

Phase 2

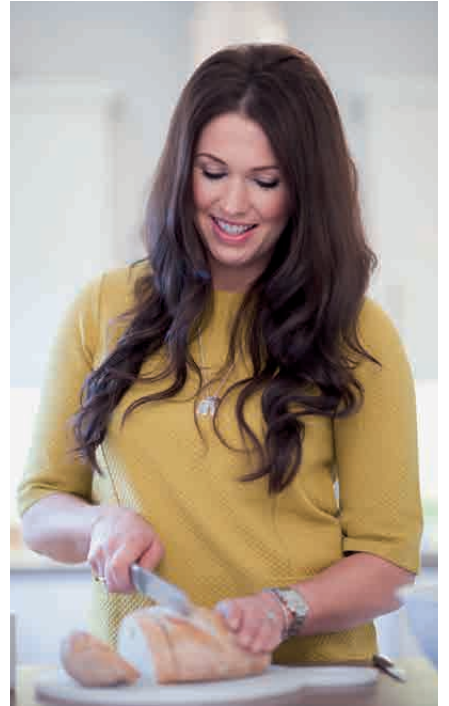
Langley Country Park Derbyshire

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the place to be®



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



the place to be[®]

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Plot information >

Plot information

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Green Corridor



Development
By Others

Development
By Others

This detailed site plan shows a residential development with 13 numbered lots (73-80). Each lot contains a building footprint in a different color: orange (lots 78, 79, 76), purple (lots 80, 74), teal (lots 71, 72, 77), and dark purple (lots 73, 75). Lot 73 also includes a grey rectangular structure. A grey hatched area labeled 'Sub Station' is located near lot 76. A 'Public Open Space' area with a tree symbol is adjacent to lot 78. The plan also shows a road network, a 'Green Corridor' at the top, and 'Development By Others' areas on the left and bottom.

Public Open Space

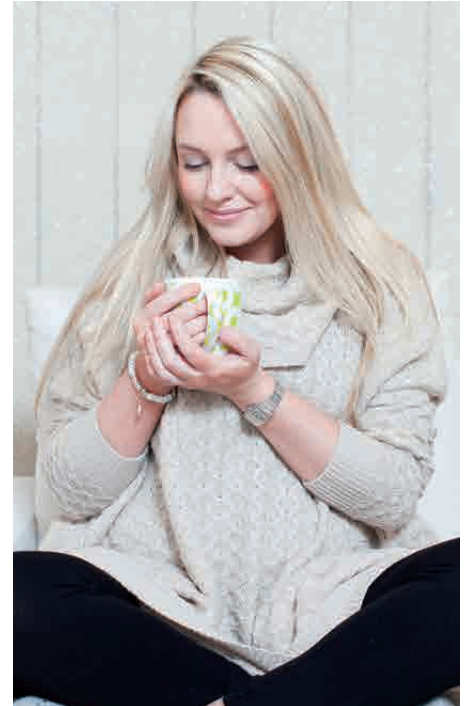
Sub
Station

Public Open Space

Development
By Others

Welcome to Langley Country Park

Edged by mature woods and open farmland, and arranged around a delightful open green space that will provide a focal point for the community, Langley Country Park is a beautifully planned neighbourhood of superb contemporary, energy-efficient two, three, four and five bedroom homes. Offering a wonderful sense of country living, and served by excellent access including walking and cycling routes, this prestigious new residential quarter is just three miles from the diverse and exciting city centre of Derby.




We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

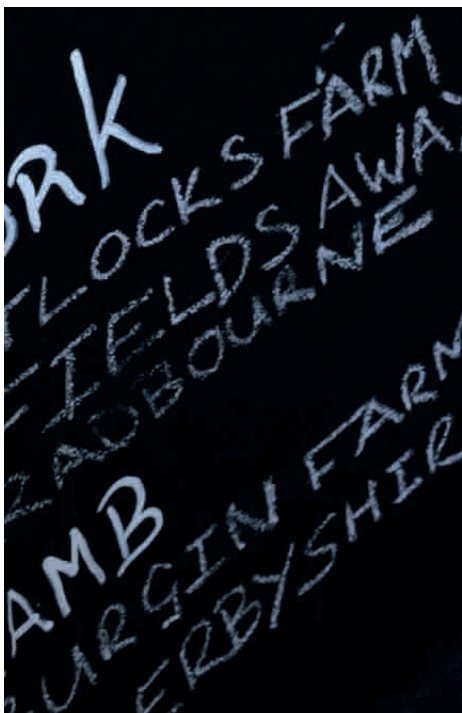
We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2013, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



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 Langley Country Park.







Education & Health

Kirk Langley primary school, a small village school that has won a number of awards for its basic skills and literacy teaching, occupies a delightful Victorian building around two miles from the development.

For secondary education, the development is in the catchment area for The Ecclesbourne Secondary School, Duffield, described by Ofsted as an outstanding school providing an exceptionally high quality of education and care.

There is a large full-time medical practice in Cavendish Way in Mickleover, around two miles away, and a choice of dental surgeries within a short walk.

Transport

Bus services into Derby city centre run from Ashbourne Road and Prince Charles Avenue, both around five minutes walk from Langley Country Park. Derby station has direct trains to London St Pancras International, a journey time of around an hour and three-quarters, as well as to Nottingham, Leicester, Leeds and Birmingham, just three-quarters of an hour away by rail. East Midlands Airport is around half an hour's drive from the development.

Arts & Entertainment

Within the local area, Mickleover Community Centre hosts a wide range of activities ranging from dance and fitness classes of various kinds to arts and crafts, choral singing and local markets. Derby offers a wide spectrum of activities, from acclaimed drama at Derby Theatre to national touring shows at the Guildhall, and cinema at the Quad. There are 30 cinema screens in Derby, and more than 100 bars in the central area alone. The city centre has been awarded the coveted Purple Flag, an independently-assessed mark of the quality, diversity and safety of its evening and late-night amenities and attractions.

Keeping you informed

From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

www.mymillerhome.com



2 Bed

Rydal

Plots

111, 112*, 125*, 126, 139,
140, 141*

Key Features

French Doors
Downstairs WC
Entrance Canopy
Master Bed Wardrobe

Total Floor Space

61m² (657 sq ft)

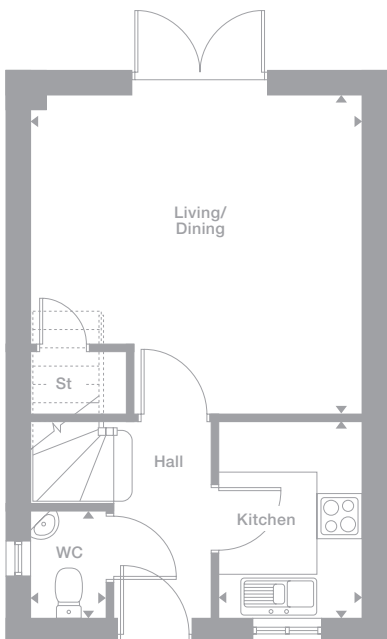
Overview

The spacious living and dining area of the Rydal features french doors that add a light, open feel to the room, and extend the living space into the garden to make barbecues a tempting summer prospect.

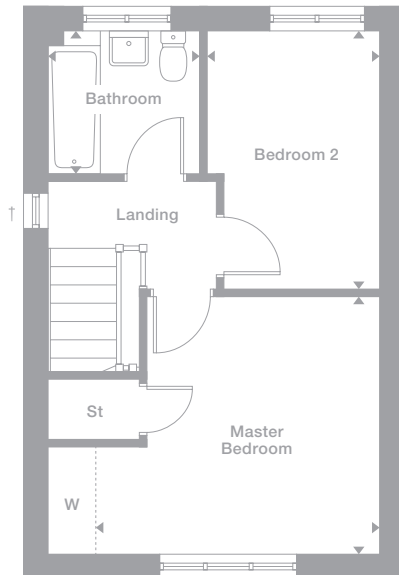


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.390m x 4.218m max
14'5" x 13'10"

Kitchen
1.965m x 2.610m
6'5" x 8'7"

WC
0.995m x 1.450m
3'3" x 4'9"

First Floor

Master Bedroom
3.715m max x 3.480m max
12'2" x 11'5"

Bedroom 2
2.280m max x 3.370m max
7'6" x 11'1"

Bathroom
2.010m x 1.900m
6'7" x 6'3"

* Plots are a mirror image of plans shown above

† Windows to end terrace only

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Burroughs

2 Bed

Plots

89*, 90, 91*, 92, 98, 99*

Overview

The subtly L-shaped living space of the Burroughs has a light and airy feel, with french doors opening on to the garden, perfect for those summer nights spent with friends and family.

