



**Spinners Croft  
Keyworth**

*the place to be®*

**millerhomes**

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.



Living in Keyworth	02
Welcome home	06
Floor plans	08
How to find us	60



- Fairmont**  
See Page 08
- Martley**  
See Page 10
- Belmont**  
See Page 12
- Marchmont**  
See Page 14
- Newton**  
See Page 16
- Overton**  
See Page 18
- Clifton**  
See Page 20
- Fairfield**  
See Page 22
- Malvern**  
See Page 24
- Tiverton**  
See Page 26
- Astley**  
See Page 28
- Eaton**  
See Page 30
- Abberley**  
See Page 32
- Witley**  
See Page 34
- Inglewood**  
See Page 36
- Hampton**  
See Page 38
- Oakwood**  
See Page 40
- Shenstone**  
See Page 42
- Baywood**  
See Page 44
- Kingwood**  
See Page 46
- Astwood**  
See Page 48
- Bridgeford**  
See Page 50
- Wolverley**
- Upton**
- Beckford**
- Affordable Housing**





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 being a pleasant place to live. So here's some useful information about the area around Spinners Croft.





Keyworth is just two minutes drive from the A606, offering fast access to Nottingham, and around 20 minutes from Loughborough. Bus links with Nottingham, stopping just outside Spinners Croft, run every 15 minutes during the day, with hourly services until late. The buses call at Nottingham Station, from where there are direct services to London St Pancras, Liverpool, Norwich, Leeds, Cardiff and other destinations.

There is a Sainsbury's Local store around half a mile from the development, alongside an award-winning fish and chip restaurant. The village shops, all within around 15 minutes walk, include pharmacies, a post office, a baker, Co-op food stores, a butcher, a hardware shop, a newsagent and convenience store, a delicatessen and various food takeaways. There are also two vet practices, an optician and other specialist services. A wide choice of supermarkets and high street names can be found in Nottingham.





Bringing an exciting selection of two, three, four and five bedroom homes and two and three bedroom bungalows into a delightfully landscaped, tree-lined setting on the edge of Keyworth, this new neighbourhood has an inspiring blend of rural calm and outstanding convenience. Just eight miles from Nottingham, in the geographical heart of England, the village's excellent amenities, strong sense of local identity and rich, varied community life make it an ideal place to put down roots. Welcome to Spinners Croft...

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.





# Fairmont

### Overview

The stylish lounge, with its integrated staircase adding a contemporary note, opens on to a beautifully planned kitchen and dining room with feature french doors, introducing a bright, airy ambience and presenting the option of after dinner coffee on the patio on summer evenings.

### Ground Floor

Lounge  
3.74m x 4.16m  
12'3" x 13'8"

Kitchen/Dining  
3.74m x 2.46m  
12'3" x 8'1"

WC  
1.42m x 1.09m  
4'8" x 3'7"

### First Floor

Principal Bedroom  
3.74m x 2.66m  
12'3" x 8'9"

Bedroom 2  
3.74m x 2.40m  
12'3" x 7'10"

Bathroom  
1.70m x 1.94m  
5'7" x 6'5"

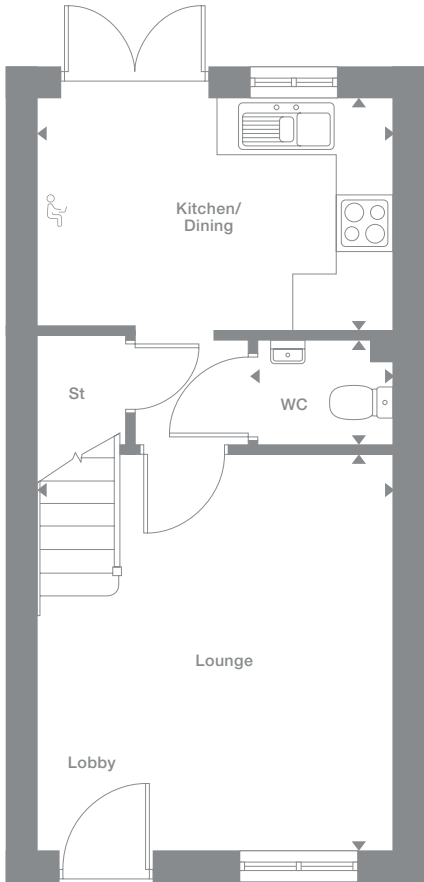
### Floor Space

636 sq ft

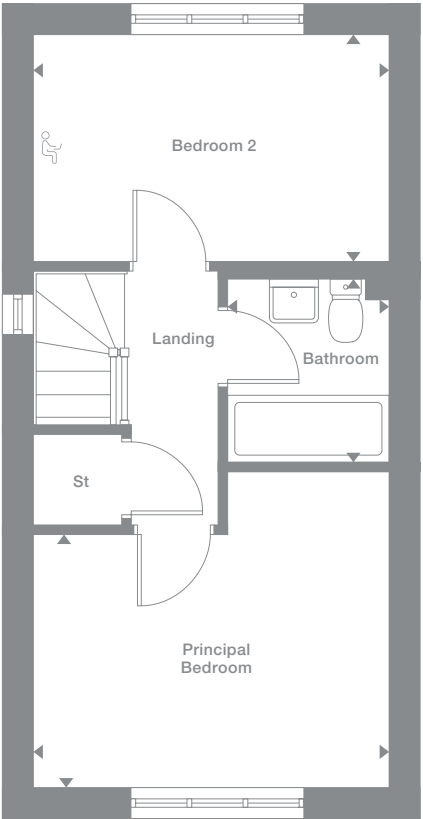
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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# Martley

## Overview

The corridor-style hall of this exciting bungalow leads into an inviting living and dining room opening to the garden via feature french doors. With two front-facing bedrooms and an ergonomically designed kitchen with separate garden access, this superb home perfectly blends style and convenience.

## Ground Floor

Living/Dining  
3.92m x 5.10m  
12'11" x 16'9"

Kitchen  
3.26m x 3.41m  
10'9" x 11'2"

Principal Bedroom  
2.88m x 3.86m  
9'5" x 12'8"

Bedroom 2  
3.00m x 3.34m  
9'10" x 11'0"

Bathroom  
2.00m x 1.34m  
6'7" x 4'5"

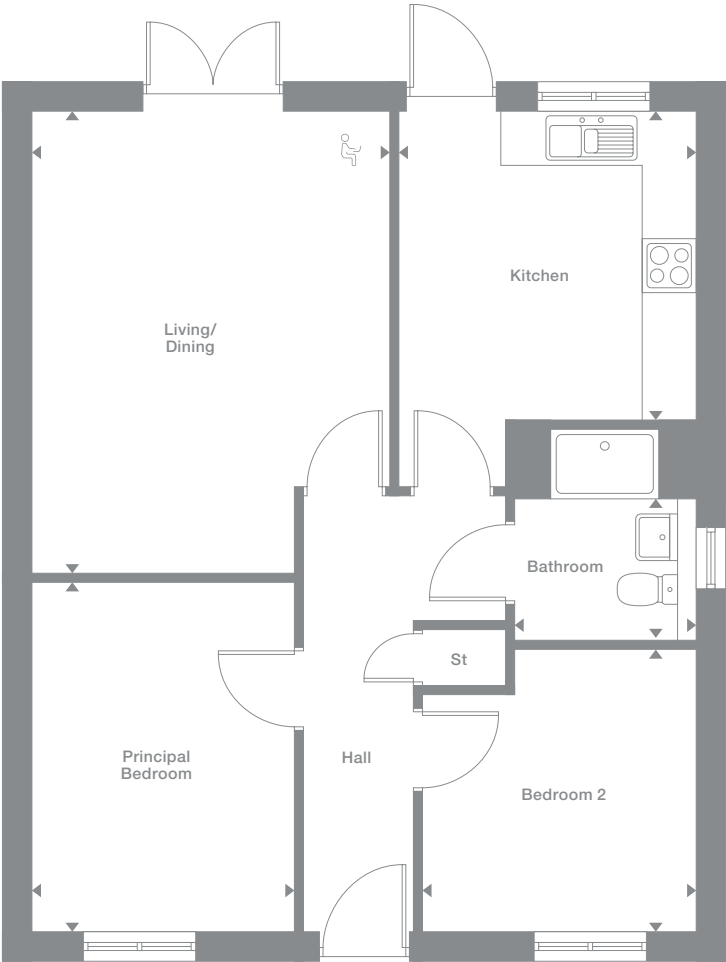
## Floor Space

693 sq ft

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



## Ground Floor



 Office space area

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# Belmont

**Overview**  
Complementing a practical, ergonomic kitchen, the living and dining room features french doors, offering access to the garden while creating a light-filled, flexible social space that is perfect for entertaining. Upstairs, one of the two bedrooms features twin windows and a useful built-in cupboard.

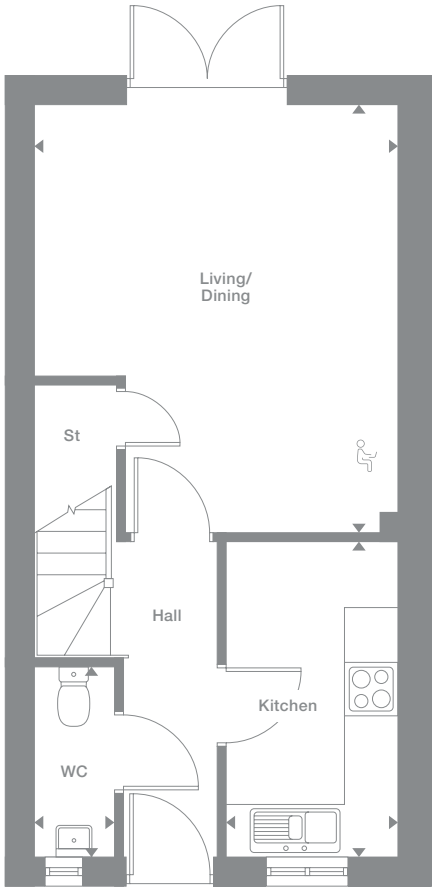
<b>Ground Floor</b>	<b>First Floor</b>
Kitchen 1.91m x 3.54m 6'3" x 11'7"	Principal Bedroom 4.06m x 3.02m 13'4" x 9'11"
Living/Dining 4.06m x 4.79m 13'4" x 15'9"	Bedroom 2 4.06m x 3.03m 13'4" x 9'11"
WC 0.90m x 2.13m 2'11" x 7'0"	Bathroom 1.70m x 2.16m 5'7" x 7'1"

**Floor Space**  
737 sq ft

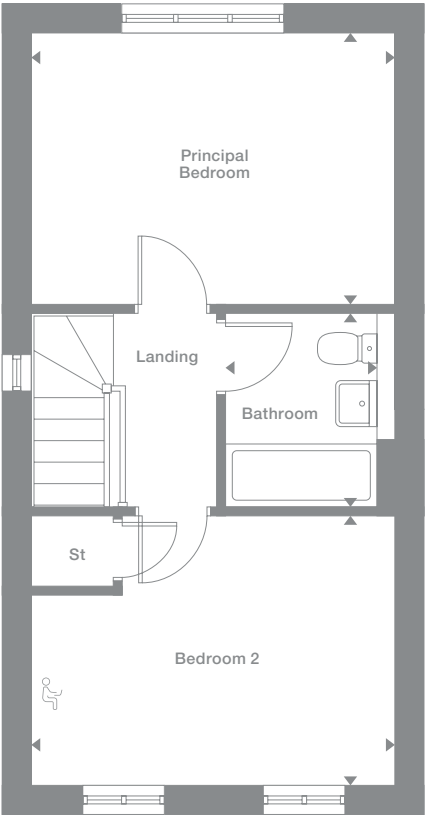
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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# Marchmont

**Overview**  
The lounge opens on to a beautifully planned kitchen where french doors add flexibility to the dining area. Upstairs, the principal bedroom's en-suite shower and useful cupboard reflect a thoughtful blend of convenience and style.

