



**Blakeney Green  
Chapelgarth**

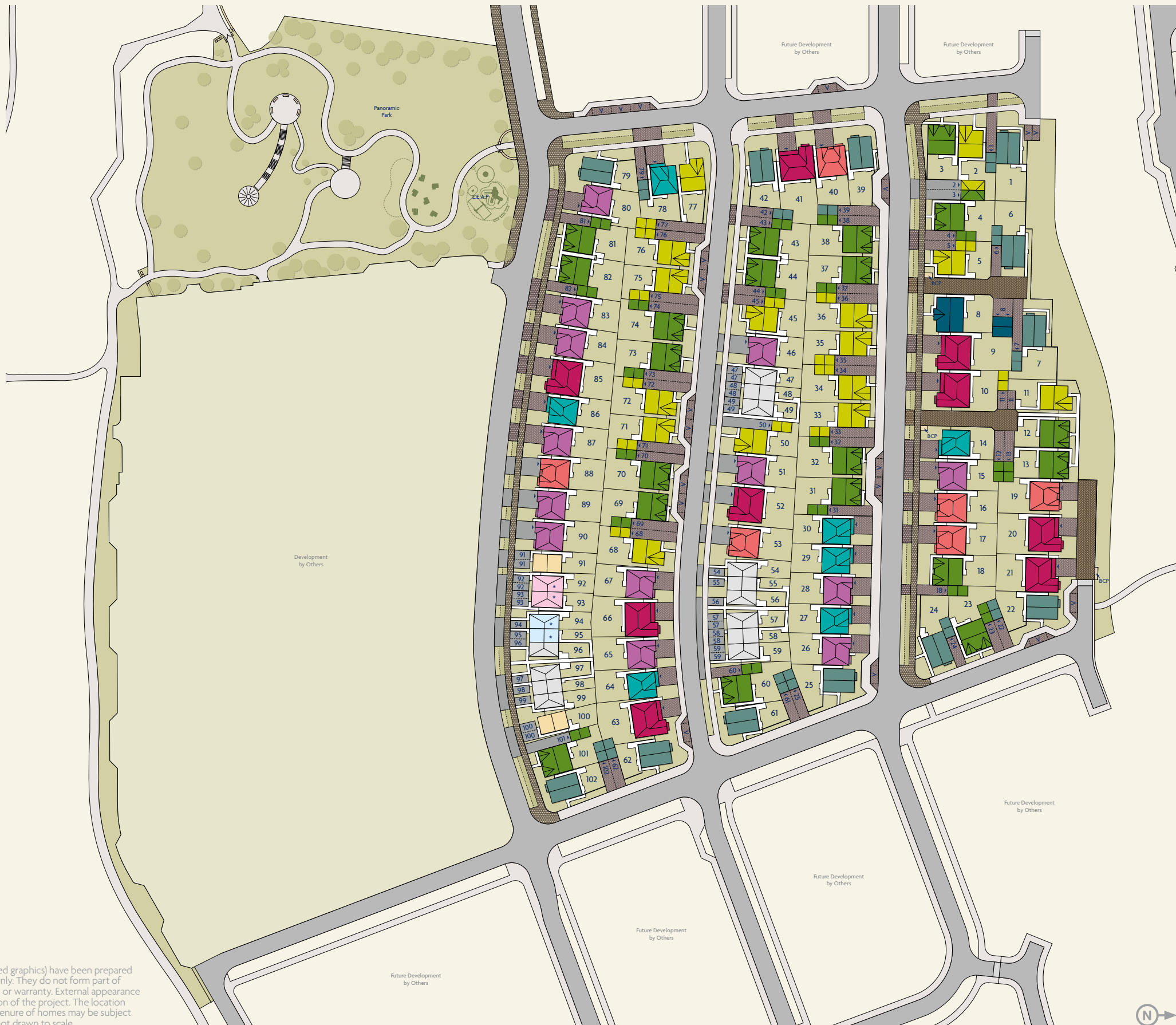
**millershomes**

*the place to be®*

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- Play Area LEAP
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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. The location of affordable housing is indicative and the tenure of homes may be subject to change. Please note that the site plan is not drawn to scale.



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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.





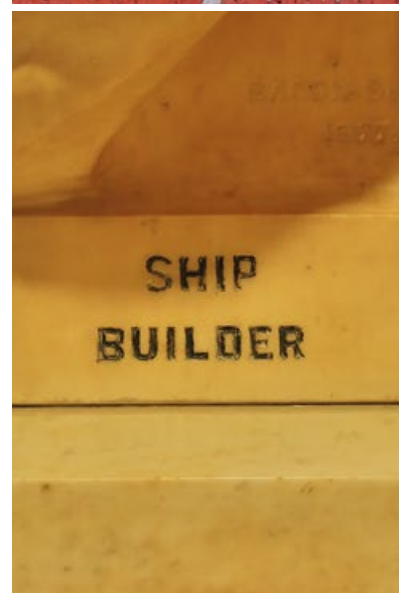
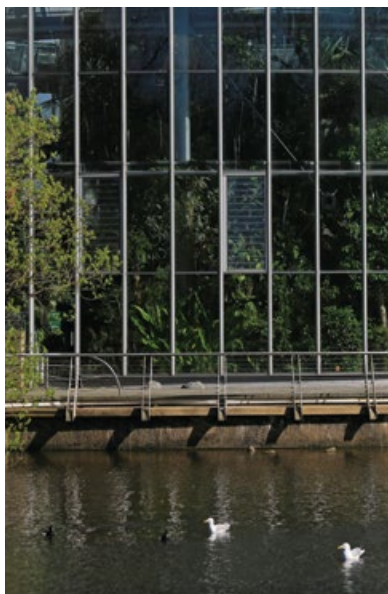
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Blakeney Green.

Four miles from the centre of Sunderland, Blakeney Green is less than five minutes drive from the intersection of the A690 and the A19, and seven miles from the A1(M), making it extremely convenient for travel throughout the north east and further afield. Local buses run approximately four times an hour into the city centre, which can also be reached via a series of pleasant off-road paths.

Sunderland railway station offers main-line services to London King's Cross, reaching the capital in three and a half hours, as well as Metro train connections every twelve minutes to Gateshead, Newcastle and Newcastle International Airport.

Amenities within half a mile of the development include Doxford International Business Park, Aldi and Morrisons supermarkets and a pharmacy and post office service. There are receptacles for recycling glass and textiles in Morrisons car park. The nearby David Lloyd fitness club offers indoor and outdoor pools, tennis courts, gym, and sauna facilities, and there is a choice of pubs and restaurants within a short walk.

Sunderland city centre offers a wide choice of pubs, restaurants and shops, with more than 100 retailers in the Bridges Shopping Centre alone. Alongside some fascinating museums and galleries, the leisure attractions range from drama at the renowned Empire Theatre to sport at the superb Stadium of Light, home of Sunderland AFC. In addition, the waterfront's fine beaches and illuminations provide the setting for Europe's largest free airshow.



# Welcome home

Fringed by mature trees, with miles of open countryside stretching to the south, this attractive development of modern, energy efficient two, three, four and five bedroom homes brings a prestigious new neighbourhood to the southern edge of Sunderland. With fast access to the national road network, good shopping nearby, and local leisure amenities that include Herrington Country Park and Silksworth Sports Complex, these homes combine urban convenience with peaceful, invigorating surroundings.

Welcome to Blakeney Green...

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# Denmont

**Overview**

The welcoming lounge opens on to an airy, beautifully planned kitchen and dining room that opens out to the garden. A downstairs WC complements the family bathroom, and the generous storage space includes cupboards on the landing, in the lounge and in the second bedroom.

