



**The Smithy, 2 Castle View, Palterton,
Chesterfield, Derbyshire, S44 6UQ**

Offers In The Region Of £450,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family Home
- 4 Bedrooms, En Suite & Family Bathroom
- Dressing Room & Snug/TV/Games Room
- Large Open Plan Living/Dining Kitchen
- South Facing Rear Garden
- Approx. 2,000 Sq Ft of Accommodation
- Substantial Master Bedroom Suite
- Lounge & Office
- Garage Conversion to Gym & Utility
- Delightful Village Location

A modern four bedroom detached house on a small cul-de-sac development of high calibre homes, situated in a delightful semi-rural location on the edge of the sought after village of Palterton bordering to open countryside.

The property was built approximately 20 years ago offering a spacious family home providing a gross internal floor area of approximately 2,000 sq ft. The ground floor layout of accommodation comprises an entrance hall, WC, lounge, office, and a superb open plan family living/dining kitchen with integrated kitchen appliances and granite worktops. The first floor galleried landing leads to a substantial master bedroom suite with an en suite, dressing room, and a snug/TV/games room. There are three further bedrooms and a family bathroom. The property has modern and contemporary fixtures and fittings to the kitchen and en suite, gas central heating and UPVC double glazing. There is underfloor heating to the hall, WC and open plan living kitchen.

Externally, there is a block paved frontage and a wrought iron gated entrance through an archway to a block paved driveway at the rear. The garage has been converted to a gym and utility with a side entrance door and French doors. There is a south facing low maintenance rear garden with a central artificial lawn, and two paved patio areas ideal for outdoor entertaining complemented by the south facing aspect. The garden is enclosed by established laurel hedge boundary.

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.

Overall, this a lovely family home in a delightful village setting and viewing is highly recommended.

A SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

11'6" x 5'8" max (3.51m x 1.75m max)

Having a useful understairs cupboard with shelving. Tiled floor, underfloor heating, and stairs to the first floor landing. Double doors opening onto the lounge.

WC

5'10" x 4'8" (1.78m x 1.44m)

Having a beautifully fitted vanity unit with inset wash hand basin with mixer tap and fitted mirror and matching surround above. Low flush WC with enclosed cistern. There is a fitted storage unit with two cupboards and a middle glass shelf. Tiled floor, underfloor heating and extractor fan.

LOUNGE

16'9" x 9'4" (5.11m x 2.85m)

The main reception room with radiator, and two front facing windows offering pleasant aspects to the adjacent countryside.

OPEN PLAN FAMILY LIVING/DINING KITCHEN

24'7" max x 18'4" (7.50m max x 5.60m)

A most delightful open plan family living/dining kitchen with defined kitchen, dining and living areas making this the central hub of this wonderful family home. The kitchen comprises modern cabinets in light cream with wall cupboards, base units and drawers complemented by black granite worktops. Integrated double oven/grill and microwave. Integrated five ring gas hob with stainless steel extractor hood above. Integrated dishwasher. Space for a large American style fridge/freezer. There is a central island with further base units and space for stools. Inset stainless steel sink with pull out mixer tap and built-in drainer to the granite worktop. Tiled floor, underfloor heating, coving to ceiling, double glazed window to the rear elevation and French doors leading out onto the south facing garden. Connecting door through to the:

OFFICE

9'8" x 9'6" (2.95m x 2.92m)

Having fitted cupboards, tiled floor, double glazed window to the rear elevation and French doors opening out onto the garden.

FIRST FLOOR GALLERIED LANDING

With gallery overlooking the hallway. Airing cupboard housing the hot water cylinder. Ceiling spotlights and smoke alarm.

MASTER BEDROOM 1

18'1" x 9'8" (5.53m x 2.97m)

A substantial master bedroom suite in four parts - bedroom, en suite, dressing room, and snug/TV/games room. The bedroom is a good size, with a radiator and two double glazed windows to the front elevation affording lovely countryside views.

EN SUITE

9'4" x 8'1" (2.85m x 2.48m)

Having beautifully appointed fixtures and fittings comprising a large walk-in tiled shower enclosure with 'rain' shower. There is a vanity unit with inset wash hand basin with mixer tap, shelf to the side and storage cupboard beneath. Low flush WC with enclosed cistern. Fitted floor-to-ceiling storage cupboard, contemporary heated towel rail, four ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

DRESSING ROOM

9'7" x 6'1" (2.93m x 1.86m)

Having open hanging rails and shelving. Radiator and two double glazed windows to the rear elevation.