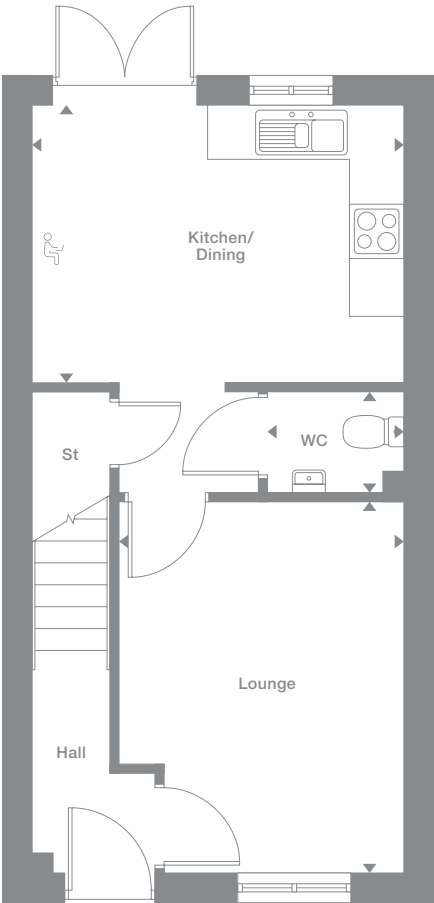
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.11m x 4.08m 10'3" x 13'5"	Principal Bedroom 2.63m x 3.59m 8'8" x 11'10"
Kitchen/Dining 4.06m x 3.04m 13'4" x 10'0"	En-Suite 1.21m x 2.13m 4'0" x 7'0"
WC 1.50m x 1.11m 4'11" x 3'8"	Bedroom 2 4.06m x 3.02m 13'4" x 9'11"
	Bathroom 1.70m x 2.09m 5'7" x 6'10"

**Floor Space**  
737 sq ft

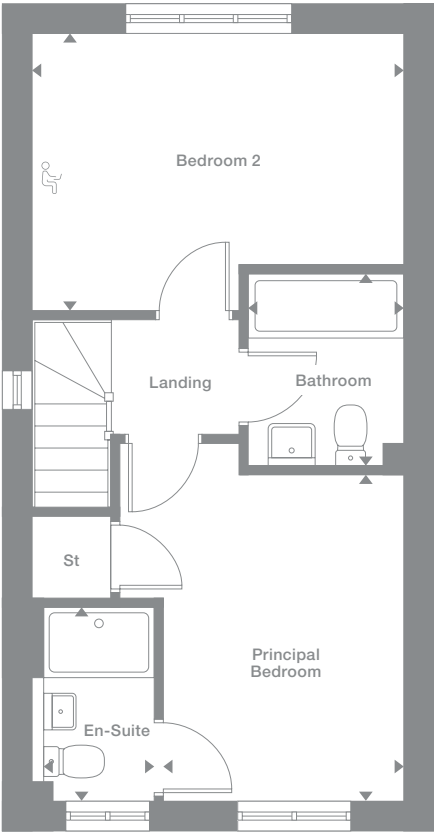
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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\* Plots are a mirror image of plans shown above



# Newton

## Overview

The lounge opens directly on to a practical kitchen enhanced by french doors that add an attractive focal point to the light-filled dining area. Upstairs, the second bedroom includes dual windows and a useful cupboard. This is a delightfully comfortable and stylish home.

## Ground Floor

**Lounge**  
3.07m x 4.13m  
10'1" x 13'7"

**Kitchen/Dining**  
4.06m x 3.04m  
13'4" x 10'0"

**WC**  
1.50m x 1.06m  
4'11" x 3'6"

## First Floor

**Principal Bedroom**  
4.06m x 3.04m  
13'4" x 10'0"

**Bedroom 2**  
4.06m x 3.09m  
13'4" x 10'2"

**Bathroom**  
1.89m x 2.10m  
6'3" x 6'11"

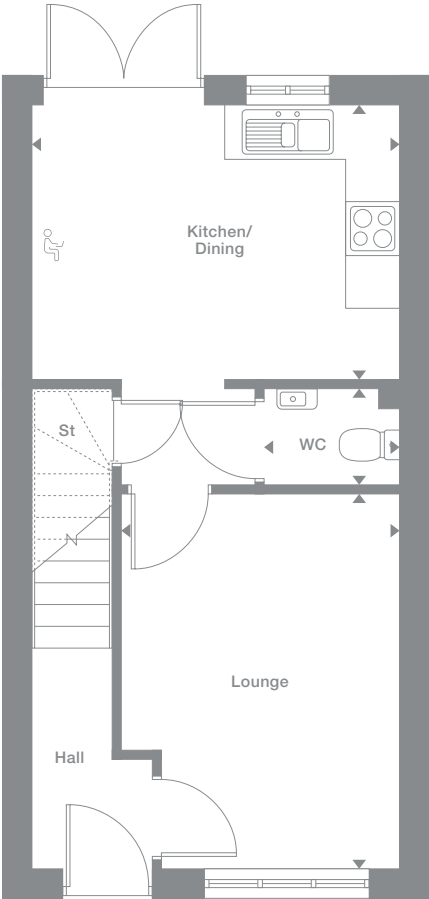
## Floor Space

737 sq ft

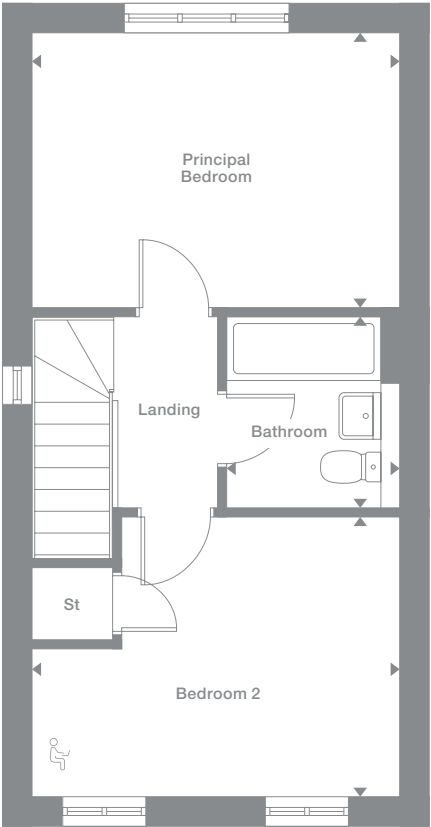
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



 Office space area

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# Overton

### Overview

From the discreet laundry space to the cupboard in the en-suite principal bedroom, this is a home filled with features designed to bring pleasure and convenience to everyday life. The dining kitchen incorporates french doors, and the third bedroom could become a superb home office.

### Ground Floor

- Lounge  
3.56m x 4.49m  
11'8" x 14'9"
- Kitchen/Dining  
3.34m x 3.83m  
11'0" x 12'7"
- Laundry  
1.08m x 1.96m  
3'7" x 6'5"
- WC  
1.08m x 1.78m  
3'7" x 5'10"

### First Floor

- Principal Bedroom  
3.09m x 3.28m  
10'2" x 10'9"
- En-Suite  
1.21m x 2.03m  
4'0" x 6'8"
- Bedroom 2  
2.37m x 3.26m  
7'10" x 10'8"
- Bedroom 3  
2.04m x 2.17m  
6'8" x 7'2"
- Bathroom  
2.37m x 1.69m  
7'10" x 5'7"

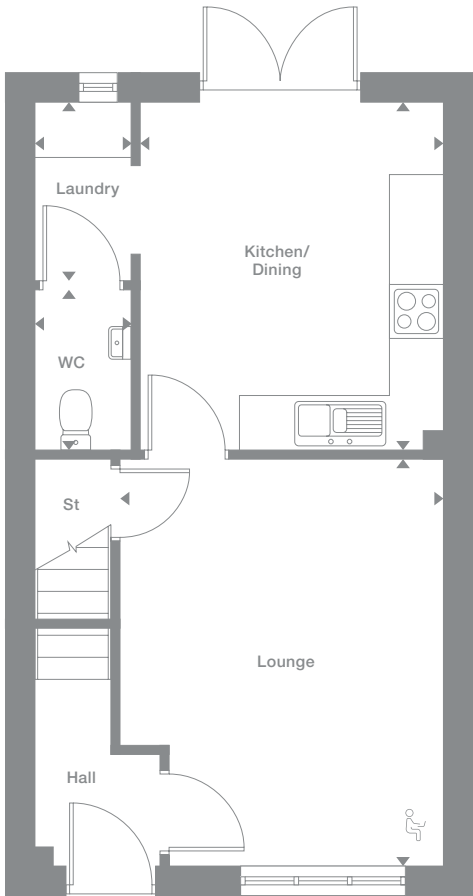
### Floor Space

819 sq ft

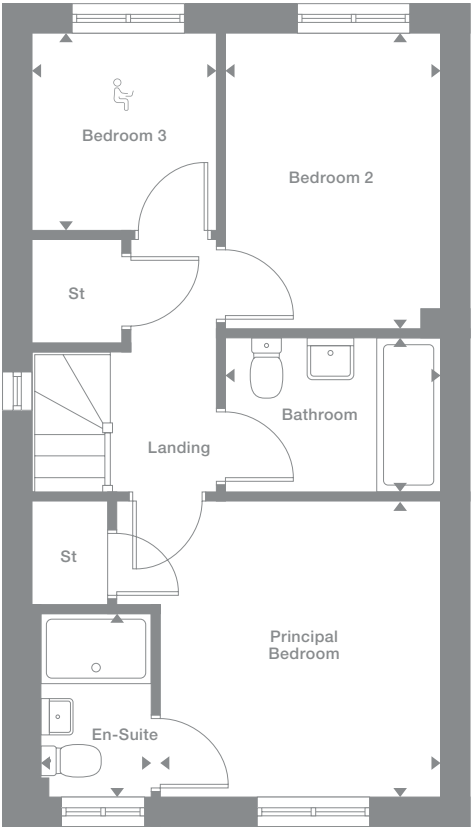
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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**Overview**  
With french doors complementing the window looking out over the garden, the living and dining room presents a delightfully bright, adaptable space, perfect for quiet evenings at home while offering an attractive backdrop for lively gatherings. The en-suite master bedroom incorporates a cupboard.

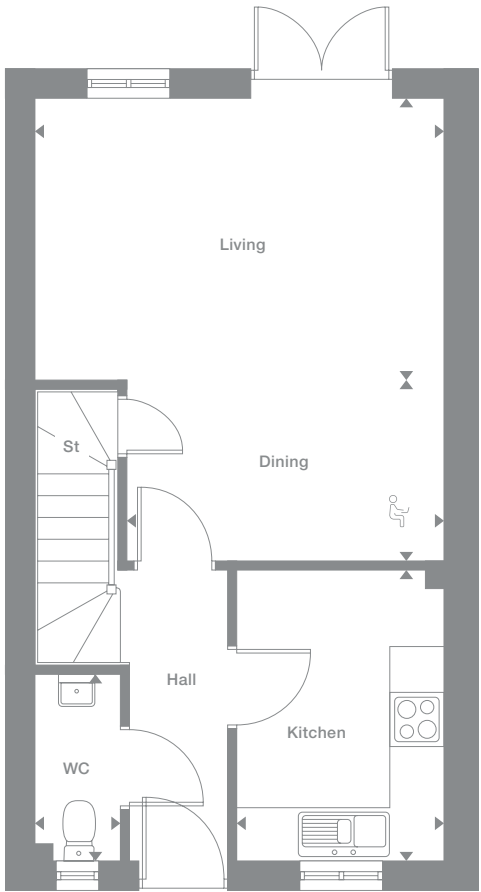
<b>Ground Floor</b>	<b>First Floor</b>
<b>Living</b> 4.51m x 3.11m 14'10" x 10'3"	<b>Principal Bedroom</b> 2.82m x 3.21m 9'3" x 10'6"
<b>Dining</b> 3.50m x 2.00m 11'6" x 6'7"	<b>En-Suite</b> 1.59m x 2.06m 5'3" x 6'9"
<b>Kitchen</b> 2.29m x 3.21m 7'6" x 10'6"	<b>Bedroom 2</b> 2.36m x 3.32m 7'9" x 10'11"
<b>WC</b> 0.94m x 2.06m 3'1" x 6'9"	<b>Bedroom 3</b> 2.05m x 2.22m 6'9" x 7'4"
	<b>Bathroom</b> 2.36m x 1.70m 7'9" x 5'7"

**Floor Space**  
819 sq ft

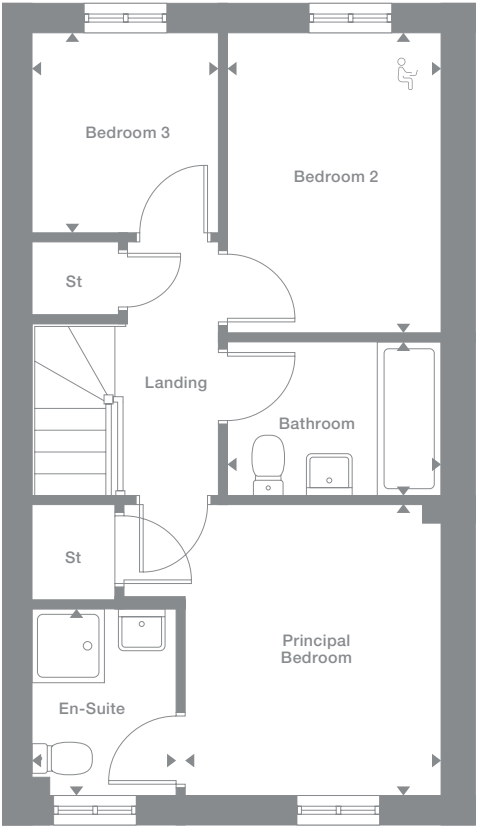
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Ground Floor



First Floor



Office space area

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# Fairfield

**Overview**  
The expertly planned kitchen complements an impressive living and dining room with french doors, an ideal setting for relaxed hospitality. The principal bedroom is en-suite, and the two hall cupboards reflect the thoughtful practicality that underpins every detail of this superb bungalow.

