



**Beckside Manor  
Ingleby Barwick**

**millerhomes**

*the place to be®*

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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.

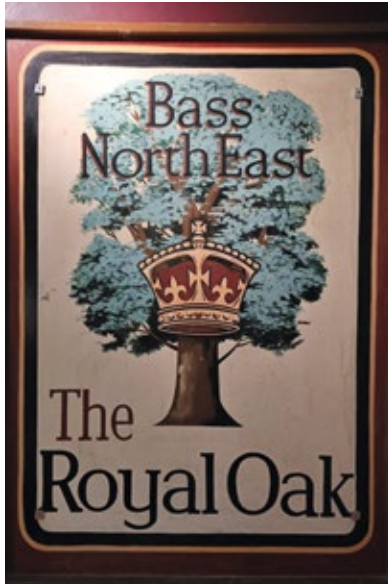




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

Twenty minutes walk from the shops and amenities of the main centre, and within around fifteen minutes' drive of Stockton-on-Tees, Teesside Shopping Park and Middlesbrough, Becksie Manor sits on the edge of the inviting collection of distinct 'villages' that make up Ingleby Barwick. The development is just five minutes drive from the junction of the A19 and the A174, and bus services to Middlesbrough, Thornaby and the surrounding communities stops a few minutes' walk away. Direct train services between Manchester and Redcar, calling at Middlesbrough, York, Leeds, Huddersfield and Manchester Airport, stop at Yarm, two and a half miles from Becksie Manor, with a journey time to Middlesbrough of just fifteen minutes.

A Co-op around ten minutes walk away complements the amenities of Ingleby Barwick Centre, with its Tesco Superstore, pharmacy, optician, hardware shop and takeaways. There is also a large medical practice with full nursing support. The shops are flanked by Romano Park and two leisure centres. The IB Leisure Complex includes a 25m swimming pool, a gym, and houses the local library, while the Bannatyne Health Club offers a 14m pool, technogym, sauna and steam room.



# Welcome home

On the southern edge of Ingleby Barwick, laid out around open green spaces and buffered by woodlands running along the course of Bassleton Beck, this exciting selection of energy efficient three, four and five bedroom homes brings a delightful new neighbourhood to the town. Close to the A19, offering easy access to the whole of Teesside, it presents a rare opportunity to settle in a semi-rural, yet exceptionally convenient, location. Welcome to Beckside Manor...

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.



# Washington

**Overview**

With its ergonomic kitchen, and french doors adding flexibility to the inviting living and dining room, this is a home ready for lively entertaining. It includes a downstairs WC, a family bathroom and three bedrooms, one of them en-suite with a convenient built in cupboard.

**Ground Floor**

**Living**  
4.47m x 3.01m  
14'8" x 9'11"

**Kitchen**  
2.29m x 3.17m  
7'6" x 10'5"

**Dining**  
3.46m x 2.06m  
11'5" x 6'9"

**WC**  
0.94m x 2.02m  
3'1" x 6'8"

**First Floor**

**Principal Bedroom**  
3.06m x 3.21m  
10'1" x 10'6"

**En-Suite**  
1.18m x 2.02m  
3'10" x 6'8"

**Bedroom 2**  
2.42m x 2.95m  
8'0" x 9'8"

**Bedroom 3**  
1.95m x 2.18m  
6'5" x 7'2"

**Bathroom**  
2.20m x 2.00m  
7'3" x 6'7"

**Floor Space**

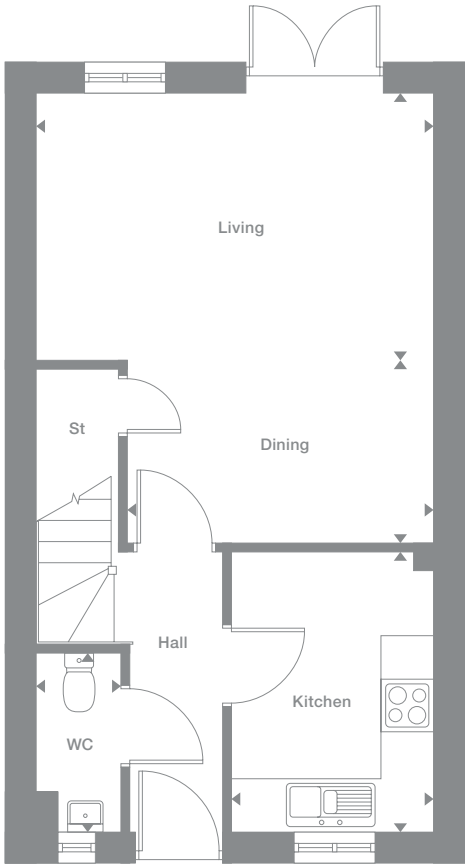
806 sq ft

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

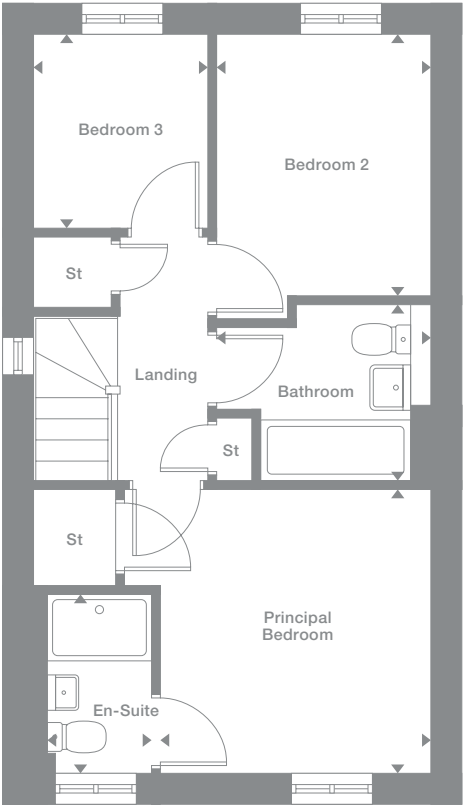
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Buxton

**Overview**

Making an immediate impact of spaciousness, with french doors out to the garden, the living and dining room presents an impressive, inspiring social setting. An expertly planned kitchen shares the ground floor, while the three bedrooms include an en-suite principal bedroom with a built-in cupboard.

**Ground Floor**

**Living**  
4.51m x 3.05m  
14'10" x 10'0"

**Kitchen**  
2.29m x 3.21m  
7'6" x 10'6"

**Dining**  
3.50m x 2.06m  
11'6" x 6'9"

**WC**  
0.94m x 2.06m  
3'1" x 6'9"

**First Floor**

**Principal Bedroom**  
3.09m x 3.21m  
10'2" x 10'6"

**En-Suite**  
1.18m x 2.06m  
3'10" x 6'9"

**Bedroom 2**  
2.41m x 3.33m  
7'11" x 10'11"

**Bedroom 3**  
2.00m x 2.22m  
6'7" x 7'4"

**Bathroom**  
2.41m x 1.69m  
7'11" x 5'7"

**Floor Space**

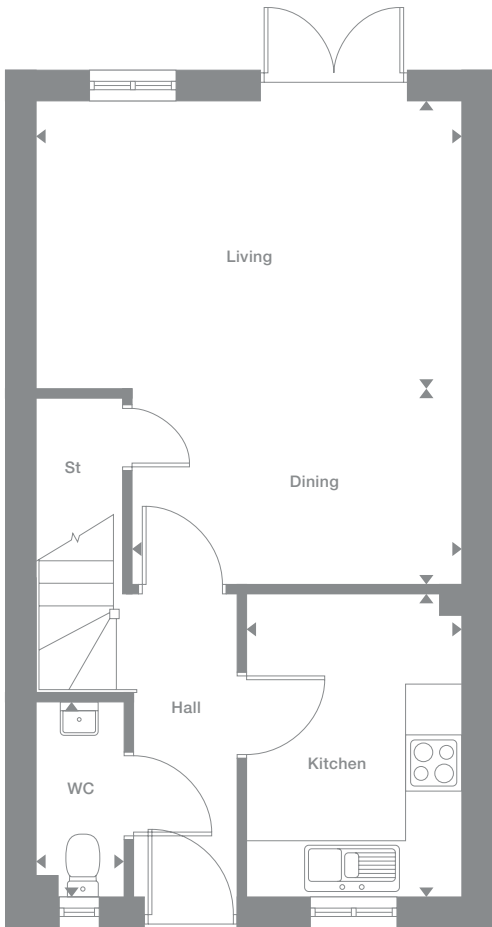
806 sq ft

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

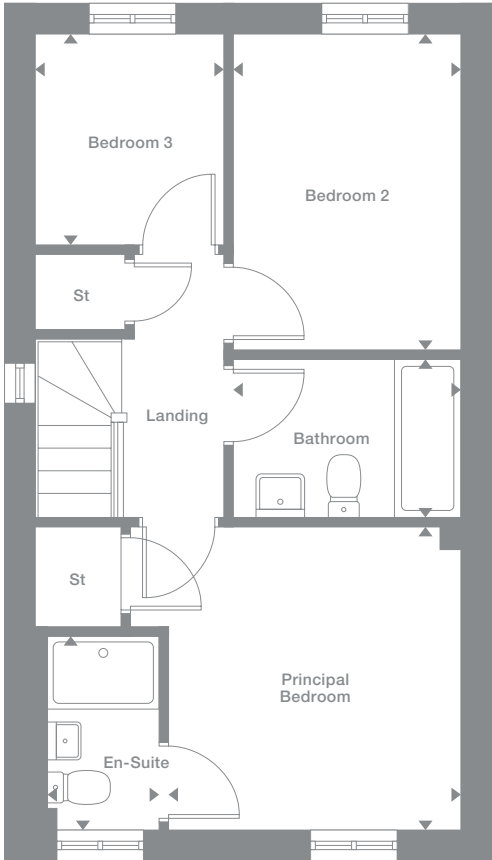
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**Ground Floor**



**First Floor**



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**Overview**

Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principal bedroom with built-in storage space.

**Ground Floor**

**Lounge**  
3.53m x 4.44m  
11'7" x 14'7"

**Kitchen/Dining**  
3.27m x 3.80m  
10'9" x 12'6"

**Laundry**  
1.11m x 1.92m  
3'8" x 6'4"

**WC**  
1.11m x 1.78m  
3'8" x 5'10"

**First Floor**

**Principal Bedroom**  
2.98m x 3.23m  
9'9" x 10'7"

**En-Suite**  
1.18m x 1.98m  
3'10" x 6'6"

**Bedroom 2**  
2.37m x 3.22m  
7'10" x 10'7"

**Bedroom 3**  
2.00m x 2.14m  
6'7" x 7'0"

**Bathroom**  
2.37m x 1.70m  
7'10" x 5'7"

**Floor Space**

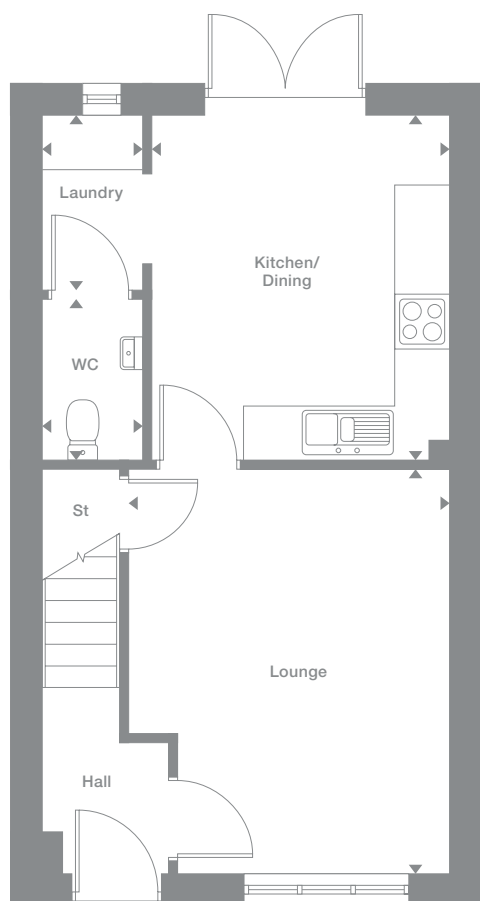
806 sq ft

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

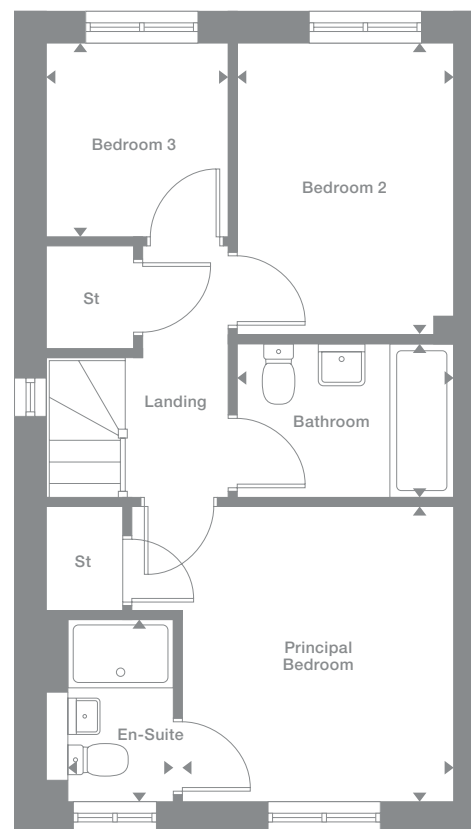
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**Ground Floor**



