



Weavers Court Castle Donington

the place to be[®]



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



the place to be[®]

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Plot information

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Development By Others

Development By Others

Development By Others

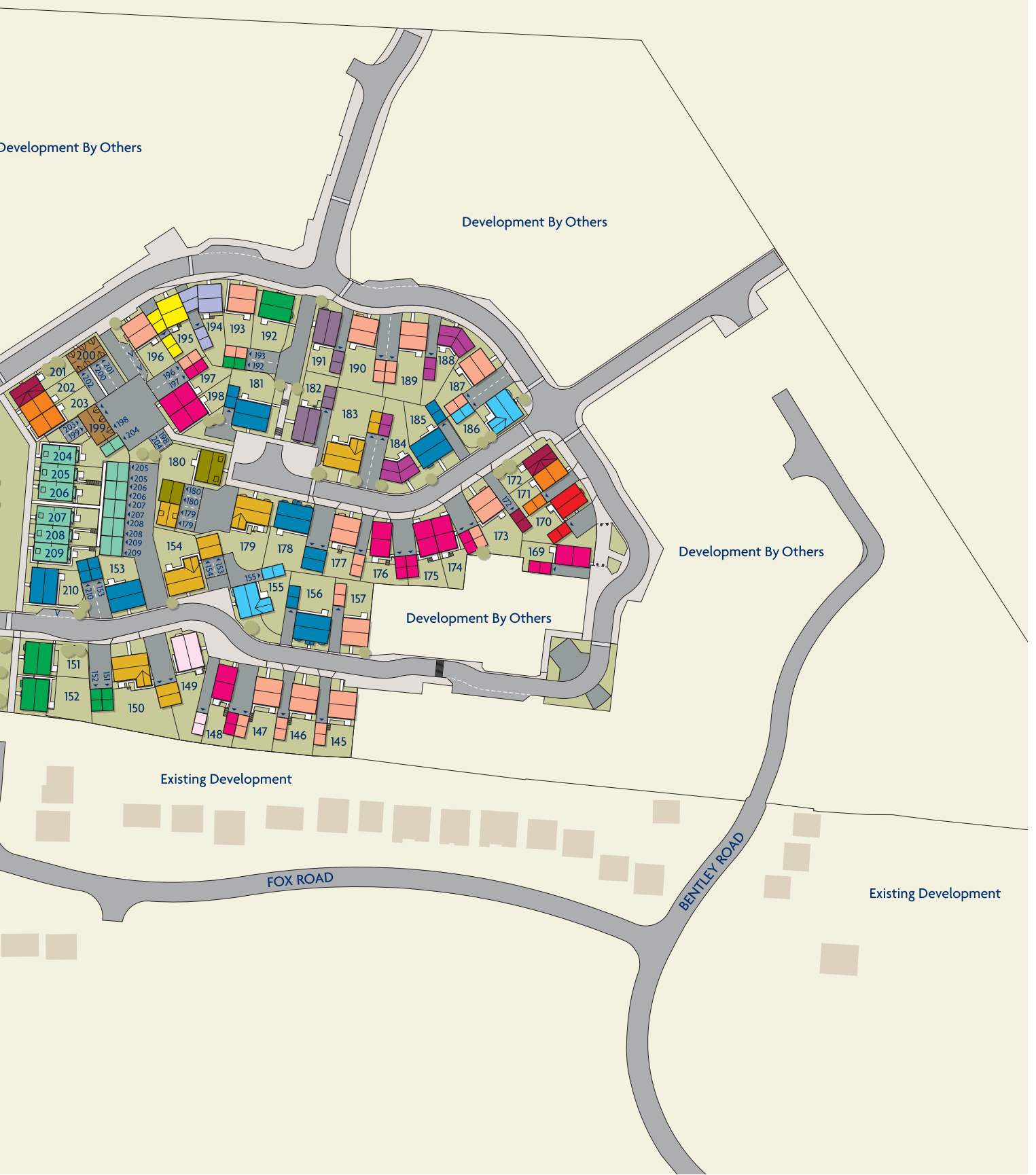
Development By Others

Existing Development

FOX ROAD

BENTLEY ROAD

Existing Development



Welcome to Weavers Court

Despite its charming traditional market town ambience, Castle Donington is an exceptionally convenient location, with the M1 motorway and East Midlands International Airport both within three miles. Located on the western edge of the town, close to open farmland and incorporating open green areas, public spaces, the beautiful new neighbourhood of Weavers Court presents a prestigious selection of contemporary two, three, four and five bedroom homes within ten miles of both Derby and Loughborough.



We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

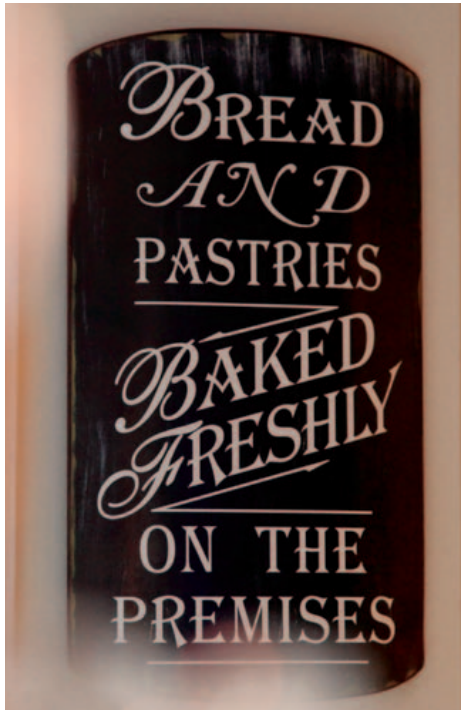
Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2011, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

A scenic view of a lake with weeping willow trees and bare branches against a clear blue sky. The foreground shows a grassy bank with a small signpost. The water is calm, reflecting the sky and the trees. The overall atmosphere is peaceful and serene.

Living in Castle Donington

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 Castle Donington.



Transport

Castle Donington is an extremely well connected town, less than fifteen minutes from the M1 and an hour's drive from Birmingham. East Midlands airport, only three miles away, offers direct flights to more than 75 UK, European and transatlantic destinations, and East Midlands Parkway station, around five and a half miles from the development, provides rail links to Leicester, Derby, Nottingham and, just one and three quarter hours away, London St Pancras.

Donington Park

Weavers Court is approximately two miles from Donington Park racing circuit where, as well as motorsports there are regular shows and other events, and a superb Grand Prix Exhibition with legendary racing cars and high-tech simulators. The venue also hosts regular rock concerts, including the annual Download festival, and a large Sunday Market and car boot sale is held every week on a site adjacent to the racecourse.

Shopping

There is a convenience store in Huntingdon Drive, less than ten minutes walk from Weavers Court, and a good selection of local shopping in Borough Street, Market Street and the High Street, including a large Co-op store. A Farmers' Market is held every second Saturday.

Education & Health

Orchard Primary, ten minutes walk from Weavers Court, is an attractive school with a playing field and an environmental area, rated by Ofsted as achieving above average results in the key areas of the curriculum. There is another primary school, St Edwards, within a mile. Castle Donington Community College, covers the age range 10 to 14 and most pupils then move on to Hind Leys Community College, a specialist arts college in Shepshed, nine miles away. Close links between the local schools ensure that educational continuity is maintained for all students. There is a dental surgery and a large medical practice with a choice of six GPs in Borough Street in the town centre.

Leisure & Recreation

Weavers Court lies just to the north of the National Forest, where 200 square miles of central England is being transformed into woodlands and natural habitats with a vast choice of environments to explore on foot or bike. The golf club at Breedon Priory offers a choice of three courses alongside full clubhouse facilities and a health club with a swimming pool and gym, and Castle Donington has an excellent selection of pubs, restaurants, take-away food shops and cafes.

Useful Contacts

Donington Park
Racing Circuit
Castle Donington
01332 810 048

Breedon Priory
Golf Centre
Green lane, Melbourne
01332 863 081

Premier Stores
1 Huntingdon Drive
01332 812 906

Orchard Primary School
Grange Drive
01332 810 078

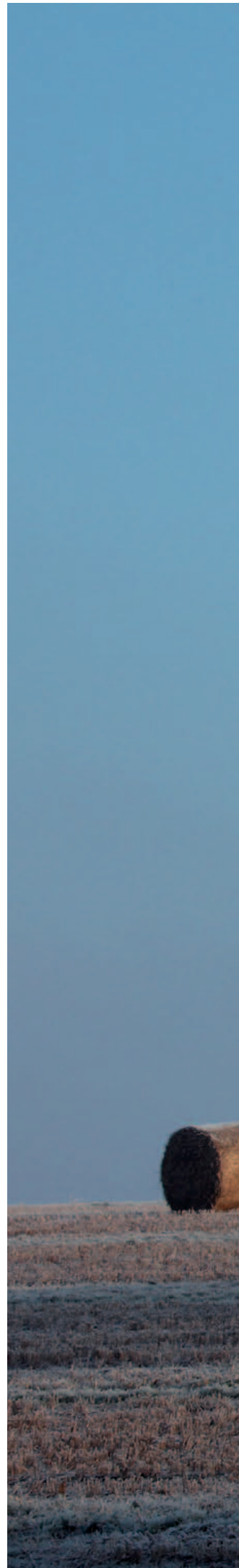
St Edwards C of E
Primary School
Dovecote
01332 810 231

