

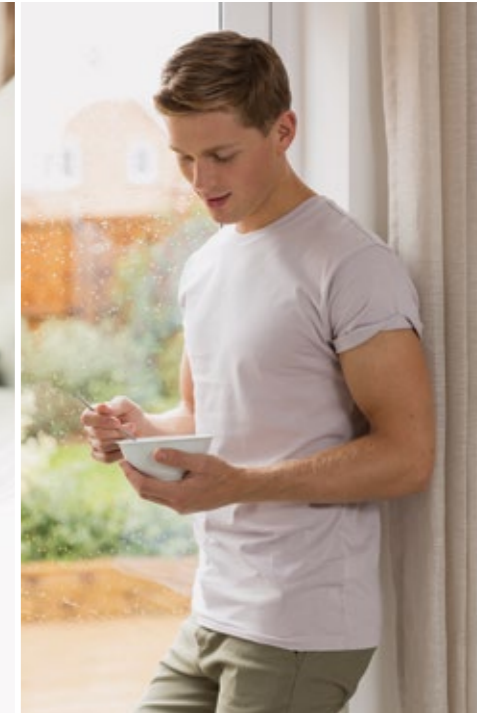
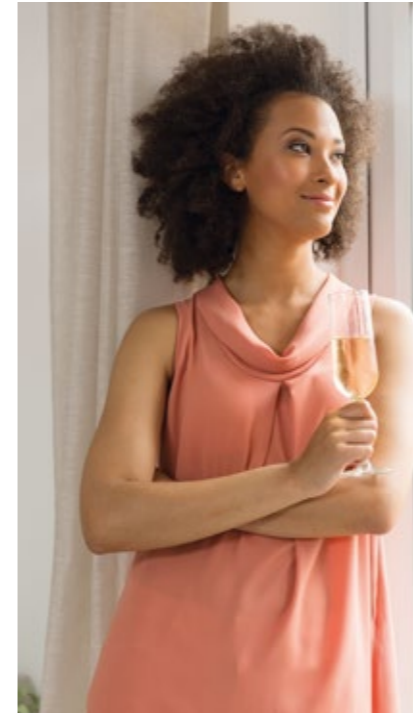


**Kedleston Grange  
Allestree**

**millerhomes**

*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.



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# Plot Information

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- Baywood See Page 24
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- Oxford See Page 27
- Affordable Housing
- Apartments See Page 08



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.



The pleasant, almost rural setting of Kedleston Grange contrasts with the convenience of its location. Just a short walk from the main campus of the University of Derby, the development is around a mile from the A38 Queensway, offering easy access to destinations throughout the Midlands, and two and a half miles from the rich assortment of theatres, cinemas, galleries, restaurants and nightlife in and around Derby city centre. Frequent bus services linking Allestree with Derby stop in Allestree Lane, around ten minutes walk from the development, and direct rail services from Derby operate to Sheffield, Bristol, Cardiff, Birmingham and other destinations including London St Pancras, just over an hour and a half away.



On the edge of the sought after suburb of Allestree, with countryside stretching to the west and the magnificent Kedleston Park a short walk away, this exciting selection of energy efficient two, three, four and five bedroom homes and one and two bedroom apartments has been conceived to create a diverse, beautifully landscaped and highly desirable new neighbourhood combining excellent transport links and amenities with a real sense of place. Welcome to Kedleston Grange.

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## Type A

### Overview

Looking out onto pleasant green landscaping, this stylish apartment occupies a prime position within Kedleston Grange. Combining style with enormous convenience, the triple aspect open plan living area divides naturally into an expertly planned kitchen and a light-filled, inviting leisure space.

**Kitchen/Dining/Living**  
6.441m x 3.086m  
21'2" x 10'2"

**Master Bedroom**  
4.226m x 2.715m  
13'10" x 8'11"

**Bathroom**  
1.941m x 2.113m  
6'4" x 6'11"

**Floor Space**  
465 sq ft

**Plots**  
212, 346



**Floor Space**  
642 sq ft

**Plots**  
211, 347



**Kitchen/Dining/Living**  
6.441m x 3.865m  
21'2" x 12'8"

**Master Bedroom**  
3.723m x 3.791m  
12'3" x 12'5"

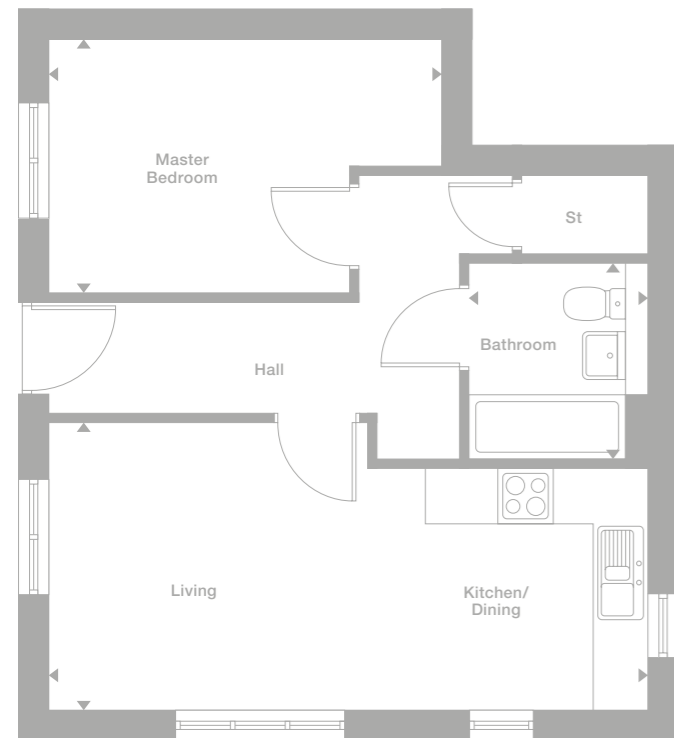
**Bedroom 2**  
2.625m x 3.085m  
8'7" x 10'1"

**Bathroom**  
2.011m x 2.270m  
6'7" x 7'5"

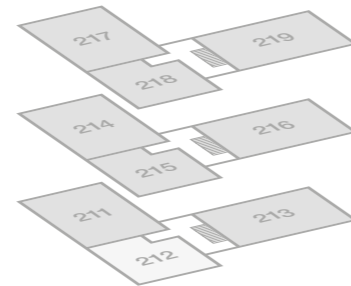
## Type B

### Overview

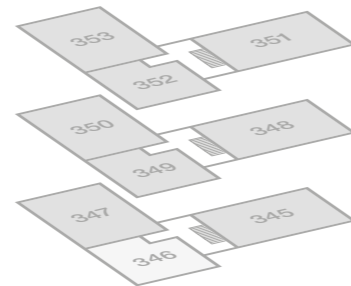
With windows at either end, looking out over an open landscaped area to the front and the parking courtyard to the rear, the open plan living space of this welcoming ground floor apartment balances the best of contemporary living with a timeless, natural ambience.



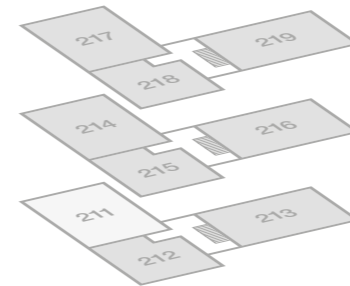
Plots 211-219



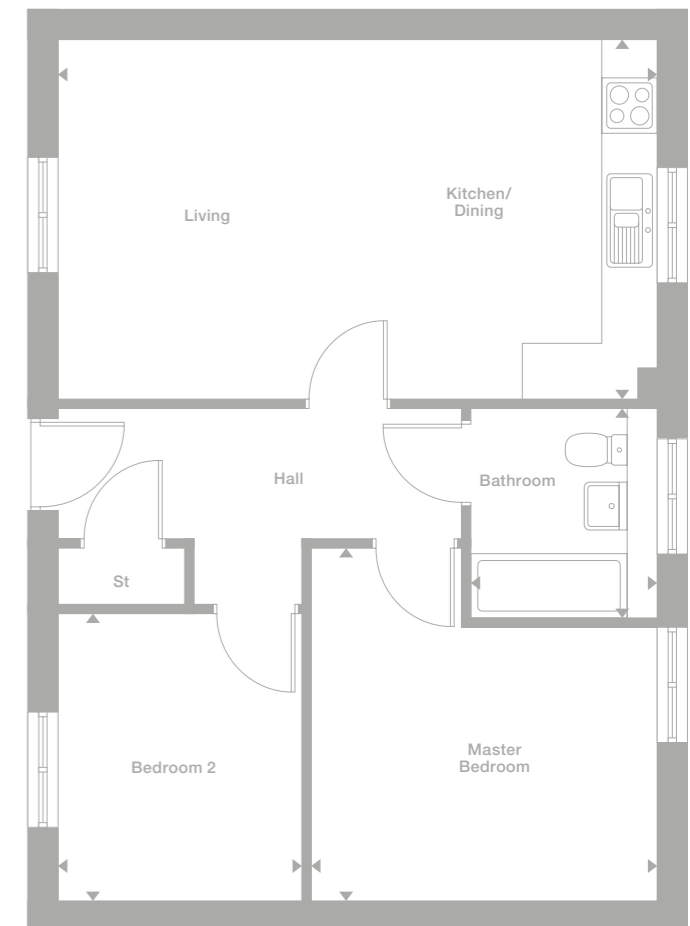
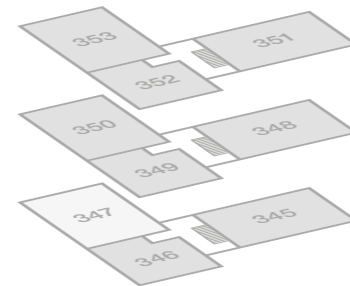
Plots 345-353



Plots 211-219



Plots 345-353



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## Type C

### Overview

The dual aspect outlooks in the open plan living space, add a special character to this unique apartment. The kitchen combines striking visual appeal with ergonomic practicality, and there is a generously sized cloak cupboard by the front door.

