



Scan here to find
out more about
Rowan Park



**Rowan Park
Middlesbrough**

millerhomes

the place to be®

Sheltered by mature woods within an exciting new residential neighbourhood two miles south of Middlesbrough's lively town centre, this prestigious selection of three, four and five bedroom new build homes for sale combines outstanding local leisure amenities with excellent transport links. With the wild North Yorks Moors and miles of beautiful coastline in easy reach, it provides a perfect balance of urban convenience and access to peaceful, natural spaces. Welcome to Rowan Park...

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.

Development Summary
Please note, this brochure is purely a summary introductory guide to the Rowan Park development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.



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.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk



the place to be®

Overton

With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.



3 Bed
819 sq ft
Scan to view floorplans

Kingston

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.



3 Bed
869 sq ft
Scan to view floorplans

Alder

A welcoming lounge complements the beautifully planned kitchen and dining room, where french doors open to the garden and a convenient laundry has been thoughtfully added. The en-suite master bedroom includes a superb dressing area.



4 Bed
1,045 sq ft
Scan to view floorplans

Laurel

The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.



4 Bed
1,150 sq ft
Scan to view floorplans

Willow

Featuring an elegant bay-windowed lounge and a wonderfully bright family kitchen and dining room with twin windows and french doors, this is an immensely inviting home. The en-suite master bedroom includes a luxurious dressing area.



4 Bed
1,269 sq ft
Scan to view floorplans

Rowan

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.



4 Bed
1,388 sq ft
Scan to view floorplans

Birch

Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.



4 Bed
1,408 sq ft
Scan to view floorplans

Bayford

With french doors set into a feature window, the dining area merges into a galley kitchen with a separate laundry room, forming a natural hub for family activities. A bay window enhances the lounge, and one of the two en-suite bedrooms includes a dressing room.



5 Bed
1,464 sq ft
Scan to view floorplans

Download our free QR reader

Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative 'how to' videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips.

It's another of the little ways we try to help.



millerhomes.co.uk/QRapp

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 siteplan is not drawn to scale.

Sycamore

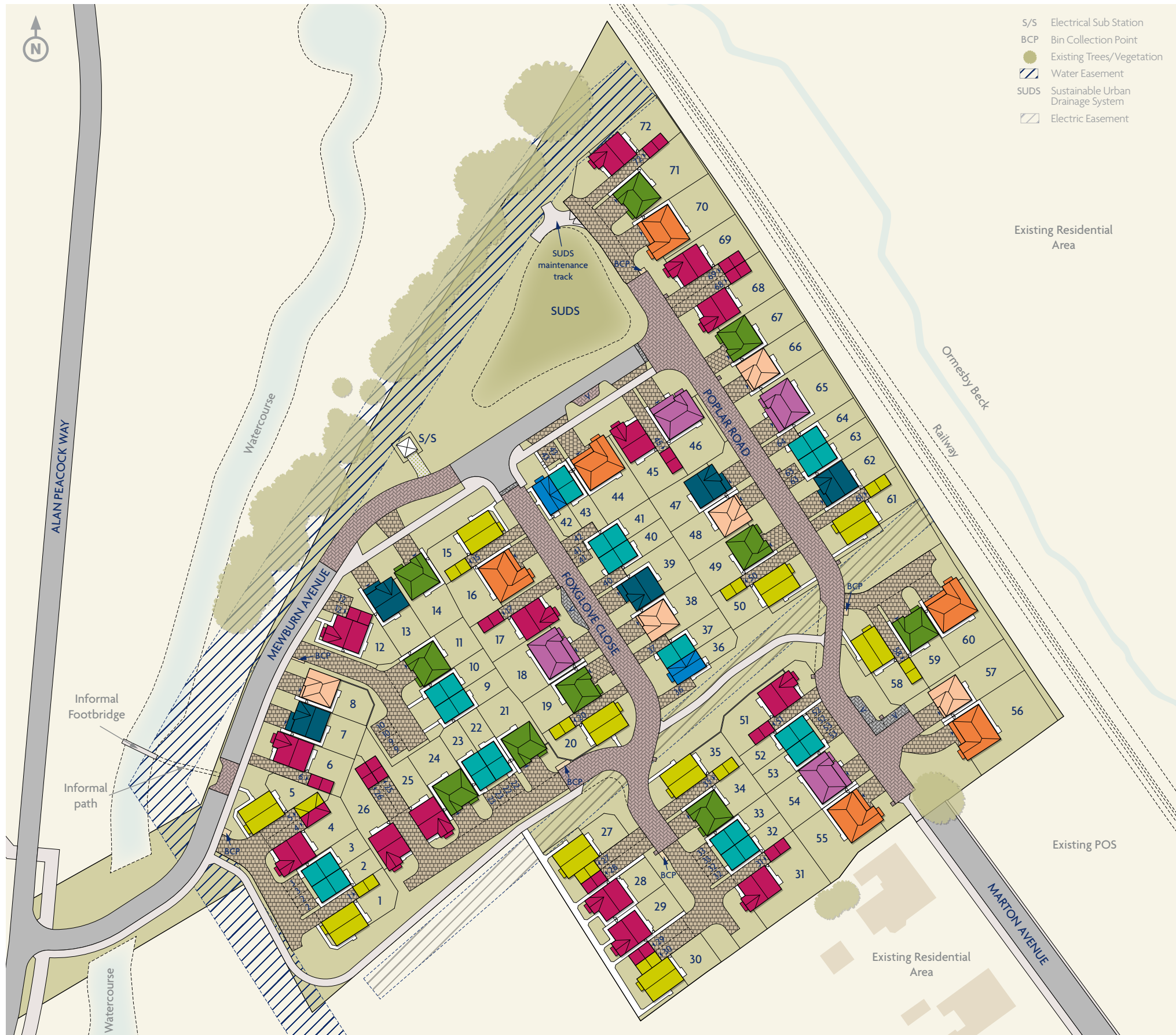
A wonderfully open, adaptable L-shaped family kitchen and dining room, lit by feature french doors, complements a bay-windowed lounge in this truly exceptional home. One of the two en-suite bedrooms includes a walk-in dressing room.



