



**2, 3, 4 & 5 bed homes**  
**2 bed apartments**  
**The Meadows, Durham**  
**DH1 5HJ**

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- 01 Welcome home
- 02 We care about you
- 04 Location
- 06 Involved and informed
- 07 How green?
- 08 Other developments



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## New in town?

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 The Meadows.

### Pity Me Carrs nature reserve

The name 'Pity Me' is thought to derive from a lake, known as 'Petit Mere', that was once a feature of the area. The Pity Me Carrs nature reserve, adjacent to the Meadows, comprises around eight hectares of grassland, scrub and wetland habitats with a fascinating diversity of plant life, as well as frogs, newts and damselflies. The site of The Meadows was once home to one of the country's most important colonies of Great Crested Newts, and as part of the development process, Miller has been delighted to fund the careful moving of these wonderful creatures, by wildlife experts, into a specially created and protected pond within the Nature Reserve, where their future is now more assured.

### Sport and leisure

The Meadows has excellent sports and leisure facilities nearby. It is just a few minutes' walk from The Abbey Sports Centre, and there is also a private leisure club in Abbey Road with a fully equipped gym that includes cardiovascular and resistance equipment, and a ladies-only fitness club, even closer to the development in Finchale Road. Durham also offers a choice of golf courses, including the Ramside Club, which combines superb modern clubhouse facilities with an unusual arrangement of three nine-hole loops, allowing a variety of courses to be played, and Durham City Golf Club, one of England's oldest inland clubs with its pleasant meadows course along the banks of the River Browney.

### Abbey Sports Centre

Abbey Road  
0191 301 8301

### Future Fitness

Abbey Road  
0191 384 5464

### Ramside Golf Club

Carrville  
0191 386 5282

### Durham City Golf Club

Langley Moor  
0191 378 0029

### Health care

There are a number of health centres within a few minutes' walk of The Meadows, offering a range of clinics and full GP services.

### Chastleton Medical Centre

Framwellgate Moor  
0191 384 6171

### Culture and entertainment

Durham has a wealth of venues for exhibitions, drama and music, including the exciting Gala Theatre and Cinema. Part of the Millennium City development, the Gala complex incorporates a 500-seat auditorium, café bar and restaurant, and presents a lively mix of live entertainment, from comedy and music to dance, drama and children's shows. The historic city centre offers a range of superb attractions, including colourful street entertainers in the summer, plus a vibrant nightlife with a lively choice of clubs and bars. The world famous Beamish open-air museum, which tells the story of the people of North East England during the Georgian, Victorian and Edwardian periods, is also just a short drive away on the outskirts of Durham.

### Gala Theatre and Cinema

Millennium Place  
0191 332 4041

### The North of England

Open Air Museum  
Beamish  
0191 370 4000

### Shopping

Within a short walk of The Meadows, is the Arnison Centre in Pity Me, less than half a mile away, includes Sainsbury's and Marks & Spencer as well as a selection of major chains, including Comet, Boots, Next and Homebase. Durham centre is a delightful shopping precinct with pedestrianised areas. In addition to the choice of high-street names in the malls at Prince Bishops Shopping Centre and The Gates Shopping Centre, there is a daily choice of over 80 retailers in the Victorian market hall, with additional open-air stalls in the market-place on Saturdays. The vast MetroCentre at Gateshead, the largest shopping and leisure centre in Europe, is less than half an hour's drive away.

### The Arnison Centre

Pity Me  
telephone numbers are available for individual stores

### Prince Bishops

Durham  
0191 383 9592

### MetroCentre

Gateshead  
0191 493 0219

### Transport

Convenient for the A1(M) and less than two miles from Durham Railway Station, The Meadows is within commuting range of the whole of the North East. Newcastle Airport and Durham Tees Airport are both within 30 miles of the development.

### Education

There is a choice of good primary and junior schools within half a mile of The Meadows, and the local secondary, Framwellgate School – which has held Specialist Science Status since 2003 and the Science Learning Centre North East is located at the school – is also less than half a mile away. New College Durham, which offers a prospectus of sixth form, further and higher education, is based around a campus in nearby Framwellgate Moor.

### St Godric's RC Primary School

Carr House Drive  
0191 384 7452

### Blue Coat C of E Junior School

Langley Road  
0191 386 5975

### Framwellgate Moor Primary School

Newton Drive  
0191 386 5400

### Framwellgate Community

Secondary School  
Newton Drive  
0191 386 6628

### New College Durham

Framwellgate Moor  
0191 375 4000



## The Meadows Plot information

Laid out around an open space and with excellent amenities for walking and cycling, The Meadows is designed to grow naturally into one of Durham's most desirable neighbourhoods. Adjacent to the important Pity Me Carrs nature reserve and buffered by mature trees, with a series of public footpaths to the south, the development is just a pleasant walk from the picturesque city centre.

The Auden
The Bailey
The Beckett
The Bronte
The Conway
The Crompton
The Gissing
The Golding
The Hardy
The Huxley
The Nevis
The Scott
The Stevenson
The Twain
The Yare
Apt Type C
Affordable Plots

\*The Public Open Space area is complete. Please refer to the separate leaflet regarding the detail.

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.



Please note – the layout to the rear of plot 43 has been amended, please speak to our Sales Adviser for further details.

## 2 bed apartment The Twain

### Key features

integral garage  
decorative entrance canopy  
spacious landing

The sheltering canopy over the front door, and the downstairs lobby with stairs leading to a bright, broad landing, introduce an imaginatively designed home that seamlessly combines style and comfort. With excellent storage space and a practical open-plan living area, the Twain is a perfect base for the busy professional.

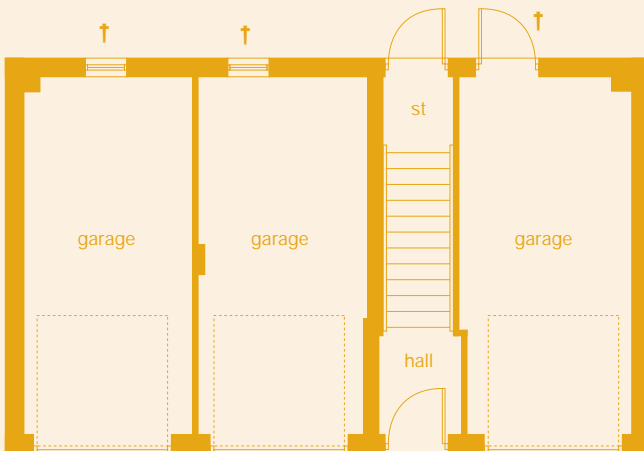
**Total floor space**  
603.21 sq ft



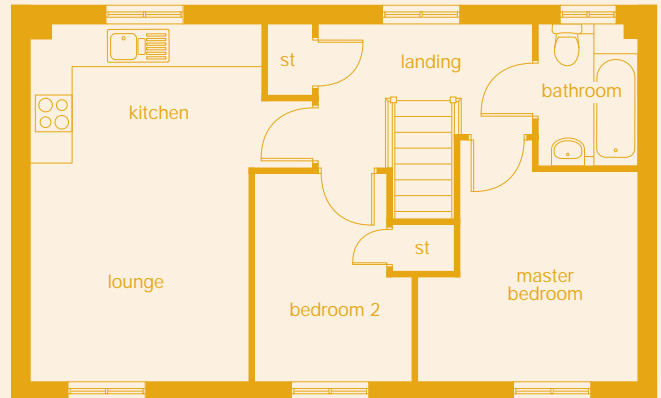
Please note: elevational treatments may vary.



### Ground Floor



### First Floor



### First Floor

room dimensions:

lounge	3.359m x 3.269m	11'0" x 10'9"
kitchen	3.545m x 2.161m	11'8" x 7'1"
master bedroom	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"

↑ Windows and door shown are dependant on site location.

Please see reverse for specification

Please note: layout for plots 94, 103 and 126 differ due to site location. Please see Sales Adviser for details.

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# Twain Specification

## The Meadows

Twain

✓ yes

### Kitchens and utilities

	stainless steel chimney hood with stainless steel splashback	✓
①	stainless steel single electric oven	✓
	stainless steel electric hob	✓
	plumbed space for washing-machine	✓
	space for fridge-freezer	✓
	3 spot ceiling light	✓
	plastic switches and sockets	✓
	stainless steel 1½ sink and monobloc tap (where layouts permit)	✓
	post-formed or square-edged worktops with upstand	✓

### Bathrooms and en-suites

②	minimum of one complete shower	✓
	bath with filler mixer tap	✓
	chrome taps	✓
	white sanitaryware	✓
	450mm-high tiling above bath, 150mm-high tiling above basin	✓
	full-height tiling around showers	✓
	chrome ceiling downlighters	✓

### Electrical

	TV sockets in lounge	✓
	telephone sockets in lounge (where applicable)	✓
	ready-installed digital Sky+ ready aerial (subscription required)	✓

### Security

	double-locking front door system	✓
	uPVC fascias, soffits and bargeboards (where planning permits)	✓
	dry roofing systems to ridges, verges and hips	✓

### Heating

	double-glazing to all windows	✓
	gas central heating	✓
	thermostatically controlled radiators to all rooms (except where roomstat is fitted)	✓

### Decorative

	smooth-finish ceilings	✓
	house numbers ready-fitted	✓
	woodwork painted White	✓
	walls painted Gardenia (white to wet rooms)	✓
③	6-panel colonist-style internal doors with chrome hardware	✓
	150mm skirting and 63mm architrave	✓

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 the folder for more information.