Total Floor Space

68m² (737 sq ft)

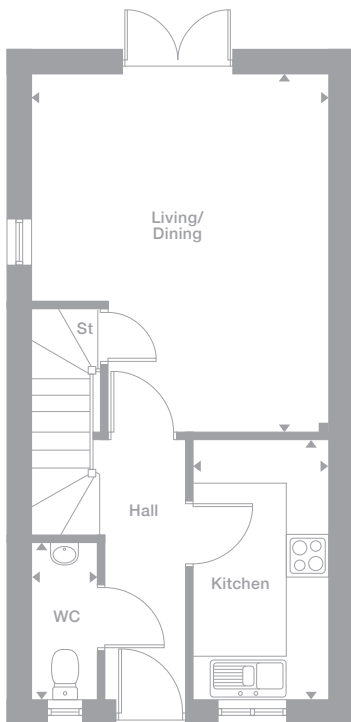
Key Features

French Doors
Open-Plan Living
Downstairs WC

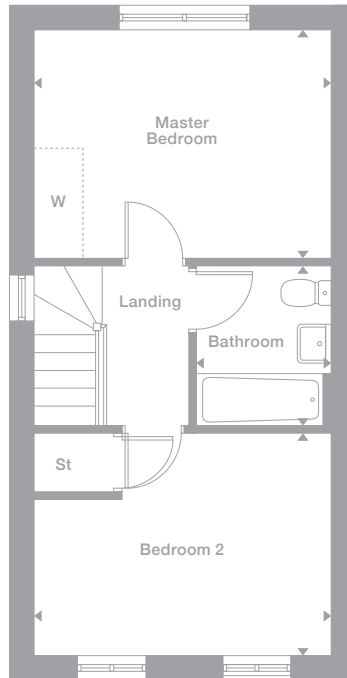


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.065m x 4.784m max
13'4" x 15'8"

Kitchen
1.885m x 3.540m
6'2" x 11'7"

WC
0.930m x 2.130m
3'1" x 7'0"

First Floor

Master Bedroom
4.065m max x 3.034m
13'4" x 9'11"

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

Bathroom
1.900m x 2.160m
6'3" x 7'1"

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* Plots are a mirror image of plans shown above

3 Bed

Nevis

Plots

85*, 86, 87*, 88, 93*, 94, 95*, 96*, 97, 100, 101*, 113, 114*, 120*, 121, 122*, 123

Key Features

French Doors
Downstairs WC
Entrance Canopy
Master Bed Wardrobe

Total Floor Space

70 m² (752 sq ft)

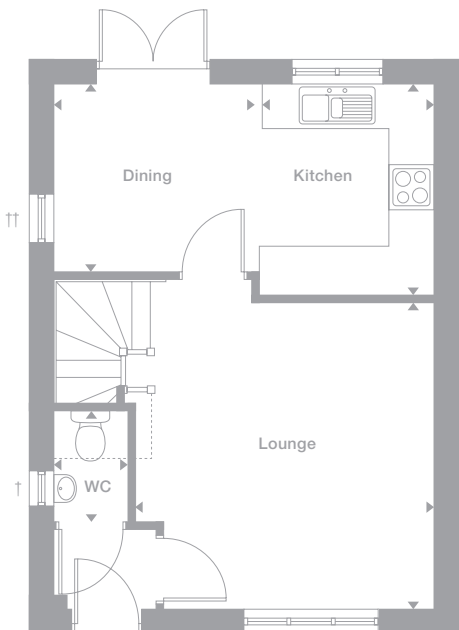
Overview

The integration of the staircase into the lounge introduces a contemporary, open ambience that complements the fresh, natural appeal of the beautifully planned dual-aspect kitchen and dining room. Stylish french doors add a delightful focal point to the dining area.



Please note: Elevational and boundary treatments may vary

Ground Floor



Room Dimensions

Ground Floor

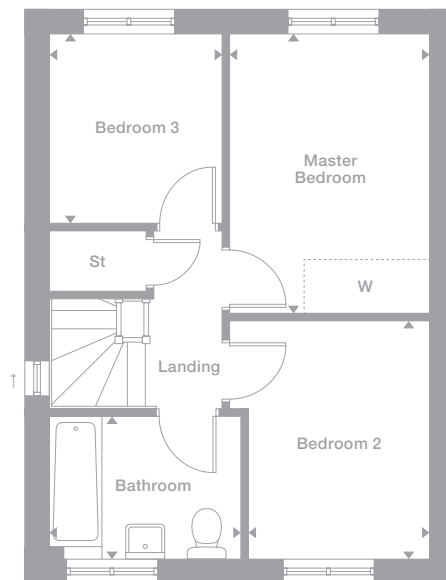
Lounge
3.950m max x 4.053m
13'0" x 13'4"

Dining
2.670m x 2.500m
9'0" x 8'2"

Kitchen
2.335m x 2.775m
7'9" x 9'1"

WC
0.990m x 1.470m
3'3" x 4'10"

First Floor



First Floor

Master Bedroom
2.652m x 3.686m max
8'8" x 12'1"

Bedroom 2
2.410m x 3.162m
7'11" x 10'4"

Bedroom 3
2.288m x 2.520m
7'6" x 8'3"

Bathroom
2.530m x 1.887m
8'4" x 6'2"

* Plots are a mirror image of plans shown above

† Windows to end terrace only

‡ This window is omitted on Plots 86, 87, 95, 96, 122, 123

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Hawthorne

3 Bed

Plots

115*, 116, 117*, 118, 119

Overview

The Hawthorne features a bright, dual aspect L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character that complements the crisp, stylish kitchen. The master bedroom includes an en-suite shower room.

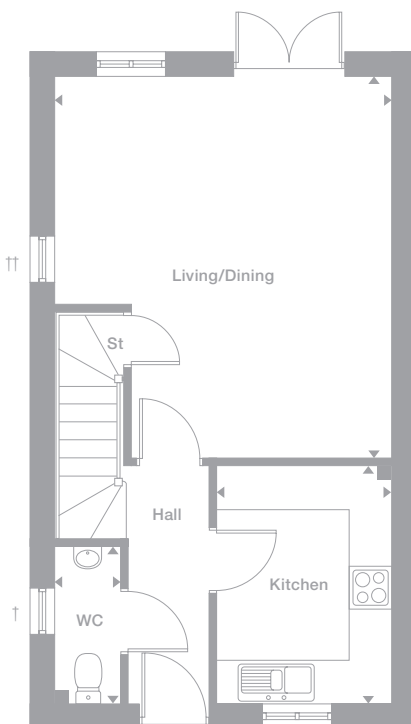
Key Features

French Doors
Open-Plan Living
Master Bed En-Suite
Downstairs WC

Total Floor Space

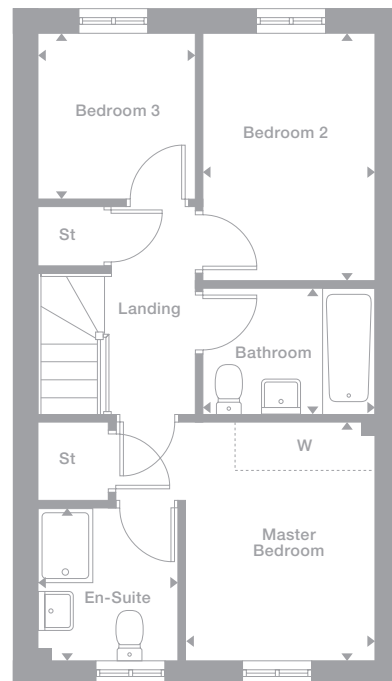
76m² (819 sq ft)