**Ground Floor**

**Lounge**  
3.08m x 4.32m  
10'1" x 14'2"

**Kitchen/Dining**  
4.03m x 4.30m  
13'3" x 14'2"

**WC**  
1.50m x 1.11m  
4'11" x 3'8"

**First Floor**

**Principal Bedroom**  
4.03m x 3.33m  
13'3" x 10'11"

**Bedroom 2**  
4.03m x 3.05m  
13'3" x 10'0"

**Bathroom**  
1.90m x 2.15m  
6'3" x 7'1"

**Floor Space**

758 sq ft

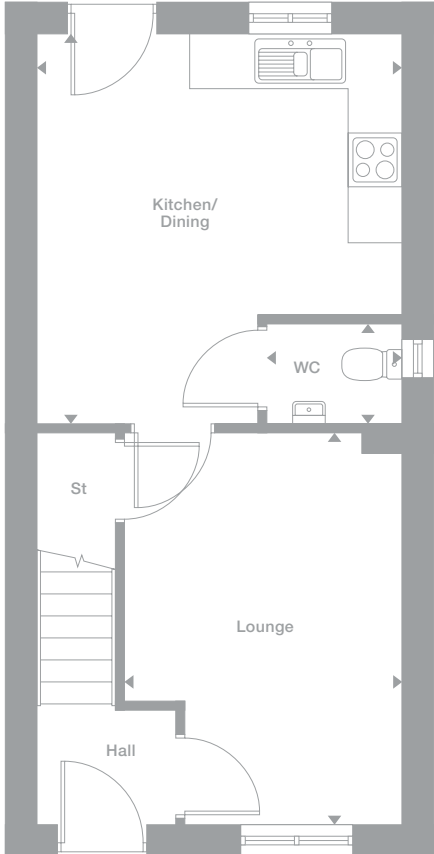
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Windows only applicable to some plots. Please see Development Sales Manager for details

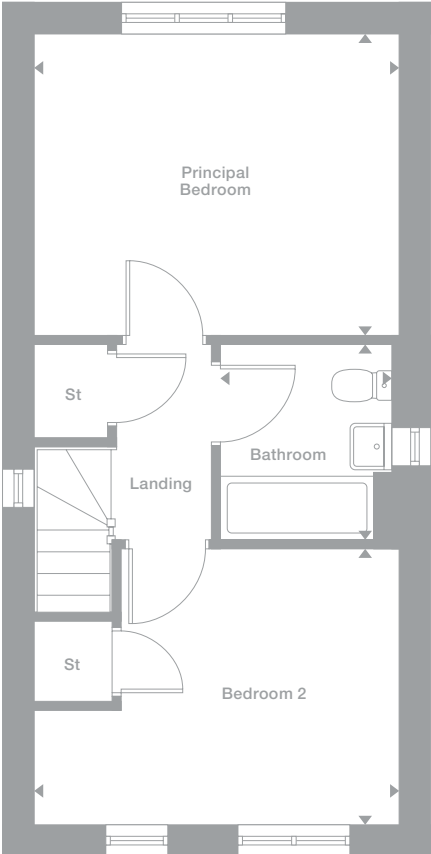
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Denton

**Overview**

French doors add a fresh, open appeal to a welcoming, light-filled kitchen and dining room that features a separate laundry area adjoining a WC. With three bedrooms, a family bathroom and generous storage space upstairs, there is the option of creating an impressive home office.

**Ground Floor**

**Lounge**  
3.58m x 4.45m  
11'9" x 14'8"

**Kitchen/Dining**  
3.35m x 4.74m  
11'0" x 15'7"

**Laundry**  
1.08m x 2.99m  
3'7" x 9'10"

**WC**  
1.08m x 1.65m  
3'7" x 5'5"

**First Floor**

**Principal Bedroom**  
4.53m x 2.71m  
14'10" x 8'11"

**Bedroom 2**  
2.15m x 4.38m  
7'1" x 14'5"

**Bedroom 3**  
2.28m x 3.34m  
7'6" x 11'0"

**Bathroom**  
1.92m x 2.00m  
6'4" x 6'7"

**Floor Space**

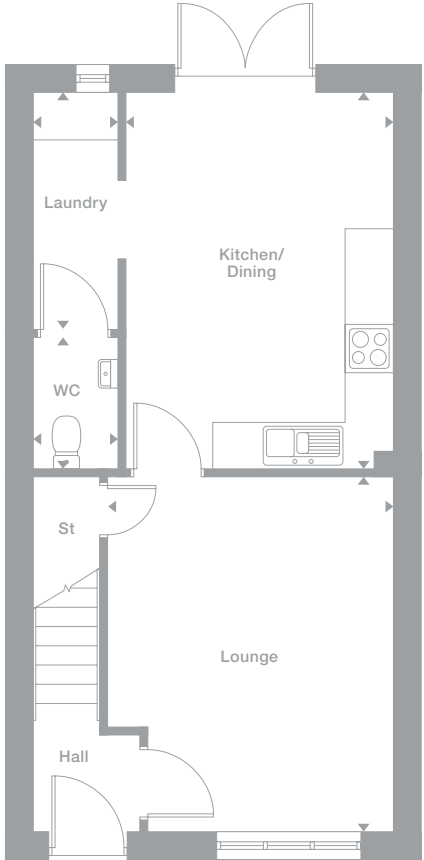
907 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

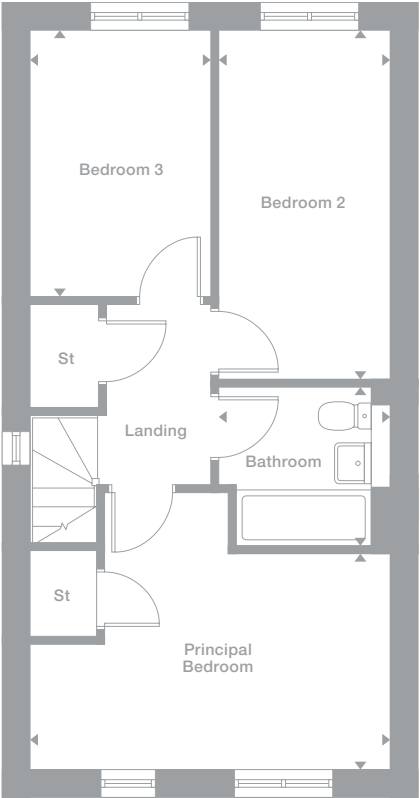
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**Ground Floor**



**First Floor**



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# Carrington

**Overview**

The comfortable lounge shares the ground floor with a bright, practical kitchen where feature french doors add a focal point to the dining area. Upstairs, the three bedrooms include an en-suite principal bedroom with a spacious cupboard, and a downstairs WC complements the family bathroom.

**Ground Floor**

- Lounge**  
2.83m x 4.87m  
9'3" x 16'0"
- Kitchen**  
2.46m x 3.54m  
8'1" x 11'7"
- Dining**  
2.56m x 3.54m  
8'5" x 11'7"
- WC**  
0.95m x 1.73m  
3'1" x 5'8"

**First Floor**

- Principal Bedroom**  
3.02m x 3.81m  
9'11" x 12'6"
- En-Suite**  
1.90m x 1.91m  
6'3" x 6'3"
- Bedroom 2**  
2.64m x 2.46m  
8'8" x 8'1"
- Bedroom 3**  
2.28m x 3.54m  
7'6" x 11'7"
- Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

**Floor Space**

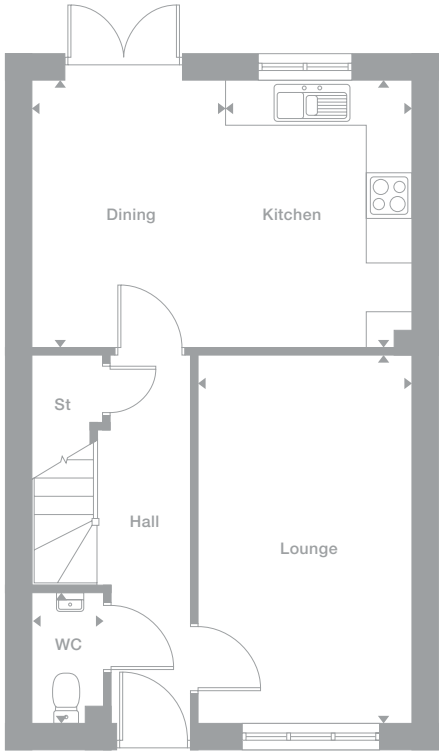
920 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

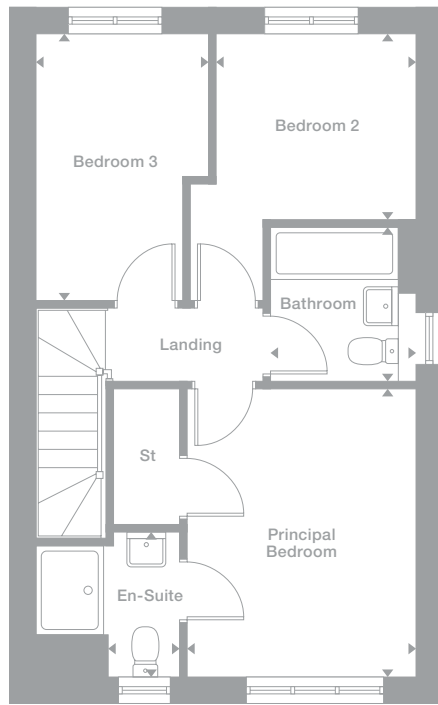
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**Ground Floor**



**First Floor**



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# Skywood

## Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural hub for family life, with french doors adding an exciting flexibility to the dining area. The dedicated laundry helps separate household management from leisure space, and one of the four bedrooms is en-suite.