5 Bed
1,671 sq ft



Scan to view floorplans



- S/S Electrical Sub Station
- BCP Bin Collection Point
- Existing Trees/Vegetation
- Water Easement
- SUDS Sustainable Urban Drainage System
- Electric Easement

Existing Residential Area

Existing POS

Existing Residential Area

Overton

Overview
 With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

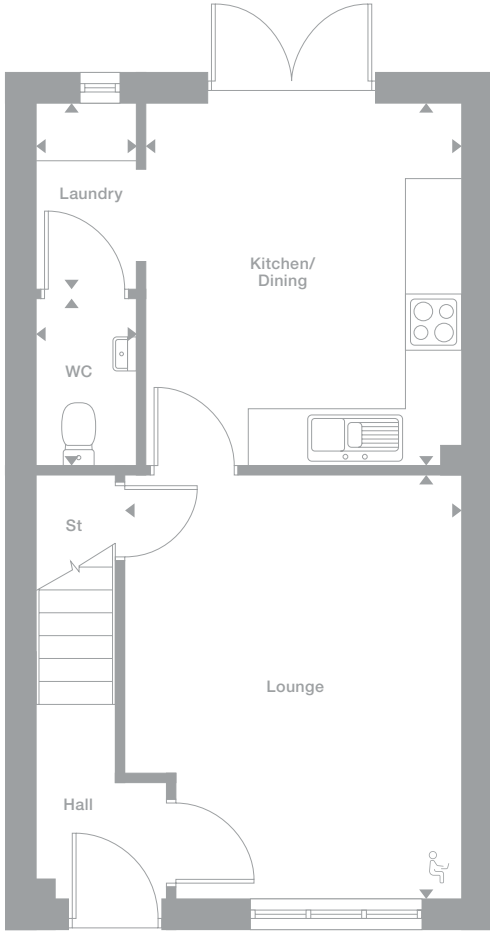
- | | |
|---|---|
| Ground Floor | First Floor |
| Lounge
3.56m x 4.49m
11'8" x 14'9" | Principal Bedroom
3.09m x 3.28m
10'2" x 10'9" |
| Kitchen/Dining
3.31m x 3.83m
10'10" x 12'7" | En-Suite
1.18m x 2.03m
3'10" x 6'8" |
| Laundry
1.11m x 1.96m
3'8" x 6'5" | Bedroom 2
2.37m x 3.26m
7'10" x 10'8" |
| WC
1.11m x 1.78m
3'8" x 5'10" | 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

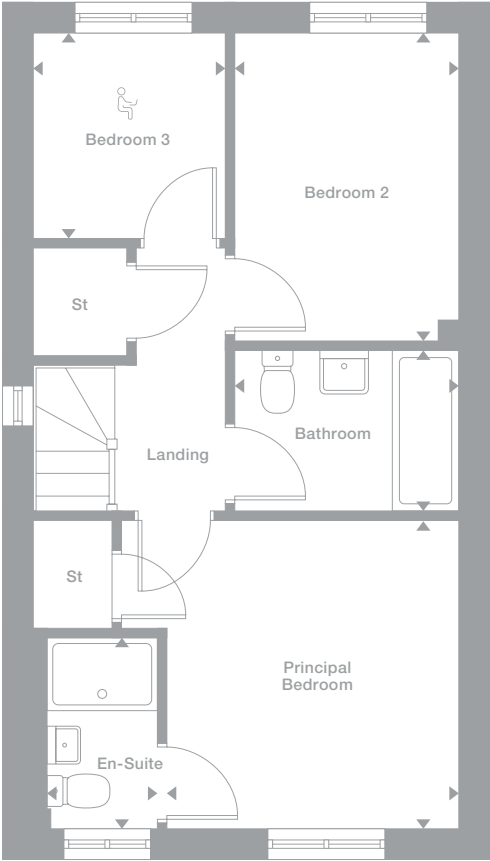
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Kingston

Overview

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

Ground Floor

- Lounge**
4.68m x 3.91m
15'5" x 12'10"
- Kitchen**
2.91m x 3.45m
9'7" x 11'4"
- Dining**
1.76m x 2.40m
5'10" x 7'11"
- WC**
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom**
3.37m x 3.01m
11'1" x 9'11"
- En-Suite**
1.01m x 2.78m
3'4" x 9'2"
- Bedroom 2**
2.56m x 3.46m
8'5" x 11'4"
- Bedroom 3**
2.02m x 3.46m
6'8" x 11'4"
- Bathroom**
1.70m x 1.96m
5'7" x 6'5"

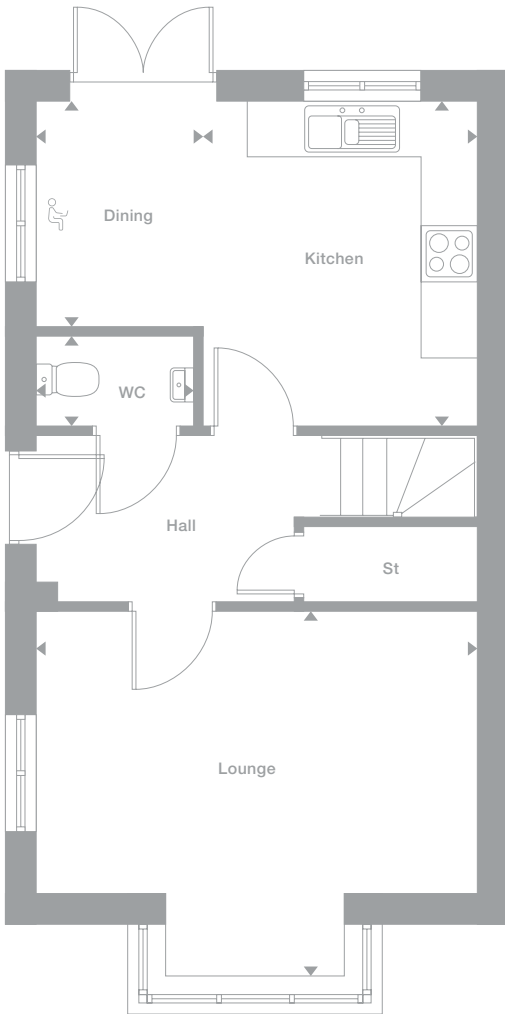
Floor Space

869 sq ft

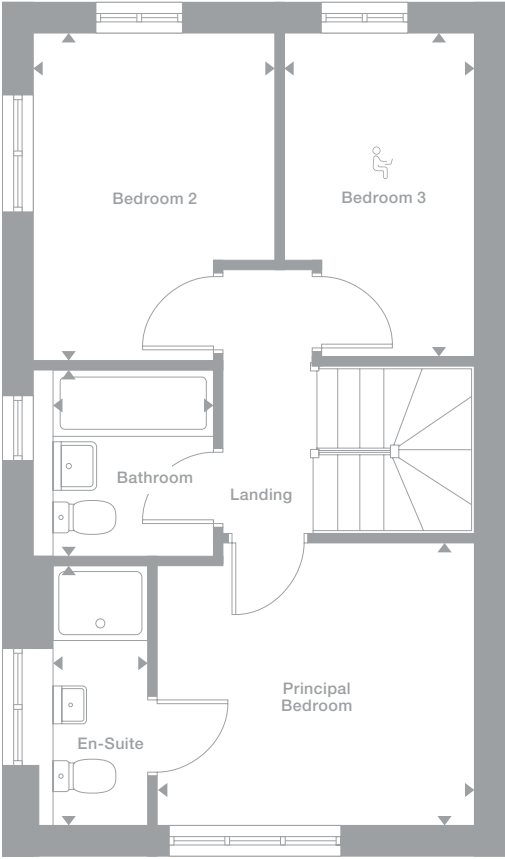
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Ground Floor



