



£459,950

Woodside, Matlock DE4 5FX

Link Detached House | 4 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Link-detached house with double garage \*please note image is for illustration
- Landscaped front garden, turf and patio area to rear garden
- Fitted wardrobes and en-suite to master bedroom
- Intruder Alarm System
- FTTP Ultra Fast internet provision
- Solid surface worktops to kitchen & utility room
- Floor tiling to kitchen/diner and utility room
- Energy rated integrated appliances
- 10 Year NHBC Buildmark warranty



## Property Description

The Langer is a four bedroom link-detached house at £459,950 on Plot 47. The Langer is an impressive double fronted, four bedroom detached house with garage. Open by appointment only - please call us on 0177382983 to make an appointment

## Main Particulars

Open strictly by appointment only - please call us on 0177382983 to make an appointment.

The Langer is a four bedroom link-detached house at £459,950 on Plot 47

**\*\*please note this plot is currently under construction & available to reserve off-plan\*\***

The Langer is an impressive double fronted, four bedroom detached house with garage. The ground floor incorporates a large family dining-kitchen with double feature windows to the front elevation making this a very light and airy space. The spacious central hall leads to the study / playroom positioned to the front of the home and then the living room, which has feature French doors giving access to the rear garden. Also included on the ground floor is a utility room, cloakroom WC and under-stairs store cupboard.

The standings, Crich

The Standings is a welcome return to the area for Wheeldon with this striking development of quality family homes, set in the picturesque Derbyshire village of Crich. Choose from individually designed house styles, all spaciouly set over two floors, the three, four and one five bedroomed homes have a host of benefits which combine to provide a range of accommodation designs, offering you a home of real character and individuality.

Enjoy all the benefits of village lifestyle combined with the great outdoors in your delightful new home at Crich. This charming Derbyshire village is an exciting choice for The Standings our development of quality family homes, nestled amid established housing and farmland. Crich is a friendly and welcoming community with a thriving atmosphere and an ideal location for our individually designed house styles.

This development will provide a mix of three, four and five bedroomed detached and link-detached homes - traditionally built homes with thoughtfully designed layouts and desirable specifications

Location

The Standings is conveniently located just 10 miles to the northeast of Derby city centre. The surrounding villages and local towns, all offer a good choice of shops and services, with libraries, leisure centres, several public houses, a selection of restaurants and all the major super stores. Children are also well served educationally, with infant and primary and schools.

The area is rich in history and tradition with Wingfield Manor (site of the imprisonment of Mary Queen of Scots in the 1500's), Midland Railway Centre, Butterley and the famed Derbyshire view point of Crich Stand which is at the summit of Crich Hill, a Memorial Tower for those of the Sherwood Foresters regiment who died in battle, particularly in World War I. Built in 1923 on the site of an older tower called Crich Stand, the Memorial Tower is the destination of an annual pilgrimage on the first Sunday in July. It is 1,000 feet (300 m) above sea level, and has 52 steps to the top. From there eight counties can be seen, including landmarks such as the Humber Bridge and Lincoln Cathedral. The stand overlooks the Crich Tramway Village, home to the National Tramway Museum and well worth a visit with a host of family, fun

based activities on offer.

#### Local Area

For those simply seeking a breath of fresh air, the local area is particularly rich with venues and locations in which to exercise, explore or simply unwind. The Standings, Crich borders acres of attractive and varied landscape. Whatever the season, there is always lots to see and do in the locality, with excellent facilities and opportunities to explore on foot, horse back or bicycle.

When you need to venture further afield, Crich enjoys served transport links, with a bus service to the market towns of Wirksworth, Alfreton and Clay Cross. A wider choice of shopping and leisure amenities can be found in Chesterfield or Derby. For commuters, getting out and about is easy too; as Crich is also conveniently located for the cities of Sheffield or Nottingham, both less than 25 miles away by car with convenient road access to the wider area.

#### Locations

\* 8 miles from Alfreton Train Station

\* 14 miles from Derby Train Station

\* 7 miles from Matlock

\* 14 miles from Chesterfield

\* 9 miles from M1 Junc 28

\* 20 miles from Nottingham

\* 28 miles from East Midlands Airport

Distances are approximate only.

Please call the sales office at The Standings for further information

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

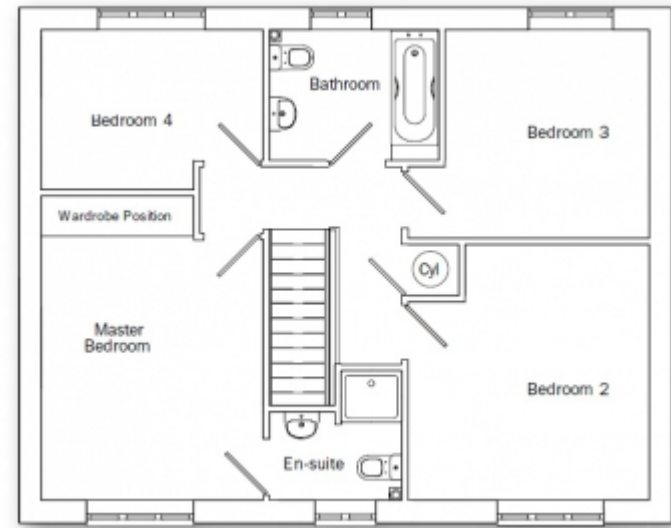
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Telephone: 01773 820983



[www.derbyshireproperties.com](http://www.derbyshireproperties.com)