## Ground Floor

**Lounge**  
3.27m x 4.82m  
10'9" x 15'10"

**Kitchen**  
2.95m x 3.26m  
9'8" x 10'9"

**Laundry**  
1.60m x 2.09m  
5'3" x 6'10"

**Dining**  
2.84m x 3.26m  
9'4" x 10'9"

**WC**  
1.60m x 1.07m  
5'3" x 3'6"

## First Floor

**Principal Bedroom**  
4.27m x 2.88m  
14'0" x 9'6"

**En-Suite**  
1.83m x 2.38m  
6'0" x 7'10"

**Bedroom 2**  
3.70m x 2.82m  
12'2" x 9'3"

**Bedroom 3**  
3.13m x 2.61m  
10'3" x 8'7"

**Bedroom 4**  
3.70m x 2.82m  
12'2" x 9'3"

**Bathroom**  
1.70m x 2.09m  
5'7" x 6'10"

## Floor Space

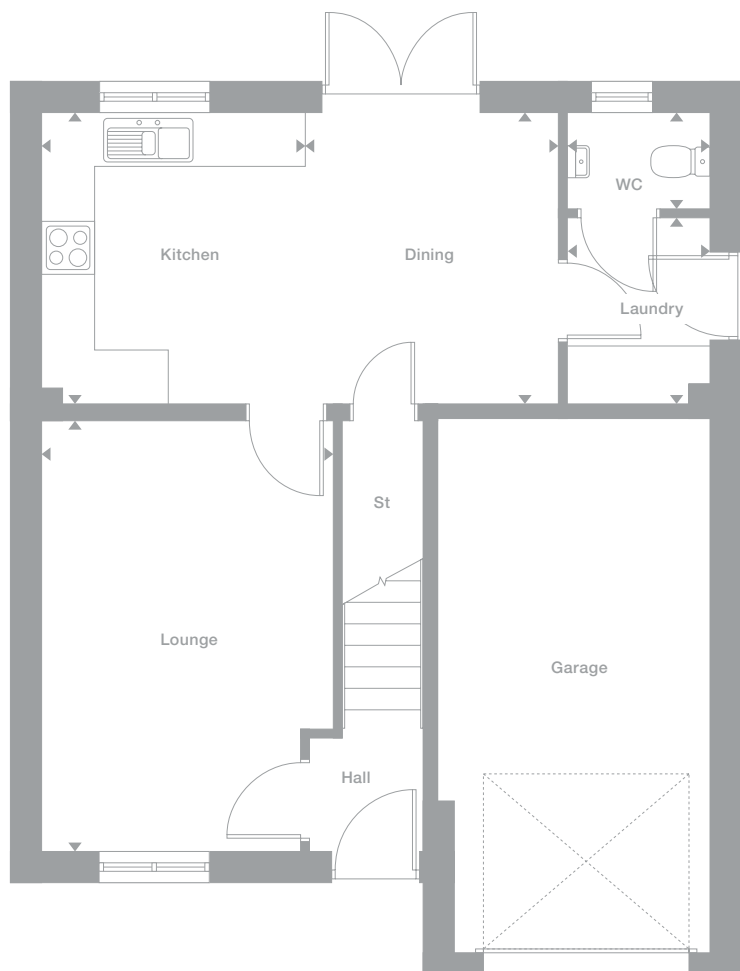
1,144 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

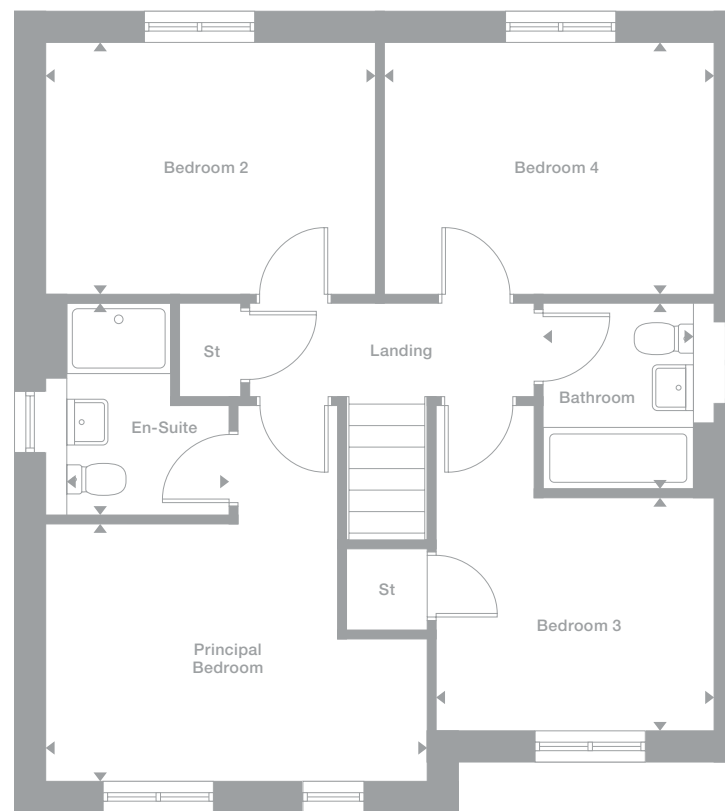
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Kirkwood

**Overview**

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

**Ground Floor**

- Lounge**  
2.95m x 4.43m  
9'8" x 14'7"
- Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"
- Laundry**  
1.80m x 1.26m  
5'11" x 4'2"
- Dining**  
2.16m x 2.68m  
7'1" x 8'10"
- Family**  
3.14m x 2.36m  
10'4" x 7'9"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.03m x 2.73m  
13'3" x 9'0"
- En-Suite**  
2.60m x 1.18m  
8'6" x 3'10"
- Dressing**  
2.60m x 1.42m  
8'6" x 4'8"
- Bedroom 2**  
2.95m x 3.91m  
9'8" x 12'10"
- Bedroom 3**  
3.04m x 2.87m  
10'0" x 9'5"
- Bedroom 4**  
2.60m x 3.94m  
8'7" x 12'11"
- Bathroom**  
2.33m x 2.87m  
7'8" x 9'5"