First Floor



Office space area

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Alder

Overview

A welcoming lounge complements the beautifully planned kitchen and dining room, where french doors open to the garden and a convenient laundry has been thoughtfully added. The en-suite master bedroom includes a superb dressing area.

Ground Floor

- Lounge
3.25m x 4.66m
10'8" x 15'4"
- Kitchen/Dining
4.19m x 3.26m
13'9" x 10'8"
- Laundry
1.95m x 1.92m
6'5" x 6'4"
- WC
1.00m x 1.92m
3'3" x 6'4"

First Floor

- Principal Bedroom
4.19m x 2.75m
13'9" x 9'1"
- Dressing
2.04m x 1.40m
6'8" x 4'7"
- En-Suite
2.04m x 1.18m
6'8" x 3'10"
- Bedroom 2
3.05m x 3.73m
10'0" x 12'3"
- Bedroom 3
3.11m x 2.44m
10'2" x 8'0"
- Bedroom 4
2.15m x 3.58m
7'1" x 11'9"
- Bathroom
1.89m x 2.22m
6'3" x 7'4"

Floor Space

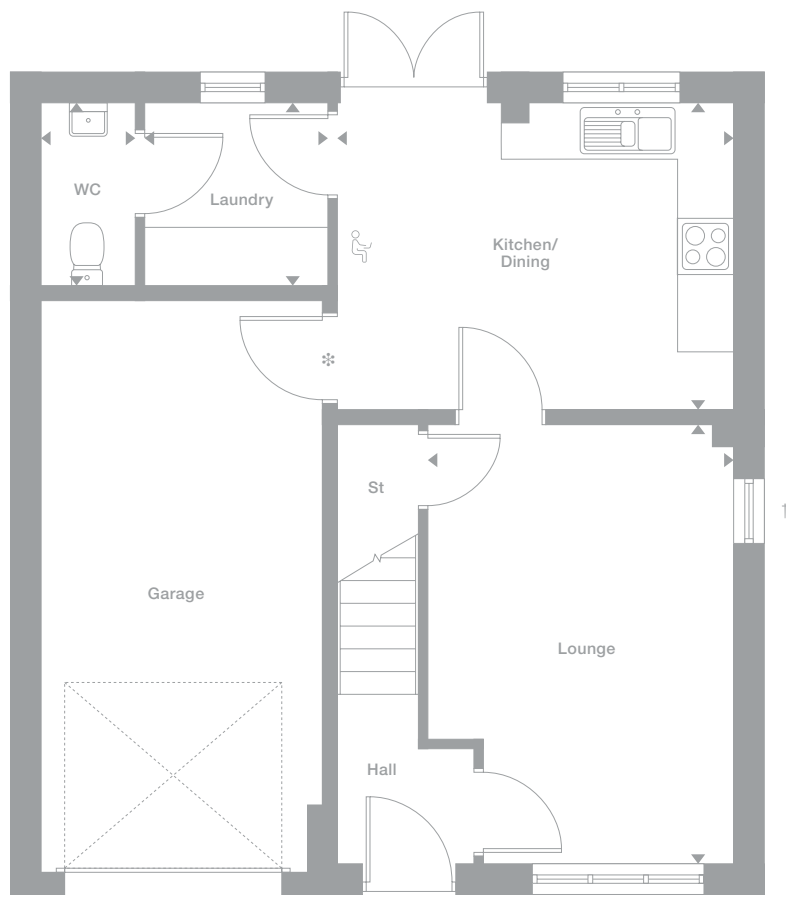
1,045 sq ft



† Window to plot 8 only

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

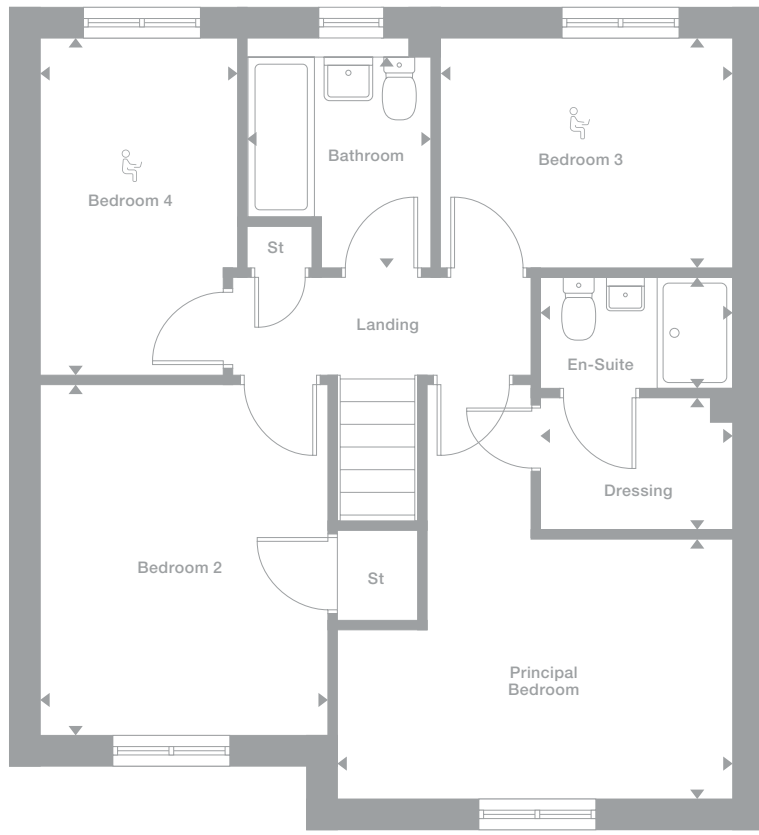
Ground Floor



❖ Optional garage door

🪑 Office space area

First Floor



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Laurel

Overview

The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.