Photography represents typical Miller Homes' fittings and options.



## 2 bed home The Yare

### Key features French doors

The attractive entrance canopy sheltering the front door gives an immediate indication of the way in which the Yare combines convenience with style. The cleverly arranged open-plan staircase in the lounge adds distinctive character to the living space, and the French doors introduce a light, airy ambience that will make dining a special pleasure.

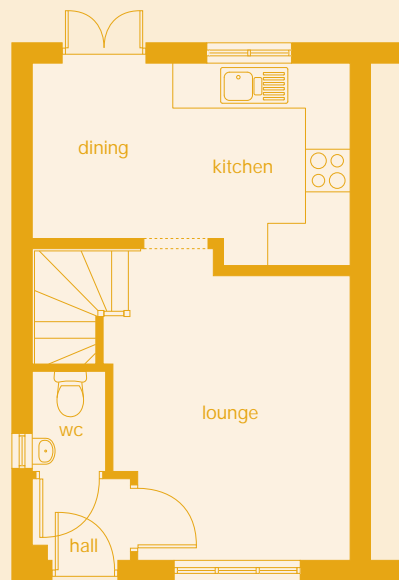
**Total floor space**  
656.60 sq ft



Please note: elevational treatments may vary.



### Ground Floor

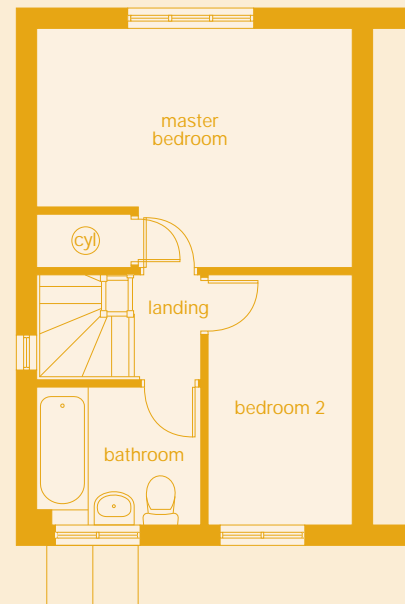


#### Ground Floor

room dimensions:

lounge	3.300m max x 3.963m	10'10" x 13'0"
kitchen/dining	4.390m x 2.835m max	14'5" x 9'4"
wc	0.990m x 1.420m	3'3" x 4'8"

### First Floor



#### First Floor

room dimensions:

master bedroom	4.390m x 3.360m	14'5" x 11'0"
bedroom 2	2.015m x 3.488m	6'7" x 11'5"
bathroom	2.275m x 1.911m	7'6" x 6'3"

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Please note: elevational treatments may vary.

## 3 bed home The Nevis

### Plots:

26, 27\*, 28, 29\*, 30, 31\*, 32\*, 183, 186\*, 187, 188, 189\*

### Key features

feature archway into kitchen

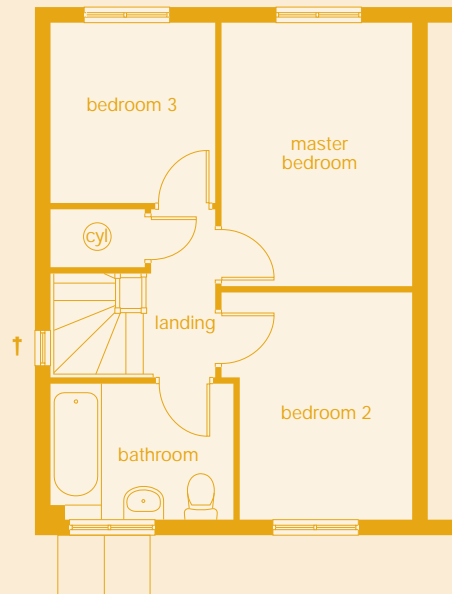
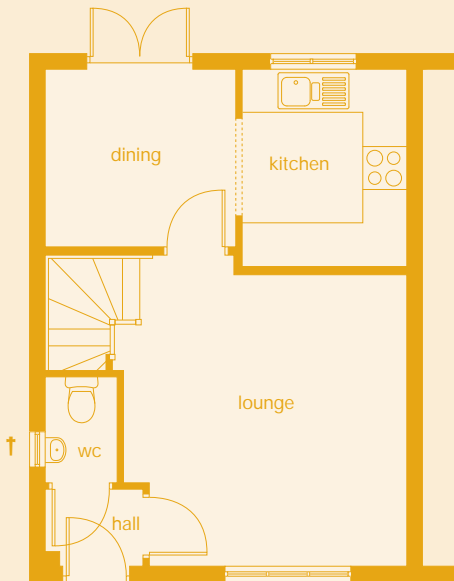
The stylish staircase, integrated into the lounge, gives a distinctive contemporary appeal to this imaginatively designed home. The sense of spacious comfort is carried through into the dining-room, with its French doors and its attractive archway into the kitchen that combines open-plan convenience with just the right degree of separation, producing a really special setting for relaxed, conversational dining.

### Total floor space

753.91 sq ft

### Ground Floor

### First Floor



### Ground Floor

room dimensions:

lounge	3.950m max x 4.053m	13'0" x 13'4"
kitchen	2.280m x 2.745m	7'6" x 9'0"
dining	2.660m x 2.470m	8'9" x 8'1"
wc	0.990m x 1.470m	3'3" x 4'10"

\*Plots are a mirror-image of plans shown above.

† No gable windows to plots 27, 28, 31 and 188.

### First Floor

room dimensions:

master bedroom	2.652m x 3.686m	8'8" x 12'1"
bedroom 2	2.410m x 3.162m	7'11" x 10'4"
bedroom 3	2.288m x 2.520m	7'6" x 8'3"
bathroom	2.530m x 1.887m	8'4" x 6'2"

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## 3 bed home The Bailey

**Key features**  
French doors  
en-suite shower room

The spacious lounge with its feature bay window brings a comfortable, traditional ambience to the Bailey that perfectly complements the modern kitchen with its efficient layout and superb fittings. And the French doors that help keep the ambience fresh and cool during even the most adventurous cookery are also wonderfully convenient during the barbecue season.

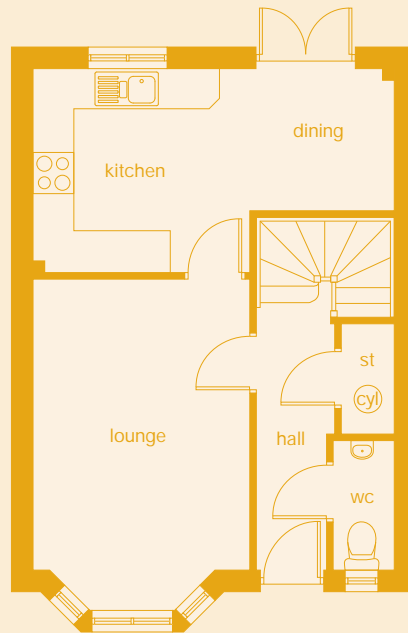
**Total floor space**  
897.09 sq ft



Please note: elevational treatments may vary.