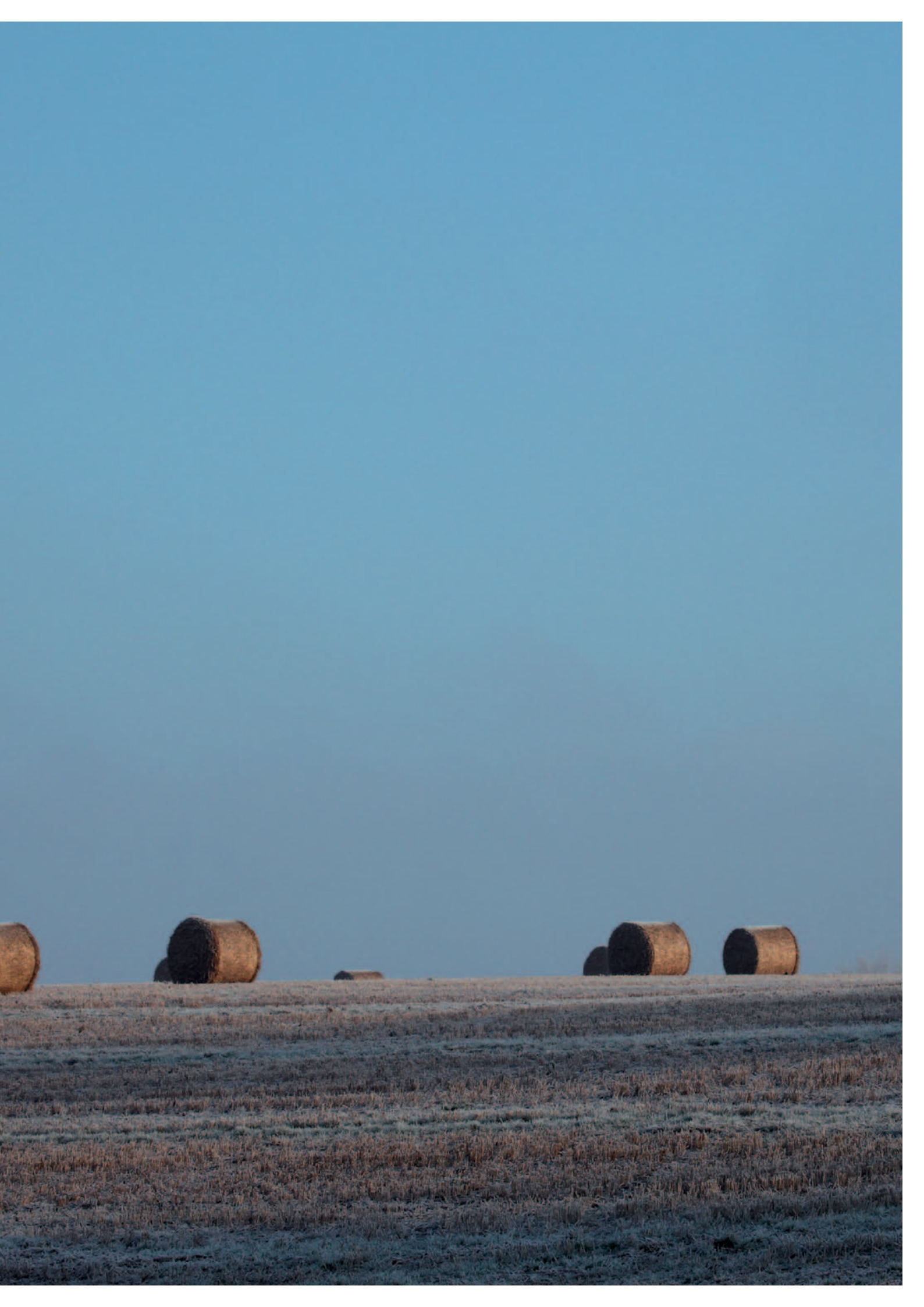
Castle Donington
Community College
Mount Pleasant
01332 810 528

Hind Leys College
Forest Street, Shepshed
01509 504 511

Dr F McGhee
and Partners
53 Borough Street
08444 773 902

The Dental Surgery
8 Borough Street
01332 810 233





Twain

2 Bed

Plots

199*, 200*

Overview

The delightful row of three dormer windows that makes such a special first impression also brings real character to the interior of this enormously practical home with its expertly designed open plan living area.

Total Floor Space

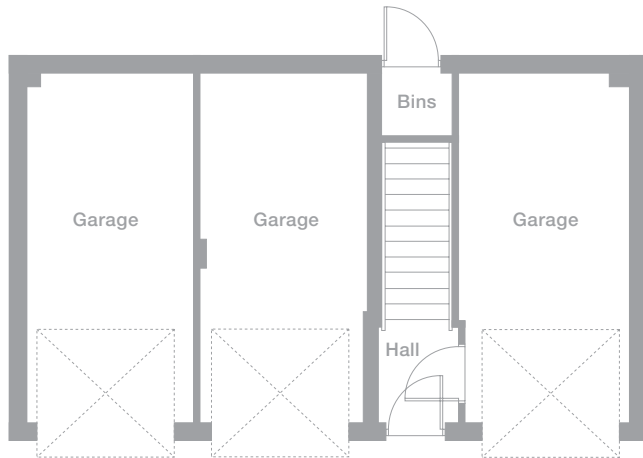
56.04m² (603 sq ft)

Key Features

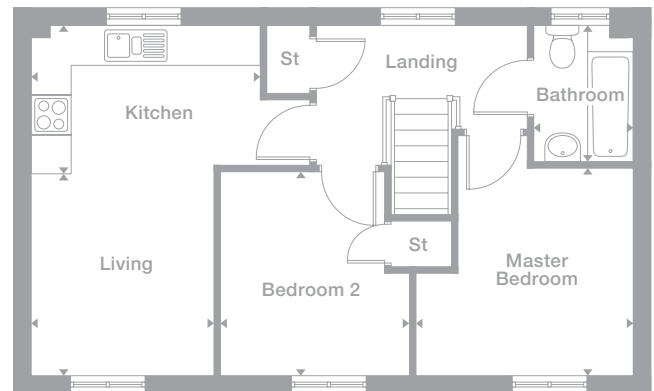
Integral Garage
Kitchen/Living Room



Ground Floor



First Floor



Room Dimensions

First Floor

Living
3.615m x 3.270m
11'10" x 10'9"

Kitchen
3.790m x 2.161m
12'5" x 7'1"

Master Bedroom
3.363m max x 3.221m
11'0" x 10'7"

Bedroom 2
2.405m max x 3.170m
7'10" x 10'5"

Bathroom
1.534m x 2.108m
5'0" x 6'11"

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* Plots are a mirror image of plans shown above

Note: Please see the sales negotiator for detailed, site/plot specific working drawings

3 Bed

Stretton

Plots

171, 202, 203*

Key Features

French Doors
Downstairs WC
Kitchen/Dining Room
Master Bed En-Suite
Master Bed Wardrobe

Overview

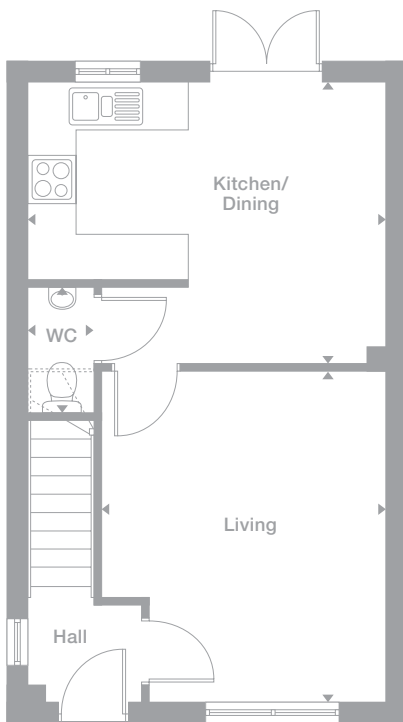
The thoughtfully laid out family kitchen, with its clear separation of the cooking and dining areas, is further enhanced by french doors that create a light, fresh environment, perfect for relaxed, leisurely mealtimes.

Total Floor Space

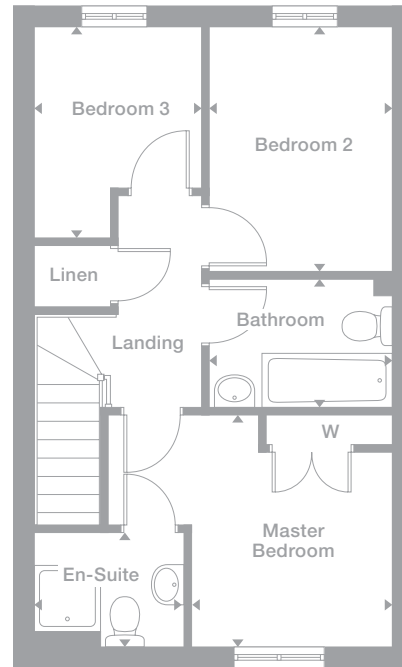
76.06m² (819 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.704m x 4.365m
12'2" x 14'4"

Kitchen/Dining
4.660m x 3.700m
15'3" x 12'2"

WC
1.650m x 0.855m
5'5" x 2'9"

First Floor

Master Bedroom
3.065m x 2.600m
10'1" x 8'6"

En-Suite
1.960m x 1.516m
6'5" x 4'11"

Bedroom 2
3.205m x 2.360m
10'6" x 7'8"

Bedroom 3
2.765m x 2.170m
9'1" x 7'2"

Bathroom
2.390m x 1.700m
7'9" x 5'6"

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Norton

3 Bed

Plots

172, 201*

Overview

Behind the satisfying symmetry of the frontage and distinctive L-shaped hall to the built-in wardrobe and generous en-suite of the master bedroom, every detail demonstrates clearly that this is a home of great quality.

