walks, 01670 735 023

Transport

Located off the A19 the development is just a short distance to the A1. Cramlington also boasts a train station running regular services to Newcastle and the Metro Centre. With such close proximity to the city centre, the development is conveniently placed for utilising the areas excellent transport facilities. The superb Tyne and Wear Metro Service is wide ranging, alongside excellent cycle routes and frequent bus services. The development is also well placed for travel to Newcastle International Airport and North Shields International Ferry Terminal.

Education

Alexandra Chase offers close proximity to some very good primary schools. St Paul's RC First School and Beaconhill Primary School are under a mile away from the development. Cramlington Learning Village is a short distance from the development and St Benet Biscop Catholic High in Bedlington is the only Catholic Secondary School in Northumberland. Private education is also available with Parkside House Independent School and Dame Allan's Girls and Boys School, both under 5 miles away. For young families, there is a wide ranging choice of nurseries, playgroups and pre-schools all near to the development.

St Paul's RC First School
Doddington Drive. 01670 713 553

Cramlington Learning Village
Highburn. 01670 712 311

Health Care

Cramlington Medical Group is a full-time GP service within walking distance of the development. A practice team also offers a wide range of clinics. There are a number of other health care facilities within easy reach such as Brockwell Medical Group, a full time practice offering Saturday opening and a range of clinics. Convenient dental practices include Robinson and Seed Dental Practice and Rivenhall Dental Surgery.

Cramlington Medical Group
Forum Way. 01670 713 911

Brockwell Medical Group
Northunbrian Road. 01670 737 283

Robinson and Seed Dental Practice
High Pitt Road. 01670 712 221



Consider these...

Why not drop into one of our other developments across the North East.



3, 4 & 5 bed homes
Cobblers Hall
Newton Aycliffe
DL5 4ZF
0800 840 8491



2 bed apartments
3 & 4 bed homes
Kingsmoor
Stockton on Tees
TS18 3LJ
0800 840 8499



3 & 4 bed detached homes
Heather Lea Green
Crook
DL15 9TN
0800 840 8489



2 & 3 bed homes
Greenvale Park
Newcastle-upon-Tyne
NE5 2NN
0800 840 8502



2, 3 & 4 bed homes
The Pastures
Darlington
DL1 5AW
0800 840 8484



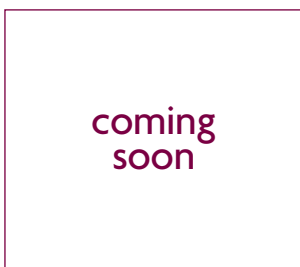
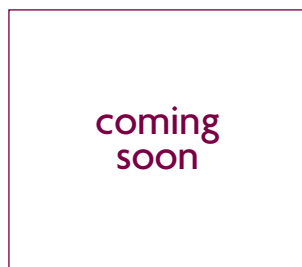
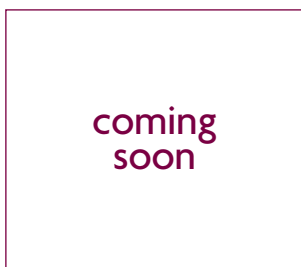
2, 3, 4 & 5 bed homes
The Meadows
Framwellgate Moor
County Durham
DH1 5HJ
0800 840 8487



3 & 4 bed homes
Miller @ Beaumont Court
Pegswood
NE61 6XF
0800 840 8513



3 & 4 bed homes
Miller @ Whitton View
Rothbury
NE65 7QN
0800 840 8515



2, 3 & 4 bed homes
Mariners Way
Seaham
SR7 7BX
0800 840 8511

2, 3 & 4 bed homes
Miller @ Wyedale
Walker
NE6 4UA
0800 840 8514

3 bed apartments
2, 3 & 4 bed homes
Miller @ Bishops Park
Gateshead
NE8 3QQ
0800 840 8512