Ground Floor



Please note: Elevational and boundary treatments may vary

First Floor



Room Dimensions

Ground Floor

Living/Dining
4.514m x 5.119m max
14'10" x 16'10"

Kitchen
2.334m x 3.235m
7'8" x 10'7"

WC
0.930m x 2.060m
3'1" x 6'9"

First Floor

Master Bedroom
2.507m x 3.220m
8'3" x 10'7"

En-Suite
1.907m x 2.060m max
6'3" x 6'9"

Bedroom 2
2.270m x 3.304m max
7'5" x 10'10"

Bedroom 3
2.144m x 2.204m
7'0" x 7'3"

Bathroom
2.270m x 1.700m
7'5" x 5'7"

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* Plots are a mirror image of plans shown above

† Windows to end terrace only

†† This window is omitted on Plot 118



Please note: Elevational and boundary treatments may vary

3 Bed

Gregory

Plots
124, 132*

Key Features

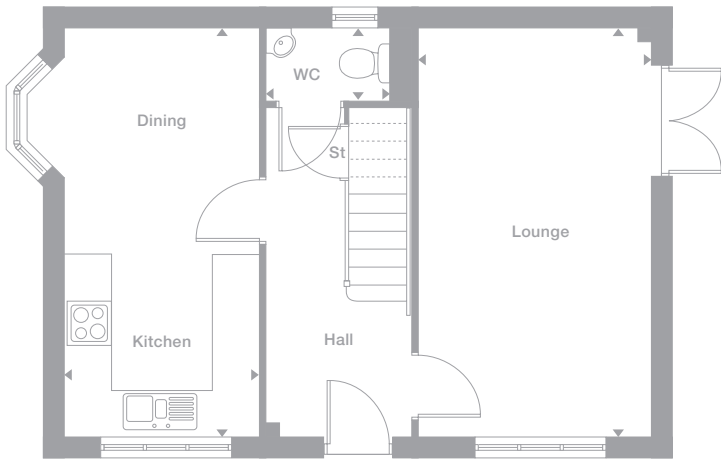
Feature Bay Window
French Doors
Downstairs WC
Master Bed En-Suite
Garage

Overview

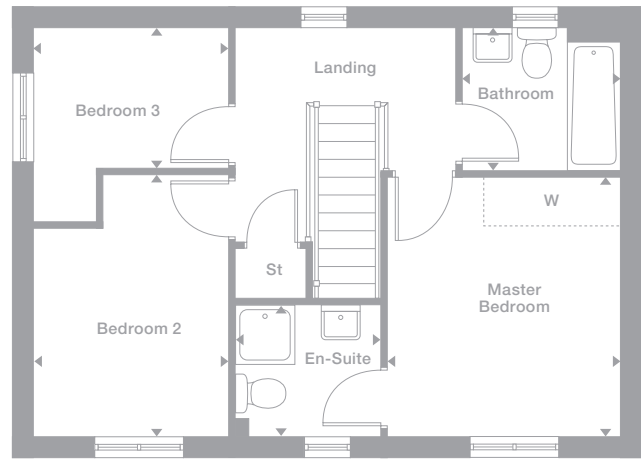
The impressively broad bay window of the dual-aspect kitchen / dining room, the french doors that keep the lounge cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

Total Floor Space
86m² (921 sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.080m x 5.450m max
10'1" x 17'11"

Kitchen/ Dining
2.565m x 5.450m max
8'5" x 17'11"

WC
1.637m x 0.938m
5'4" x 3'1"

First Floor

Master Bedroom
3.130m x 3.450m
10'3" x 11'4"

En-Suite
1.905m x 1.730m max
6'3" x 5'8"

Bedroom 2
2.565m x 2.776m max
8'5" x 9'1"

Bedroom 3
2.565m x 1.850m
8'5" x 6'1"

Bathroom
2.084m x 1.900m
6'10" x 6'3"

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Plots

133, 138

Overview

Designed and equipped to make light of the most adventurous cooking, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive lounge.

Key Features

- French Doors
- Master Bed En-Suite
- Downstairs WC
- Garage
- Entrance Porch
- Master Bed Wardrobe

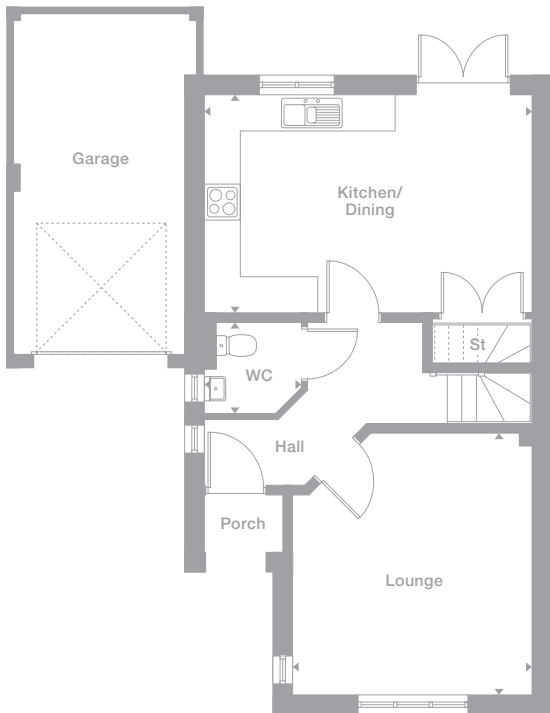
Total Floor Space

105m² (1,138 sq ft)

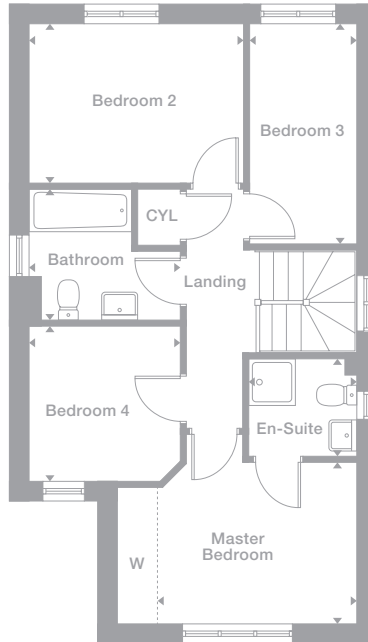


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.966m max x 5.149m
13'0" x 16'11"

Kitchen/Dining
5.429m x 3.614m
17'10" x 11'10"

WC
1.610m max x 1.404m max
5'3" x 4'7"

First Floor

Master Bedroom
3.341m x 3.316m
11'0" x 10'11"

En-Suite
1.788m x 1.803m
5'10" x 5'11"

Bedroom 2
3.530m x 2.641m
11'7" x 8'8"

Bedroom 3
1.799m x 3.664m
5'11" x 12'0"

Bedroom 4
2.520m max x 2.555m max
8'3" x 8'5"

Bathroom
2.520m max x 2.170m max
8'3" x 7'1"

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Please note: Elevational and boundary treatments may vary

4 Bed

Glenmuir

Plots

75, 79*, 82*, 134, 142

Key Features

French Doors
Feature Bay Window
Master Bed En-Suite
Dressing Area
Integral Garage
Utility

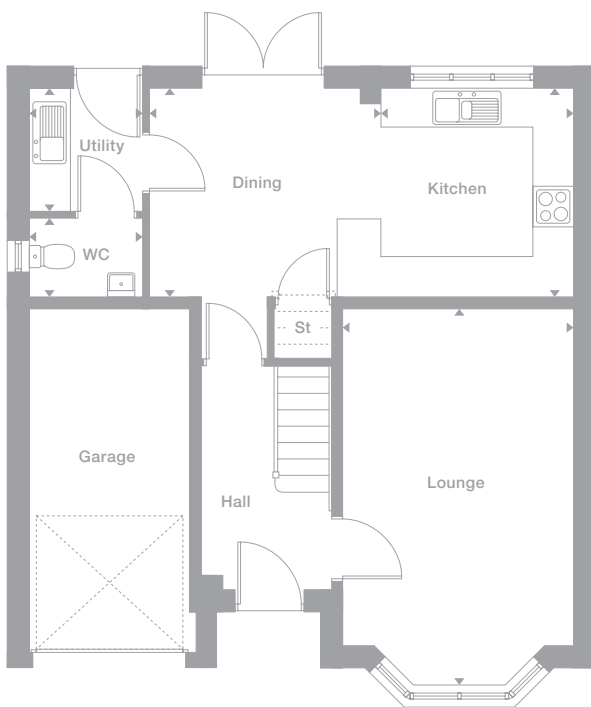
Total Floor Space

113m² (1,214 sq ft)