Ground Floor

- Lounge**
3.38m x 4.86m
111" x 1511"
- Kitchen**
2.95m x 3.18m
9'8" x 10'5"
- Dining**
2.91m x 3.18m
9'7" x 10'5"
- Laundry**
1.60m x 2.13m
5'3" x 7'0"
- WC**
1.60m x 0.96m
5'3" x 3'2"

First Floor

- Principal Bedroom**
4.38m x 2.90m
14'5" x 9'6"
- En-Suite**
1.87m x 2.45m
6'2" x 8'1"
- Bedroom 2**
4.26m x 2.70m
14'0" x 8'10"
- Bedroom 3**
3.21m x 2.70m
10'6" x 8'10"
- Bedroom 4**
3.09m x 2.65m
10'2" x 8'8"
- Bathroom**
1.70m x 2.14m
5'7" x 7'0"

Floor Space

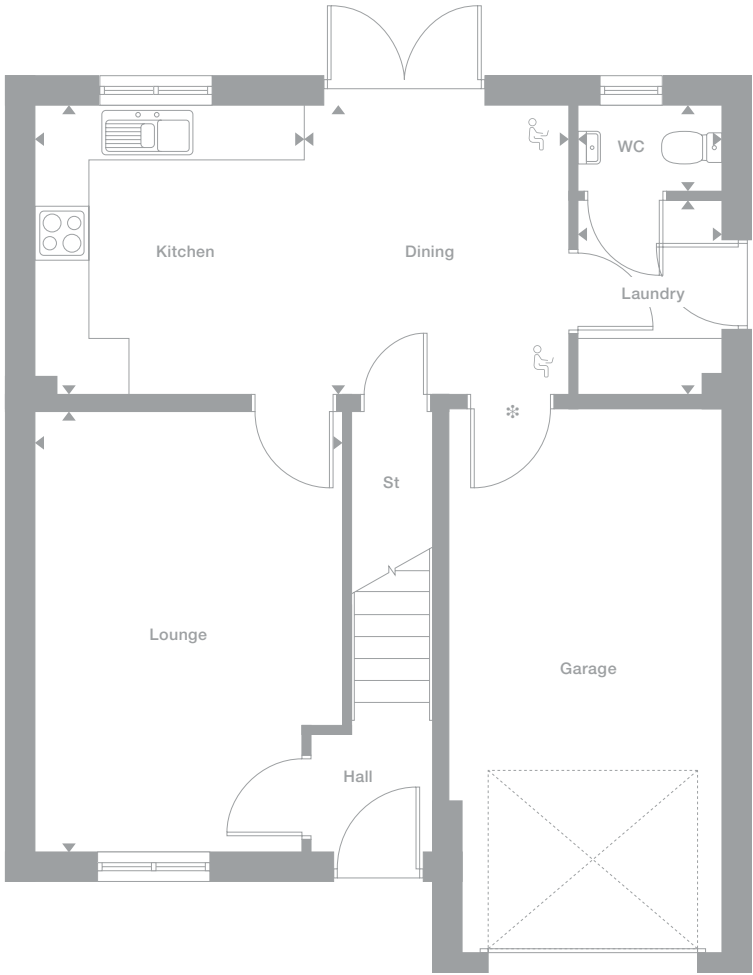
1,150 sq ft

† Window to plot 47 only

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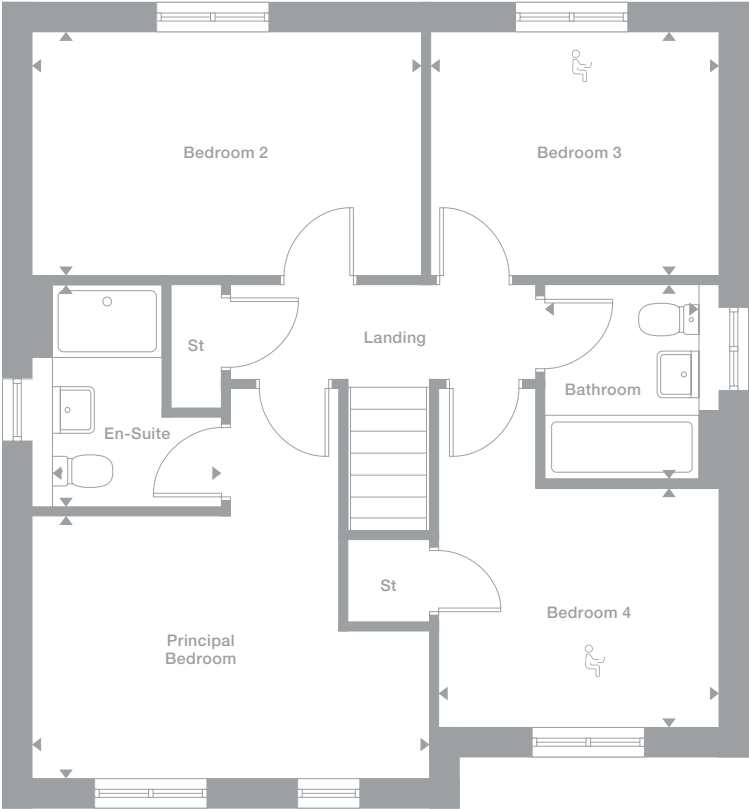


Ground Floor



* Optional garage door

First Floor



Office space area

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Willow

Overview

Featuring an elegant bay-windowed lounge and a wonderfully bright family kitchen and dining room with twin windows and french doors, this is an immensely inviting home. The en-suite master bedroom includes a luxurious dressing area.