**Ground Floor**

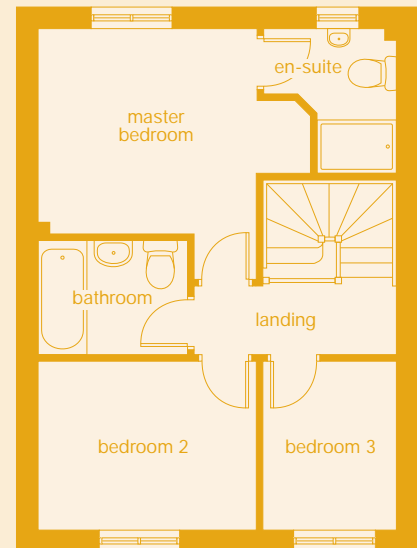


**Ground Floor**

room dimensions:

lounge	4.350m x 3.209m	14'3" x 10'6"
kitchen	3.210m x 3.020m	10'6" x 9'11"
dining	2.173m x 2.100m	7'2" x 6'11"
wc	1.960m x 0.910m	6'5" x 3'0"

**First Floor**



**First Floor**

room dimensions:

master bedroom	3.260m x 3.060m	10'8" x 10'0"
en-suite	2.150m max x 2.023m	7'1" x 6'8"
bedroom 2	3.260m x 2.560m	10'8" x 8'5"
bedroom 3	2.560m x 2.022m	8'5" x 6'8"
bathroom	2.240m x 1.701m	7'4" x 5'7"

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## 3 bed home The Gissing

### Key features en-suite shower room

The separate study on the first floor of the Gissing provides an adaptable space that could be used as a home office, a family computer suite or a quiet retreat dedicated to homework and school revision. The top floor is given over to a charming dormer-windowed master bedroom with a generously sized en-suite shower room, a relaxing room that blends luxury and character.

**Total floor space**  
1041.74 sq ft



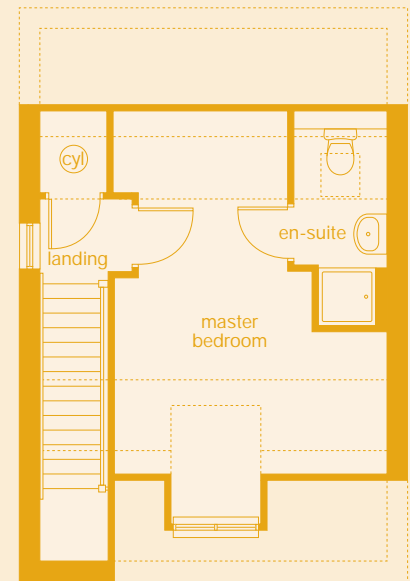
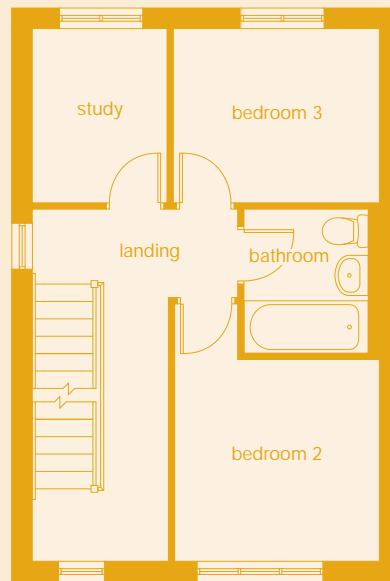
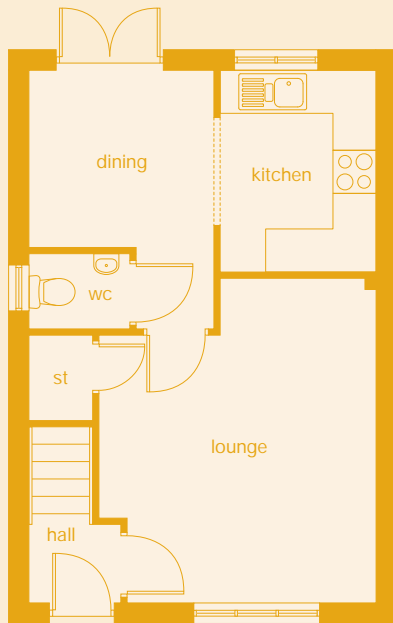
Please note: elevational treatments may vary.



### Ground Floor

### First Floor

### Second Floor



#### Ground Floor

room dimensions:

lounge	3.885m max x 4.480m max	12'9" x 14'8"
kitchen	2.140m x 2.800m	7'0" x 9'2"
dining	2.550m x 2.470m	8'4" x 8'1"
wc	1.400m x 0.990m	4'7" x 3'3"

#### First Floor

room dimensions:

bedroom 2	2.859m x 2.801m	9'5" x 9'2"
bedroom 3	2.869m x 2.424m	9'5" x 7'11"
study	1.871m x 2.409m	6'2" x 7'11"
bathroom	1.700m x 2.020m	5'7" x 6'8"

#### Second Floor

room dimensions:

master bedroom	3.841m x 4.970m max †	12'7" x 16'4"
en-suite	1.308m x 2.725m †	4'3" x 8'11"

† Minimum height of 1.194m.

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## 3 bed home

### The Auden

#### Key features

bay window with central French doors

Featuring French doors set into a conservatory-style bay window, the lounge of the Auden will be a delightful place to relax and enjoy the changing seasons. The separate study provides a peaceful space for catching up on homework or household accounts, and the master bedroom with its dressing-room and en-suite shower is a character-filled retreat from the pressures of the day.

#### Total floor space

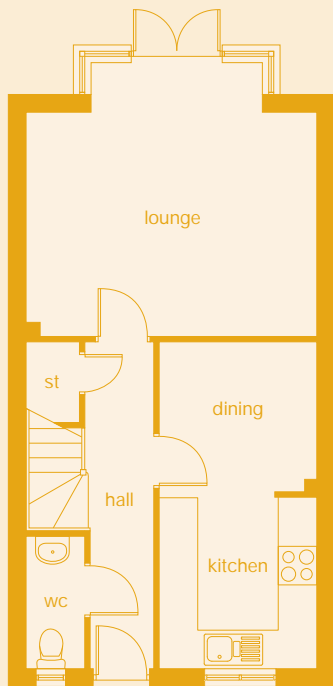
1277.04 sq ft



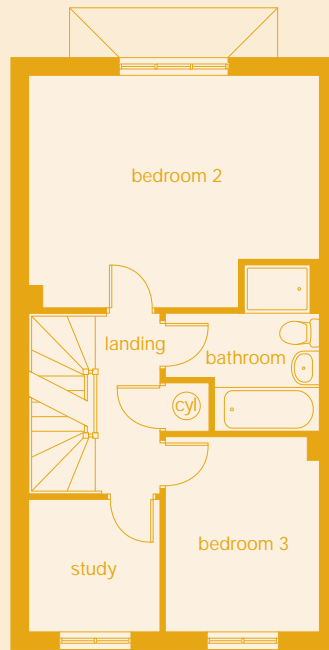
Please note: elevational treatments may vary.



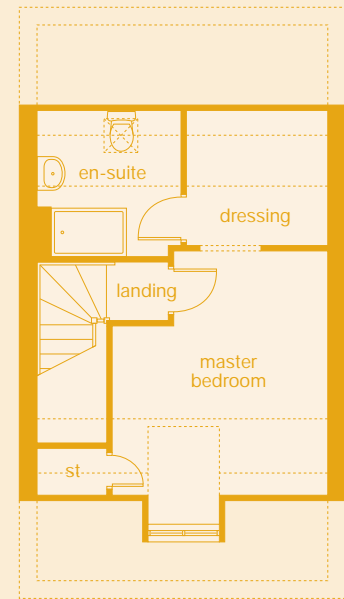
#### Ground Floor



#### First Floor



#### Second Floor



#### Ground Floor

room dimensions:

lounge	4.740m x 4.519m into bay	15'7" x 14'10"
kitchen/dining	2.580m x 5.210m	8'6" x 17'1"
wc	0.910m x 2.140m	3'0" x 7'0"

#### First Floor

room dimensions:

bedroom 2	4.740m x 3.744m max	15'7" x 12'3"
bedroom 3	2.500m x 3.178m	8'2" x 10'5"
study	2.140m x 2.140m	7'0" x 7'0"
bathroom	2.500m max x 3.095m max	8'2" x 10'2"

#### Second Floor

room dimensions:

master bedroom	3.547m max x 3.965m †	11'8" x 13'0"
en-suite	2.327m max x 2.339m †	7'8" x 7'8"
dressing	2.313m x 2.129m	7'7" x 7'0"

† Minimum height of 1.200m.

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**Please note— there is no boiler tank on the landing, it will now be storage space. Please speak to our Sales Adviser for further details.**

## 4 bed home The Beckett

### Key features integral garage

The Beckett is distinguished by a wealth of fascinating features, including a richly ornamented entrance portico with an attractive fanlight that immediately sets the tone of this premium-quality home. French windows with a beautiful wrought-iron balcony add real character to the lounge, as well as helping to keep the interior pleasantly cool in even the warmest weather.