**Kitchen/Dining/Living**  
3.730m x 6.441m  
12'3" x 21'2"

**Master Bedroom**  
2.585m x 4.404m  
8'6" x 14'5"

**Bedroom 2**  
2.633m x 3.251m  
8'8" x 10'8"

**Bathroom**  
2.368m x 2.011m  
7'9" x 6'7"

**Floor Space**  
635 sq ft

**Plots**  
216, 348



**Floor Space**  
465 sq ft

**Plots**  
215, 218, 349, 352

**Kitchen/Dining/Living**  
6.441m x 4.116m  
21'2" x 13'6"

**Master Bedroom**  
4.226m x 2.978m  
13'10" x 9'9"

**Bathroom**  
1.941m x 1.956m  
6'4" x 6'5"

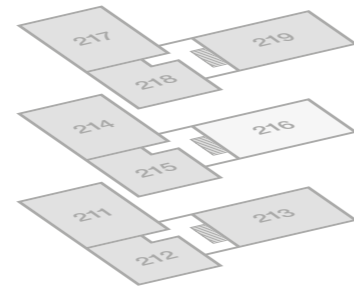
## Type D

### Overview

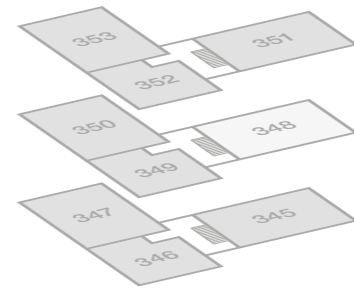
The dramatic L-shaped, triple aspect living space presents a superb setting for contemporary living, with its practical, open-plan design with windows filling the space with natural light. In the second floor apartment two of the windows, including the bedroom window, are attractive dormers.



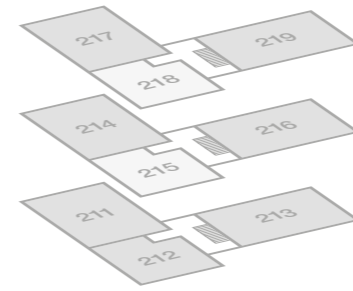
Plots 211-219



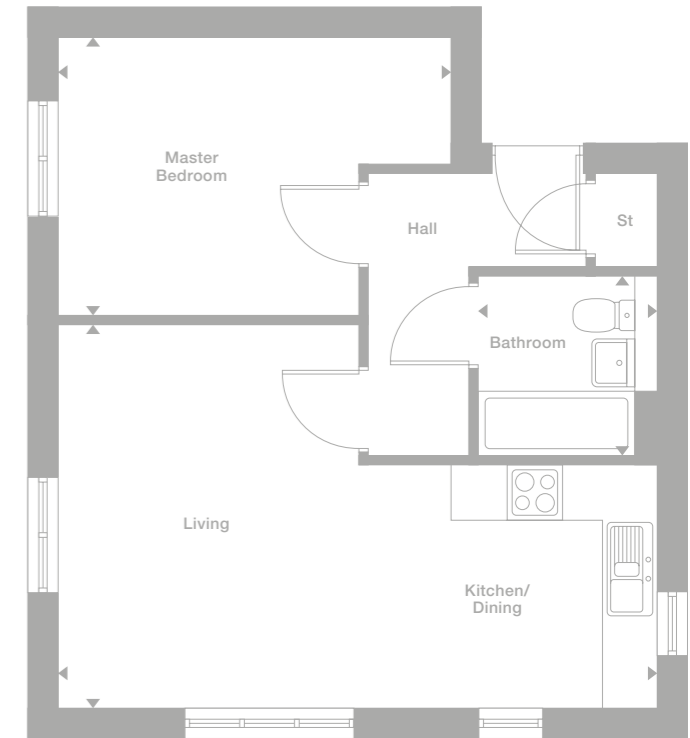
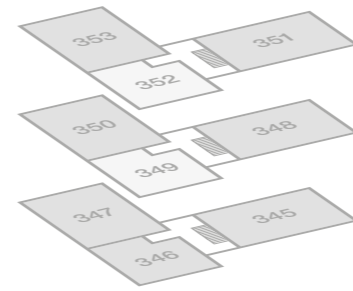
Plots 345-353



Plots 211-219



Plots 345-353



† Window not applicable to plots 218 and 352

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## Type E

### Overview

The entrance hall, with its useful cloak cupboard by the front door, leads through to an exciting, well proportioned dual aspect living area that offers enormous flexibility, alongside all the convenience of modern open plan design. The second bedroom presents ideal guest accommodation.

**Kitchen/Dining/Living**  
3.747m x 6.441m  
12'4" x 21'2"

**Master Bedroom**  
3.791m x 3.723m  
12'5" x 12'3"

**Bedroom 2**  
3.085m x 2.625m  
10'1" x 8'7"

**Bathroom**  
2.270m x 2.011m  
7'5" x 6'7"

**Floor Space**  
635 sq ft

**Plots**  
213, 345



**Floor Space**  
642 sq ft

**Plots**  
214, 217, 350, 353

**Kitchen/Dining/Living**  
6.441m x 3.848m  
21'2" x 12'7"

**Master Bedroom**  
4.450m x 2.600m  
14'7" x 8'6"

**Bedroom 2**  
3.364m x 2.618m  
11'0" x 8'7"

**Bathroom**  
1.898m x 2.030m  
6'3" x 7'7"

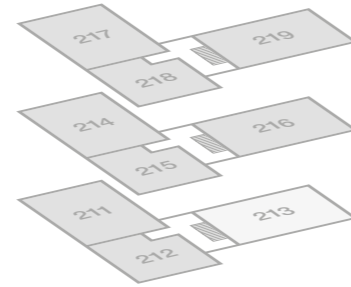
## Type F

### Overview

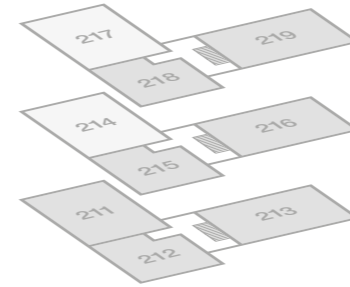
These apartments draw maximum benefit from their dual aspect open-plan design. The first floor apartment has an additional window in the hall, while the second floor incorporates dormer windows in the living area and both bedrooms.



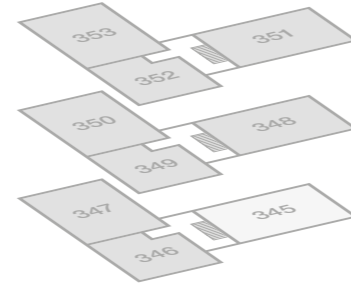
Plots 211-219



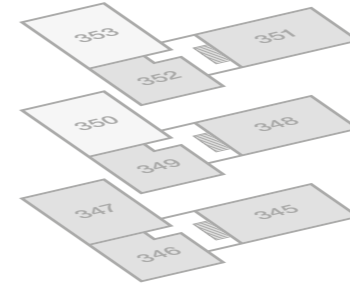
Plots 211-219



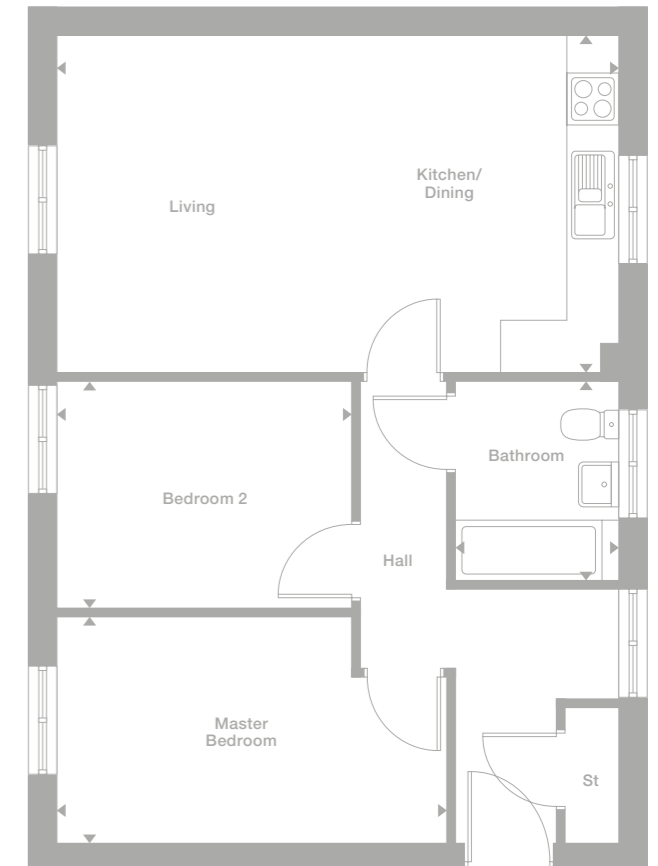
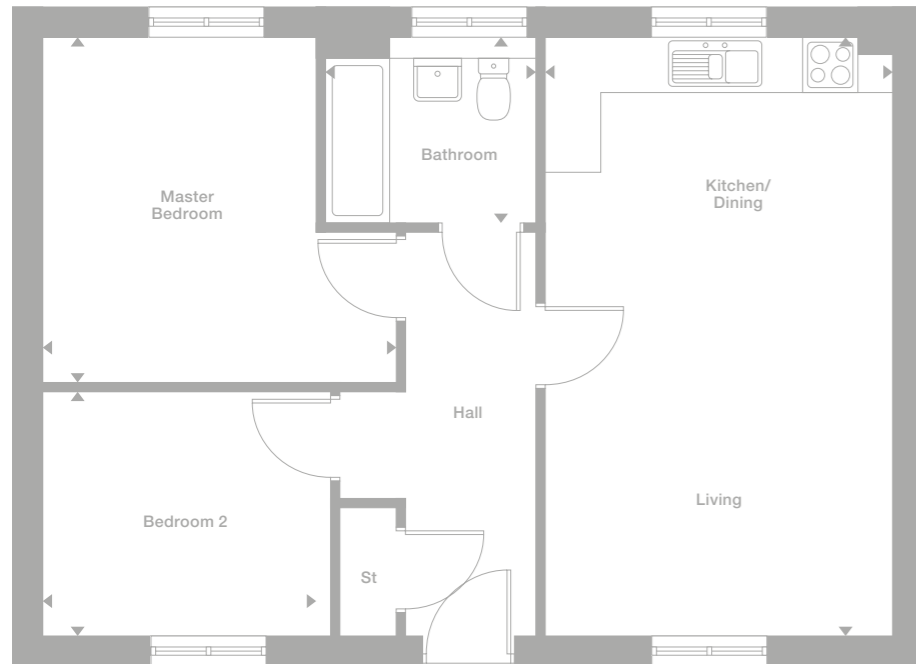
Plots 345-353



Plots 345-353



† Window not applicable to plots 217 and 353



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## Type I

### Overview

With its pleasant views over trees and greenery, these apartments draw maximum benefit from their dual aspect open-plan design. The entrance hall incorporates a cloak cupboard, and the second bedroom could be used to create a home office or computer suite.