**First Floor**



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# 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

**Lounge**  
3.56m x 4.49m  
11'8" x 14'9"

**Kitchen/Dining**  
3.31m x 3.83m  
10'10" x 12'7"

**Laundry**  
1.11m x 1.96m  
3'8" x 6'5"

**WC**  
1.11m x 1.78m  
3'8" x 5'10"

## First Floor

**Principal Bedroom**  
3.09m x 3.28m  
10'2" x 10'9"

**En-Suite**  
1.18m x 2.03m  
3'10" 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

806 sq ft

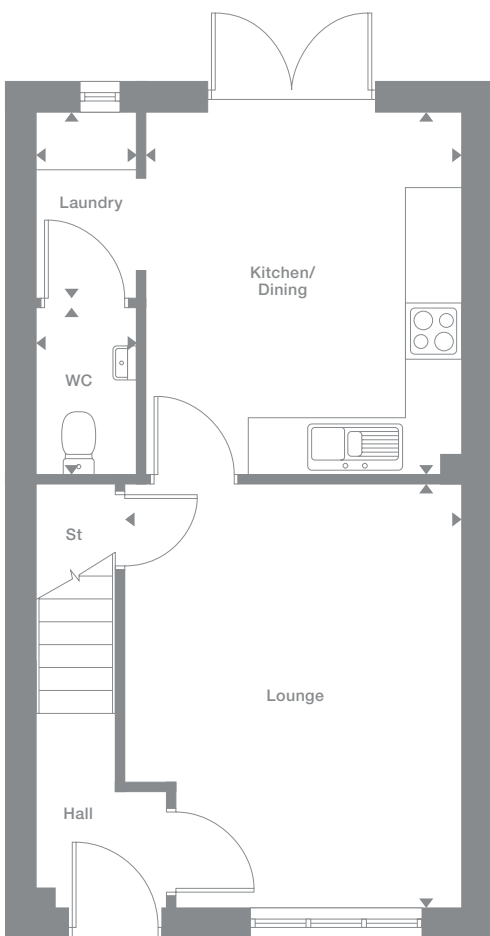
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plot 207. Please see Development Sales Manager for details

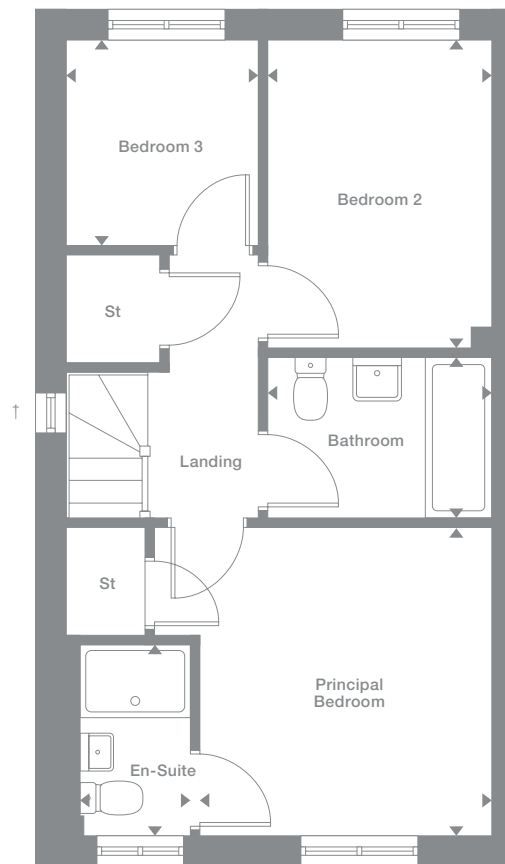
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Masterton

**Overview**

This exciting home features an inviting lounge that opens on to a stylish dining kitchen with french doors, adding convenience and flexibility to family life. In addition to the two first floor bedrooms there is a luxurious en-suite principal bedroom with a traditional dormer window.

**Ground Floor**

**Lounge**  
2.89m x 4.37m  
9'6" x 14'4"

**Kitchen/Dining**  
3.88m x 3.10m  
12'9" x 10'2"

**WC**  
1.07m x 1.51m  
3'6" x 4'11"

**First Floor**

**Bedroom 2**  
3.88m x 2.78m  
12'9" x 9'2"

**Bedroom 3**  
1.88m x 2.56m  
6'2" x 8'5"

**Bathroom**  
1.69m x 2.03m  
5'7" x 6'8"

**Second Floor**

**Principal Bedroom**  
2.84m x 2.74m  
to 1500m H.L.  
9'4" x 9'0"

**En-Suite**  
2.19m x 1.60m  
to 1500m H.L.  
7'2" x 5'3"

**Floor Space**

831 sq ft

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

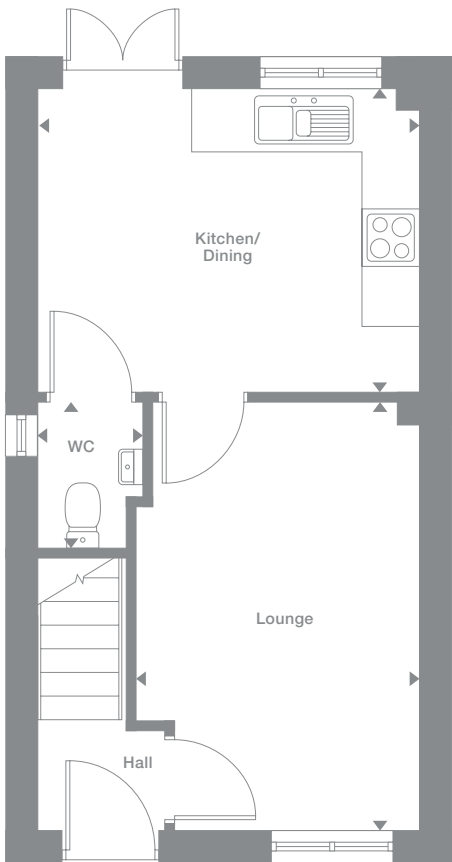
..... Denotes full height ceiling line

--- Denotes 1,500m height ceiling line

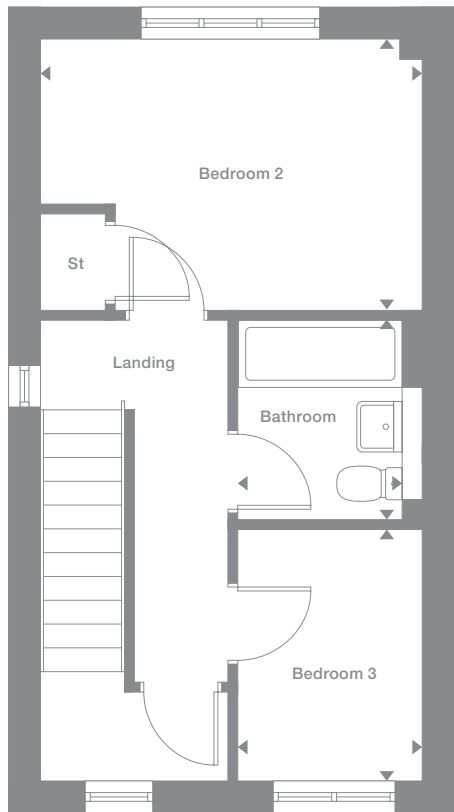
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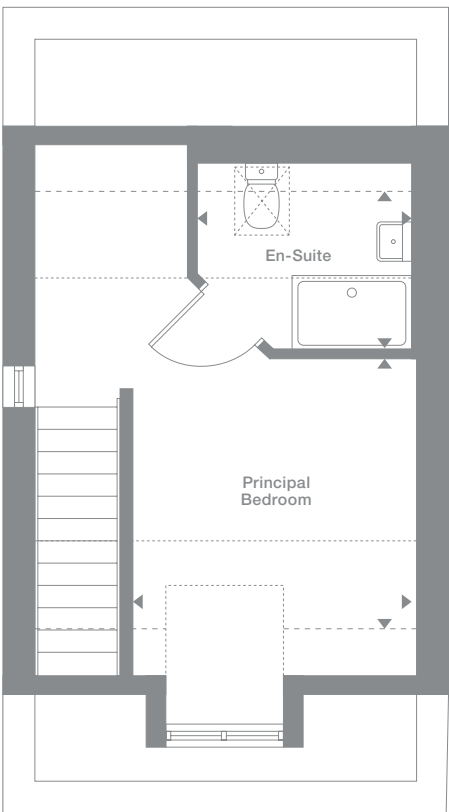
**Ground Floor**



**First Floor**



**Second Floor**



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**Overview**

With dual aspect windows in the lounge and the kitchen, and french doors in the dining area, this is a delightfully light, airy home. Upstairs, in addition to the family bathroom there are three bedrooms, one of them en-suite and another with dual aspect outlooks.

**Ground Floor**

**Lounge**  
4.65m x 2.98m  
15'3" x 9'9"

**Kitchen**  
2.88m x 3.42m  
9'6" x 11'3"

**Dining**  
1.76m x 2.32m  
5'10" x 7'8"

**WC**  
1.67m x 1.00m  
5'6" x 3'3"

**First Floor**

**Principal Bedroom**  
3.32m x 2.98m  
10'11" x 9'9"

**En-Suite**  
1.00m x 2.75m  
3'4" x 9'0"

**Bedroom 2**  
2.53m x 3.42m  
8'4" x 11'3"

**Bedroom 3**  
2.02m x 3.42m  
6'8" x 11'3"

**Bathroom**  
1.70m x 1.96m  
5'7" x 6'5"

**Floor Space**

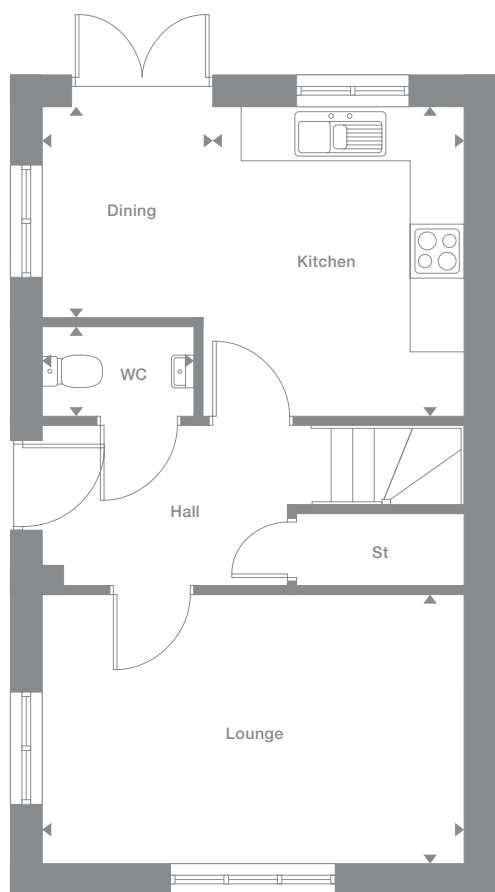
837 sq ft

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

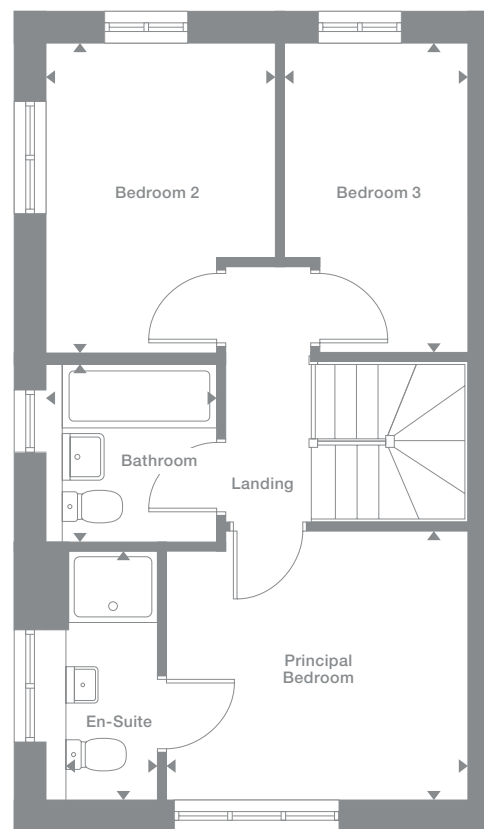
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**Ground Floor**