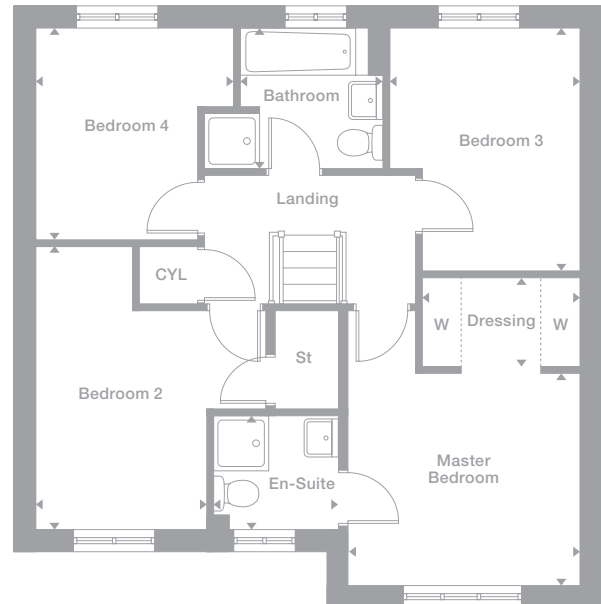
Overview

The sheltered entrance and broad bay window lend a solid, traditional appeal that is perfectly complemented by a light, contemporary, open kitchen and dining room. The dressing area of the master bedroom adds an additional touch of luxury.

Ground Floor



First Floor



Room Dimensions

Ground Floor

| | |
|--|--|
| Lounge 3.392m x 5.559m max 11'2" x 18'3" | WC 1.543m x 1.172m 5'1" x 3'10" |
| Dining 2.814m x 3.077m 9'3" x 10'1" | Utility 1.543m x 1.810m 5'1" x 5'11" |
| Kitchen 3.542m x 3.077m 11'7" x 10'1" | |

First Floor

| | |
|--|--|
| Master Bedroom 3.392m x 3.111m 11'2" x 10'2" | Bedroom 3 2.790m max x 3.581m 9'2" x 11'9" |
| En-Suite 1.830m x 1.686m 6'0" x 5'6" | Bedroom 4 2.915m max x 3.102m 9'7" x 10'2" |
| Dressing 1.300m x 2.300m 4'3" x 7'7" | Bathroom 2.075m x 2.094m 6'10" x 6'10" |
| Bedroom 2 2.525m x 4.175m 8'3" x 13'8" | |

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* Plots are a mirror image of plans shown above

Coniston

4 Bed

Plots

81

Overview

Stylish double doors between the bay-windowed living room and the dining room with its garden access means that a truly impressive single space can be opened up for parties and large gatherings.

Key Features

French Doors
Feature Bay Window
Utility
Garage
Master Bed En-Suite
Master Bed Wardrobe

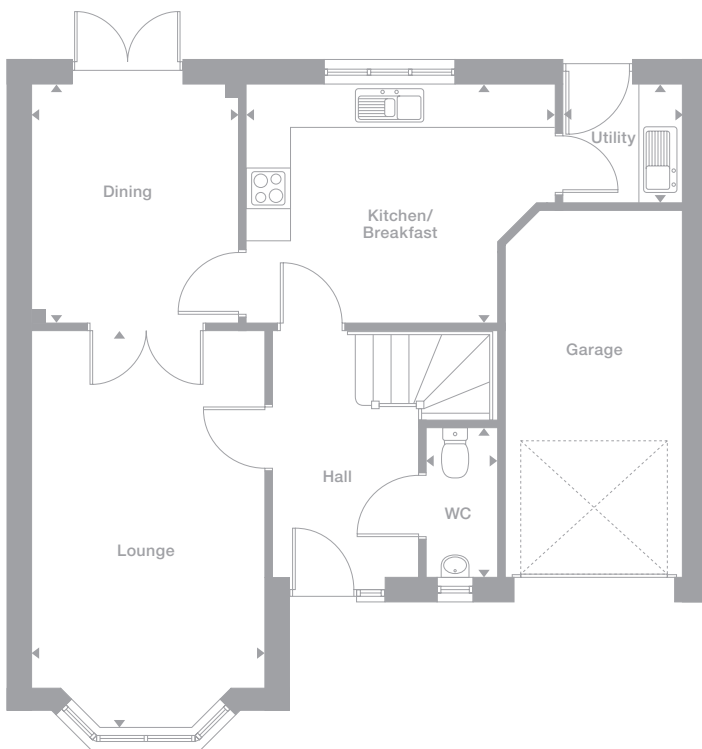
Total Floor Space

115m² (1,240 sq ft)

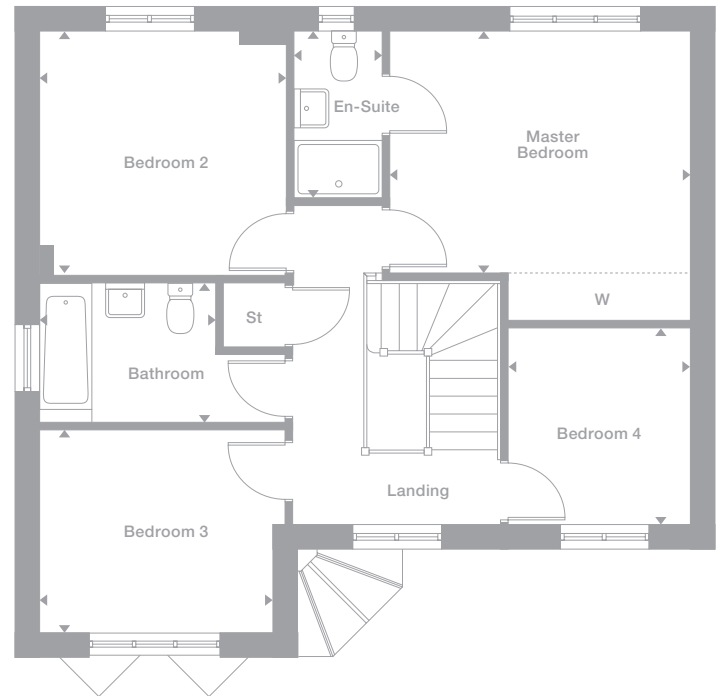


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

| | |
|--------------------------------------|---------------------------------|
| Lounge | WC |
| 3.150m x 5.379m max 10'4" x 17'8" | 2.050m x 0.900m 6'9" x 2'11" |
| Dining | Utility |
| 2.818m x 3.211m 9'3" x 10'6" | 1.602m x 1.550m 5'3" x 5'1" |
| Kitchen/Breakfast | |
| 4.200m x 3.211m 13'9" x 10'6" | |

First Floor

| | |
|----------------------------------|-------------------------------------|
| Master Bedroom | Bedroom 3 |
| 4.070m x 3.261m 13'4" x 10'8" | 3.350m max x 2.789m 11'0" x 9'2" |
| En-Suite | Bedroom 4 |
| 1.200m x 2.280m 3'11" x 7'6" | 2.473m x 2.673m 8'1" x 8'9" |
| Bedroom 2 | Bathroom |
| 3.350m x 3.388m 11'0" x 11'1" | 2.415m x 1.770m 7'11" x 5'10" |

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4 Bed

Buchan

Plots

71, 72*, 77*

Key Features

French Doors
Master Bed En-Suite
Downstairs WC
Utility
Study
Master Bed Wardrobe
Garage

Total Floor Space

117m² (1,264 sq ft)