Total Floor Space

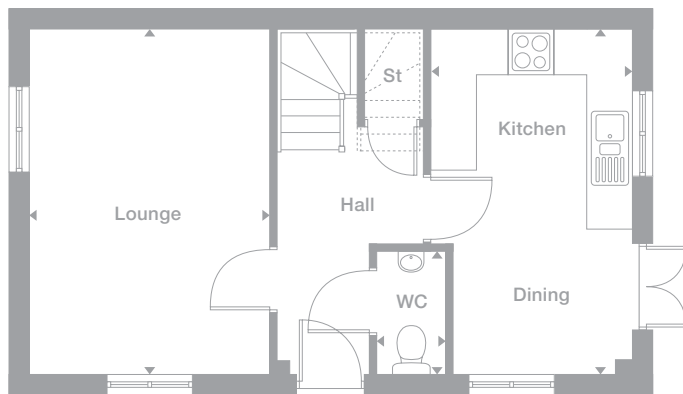
77.40m² (833 sq ft)

Key Features

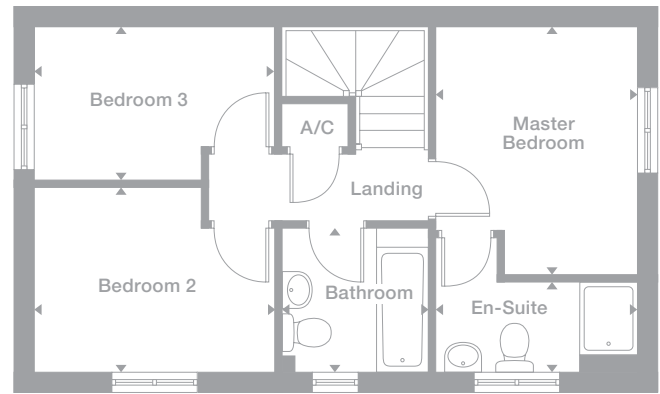
French Doors
Kitchen/Dining Room
Downstairs WC
Master Bed En-Suite



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.250m x 4.660m
10'8" x 15'3"

Kitchen/Dining
2.735m max x 4.660m
9'0" x 15'3"

WC
1.665m x 0.950m
5'5" x 3'2"

First Floor

Master Bedroom
2.735m x 3.355m
9'0" x 11'0"

En-Suite
1.210m x 2.735m
3'11" x 8'11"

Bedroom 2
3.250m x 2.490m
10'8" x 8'2"

Bedroom 3
3.250m x 2.075m
10'8" x 6'10"

Bathroom
1.995m x 1.810m
6'6" x 6'0"

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3 Bed

Pushkin



Plots

148, 174, 175*,
197, 198*

Key Features

French Doors
Kitchen/Dining Room
Downstairs WC
Master Bed En-Suite

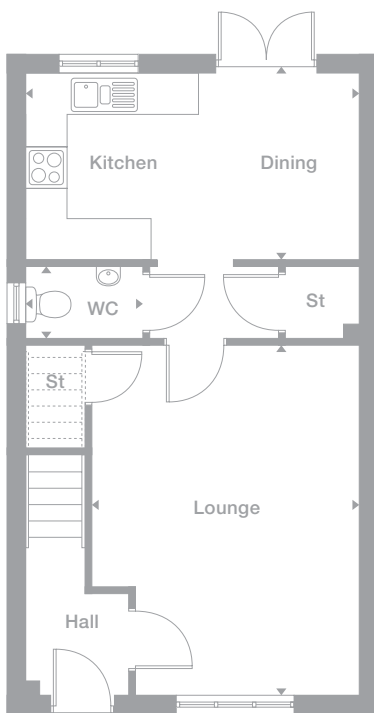
Overview

A cleverly designed lobby between the living room and kitchen incorporates a large cupboard, ideally placed for use as a spacious larder. Upstairs, the third bedroom could be transformed into a useful home office.

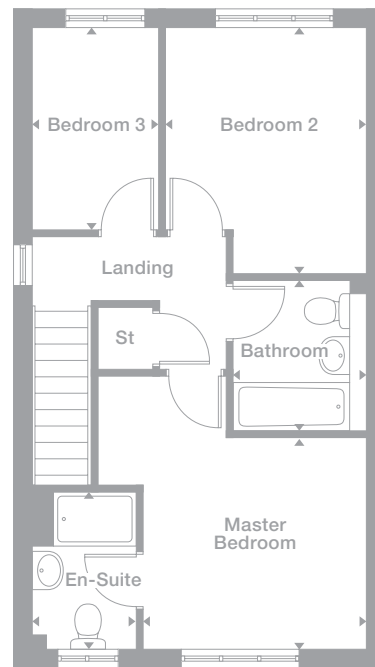
Total Floor Space

88.62m² (954 sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.913m max x 5.129m
12'10" x 16'10"

Kitchen/Dining
4.868m x 2.725m max
16'0" x 8'11"

WC
1.700m x 1.050m
5'7" x 3'5"

First Floor

Master Bedroom
3.263m x 3.104m min
10'8" x 10'2"

En-Suite
1.505m x 2.290m
4'11" x 7'6"

Bedroom 2
2.925m x 3.600m
9'7" x 11'10"

Bedroom 3
1.843m x 2.950m
6'1" x 9'8"

Bathroom
1.925m x 2.200m
6'4" x 7'3"

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Adams

3 Bed

Plots

170

Overview

With dual aspect windows that include an unusually positioned bay on the long wall, the living room of the Adams has an especially welcoming feel, perfect for entertaining or just relaxing with the family.

Key Features

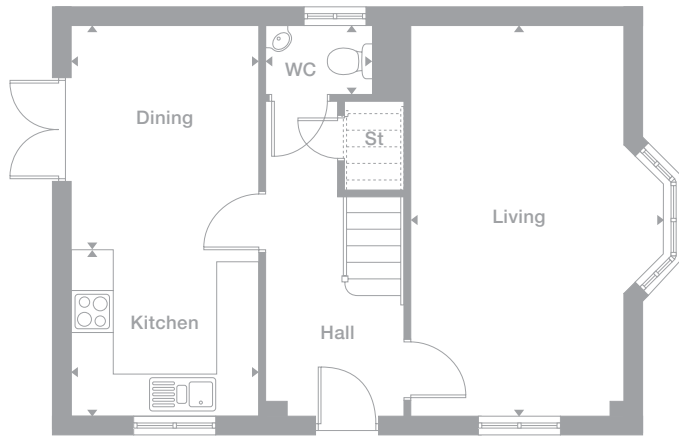
French Doors
Feature Bay Window
Dining/Kitchen
Downstairs WC
Master Bed En-Suite

Total Floor Space

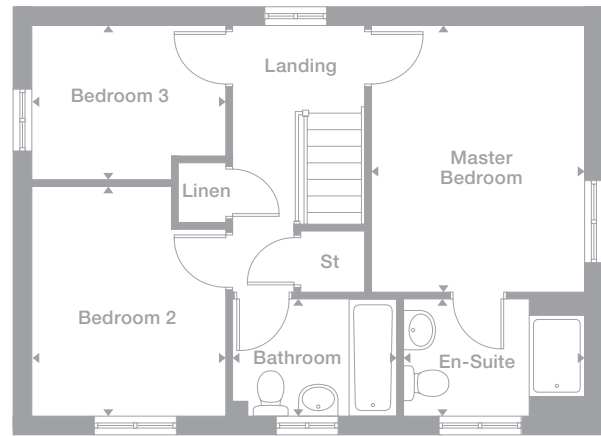
94.57m² (1,017 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Dining/Kitchen
2.745m x 5.700m
9'0" x 18'8"

Living
3.660m x 5.700m
12'0" x 18'8"

WC
1.000m x 1.570m
3'4" x 5'2"

First Floor

Master Bedroom
3.150m x 3.900m
10'4" x 12'10"

En-Suite
2.650m x 1.700m
8'10" x 5'9"

Bedroom 2
2.830m x 3.350m
9'3" x 11'0"

Bedroom 3
2.830m x 2.250m
9'3" x 7'5"

Bathroom
2.420m x 1.700m
7'11" x 5'7"

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3 Bed

Kipling

Plots
184*, 188*

Key Features

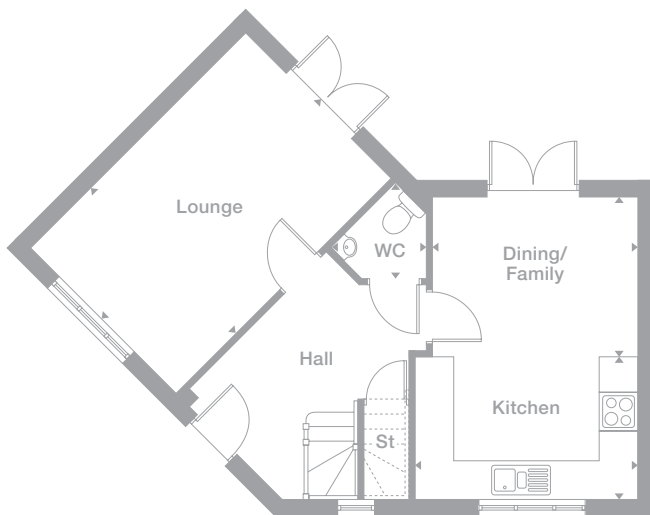
French Doors
Dining/Family/Kitchen
Downstairs WC
Master Bed En-Suite

Overview

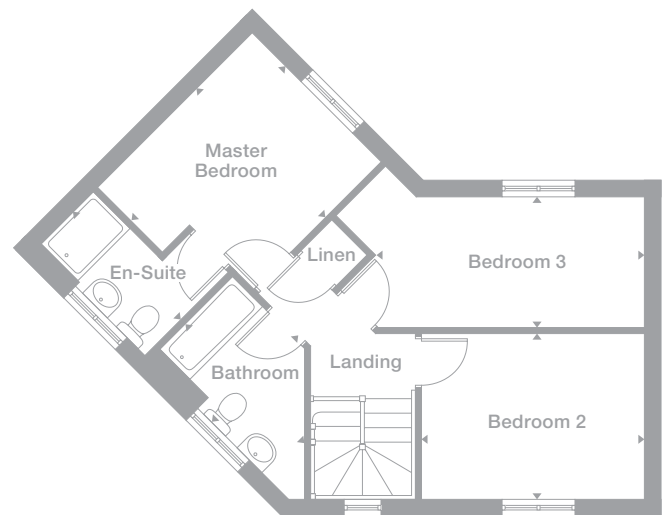
Taking spectacular advantage of its unusual plan, the Kipling includes a striking pentagonal hall with an impressive feature staircase, and twin french doors opening on to a sheltered patio extend the effect into the garden.