**First Floor**



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## 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

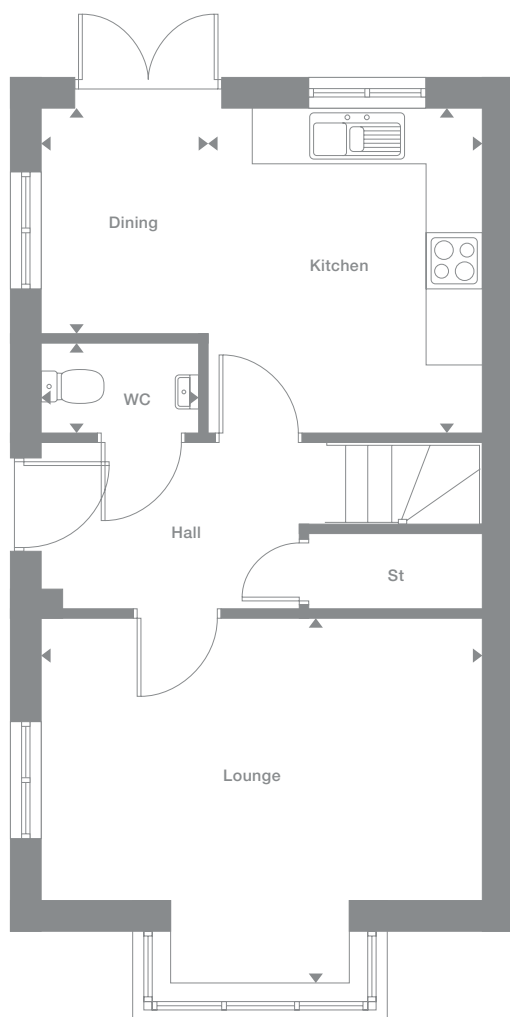
869 sq ft

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

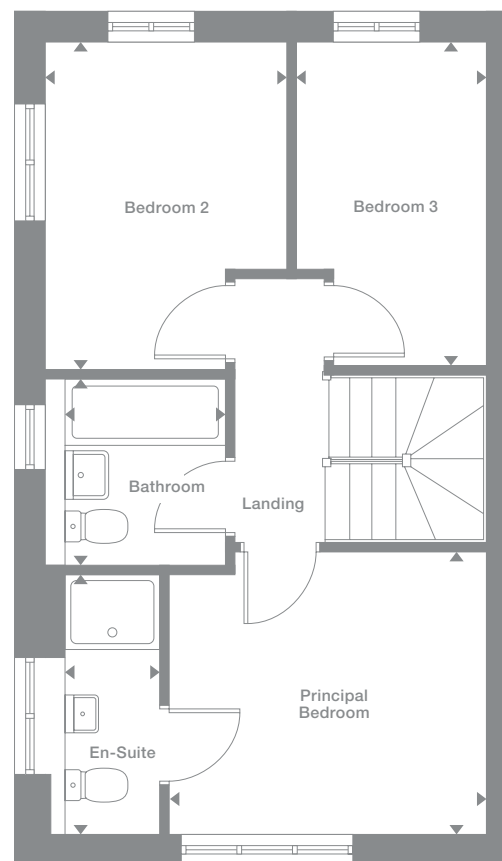
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## Ground Floor



## First Floor



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## Overview

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

## Ground Floor

**Lounge**  
2.96m x 4.73m  
9'9" x 15'6"

**Kitchen**  
2.86m x 3.51m  
9'5" x 11'6"

**Dining**  
2.37m x 3.51m  
7'9" x 11'6"

**WC**  
1.03m x 1.63m  
3'5" x 5'4"

## First Floor

**Principal Bedroom**  
3.21m x 3.69m  
10'7" x 12'1"

**En-Suite**  
1.92m x 1.95m  
6'4" x 6'5"

**Bedroom 2**  
2.98m x 2.46m  
9'10" x 8'1"

**Bedroom 3**  
2.15m x 3.51m  
7'1" x 11'6"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

## Floor Space

947 sq ft

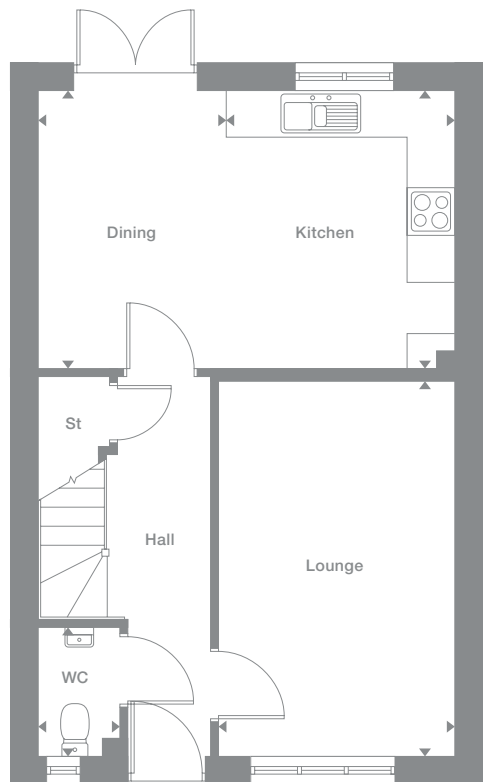
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plot 113. Please see Development Sales Manager for details

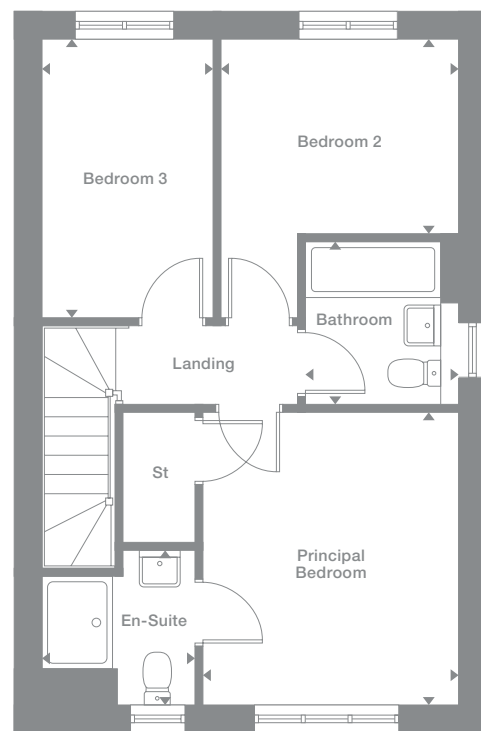
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Tiverton

**Overview**

The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal bedroom with en-suite.

**Ground Floor**

- Lounge**  
3.10m x 4.71m  
10'2" x 15'6"
- Kitchen**  
2.86m x 3.50m  
9'5" x 11'6"
- Dining**  
2.44m x 2.70m  
8'0" x 8'10"
- 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

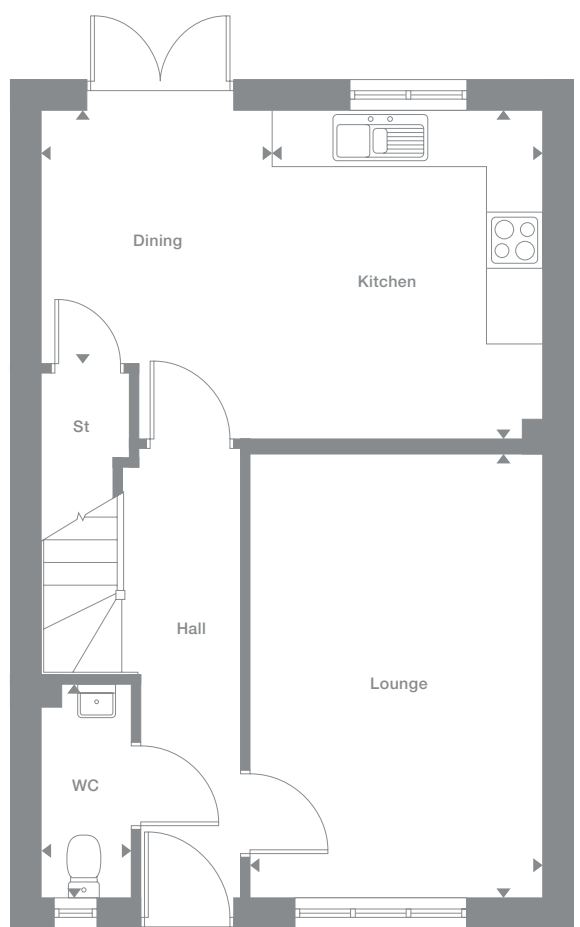
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plots 2 and 179. Please see Development Sales Manager for details

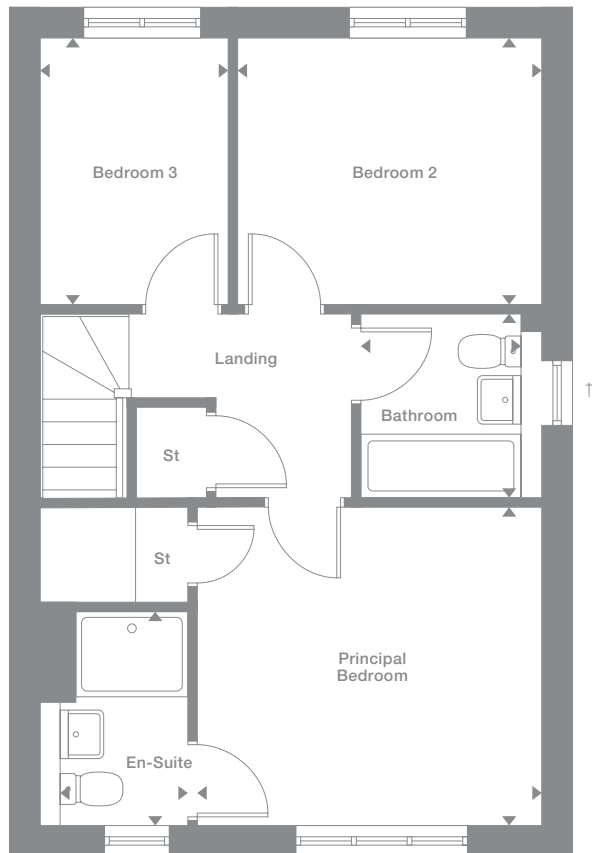
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Tollwood

## Overview

With a dedicated laundry, and french doors enhancing the dining area, the kitchen provides a bright social hub that perfectly complements the adjoining lounge. The family bathroom joins the four bedrooms on the first floor, and the en-suite principal bedroom features a luxurious dressing area.