**Total floor space**  
1108.05 sq ft



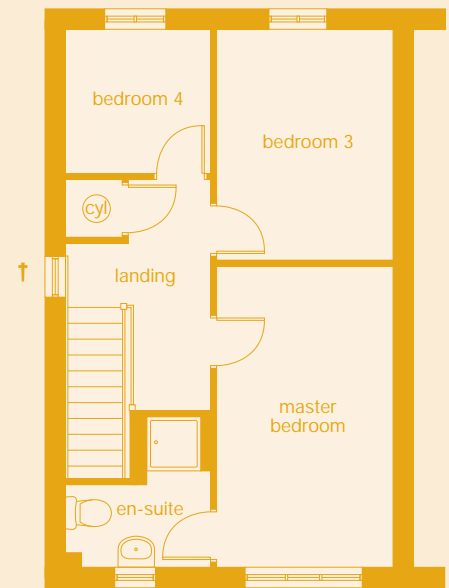
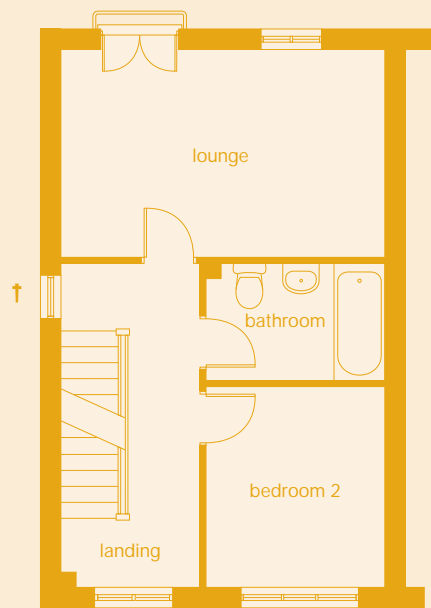
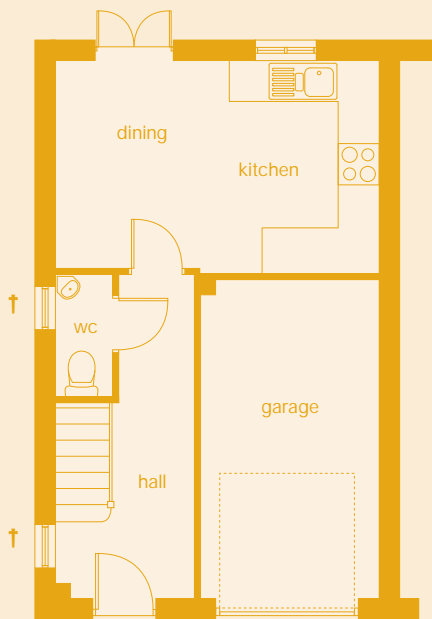
Please note: elevational treatments may vary.



### Ground Floor

### First Floor

### Second Floor



#### Ground Floor

room dimensions:

kitchen/dining	4.840m x 3.105m	15'11" x 10'2"
wc	0.855m x 1.820m	2'10" x 6'0"

† No gable windows to plots 40, 41, 106, 107, 120 and 121.

#### First Floor

room dimensions:

lounge	4.840m x 3.150m	15'11" x 10'4"
bedroom 2	2.625m x 2.950m	8'7" x 9'8"
bathroom	2.625m x 1.700m	8'7" x 5'7"

#### Second Floor

room dimensions:

master bedroom	2.600m x 4.500m	8'6" x 14'9"
en-suite	2.140m x 1.240m	7'0" x 4'1"
bedroom 3	2.600m x 3.450m	8'6" x 11'4"
bedroom 4	2.140m x 2.150m	7'0" x 7'1"

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## 3 bed home The Hardy

**Plots:**  
13, 62\*

**Key features**  
en-suite shower room  
French windows with Juliette balcony

The light, spacious interior of the Hardy is distinguished by a wealth of exciting and innovative features, including a magnificent first-floor landing that will be a superb background for family pictures or favourite antiques.

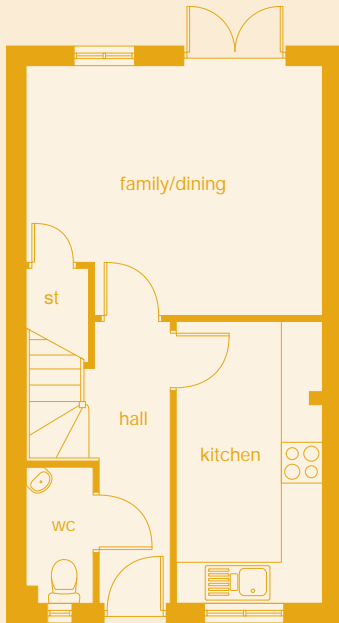
**Total floor space**  
1154.12 sq ft



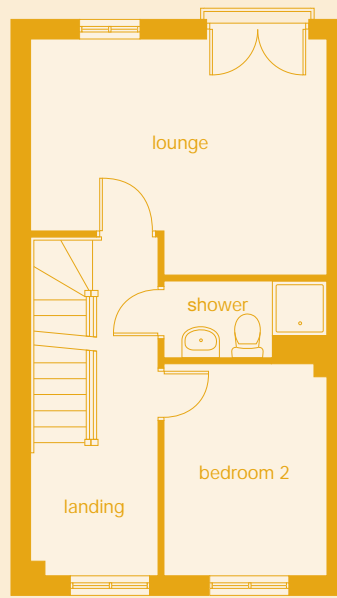
Please note: elevational treatments may vary.



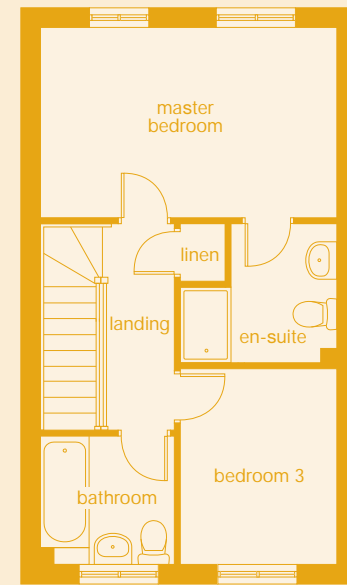
### Ground Floor



### First Floor



### Second Floor



#### Ground Floor

room dimensions:

family/dining	4.440m max x 3.452m max	14'7" x 11'4"
kitchen	2.180m x 4.448m	7'2" x 14'7"
wc	1.000m x 2.030m	3'3" x 6'8"

\*Plots are a mirror-image of plans shown above.

#### First Floor

room dimensions:

lounge	4.440m max x 3.502m max	14'7" x 11'6"
bedroom 2	2.430m max x 3.202m max	8'0" x 10'6"
shower	2.430m x 1.146m	8'0" x 3'9"

#### Second Floor

room dimensions:

master bedroom	4.440m x 2.760m	14'7" x 9'1"
en-suite	2.340m max x 2.159m max	7'8" x 7'1"
bedroom 3	2.340m x 2.931m	7'8" x 9'7"
bathroom	2.000m x 1.900m	6'7" x 6'3"

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## 4 bed home The Crompton

### Key features

french doors  
integral garage  
two en-suite bathrooms

The thoughtfully arranged integral garage to the ground floor of the Crompton will provide an ideal space for essential storage, ensuring the living areas of this lovely home aren't cluttered. The separate living room provides ample space to relax yet it is the kitchen, family room which is the heart of this charming home.

Whilst the master bedroom boasts its own en-suite, the second and fourth bedrooms share a Jack and Jill style en-suite.

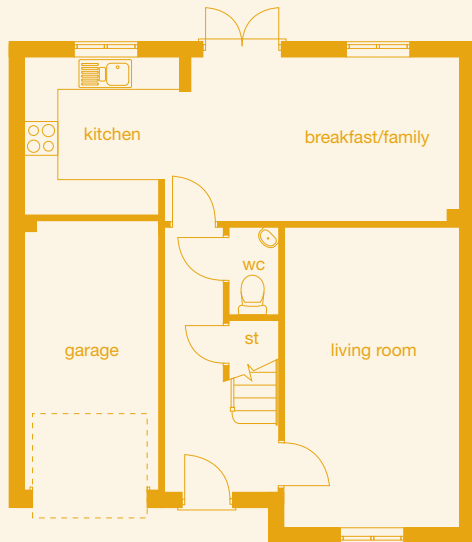


Please note: elevational treatments may vary



Total floor space: 123.48m<sup>2</sup> (1,329 sq ft)

### Ground Floor



### Ground Floor

room dimensions:

living room	3.26m x 5.63m	10'9" x 18'6"
kitchen	2.90m x 2.88m	9'6" x 9'5"
breakfast/family	5.03m x 3.05m	16'6" x 10'0"
wc	0.92m x 1.65m	3'0" x 5'5"

### First Floor



### First Floor

room dimensions:

master bedroom	3.31m x 4.43m	10'10" x 14'6"
en-suite 1	2.31m x 1.40m	7'7" x 4'7"
bedroom 2	3.73m x 3.20m	12'3" x 10'6"
en-suite 2	2.68m (max) x 1.80m (max)	8'10" x 5'11"
bedroom 3	3.31m x 2.80m	10'10" x 9'2"
bedroom 4	2.68m x 3.00m	8'10" x 9'9"
bathroom	1.97m x 1.90m	6'6" x 6'3"

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## 4 bed home The Stevenson A

### Key features

French doors  
utility room  
en-suite shower room

A delightful, informal focal point for family life, the dining/family room of this substantial home will also be a really special setting in which to relax over leisurely meals with guests. The entrance into the kitchen affords enormous convenience while keeping the two spaces quite separate.