Kitchen/Dining/Living  
3.848m x 6.441m  
12'7" x 21'2"

Master Bedroom  
3.114m x 4.308m  
10'3" x 14'2"

Bedroom 2  
2.400m x 3.215m  
7'10" x 10'7"

Bathroom  
2.400m x 2.033m  
7'10" x 6'8"

### Floor Space

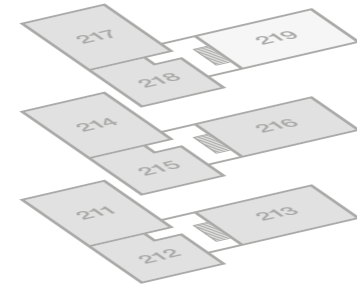
635 sq ft

### Plots

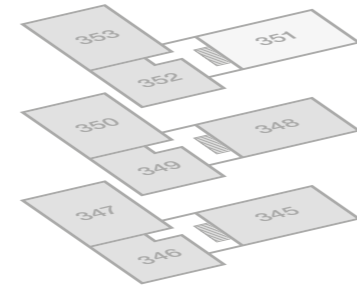
219, 351



### Plots 211-219



### Plots 345-353



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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.

## Floor Space

737 sq ft

## Plots

174, 175\*, 290, 291\*, 292, 293\*

## Ground Floor

**Kitchen**  
1.912m x 3.540m  
6'3" x 11'7"

**Living/Dining**  
4.065m x 4.791m  
13'4" x 15'9"

**WC**  
0.900m x 2.137m  
2'11" x 7'0"

## First Floor

**Master Bedroom**  
4.065m x 3.029m  
13'4" x 9'11"

**Bedroom 2**  
4.065m x 3.030m  
13'4" x 9'11"

**Bathroom**  
1.700m x 2.167m  
5'7" x 7'1"



## Ground Floor

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

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

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

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

## First Floor

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

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

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

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

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

# Overton

## Overview

The bright, welcoming lounge opens onto a beautifully planned kitchen with a dedicated laundry space and a dining area where french doors provide an attractive focal point. The master bedroom is en-suite, and the third bedroom could be transformed into a superb home office.

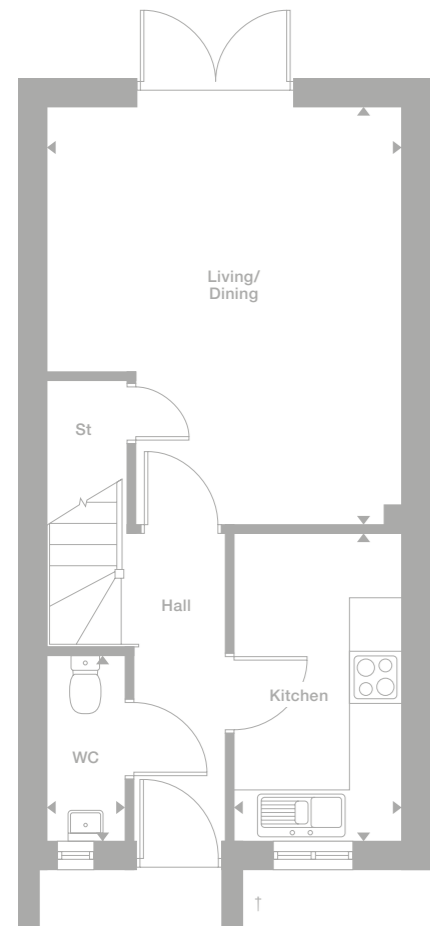
## Floor Space

819 sq ft

## Plots

139\*, 140, 237\*, 238, 369, 370\*

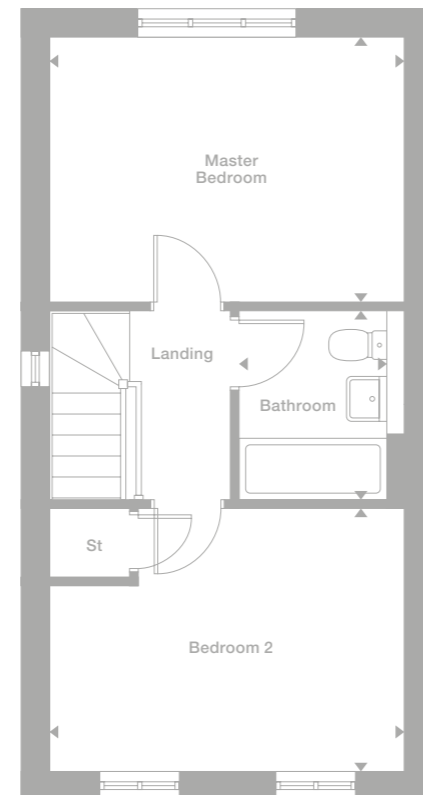
## Ground Floor



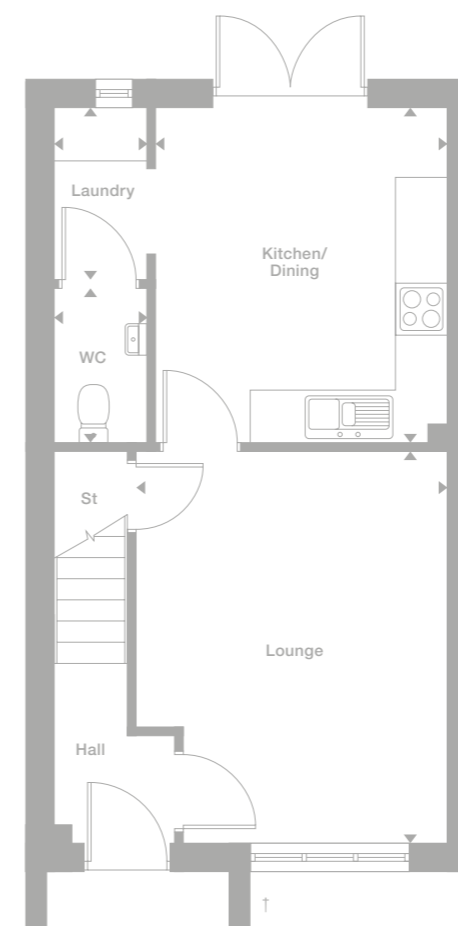
\* Plots are a mirror image of plans shown above

† Porch nibs only applicable to plots 174 and 175

## First Floor

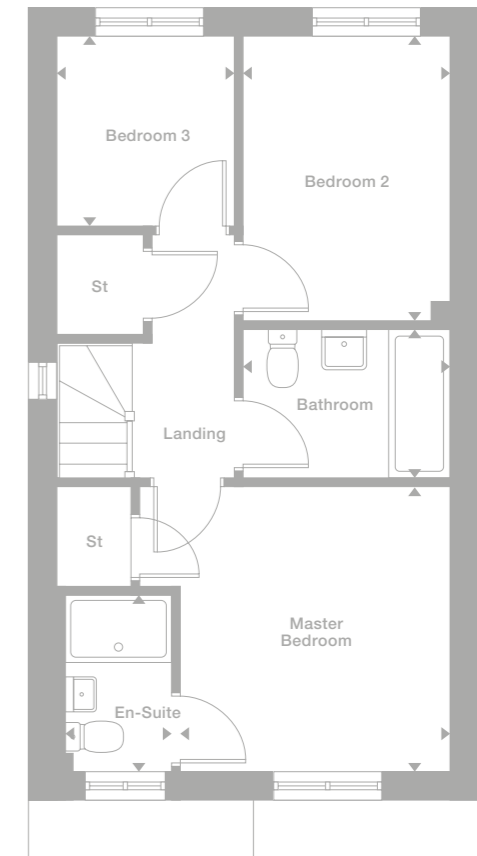


## Ground Floor



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## First Floor



\* Plots are a mirror image of plans shown above

† Porch applicable to plots 237 and 238

## Buxton

### Overview

The striking L-shaped living and dining room is a wonderfully adaptable space, ideal for convivial gatherings, with french doors enhancing enjoyment of the garden. Three bedrooms, one of them en-suite, mean there is always the option of peace and privacy in this comfortable family home.

### Floor Space

819 sq ft

### Plots

44\*, 45, 61\*, 62, 63\*, 64, 231, 232\*, 233, 234\*, 239, 240\*, 241, 242\*, 267\*, 268, 294, 295\*, 309, 310\*, 338, 339\*, 357\*, 358, 359\*, 360, 372, 373\*, 374, 375\*

### Ground Floor

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

Dining  
3.503m x 2.002m  
11'6" x 6'7"

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

WC  
0.943m x 2.059m  
3'1" x 6'9"

### First Floor

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

En-Suite  
1.210m x 2.059m  
4'0" x 6'9"

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

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

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



### Ground Floor

Lounge  
3.104m x 4.712m  
10'2" x 15'6"

Dining  
2.441m x 2.704m  
8'0" x 8'10"

Kitchen  
2.866m x 3.503m  
9'5" x 11'6"

WC  
0.955m x 2.281m  
3'2" x 7'6"

### First Floor

Master Bedroom  
3.649m x 3.385m  
12'0" x 11'1"

En-Suite  
1.340m x 2.269m  
4'5" x 7'5"

Bedroom 2  
3.216m x 2.838m  
10'7" x 9'4"

Bedroom 3  
1.998m x 2.838m  
6'7" x 9'4"

Bathroom  
1.700m x 1.955m  
5'7" x 6'5"

## Tiverton

### Overview

An impressive, well proportioned lounge shares the ground floor with a practical, stylish dining kitchen incorporating french doors, bringing a light, airy ambience and making barbecues or coffee on the patio an easy option. The en-suite master bedroom adds convenience with a dash of luxury.