- Ground Floor**  
Living/Dining  
4.33m x 5.77m  
14'3" x 18'11"
- Kitchen**  
3.46m x 3.89m  
11'5" x 12'9"
- Principal Bedroom**  
3.45m x 4.05m  
11'4" x 13'4"
- En-Suite**  
1.42m x 3.30m  
4'8" x 10'10"
- Bedroom 2**  
3.68m x 3.03m  
12'1" x 9'11"
- Bathroom**  
1.70m x 2.32m  
5'7" x 7'8"

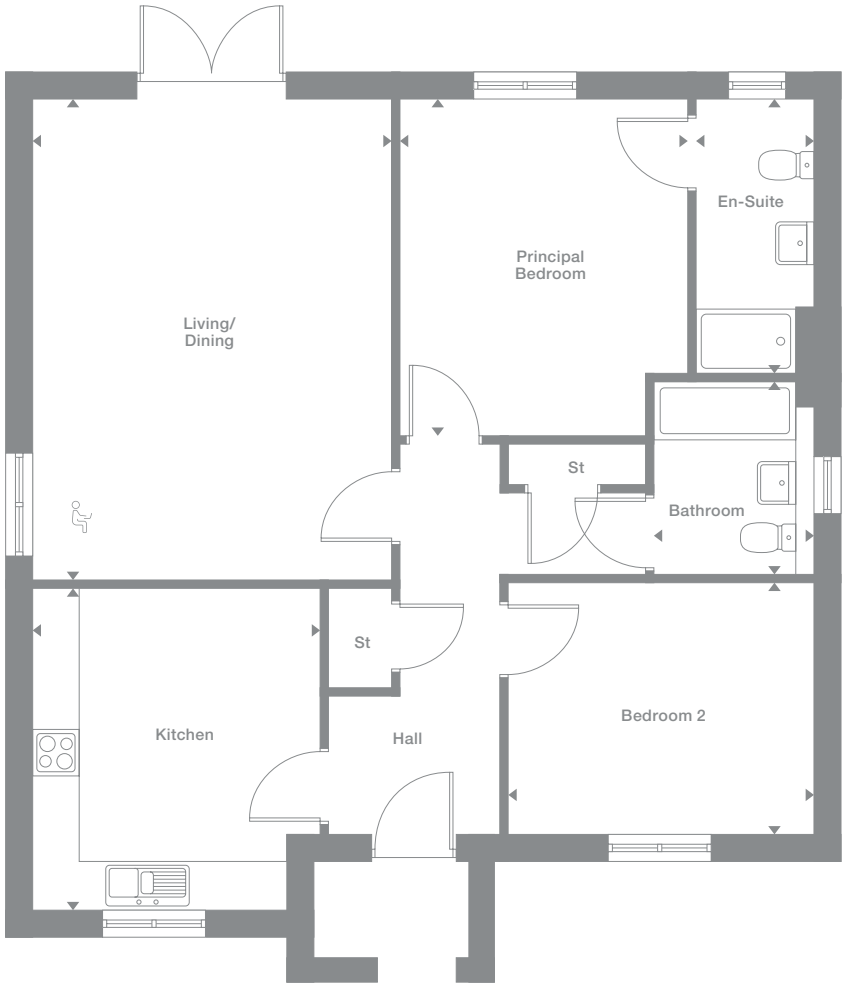
**Floor Space**  
937 sq ft

† Additional window to selected plots only. Please see Development Sales Manager for details

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



## Ground Floor



Office space area

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# Malvern

## Overview

The welcoming lounge complements a beautifully planned kitchen with a bright dining area where french doors access the garden, creating a special setting for convivial meals. The principal bedroom is en-suite, and the third bedroom could be used to create a superb home office.

## Ground Floor

- Lounge  
3.10m x 4.71m  
10'2" x 15'6"
- Dining  
2.81m x 3.50m  
9'3" x 11'6"
- Kitchen  
2.49m x 3.50m  
8'2" x 11'6"
- WC  
0.95m x 2.28m  
3'2" x 7'6"

## First Floor

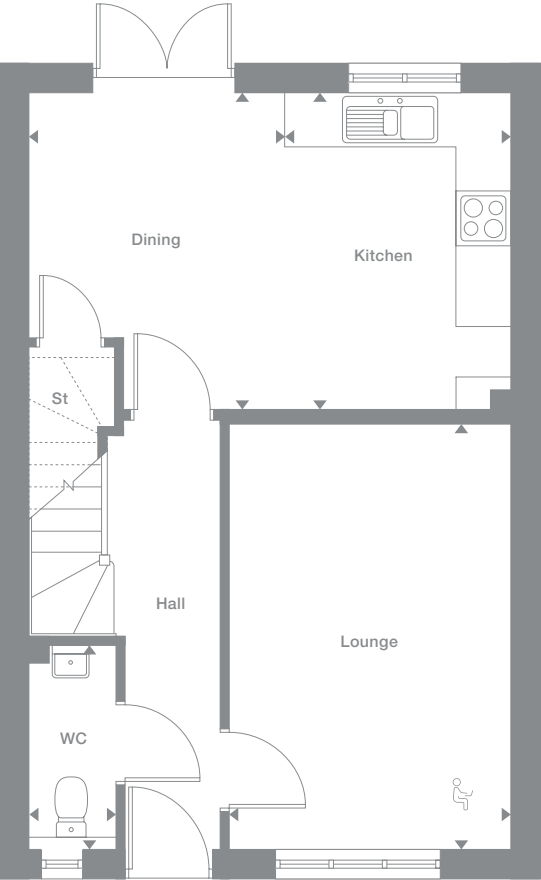
- Principal Bedroom  
3.64m x 3.38m  
12'0" x 11'1"
- En-Suite  
1.56m x 2.28m  
5'2" x 7'6"
- Bedroom 2  
3.21m x 2.74m  
10'7" x 9'0"
- Bedroom 3  
1.99m x 2.83m  
6'7" x 9'4"
- Bathroom  
1.91m x 2.05m  
6'3" x 6'9"

## Floor Space

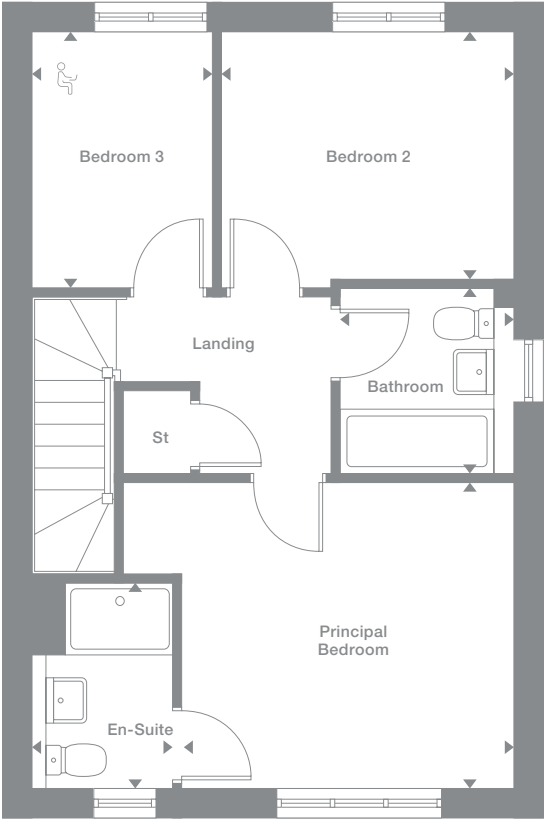
- 956 sq ft
- Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



 Office space area

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# Tiverton

### Overview

With a comfortable lounge complementing a light-filled dining kitchen with french doors, an en-suite principal bedroom, and a third bedroom that could be transformed into a superb home office, this is a welcoming, practical home.

### Ground Floor

- Lounge  
3.10m x 4.71m  
10'2" x 15'6"
- Dining  
2.44m x 2.70m  
8'0" x 8'10"
- Kitchen  
2.86m x 3.50m  
9'5" x 11'6"
- WC  
0.95m x 2.28m  
3'2" x 7'6"

### First Floor

- Principal Bedroom  
3.64m x 3.38m  
12'0" x 11'1"
- En-Suite  
1.34m x 2.26m  
4'5" x 7'5"
- Bedroom 2  
3.21m x 2.83m  
10'7" x 9'4"
- Bedroom 3  
1.99m x 2.83m  
6'7" x 9'4"
- Bathroom  
1.70m x 1.95m  
5'7" x 6'5"

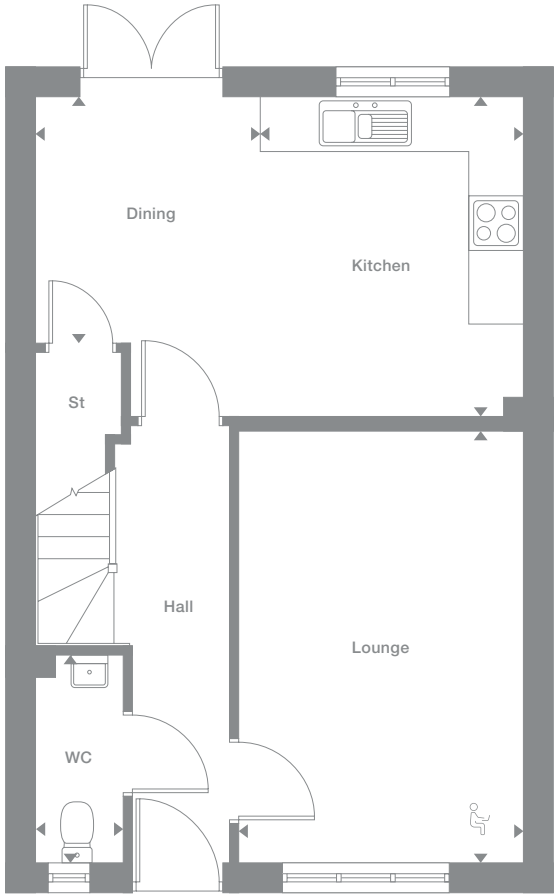
### Floor Space

956 sq ft

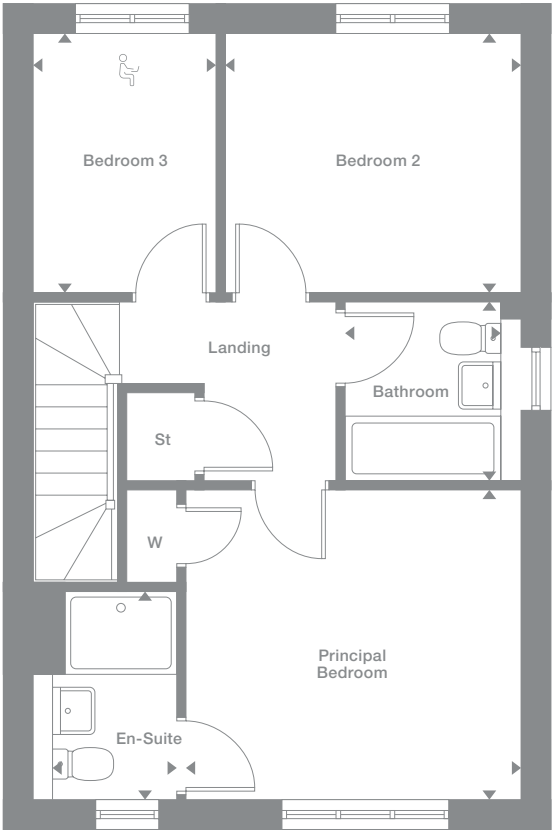
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview

The bay-windowed lounge and the kitchen are both dual aspect, with french doors bringing an especially airy ambience to the family area. Practical features include a separate laundry and a third bedroom that could be used as a home office.

Ground Floor

- Lounge  
3.08m x 5.54m  
10'1" x 18'2"
- Kitchen/Dining  
2.93m x 2.44m  
9'8" x 8'0"
- Family  
2.93m x 3.09m  
9'8" x 10'2"
- Laundry  
2.04m x 1.92m  
6'8" x 6'4"
- WC  
1.02m x 1.43m  
3'4" x 4'8"

First Floor

- Principal Bedroom  
3.40m x 3.12m  
11'2" x 10'3"
- En-Suite  
1.77m x 2.06m  
5'10" x 6'9"
- Bedroom 2  
2.99m x 3.31m  
9'10" x 10'11"
- Bedroom 3  
2.60m x 2.33m  
8'6" x 7'8"
- Bathroom  
1.90m x 2.09m  
6'3" x 6'10"

Floor Space

- Square Bay  
1,016 sq ft
- Splayed Bay  
1,009 sq ft

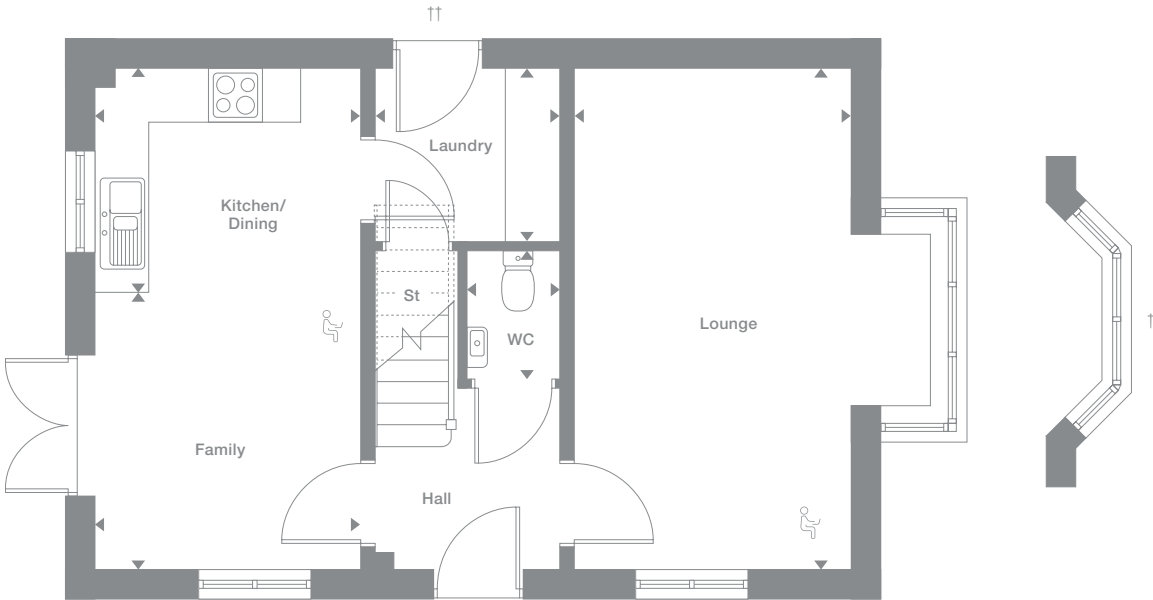
† Splayed bay window to Plots 21, 28, 34 and 107. Speak to Development Sales Manager for lounge dimensions