Ground Floor

- Lounge**
2.98m x 4.72m
9'10" x 15'6"
- Kitchen**
2.86m x 2.68m
9'5" x 8'10"
- Laundry**
1.76m x 1.26m
5'9" x 4'2"
- Dining**
2.23m x 2.68m
7'4" x 8'10"
- Family**
3.15m x 2.41m
10'4" x 7'11"
- WC**
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom**
4.06m x 2.79m
13'4" x 9'2"
- Dressing**
2.63m x 1.41m
8'8" x 4'8"
- En-Suite**
2.63m x 1.18m
8'8" x 3'10"
- Bedroom 2**
2.98m x 3.87m
9'10" x 12'8"
- Bedroom 3**
2.54m x 4.05m
8'4" x 13'4"
- Bedroom 4**
3.06m x 2.91m
10'1" x 9'7"
- Bathroom**
2.45m x 2.91m
8'1" x 9'7"

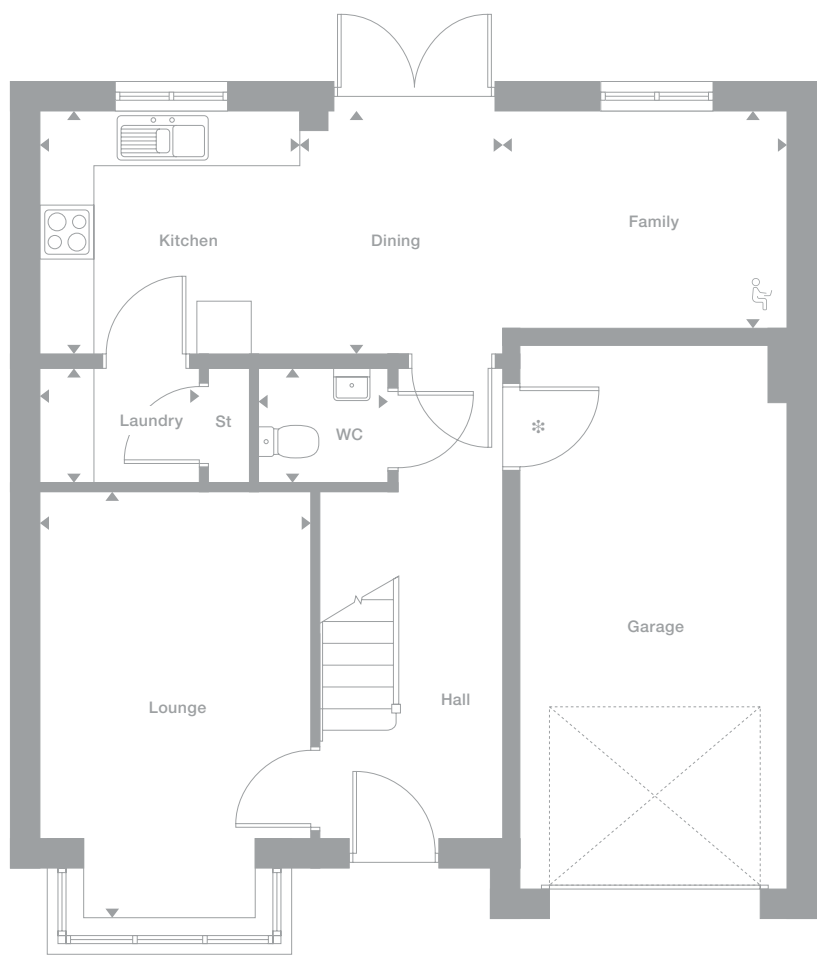
Floor Space

1,269 sq ft

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



Ground Floor



* Optional garage door

First Floor



Office space area

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Rowan

Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

Ground Floor

- Lounge
3.65m x 5.44m
12'0" x 17'10"
- Kitchen
3.36m x 2.99m
11'0" x 9'10"
- Laundry
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining
3.78m x 3.88m
12'5" x 12'9"
- Study
2.08m x 2.01m
6'10" x 6'7"
- WC
2.08m x 1.13m
6'10" x 3'9"

First Floor

- Principal Bedroom
3.65m x 3.21m
12'0" x 10'6"
- En-Suite
2.40m x 1.30m
7'11" x 4'3"
- Bedroom 2
4.18m x 2.75m
13'9" x 9'1"
- Bedroom 3
2.86m x 2.74m
9'5" x 9'0"
- Bedroom 4
3.40m x 3.18m
11'2" x 10'5"
- Bathroom
2.56m x 2.00m
8'5" x 6'7"

Floor Space

1,388 sq ft

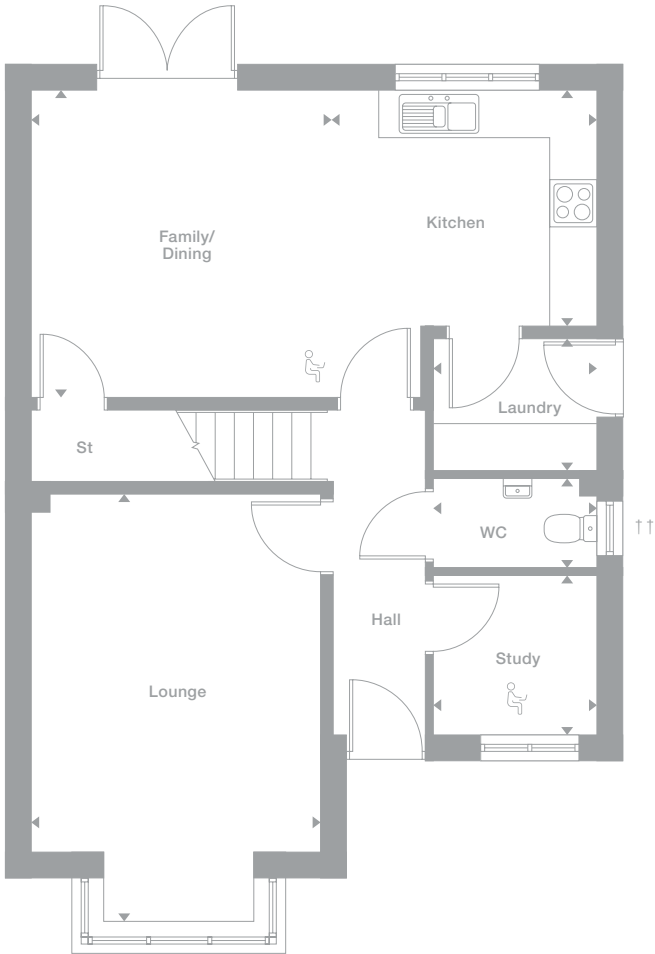
† Landing window not applicable to plots 4, 6, 17 and 25