## Ground Floor

**Lounge**  
3.18m x 4.59m  
10'5" x 15'1"

**Kitchen/Dining**  
4.12m x 3.26m  
13'7" 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**  
4.12m x 2.47m  
13'7" x 8'1"

**En-Suite**  
2.04m x 1.18m  
6'8" x 3'10"

**Dressing**  
2.04m x 1.65m  
6'8" x 5'5"

**Bedroom 2**  
3.05m x 3.69m  
10'0" x 12'1"

**Bedroom 3**  
3.11m x 2.41m  
10'2" x 7'11"

**Bedroom 4**  
1.92m x 3.54m  
6'4" x 11'8"

**Bathroom**  
2.05m x 2.18m  
6'9" x 7'2"

## Floor Space

1,025 sq ft

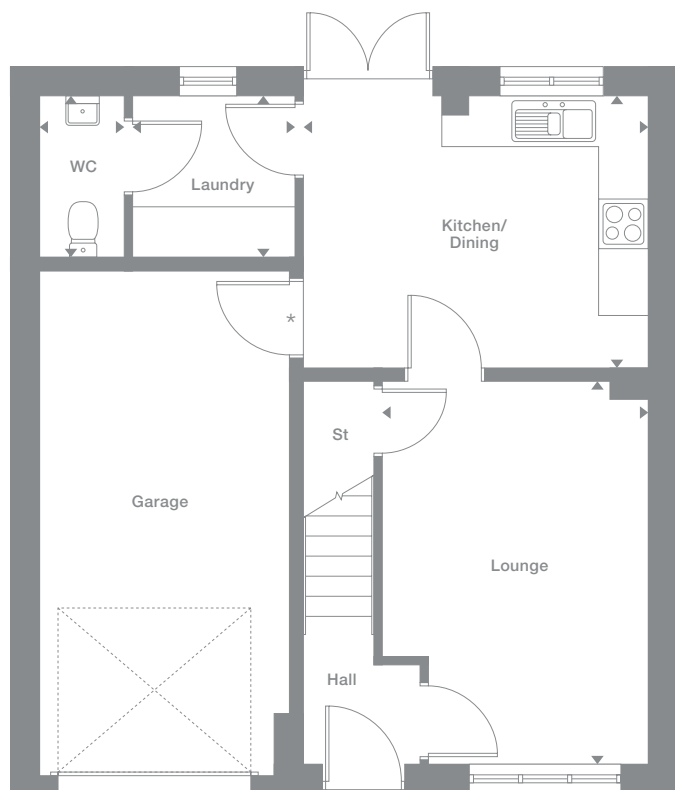
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

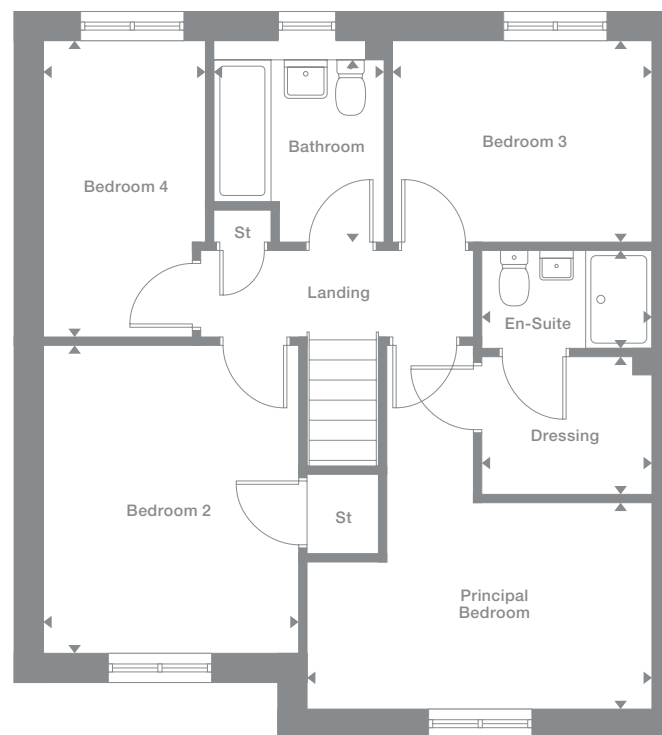
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Elderwood

**Overview**  
 With features like a separate laundry room adding convenience, this is a home designed to maximise the pleasures of everyday life. French doors bring garden access to the bright kitchen and dining room, and the principal bedroom en-suite is entered via a dedicated dressing room.

- 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 2.50m  
 13'9" x 8'3"
- Dressing  
 2.04m x 1.65m  
 6'8" x 5'5"
- 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  
 1.96m x 3.58m  
 6'5" x 11'9"
- Bathroom  
 2.08m x 2.22m  
 6'10" x 7'4"

**Floor Space**  
 1,045 sq ft

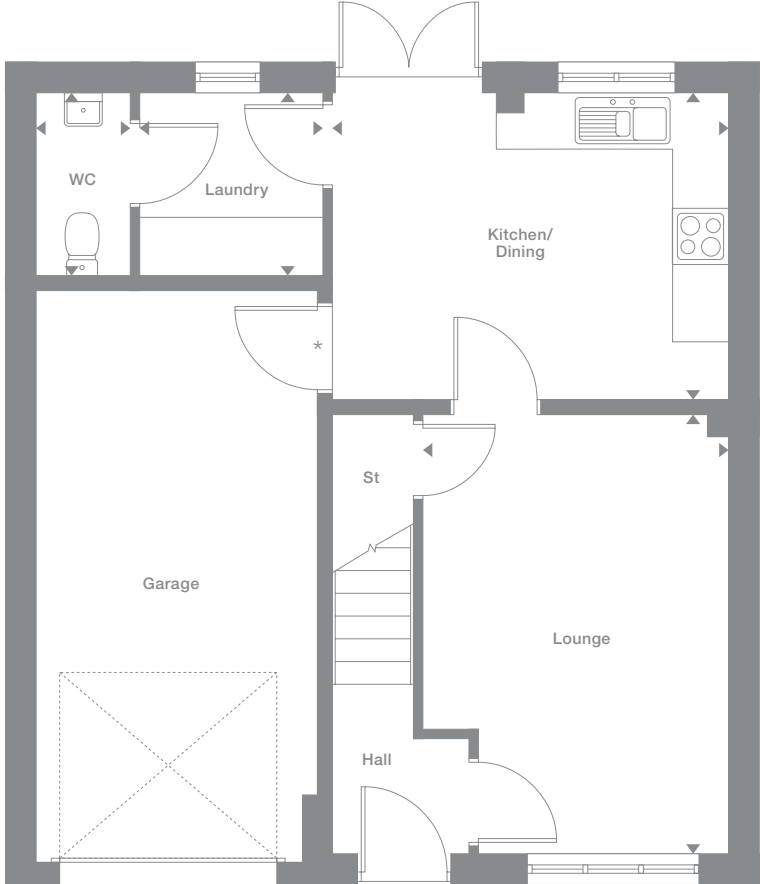
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

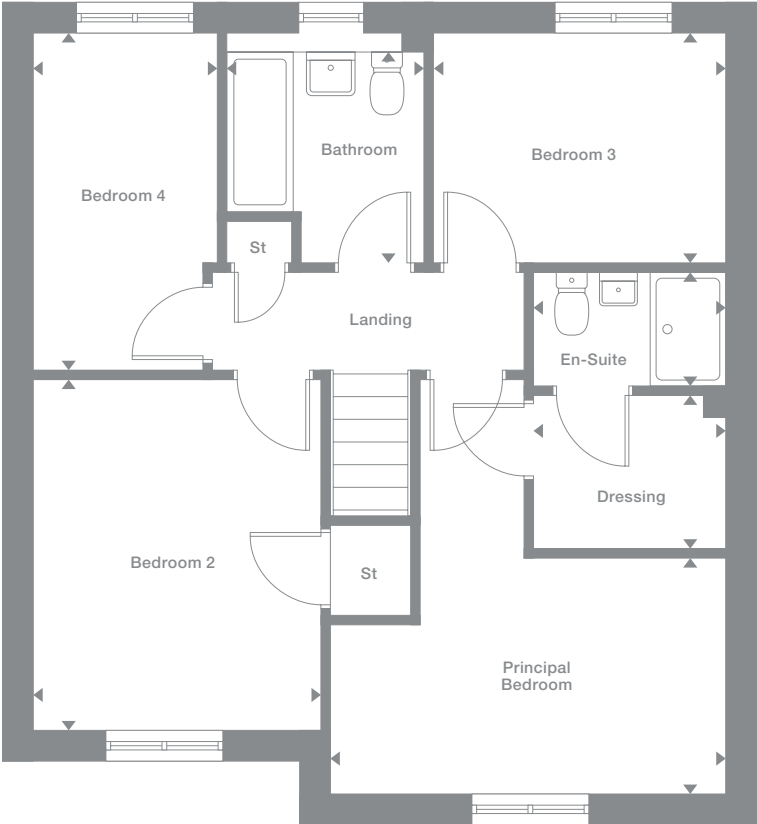
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Skywood

## Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural social hub, with french doors adding flexibility to the dining area. The laundry and downstairs WC add convenience, and the landing leads to the family bathroom and four bedrooms, one of them en-suite.

## Ground Floor

**Lounge**  
3.27m x 4.94m  
10'9" x 15'11"

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

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

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

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

## First Floor

**Principal Bedroom**  
4.27m x 2.90m  
14'0" x 9'5"

**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

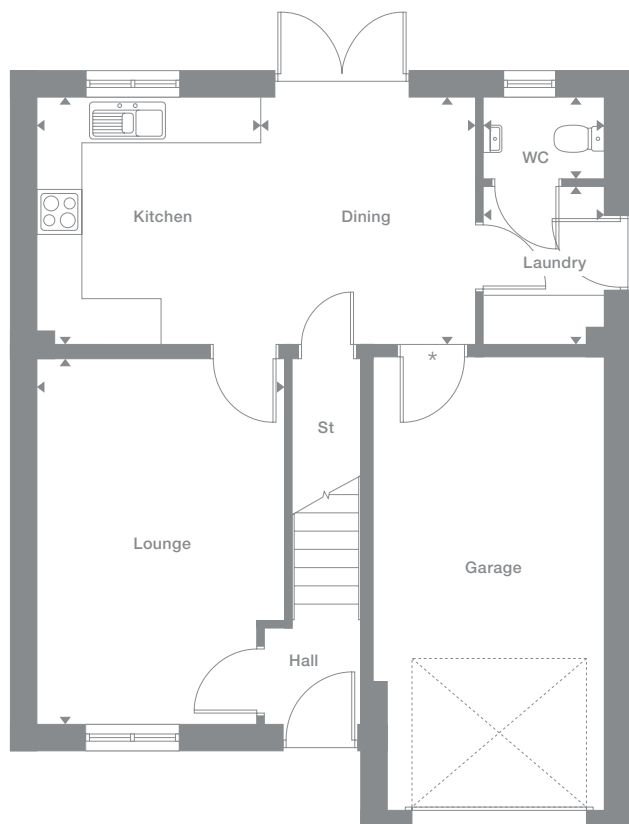
† Window not applicable to plots 104 and 108. Please see Development Sales Manager for details

\* Optional garage door

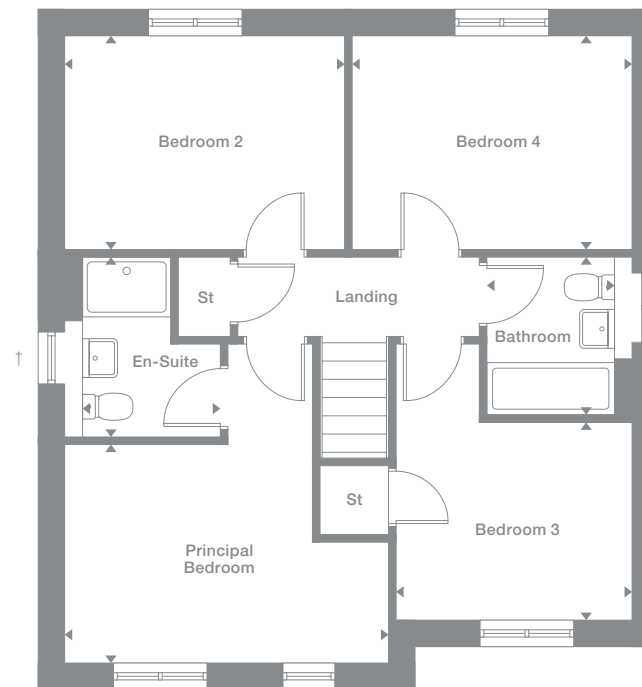
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Hazelwood

**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  
11'1" x 15'11"
- 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**  
3.73m x 2.70m  
12'3" x 8'10"
- Bedroom 3**  
3.73m x 2.70m  
12'3" 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