SNUG/TV/GAMES ROOM

15'10" x 12'3" (4.85m x 3.74m)

A versatile room with access to boarded eaves storage on each side. Radiator and two velux roof windows to the front elevation enjoying the best of the countryside views.

BEDROOM 2

10'4" x 9'3" (3.17m x 2.84m)

Having fitted wardrobes with hanging rails and shelving. Radiator and two double glazed windows to the rear elevation.

BEDROOM 3

13'7" x 6'6" (4.16m x 1.99m)

Having a fitted wardrobe with hanging rail and shelving. Radiator and double glazed window to the side elevation.

BEDROOM 4

9'9" x 6'0" (2.99m x 1.85m)

Having a fitted wardrobe. Three ceiling spotlights, radiator and double glazed window to the rear elevation.

BEDROOM 4 CONTINUED...

6'8" x 3'10" (2.05m x 1.18m)

With ceiling spotlight and double power point.

FAMILY BATHROOM

7'1" x 6'5" (2.17m x 1.98m)

Having a panelled bath with mixer tap and shower over. Pedestal wash hand basin. Low flush WC. Radiator, tiled walls, shaver point and obscure double glazed window to the side elevation.

OUTSIDE

The property is approached via country lanes with countryside views on all sides, and is within easy reach of amenities and the transport network. There is a block paved frontage and a wrought iron gated entrance through an archway to a block paved driveway at the rear. The garage has been converted to a gym and utility with a side entrance door and French doors. There is a south facing low maintenance rear garden with a central artificial lawn, and two paved patio areas ideal for outdoor entertaining complemented by the south facing aspect. The garden is enclosed by a low stone wall boundary and established laurel hedge, and a block paved path and gate to the side of the property provides access to the front.

GYM

12'7" x 10'9" (3.86m x 3.29m)

A former double garage converted to a gym and utility. There is storage recess area which could be closed off as a storage cupboard. There are ceiling spotlights, double power points, and French doors to the front elevation opening onto the rear block paved patio.

UTILITY

16'0" max 4'9" (4.90m max 1.47m)

Having plumbing for a washing machine and space for a tumble dryer. Laminate worktop, consumer unit and Belfast sink with hot and cold water supply.

UTILITY CONTINUED...

7'10" x 3'1" (2.40m x 0.94m)

With fluorescent light point and ample shelving.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

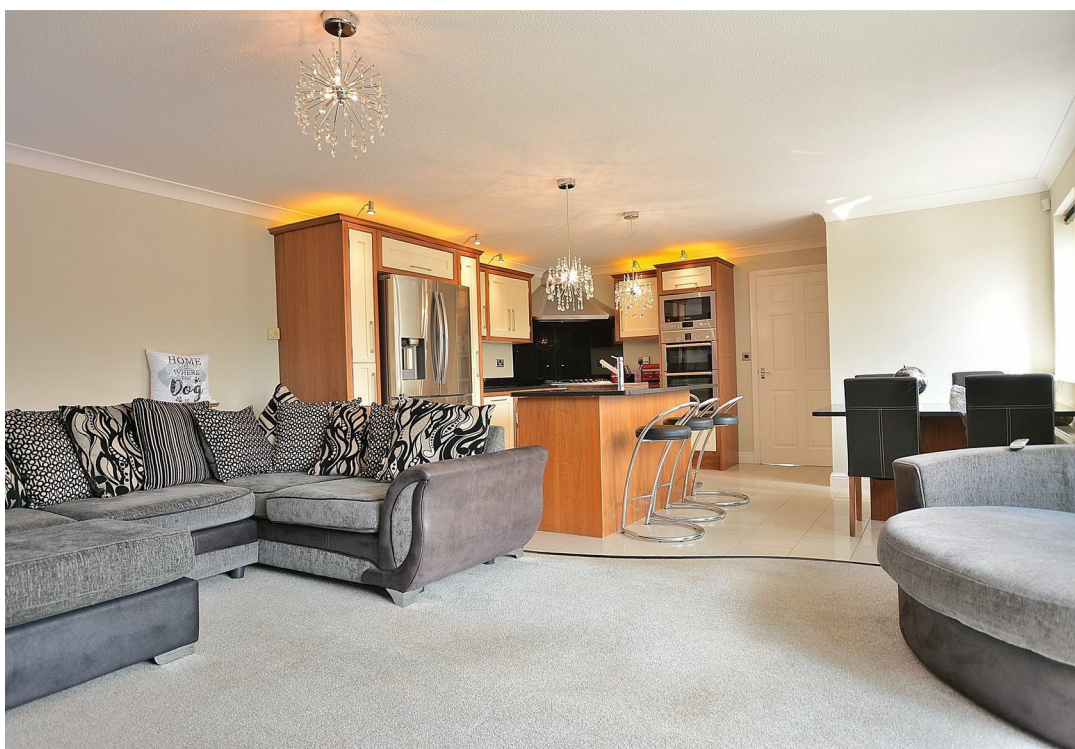
FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.