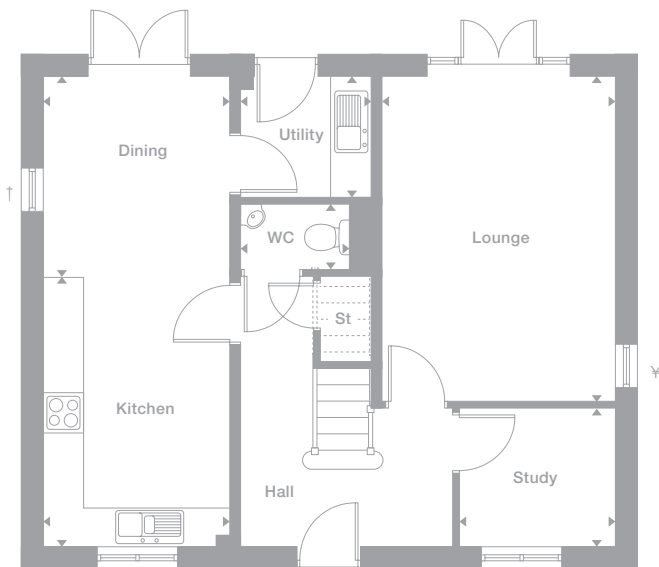
Overview

Windows at either end bring a beautifully changing natural light to the impressive kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

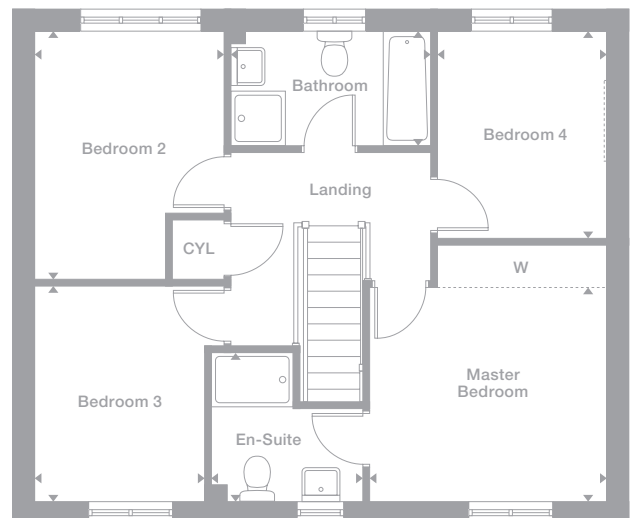


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

| | |
|--|--|
| Lounge 3.450m x 4.790m 11'4" x 15'9" | WC 1.613m x 0.945m 5'4" x 3'1" |
| Dining 2.763m x 2.953m 9'1" x 9'8" | Utility 1.937m x 1.800m 6'4" x 5'11" |
| Kitchen 2.763m x 3.997m 9'1" x 13'1" | Study 2.310m x 2.060m 7'7" x 6'9" |

First Floor

| | |
|--|--|
| Master Bedroom 3.500m x 3.150m 11'6" x 10'4" | Bedroom 3 2.515m x 3.180m 8'3" x 10'5" |
| En-Suite 2.235m x 2.180m max 7'4" x 7'2" | Bedroom 4 2.500m x 3.050m 8'2" x 10'0" |
| Bedroom 2 2.805m x 3.670m max 9'2" x 12'0" | Bathroom 2.945m x 1.700m 9'8" x 5'7" |

* Plots are a mirror image of plans shown above

↑ Window to Plot 77 only

¥ Window to Plot 71 only

◇ Alternative window position to plot 71 only

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Mitford

4 Bed

Plots

135*, 137

Overview

Features like a light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

Key Features

French Doors
Utility
Study
Master Bed En-Suite
Master Bed Wardrobe
Garage

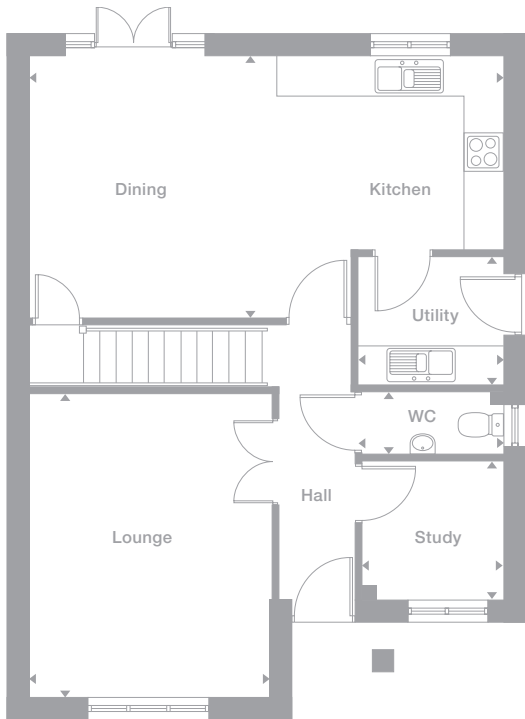
Total Floor Space

127m² (1,368 sq ft)

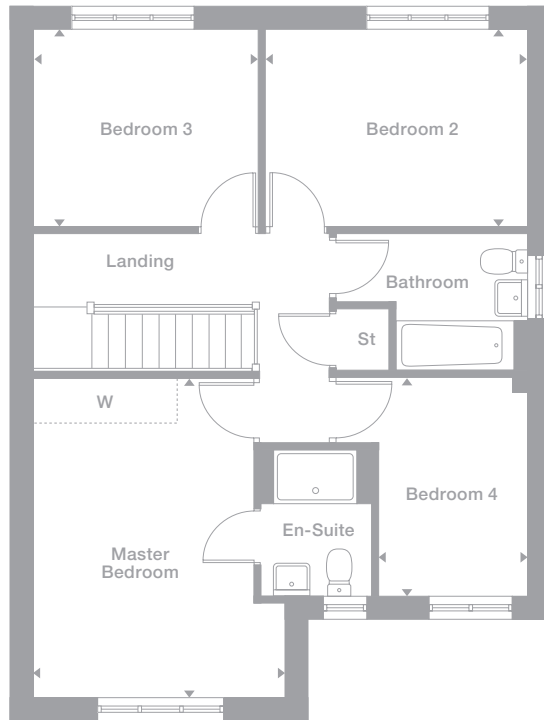


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

| | |
|--|---|
| Lounge 3.650m max x 4.545m 12'0" x 14'11" | WC 2.160m x 0.920m 7'1" x 3'0" |
| Kitchen/Dining 7.145m x 3.885m 23'5" x 12'9" | Utility 2.160m x 1.915m 7'1" x 6'3" |
| Study 2.160m x 2.065m 7'11" x 6'9" | |

First Floor

| | |
|--|--|
| Master Bedroom 3.650m x 4.595m 12'0" x 15'1" | Bedroom 3 3.260m x 2.850m 10'8" x 9'4" |
| En-Suite 1.600m x 2.095m 5'3" x 6'10" | Bedroom 4 2.160m x 3.095m 7'1" x 10'2" |
| Bedroom 2 3.785m x 2.850m 12'5" x 9'4" | Bathroom 2.785m x 1.985m 9'2" x 6'6" |

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* Plots are a mirror image of plans shown above



Please note: Elevational and boundary treatments may vary

4 Bed

Stevenson

Plots

76, 78, 136

Key Features

French Doors
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Utility
Master Bed En-Suite
Garage

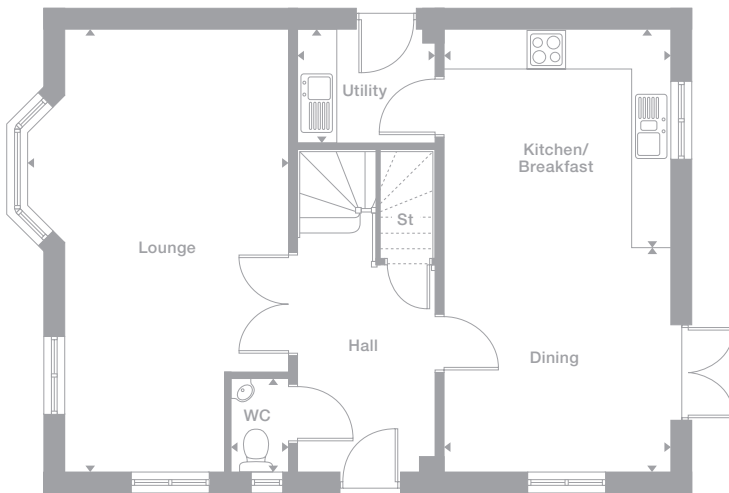
Total Floor Space

130m² (1,401 sq ft)

