



The Farriers, 15 Castle View,
Palterton, S44 6UQ

OFFERS AROUND

£415,000

W
WILKINS VARDY

OFFERS AROUND

£415,000

SUPERB FAMILY HOME IN SEMI RURAL VILLAGE POSITION

This fantastic four double bedroomed, two bathroomed detached family home offers generously proportioned and immaculately presented accommodation, which includes a contemporary re-fitted kitchen and two re-fitted bathrooms, together with three further reception rooms and a fantastic plot backing onto open countryside.

The village of Palterton is a desirable location, just over a mile south of Bolsover yet conveniently situated within 1½ miles from Junction 29 of the M1 Motorway. This property is therefore ideal for a commuter wanting to enjoy countryside living.

- Stunning Detached Family Home
- Three Reception Rooms
- uPVC Double Glazed Conservatory
- En Suite & Family Shower Room
- Integral Garage & Ample Off Street Parking
- Corner Cul-de-Sac Position
- Superb Re-Fitted Breakfast Kitchen
- Four Double Bedrooms
- EPC Rating: C
- Fantastic Rear Views across Open Countryside

General

Gas central heating (Worcester Greenstar HE System Boiler)
uPVC double glazed windows and doors
Security alarm system
Multi-room Sky fitted throughout the property
Gross internal floor area - 151.6 sq.m./1632 sq.ft. (including Garage)
Council Tax Band - E
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A composite entrance door opens into an ...

Entrance Hall

Fitted with Karndean pale oak flooring and having a built-in under stair store cupboard.
A staircase rises to the First Floor accommodation.

Dining Room

11'9 x 11'8 (3.58m x 3.56m)
A good sized reception room having two windows overlooking the front of the property.

Study

9'1 x 8'5 (2.77m x 2.57m)
A versatile room having two windows overlooking the front of the property.

Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.
Amtico tiled flooring and downlighting.

Living Room

16'8 x 12'2 (5.08m x 3.71m)
A generous reception room having a feature contemporary fireplace with pebble bed electric fire. uPVC double glazed French doors open into the ...

uPVC Double Glazed Conservatory

12'5 x 11'9 (3.78m x 3.58m)
A lovely conservatory having a tiled floor with under floor heating and Sanderson blinds fitted to the roof. French doors with sliding mesh screens overlook and open onto the rear patio.

Superb Re-Fitted Breakfast Kitchen

20'8 x 12'2 (6.30m x 3.71m)
Fitted with a range of light grey hi-gloss wall, drawer and base units with complementary Corian work surfaces and upstands, including a breakfast bar.
Inset 1½ bowl single drainer sink with insinkerator waste disposal and mixer tap.
Integrated appliances to include a fridge/freezer, washing machine, tumble dryer, dishwasher, microwave, conventional and fan assisted ovens, and 5-ring gas hob with glass splashback and extractor hood over.
Amtico tiled flooring and downlighting.
A uPVC double glazed door opens onto the rear of the property.

On the First Floor

Landing

With loft access hatch and a built-in airing cupboard housing the hot water cylinder.

Master Bedroom

14'11 x 11'10 (4.55m x 3.61m)
A generous double bedroom having two windows overlooking the front of the property, together with a range of built-in wardrobes.
A door leads through into the ...

En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising of a shower cubicle with Mira Avent electric shower, semi inset wash hand basin with vanity unit below and low flush WC.
Tiled floor and downlighting.

Bedroom Two

13'9 x 10'2 (4.19m x 3.10m)
A good sized rear facing double bedroom having superb views across open countryside.

Bedroom Three

10'2 x 7'9 (3.10m x 2.36m)
A double bedroom with two windows overlooking the front of the property.

Bedroom Four

9'3 x 7'8 (2.82m x 2.34m)
A rear facing double bedroom having a built-in wardrobe/storage cupboard. This room also has superb views over open countryside.