†† Laundry door not applicable to Plots 28, 34, 50, 70, 71, 107, 112 and 170

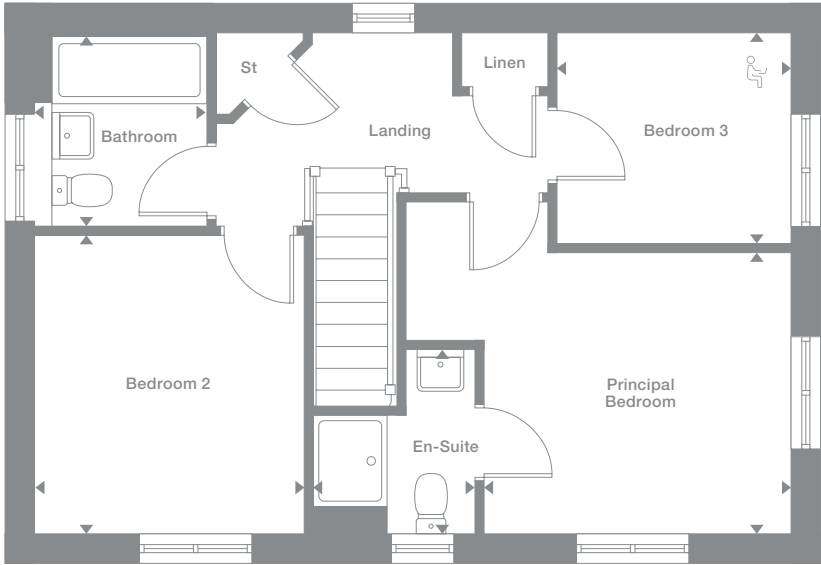
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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**Overview**  
The kitchen, the bay-windowed lounge and the en-suite principal bedroom are all dual aspect, making this an exceptionally inspiring home. With french doors and a separate laundry, the kitchen is perfect for relaxed, social dining.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.92m x 5.54m 12'11" x 18'2"	<b>Principal Bedroom</b> 3.40m x 3.12m 11'2" x 10'3"
<b>Kitchen/Dining</b> 2.93m x 2.65m 9'8" x 8'9"	<b>En-Suite</b> 1.77m x 2.06m 5'10" x 6'9"
<b>Family</b> 2.93m x 2.88m 9'8" x 9'6"	<b>Bedroom 2</b> 2.99m x 3.31m 9'10" x 10'11"
<b>Laundry</b> 2.09m x 1.92m 6'10" x 6'4"	<b>Bedroom 3</b> 2.60m x 2.33m 8'6" x 7'8"
<b>WC</b> 1.08m x 1.44m 3'7" x 4'9"	<b>Bathroom</b> 1.70m x 2.13m 5'7" x 7'0"

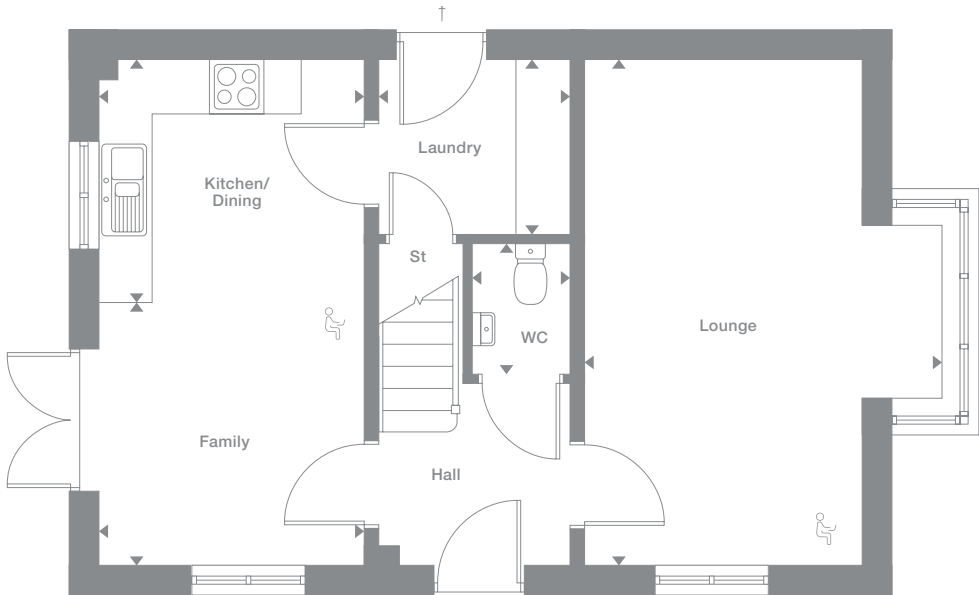
**Floor Space**  
1,016 sq ft

† Door not applicable to plots 28 and 34

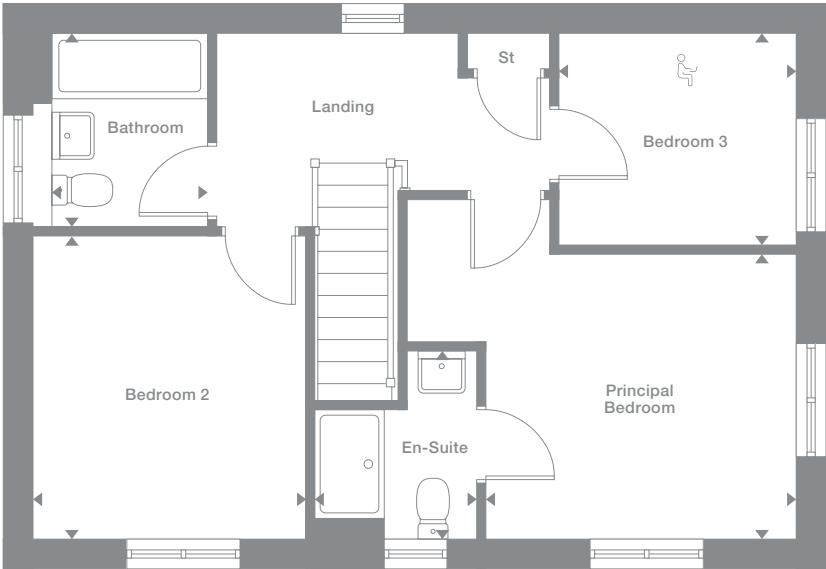
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Ground Floor



First Floor



 Office space area

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Overview

With its elegant, bay-windowed lounge and a dual aspect kitchen in which the french doors add a focal point to the breakfast area, this is an enormously stylish bungalow. The three bedrooms include a luxurious master suite.

Ground Floor

Lounge  
3.66m x 4.42m  
12'0" x 14'6"

Kitchen/Breakfast  
3.66m x 6.24m  
12'0" x 20'6"

Principal Bedroom  
4.23m x 4.50m  
13'11" x 14'10"

En-Suite  
1.22m x 2.39m  
4'0" x 7'10"

Bedroom 2  
3.31m x 2.69m  
10'11" x 8'10"

Bedroom 3  
2.61m x 2.43m  
8'7" x 8'0"

Bathroom  
1.86m x 2.23m  
6'1" x 7'4"

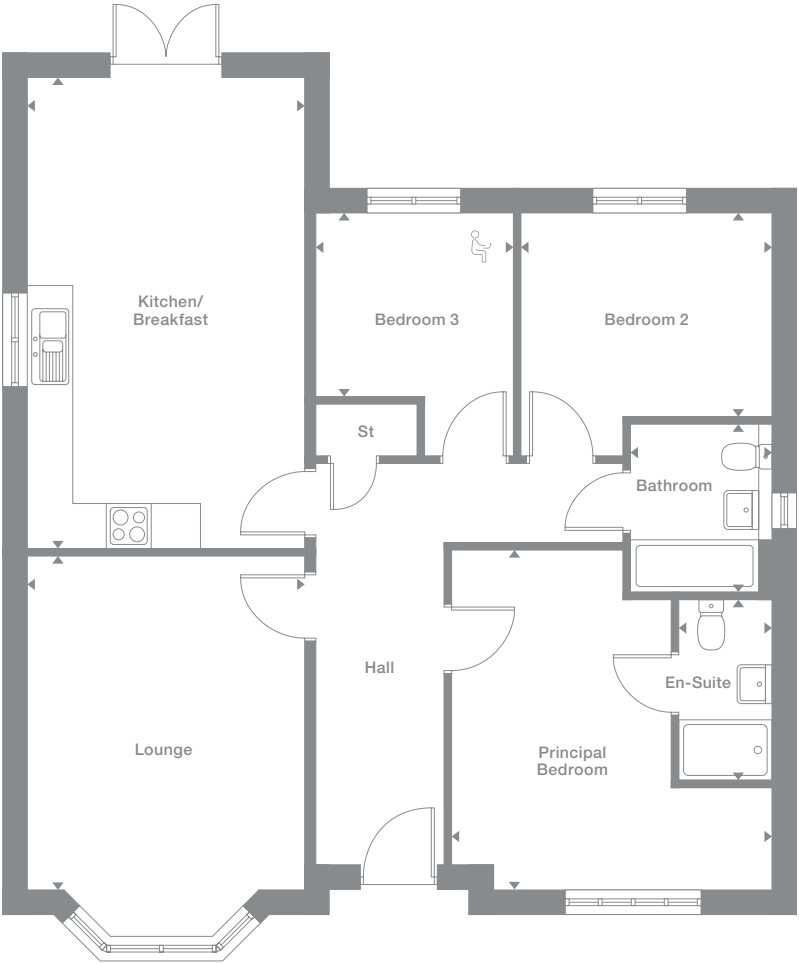
Floor Space

1,018 sq ft

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



Ground Floor



 Office space area

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Overview

All three ground floor rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the superb family kitchen. The principal bedroom is en-suite, and the second bedroom is dual aspect and includes a useful cupboard.

Ground Floor

Lounge  
3.26m x 5.27m  
10'9" x 17'4"

Dining  
3.28m x 4.13m  
10'9" x 13'7"

Kitchen/Family  
4.64m x 4.35m  
15'3" x 14'4"

WC  
0.93m x 1.93m  
3'1" x 6'4"

First Floor

Principal Bedroom  
4.64m x 2.71m  
15'3" x 8'11"

En-Suite  
2.47m x 1.24m  
8'1" x 4'1"

Bedroom 2  
4.75m x 2.64m  
15'7" x 8'8"

Bedroom 3  
3.49m x 2.88m  
11'6" x 9'6"

Bedroom 4  
2.33m x 2.29m  
7'8" x 7'6"

Bathroom  
2.69m x 1.70m  
8'10" x 5'7"

Floor Space

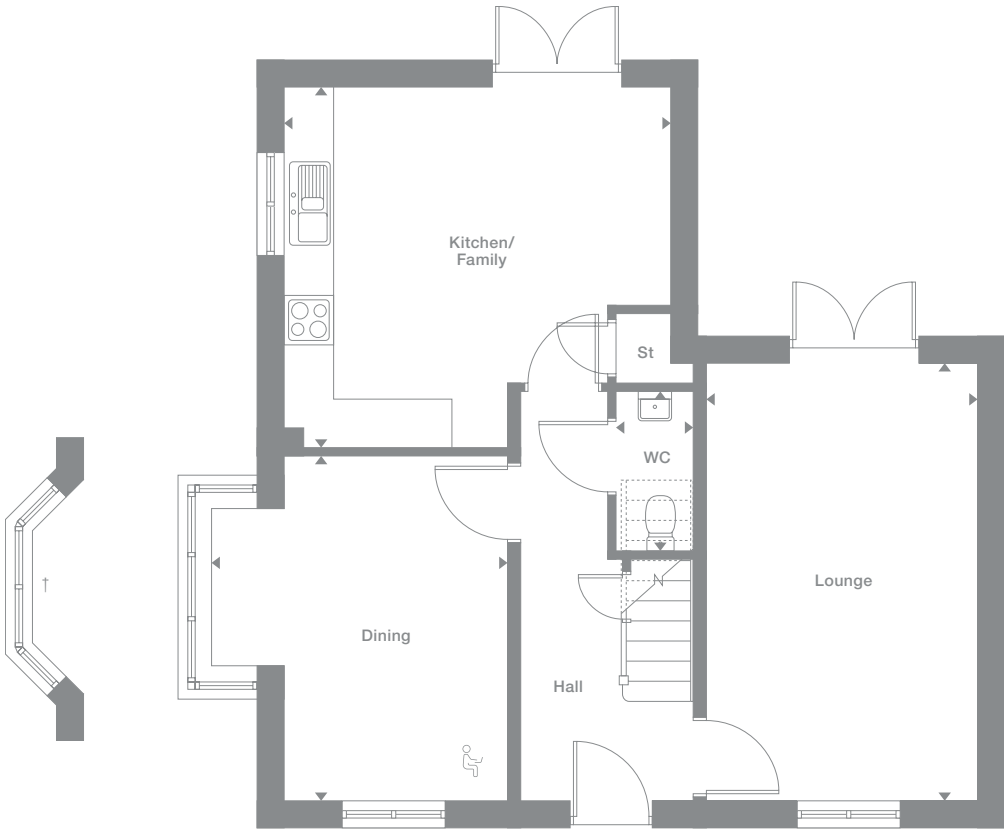
1,290 sq ft

† Splayed bay window to Plots 55, 61, 83, 119 and 125. Speak to Development Sales Manager for dining room dimensions