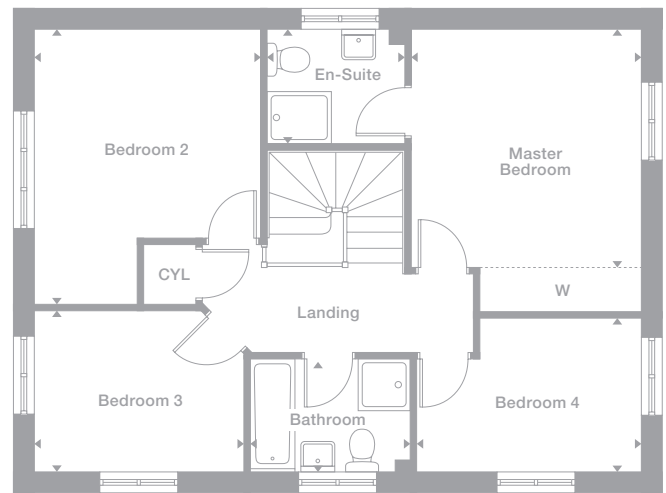
Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

Ground Floor



First Floor



Room Dimensions

Ground Floor

| | |
|---|---|
| Lounge 4.055m max x 6.864m 13'4" x 22'6" | WC 0.900m x 1.450m 2'11" x 4'9" |
| Dining 3.517m x 3.491m 11'6" x 11'5" | Utility 2.126m x 1.760m 7'0" x 5'9" |
| Kitchen/Breakfast 3.517m x 3.373m 11'6" x 11'1" | |

First Floor

| | |
|--|--|
| Master Bedroom 3.517m x 3.730m 11'6" x 12'3" | Bedroom 3 3.244m max x 2.501m max 10'8" x 8'2" |
| En-Suite 2.126m x 1.760m 7'0" x 5'9" | Bedroom 4 3.465m x 2.384m max 11'4" x 7'10" |
| Bedroom 2 3.512m x 4.263m max 11'6" x 14'0" | Bathroom 1.749m x 2.497m 5'9" x 8'2" |

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Jura

5 Bed

Plots

74, 80, 83*, 84

Overview

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

Key Features

Double French Doors
Downstairs WC
2 En-Suites
Double Garage
Utility
Master Bed Wardrobe

Total Floor Space

157m² (1,695 sq ft)

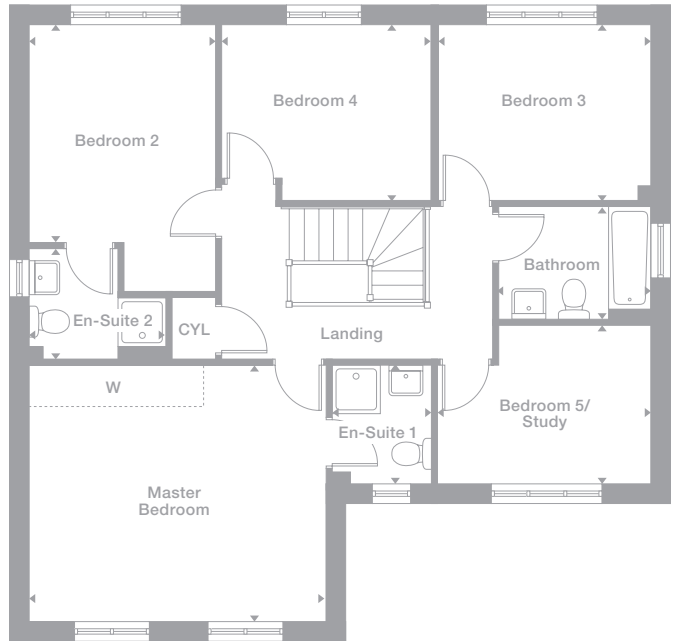


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

| | |
|--|--|
| Lounge 3.580m x 5.192m max 11'9" x 17'0" | WC 0.850m x 1.955m 2'9" x 6'5" |
| Dining/Family 6.973m x 2.850m 22'11" x 9'4" | Utility 2.245m x 1.955m 7'4" x 6'5" |
| Kitchen 3.299m x 2.850m 10'10" x 9'4" | |

First Floor

| | |
|---|---|
| Master Bedroom 4.895m x 4.270m max 16'1" x 14'0" | Bedroom 3 3.516m x 2.900m 11'6" x 9'6" |
| En-Suite 1 1.652m x 1.971m 5'5" x 6'6" | Bedroom 4 3.478m x 2.900m max 11'5" x 9'6" |
| Bedroom 2 3.060m x 3.605m max 10'0" x 11'10" | Bedroom 5/Study 3.525m x 2.629m max 11'7" x 8'8" |
| En-Suite 2 2.240m max x 1.825m 7'4" x 6'0" | Bathroom 2.513m x 1.870m 8'3" x 6'2" |

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* Plots are a mirror image of plans shown above

↑ Plot 84 only

5 Bed

Chichester

Plots
73

Key Features

French Doors
Separate Dining Room
2 En-Suites
Dressing Area
Utility
Study

Total Floor Space
175m² (1,885 sq ft)

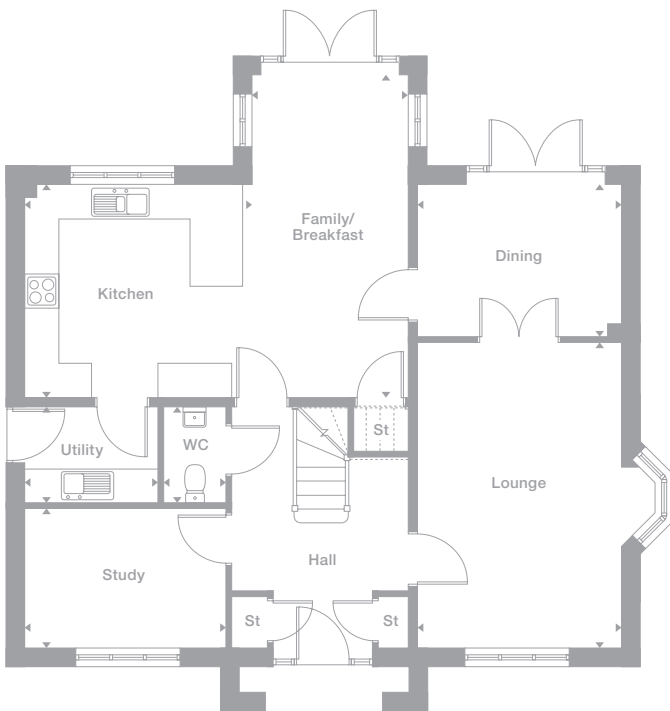
Overview

From the triple-aspect family and breakfast area to the splendid gallery landing, from the breathtaking lounge and dining room to the master bedroom with its separate dressing area, every detail of the Chichester underlines its quite exceptional status.