†† Windows not applicable to plot 12

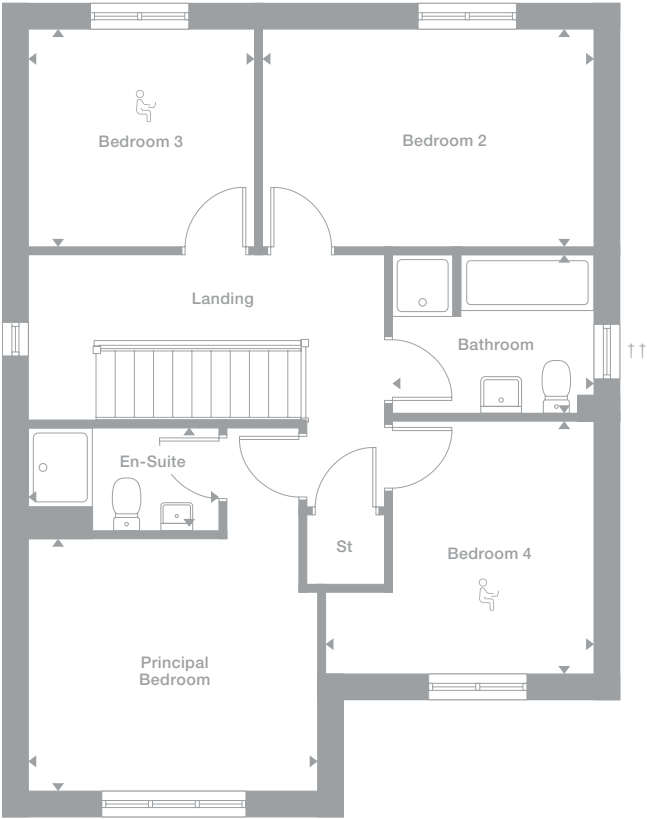
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Ground Floor



First Floor



Office space area

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Birch

Overview

Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

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 3.40m
11'9" x 11'2"
- 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 2.93m
8'1" x 11'7"
- Bedroom 4**
2.48m x 3.36m
8'2" x 11'0"
- Bathroom**
3.12m x 1.70m
10'3" x 5'7"

Floor Space

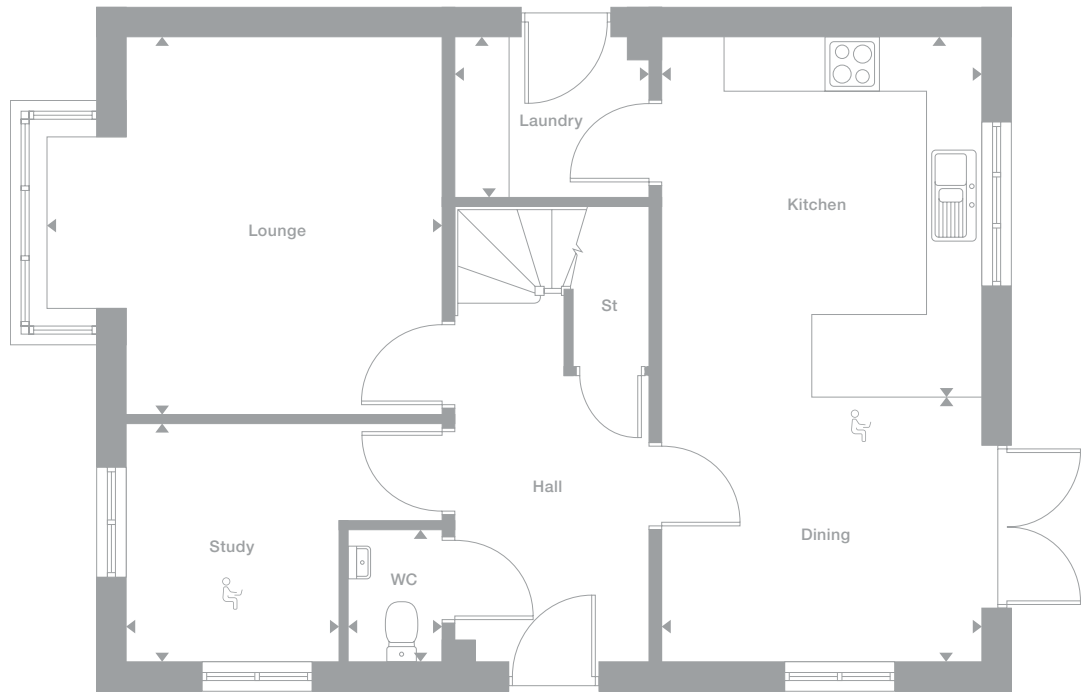
1,408 sq ft

† En-suite window not applicable to plots 27 and 30

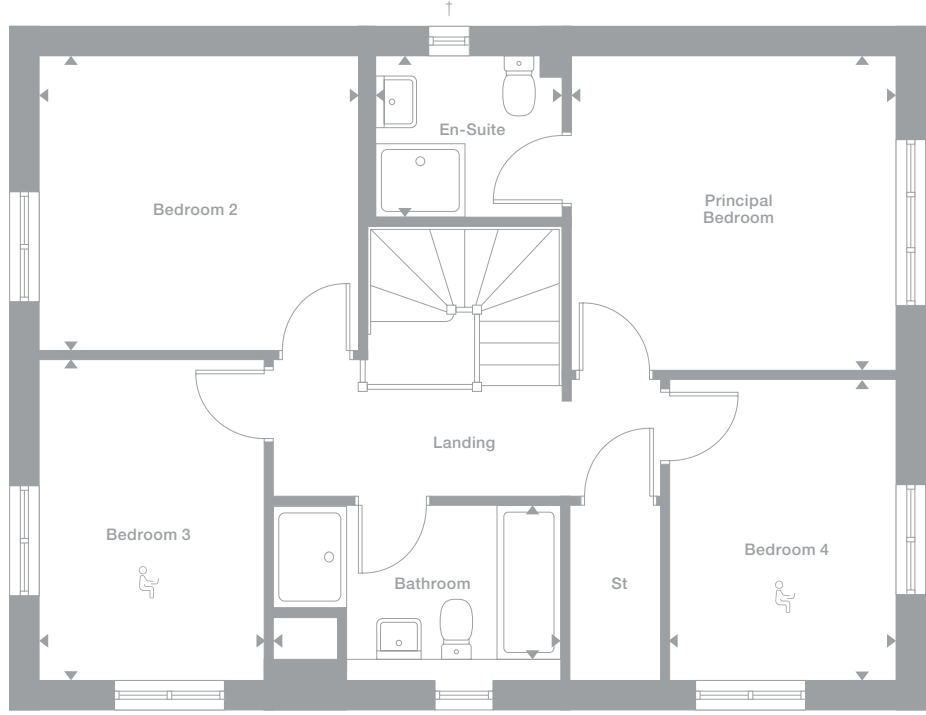
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Ground Floor



First Floor



Office space area

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Bayford

Overview

With french doors set into a feature window, the dining area merges into a galley kitchen with a separate laundry room, forming a natural hub for family activities. A bay window enhances the lounge, and one of the two en-suite bedrooms includes a dressing room.