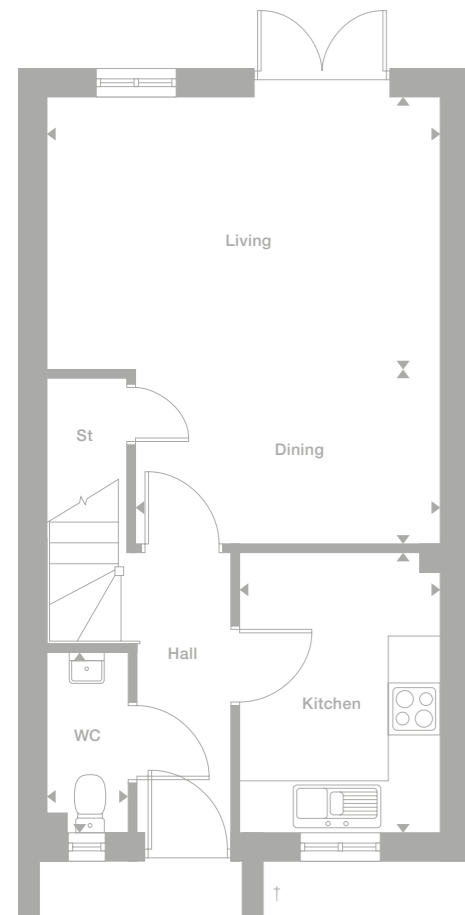
### Floor Space

956 sq ft

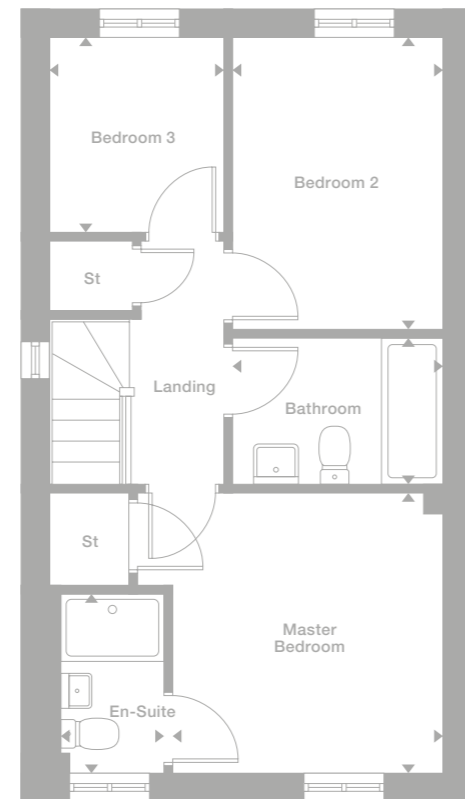
### Plots

32\*, 33, 36\*, 37\*, 38\*, 39\*, 42, 43, 50\*, 59\*, 60, 66, 67\*, 103\*, 106\*, 110\*, 176, 236, 280, 281\*, 282, 296, 306\*, 312, 313, 332, 333\*, 341\*, 342, 387, 388

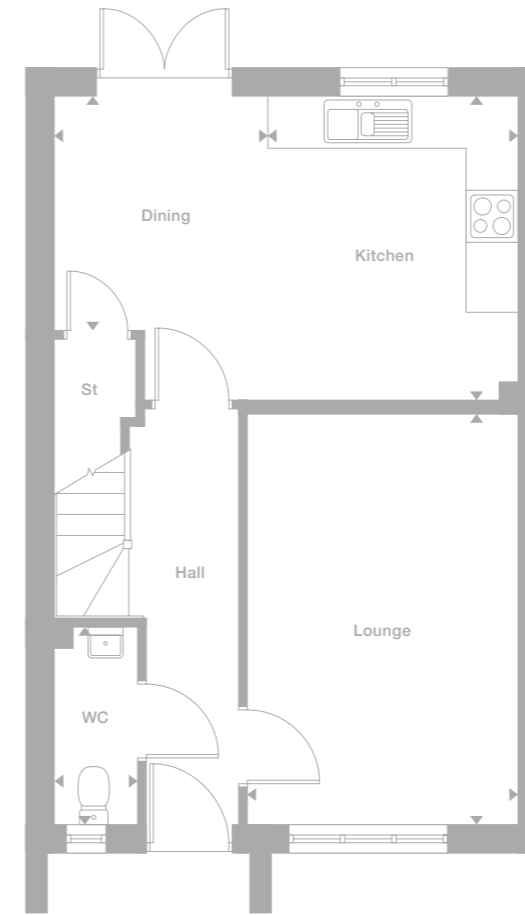
### Ground Floor



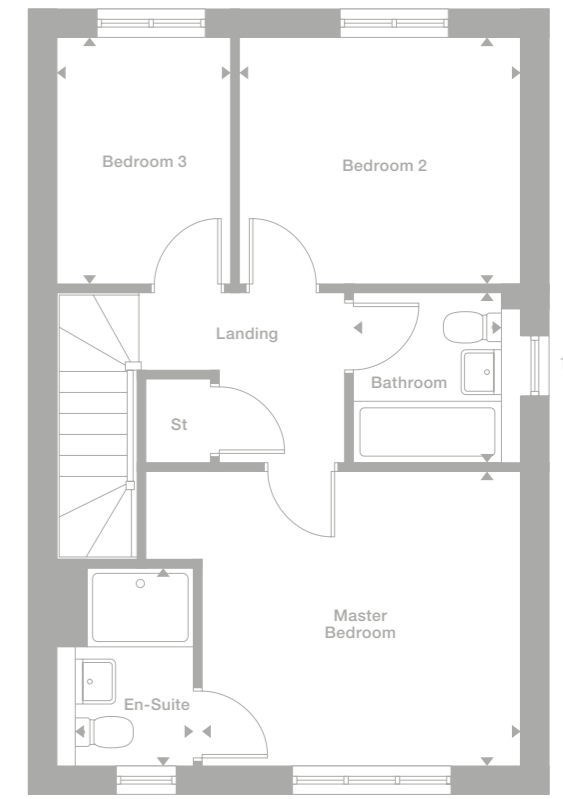
### First Floor



### Ground Floor



### First Floor



\* Plots are a mirror image of plans shown above

† Window only applicable on detached versions

# Eaton

## Overview

Both the magnificent bay-windowed lounge and the family kitchen are dual aspect, with french doors bringing a special appeal to the dining area. There is a separate laundry, and the charming en-suite master bedroom is also dual aspect, creating a bright, relaxing private retreat.

## Floor Space

1,016 sq ft

## Plots

28\*, 34, 40\*, 46\*, 49, 54, 55\*, 58, 71\*, 84\*, 104, 105, 111\*, 112, 134\*, 137, 159, 177\*, 201, 203\*, 222\*, 235\*, 283\*, 297\*, 300\*, 305, 311, 314\*, 329, 344, 356, 371\*, 389\*

## Ground Floor

Lounge  
3.925m x 5.543m  
12'11" x 18'2"

Kitchen  
2.935m x 2.658m  
9'8" x 8'9"

Dining  
2.935m x 2.885m  
9'8" x 9'6"

Laundry  
2.095m x 1.920m  
6'10" x 6'4"

WC  
1.082m x 1.445m  
3'7" x 4'9"

## First Floor

Master Bedroom  
3.400m x 3.120m  
11'2" x 10'3"

En-Suite  
1.777m x 2.060m  
5'10" x 6'9"

Bedroom 2  
2.992m x 3.317m  
9'10" x 10'11"

Bedroom 3  
2.600m x 2.330m  
8'6" x 7'8"

Bathroom  
2.133m x 1.700m  
7'0" x 5'7"



## Ground Floor

Lounge  
3.005m x 4.595m  
9'10" x 15'1"

Kitchen/Dining  
5.553m x 3.723m  
18'3" x 12'3"

Laundry  
1.889m x 1.260m  
6'2" x 4'2"

WC  
0.950m x 1.860m  
3'1" x 6'1"

## First Floor

Master Bedroom  
2.842m x 3.852m  
9'4" x 12'8"

En-Suite  
2.521m x 1.210m  
8'3" x 4'0"

Bedroom 2  
2.618m x 3.532m  
8'7" x 11'7"

Bedroom 3  
2.521m x 3.137m  
8'3" x 10'4"

Bedroom 4  
2.939m x 2.051m  
9'8" x 6'9"

Bathroom  
1.700m x 2.054m  
5'7" x 6'9"

# Blackwood

## Overview

From the cloak cupboard in the hall to the en-suite master bedroom, this is a home filled with thoughtful details. The bright dining kitchen, which includes a separate laundry area and french doors opening to the garden, provides a natural hub for family life.

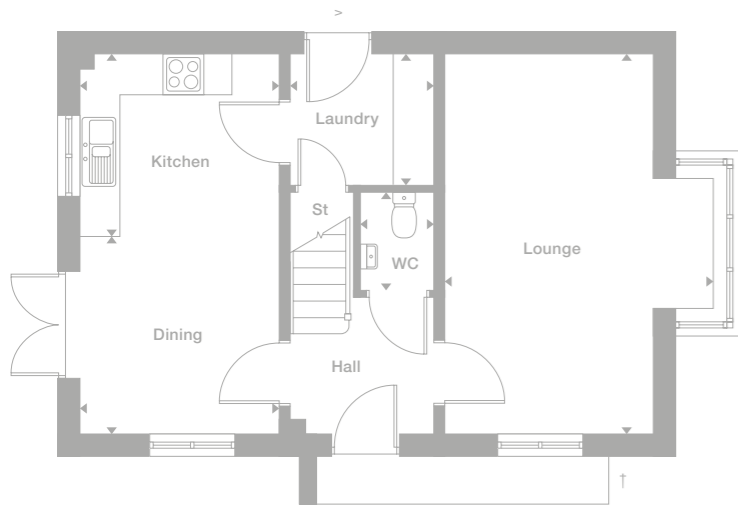
## Floor Space

1,088 sq ft

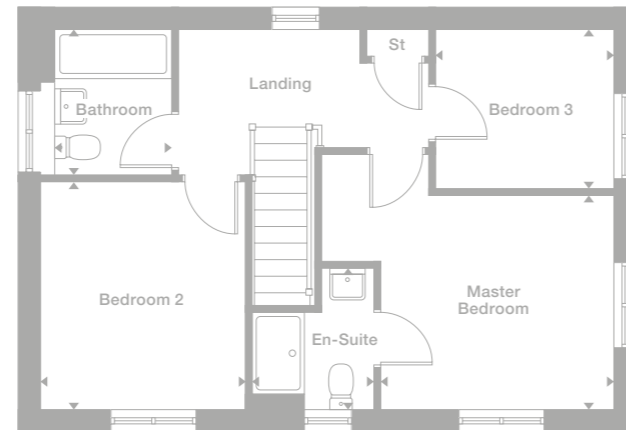
## Plots

53\*, 81, 82, 83, 107, 108, 109, 138, 141, 168, 169\*, 172\*, 173\*, 330, 331\*, 334\*, 335\*, 336\*, 337\*