Total Floor Space
95.46m² (1,027 sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.330m x 4.964m
10'11" x 16'3"

Dining/Family
3.350m x 2.639m
11'0" x 8'8"

Kitchen
3.650m x 2.325m
12'0" x 7'8"

WC
1.445m max x 1.489m
4'9" x 4'11"

First Floor

Master Bedroom
2.905m x 3.588m max
9'6" x 11'9"

En-Suite
2.477m x 1.276m
8'2" x 4'2"

Bedroom 2
3.700m x 2.704m
12'2" x 8'10"

Bedroom 3
4.439m x 2.160m
14'7" x 7'1"

Bathroom
3.253m max x 1.926m
10'8" x 6'4"

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Radcliffe

4 Bed

Plots

145, 146, 147, 157*, 173,
177*, 187*, 189, 190*,
193, 196

Overview

From the living room, a stylish archway leads through to a dining room that opens out to the garden, forming two discrete areas while allowing light to flood through the whole space.

Total Floor Space

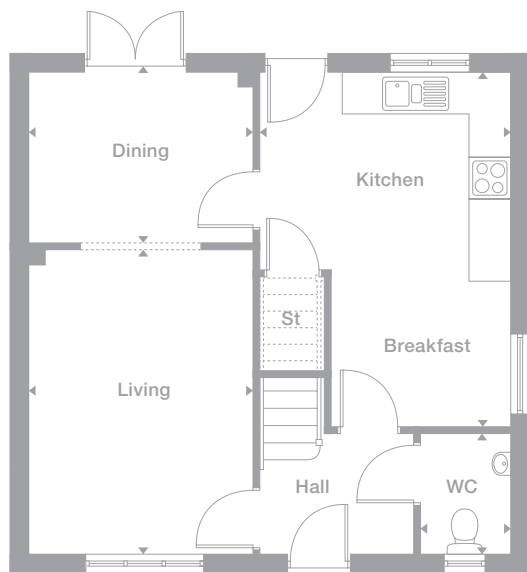
100.82m² (1,085 sq ft)

Key Features

French Doors
Kitchen/Breakfast Area
Separate Dining Room
Downstairs WC
Master Bed En-Suite



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.250m x 4.460m
10'8" x 14'8"

Dining
3.250m x 2.490m
10'8" x 8'2"

Kitchen/Breakfast
3.650m x 5.190m
12'0" x 17'0"

WC
1.310m x 1.760m
4'4" x 5'9"

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First Floor

Master Bedroom
4.330m x 2.710m
14'2" x 8'11"

En-Suite
2.250m x 1.610m
7'4" x 5'3"

Bedroom 2
2.620m x 3.590m
8'7" x 11'9"

Bedroom 3
2.560m x 2.390m
8'5" x 7'10"

Bedroom 4
2.250m x 2.940m
7'5" x 9'8"

Bathroom
2.040m x 1.900m
6'8" x 6'5"

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4 Bed

Melbourne

Plots

182, 191*

Key Features

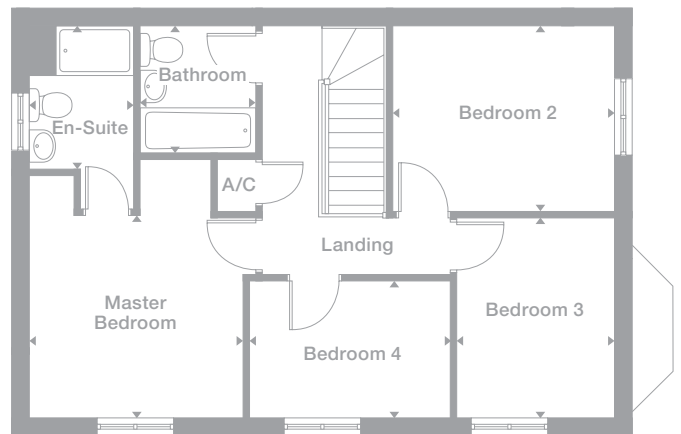
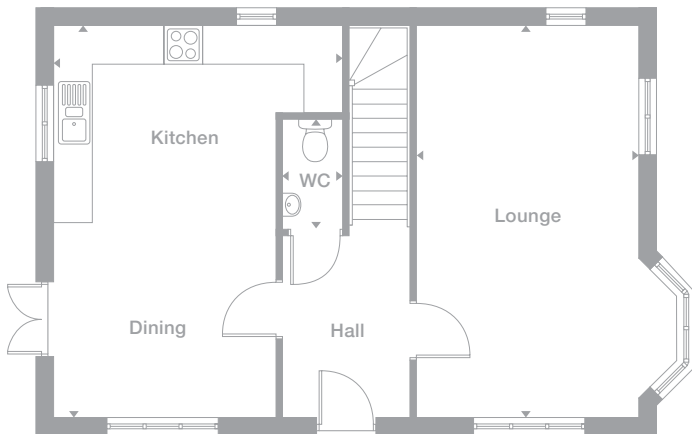
French Doors
Kitchen/Dining Room
Feature Bay Window
Downstairs WC
Master Bed En-Suite

Overview

The bay window adds a special elegance to the already bright living room of this imposing home, complementing a beautiful, imaginatively laid out kitchen that will make both cooking and dining a very special pleasure.

Total Floor Space

112.48m² (1,210 sq ft)



Room Dimensions

Ground Floor

Lounge
3.415m x 6.068m
11'2" x 19'11"

Kitchen/Dining
4.510m x 6.068m
14'10" x 19'11"

WC
1.700m x 0.940m
5'7" x 3'2"

First Floor

Master Bedroom
3.300m x 3.126m
10'10" x 10'3"

En-Suite
2.220m x 1.605m
7'3" x 5'3"

Bedroom 2
3.415m x 2.865m
11'2" x 9'5"

Bedroom 3
2.435m x 3.110m
8'0" x 10'2"

Bedroom 4
3.110m x 2.120m
10'2" x 6'11"

Bathroom
1.965m x 1.805m
6'5" x 6'0"

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Staunton

4 Bed

Plots

194

Overview

The inclusion of doors from both the hall and the living room adds flexibility to the ways in which the spacious, light-filled kitchen and dining room will respond and adapt to family life.

Total Floor Space

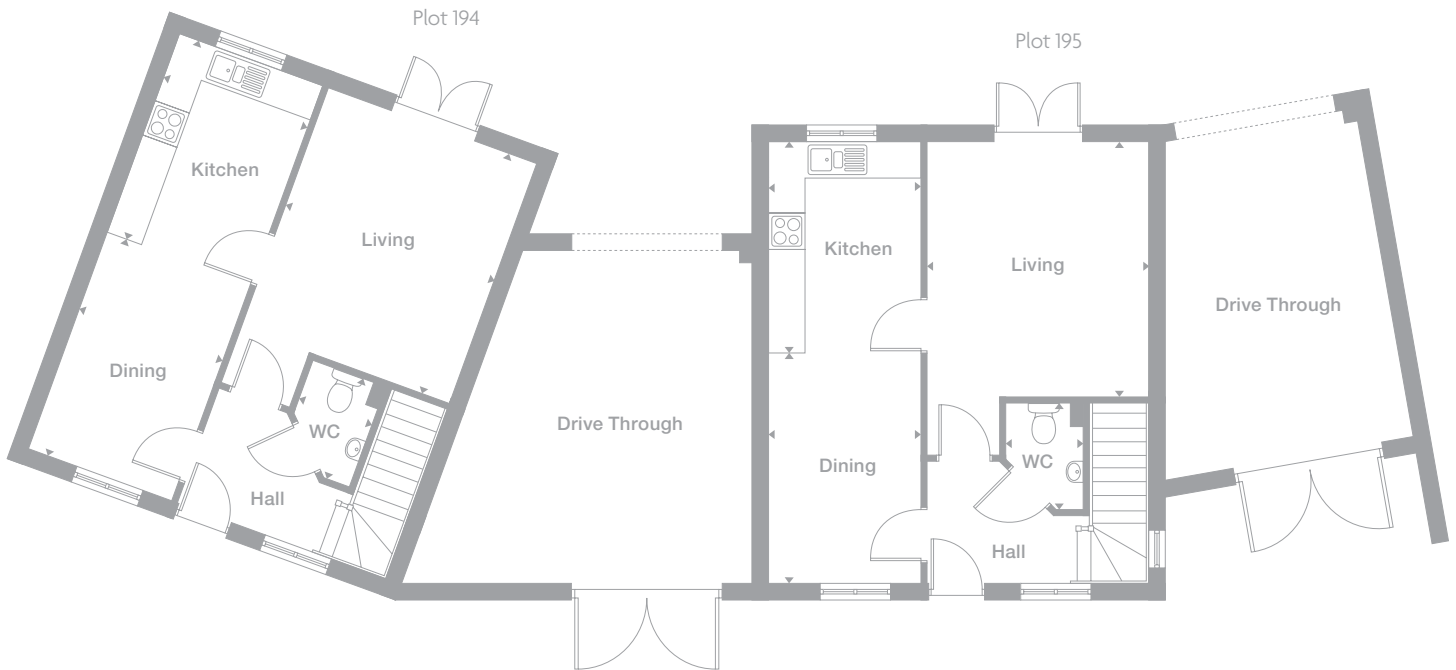
119.82m² (1,289 sq ft)

Key Features

French Doors
Kitchen/Dining Room
Downstairs WC
Drive Through
Master Bed En-Suite



Ground Floor



Room Dimensions

Ground Floor - 194

Living
3.611m x 4.223m
11'10" x 13'10"