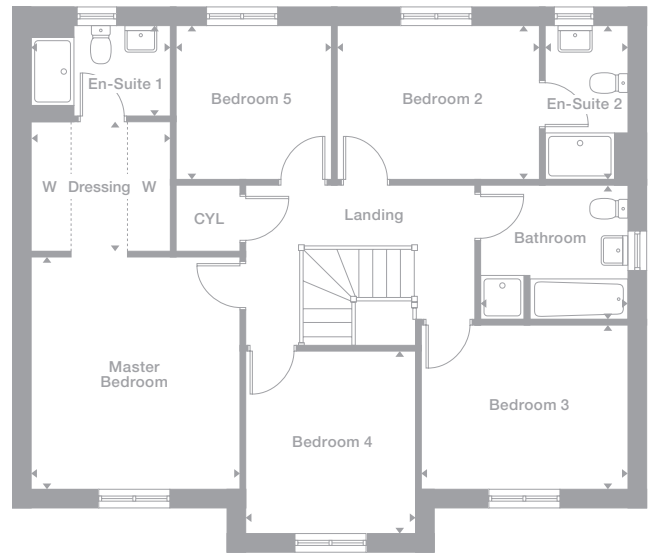


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Room Dimensions

Ground Floor

| | |
|--|---|
| Lounge 3.560m x 5.304m 11'8" x 17'5" | WC 1.096m x 1.683m 3'7" x 5'6" |
| Dining 3.560m x 2.660m 11'8" x 8'9" | Utility 2.325m x 1.683m 7'8" x 5'6" |
| Family/Breakfast 2.714m x 5.629m 8'11" x 18'6" | Study 3.521m x 2.414m 11'7" x 7'11" |
| Kitchen 3.966m x 3.717m 13'0" x 12'2" | |

First Floor

| | | |
|--|---|--|
| Master Bedroom 3.610m x 4.041m 11'10" x 13'3" | Bedroom 2 3.529m x 2.680m 11'7" x 8'10" | Bedroom 4 2.969m x 3.063m 9'9" x 10'1" |
| En-Suite 1 2.442m max x 1.620m max 8'0" x 5'4" | En-Suite 2 1.410m max x 2.680m max 4'8" x 8'10" | Bedroom 5 2.680m x 2.690m 8'10" x 8'10" |
| Dressing 2.442m x 2.203m max 8'0" x 7'3" | Bedroom 3 3.610m x 2.842m 11'10" x 9'4" | Bathroom 2.610m max x 2.342m max 8'7" x 7'8" |

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Specification

All Housetypes
(where applicable)

Kitchens

| | |
|---|---|
| Contemporary styled fitted kitchen with choice of mix-n-match frontals | ✓ |
| Square PVC edged worktop with upstand to wall | ✓ |
| Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap | ✓ |
| Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits) | ✓ |
| Stainless steel chimney hood and splashback to hob | ✓ |
| Stainless steel 4-burner gas hob | ✓ |
| Soft close doors and drawers | ✓ |
| Stainless steel 5-burner gas hob (4 and 5 bedroom housetypes only) | ✓ |
| Stainless steel single fan oven | ✓ |
| Stainless steel single multi-function fan oven | ○ |
| Stainless steel double multi-function fan oven (4 and 5 bedroom housetypes only) | ✓ |
| Housing for integrated fridge/freezer (appliances not included) | ✓ |
| Integrated fridge/freezer | ○ |
| Plumbing and electrics for washing machine | ✓ |
| Integrated washing machine | ○ |
| Plumbing and electrics for dishwasher | ✓ |
| Integrated dishwasher | ○ |
| 3 spot energy efficient LED track light to ceiling | ✓ |
| Energy efficient LED downlighters to ceiling (4 and 5 bedroom housetypes only) | ✓ |
| Ceramic floor tiles (5 bedroom housetypes only) | ✓ |

Bathrooms

| | |
|---|---|
| Ideal Standard's contemporary styled 'Concept Cube' bathroom suite | ✓ |
| Water efficient dual flush toilets | ✓ |
| Soft close toilet seat to bathroom WC | ✓ |
| Lever operate chrome monobloc mixer taps | ✓ |
| Chrome finished electric shower with anti-limescale system (dependent upon layout and system) | ✓ |
| Bar style chrome shower mixer valve (dependent upon layout and system) | ✓ |
| Low profile shower tray with stainless steel framed clear glass enclosure | ✓ |
| Shaver point to en-suite | ○ |
| Drum type low energy light to ceiling | ✓ |
| Energy efficient LED downlighters to ceiling | ○ |
| Full height ceramic tiling to shower area | ✓ |
| Half height ceramic tiling to walls incorporating sanitaryware appliances | ✓ |
| Ceramic floor tiles | ○ |

- ✓ Standard
- Optional Extra
- Not Available

Electrical

| | |
|--|---|
| Mains wired (with battery back-up) smoke and carbon monoxide detectors | ✓ |
| Power and lighting to garage (where within plot curtilage) | ✓ |
| TV socket to lounge and master bedroom | ✓ |
| TV socket to lounge, kitchen and master bedroom | ○ |
| BT socket | ✓ |
| Motion sensor porch light with energy efficient LED bulb | ✓ |
| Front doorbell and chime | ✓ |
| Intruder alarm | ○ |

Heating

| | |
|--|---|
| Gas central heating throughout | ✓ |
| Thermostatically controlled radiators to all rooms (except where thermostat is fitted) | ✓ |
| Programmable control of heating zones | ✓ |
| Chrome towel radiator to bathroom/en-suite | ○ |

Exterior

| | |
|--|---|
| Double glazed PVCu windows (where planning permits) | ✓ |
| Double glazed PVCu french casement doors to patio (where layout permits) | ✓ |
| PVCu fascias, soffits and gutters (where planning permits) | ✓ |
| Multi-point door locking system to front and rear doors | ✓ |
| Up-and-over steel garage door | ✓ |

Decorative

| | |
|--|---|
| Satin white moulded spindles and newels to staircase | ✓ |
| Satin white moulded skirting boards and architraves | ✓ |
| Satin white 2-panel moulded smooth internal doors with chrome lever on rose door handles | ✓ |
| Smooth finish ceilings, painted in white emulsion | ✓ |
| Walls painted in soft white emulsion | ✓ |
| Woodwork painted satin white | ✓ |
| Fitted wardrobe system to master bedroom | ✓ |
| Fitted wardrobe system to bedroom 2 | ○ |

Landscaping

| | |
|--|---|
| Turf to front garden | ✓ |
| 1,800mm high, larch lap/close board boundary fencing | ✓ |
| Turf to rear garden (including outside cold water tap) | ○ |
| Timber garden shed | ✓ |

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.





Leisure & Recreation

The excellent outdoor amenities close to the development include Markeaton Park, 207 acres of richly varied flora and fauna with a wealth of activities including extensive play facilities for children, a craft village, games and sports, a boating and fishing lake and relaxing, peaceful walks. Ashbourne, known as the Gateway to the Peak District, is just a short drive away and can also be reached via the long-distance Bonnie Prince Charlie walk that runs adjacent to the development. Mickleover Golf Club combines a picturesque parkland course with full clubhouse facilities.

Recycling Facilities

A recycling area in the car park of Tesco in Kipling Drive has facilities for paper and packaging, plastic bottles and bags, glass bottles, shoes and textiles, aerosols and books.