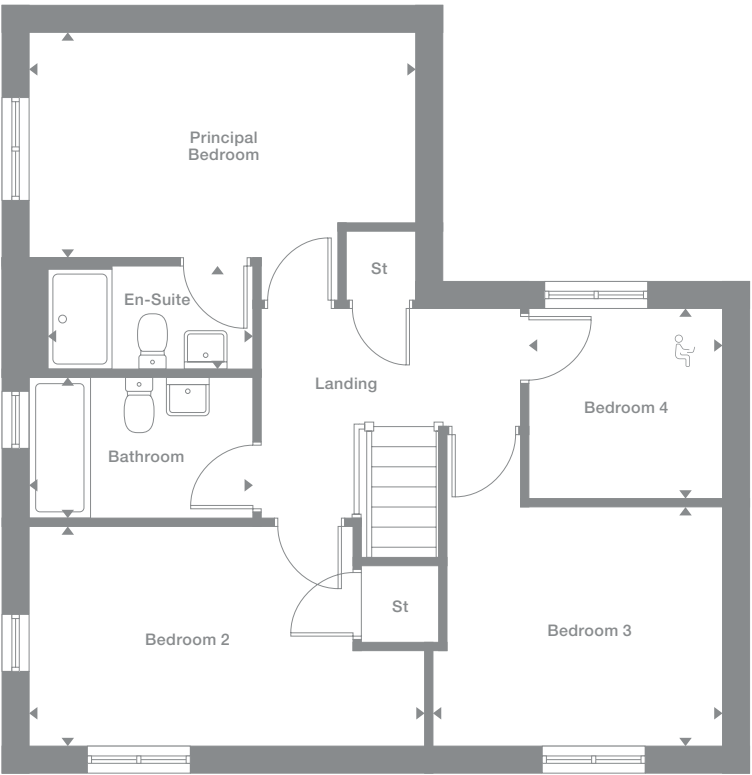
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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# Inglewood

### Overview

A magnificent dual aspect, bay-windowed dining room demonstrates the quality of this sumptuous home. The lounge and family kitchen are both dual aspect with french doors, one bedroom is en-suite and another is dual aspect.

### Ground Floor

**Lounge**  
3.26m x 5.27m  
10'9" x 17'4"

**Kitchen/Family**  
4.64m x 3.06m  
15'3" x 10'0"

**Laundry**  
1.86m x 1.53m  
6'1" x 5'0"

**Dining**  
3.58m x 3.80m  
11'9" x 12'6"

**WC**  
0.93m x 1.89m  
3'1" x 6'3"

### First Floor

**Principal Bedroom**  
4.64m x 2.71m  
15'3" x 8'11"

**En-Suite**  
2.33m x 1.24m  
7'8" x 4'1"

**Bedroom 2**  
4.75m x 2.53m  
15'7" x 8'4"

**Bedroom 3**  
3.32m x 2.88m  
10'11" x 9'6"

**Bedroom 4**  
2.33m x 2.29m  
7'8" x 7'6"

**Bathroom**  
2.55m x 1.81m  
8'5" x 5'11"

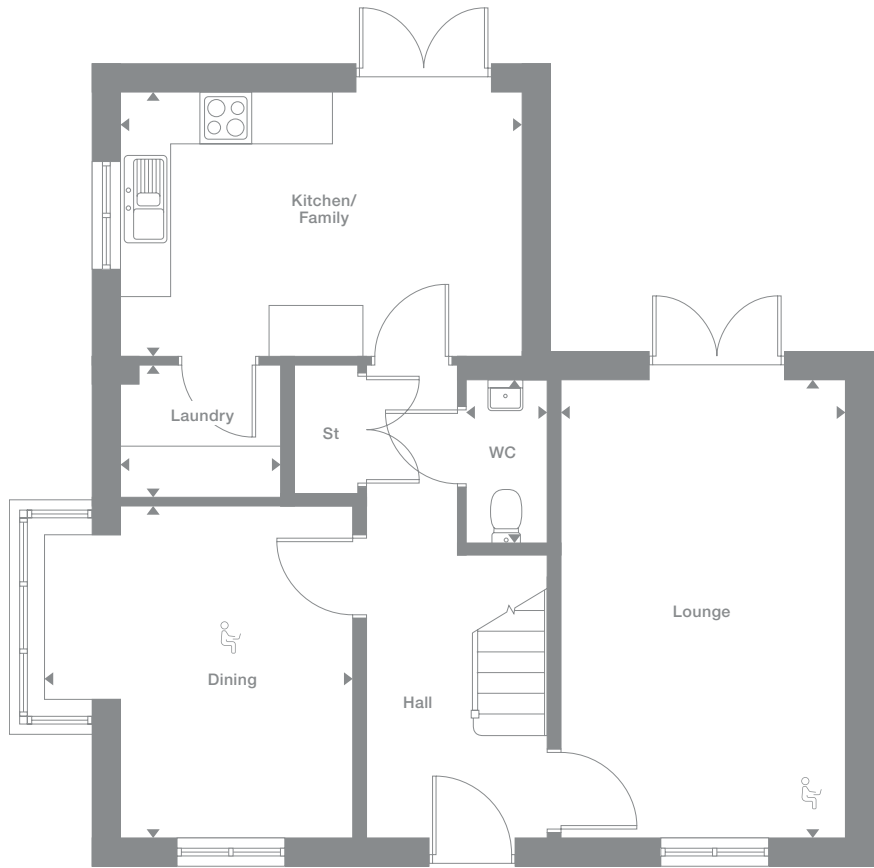
### Floor Space

1,297 sq ft

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



### Ground Floor



### First Floor



 Office space area

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# Hampton

### Overview

With feature french doors and a separate laundry, the family kitchen and dining room is perfect for relaxed entertaining. It shares the ground floor with a bay-windowed lounge and a private study. Upstairs, a gallery landing leads to four bedrooms, one of them en-suite.

### Ground Floor

<b>Lounge</b> 3.65m x 5.44m 12'0" x 17'10"	<b>First Floor</b> <b>Principal Bedroom</b> 3.65m x 4.60m 12'0" x 15'1"
<b>Breakfast/Dining</b> 3.33m x 3.88m 10'11" x 12'9"	<b>En-Suite</b> 1.61m x 2.07m 5'4" x 6'10"
<b>Kitchen</b> 3.81m x 2.99m 12'6" x 9'10"	<b>Bedroom 2</b> 3.79m x 2.75m 12'5" x 9'1"
<b>Laundry</b> 2.08m x 1.66m 6'10" x 5'5"	<b>Bedroom 3</b> 3.26m x 2.75m 10'8" x 9'1"
<b>Study</b> 2.08m x 2.06m 6'10" x 6'9"	<b>Bedroom 4</b> 2.08m x 3.14m 6'10" x 10'4"
<b>WC</b> 2.08m x 1.08m 6'10" x 3'7"	<b>Bathroom</b> 2.72m x 2.04m 8'11" x 6'8"

### Floor Space

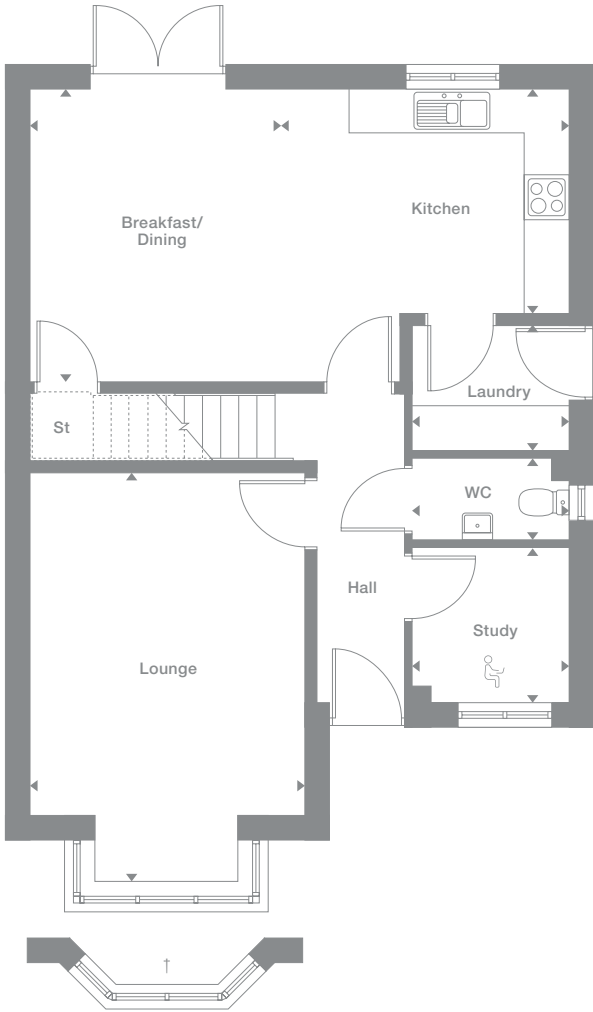
1,381 sq ft

† Splayed bay window to Plots 29, 56, 120, 121 and 124. Speak to Development Sales Manager for lounge dimensions

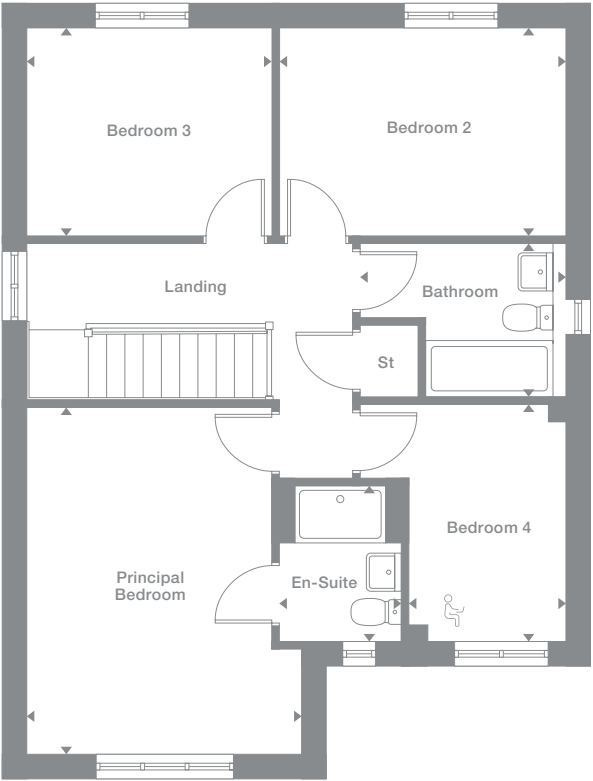
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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# Oakwood

**Overview**  
Incorporating a study and a laundry in addition to the bay-windowed lounge and airy family kitchen, where french doors add flexibility to dining arrangements, this is a home ready for lively gatherings. A gallery landing leads to four bedrooms, including a superb principal suite.

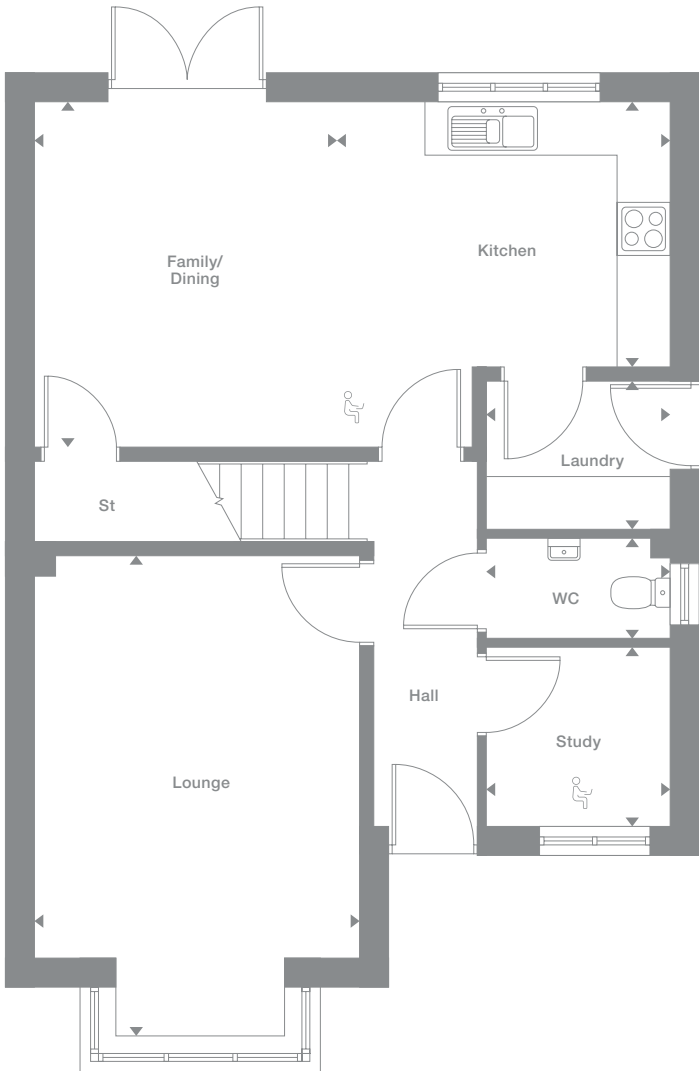
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.65m x 5.44m 12'0" x 17'10"	<b>Principal Bedroom</b> 3.65m x 3.21m 12'0" x 10'6"
<b>Family/Dining</b> 3.78m x 3.88m 12'5" x 12'9"	<b>En-Suite</b> 2.40m x 1.30m 7'11" x 4'3"
<b>Kitchen</b> 3.36m x 2.99m 11'0" x 9'10"	<b>Bedroom 2</b> 3.79m x 2.75m 12'5" x 9'1"
<b>Laundry</b> 2.08m x 1.66m 6'10" x 5'5"	<b>Bedroom 3</b> 3.26m x 2.74m 10'8" x 9'0"
<b>WC</b> 2.08m x 1.13m 6'10" x 3'9"	<b>Bedroom 4</b> 3.40m x 3.18m 11'2" x 10'5"
<b>Study</b> 2.08m x 2.01m 6'10" x 6'7"	<b>Bathroom</b> 2.55m x 2.00m 8'5" x 6'7"