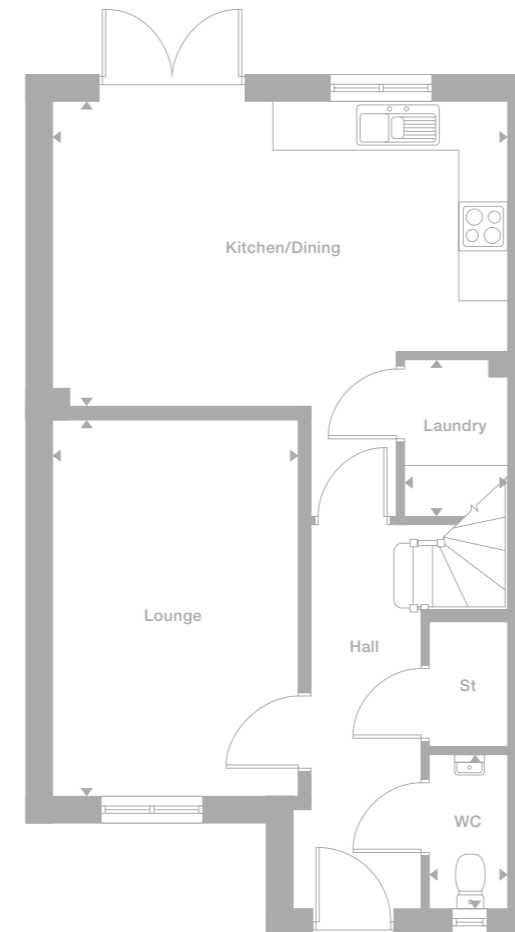
## Ground Floor



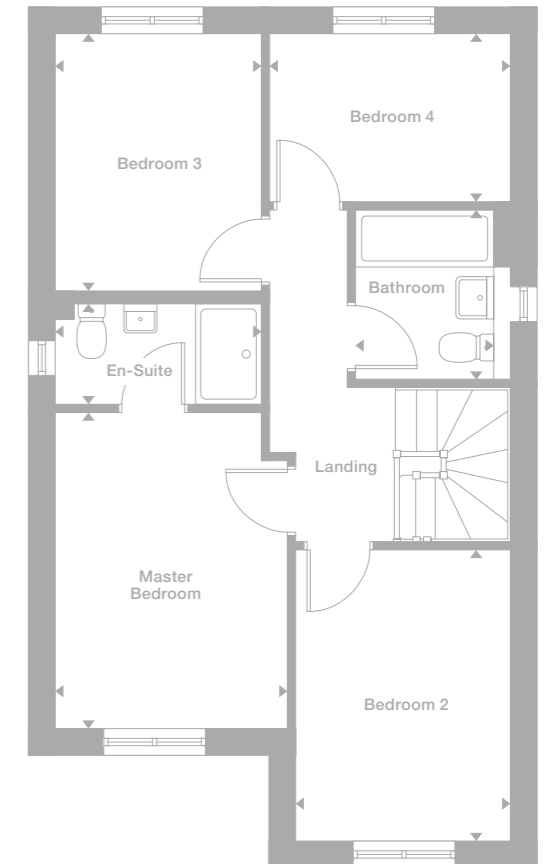
## First Floor



## Ground Floor



## First Floor



\* Plots are a mirror image of plans shown above

† Porch applicable to plots 104, 112, 134, 137, 177, 203, 311, 344

> Door not applicable to plots 40, 46, 54, 58, 71, 84, 105, 111, 112, 137, 201, 203, 222, 300, 389

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# Riverwood

## Overview

The attractive canopied entrance introduces an adaptable and inviting interior. The elegant lounge complements a dramatic family kitchen featuring a light, open dining area with french doors, perfect for convivial entertaining and lively gatherings, and the four bedrooms include an en-suite master bedroom.

## Floor Space

1,219 sq ft

## Plots

25\*, 26\*, 29\*, 30, 65\*, 70\*, 126\*, 127, 143\*, 144\*, 145\*, 147\*, 148\*, 149\*, 150, 178\*, 179\*, 180\*, 181, 184, 195, 196\*, 257, 258, 261\*, 262\*, 269\*, 271, 272, 273, 274\*, 275, 276, 343\*, 367, 377\*, 378\*, 379\*, 382, 383, 384

## Ground Floor

Lounge  
3.576m x 4.536m  
11'9" x 14'11"

Kitchen/Dining  
6.476m x 4.511m  
21'3" x 14'10"

WC  
0.950m x 2.001m  
3'1" x 6'7"

## First Floor

Master Bedroom  
3.576m x 3.137m  
11'9" x 10'4"

En-Suite  
2.510m x 1.210m  
8'3" x 4'0"

Bedroom 2  
2.757m x 4.016m  
9'1" x 13'2"

Bedroom 3  
3.626m x 2.605m  
11'11" x 8'7"

Bedroom 4  
2.807m x 2.682m  
9'3" x 8'10"

Bathroom  
2.510m x 1.947m  
8'3" x 6'5"



## Ground Floor

Kitchen  
2.587m x 2.898m  
8'6" x 9'6"

Dining  
2.587m x 2.313m  
8'6" x 7'7"

Lounge  
4.740m x 4.549m  
15'7" x 14'11"

WC  
0.917m x 2.147m  
3'0" x 7'1"

## First Floor

Bedroom 2  
4.740m x 3.774m  
15'7" x 12'5"

Bedroom 3  
2.506m x 3.178m  
8'3" x 10'5"

Bedroom 4  
2.141m x 2.147m  
7'0" x 7'1"

Bathroom  
2.506m x 3.109m  
8'3" x 10'2"

## Second Floor

Master Bedroom  
3.554m x 3.941m  
11'8" x 12'11"

En-Suite  
2.127m x 2.324m  
7'0" x 7'7"

Dressing  
2.320m x 2.118m  
7'7" x 6'11"

# Auden

## Overview

The breathtaking dual aspect lounge, extending into a conservatory-style bay with french doors, instantly marks this out as a home of exceptional quality. The kitchen conveniently adjoins the dining room, and the luxurious master en-suite bedroom features a dressing room and a delightful dormer window.

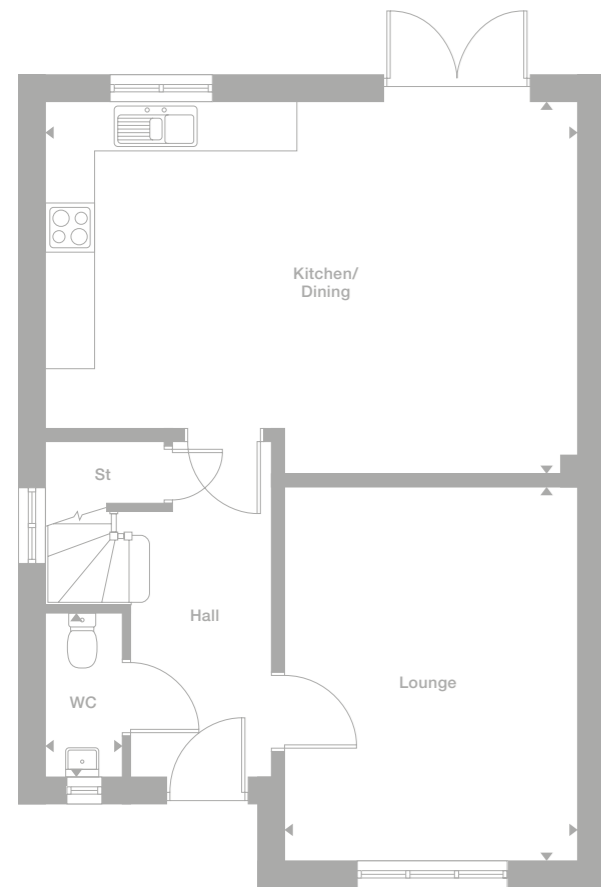
## Floor Space

1,269 sq ft

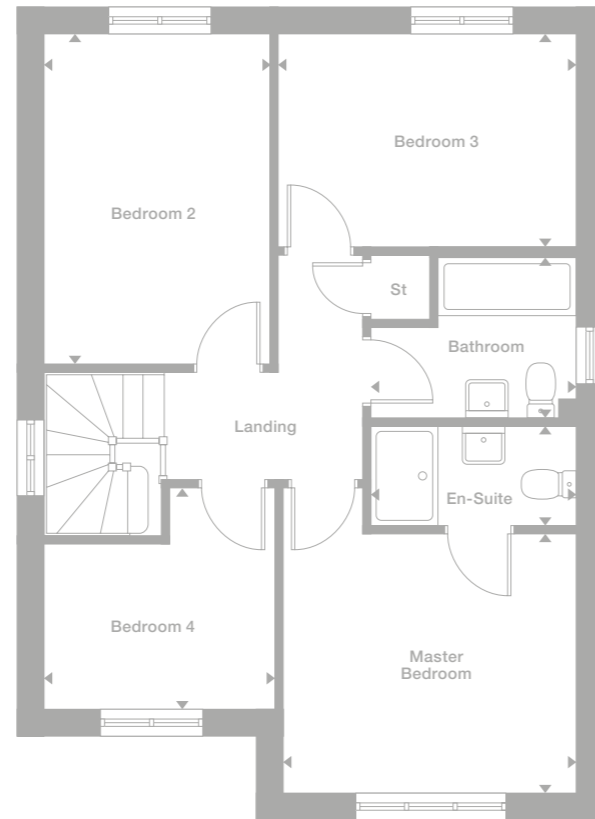
## Plots

51\*, 52, 68, 69\*, 79\*, 80, 135\*, 136, 157\*, 158, 166, 167\*, 170, 171\*, 206, 207\*, 208, 209\*, 220, 221\*, 252, 253\*, 254, 255\*, 277\*, 278, 279, 307, 308\*