WC
1.760m x 1.265m
5'9" x 4'2"

Dining
2.457m x 3.785m
8'1" x 12'5"

Kitchen
2.457m x 3.480m
8'1" x 11'5"

Ground Floor - 195

Living
3.611m x 4.223m
11'10" x 13'10"

WC
1.760m x 1.265m
5'9" x 4'2"

Dining
2.457m x 3.785m
8'1" x 12'5"

Kitchen
2.457m x 3.480m
8'1" x 11'5"

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4 Bed

Worthington

Plots
195

Key Features

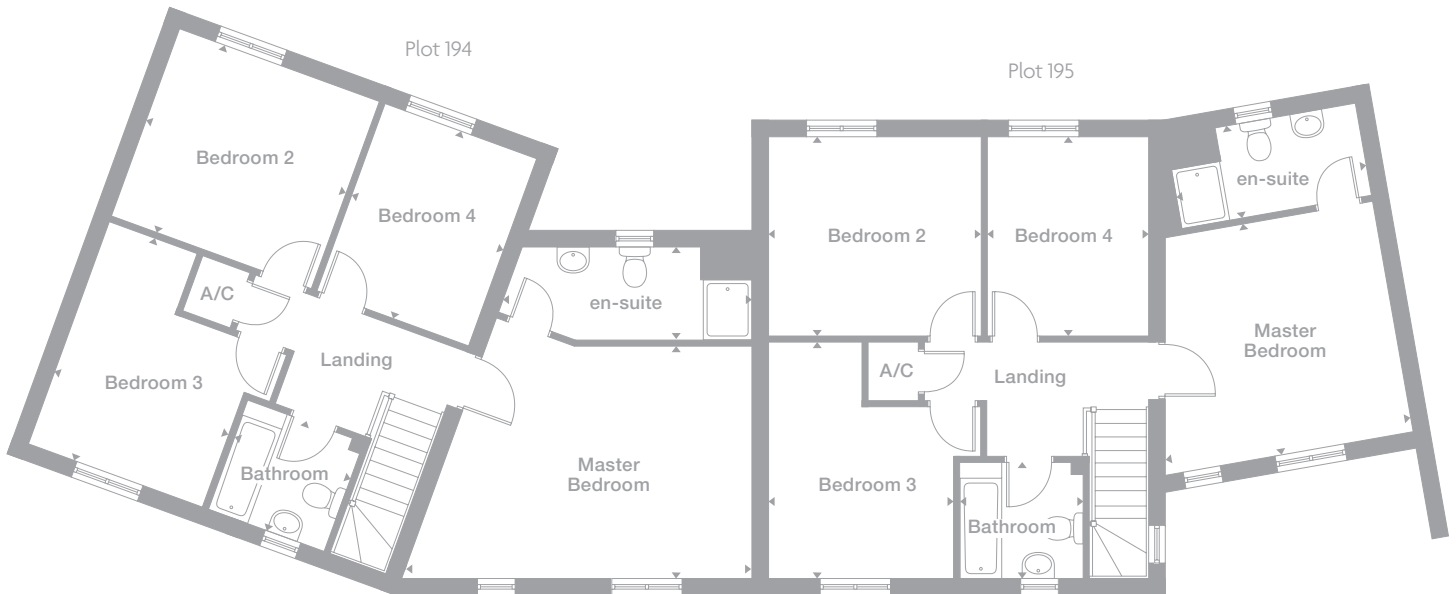
French Doors
Kitchen/Dining Room
Downstairs WC
Drive Through
Master Bed En-Suite

Overview

Ornamental brick bandings and an arched lintel over timber drive-through gates bring a traditional feel that is raised to new levels of luxury and character in the charming dormer-windowed master bedroom suite.

Total Floor Space
113.57m² (1,222 sq ft)

First Floor



Room Dimensions

First Floor - 194

Master Bedroom 5.737m x 3.853m 18'10" x 12'8"	Bedroom 3 3.030m x 3.902m 9'11" x 12'10"
En-Suite 3.740m x 1.500m 12'3" x 4'11"	Bedroom 4 2.666m x 3.273m 8'9" x 10'9"
Bedroom 2 3.459m x 3.273m 11'4" x 10'9"	Bathroom 2.030m x 1.925m 6'7" x 6'4"

First Floor - 195

Master Bedroom 4.095m x 3.861m 13'5" x 12'8"	Bedroom 3 3.030m x 3.902m 9'11" x 12'10"
En-Suite 3.155m x 1.500m 10'4" x 4'11"	Bedroom 4 2.666m x 3.273m 8'9" x 10'9"
Bedroom 2 3.459m x 3.273m 11'4" x 10'9"	Bathroom 2.030m x 1.925m 6'7" x 6'4"

Note: Please see the sales negotiator for detailed, site/plot specific working drawings

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Buchan

4 Bed

Plots

151, 152, 192

Overview

French doors set between full-height windows turn the living room into a light-filled, inviting leisure space, while the separate study and utility room ensure that the Buchan is as practical as it is attractive.

Key Features

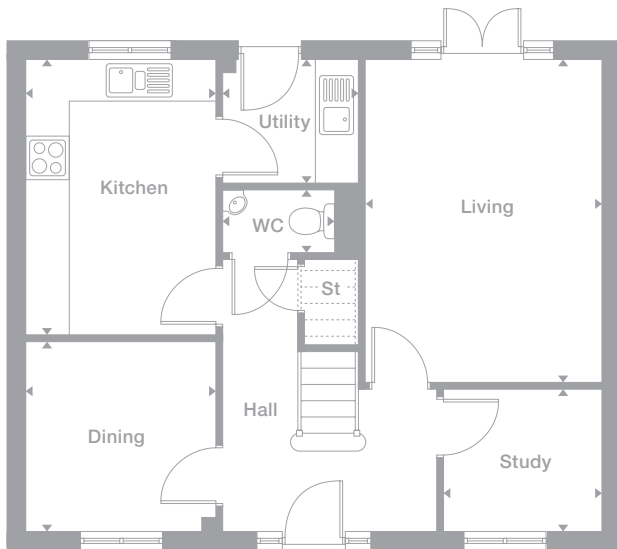
French Doors
Separate Dining Room
Downstairs WC
Master Bed En-Suite
Utility
Study

Total Floor Space

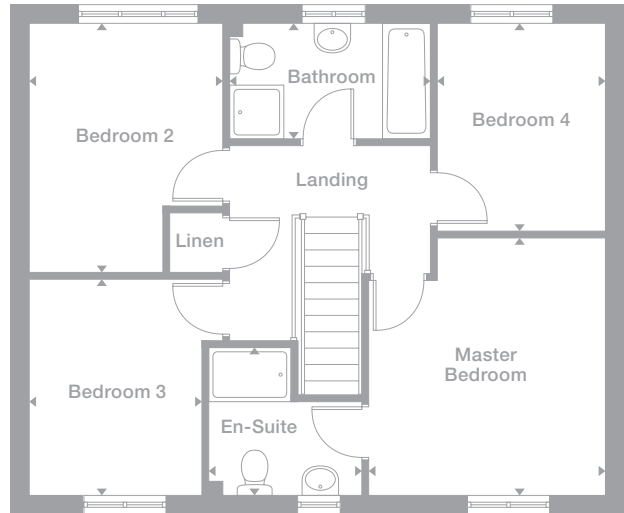
117.46m² (1,264 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 3.450m x 4.790m 11'4" x 15'9"	Utility 1.937m x 1.800m 6'4" x 5'11"
Dining 2.763m x 2.853m 9'1" x 9'4"	Study 2.310m x 2.060m 7'7" x 6'9"
Kitchen 2.763m x 3.997m 9'1" x 13'1"	WC 1.613m x 0.945m 5'4" x 3'1"

First Floor

Master Bedroom 3.500m x 3.800m max 11'6" x 12'6"	Bedroom 3 2.515m x 3.180m 8'3" x 10'5"
En-Suite 2.235m x 2.180m max 7'4" x 7'2"	Bedroom 4 2.500m x 3.050m 8'2" x 10'0"
Bedroom 2 2.805m x 3.670m max 9'2" x 12'0"	Bathroom 2.945m x 1.700m 9'8" x 5'7"

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Note: Please see the sales negotiator for detailed, site/plot specific working drawings



4 Bed

Auden

Plots

204*, 205, 206, 207*, 208*, 209

Key Features

Kitchen/Dining Room
Master Bed En-Suite
Dressing Room
Dormer Window
Downstairs WC
Feature Bay Window

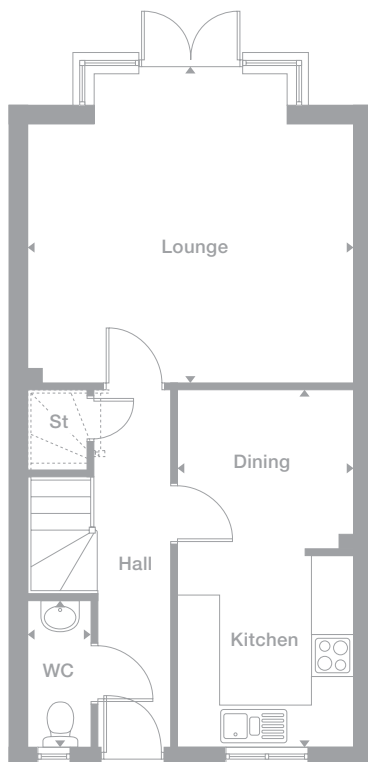
Overview

From the magnificent glazed bay in the lounge, with its integrated French doors, to a charming dormer bedroom that features en-suite facilities and a separate dressing room, the Auden is a truly luxurious home.