**Floor Space**

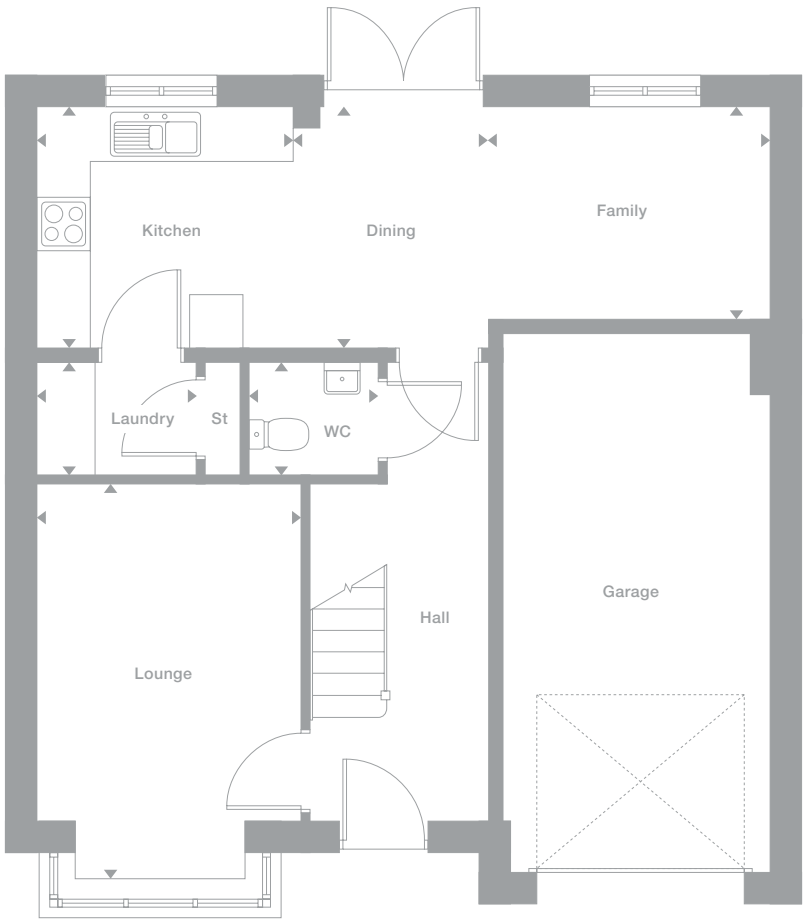
1,240 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

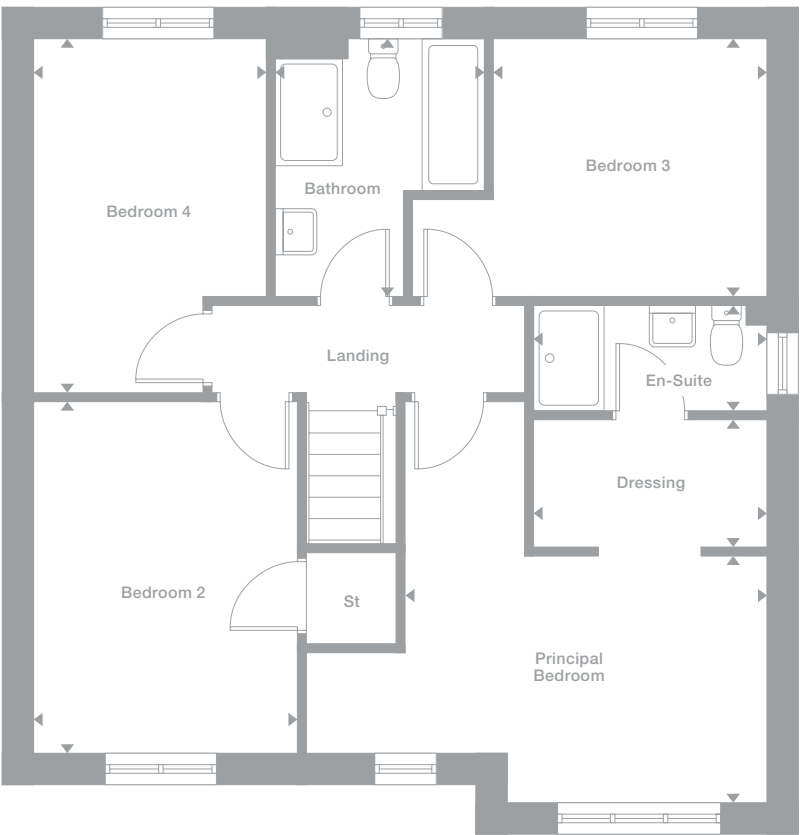
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Norwood

**Overview**

From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

**Ground Floor**

- Lounge**  
3.58m x 4.51m  
11'9" x 14'10"
- Kitchen**  
3.36m x 2.95m  
11'0" x 9'8"
- Laundry**  
2.05m x 1.66m  
6'9" x 5'5"
- Family/Dining**  
3.71m x 3.84m  
12'2" x 12'7"
- Study**  
2.05m x 1.96m  
6'9" x 6'5"
- WC**  
2.05m x 1.12m  
6'9" x 3'8"

**First Floor**

- Principal Bedroom**  
3.58m x 3.17m  
11'9" x 10'5"
- En-Suite**  
2.31m x 1.30m  
7'7" x 4'3"
- Bedroom 2**  
3.65m x 2.73m  
12'0" x 9'0"
- Bedroom 3**  
3.40m x 3.15m  
11'2" x 10'4"
- Bedroom 4**  
3.32m x 2.72m  
10'11" x 8'11"
- Bathroom**  
2.57m x 1.99m  
8'5" x 6'6"

**Floor Space**

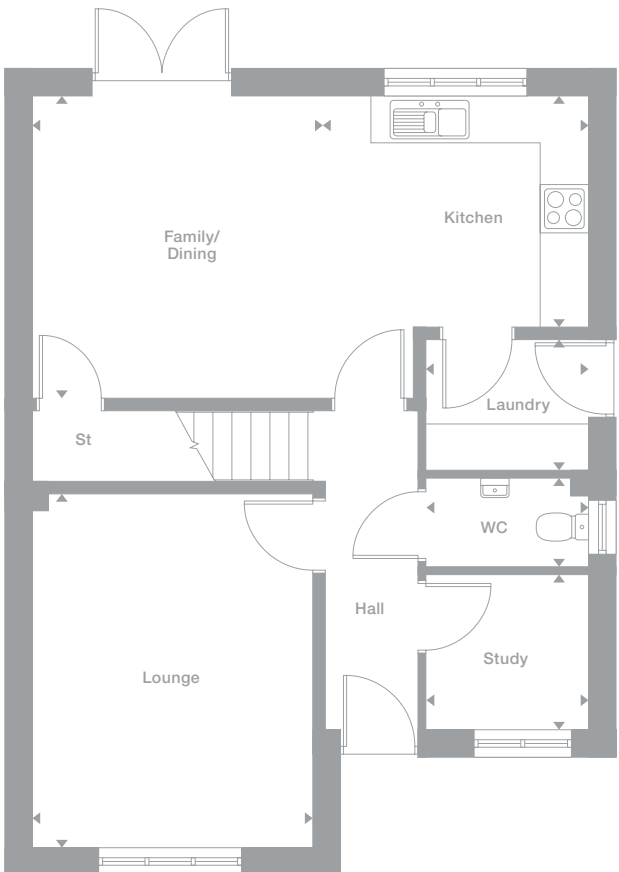
1,344 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

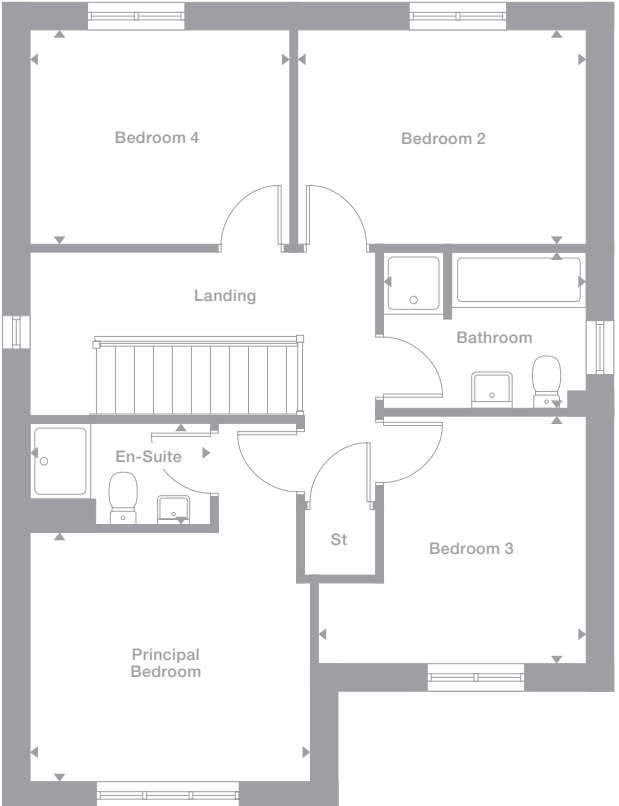
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**Ground Floor**



**First Floor**



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# Denwood

**Overview**

The lounge's bright bay window and the light, stimulating kitchen and dining room, an inspiring family space, reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a dressing area.