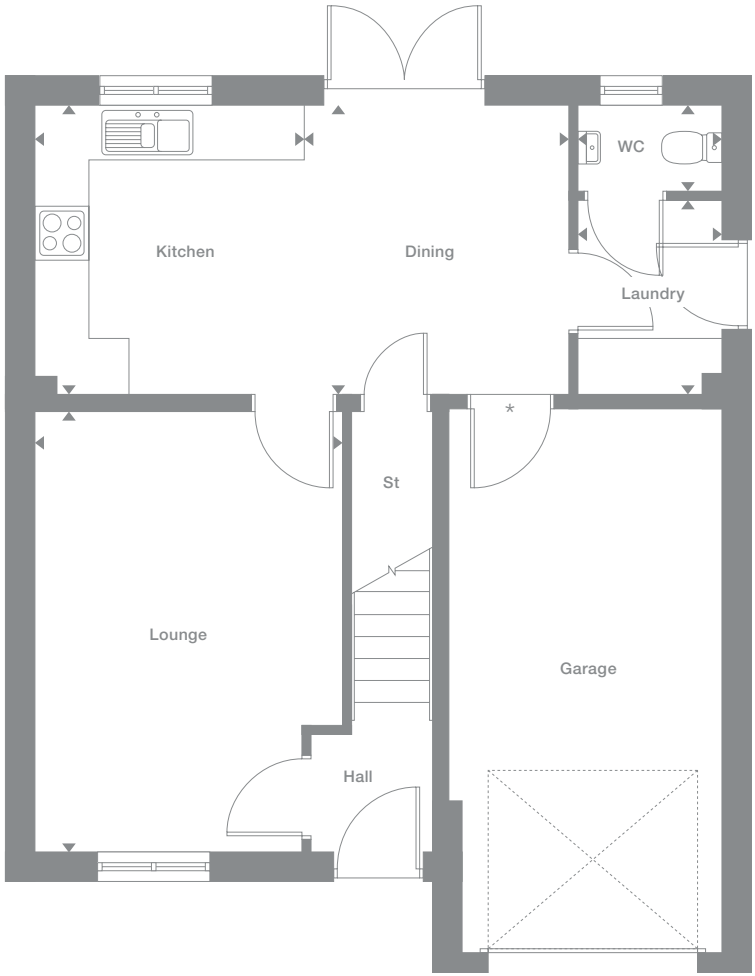
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

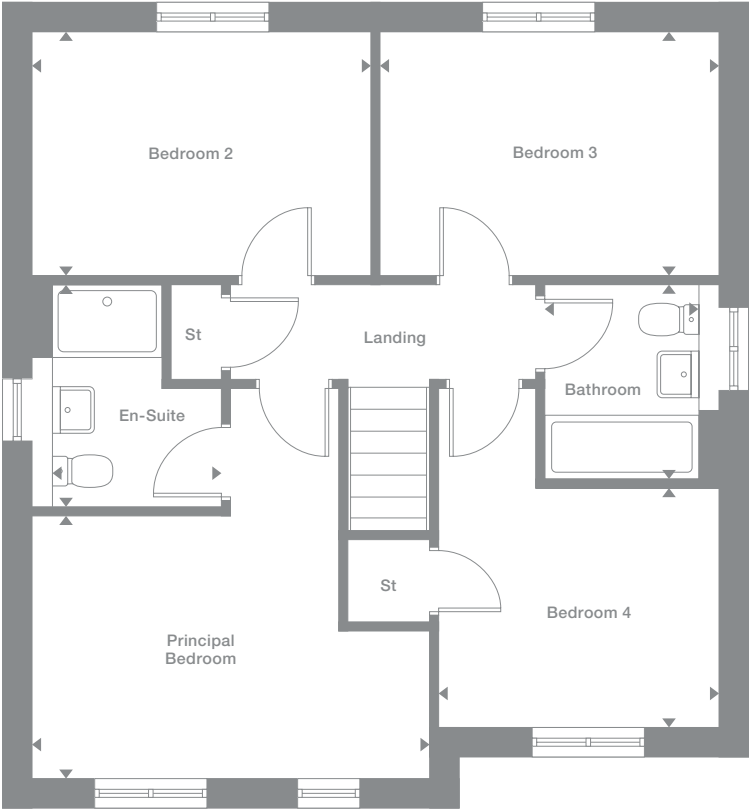
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**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 2.74m  
13'3" x 9'0"
- En-Suite**  
2.60m x 1.19m  
8'6" x 3'11"
- 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

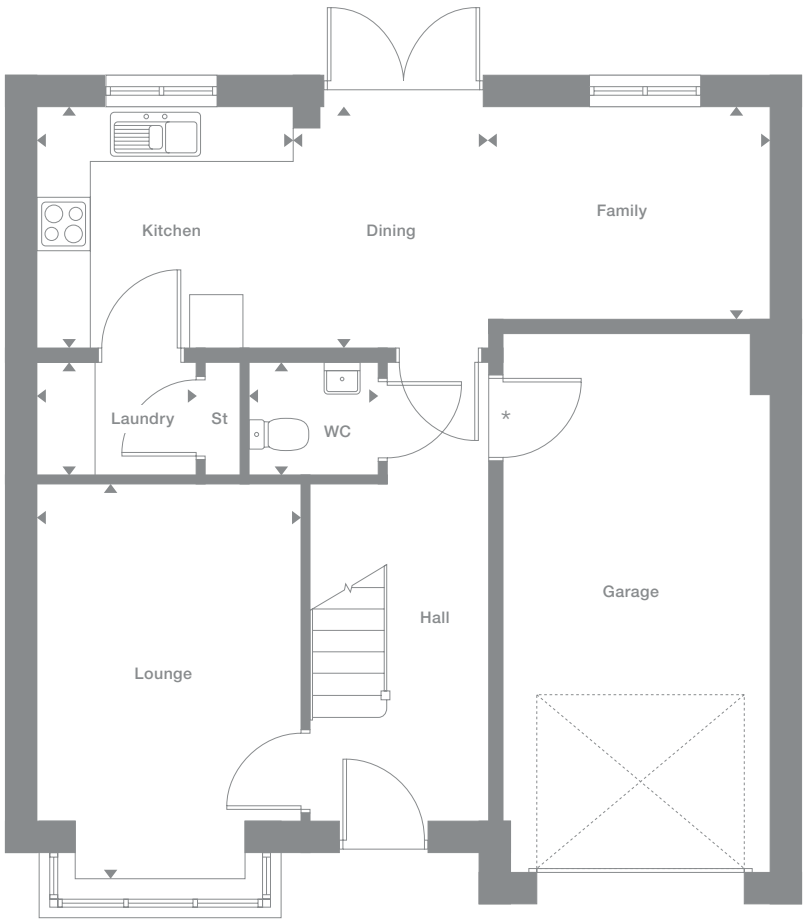
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

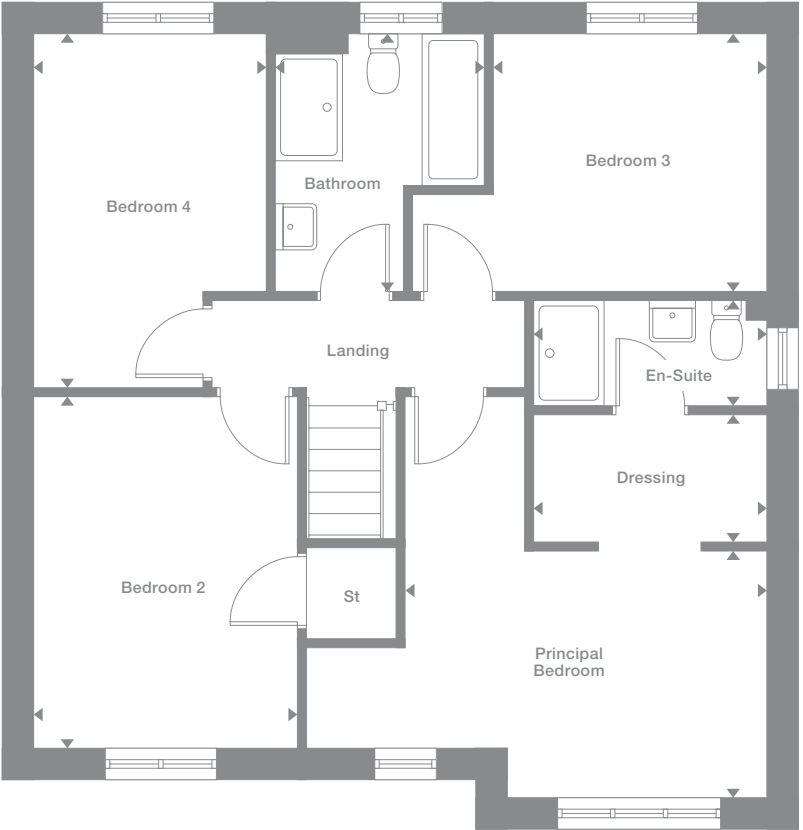
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Maplewood

**Overview**  
 Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

- 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 2.82m  
13'4" x 9'3"
- Dressing  
2.63m x 1.38m  
8'8" x 4'7"
- En-Suite  
2.63m x 1.18m  
8'8" x 3'10"
- Bedroom 2  
2.98m x 3.82m  
9'10" x 12'6"
- Bedroom 3  
2.54m x 4.10m  
8'4" x 13'6"
- 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

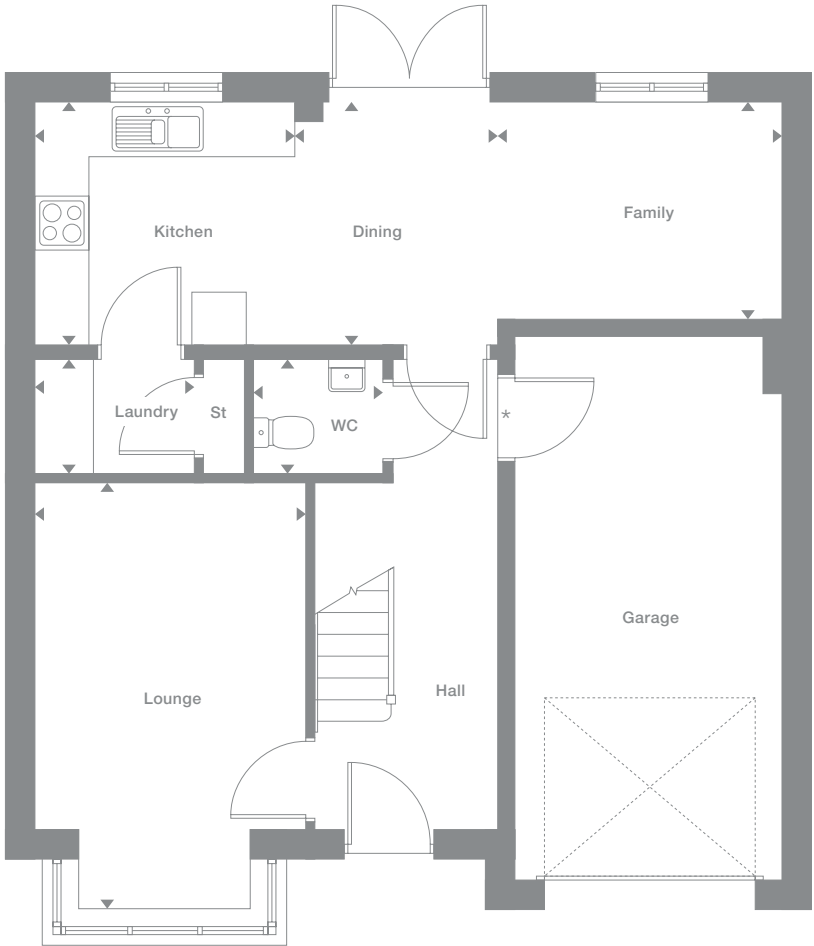
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

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 1.79m  
6'8" x 5'11"
- 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**