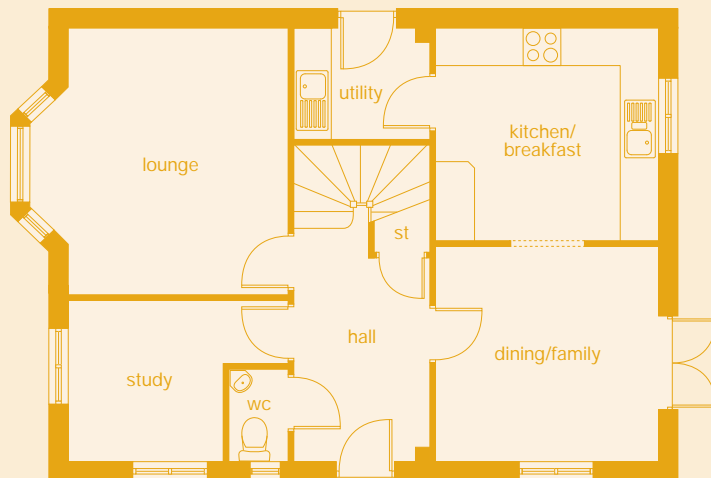
**Total floor space**  
1401.47 sq ft



Please note: elevational treatments may vary.



### Ground Floor

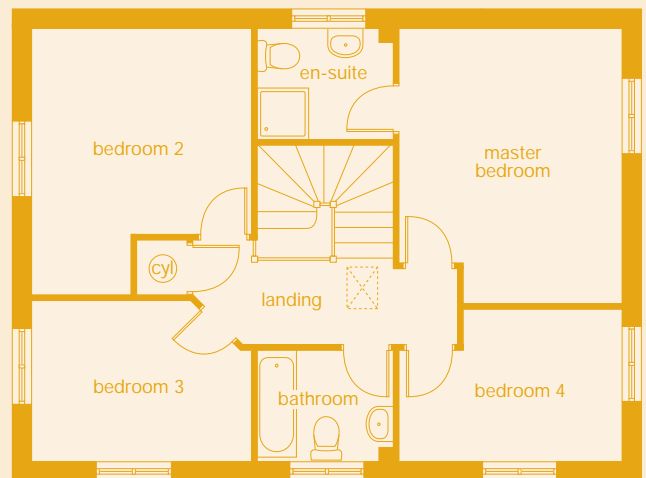


#### Ground Floor

room dimensions:

lounge	4.055m into bay x 4.216m	13'4" x 13'10"
dining/family	3.517m x 3.391m	11'6" x 11'2"
kitchen/breakfast	3.517m x 3.373m	11'6" x 11'1"
utility	2.126m x 1.760m	7'0" x 5'9"
study	2.462m x 2.548m	8'1" x 8'4"
wc	0.900m x 1.450m	2'11" x 4'9"

### First Floor



#### First Floor

room dimensions:

master bedroom	3.516m x 4.380m	11'6" x 14'4"
en-suite	2.126m x 1.760m	7'0" x 5'9"
bedroom 2	3.512m x 4.263m max	11'6" x 14'0"
bedroom 3	3.458m max x 2.501m max	11'4" x 8'2"
bedroom 4	3.515m x 2.384m max	11'6" x 7'10"
bathroom	2.233m x 1.749m	7'4" x 5'9"

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**Please note – there has been a change made to the patio door location affecting plots 34 & 68, please speak to our Sales Adviser for further details**

## 4 bed home The Stevenson B

**Key features**  
utility room  
en-suite shower room

A delightful, informal focal point for family life, the dining/family room of this substantial home will also be a really special setting in which to relax over leisurely meals with guests. The entrance into the kitchen affords enormous convenience while keeping the two spaces quite separate.

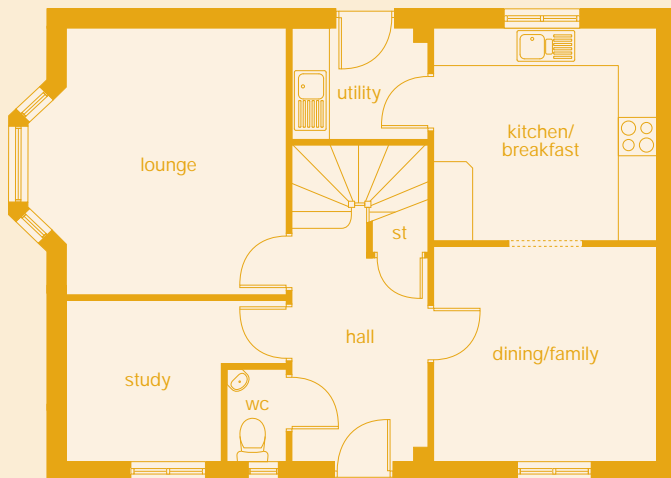
**Total floor space**  
1401.47 sq ft



Please note: elevational treatments may vary.



### Ground Floor

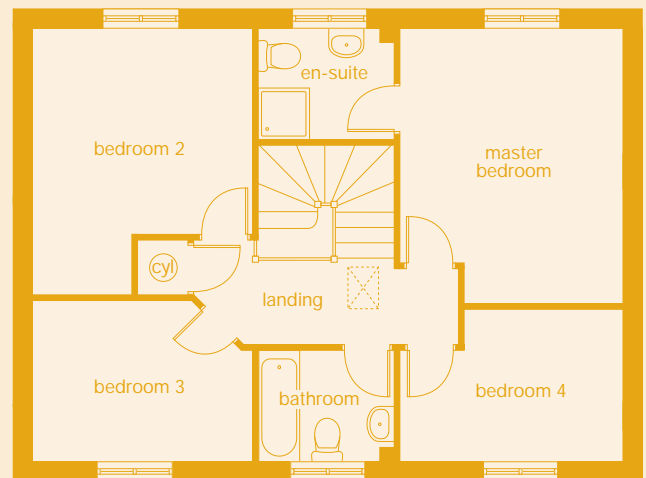


#### Ground Floor

room dimensions:

lounge	4.055m into bay x 4.216m	13'4" x 13'10"
dining/family	3.517m x 3.391m	11'6" x 11'2"
kitchen/breakfast	3.517m x 3.373m	11'6" x 11'1"
utility	2.126m x 1.760m	7'0" x 5'9"
study	2.462m x 2.548m	8'1" x 8'4"
wc	0.900m x 1.450m	2'11" x 4'9"

### First Floor



#### First Floor

room dimensions:

master bedroom	3.516m x 4.380m	11'6" x 14'4"
en-suite	2.126m x 1.760m	7'0" x 5'9"
bedroom 2	3.512m x 4.263m max	11'6" x 14'0"
bedroom 3	3.458m max x 2.501m max	11'4" x 8'2"
bedroom 4	3.515m x 2.384m max	11'6" x 7'10"
bathroom	2.233m x 1.749m	7'4" x 5'9"

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**Please note – there has been a change made to the patio door location affecting plots 34 & 68, please speak to our Sales Adviser for further details**



## 4 bed home The Golding

### Key features

french doors  
integral garage  
study

This charming home with its inviting frontage is complemented by its clever use of space to create attractive, useable rooms making this a wonderful family home. The kitchen dining room is perfect for breakfasts and evening meals whilst the large living room is an ideal space to relax in, complemented by the French doors leading onto the garden. The four bedrooms are ample for a growing family whilst the study is perfect to retreat to for some peace and quiet, ideally suited to homework.