Ground Floor

- Lounge**
3.39m x 5.92m
11'2" x 19'5"
- Kitchen**
4.29m x 2.97m
14'1" x 9'9"
- Laundry**
1.67m x 1.92m
5'6" x 6'4"
- Dining**
4.22m x 2.97m
13'10" x 9'9"
- WC**
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom**
3.39m x 3.20m
11'2" x 10'6"
- Dressing**
2.30m x 1.65m
7'7" x 5'5"
- En-Suite 1**
1.66m x 2.03m
5'5" x 6'8"
- Bedroom 2**
2.70m x 4.01m
8'11" x 13'2"
- En-Suite 2**
1.70m x 2.00m
5'7" x 6'7"
- Bedroom 3**
3.19m x 3.05m
10'6" x 10'0"
- Bedroom 4**
2.70m x 3.17m
8'11" x 10'5"
- Bedroom 5**
2.37m x 2.00m
7'10" x 6'7"
- Bathroom**
2.24m x 1.87m
7'4" x 6'2"

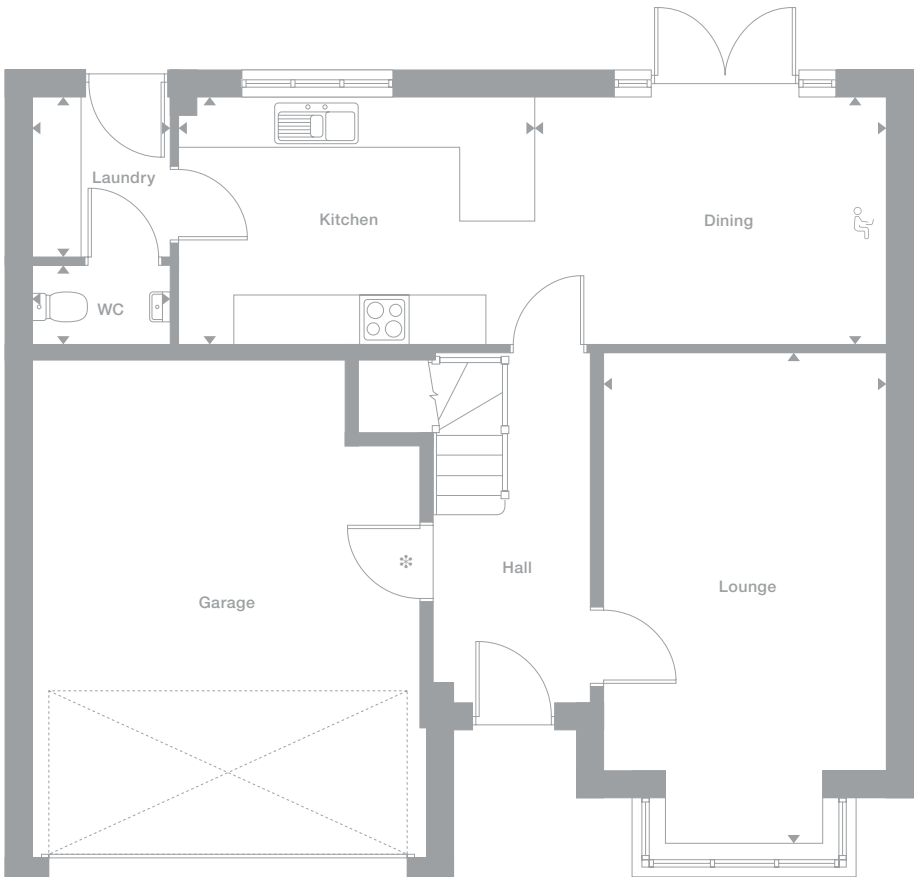
Floor Space

1,464 sq ft

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

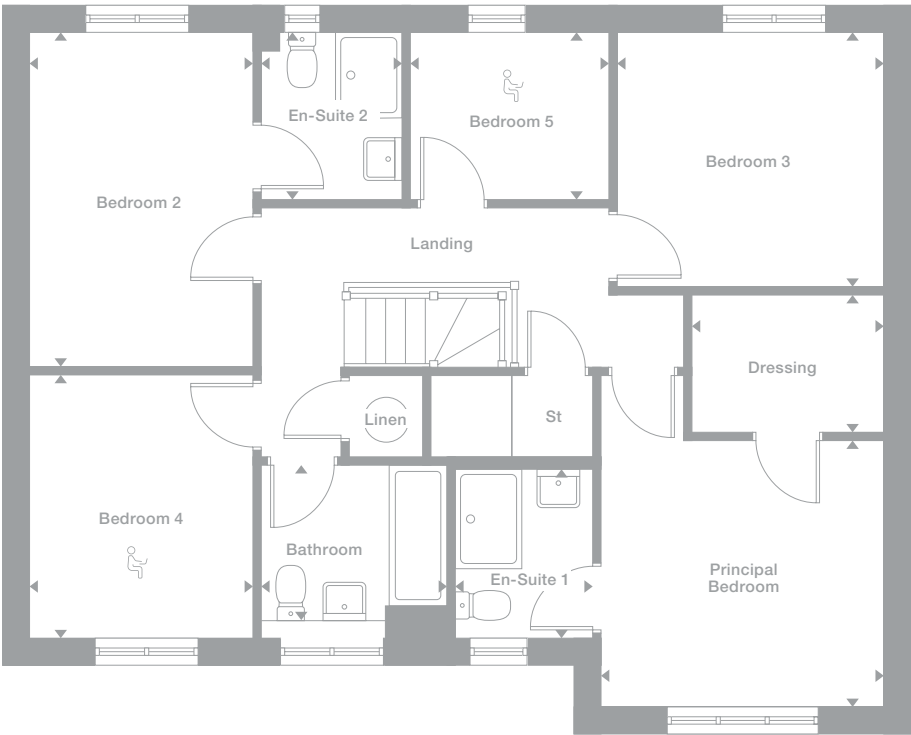


Ground Floor



* Optional garage door

First Floor



Office space area

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Sycamore

Overview

A wonderfully open, adaptable L-shaped family kitchen and dining room, lit by feature french doors, complements a bay-windowed lounge in this truly exceptional home. One of the two en-suite bedrooms includes a walk-in dressing room.