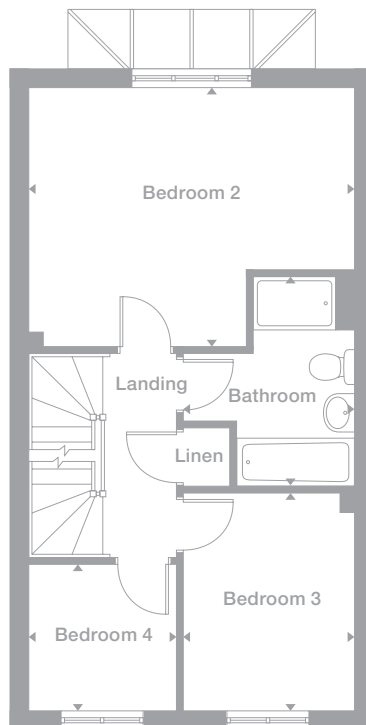
Total Floor Space

118.63m² (1,277 sq ft)

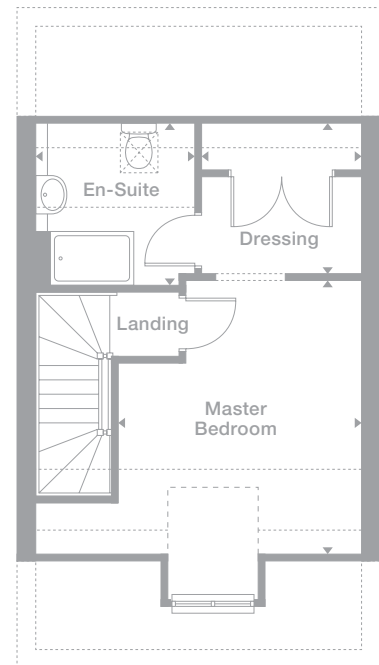
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

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

Bedroom 2
4.740m x 3.744m
15'7" x 12'3"

Bedroom 3
2.500m x 3.167m
8'2" x 10'4"

Bedroom 4
2.141m x 2.140m
7'0" x 7'0"

Bathroom
2.500m max x 3.095m
8'2" x 10'2"

Second Floor

Master Bedroom
3.577m max x 4.475m
to 1.194 H.L.
11'9" x 14'3"

En-Suite
2.847m max x 2.317m
to 1.194 H.L.
9'4" x 7'7"

Dressing
2.322m x 1.680m
7'7" x 5'7"

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Wells

4 Bed

Plots

155, 186*

Overview

The bright, spacious hall leads to an impressive dual aspect lounge opening out to a sheltered area of the garden, echoing the light ambience and generous proportions found in every part of the Wells.

Total Floor Space

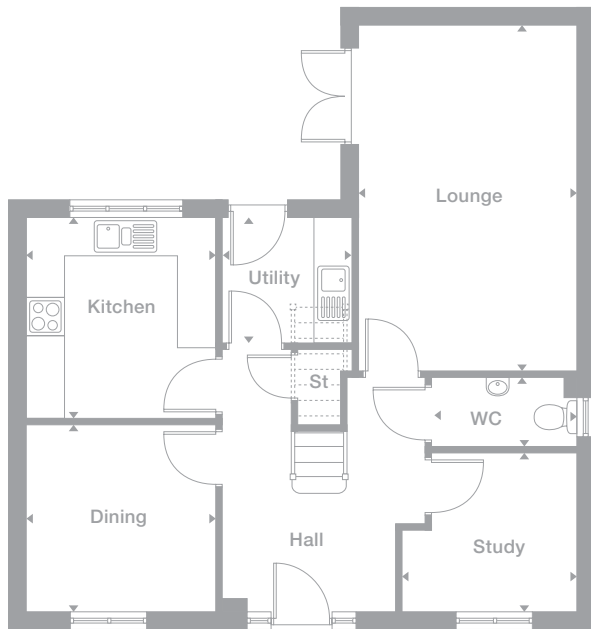
124.90m² (1,344 sq ft)

Key Features

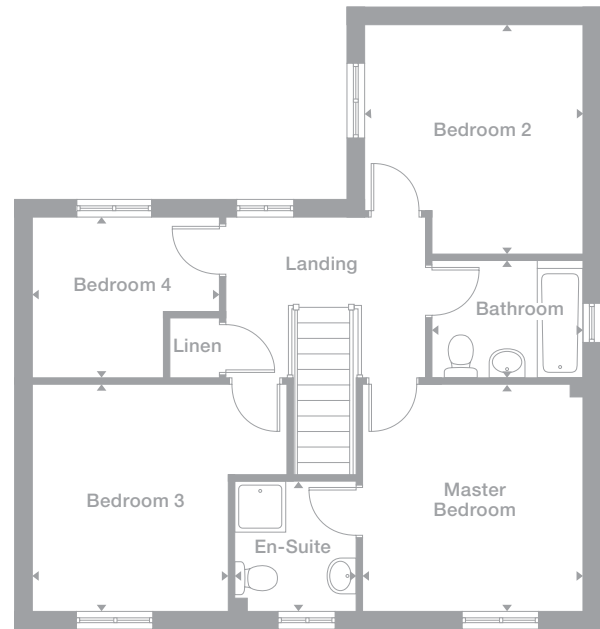
French Doors
Separate Dining Room
Downstairs WC
Master Bed En-Suite
Utility
Study



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.364m x 5.344m 11'0" x 17'6"	Utility 1.980m x 1.939m 6'6" x 6'4"
Dining 2.920m x 2.904m 9'7" x 9'6"	Study 2.689m max x 2.460m 8'10" x 8'1"
Kitchen 2.920m x 3.110m 9'7" x 10'2"	WC 2.224m x 1.060m 7'4" x 3'6"

First Floor

Master Bedroom 3.414m x 3.529m 11'2" x 11'7"	Bedroom 3 3.050m x 3.529m 10'0" x 11'7"
En-Suite 1.900m x 2.013m 6'3" x 6'7"	Bedroom 4 2.925m max x 2.485m 9'7" x 8'2"
Bedroom 2 3.364m x 3.550m max 11'0" x 11'8"	Bathroom 2.344m x 1.816m 7'8" x 5'11"

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Note: Please see the sales negotiator for detailed, site/plot specific working drawings



4 Bed

Stevenson

Plots
149*

Key Features

French Doors
Downstairs WC
Kitchen/Breakfast
Dining/Family Room
Master Bed En-Suite
Feature Bay Window
Study
Utility

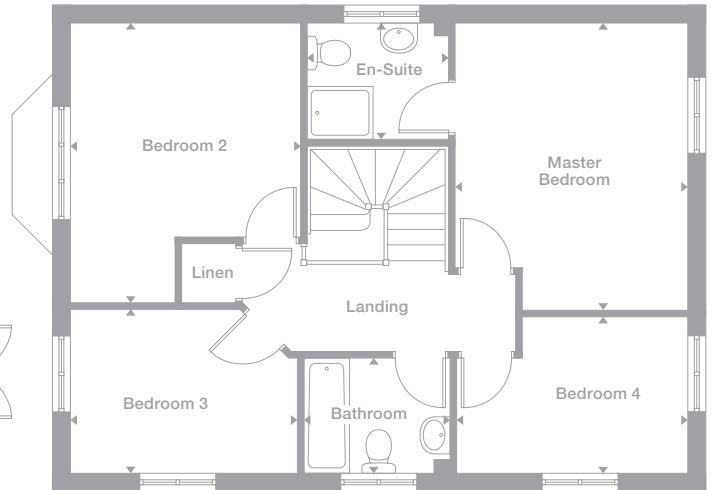
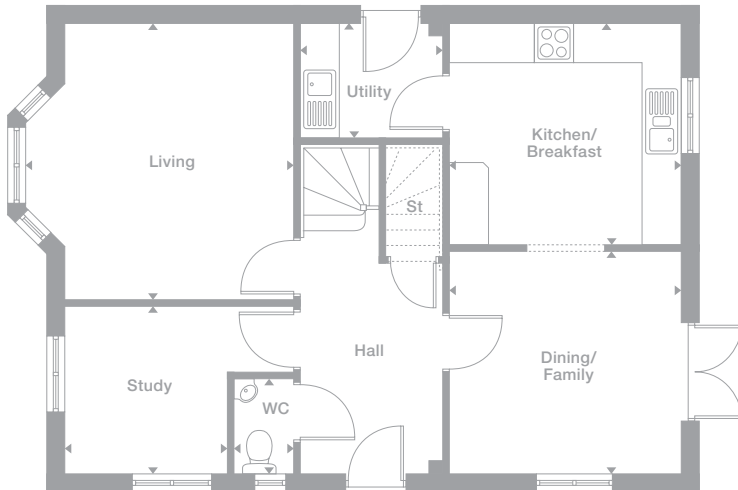
Overview

To enter this home is to embark on a dramatic voyage of discovery. From the bay-windowed living room and separate utility room and separate study to the two dual-aspect bedrooms, every room brings new surprises and lasting pleasures.

Total Floor Space
130.20m² (1,401 sq ft)

Ground Floor

First Floor



Room Dimensions

Ground Floor

Living 4.055m max x 4.216m 13'4" x 13'10"	Study 2.462m x 2.548m 8'1" x 8'4"
Dining/Family 3.517m x 3.391m 11'6" x 11'2"	WC 0.900m x 1.450m 2'11" x 4'9"
Kitchen/Breakfast 3.517m x 3.373m 11'6" x 11'1"	
Utility 2.126m x 1.760m 7'0" x 5'9"	

First Floor

Master Bedroom 3.516m x 4.380m max 11'6" x 14'4"	Bedroom 4 3.515m x 2.384m max 11'6" x 7'10"
En-Suite 2.126m x 1.760m 7'0" x 5'9"	Bathroom 2.233m x 1.749m 7'4" 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"	

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Stevenson B

4 Bed

Plots

153, 156*, 178*, 181,
185*, 210

Overview

Linked by a stylish archway, the spacious kitchen and dining room of this imposing home benefit from natural light from two directions, forming an adaptable space that will quickly become the hub of family life.