Total floor space: 132.20m<sup>2</sup> (1,432 sq ft)



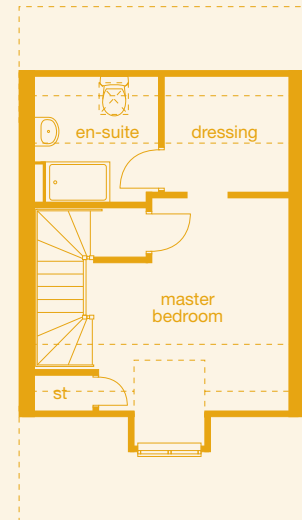
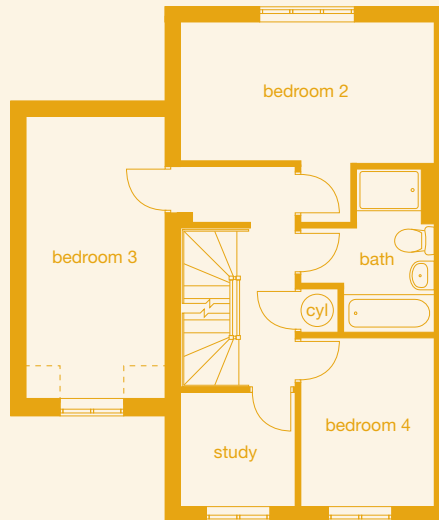
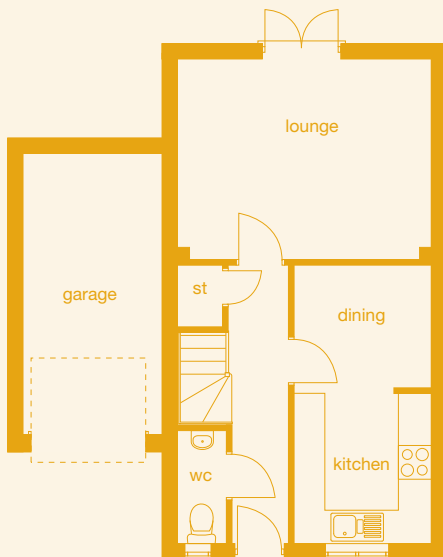
Please note: elevational treatments may vary



### Ground Floor

### First Floor

### Second Floor



### Ground Floor

room dimensions:

lounge	4.75m x 3.74m	15'7" x 12'3"
dining	2.59m x 2.31m	8'6" x 7'7"
kitchen	2.59m x 2.81m	8'6" x 9'2"
wc	0.91m x 2.14m	3'0" x 7'0"

### First Floor

room dimensions:

bedroom 2	4.75m x 2.64m	15'7" x 8'8"
bedroom 3	2.59m x 5.28m (max)	8'6" x 17'4"
bedroom 4	2.51m x 3.18m (max)	8'3" x 10'5"
study	2.14m x 2.14m	7'0" x 7'0"
bathroom	2.51m (max) x 3.08m (max)	8'3" x 10'1"

### Second Floor

room dimensions:

master bedroom	3.56m (max) x 3.97m (to 1.19m height)	11'8" x 13'0"
en-suite	2.33m (max) x 2.34m (to 1.19m height)	7'8" x 7'8"
dressing	2.32m x 2.13m (inc wardrobes)	7'7" x 7'0"

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## 4 bed home The Conway

### Key features

dual-access en-suite shower room

From the large kitchen, a sweeping curved step leads into a wonderfully light family area with French doors set between glazed panels. Upstairs, a charming dormer and dual-access en-suite add a unique character to the second bedroom. From the sheltered entrance to the en-suite in the master bedroom, every detail of the Conway will bring lasting pleasure.

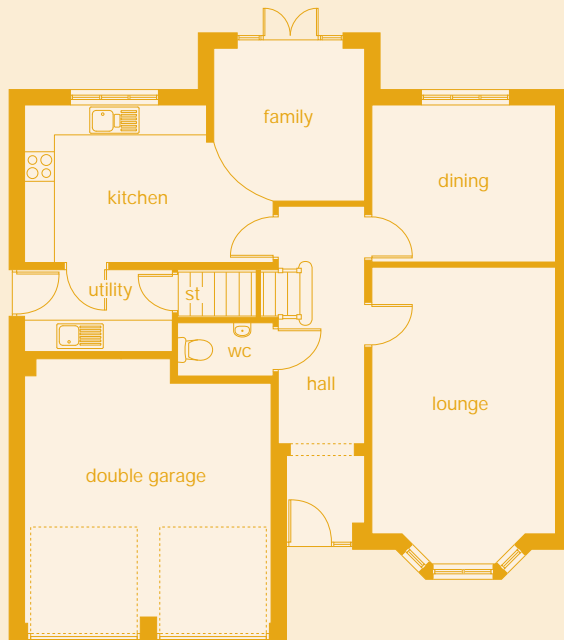


Please note: elevational treatments may vary.



**Total floor space**  
1829.45 sq ft

### Ground Floor

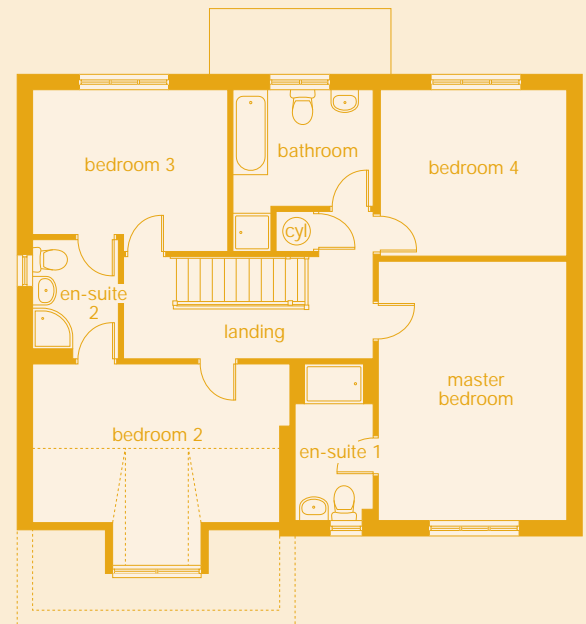


#### Ground Floor

room dimensions:

lounge	3.675m x 5.902m into bay	12'1" x 19'4"
kitchen	3.675m x 3.170m	12'1" x 10'5"
family	2.954m x 3.054m	9'8" x 10'0"
dining	3.675m x 3.150m	12'1" x 10'4"
utility	3.000m x 1.600m	9'10" x 5'3"
wc	1.895m x 1.050m	6'3" x 3'5"

### First Floor



#### First Floor

room dimensions:

master bedroom	3.725m x 5.719m	12'3" x 17'0"
en-suite 1	1.536m x 3.119m	5'0" x 10'3"
bedroom 2	4.900m x 3.157m †	16'1" x 10'4"
en-suite 2	1.685m x 2.400m	5'6" x 7'10"
bedroom 3	3.874m x 3.200m max	12'9" x 10'6"
bedroom 4	3.675m x 3.300m	12'1" x 10'10"
bathroom	2.805m x 3.200m max	9'2" x 10'6"

† Minimum height of 1.155m.

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## 5 bed home The Bronte

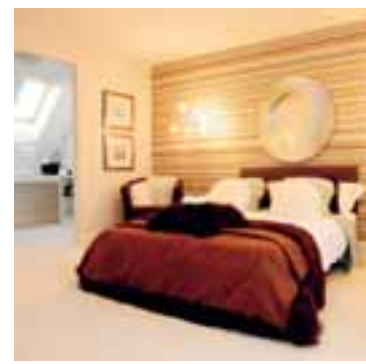
**Key features**  
en-suite bathroom  
dual French doors

The Bronte is an imposing and stylish dwelling with enormous appeal. The long lounge opens via elegant double doors into a large dining-room to create a superb space that extends from the bay window at the front to the French doors and on into the garden, perfect for hosting large gatherings. With five large bedrooms and a separate study, however, there is plenty of space for peace and privacy too.

**Total floor space**  
1655.61 sq ft



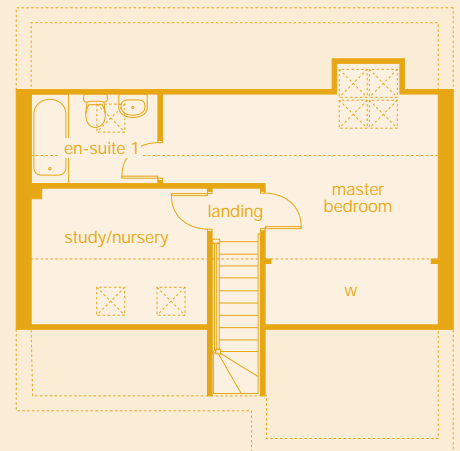
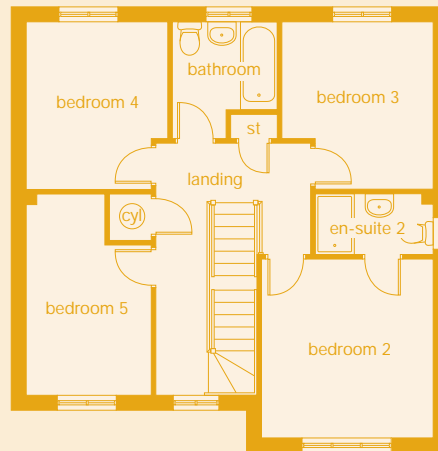
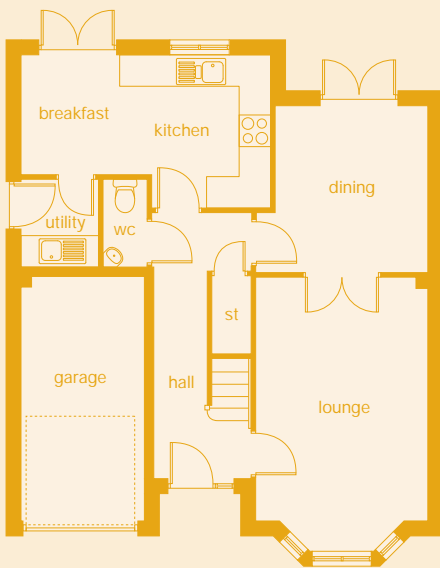
Please note: elevational treatments may vary.