Superb Re-Fitted Shower Room

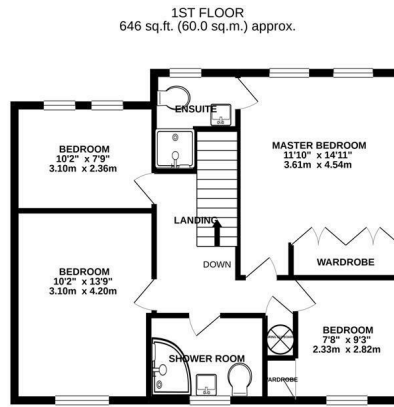
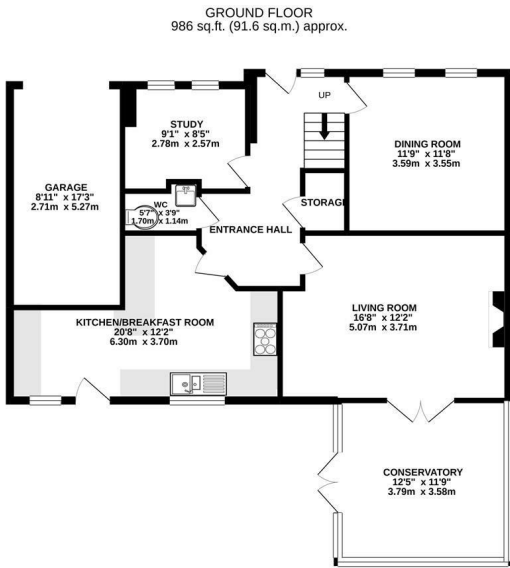
Being part tiled and fitted with a white 3-piece suite comprising of a double corner shower cubicle with mixer shower, wash hand basin with vanity unit below and concealed cistern WC.
Chrome heated towel rail.
Amtico tiled flooring and downlighting.

Outside

The property occupies a corner cul-de-sac position having a lawn with shrubs and tree, alongside a block paved drive providing ample off street parking, leading to an integral garage.

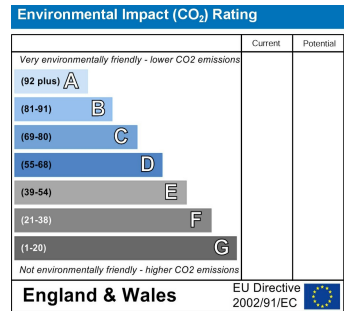
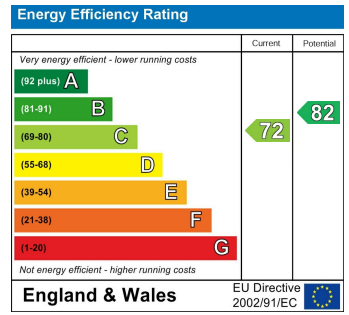
A gate gives access down the side of the property where there is an Indian Stone paved path and a raised lawn with planted borders. The Indian Stone paving continues in front of the Conservatory and to the other side of the property where there is a circular paved seating area and further lawn.





TOTAL FLOOR AREA: 1632 sq.ft. (151.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2021



Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

RICS

Relocation agent network

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

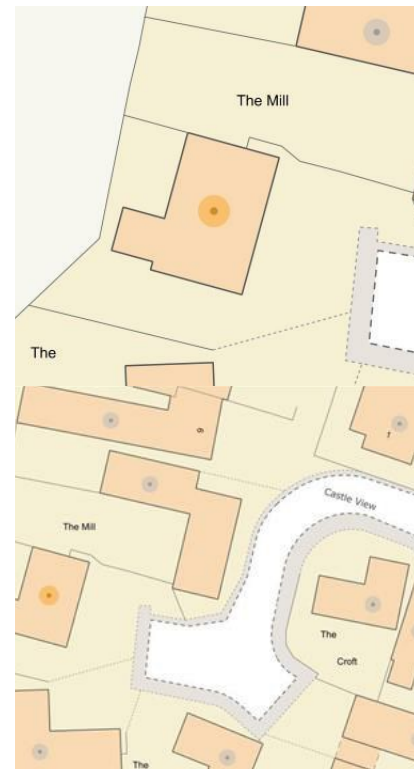
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-vardy.co.uk