Shopping

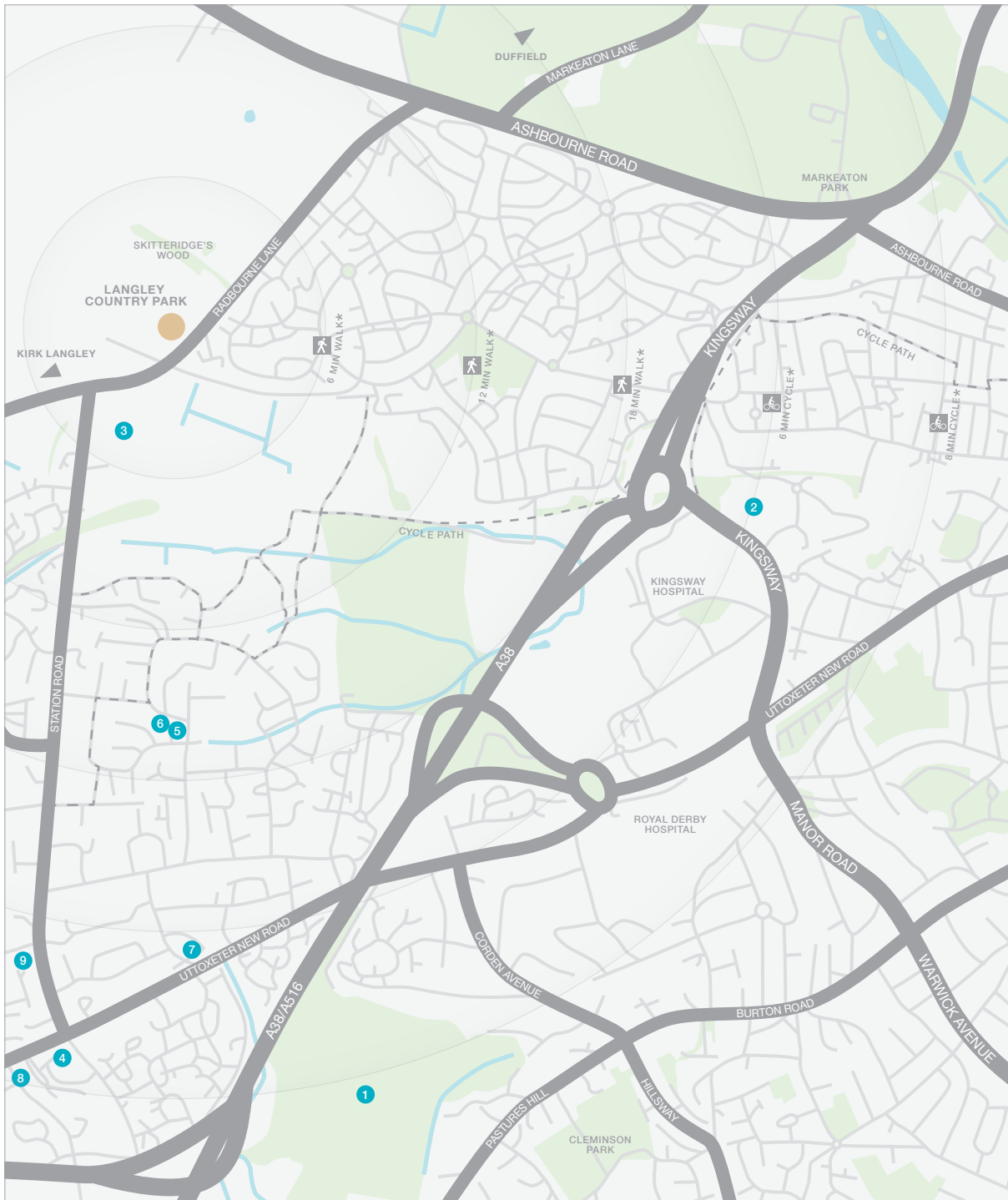
There is a Tesco superstore in Kipling Drive, and the local shops in Mickleover include a post office, a greengrocer, a Sainsbury's Local and newsagent as well as hairdressers, gift and card shops, banks and other specialist retailers. Kingsway Retail Park, two miles from Langley Country Park, includes a Sainsbury's Supermarket, M&S and Homebase alongside, and central Derby and Nottingham both offer a lively choice of malls, traditional markets and local specialists.





Living in Derbyshire

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 of Langley Country Park.



- 1 Mickleover Golf Course
Uttoxeter Road
01332 516 011
 - 2 Kingsway Retail Park
 - 3 Mickleover Sports Club
 - 4 Tesco and Pharmacy
Kipling Drive
0345 677 9215
 - 5 Morningside Pharmacy
79 Devonshire Drive
01332 514 262
 - 6 Post Office
50 East Avenue
01332 510 685
 - 7 Mickleover Surgery
10 Cavendish Way
01332 519 160
 - 8 Old Forge House
Dental Care
1 The Square
01332 512 222
 - 9 Dr J S Fitton
42 Station Road
01332 512 105
- The Ecclesbourne School
Wirksworth Road,
Duffield
01332 840 645
- Kirk Langley
Primary School
1-3 Moor Lane,
Kirk Langley
01332 824 264

* 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 = 7 to 10 mins cycle

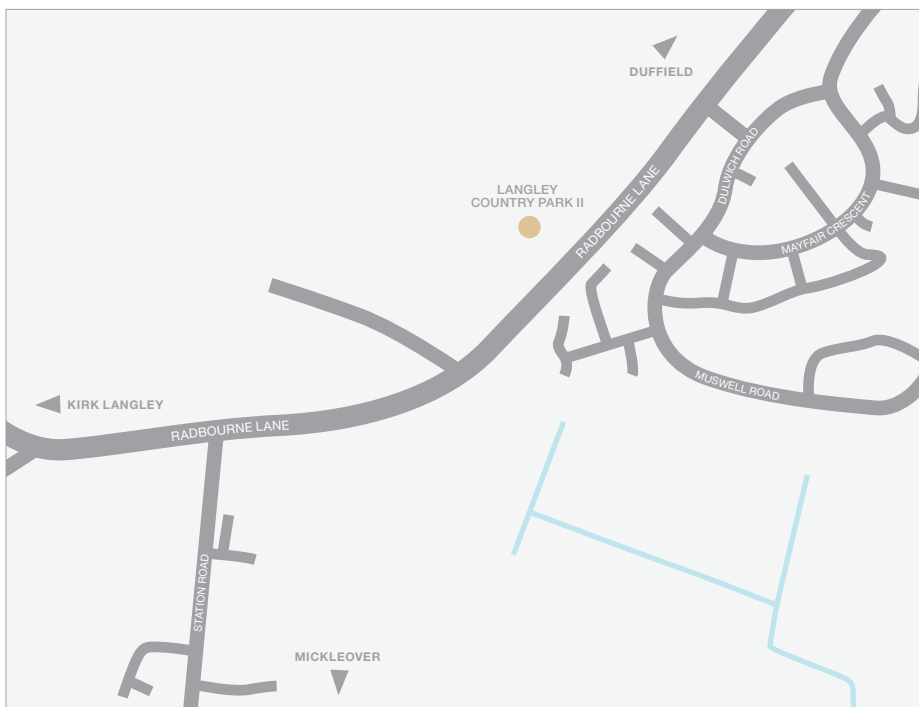
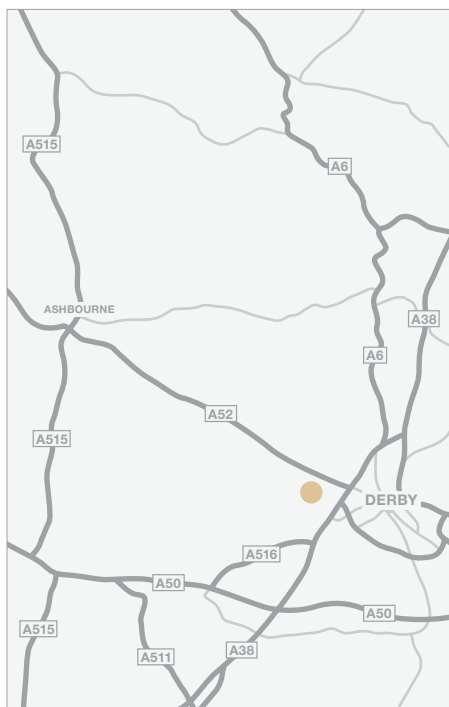


How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 0808 250 2390



From the M1 Southbound

Leave the M1 at junction 28 following signs for Derby, and stay on the A38 for around 16 miles. Note that the A38 is signposted for the Ring Road and Burton as you approach Derby. At the Markeaton Island roundabout on the outskirts of Derby, take the third exit to join the A52, signposted for Ashbourne. Three-quarters of a mile on, turn left into Radbourne Lane and after half a mile Langley Country Park is on the right.

From the M1 Northbound

Leave the M1 at junction 25 to join the A52, and stay on the A52 for eight miles. At the Pentagon Island roundabout take the second exit to enter the A601 Ring Road, and move into the right hand lane to follow signs for the city centre (north) and Ashbourne. Stay on the right, following lane markings for the A52, and at the traffic lights with the red brick Hepburn's restaurant ahead on the right, turn right into Ashbourne Road. Stay on the A52 for two miles, taking the second exit at the Markeaton Island roundabout, then three-quarters of a mile on, turn left into Radbourne Lane. After half a mile, Langley Country Park is on the right.

Sat Nav: DE22 4LX

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.



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a better place^{*}

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www.mymillerstreet.co.uk

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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.

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