### Ground Floor

### First Floor

### Second Floor



#### Ground Floor

room dimensions:

lounge	3.336m x 5.405m into bay	10'11" x 17'9"
dining	2.951m x 3.230m	9'8" x 10'7"
kitchen/breakfast	4.898m x 2.972m max	16'1" x 9'9"
utility	1.508m x 1.770m	4'11" x 5'8"
wc	0.850m x 1.770m	2'9" x 5'8"

#### First Floor

room dimensions:

bedroom 2	3.336m x 3.522m	10'11" x 11'7"
en-suite 2	2.301m x 1.200m	7'7" x 3'11"
bedroom 3	2.961m x 3.270m max	9'9" x 10'9"
bedroom 4	2.768m max x 3.270m	9'1" x 10'9"
bedroom 5	2.448m x 3.977m max	8'0" x 13'1"
bathroom	2.070m x 2.270m max	6'9" x 7'5"

#### Second Floor

room dimensions:

master bedroom	5.424m max x 4.487m †	17'10" x 14'9"
en-suite 1	2.475m x 1.700m ††	8'1" x 5'7"
study/nursery	3.465m x 2.562m †	11'4" x 8'5"

† Minimum height of 1.194m.

†† Minimum height of 1.370m.

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## 4 bed home The Hardy B

### Key features

two en-suite shower rooms  
French windows  
with Juliet balcony

The light, spacious interior of the Hardy is distinguished by a wealth of exciting and innovative features. A study and two en-suites add a wonderful blend of luxury and character to this property.

### Total floor space

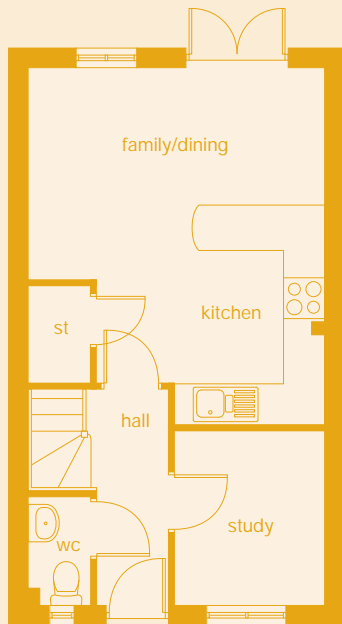
1154.12 sq ft



Please note: elevational treatments may vary.



### Ground Floor

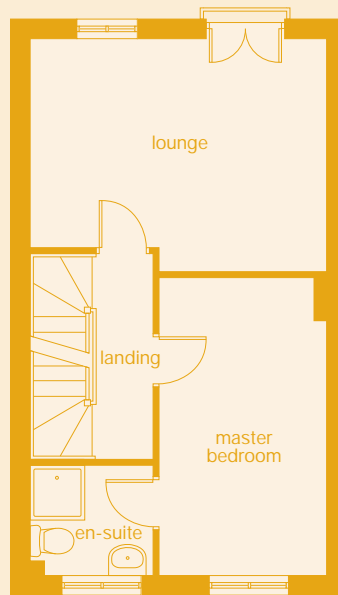


### Ground Floor

room dimensions:

family/dining	4.440m max x 3.175m max	14'7" x 10'4"
kitchen	3.420m max x 3.294m max	11'2" x 10'8"
study	2.288m x 2.576m	7'5" x 8'4"
wc	0.910m x 1.595m	3'0" x 5'2"

### First Floor



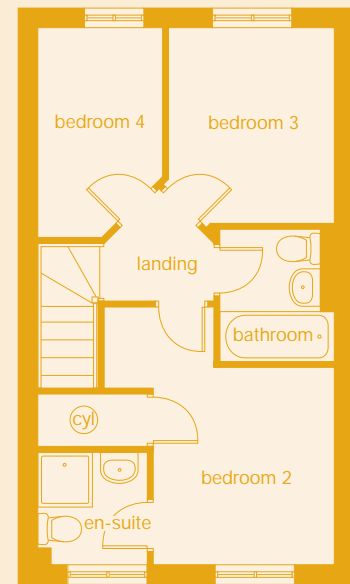
### First Floor

room dimensions:

lounge	4.440m max x 3.502m max	14'7" x 11'6"
master bedroom	2.512m x 4.459m †	8'3" x 14'8"
en-suite 1	1.828m x 1.650m	6'0" x 5'5"

† Including wardrobe space.

### Second Floor



### Second Floor

room dimensions:

bedroom 2	2.705m min x 2.960m min	8'10" x 9'9"
en-suite 2	1.635m x 1.650m	5'4" x 5'5"
bedroom 3	2.474m max x 2.920m max	8'1" x 9'7"
bedroom 4	1.866m max x 3.130m max	6'1" x 10'3"
bathroom	1.700m max x 1.970m	5'7" x 6'6"

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## 4 bed home The Scott Special

**Key features**  
two en-suite bedrooms  
Juliet balcony

With its separate utility room, a real help in keeping the household management under control, and its two en-suites, the Scott Special is an enormously practical family home designed to bring pleasure and ease to everyday life. The unusual master bedroom, leading through to a dressing area, adds a dash of sophisticated luxury and provides a really special private retreat.

**Total floor space**  
1983.70 sq ft



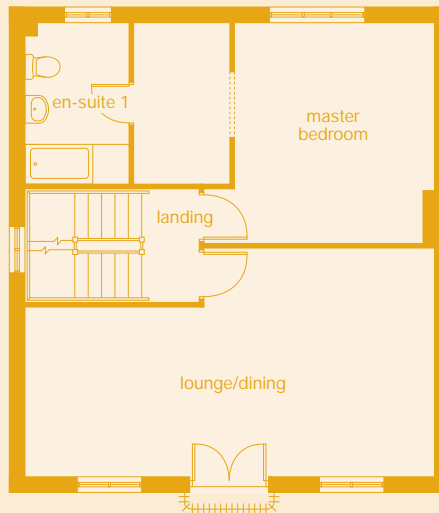
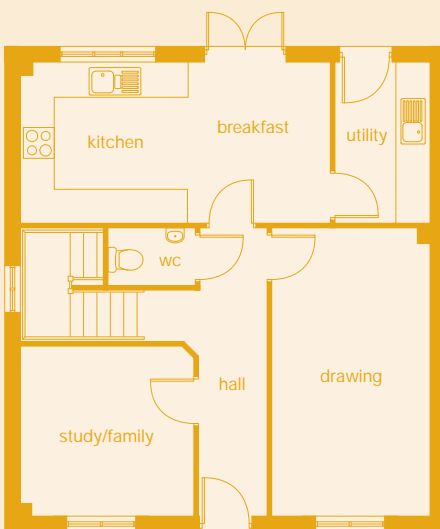
Please note: elevational treatments may vary.



### Ground Floor

### First Floor

### Second Floor



#### Ground Floor

room dimensions:

kitchen/breakfast	5.644m x 2.877m	18'5" x 9'4"
study/family	3.157m max x 3.052m max	10'4" x 10'0"
drawing	2.867m x 5.214m	9'4" x 17'1"
utility	1.710m x 2.877m	5'6" x 9'4"
wc	1.585m x 1.007m	5'2" x 3'3"

#### First Floor

room dimensions:

lounge	7.454m max x 4.158m max	24'5" x 13'6"
master bedroom	3.650m min x 3.983m max	12'0" x 13'1"
dressing	1.728m x 2.877m	5'7" x 9'4"
en-suite 1	1.876m x 2.877m max	6'2" x 9'4"

#### Second Floor

room dimensions:

bedroom 2	5.372m max x 2.877m max	17'6" x 9'4"
en-suite 2	1.981m x 2.877m max	6'5" x 9'4"
bedroom 3	4.450m max x 3.102m max	14'6" x 10'2"
bedroom 4	2.904m min x 3.052m max	9'5" x 10'0"
bathroom	2.800m x 2.062m	9'2" x 6'8"

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## 5 bed home The Huxley

### Key features twin bay windows

From the harmonious symmetry of its impressive façade to the two delightful dormer bedrooms, this is a spacious and welcoming home that blends style with great convenience. The bay-windowed family room could alternatively be used as a superb home office, and the sumptuous master bedroom leading through to a dressing area introduces an exceptional level of opulence.