Key Features

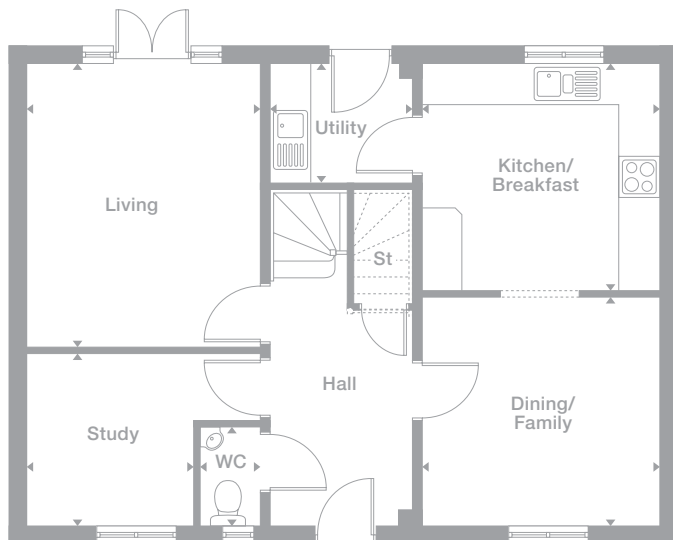
French Doors
Kitchen/Breakfast Area
Dining/Family Room
Downstairs WC
Master Bed En-Suite
Utility
Study

Total Floor Space

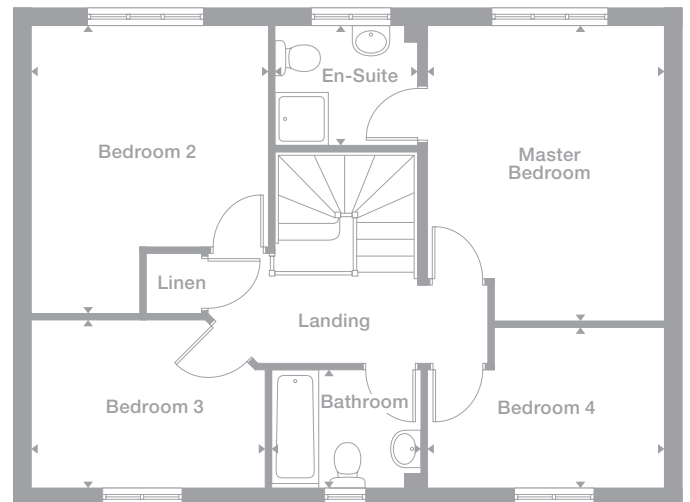
129.10m² (1,390 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 3.462m x 4.216m 11'4" x 13'10"	Utility 2.216m x 1.760m 7'0" x 5'9"
Dining/Family 3.517m x 3.391m 11'6" x 11'2"	Study 2.462m x 2.548m 8'1" x 8'4"
Kitchen/Breakfast 3.517m x 3.373m 11'6" x 11'1"	WC 0.900m x 1.450m 2'11" x 4'9"

First Floor

Master Bedroom 3.516m x 4.380m max 11'6" x 14'4"	Bedroom 3 3.458m max x 2.501m max 11'4" x 8'2"
En-Suite 2.126m x 1.760m 7'0" x 5'9"	Bedroom 4 3.515m x 2.384m max 11'6" x 7'10"
Bedroom 2 3.512m x 4.263m max 11'6" x 14'0"	Bathroom 2.233m x 1.749m 7'4" x 5'9"

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4 Bed

Evesham

Plots

150*, 154, 179, 183

Key Features

French Doors
Kitchen/Breakfast Area
Separate Dining Room
Downstairs WC
Master Bed En-Suite
Study

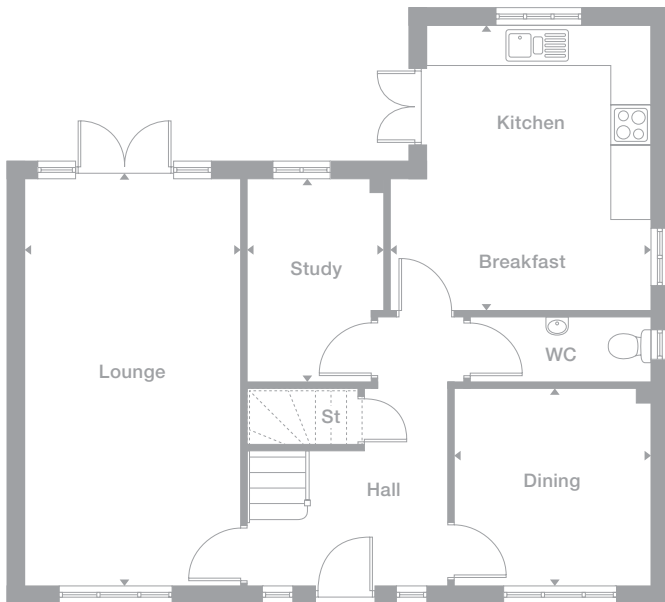
Overview

With dual or even triple aspect outlooks in the lounge, kitchen and master bedrooms, and twin pairs of french doors, the Evesham is a superb family dwelling designed to maximise the pleasure of natural light.

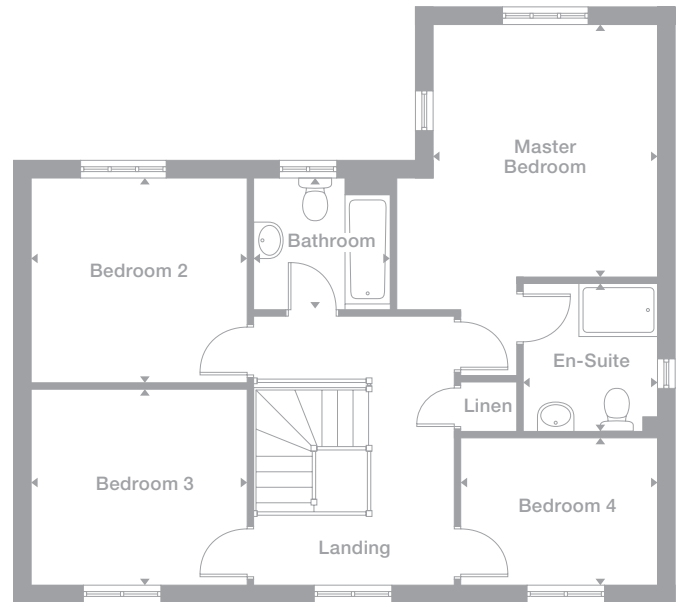
Total Floor Space

140.60m² (1,513 sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.315m x 6.296m 10'11" x 20'8"	Study 2.106m x 3.110m 6'11" x 10'2"
Dining 3.047m x 3.035m 10'0" x 9'11"	WC 2.795m x 0.990m 9'2" x 3'3"
Kitchen/Breakfast 4.032m max x 4.414m 11'4" x 14'6"	

First Floor

Master Bedroom 3.935m max x 3.455m max 12'11" x 11'4"	Bedroom 3 3.358m x 3.036m 11'0" x 9'11"
En-Suite 2.075m x 2.265m 6'10" x 7'5"	Bedroom 4 3.047m x 2.289m 10'0" x 7'6"
Bedroom 2 3.365m x 3.161m 11'0" x 10'4"	Bathroom 2.106m x 2.015m 6'11" x 6'8"

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London

5 Bed

Plots

180

Overview

Behind the harmonious symmetry of the façade, the breathtaking scale of the living room is complemented by two charming dormer bedrooms that share the second floor of this magnificent home with a convenient shower room.

Key Features

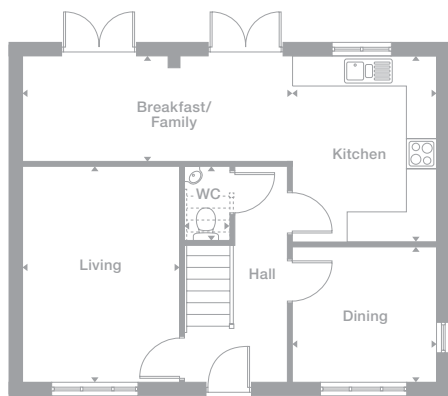
French Doors
Breakfast/Family Area
Separate Dining Room
Top Floor Shower Room
Master Bed En-Suite
Dormer Windows
Downstairs WC
Five Bedrooms

Total Floor Space

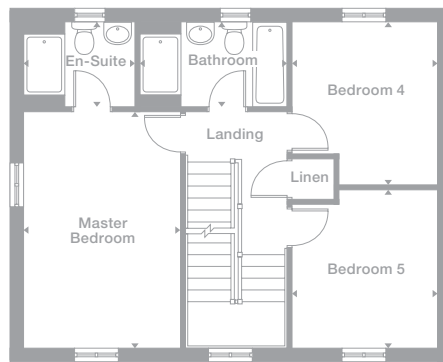
153.43m² (1,652 sq ft)



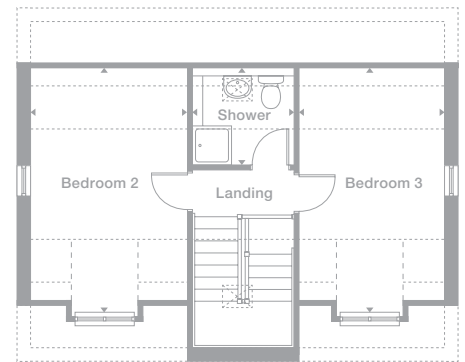
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Living 3.150m x 4.330m 10'4" x 14'2"	Kitchen 2.900m x 3.750m 9'6" x 12'4"
Dining 2.900m x 2.750m 9'6" x 9'0"	WC 1.470m x 0.920m 4'10" x 3'1"
Breakfast/Family 5.500m x 2.120m 18'1" x 6'11"	

First Floor

Master Bedroom 3.150m x 4.800m 10'4" x 15'9"	Bedroom 5 2.900m x 3.200m 9'6" x 10'6"
En-Suite 2.250m x 1.700m 7'5" x 5'7"	Bathroom 2.975m x 1.700m 9'9" x 5'7"
Bedroom 4 2.950m x 3.300m 9'8" x 10'11"	

Second Floor

Bedroom 2 3.200m x 5.170m into dormer 10'6" x 16'11"
Bedroom 3 2.950m x 5.170m into dormer 9'8" x 16'11"
Shower 2.050m x 1.830m 6'9" x 6'0"

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Building Quality

The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.