**Ground Floor**

- Lounge**  
3.15m x 4.74m  
10'4" x 15'7"
- Kitchen**  
3.19m x 3.16m  
10'6" x 10'4"
- Laundry**  
1.83m x 1.26m  
6'0" x 4'2"
- Dining**  
2.17m x 3.16m  
7'2" x 10'4"
- Family**  
3.14m x 2.59m  
10'4" x 8'6"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.75m x 3.09m  
15'7" x 10'2"
- En-Suite 1**  
2.76m x 1.18m  
9'1" x 3'10"
- Dressing**  
2.76m x 1.56m  
9'1" x 5'2"
- Bedroom 2**  
3.66m x 3.05m  
12'0" x 10'0"
- En-Suite 2**  
1.98m x 2.13m  
6'6" x 7'0"
- Bedroom 3**  
2.74m x 3.33m  
9'0" x 10'11"
- Bedroom 4**  
3.10m x 2.60m  
10'2" x 8'6"
- Bathroom**  
2.44m x 2.60m  
8'0" x 8'6"

**Floor Space**

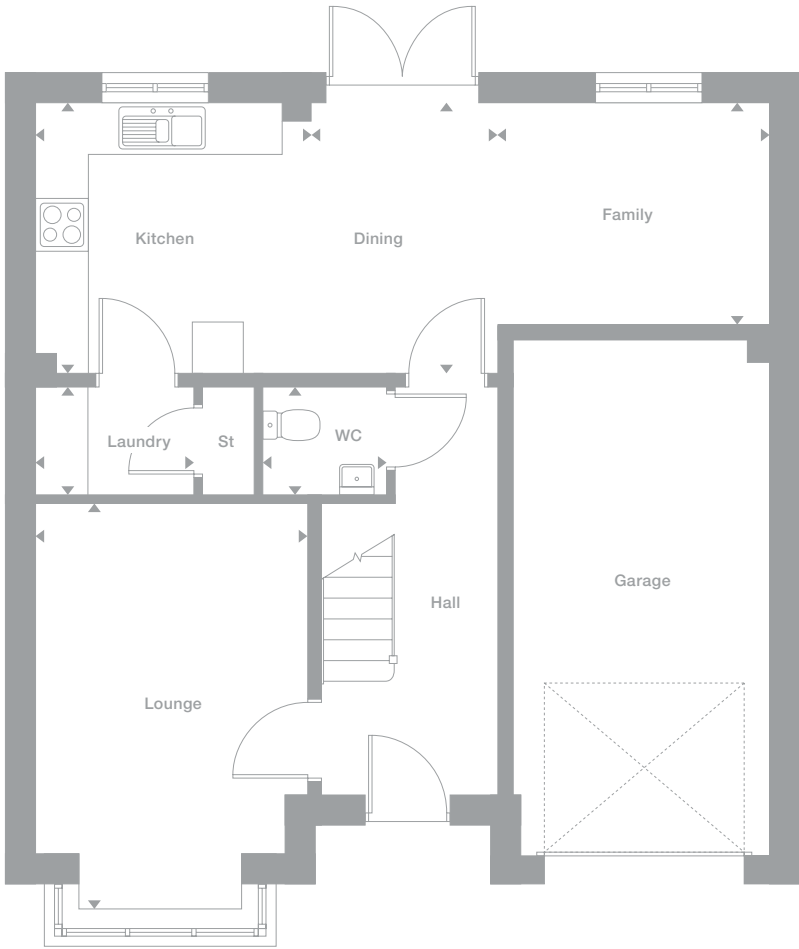
1,368 sq ft

Elevation style and materials may vary depending on plot location. 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**



**First Floor**



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# Beauwood

## Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

## Ground Floor

**Lounge**  
4.10m x 4.09m  
13'5" x 13'5"

**Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"

**Laundry**  
2.12m x 1.76m  
7'0" x 5'9"

**Dining**  
3.48m x 2.83m  
11'5" x 9'4"

**Study/Family**  
3.42m x 2.61m  
11'3" x 8'7"

**WC**  
1.07m x 1.55m  
3'6" x 5'1"

## First Floor

**Principal Bedroom**  
3.53m x 3.41m  
11'7" x 11'2"

**En-Suite**  
2.04m x 1.76m  
6'8" x 5'9"

**Bedroom 2**  
3.48m x 3.30m  
11'5" x 10'10"

**Bedroom 3**  
2.42m x 3.39m  
8'0" x 11'2"

**Bedroom 4**  
3.56m x 3.28m  
11'8" x 10'9"

**Bathroom**  
3.14m x 1.70m  
10'4" x 5'7"

## Floor Space

1,379sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

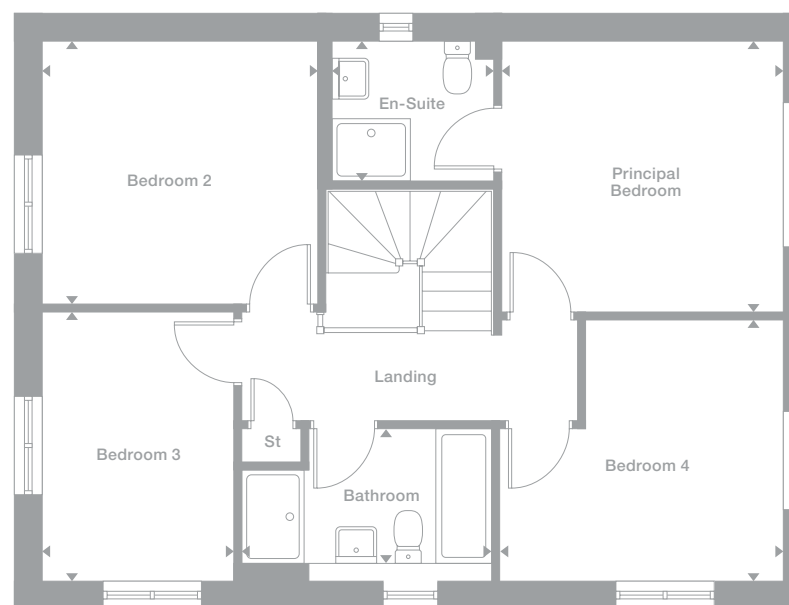
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Crosswood

**Overview**

Perfect for social events, the lounge and dining room complement a broad family kitchen opening to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

**Ground Floor**

- Lounge**  
3.12m x 5.15m  
10'3" x 16'11"
- Kitchen**  
3.02m x 3.47m  
9'11" x 11'5"
- Laundry**  
1.76m x 1.88m  
5'9" x 6'2"
- Family/Breakfast**  
5.03m x 3.47m  
16'6" x 11'5"
- Dining**  
2.77m x 3.18m  
9'1" x 10'5"
- WC**  
0.92m x 1.88m  
3'0" x 6'2"

**First Floor**

- Principal Bedroom**  
2.91m x 3.79m  
9'7" x 12'5"
- En-Suite 1**  
1.55m x 2.02m  
5'1" x 6'8"
- Dressing**  
2.61m x 1.70m  
8'7" x 5'7"
- Bedroom 2**  
3.16m x 3.47m  
10'5" x 11'5"
- En-Suite 2**  
2.13m x 1.60m  
7'0" x 5'3"
- Bedroom 3**  
2.38m x 3.28m  
7'10" x 10'9"
- Bedroom 4**  
2.61m x 3.09m  
8'7" x 10'2"
- Bathroom**  
2.86m x 1.70m  
9'5" x 5'7"