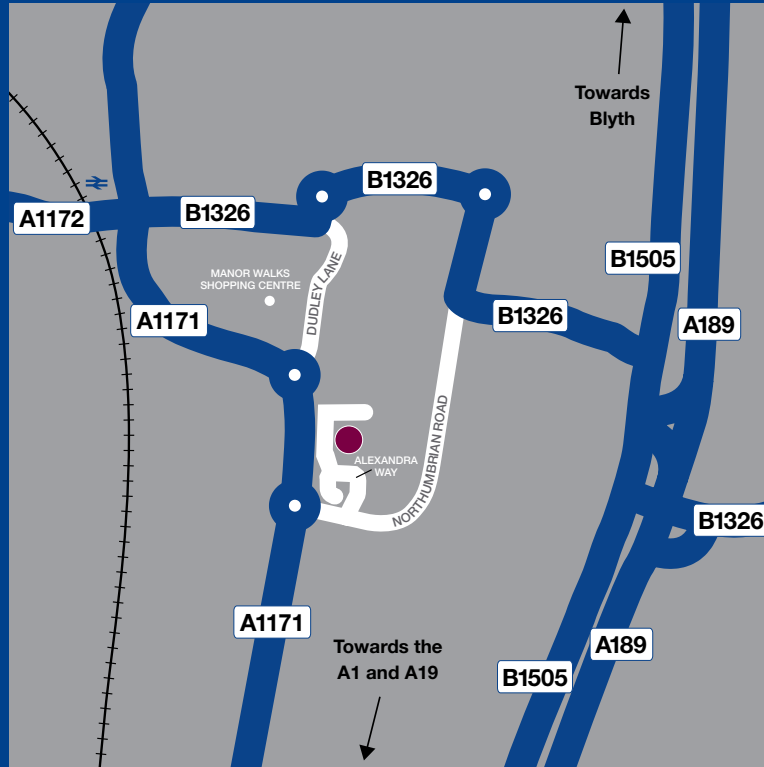
Important Notice:

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 show homes 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.

Miller Homes Limited – North East Region
Nautilus House, Redburn Court,
Earl Grey Way, Royal Quays,
North Shields, Tyne and Wear NE29 6AR
t: 0870 336 4100 f: 0191 259 6156



How to find us.
We are open Thursday – Monday
10:30am – 5:30pm
Telephone: 0800 840 8500



● Alexandra Chase

find out more about this area on page 14

How to find us

From the A1

From the A1 take the A19 exit signposted for the Tyne Tunnel then at the Seaton Burn roundabout take the third exit on to the A19. After approximately 2 miles branch left and merge onto Dudley Lane – B1319. At the roundabout take the second exit onto the A1171 signposted for Cramlington Town Centre. At the next roundabout go straight over and at the next roundabout take the third exit onto Northumbrian Road. Take the first left turn onto Alexandra Way and follow the road straight ahead then bear left to access the entrance to Alexandra Chase.

From the A19 (Northbound)

Head north on the A19 until the Moor Farm roundabout, take the fourth exit onto the A1171 signposted Cramlington. Continue on the A1171 for Cramlington by taking the first exit at the roundabout then the third exit at the second roundabout signposted Cramlington Town Centre. At the next roundabout go straight over and at the next roundabout take the third exit onto Northumbrian Road. Take the first left turn onto Alexandra Way and follow the road straight ahead then bear left to access the entrance to Alexandra Chase.

From the A189 (Southbound)

Head south on the A189 towards Newcastle and take the turn off for the B1326 signposted for Cramlington branching left then turn left to continue on the B1326. At the T-junction turn right onto the B1505 for Ashington. After approximately 0.3 miles turn left onto Village Road – B1326, at the next roundabout take the first exit onto Northumbrian Road. Continue along Northumbrian Road then turn right onto Alexandra Way (fifth right turn / last right turn before the roundabout) and follow the road straight ahead then bear left to access the entrance to Alexandra Chase.

Satellite Navigation Reference

NE23 6EB