**Floor Space**  
1,388 sq ft

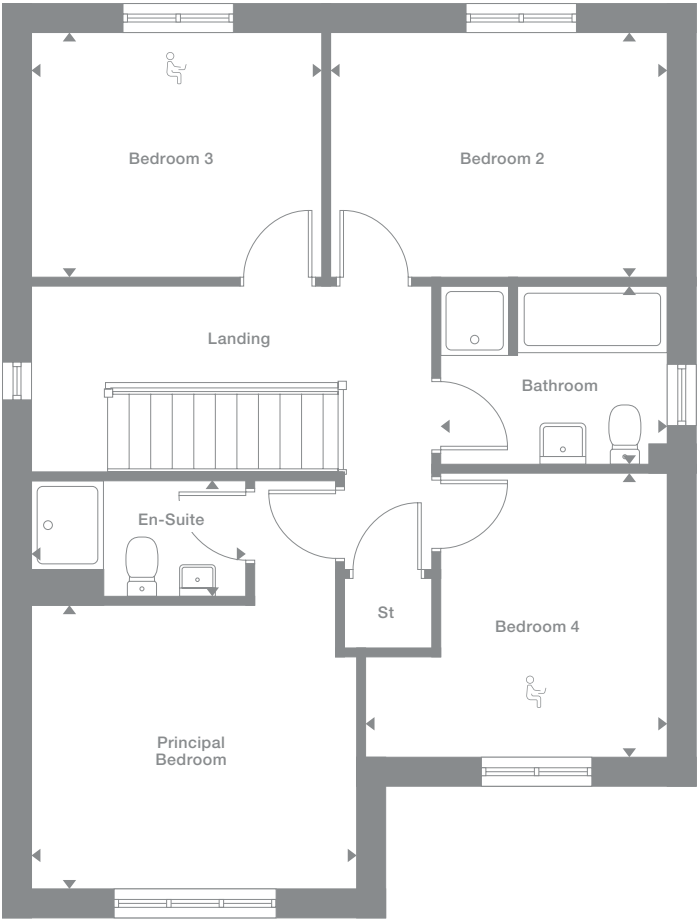
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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**Overview**  
The entrance hall makes an impression of quality that is reinforced by every detail of this outstanding home, from the lounge's bay window to the en-suite principal bedroom. The four dual aspect rooms include a private study and the kitchen and dining room, which also offers garden access.

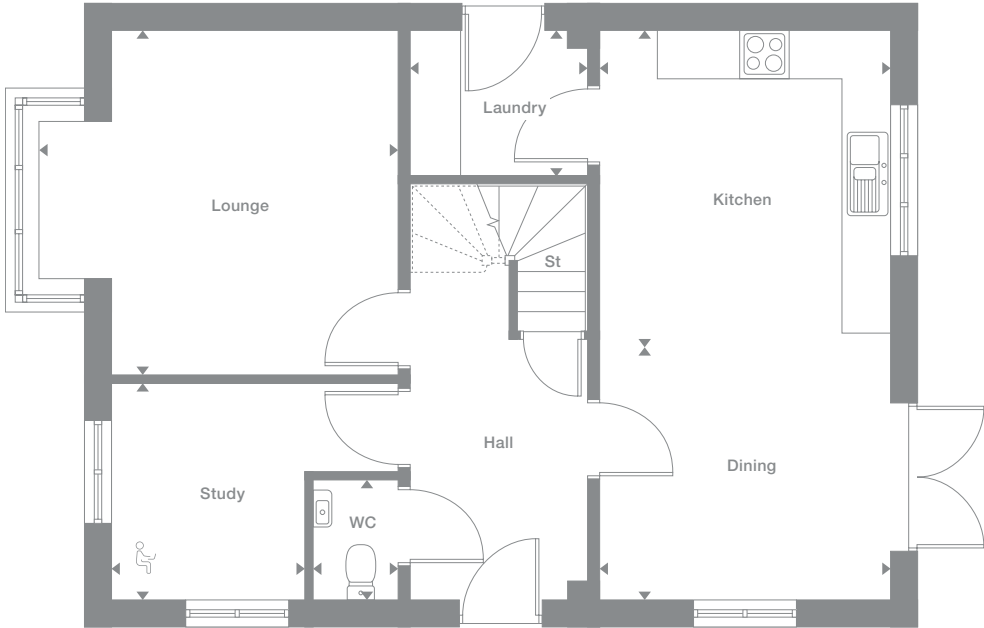
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.36m x 4.16m 14'4" x 13'8"	<b>Principal Bedroom</b> 3.57m x 3.68m 11'9" x 12'1"
<b>Dining</b> 3.51m x 3.03m 11'6" x 10'0"	<b>En-Suite</b> 2.12m x 1.76m 7'0" x 5'9"
<b>Kitchen</b> 3.51m x 3.82m 11'6" x 12'7"	<b>Bedroom 2</b> 3.51m x 3.23m 11'7" x 10'7"
<b>Laundry</b> 2.12m x 1.76m 7'0" x 5'9"	<b>Bedroom 3</b> 2.47m x 3.53m 8'1" x 11'7"
<b>Study</b> 2.34m x 2.61m 7'8" x 8'7"	<b>Bedroom 4</b> 3.51m x 3.08m 11'6" x 10'1"
<b>WC</b> 1.02m x 1.45m 3'4" x 4'9"	<b>Bathroom</b> 3.23m x 1.70m 10'7" x 5'7"

**Floor Space**  
1,401 sq ft

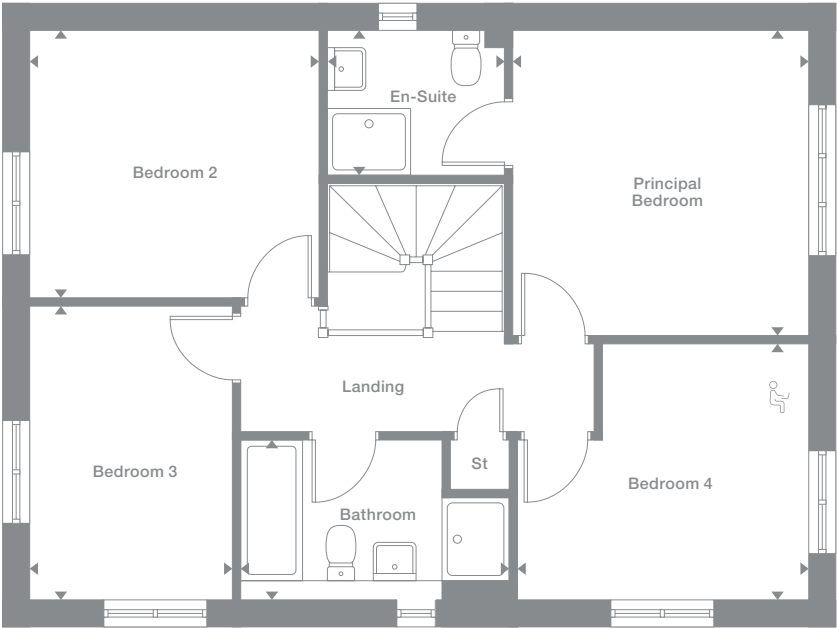
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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# Baywood

### Overview

With dual aspect windows in the kitchen, the study and two of the four bedrooms, complemented by a striking feature bay window in the lounge and french doors in the dining room, this is an exceptionally bright, inspiring family home. The principal bedroom is en-suite.

### Ground Floor

- Lounge  
4.36m x 4.16m  
14'4" x 13'8"
- Kitchen  
3.51m x 3.96m  
11'6" x 13'0"
- Laundry  
2.12m x 1.76m  
7'0" x 5'9"
- Dining  
3.51m x 2.90m  
11'6" x 9'6"
- Study  
2.32m x 2.61m  
7'7" x 8'7"
- WC  
1.04m x 1.45m  
3'5" x 4'9"

### First Floor

- Principal Bedroom  
3.57m x 3.68m  
11'9" x 12'11"
- En-Suite  
2.04m x 1.76m  
6'8" x 5'9"
- Bedroom 2  
3.51m x 3.23m  
11'7" x 10'7"
- Bedroom 3  
2.47m x 3.53m  
8'1" x 11'7"
- Bedroom 4  
3.51m x 3.08m  
11'6" x 10'1"
- Bathroom  
3.21m x 1.70m  
10'7" x 5'7"

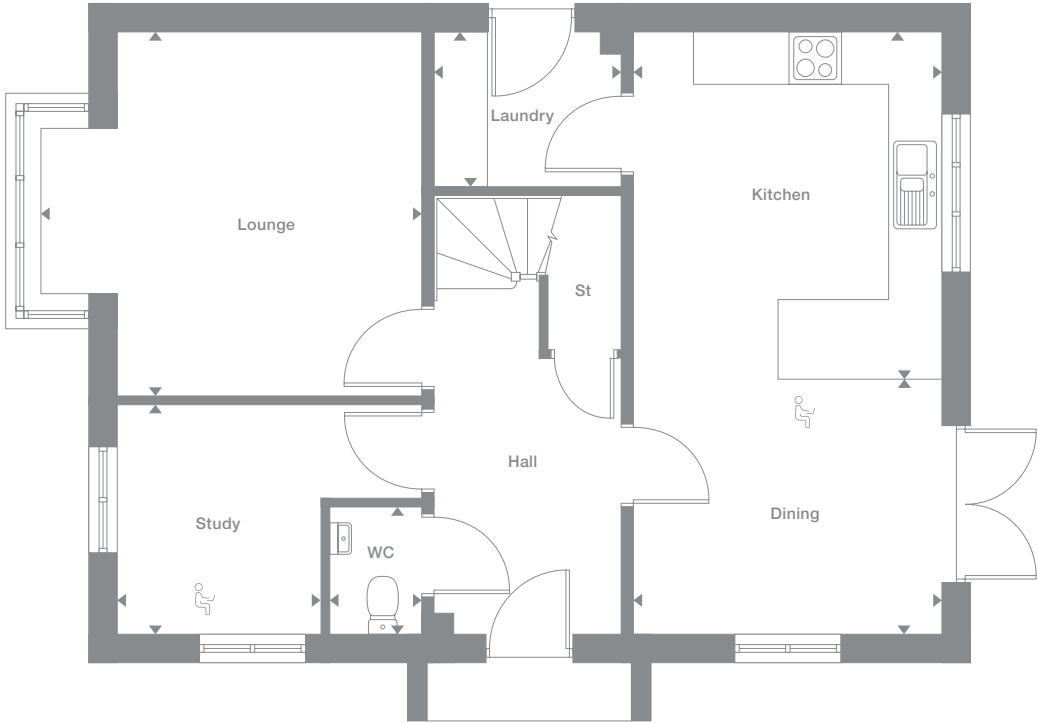
### Floor Space

1,408 sq ft

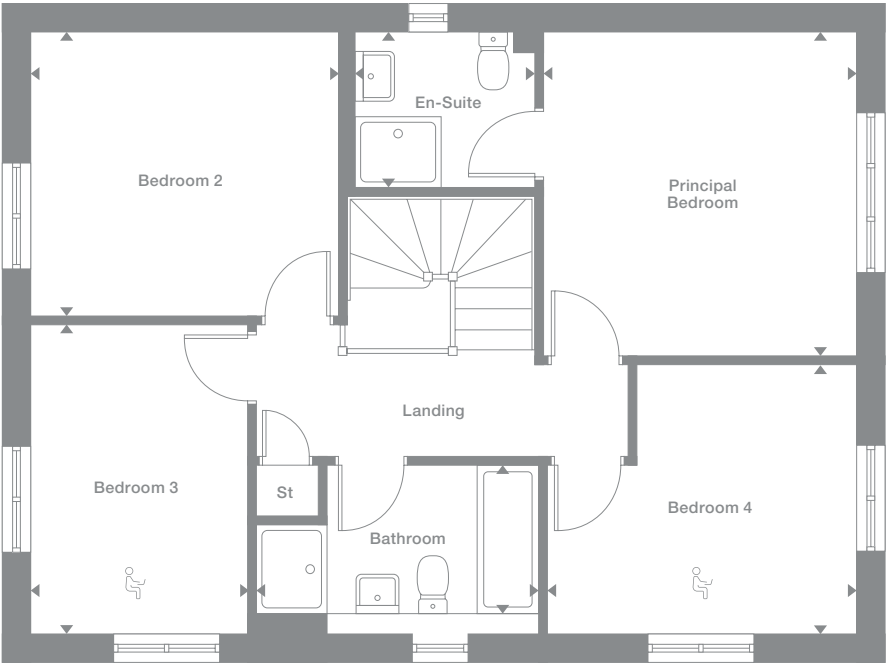
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Kingwood

**Overview**  
Broad and bright, with feature french doors, the family kitchen complements an elegant lounge and a formal dining room ideal for stylish entertaining. Two bedrooms are en-suite, and one includes a walk-in dressing room.