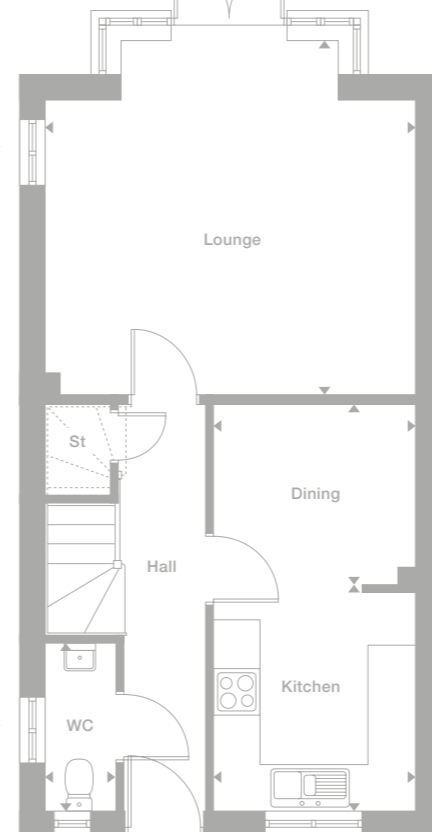
## Ground Floor



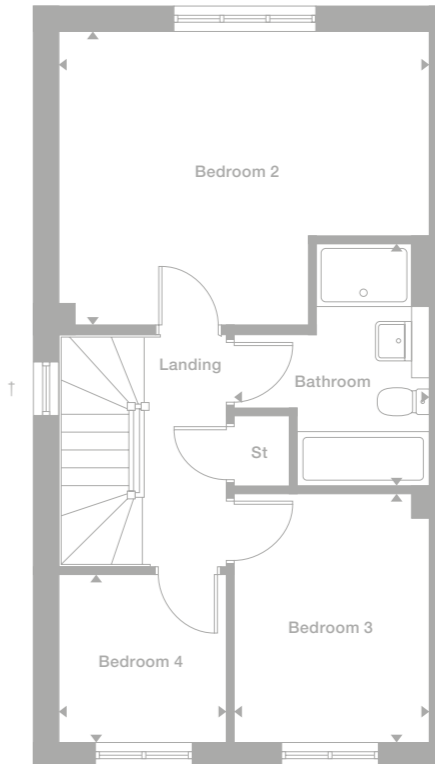
## First Floor



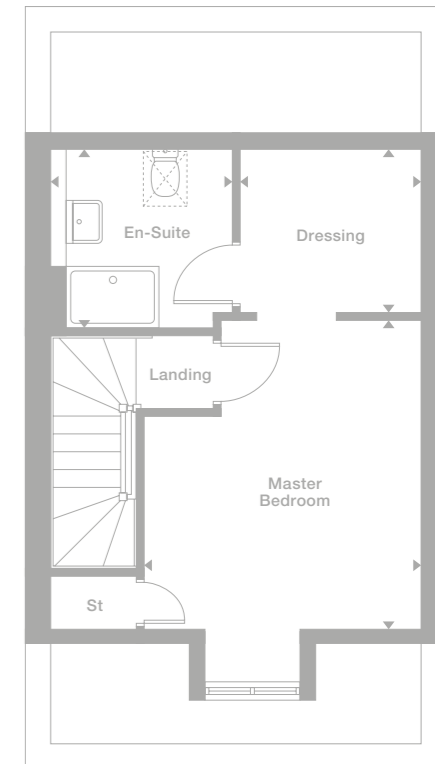
## Ground Floor



## First Floor



## Second Floor



\* Plots are a mirror image of plans shown above

\* Plots are a mirror image of plans shown above

† Windows not applicable to plots 166 and 278

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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 master bedroom is en-suite.

## Floor Space

1,408 sq ft

## Plots

19\*, 23, 24\*, 27\*, 41, 125, 128\*, 142, 146\*, 165\*, 183, 185, 194\*, 204\*, 251\*, 256, 264, 265, 270\*, 340, 368, 376\*, 380, 381, 385, 386\*

## Ground Floor

Lounge  
4.362m x 4.160m  
14'4" x 13'8"

Kitchen  
3.517m x 3.960m  
11'6" x 13'0"

Laundry  
2.126m x 1.760m  
7'0" x 5'9"

Dining  
3.517m x 2.904m  
11'6" x 9'6"

Study  
2.244m x 2.611m  
7'4" x 8'7"

WC  
1.125m x 1.450m  
3'8" x 4'9"

## First Floor

Master Bedroom  
3.574m x 3.689m  
11'9" x 12'11"

En-Suite  
2.044m x 1.760m  
6'8" x 5'9"

Bedroom 2  
3.519m x 3.238m  
11'7" x 10'7"

Bedroom 3  
2.471m x 3.534m  
8'1" x 11'7"

Bedroom 4  
3.514m x 3.082m  
11'6" x 10'1"

Bathroom  
3.215m x 1.700m  
10'7" x 5'7"



## Ground Floor

Lounge  
3.400m x 4.368m  
11'2" x 14'4"

Kitchen  
3.360m x 3.260m  
11'0" x 10'8"

Laundry  
2.306m x 1.741m  
7'7" x 5'9"

Dining  
2.700m x 2.962m  
8'10" x 9'9"

Family  
2.520m x 2.962m  
8'3" x 9'9"

Study  
2.495m x 2.236m  
8'2" x 7'4"

WC  
0.950m x 1.974m  
3'1" x 6'6"

## First Floor

Master Bedroom  
3.537m x 3.193m  
11'7" x 10'6"

Dressing  
2.363m x 2.006m  
7'9" x 6'7"

En-Suite 1  
2.363m x 1.632m  
7'9" x 5'4"

Bedroom 2  
2.495m x 3.274m  
8'2" x 10'9"

En-Suite 2  
1.746m x 1.620m  
5'9" x 5'4"

Bedroom 3  
2.490m x 3.656m  
8'2" x 12'0"

Bedroom 4  
2.889m x 2.400m  
9'6" x 7'10"

Bathroom  
2.085m x 1.943m  
6'10" x 6'4"

# Cedarwood

## Overview

The bright kitchen and dining room, with its french doors leading out from the dining area, presents a wonderfully flexible forum for family life. There is a private study, and the two en-suite bedrooms include a sumptuous master suite with a bright walk-through dressing room.

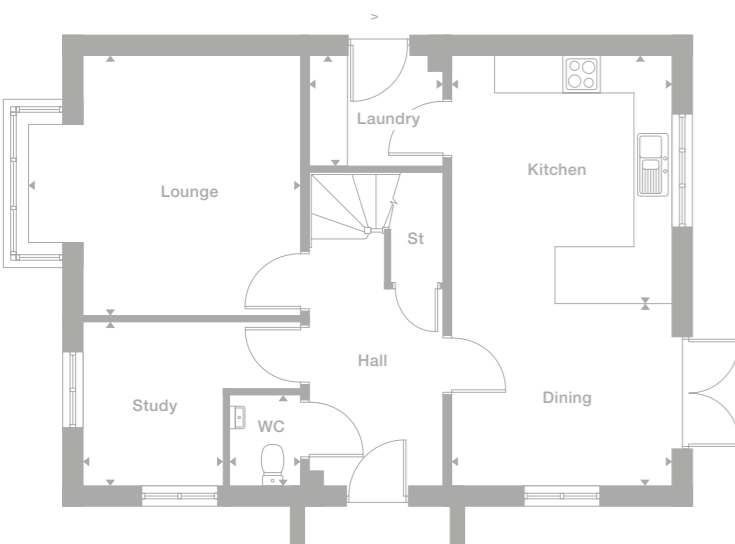
## Floor Space

1,448 sq ft

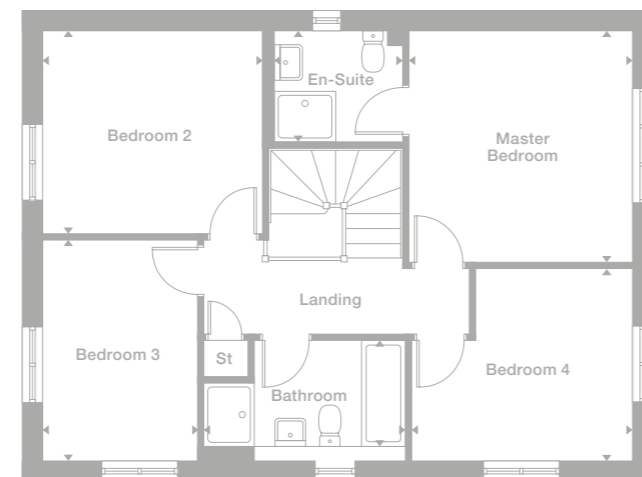
## Plots

31, 182, 202, 205\*, 210, 266\*, 366

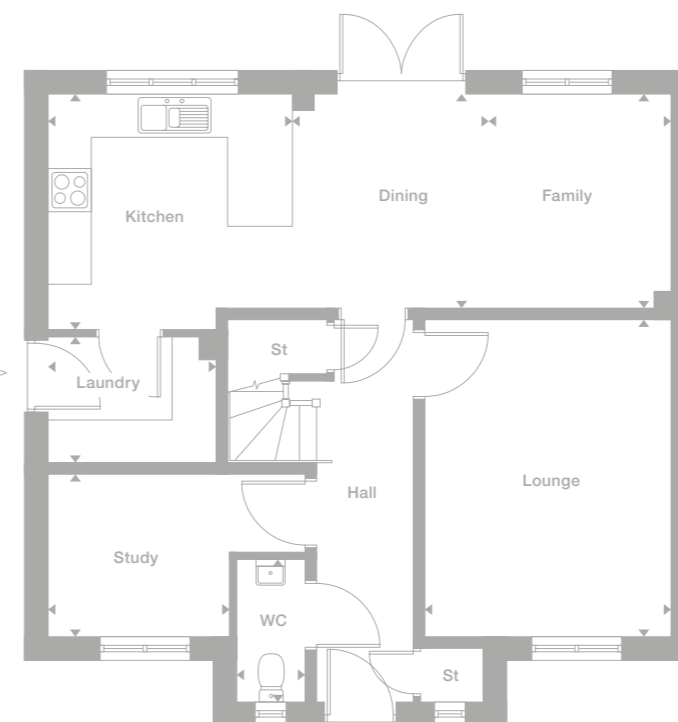
## Ground Floor



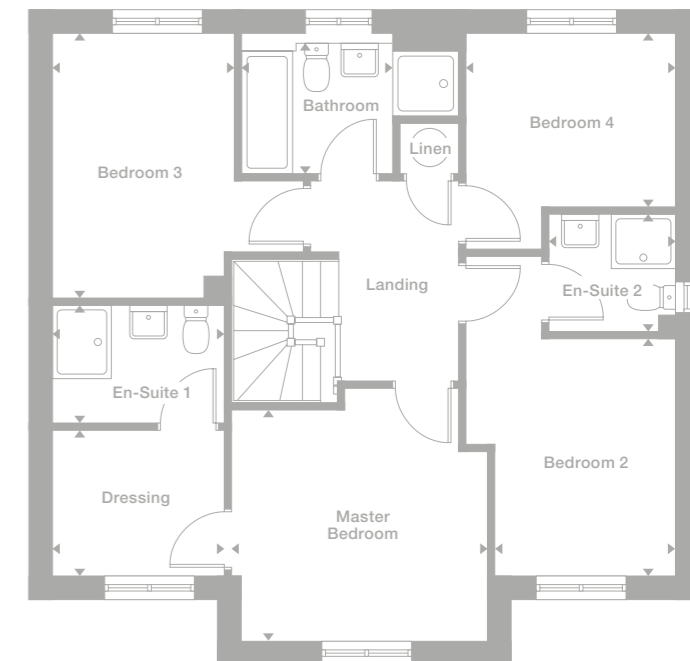
## First Floor



## Ground Floor



## First Floor



\* Plots are a mirror image of plans shown above

> Door not applicable to plots 125, 142, 194, 251, 256, 265, 376

> Door not applicable to plot 266

\* Plots are a mirror image of plans shown above

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# Kingwood

## Overview

A well-proportioned lounge and a dedicated dining room complement the superb informality of the bright, airy kitchen, creating a perfect home for the family that enjoys entertaining. And the two en-suite bedrooms, one with a dressing room, present the option of offering luxurious guest accommodation.