**Floor Space**

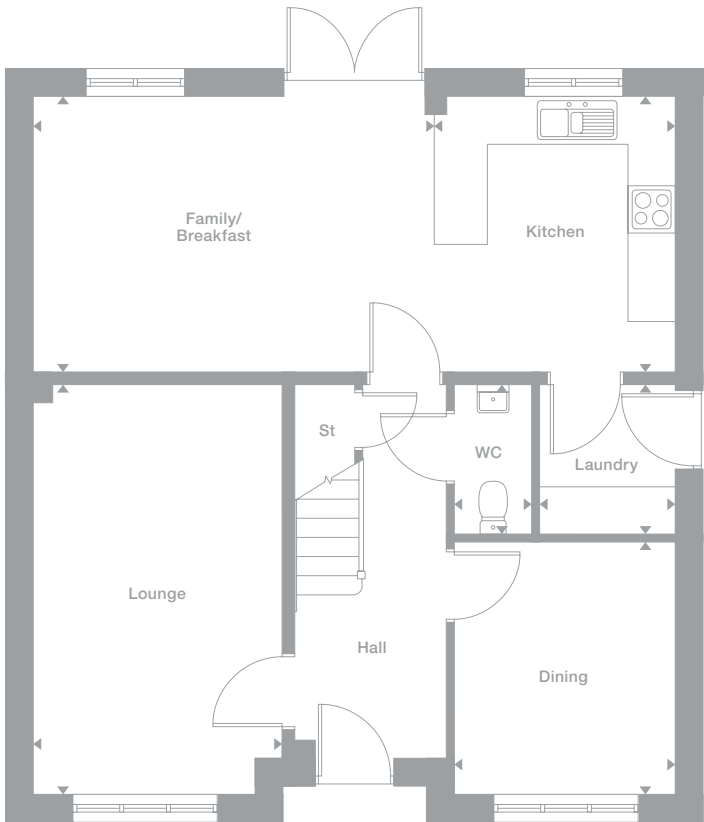
1,500 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

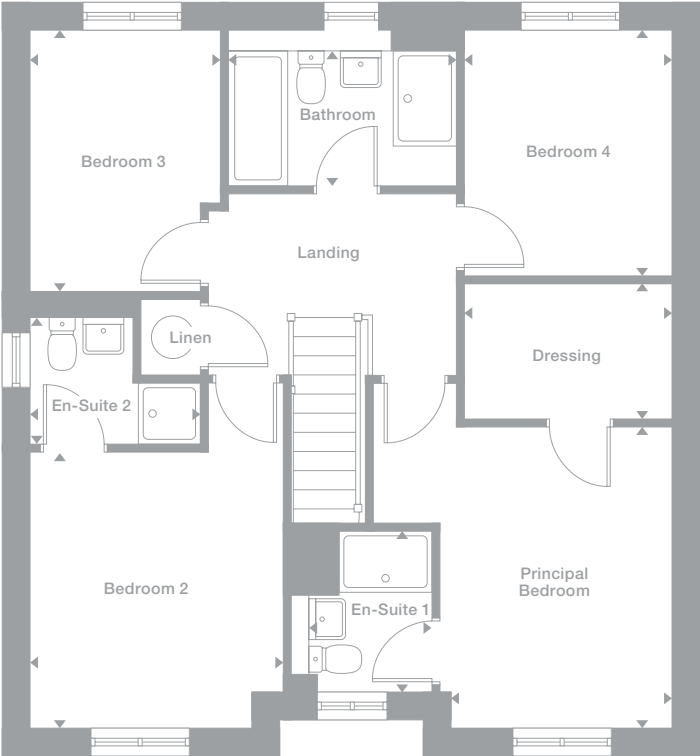
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**Ground Floor**



**First Floor**



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# Denford

**Overview**

From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

**Ground Floor**

- Lounge**  
3.78m x 4.78m  
12'5" x 15'8"
- Kitchen**  
4.18m x 2.81m  
13'9" x 9'3"
- Laundry**  
1.88m x 1.74m  
6'2" x 5'9"
- Dining**  
4.04m x 2.81m  
13'3" x 9'3"
- Family**  
4.04m x 2.75m  
13'3" x 9'0"
- WC**  
1.88m x 0.97m  
6'2" x 3'2"

**First Floor**

- Principal Bedroom**  
3.78m x 3.12m  
12'5" x 10'3"
- En-Suite 1**  
2.46m x 1.18m  
8'1" x 3'10"
- Dressing**  
1.67m x 2.17m  
5'6" x 7'2"
- Bedroom 2**  
3.03m x 3.65m  
9'11" x 12'0"
- En-Suite 2**  
1.96m x 1.51m  
6'5" x 4'11"
- Bedroom 3**  
3.96m x 2.91m  
13'0" x 9'7"
- Bedroom 4**  
2.99m x 2.91m  
9'10" x 9'7"
- Bedroom 5**  
4.24m x 2.47m  
13'11" x 8'1"
- Bathroom**  
2.67m x 1.95m  
8'9" x 6'5"

**Floor Space**

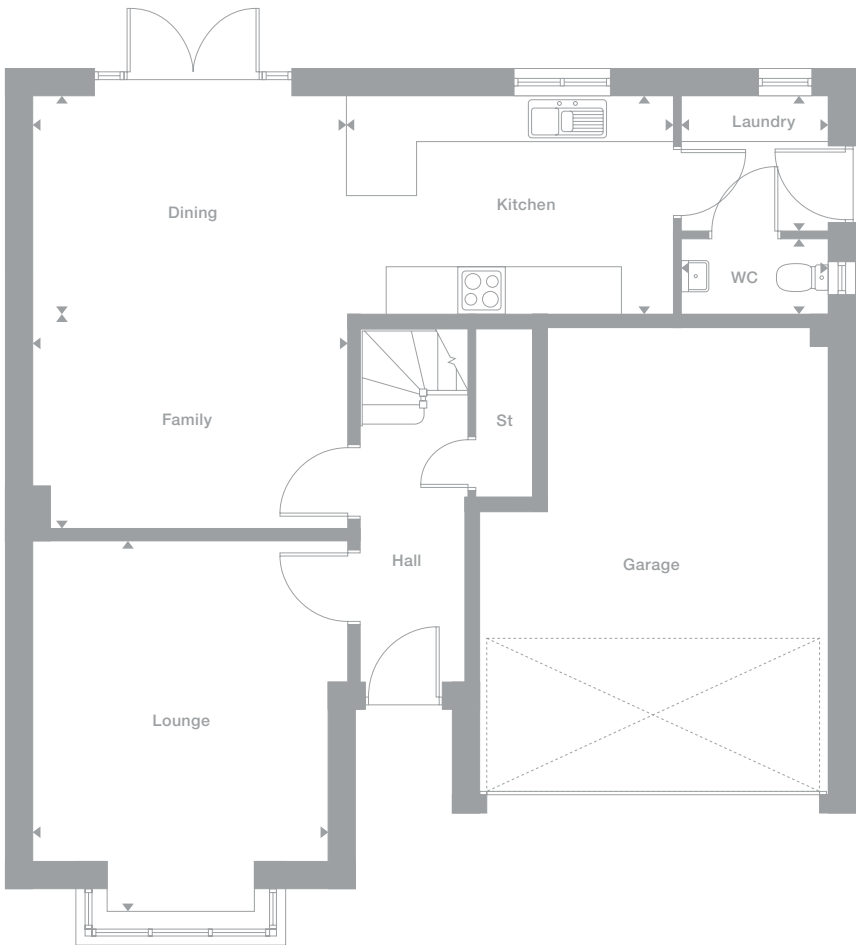
1,640 sq ft

Elevational style and materials may vary depending on plot location. 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**



**First Floor**



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.



# Grayford

## Overview

The impressive hall introduces an outstanding residence. The study and stylish lounge complement a family kitchen and dining area with french doors. There is a laundry, a bathroom with separate shower, two of the five bedrooms are en-suite, and one has a walk-through dressing room.