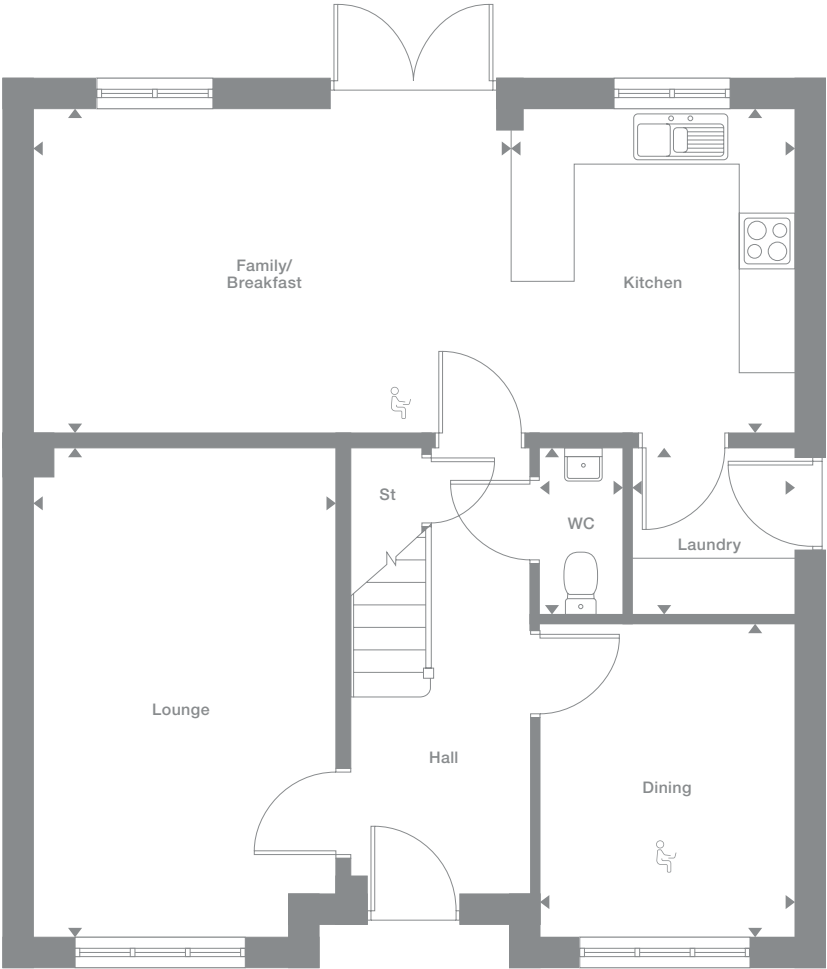
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.24m x 5.22m 10'8" x 17'2"	<b>Principal Bedroom</b> 2.95m x 3.82m 9'8" x 12'7"
<b>Family/Breakfast</b> 5.10m x 3.47m 16'9" x 11'5"	<b>En-Suite 1</b> 1.69m x 2.10m 5'7" x 6'11"
<b>Kitchen</b> 3.02m x 3.47m 9'11" x 11'5"	<b>Dressing</b> 2.61m x 1.70m 8'7" x 5'7"
<b>Dining</b> 2.73m x 3.35m 8'11" x 11'0"	<b>Bedroom 2</b> 3.29m x 3.21m 10'10" x 10'7"
<b>Laundry</b> 1.68m x 1.78m 5'6" x 5'10"	<b>En-Suite 2</b> 2.26m x 1.81m 7'5" x 5'11"
<b>WC</b> 0.95m x 1.78m 3'1" x 5'10"	<b>Bedroom 3</b> 2.42m x 3.63m 7'11" x 11'11"
	<b>Bedroom 4</b> 2.61m x 3.14m 8'7" x 10'4"
	<b>Bathroom</b> 2.91m x 1.69m 9'7" x 5'7"

**Floor Space**  
1,524 sq ft

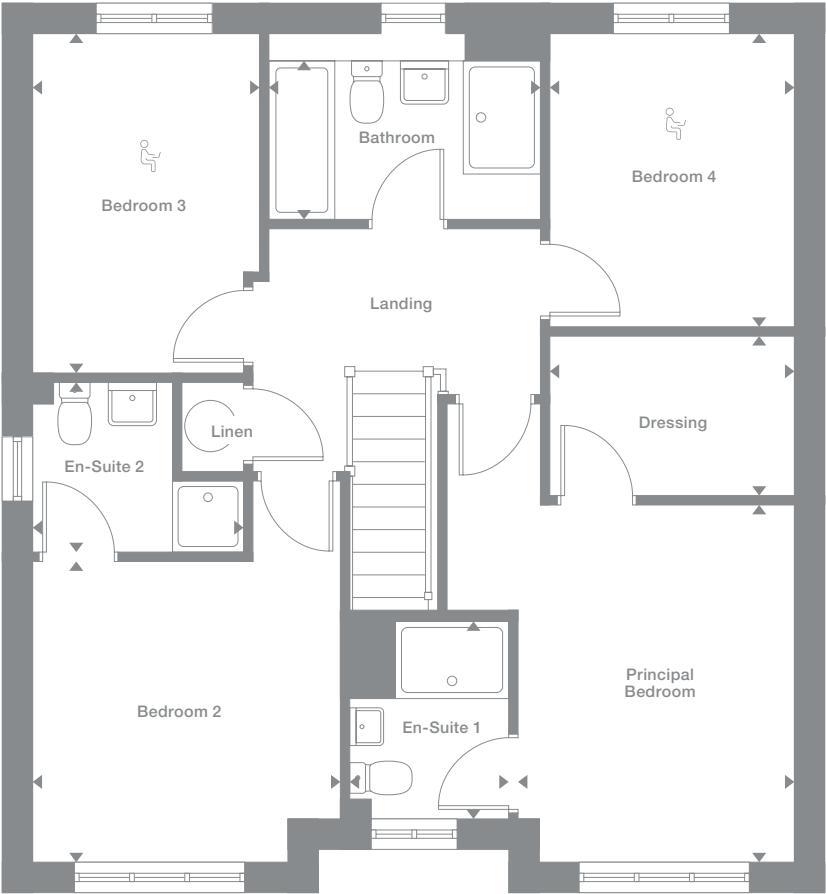
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Astwood

### Overview

Complemented by a comfortable, stylish lounge and a formal dining room, and featuring twin windows and central french doors, the light, inspiring family kitchen and breakfast room is destined to become the lively hub of family life. Upstairs, two of the four bedrooms are en-suite.

### Ground Floor

**Lounge**  
3.35m x 5.22m  
11'0" x 17'2"

**Dining**  
2.85m x 2.90m  
9'4" x 9'6"

**Family/Breakfast**  
5.16m x 3.47m  
16'11" x 11'5"

**Kitchen**  
3.18m x 3.47m  
10'5" x 11'5"

**Laundry**  
1.86m x 1.78m  
6'1" x 5'10"

**WC**  
0.90m x 1.78m  
2'11" x 5'10"

### First Floor

**Principal Bedroom**  
3.82m x 4.47m  
12'7" x 14'8"

**En-Suite 1**  
1.69m x 2.09m  
5'7" x 6'10"

**Bedroom 2**  
3.40m x 3.21m  
11'2" x 10'7"

**En-Suite 2**  
2.37m x 1.81m  
7'9" x 5'11"

**Bedroom 3**  
2.72m x 3.83m  
8'11" x 12'7"

**Bedroom 4**  
2.53m x 3.63m  
8'4" x 11'11"

**Bathroom**  
2.91m x 2.00m  
9'7" x 6'7"

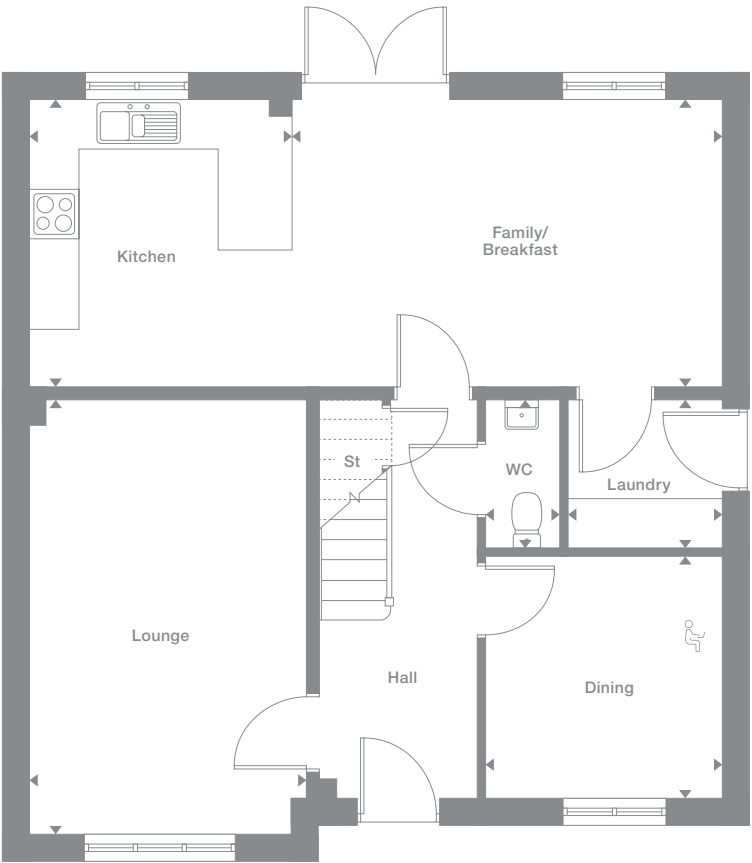
### Floor Space

1,541 sq ft

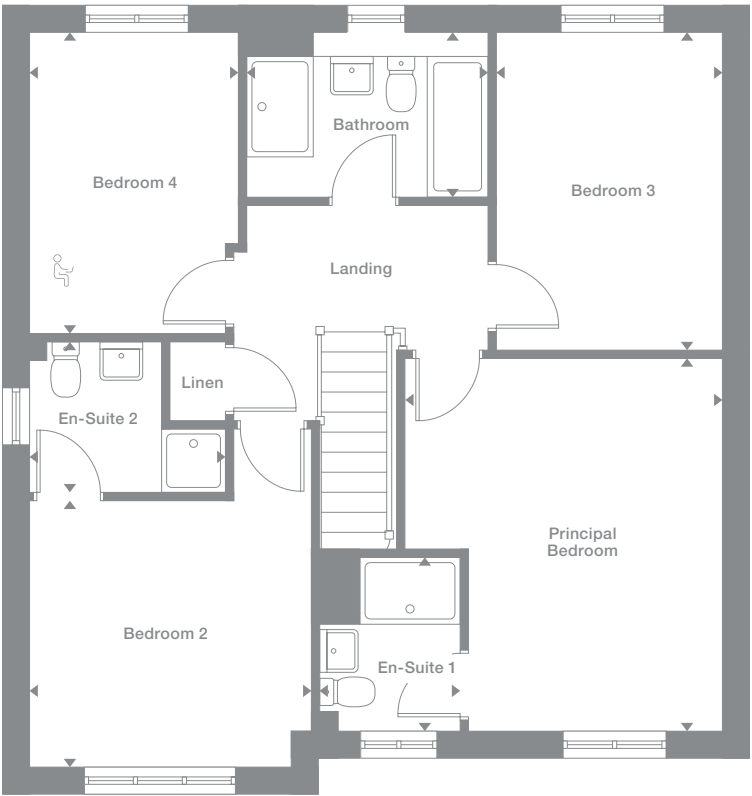
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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# Bridgeford

### Overview

From the lounge and adjoining dining room to the delightful conservatory-style breakfast space, from the study to the two en-suite bedrooms, one with a luxurious dressing area, this is a residence of immense quality.