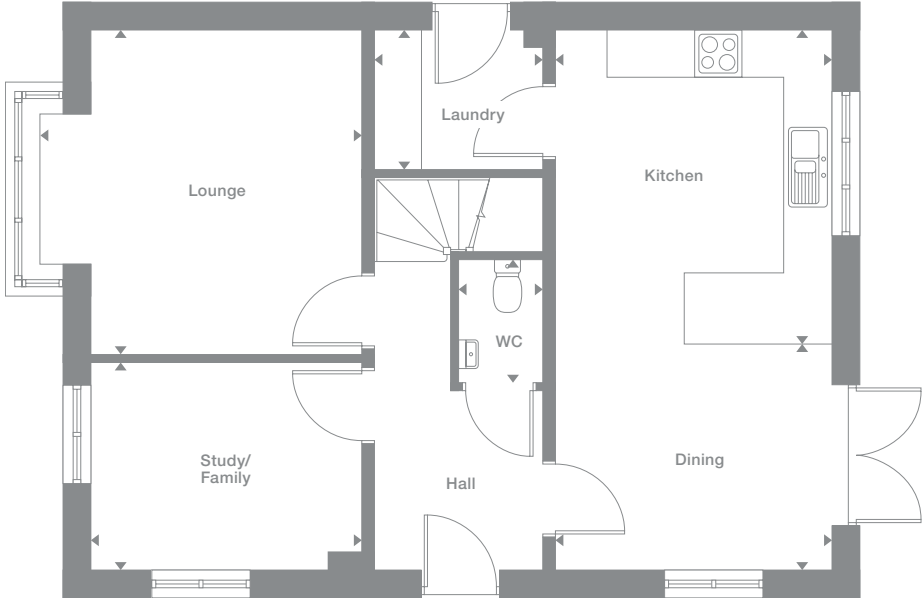
1,379sq ft

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

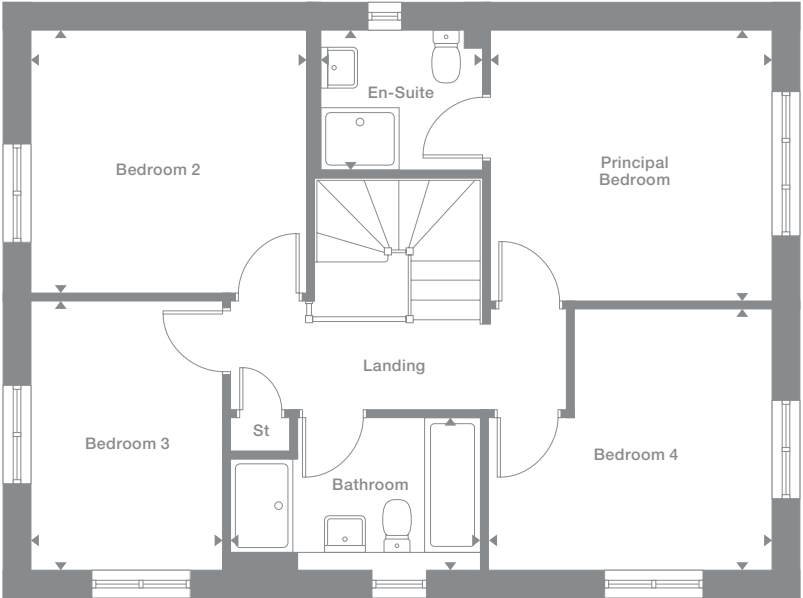
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Baywood

**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.

<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>Kitchen</b> 3.51m x 3.96m 11'6" x 13'0"	<b>En-Suite</b> 2.04m x 1.76m 6'8" x 5'9"
<b>Laundry</b> 2.12m x 1.76m 7'0" x 5'9"	<b>Bedroom 2</b> 3.51m x 3.23m 11'7" x 10'7"
<b>Dining</b> 3.51m x 2.90m 11'6" x 9'6"	<b>Bedroom 3</b> 2.47m x 3.53m 8'1" x 11'7"
<b>Study</b> 2.32m x 2.61m 7'7" x 8'7"	<b>Bedroom 4</b> 3.51m x 3.08m 11'6" x 10'1"
<b>WC</b> 1.04m x 1.45m 3'5" x 4'9"	<b>Bathroom</b> 3.21m x 1.70m 10'7" x 5'7"

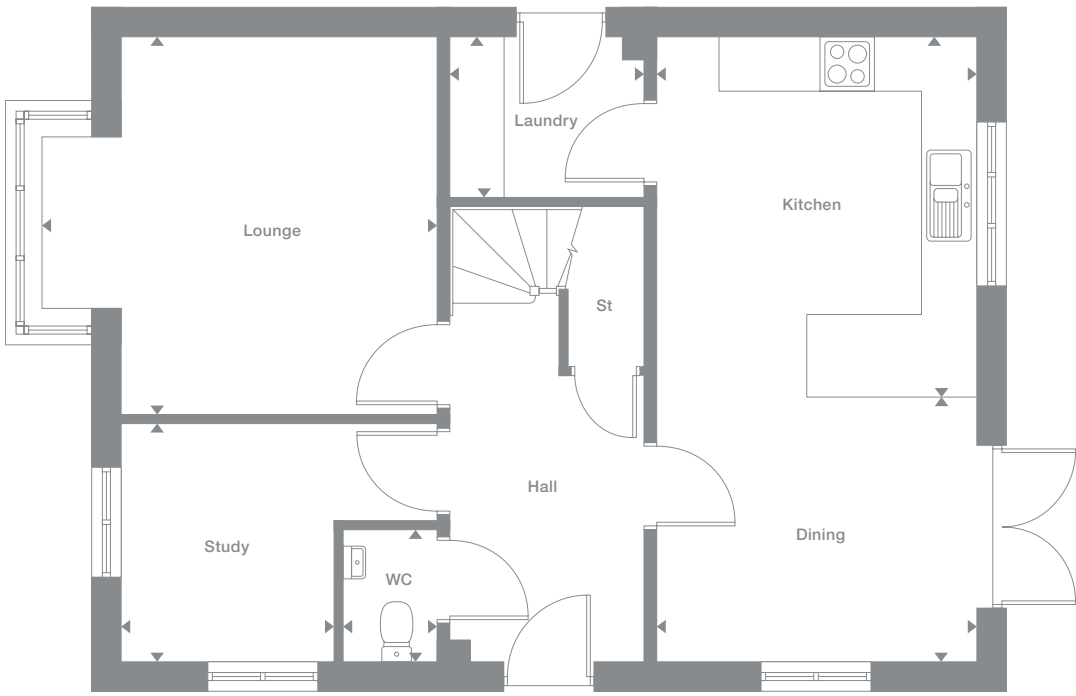
**Floor Space**  
1408 sq ft

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

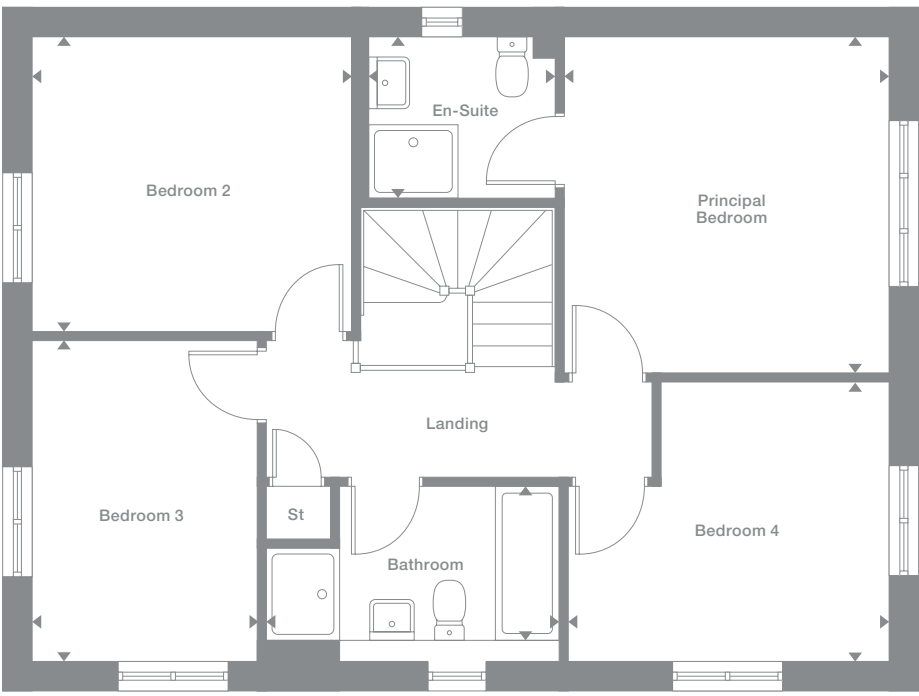
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Beechford

**Overview**

The striking bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.

**Ground Floor**

- Lounge**  
3.32m x 5.66m  
10'11" x 18'7"
- Kitchen**  
4.29m x 2.94m  
14'1" x 9'8"
- Laundry**  
1.67m x 1.89m  
5'6" x 6'2"
- Dining**  
4.15m x 2.94m  
13'8" x 9'8"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"

**First Floor**

- Principal Bedroom**  
3.32m x 3.15m  
10'11" x 10'4"
- En-Suite 1**  
1.69m x 1.99m  
5'7" x 6'7"
- Dressing**  
2.27m x 1.62m  
7'5" x 5'4"
- Bedroom 2**  
2.67m x 3.97m  
8'9" x 13'1"
- En-Suite 2**  
1.70m x 2.01m  
5'7" x 6'7"
- Bedroom 3**  
3.15m x 3.06m  
10'4" x 10'0"
- Bedroom 4**  
2.67m x 3.13m  
8'9" x 10'4"
- Bedroom 5**  
2.37m x 2.01m  
7'10" x 6'7"
- Bathroom**  
2.24m x 1.83m  
7'4" x 6'0"

**Floor Space**

1,435 sq ft

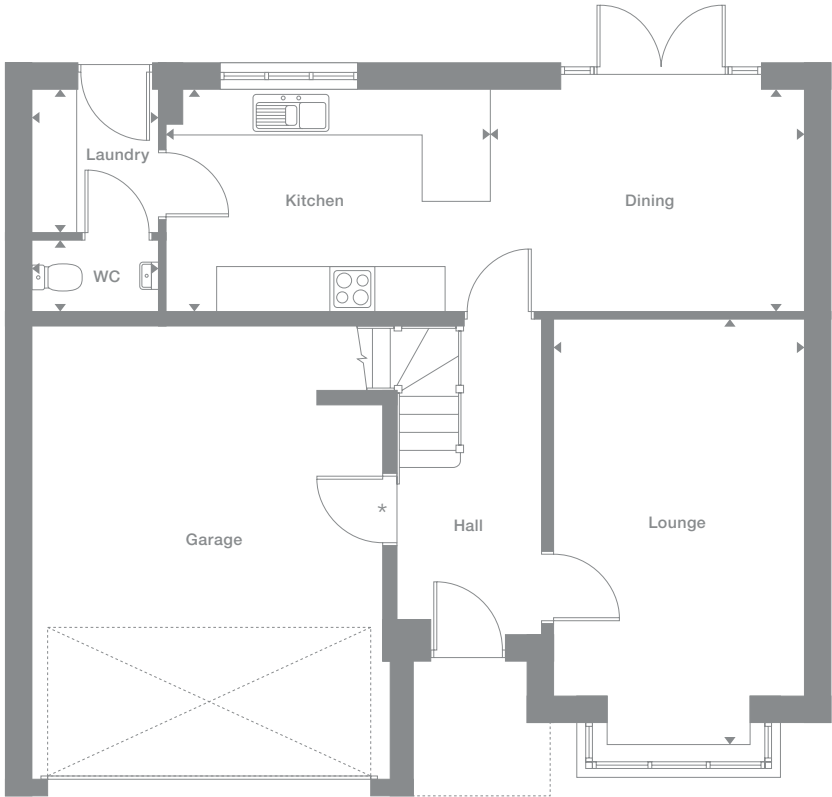
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

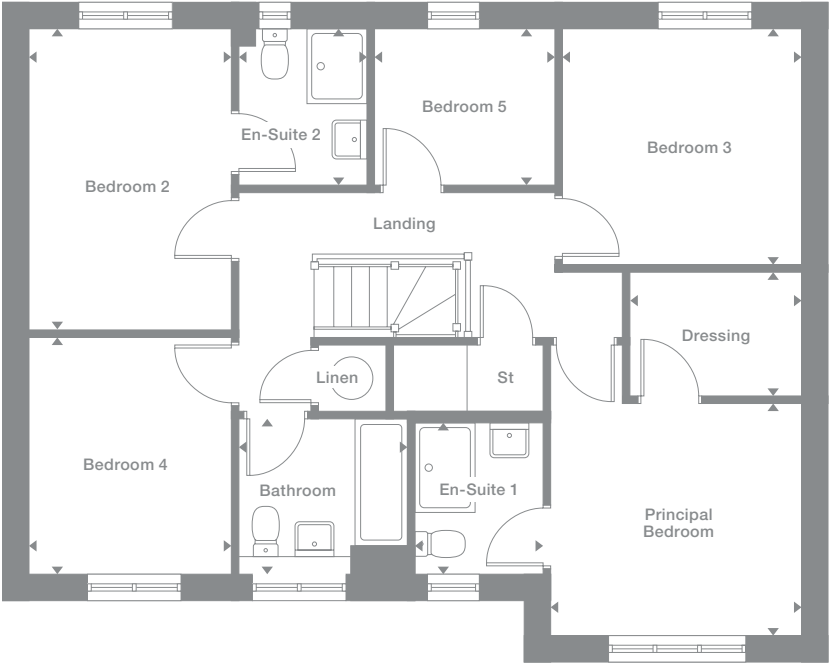
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# 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