## Ground Floor

**Lounge**  
3.52m x 4.76m  
11'7" x 15'8"

**Kitchen**  
3.96m x 3.68m  
13'0" x 12'1"

**Laundry**  
2.29m x 1.68m  
7'6" x 5'6"

**Dining**  
2.68m x 3.68m  
8'10" x 12'1"

**Family**  
3.67m x 2.96m  
12'1" x 9'9"

**Study**  
3.48m x 2.27m  
11'5" x 7'6"

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

## First Floor

**Principal Bedroom**  
3.49m x 3.97m  
11'5" x 13'0"

**En-Suite 1**  
2.40m x 1.36m  
7'11" x 4'6"

**Dressing**  
2.40m x 2.14m  
7'11" x 7'0"

**Bedroom 2**  
3.37m x 2.64m  
11'1" x 8'8"

**En-Suite 2**  
1.18m x 2.64m  
3'10" x 8'8"

**Bedroom 3**  
3.59m x 3.26m  
11'9" x 10'8"

**Bedroom 4**  
3.05m x 3.15m  
10'0" x 10'4"

**Bedroom 5**  
2.84m x 2.64m  
9'4" x 8'8"

**Bathroom**  
2.53m x 1.79m  
8'4" x 5'11"

## Floor Space

1,780 sq ft

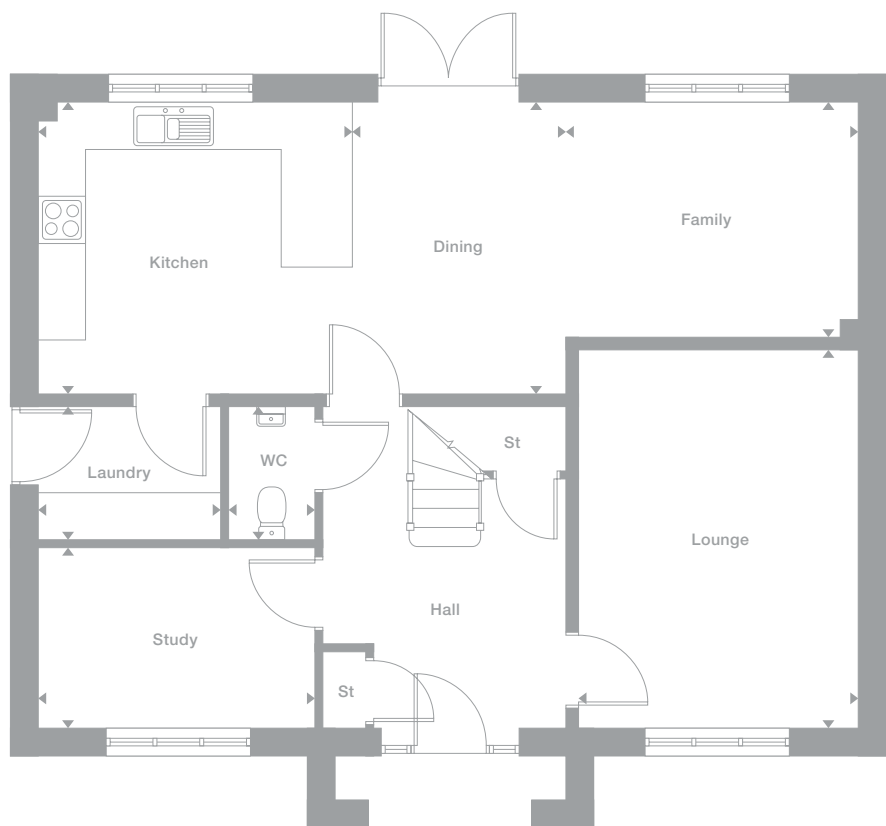
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plot 94. Please see Development Sales Manager for details

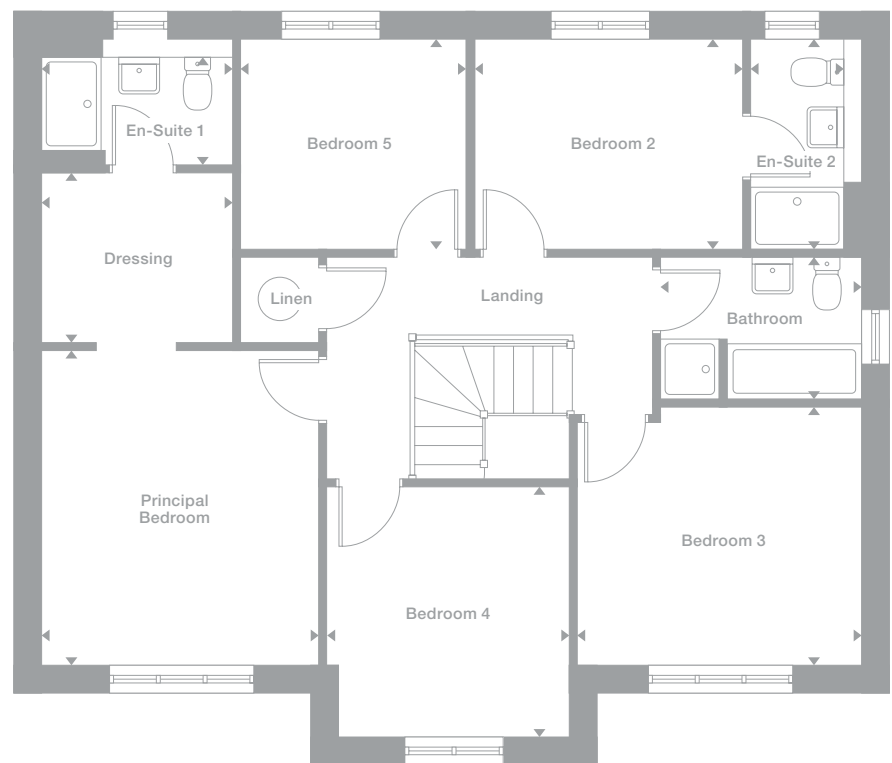
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

# The Miller Difference

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 90 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.

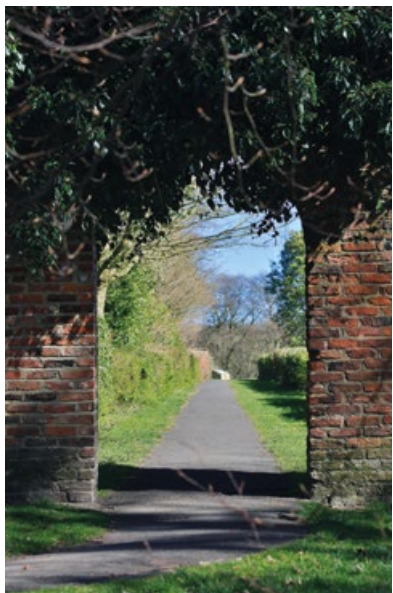
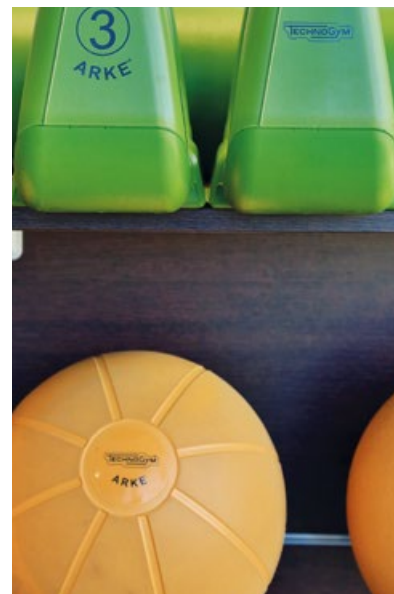
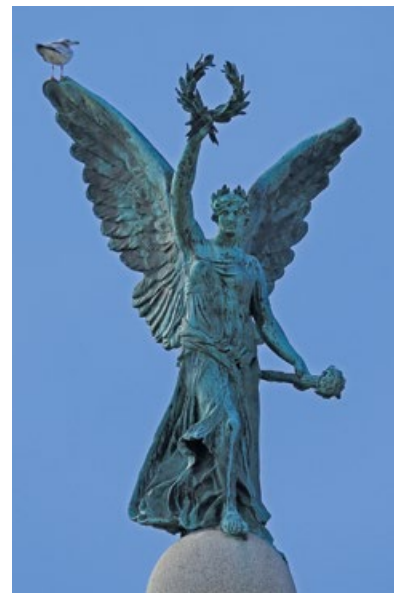
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home  
your way...