**Total floor space**  
2057.86 sq ft



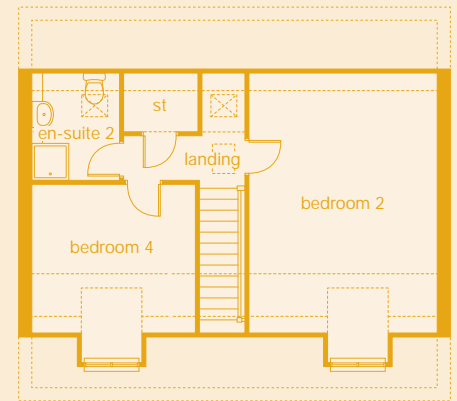
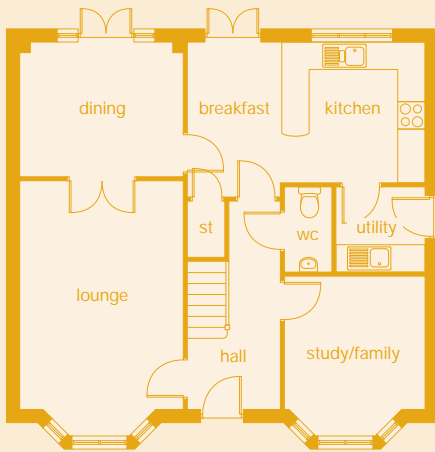
Please note: elevational treatments may vary.



### Ground Floor

### First Floor

### Second Floor



#### Ground Floor

##### room dimensions:

lounge	3.500m x 5.553m	into bay	11'6" x 18'3"
kitchen/breakfast	5.100m x 3.000m		16'9" x 9'10"
dining	3.500m x 2.890m		11'6" x 9'6"
study/family	3.000m x 3.443m	into bay	9'10" x 11'4"
utility	1.900m x 1.800m		6'3" x 5'11"
wc	1.000m x 1.800m		3'3" x 5'11"

#### First Floor

##### room dimensions:

master bedroom	3.500m x 3.800m		11'6" x 12'6"
en-suite 1	3.500m x 1.900m		11'6" x 6'3"
dressing	3.500m x 2.000m		11'6" x 6'7"
bedroom 3	3.000m x 4.950m	max	9'10" x 16'3"
bedroom 5	3.000m x 2.850m		9'10" x 9'4"
bathroom	1.950m x 2.650m		6'5" x 8'8"

#### Second Floor

##### room dimensions:

bedroom 2	4.070m x 5.512m	†	13'4" x 18'11"
en-suite 2	1.850m x 2.257m	†	6'1" x 7'5"
bedroom 4	3.550m x 3.155m	†	11'8" x 10'4"

† Minimum height of 1.200m.

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## Housetype Specification

### The Meadows

#### Kitchen and utilities

	Yare	Bailey	Gissing	Auden	Beckett	Hardy B	Stevenson	Conway	Scott Special	Bronte	Huxley
stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single fan over	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbed space for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot ceiling light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
plastic switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 1½ sink and monobloc tap (where layouts permit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single bowl sink and monobloc tap (to utility room)	-	-	-	-	-	-	✓	✓	✓	✓	✓
plumbing for dishwasher (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
post-formed or square-edged worktops with 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### Bathrooms and en-suites

minimum of one complete shower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bath with filler mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
white sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
450mm-high tiling to walls above bath unless shower fitted and half adjacent wall fully tiled	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm-high tiling above basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
full-height tiling around showers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
splashback wall tiling in wc	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### Electrical

TV socket in lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
telephone socket in lounge or study (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
co-axial digital cable fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
front porch light ready-fitted with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
front doorbell and chimes ready-fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
double socket and light in garage (where attached to house)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ yes

- no

#### Security

multi-point locking front door system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC fascias, soffits and bargeboards (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dry roofing systems to ridges, verges and hips (where roof pitch and planning allows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### Heating

double-glazing to all windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms (except where roomstat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dry-roofing systems to ridges, verges and hips	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### Decorative

smooth-finish ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
french doors (where local ground conditions permit)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
house numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
woodwork painted White	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
walls painted Gardenia except wet rooms which will be White	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stop-chamfered spindles to stairs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid internal doors with chrome plated levers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm skirting and 63mm architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

#### External

900mm-high post and rail fence	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
turfed front 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.

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Photography represents typical Miller Homes' fittings and options.

## Housetype Specification

### The Meadows - Phase 3

#### Kitchen

contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
chunky cladding to base units and panel framing to wall units	✓
square PVC edged worktop with upstand to wall	✓
stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
stainless steel single bowl sink and monobloc mixer tap to utility (where layouts permit)	✓
stainless steel chimney hood and splashback to hob	✓
stainless steel 4-burner gas hob	✓
stainless steel single multi-function fan oven	✓
stainless steel double multi-function fan oven	○
stainless steel integrated microwave oven (where layout permits)	○
integrated fridge - freezer	✓
plumbing and electrics for washing machine	✓
integrated washing machine	○
plumbing and electrics for dishwasher	✓
integrated dishwasher	○
delta downlighters to underside of wall units	✓
LED downlighters to ceiling	✓
brushed stainless steel sockets and switches	✓
ceramic floor tiles	○

#### Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
soft close toilet seats	✓
lever operate chrome monobloc mixer taps	✓
chrome look electric shower (2&3 bed units)	✓
bar style chrome shower mixer valve (4&5 bed units)	✓
low profile shower tray with stainless steel framed clear glass enclosure (where layout permits)	✓
shaver point to ensuite	✓
LED downlighters to ceiling	✓
full height ceramic tiling to shower area	✓
half height ceramic tiling to walls incorporating sanitaryware appliances	✓
ceramic floor tiles	○

#### Electrical

mains wired (with battery back-up) smoke and carbondioxide detectors	✓
power and lighting to garage	✓
tv socket to lounge, kitchen and bedroom 1	✓
BT socket	✓
PIR operated porch light	✓
front doorbell and chime	✓
intruder alarm	○

- ✓ yes  
○ optional

#### Heating

gas central heating throughout	✓
thermostatically controlled radiators to all rooms (except where roomstat is fitted)	✓
programmable control of heating zones	✓
chrome towel radiator to bathroom / ensuite	○

#### Exterior

double glazed PVCu windows (where planning permits)	✓
double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters (where planning permits)	✓
multi-point door locking system to front and rear doors	✓
up-and-over steel garage door	✓
house numbers ready fitted	✓
outside cold water tap	✓

#### Decorative

stop chamfer moulded spindles and newels to staircase	✓
clear finished natural oak staircase handrail	✓
ovolo moulded skirting boards and architraves	✓
Ladder style 4 panel moulded smooth pattern internal door with chrome lever on rose door handles	✓
smooth finish ceilings, painted in white emulsion	✓
walls painted in soft white / white emulsion	✓
woodwork painted satin white	✓
fitted wardrobe system to bedroom 1	✓
fitted wardrobe system to bedroom 2	○

#### Landscaping

turf to front garden	✓
1800mm high, close board boundary fencing	✓

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Only applicable to plots on Phase 3. Please speak to our sales advisor for further information.



How to find us.  
We are open Thursday – Monday  
10:30am – 5:30pm  
Telephone: 0800 840 8487



**From the A1(M) travelling southwards**

Leave the A1(M) at junction 63 and take the fourth exit at the roundabout to enter the A167, and around six miles after leaving the motorway, at the roundabout on the northern edge of Pity Me, take the third exit to enter Front Street, following signs for Pity me and Framwellgate Moor. Around 80 yards on, at the crossroads, turn left into Abbey Road and carry straight on through the roundabout then turn right at the T-junction. At the roundabout a few yards on, take the second exit to enter Pit Lane. The Meadows is on the right, around 400 yards on.

**From the A1(M) travelling northwards**

Leave the A1(M) at junction 62 and take the first exit at the roundabout to enter the A690 following signs for Durham. Take the second exit at the Gilesgate roundabout to enter Leazes Road (A690) and stay on Leazes Road to cross the river, then at the roundabout, take the third exit to enter Framwellgate (A691). At the next two roundabouts, take the third exit to enter Dryburn Road then Durham Road, and at the T-junction, turn right into Finchale Road. Follow Finchale Road as it becomes Pit Lane, and after around three-quarters of a mile, The Meadows is on the left.

**Satellite Navigation Reference**

DH1 5HJ



● The Meadows

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