Ground Floor

- Lounge**
3.85m x 5.35m
12'8" x 17'7"
- Kitchen**
4.18m x 2.85m
13'9" x 9'4"
- Laundry**
1.92m x 1.85m
6'4" x 6'1"
- Dining**
4.07m x 2.85m
13'5" x 9'4"
- Family**
4.07m x 2.44m
13'5" x 8'0"
- WC**
1.92m x 0.90m
6'4" x 2'11"

First Floor

- Principal Bedroom**
3.85m x 3.15m
12'8" x 10'4"
- Dressing**
1.62m x 2.21m
5'4" x 7'3"
- En-Suite 1**
2.50m x 1.18m
8'2" x 3'10"
- Bedroom 2**
3.03m x 3.59m
9'11" x 11'9"
- En-Suite 2**
2.01m x 1.61m
6'7" x 5'3"
- Bedroom 3**
3.92m x 2.95m
12'10" x 9'8"
- Bedroom 4**
3.11m x 2.95m
10'3" x 9'8"
- Bedroom 5**
4.32m x 2.51m
14'2" x 8'3"
- Bathroom**
2.67m x 1.95m
8'9" x 6'5"

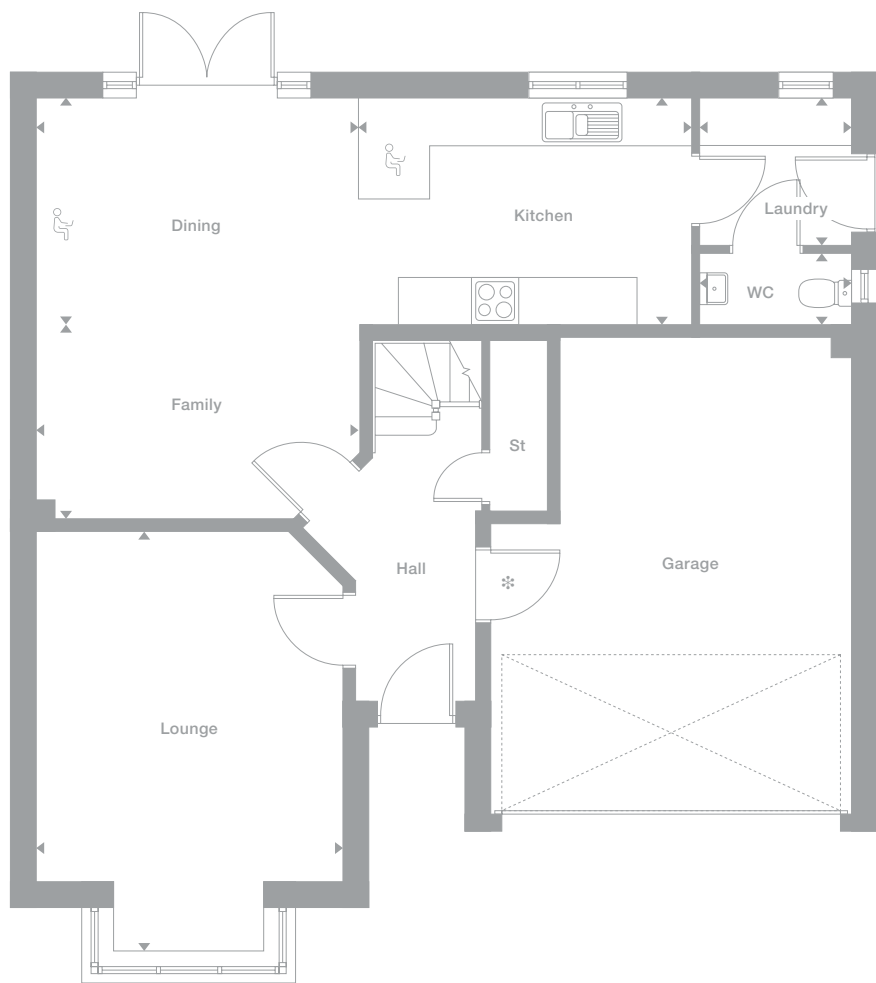
Floor Space

1,671 sq ft

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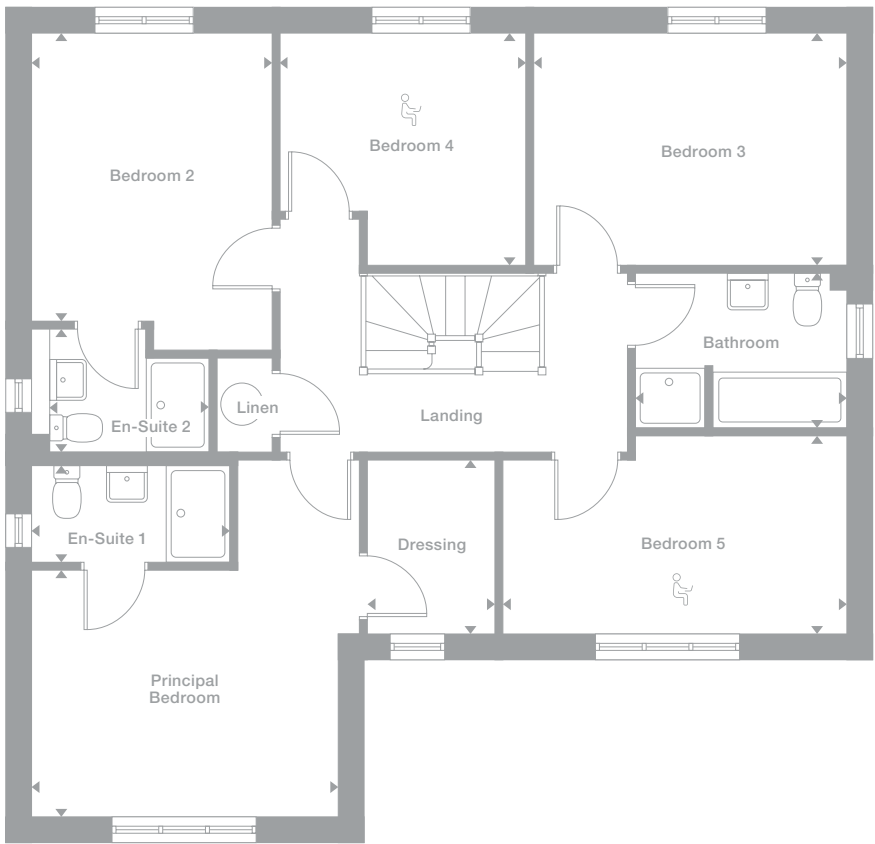


Ground Floor



❖ Optional garage door

First Floor



🪑 Office space area

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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.



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk for development opening times or call 03301 738 578

Sat Nav: TS4 3AE

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millerhomes.co.uk

millerhomes

the place to be®