### Ground Floor

Lounge  
3.56m x 5.31m  
11'8" x 17'5"

Dining  
3.56m x 2.66m  
11'8" x 8'9"

Kitchen  
3.96m x 3.71m  
13'0" x 12'2"

Laundry  
2.33m x 1.68m  
7'8" x 5'6"

Family/Breakfast  
2.71m x 5.62m  
8'11" x 18'6"

Study  
3.52m x 2.42m  
11'7" x 7'11"

WC  
1.09m x 1.68m  
3'7" x 5'6"

### First Floor

Principal Bedroom  
3.64m x 4.04m  
11'11" x 13'3"

Dressing  
2.44m x 2.25m  
8'0" x 7'5"

En-Suite 1  
2.44m x 1.38m  
8'0" x 4'7"

Bedroom 2  
3.52m x 2.68m  
11'7" x 8'10"

En-Suite 2  
1.21m x 2.68m  
4'0" x 8'10"

Bedroom 3  
3.59m x 3.10m  
11'9" x 10'2"

Bedroom 4  
2.97m x 3.19m  
9'9" x 10'6"

Bedroom 5  
2.69m x 2.68m  
8'10" x 8'10"

Bathroom  
2.56m x 2.09m  
8'5" x 6'11"

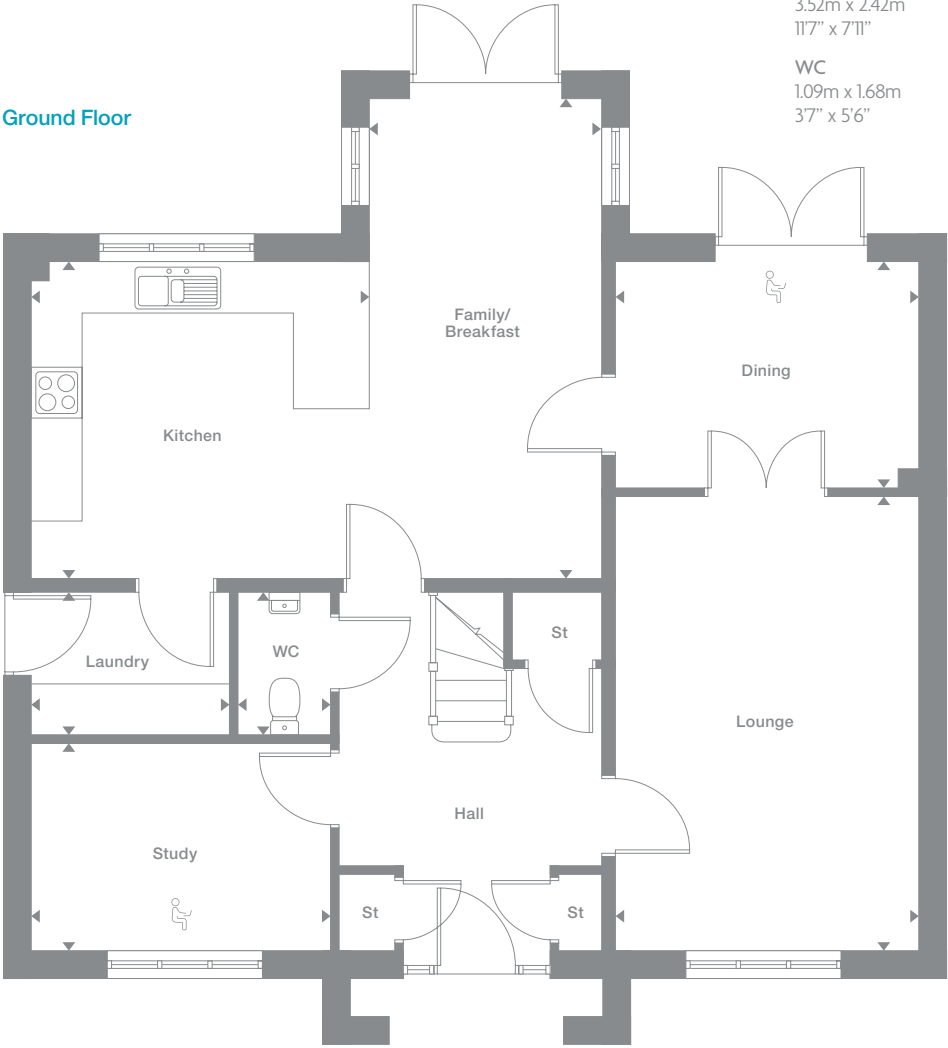
### Floor Space

1,885 sq ft

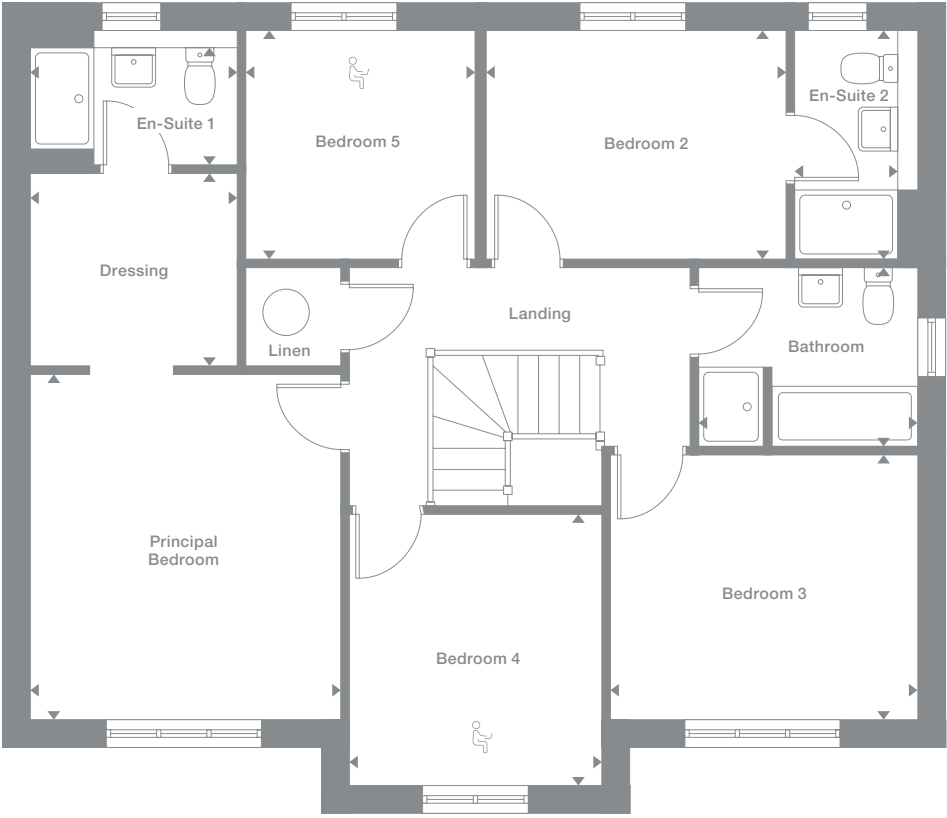
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# The Miller Difference

your home  
your way...

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

**Shaped around you**  
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

**Built on trust**  
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

**Helping where we can**  
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**Pushing up standards**  
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

**A smooth customer journey**  
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

**With you every step of the way**  
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.





The village offers outstanding social and leisure amenities. Keyworth Leisure Centre incorporates a 20m swimming pool, a 25 station gym, a sports hall and football pitches. There is a second fitness centre with a pool near the square, and Stanton-on-the-Wold Golf Club is located on the eastern edge of the village. Facilities for younger people include a Skatepark and an exciting Activity Park at Rectory Field, in the village centre.

For evenings out and dining, Keyworth and nearby Plumtree offer a choice of traditional pubs. More unusual dining opportunities include a bar and bistro in the old station building near the development. Local clubs and societies offer a choice of activities most nights, covering interests ranging from music and drama to local history and fitness, and the annual horticultural show brings a fairground to the village.





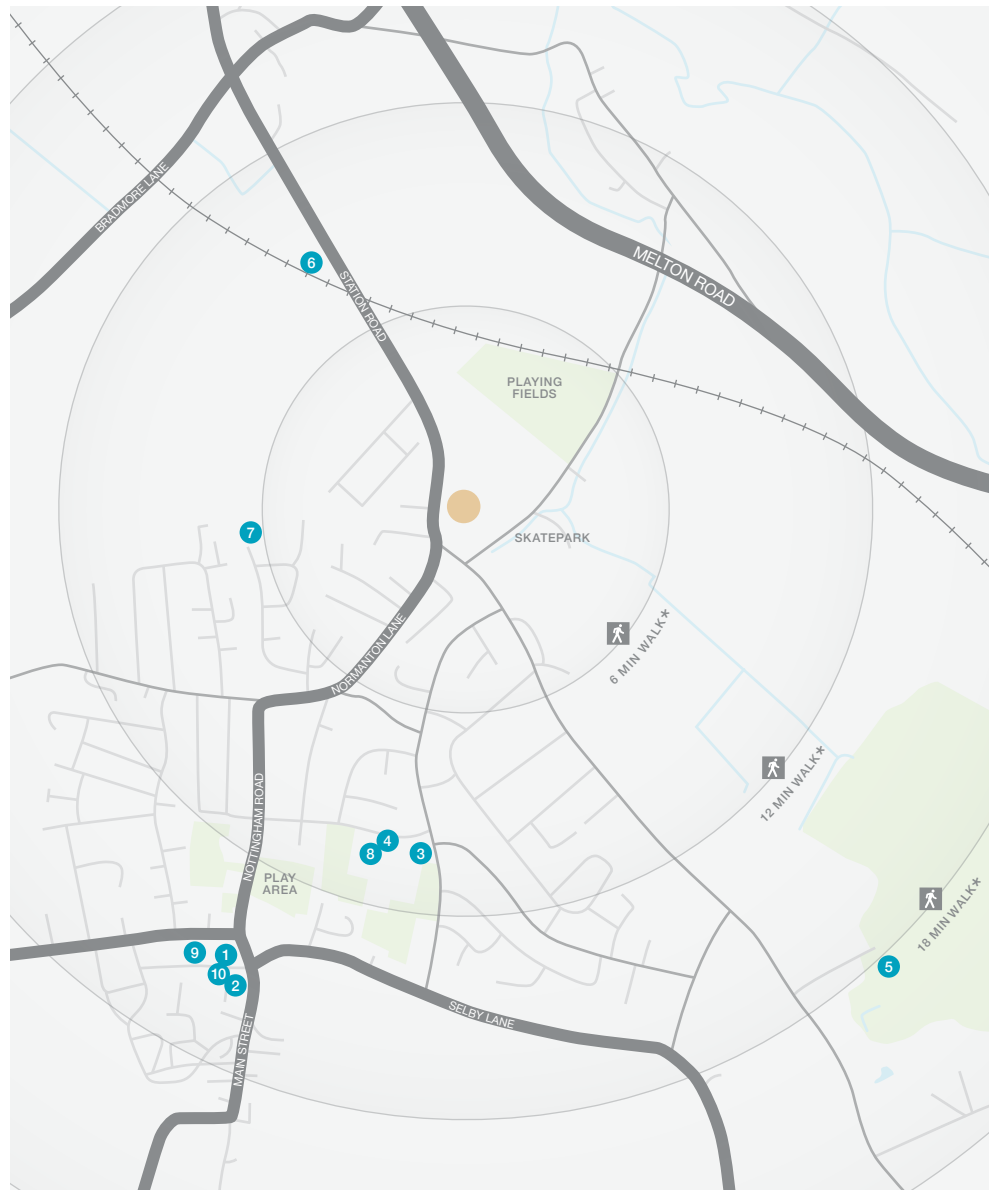
Keyworth's popular Library is open five days a week, including Saturdays. Local day nurseries include Children 1st, around 600 yards away, and the village has three primary schools and a high school. Crossdale Primary, half a mile from Spinners Croft and recently converted to academy status, is assessed as 'Outstanding' by Ofsted and achieves well above average results in core subjects. South Wolds Academy and Sixth Form, three quarters of a mile away, is now part of a multi-academy trust and is rated 'Good with Outstanding Features' by Ofsted.

Keyworth Medical Practice and Keyworth Dental Practice are located close to each other near The Square. The Medical Practice, staffed by nine GPs, was assessed as 'Outstanding' by the Quality Care Commission.





When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Keyworth Pharmacy  
5 The Square  
01159 377 477
- 2 Keyworth Post Office  
16 Main Street  
0345 611 2970
- 3 Keyworth Leisure Centre,  
Church Drive  
01159 375 582
- 4 Keyworth Library  
Church Drive  
01623 677 200
- 5 Stanton-on-the-Wolds Golf Club,  
Golf Course Road  
01159 374 885
- 6 Children 1st  
Station Road  
01159 374 755
- 7 Crossdale Primary School,  
Crossdale Drive  
01159 748 088
- 8 The South Wolds Academy and Sixth Form,  
Church Drive  
01159 373 506
- 9 Keyworth Medical Practice,  
Bunny Lane  
01159 373 527
- 10 Keyworth Dental Practice,  
18a The Square  
01159 375 828

\* Times stated are averages based on approximate distances and would be dependent on the route taken.  
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk





# How to find us

Development  
Opening Times:  
Please see  
[millerhomes.co.uk](http://millerhomes.co.uk)  
or call 03301 738 255

**From Nottingham**  
Cross the River Trent by the A60 Trent Bridge. Just under half a mile after crossing the river, bear left into the A606 Melton Road. Stay on Melton Road for just over two miles, then at the roundabout take the second exit, for Plumtree. One mile on, turn right following signs for Plumtree. Go through Plumtree and, quarter of a mile after passing under a railway bridge, the entrance to Spinners Croft is on the left.

**From The A606 Northbound**  
Bear left to leave the road at Widmerpool and at the roundabout take the first exit, for Nottingham via the A606. Stay on the A606 for three miles, then turn left into Platt Lane, signposted for Keyworth and the British Geological Survey. Carry on to the T-junction and turn right, turn right again at the subsequent junction, and the entrance to Spinners Croft is on the right.

Sat Nav: NG12 5GE



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

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

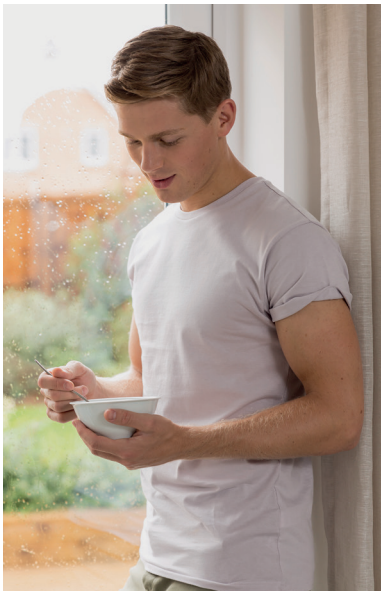
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Registered Developer

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## Why Miller Homes?

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

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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