## Floor Space

1,448 sq ft

## Plots

259\*, 260, 263

## Ground Floor

Lounge  
3.242m x 5.228m  
10'8" x 17'2"

Kitchen  
3.025m x 3.475m  
9'11" x 11'5"

Family/Breakfast  
5.105m x 3.475m  
16'9" x 11'5"

Laundry  
1.760m x 1.785m  
5'9" x 5'10"

Dining  
2.730m x 3.350m  
8'11" x 11'0"

WC  
0.877m x 1.785m  
2'11" x 5'10"

## First Floor

Master Bedroom  
2.951m x 3.823m  
9'8" x 12'7"

Dressing  
2.614m x 1.701m  
8'7" x 5'7"

En-Suite 1  
1.694m x 2.109m  
5'7" x 6'11"

Bedroom 2  
3.299m x 3.216m  
10'10" x 10'7"

En-Suite 2  
2.263m x 1.815m  
7'5" x 5'11"

Bedroom 3  
2.420m x 3.635m  
7'11" x 11'11"

Bedroom 4  
2.614m x 3.142m  
8'7" x 10'4"

Bathroom  
2.910m x 1.695m  
9'7" x 5'7"



## Ground Floor

Lounge  
3.833m x 6.104m  
12'7" x 20'0"

Dining  
3.733m x 3.529m  
12'3" x 11'7"

Kitchen  
6.456m x 6.085m  
21'2" x 20'0"

Laundry  
2.325m x 1.724m  
7'8" x 5'8"

Study/Family  
3.411m x 3.729m  
11'2" x 12'3"

WC  
0.993m x 1.724m  
3'3" x 5'8"

## First Floor

Master Bedroom  
3.411m x 4.437m  
11'2" x 14'7"

Dressing  
2.500m x 2.560m  
8'2" x 8'5"

En-Suite 1  
2.500m x 1.700m  
8'2" x 5'7"

Bedroom 2  
3.889m x 2.623m  
12'9" x 8'7"

En-Suite 2  
2.533m x 1.439m  
8'4" x 4'9"

Bedroom 3  
3.845m x 3.109m  
12'7" x 10'2"

Bedroom 4  
3.890m x 2.532m  
12'9" x 8'4"

Bedroom 5  
2.933m x 2.334m  
9'7" x 7'8"

Bathroom  
2.563m x 2.011m  
8'5" x 6'7"

# Oxford

## Overview

From the superb hall and gallery landing to the sumptuous dual aspect master suite, this is as an outstandingly impressive residence. Bay windows enhance the lounge and the family room, the breathtaking island kitchen features roof windows and bifold doors, and two bedrooms are en-suite.

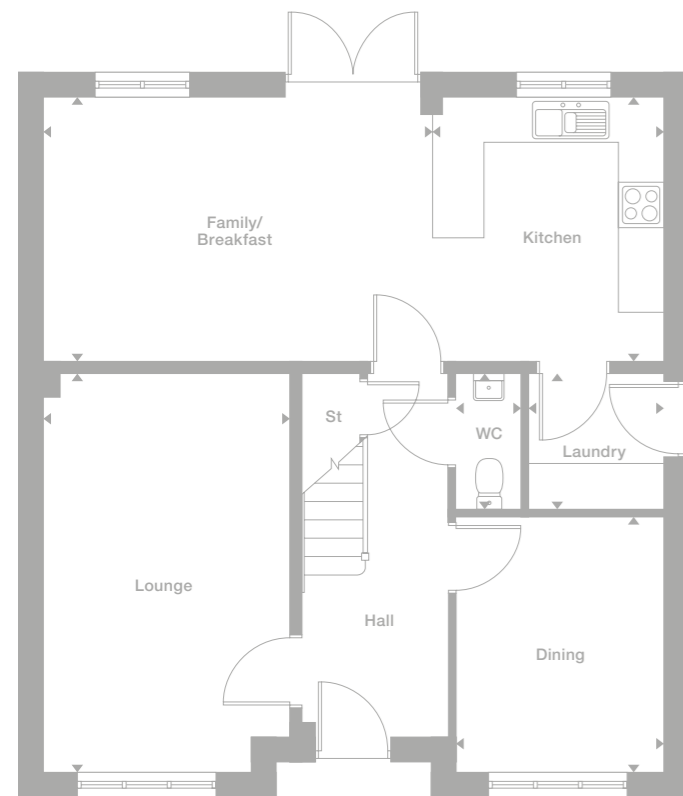
## Floor Space

2,130 sq ft

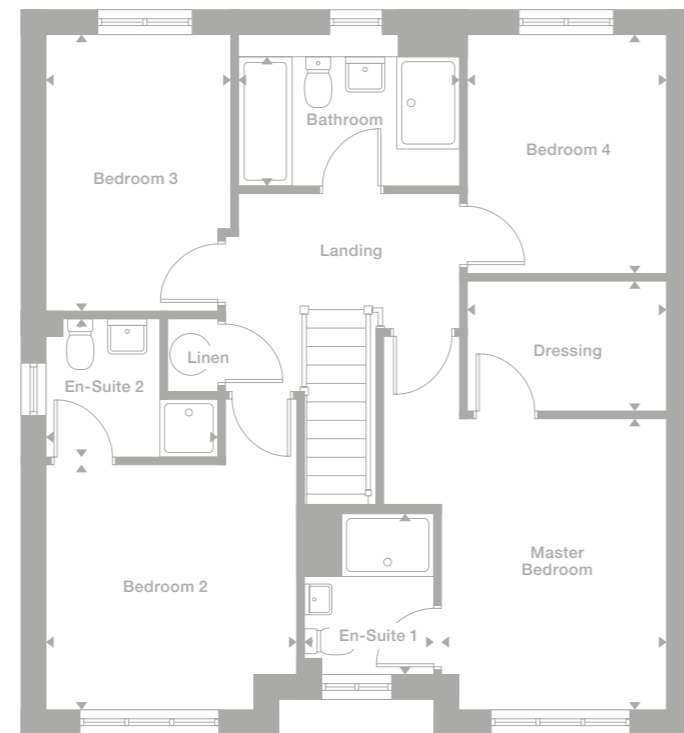
## Plots

20, 21, 22, 35, 47\*, 48\*, 56, 57, 361, 362, 363, 364\*, 365\*

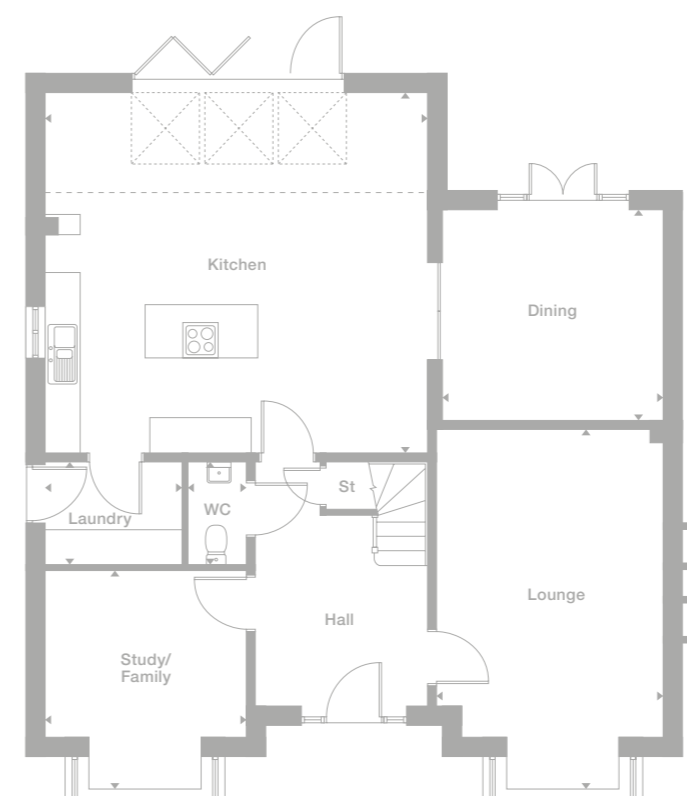
## Ground Floor



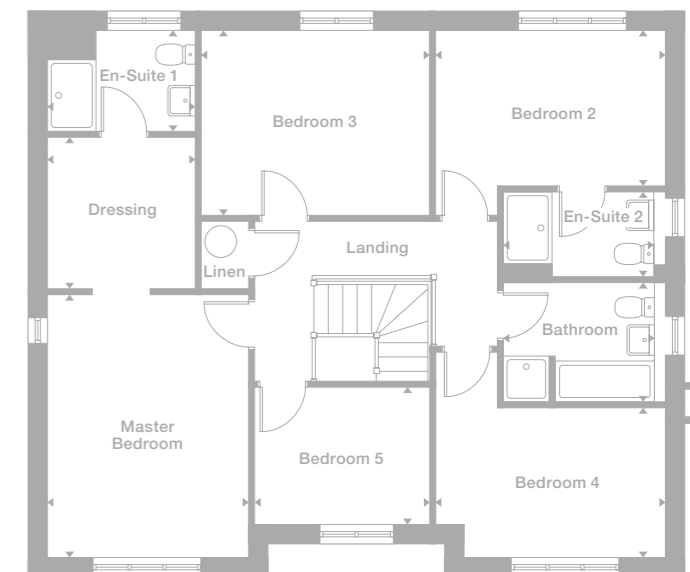
## First Floor



## Ground Floor



## First Floor



\* Plots are a mirror image of plans shown above

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# The Miller Difference

## The Miller Difference

We're enormously proud of the homes we've been building for the last 85 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

## Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

## Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

## Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 85 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

## Keeping you involved

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

## A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We provide a unique [mymillerhome.com](http://mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