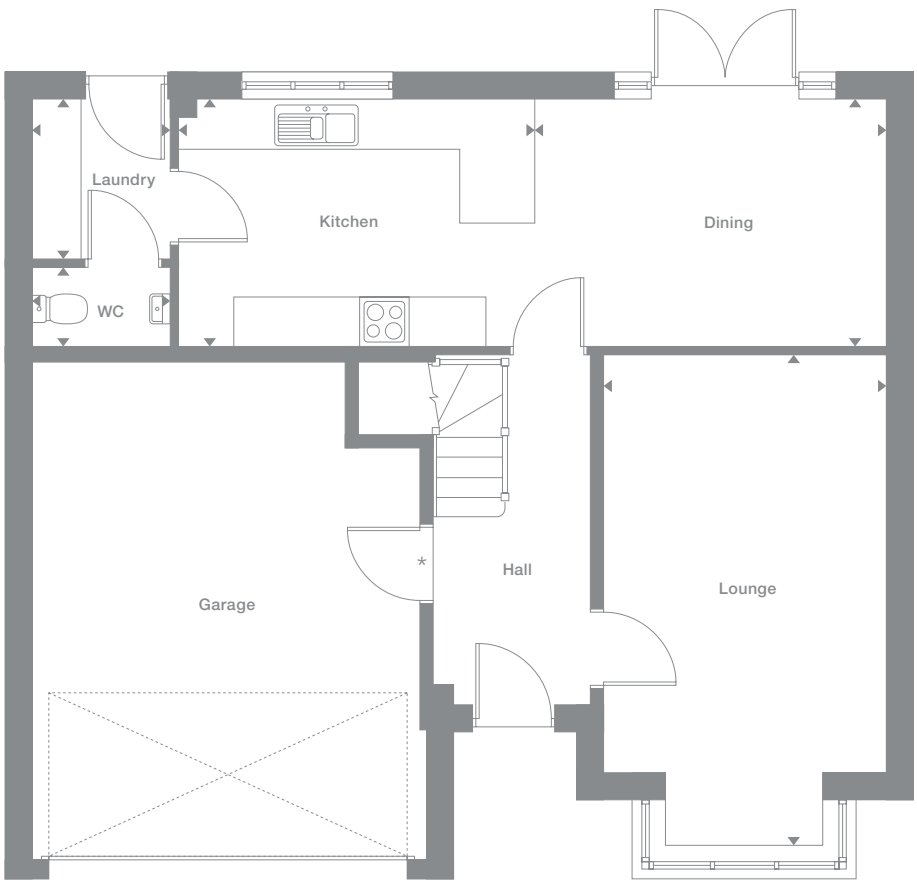
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

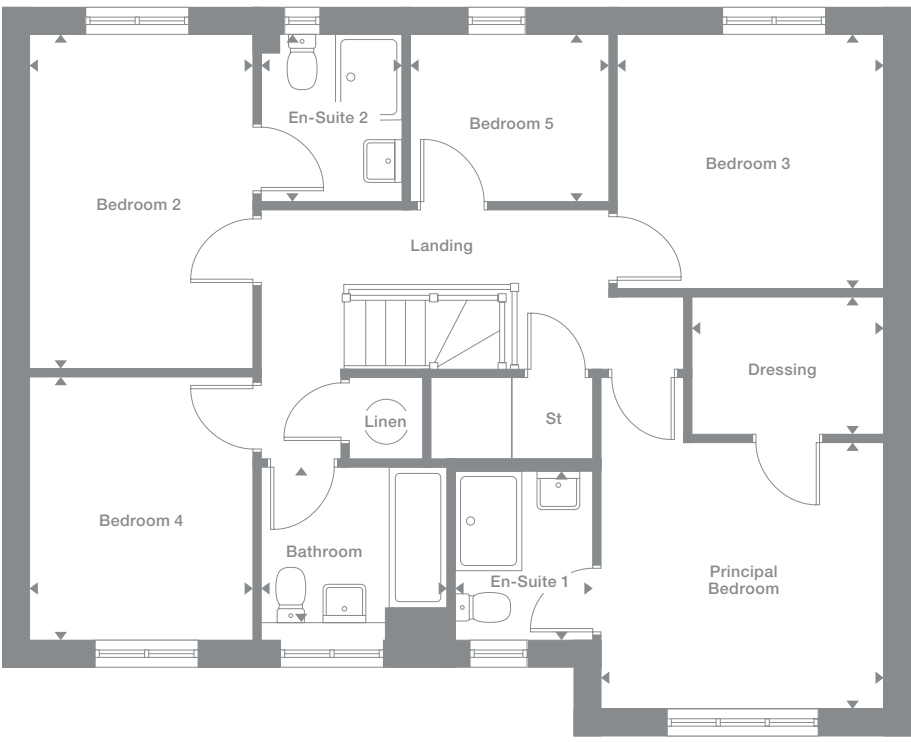
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# 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

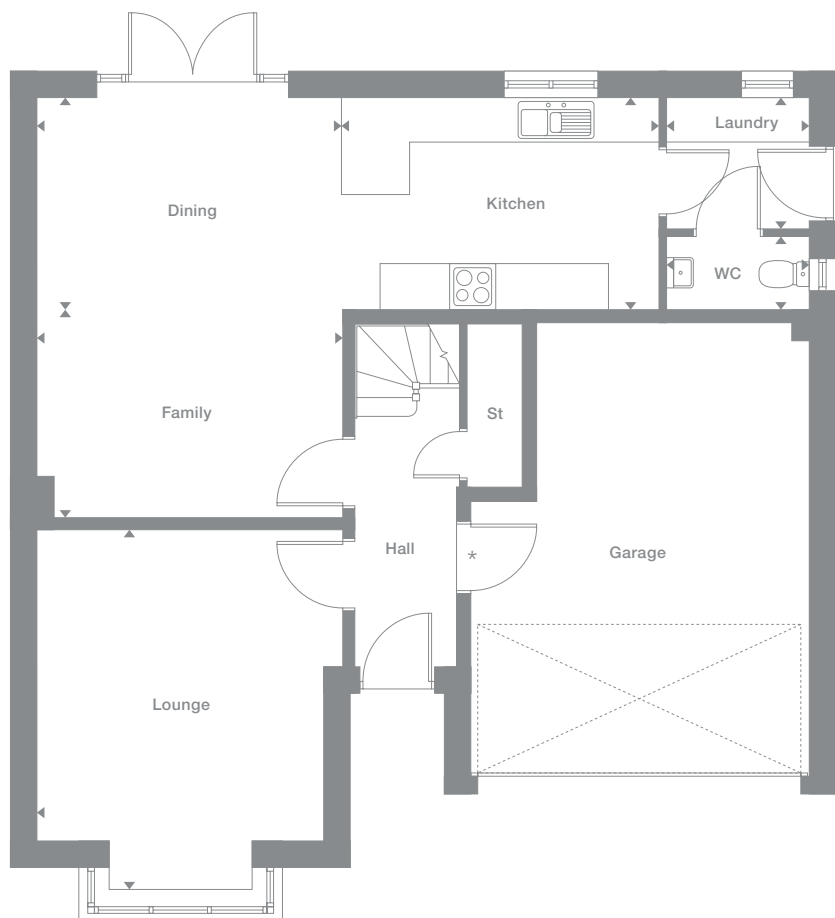
† Windows not applicable to plots 99, 105, 107 and 116. Please see Development Sales Manager for details

\* Optional garage door

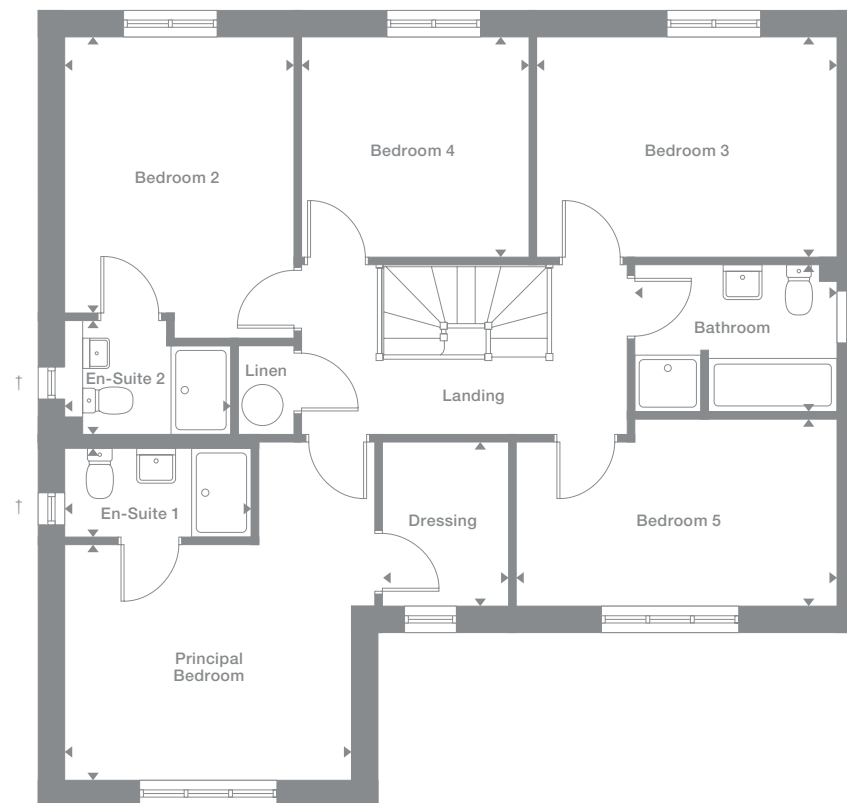
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Thetford

## Overview

In the imaginatively designed kitchen, the character of the room changes with movement from the family area, via the dining area with its french doors, to the practical galley kitchen. The principal bedroom, one of two with en-suite facilities, includes a luxurious 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**  
1.67m x 2.21m  
5'6" x 7'3"

**En-Suite 1**  
2.50m x 1.18m  
8'2" x 3'10"

**Bedroom 2**  
3.03m x 3.34m  
9'11" x 11'0"

**En-Suite 2**  
2.01m x 1.86m  
6'7" x 6'1"

**Bedroom 3**  
3.77m x 2.95m  
12'5" x 9'8"

**Bedroom 4**  
3.26m x 2.95m  
10'8" x 9'8"

**Bedroom 5**  
4.27m x 2.51m  
14'0" x 8'3"

**Bathroom**  
2.67m x 1.95m  
8'9" x 6'5"

## Floor Space

1,671 sq ft

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

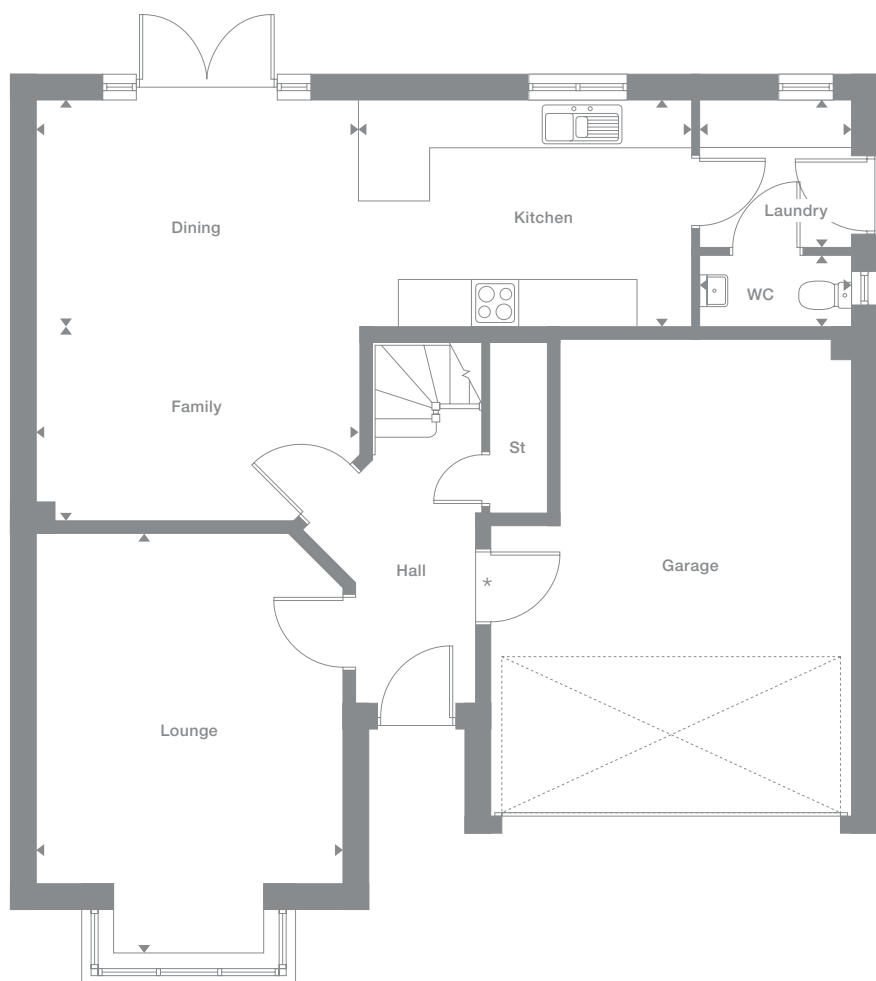
\* Optional garage door

† Windows not applicable to plots 55, 57, 59, and 153. Please see Development Sales Manager for details