Specification

	Twain	Stretton	Pushkin	Adams	Kipling	Buchan	Auden	Wells	Stevenson B	Stevenson	Evesham	Melbourne	Worthington	Staunton	Radcliffe	Norton	London
Kitchens and Utilities																	
Units																	
Contemporary styled kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft Close Doors and Drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Layout design incorporating fridge freezer housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall tiling to window cill in kitchen and utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Appliances by Zanussi																	
Stainless Steel Single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel Gas hob - 4 burner	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splash back to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fittings and Electrical																	
1 1/2 bowl Stainless steel sink and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel sink and monobloc mixer tap to utility room	-	-	-	-	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
Plumbing and electrical point for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrical point for washing machine in kitchen/utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical																	
Digital Co-axial cable to all TV points - terminated in roof space	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Combined TV and Sky connection plate in lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point - master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point in Cat 5 cable wired from master socket to TV point in lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point - lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Door bell and chimes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Lighting																	
Front lantern with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Detection Devices																	
Ceiling mounted mains CO detector located in same room as boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke detectors - 1 per floor - wired to main circuit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and Heating																	
Gas Central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Myson Compact radiators with thermostatic radiator valves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Baxi Gas fired Combination boiler Sedbuk 'A' Rated	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	✓	-
Baxi Gas fired fan assisted boiler - Sedbuk 'A' Rated	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
Santon Premier Plus Pressurised hotwater cylinder	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
Programmable Thermostat control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

	Twain	Stretton	Pushkin	Adams	Kipling	Buchan	Auden	Wells	Stevenson B	Stevenson	Evesham	Melbourne	Worthington	Staunton	Radcliffe	Norton	London
Bathrooms and En-Suites																	
Ideal Standard 'Concept Cube' Contemporary bathroom range in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brassware: Grohe Eurosmart in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All WCs to be 6.0/4.0 litre flush cistern	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All taps to be fitted with flow restrictor to 6 litres/min	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Drum Light fitting in bathroom and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cloakroom																	
Soft Mood 450 handrinse Basin wall mounted with chrome bottle trap	-	-	✓	-	-	-	-	✓	-	-	✓	✓	✓	✓	-	-	-
Concept handrinse 400 single tap hole basin and pedestal	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-
Concept Arc 400mm Single tap hole Corner basin with pedestal	-	-	-	✓	✓	✓	✓	-	✓	✓	-	-	-	-	-	-	✓
Bathroom																	
Bath 1,700 x 700 with Unilix bath panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Close Coupled WC and soft close matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
800 x 800 Ideal Standard Simplicity low level 4 upstand tray	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-
1,200 x 760 Ideal Standard Simplicity low level 4 upstand tray	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
En-Suite 1																	
500mm Single tap hole basin and pedestal	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
800 x 800 Ideal Standard Simplicity low level 4 upstand tray	-	✓	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-
1000 x 800 Ideal Standard Simplicity low level 4 upstand tray	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	-	-	-
1200 x 760 Ideal Standard Simplicity low level 4 upstand tray	-	-	✓	✓	✓	✓	✓	-	-	-	✓	-	-	-	✓	✓	✓
En-Suite 2																	
500mm Single tap hole basin and pedestal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
800 x 800 Ideal Standard Simplicity low level 4 upstand tray	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Showers																	
Shower doors and screens by Roman 'Embrace' Range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Curved bath screen Ref MCB Clear glass chrome finish	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shower valves by Bristan - Artisan valve in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower valves to be restricted to maximum 9 litres/min flowrate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower in bathroom	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓
Thermostatic shower to en-suite	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower over bath in bathroom	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wall and Floor Coverings																	
Choice of ceramic wall tiling from ranges by 'Porcelanosa'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to bathroom - 1,200mm high tiling to walls with sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to en-suites - 1,200mm high tiling to walls with sanitaryware	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic wall tiling to around bath in bathroom - 3 walls	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Full height ceramic wall tiling to shower cubicles	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splash back tiling to basin and window cill cloaks	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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.

Specification

	Twain	Stretton	Pushkin	Adams	Kipling	Buchan	Auden	Wells	Stevenson B	Stevenson	Evesham	Melbourne	Worthington	Staunton	Radcliffe	Norton	London
Internal Finish																	
Built in wardrobes to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth plastered ceilings painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cambridge 2-panel internal door kit doors - pre finished smooth	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All Internal woodwork painted paint	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal walls to be Crown 'White' covermatt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Finish																	
High performance double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fibreglass faced Front door - Painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fibreglass faced Rear door - Painted white	✓	-	-	-	-	✓	✓	✓	-	✓	-	-	-	-	✓	-	-
Security chain - front door	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finish ironmongery to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC Fascia and soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Side timber gate with latch and bolt	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high closeboard fence to all rear boundaries.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front garden (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tarmac to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Buff riven paving slabs to patio and paths	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome door numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

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Keeping you informed

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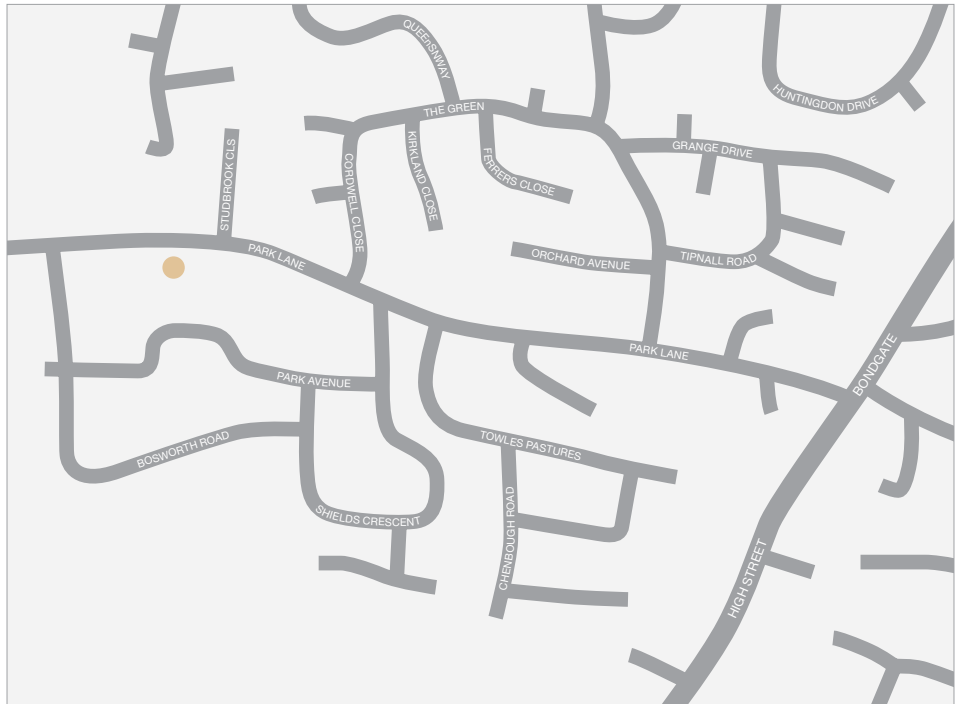
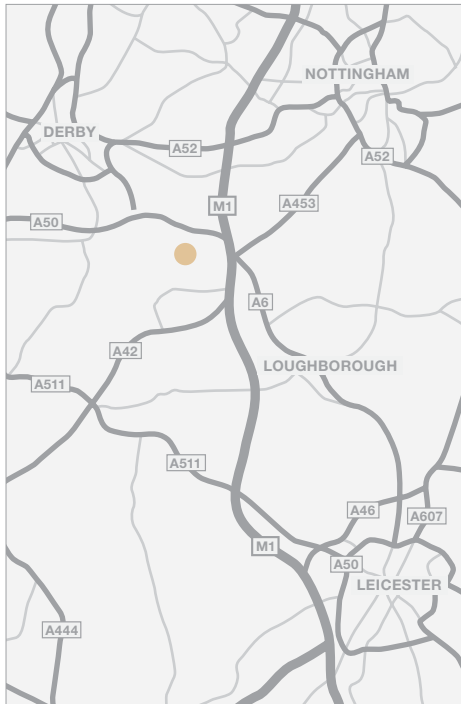


How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 0800 840 8632



From the M1 Northbound

Leave the M1 at junction 23a, signposted for East Midlands Airport, and take the second exit at the roundabout. At the next two roundabouts follow signs for Donington Park then, around three miles after leaving the motorway, turn right at the traffic lights following signs for Castle Donington. At the next roundabout, entering Castle Donington, take the first exit then, around half a mile on, turn left into Park Lane, signposted for King's Mills. After just over quarter of a mile, the entrance to Weavers Court is on the right.

From the M1 Southbound

Leave the M1 at junction 24a to join the A50, signposted for Stoke and Derby. Pass over the flyover then take the third exit at the Warren Lane roundabout to stay on the A50. Two miles on, stay in the left hand lane to exit the A50, signposted for the B6540. Take the second exit at the roundabout, signposted for Donington Park, then take the first exit at the next two roundabouts. A mile further on, just after passing the Turk's Head pub on the left, turn right into Park Lane. After just over quarter of a mile, the entrance to Weavers Court is on the right.

Sat Nav: DE74 2JG

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.



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www.mymillerstreet.co.uk

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We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

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