## For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

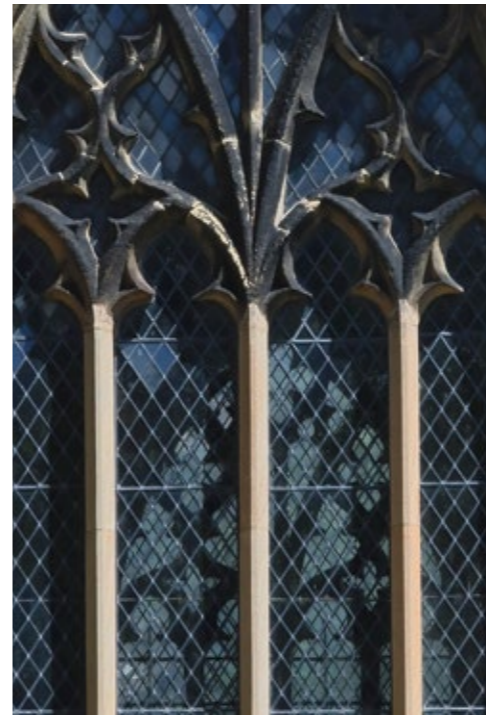
Chris Mackenzie  
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop  
Miller Home Owner

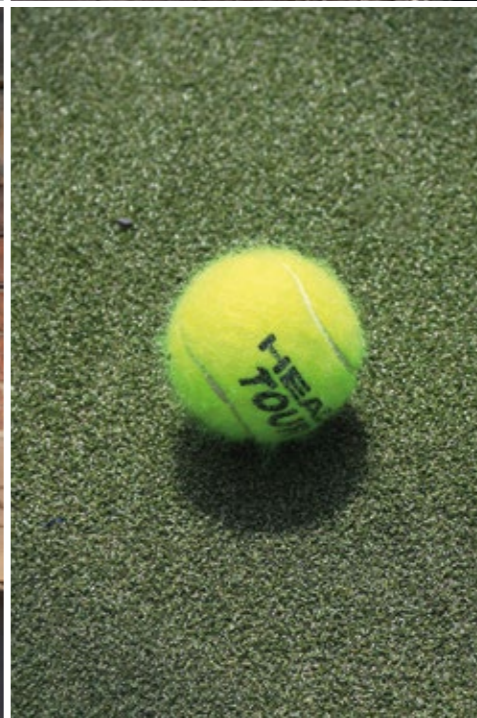
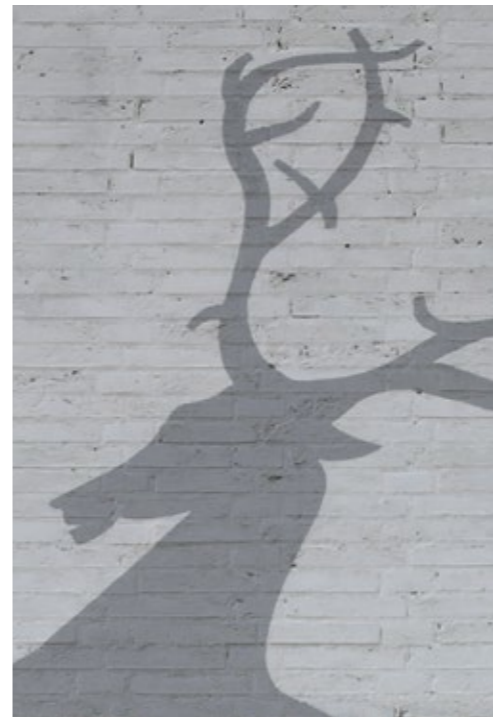


The area has an excellent choice of shops, takeaways, hairdressers and other services. A Co-op Food and a Premiere convenience store, both around five minutes' walk away, provide most daily essentials, and a small precinct a little further on at Blenheim Parade includes a Tesco Express, a newsagent, a delicatessen, a pharmacy and another Co-op. Park Farm Shopping Centre, less than a mile away, incorporates more than 50 retailers, from national chains to local independent traders and a post office. It is also the site of Allestree Library, a Choices Health Club with a well-equipped gym, a large medical practice and an optician. There is a second medical practice and a dental surgery adjacent to the Centre.

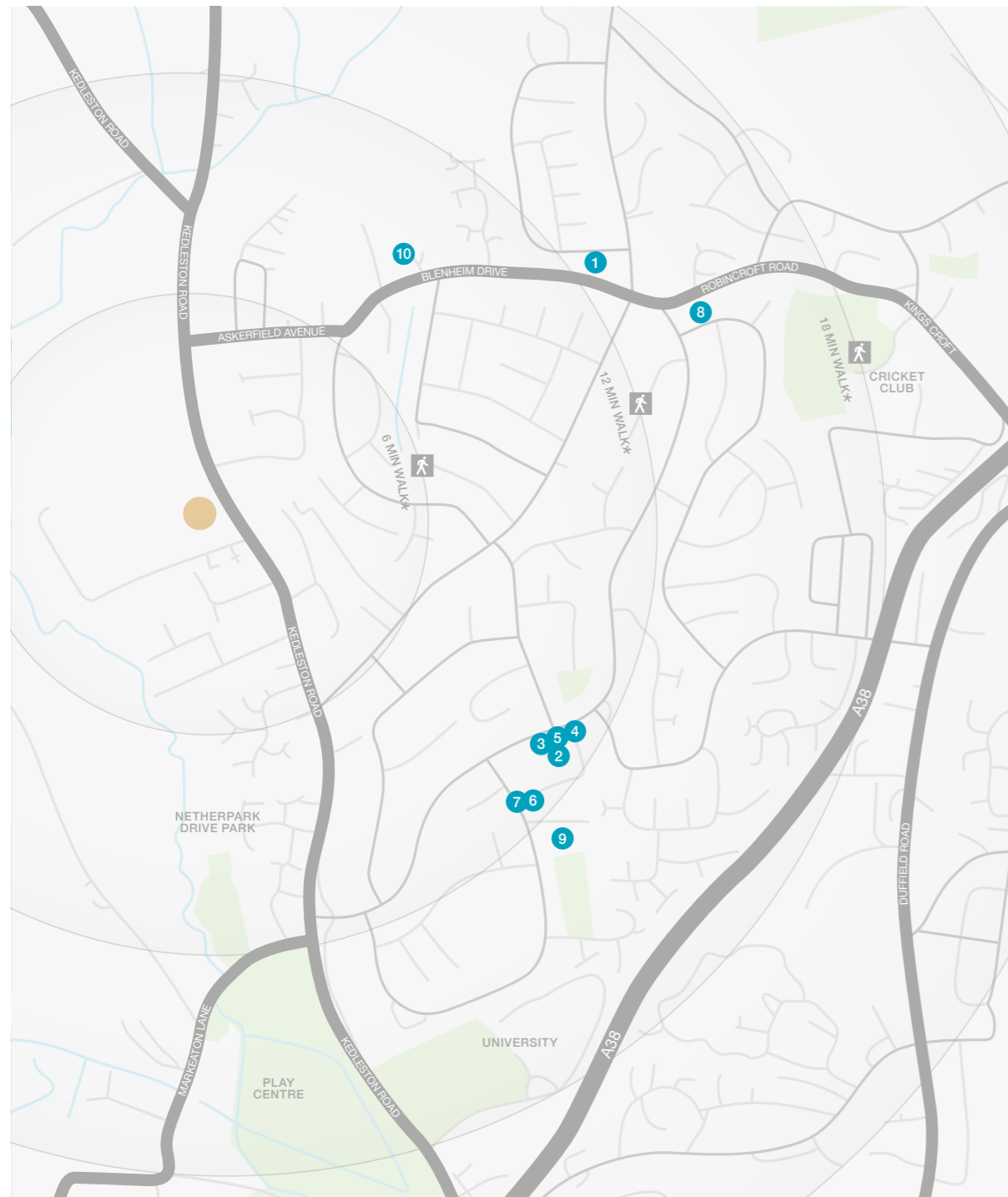


Allestree's two primary schools are both within a short walk of Kedleston Grange. The nearest, Portway Junior School, is assessed by Ofsted as 'Good', and Lawn Primary, located beside the Park Farm Centre, is acclaimed by Ofsted as 'Outstanding'. For secondary education, Allestree Woodlands School is just 600 yards from the development.

The excellent choice of nearby pubs includes the delightful, traditional Joiners Arms at Quarndon Village, around ten minutes' walk away, and there are several restaurants in easy reach. The area is also particularly rich in green spaces and outdoor leisure amenities. The magnificent Kedleston Park, north west of the development, offers endless opportunities for walking through ancient woodlands and beside the lake with its fascinating wildlife. The Park includes the spectacular Kedleston Hall, an 18C Adam mansion, as well as a golf club with a challenging par 72 course. Allestree Park, to the west, also has a lake, woodlands and a golf course, and the popular, family-friendly Markeaton Park lies to the south.



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 Traditional Pharmacy  
1 Blenheim Parade  
01332 559 407
- 2 Park Farm Centre  
Post Office  
Park Farm Centre  
01332 550 045
- 3 Allestree Library  
Park Farm Centre  
01332 559 761
- 4 Choices Health Club  
Park Farm Drive  
01332 553 845
- 5 Park Farm Medical Centre  
3 Park Farm Centre  
01332 559 402
- 6 Macklin Street Park  
Farm Surgery  
Park Farm Drive  
01332 340 381
- 7 Allestree Dental Practice  
Park Farm Drive  
01332 559 124
- 8 Portway Junior School  
Robincroft Road  
01332 550 113
- 9 Lawn Primary School  
Norbury Close  
01332 550 178
- 10 Allestree Woodlands School  
Blenheim Drive  
01332 551 921

\* 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



Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 620 403

**From Derby City Centre**

Leave Derby City Centre by the A6 King Street, then join Kedleston Road following signs for Quarndon and the University. Carry on across the junction with the A38 Ring Road, staying on Kedleston Road, and approximately a mile after passing the entrance to the University of Derby on the right, Kedleston Grange is on the left.

**From M1 junction 25**

From junction 25, join the A52 Brian Clough Way westbound for Nottingham and Derby. Stay on the Brian Clough Way for around seven and a half miles, and at Pentagon Island follow the sign for the City Centre, then move into the right lane for City Centre North. Go through the Underpass and take the left lane for the A6 and Matlock. Carry on into King Street, then follow the directions above.

Sat Nav: DE22 2NF

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.

a better place®



**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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*the place to be*®

## 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.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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