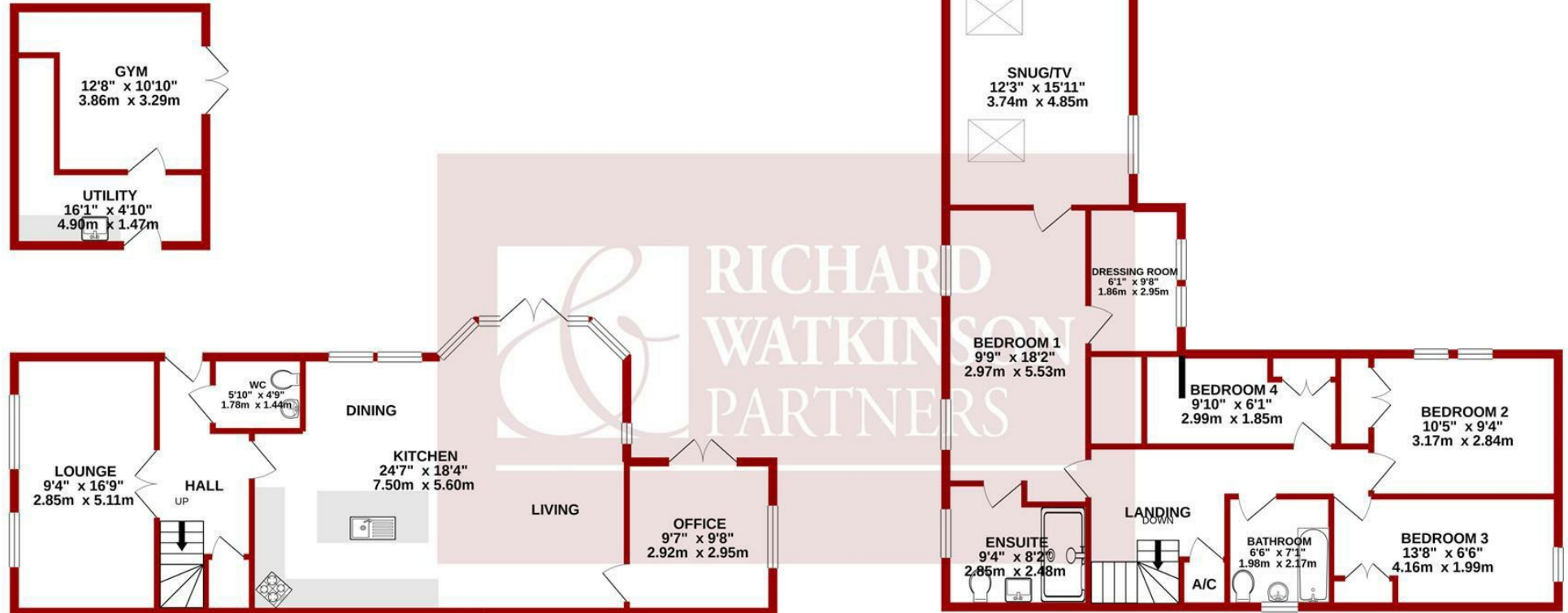






GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.

1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 1999 sq.ft. (185.7 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



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