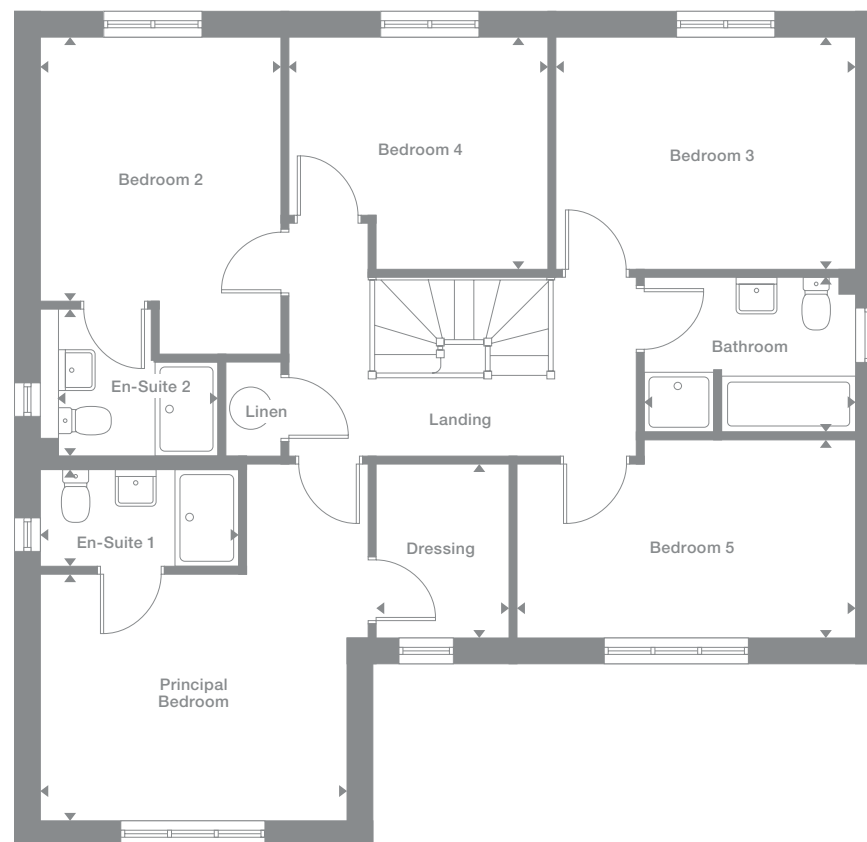
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## 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 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.

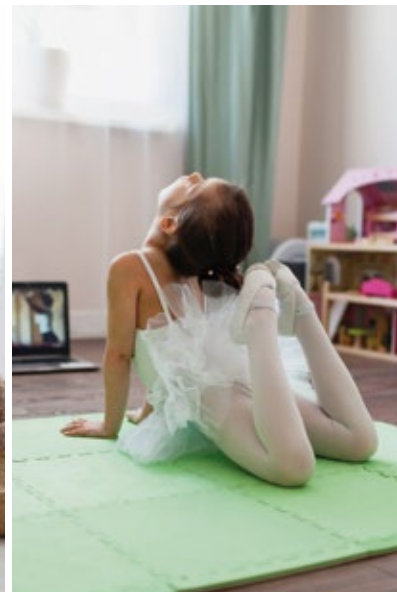
**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

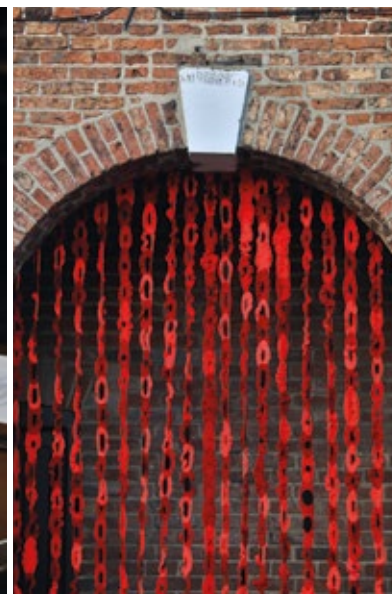
your home  
your way...



Other neighbourhood centres in Ingleby Barwick include The Rings, with a Co-op, traditional butcher and Baker shops, a DIY store and a café and bistro, and Lowfields, where there is a convenience store and a post office. The choice of high street fashion, sports and technology brands at Teesside Shopping Park, six miles away, includes Morrisons, M&S, Superdrug, DFS and Next, complemented by a variety of cafés and restaurants and close to a Showcase Cinema, a Hollywood Bowl and amusement arcade.

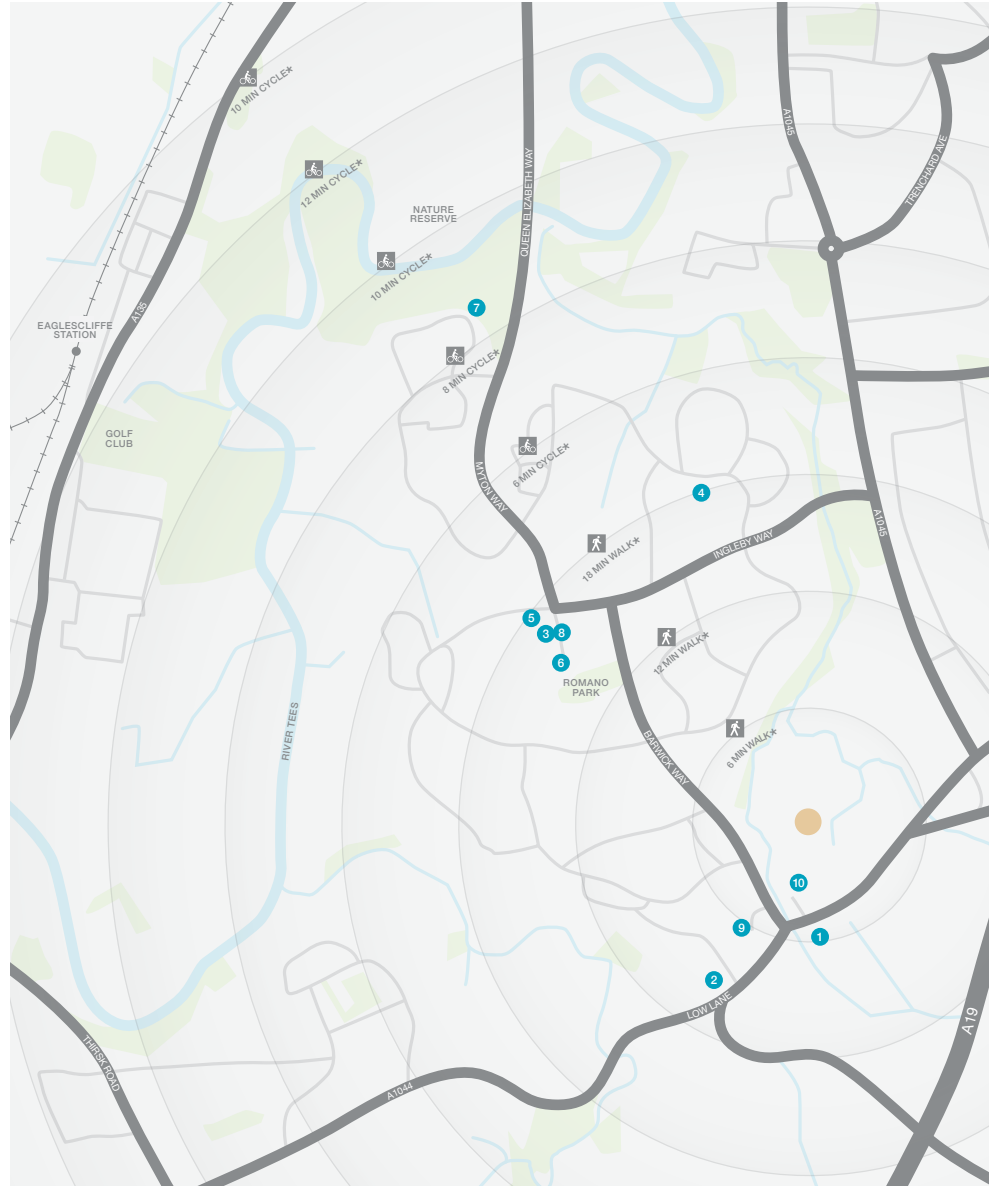
Traditional pubs within walking distance include the Fox Covert in Ingleby Barwick and Chadwick's Inn in Maltby. The town has football and cricket clubs, and the local River Tees is popular with anglers. The local museum is beautifully sited in Preston Park, nestling beside the River Tees near Preston Farm Nature Reserve and Ingleby Barwick Golf Academy and Driving Range. Preston Park also features a small gauge railway, an adventure playground, a skatepark, a Butterfly World attraction, and is a venue for open-air events.

Ingleby Mill Primary, a popular school standing in open, airy surroundings just ten minutes walk from Beckside Manor, is rated 'Good' by Ofsted, and the development is even closer to Barwick Manor Free School and Sixth Form, also assessed as 'Good'.



# Useful Contacts

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 Co-op Food  
Low Lane  
01642 760 355
- 2 Fox Covert Inn  
Low Lane  
01642 760 033
- 3 Kelly Pharmacy  
32 Myton Road  
01642 751 110
- 4 Ingleby Barwick Post Office  
Greenside  
01642 769 615
- 5 IB Leisure  
Blair Avenue  
01642 132 020
- 6 Bannatyne Health Club  
Myton Road  
01642 766 447
- 7 Ingleby Barwick Golf Academy  
Lullingstone Crescent  
01642 765 000
- 8 Woodbridge Medical Practice  
30 Myton Road  
01642 765 789
- 9 Ingleby Mill Primary School  
Windmill Way  
01642 761 985
- 10 Ingleby Manor Free School and Sixth Form  
Welwyn Road  
01642 352 450

\* 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  
 3.0km = 7 to 12 mins cycle  
 3.5km = 8 to 14 mins cycle  
 4.0km = 10 to 16 mins cycle  
 4.5km = 12 to 18 mins cycle



# How to find us

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 738 668

### From the A19 southbound

Stay on the A19 through the Mandale Interchange. Approaching the next junction, bear left to join the A174 and then turn right at the roundabout for Ingleby Barwick. Stay on the A174 crossing a mini-roundabout until you reach a T-junction at which point take a left onto the A1045. Travel south on the A1045 for one mile until you reach a T-junction and then turn right onto Low Lane (BI380). Stay on Low Lane for two miles then, after passing Oaklands Veterinary Centre on the left, at the roundabout take the second exit, on to Welwyn Road, cross the next roundabout and Becks Manor is straight ahead.

### From the A19 northbound

Leave the A19 just beyond Crathorne to join the A67 for Yarm. Stay on the A67 for two miles, passing through Kirklevington, then at the roundabout take the third exit for Ingleby Barwick via the A1044. Stay on the A1044 for two miles, and 400 yards after passing the Fox Covert Inn on the left take the second roundabout exit, for Thornaby. At the next roundabout take the first exit, on to Welwyn Road, cross the next roundabout and Becks Manor is straight ahead.

Sat Nav: TS17 0FA



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 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.



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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Sat Nav: TS17 0FA

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[millerhomes.co.uk](http://millerhomes.co.uk)

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*the place to be®*