

Back Lane, Palterton, Chesterfield.

£325,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning example of family home in idyllic village location. Ideally positioned for access to Chesterfield, Sheffield and Derby via M1 and A38 motorways whilst retaining stunning rural position and outlook, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Living Room, Inner Hallway, Dining Kitchen, Walk-in Pantry, Utility Room and WC to the ground floor with three double Bedrooms, Walk-in Wardrobe and family Bathroom to the first floor. The first floor benefits from reaching views to the front and rear elevation.

Externally, the property is positioned directly opposite playing field and park whilst offering driveway parking and EV charging point to the front elevation. To the rear elevation the property features private courtyard, ideal for relaxing and entertaining. Brick built outhouse provides additional storage. The space is bordered and secure by a combination of mature shrubbery and brick walls making it ideal for those with pets and young children.

FEATURES

- Walking distance to local amenities
- Viewing an Absolute Must
- Wonderful Family Home
- Stunning Views To The Front & Rear
- Idyllic Village Location
- Perfect for access to A38 and M1
- First Time Buyer Opportunity
- EV charging point



ROOM DESCRIPTIONS

Lounge

23' 8" x 10' 9" (7.21m x 3.28m) Accessed via composite door to front elevation with two wall mounted radiators, two double glazed windows to front elevation and wood effect flooring. The centre point of the room is feature fireplace housing multi burner on raised hearth with decorative beam over.

Inner Hallway

Featuring a continuation wood effect flooring, mini wall mounted radiator and carpeted stairs rising to first floor.

Dining Kitchen

24' 6" x 10' 7" (7.47m x 3.23m) A stunning space housing a range of base cupboards with complimentary wood effect work surfaces over allowing for the integration of double Belfast sink and integrated dishwasher. Original fireplace is utilised to house freestanding Rangemaster cooker with stainless steel extractor hood over. Walk-in Pantry is accessed via the Kitchen Area whilst wood effect flooring extends to the Dining Space where two wall mounted radiators, decorative fireplace and double glazed French doors accessing rear enclosed garden are located. Impressive understairs cupboard provides ample amount of internal storage capacity.

Utility Room

7' 7" x 6' 3" (2.31m x 1.91m) Featuring worktop space of its own with under counter power/plumbing for washing machine and tumble dryer. Also including; Wall mounted radiator, two double glazed windows to side and rear elevation and UPVC door accessing rear enclosed garden.

Downstairs WC

Fitted with low level WC. Double glazed obscured window features to rear elevation.

First Floor

Bedroom One

11' 10" x 10' 10" (3.61m x 3.30m) With double glazed window boasting stunning views to front elevation, wall mounted radiator and carpeted flooring.

Walk-in Wardrobe

Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m) With double glazed window boasting stunning views to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

11' 10" x 10' 9" (3.61m x 3.28m) With double glazed window boasting stunning views to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

9' 9" x 7' 8" (2.97m x 2.34m) A four piece suite comprising; Bath with shower attachment, double shower cubicle, vanity handwash basin and low level WC. Full length fitted cupboard space provides ample storage capacity whilst wood effect flooring, wall mounted heated towel rail, wall fitted extractor unit and double glazed obscured window to rear elevation completes the space.

Outside

Externally, the property is positioned directly opposite playing field and park whilst offering driveway parking and EV charging point to the front elevation. To the rear elevation the property features private courtyard, ideal for relaxing and entertaining. Brick built outhouse provides additional storage. The space is bordered and secure by a combination of mature shrubbery and brick walls making it ideal for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band B, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.



FLOORPLAN & EPC