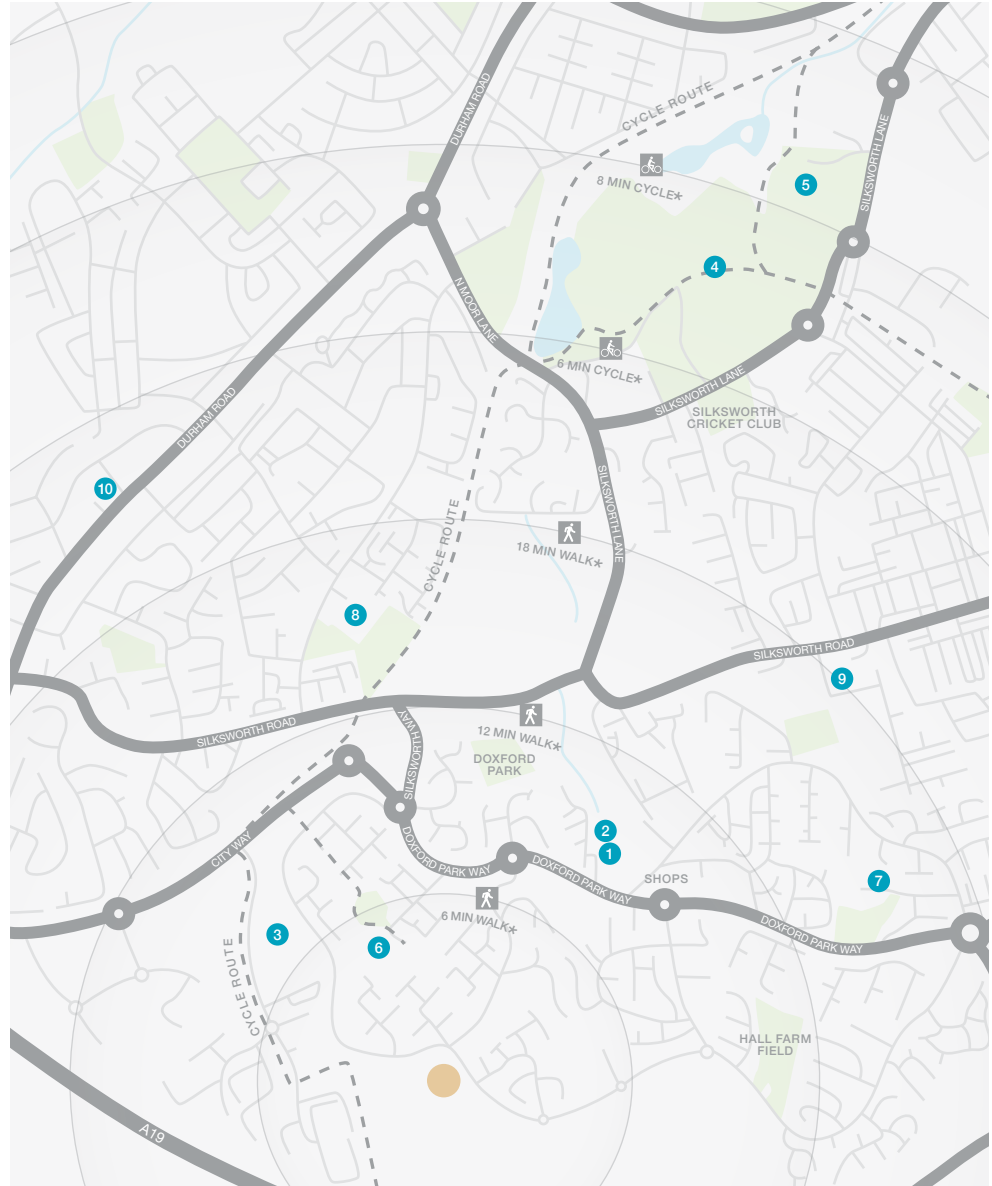


There is also an exceptionally diverse choice of leisure activities within two miles of Blakeney Green. At Silksworth Sports Complex, ski and snowboarding slopes, fishing lakes, athletics and skate-boarding facilities and an adventure playground are set in beautiful parkland that also incorporates a Community Pool, Tennis and Wellness Centre and state-of-the-art gym. Herrington Country Park conservation area, venue for the Sunderland Festival and many other major events, includes a well-equipped play park and sculpture trails as well as extensive walks and cycle paths. To the south, Karting North East is one of the country's premiere karting, paintballing and off-road driving attractions. Golf courses in easy reach include the beautiful and challenging Sharpley Golf Club and, to the south, the courses at the luxurious Ramside Hall Hotel and Spa.

Primary schools within walking distance include Benedict Biscop CE Academy, which takes children from age three, and Mill Hill Primary School which has an associated nursery school. Secondary schools in the area include Farrington Community Academy and The Venerable Bede C of E Academy. There are three GP practices, including the Village Surgery, conveniently located on Silksworth Road, and local dentists include Oliver's House Surgery.

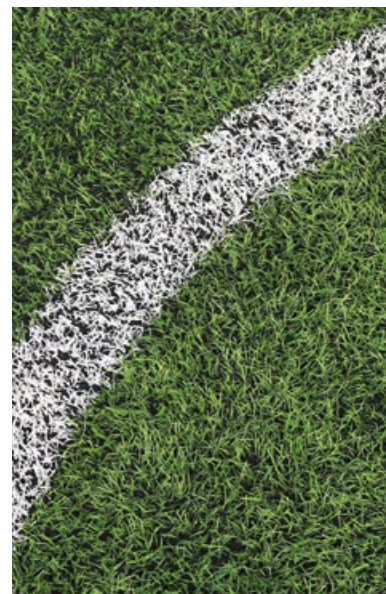
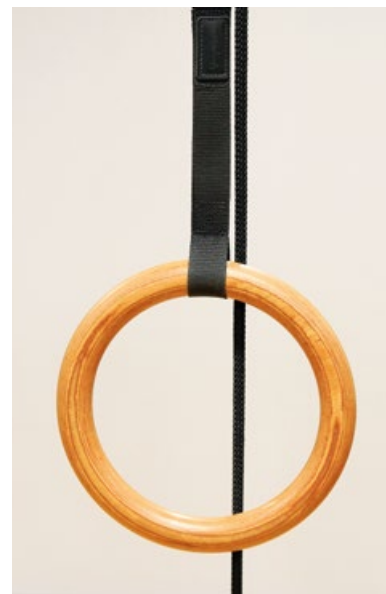


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Demnox Pharmacy  
1 Doxford Park Way  
0191 528 7335
- 2 Morrisons  
Supermarket,  
Doxford Park  
0191 528 1122
- 3 David Lloyd  
Sunderland,  
3 Camberwell Way  
0344 848 4739
- 4 Silksworth  
Sports Complex,  
Silksworth Lane  
0191 528 5101
- 5 Silksworth  
Community Pool,  
Tennis and  
Wellness Centre,  
Silksworth Lane  
0191 511 0611
- 6 Benedict Biscop  
CE Academy,  
Marcross Drive  
0191 594 7033
- 7 Mill Hill  
Primary School,  
23 Torphin Hill Drive  
0191 607 5695
- 8 Farrington  
Community  
Academy,  
Allendale Road  
0191 917 1500
- 9 The Village Surgery  
Silksworth Road  
0191 521 2282
- 10 Oliver's House  
Dental Surgery,  
27 Durham Road  
0191 528 2340

\* 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  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle



# How to find us

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 272 385

## From the Junction of the A690 & A19

From the roundabout join the B1286 and follow signs for Doxford Park through the next two roundabouts. At the third roundabout stay on the B1286, for Ryhope, then at the roundabout with The Prior on the right take the third exit, for Moorside. At the mini roundabout, turn left and continue down Weymouth Road until you get to the next mini roundabout, take the third turning and continue down this road - Blakeney Green is on the left.

## From Sunderland City Centre

Leave the city centre by the A690. Go straight on at the crossroads with the B1405, with Lidl on the right, then at the North Moor Lane roundabout take the second exit. At the next roundabout, with the Board Inn on the right, take the first exit, joining Silkworth Road for Ryhope. At the first roundabout the second exit and at the next roundabout take the second exit and at the third, with The Prior on the right, take the third exit, for Moorside. At the mini roundabout, turn left and continue down Weymouth Road until you get to the next mini roundabout, take the third turning and continue down this road - Blakeney Green is on the left.

## Sat Nav

SR3 2NX



**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. The location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

*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.



5 stars for customer satisfaction

### Development

#### Opening Times

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*the place to be*<sup>®</sup>