

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher energy costs	G
100-120 kWh/m ² /year	F
90-100 kWh/m ² /year	E
80-90 kWh/m ² /year	D
70-80 kWh/m ² /year	C
60-70 kWh/m ² /year	B
50-60 kWh/m ² /year	A
100 kWh/m ² /year or less	A+

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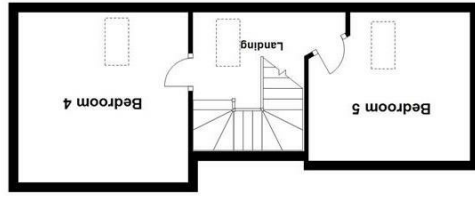
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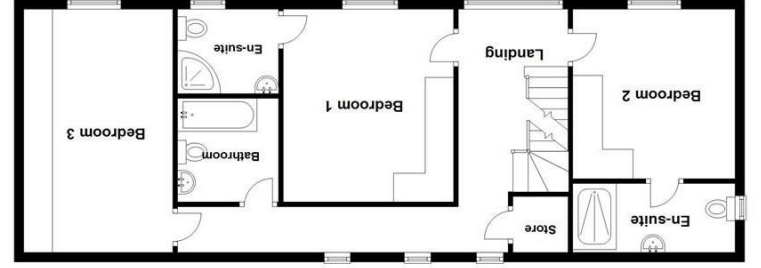
John Sankey
 Estate Agents

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using Planlizard.

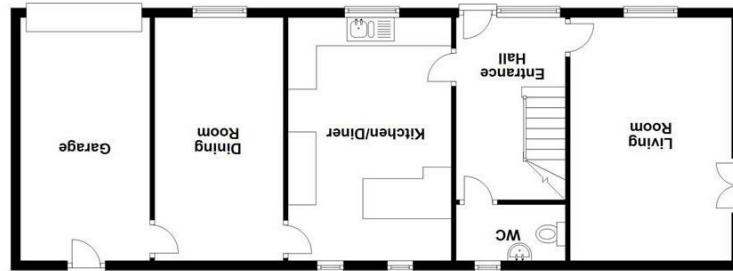
Total area: approx. 186.9 sq. metres (2012.1 sq. feet)



Second Floor
 Approx. 31.2 sq. metres (333.7 sq. feet)



First Floor
 Approx. 78.1 sq. metres (841.1 sq. feet)



Ground Floor
 Approx. 77.6 sq. metres (835.3 sq. feet)



John Sankey

1 School Close, Palterton, Chesterfield, S44 6RN
 Guide Price £500,000 to £525,000

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School Close

Paltrinton

GUIDE PRICE £500,000-£525,000 Nestled in the heart of a picturesque village, this stunning stone-built FIVE BEDROOM detached family home exudes charm and character, offering a tranquil retreat away from the hustle and bustle of city life. Boasting meticulous upkeep and thoughtful design, this residence provides versatile living space spread across three floors, making it ideal for a growing family.

Upon entering, you are greeted by a warm and inviting entrance hall, setting the tone for the rest of the home. The ground floor features a light-filled lounge, providing a serene space to unwind and relax, with French doors opening out to the beautifully landscaped rear garden, enclosed by a charming stone-built wall. Adjacent to the lounge is the dining kitchen, perfect for family gatherings and casual meals, while a separate dining room offers flexibility and could easily serve as a second reception room or a child's playroom.

Conveniently located off the dining room, there is access to the integral garage, providing ample storage space and practicality. Ascending to the first and second floors, you'll find five spacious bedrooms, two of which boast ensuite facilities, offering privacy and comfort for all family members. Completing the accommodation is a well-appointed family bathroom, providing modern amenities for everyday convenience.

Externally, the property benefits from a block-paved driveway, providing off-road parking, along with a garage featuring an electric up-over door, offering storage and parking. Situated within a close-knit village community, residents enjoy access to various amenities, including a village hall hosting exercise classes and social events, as well as opportunities for outdoor recreation with scenic countryside walks right on the doorstep. With its idyllic location situated between Glapwell, Scarcliffe and Bolsover all of which are close by, this property offers a truly wonderful place to call home.

How To Find The Property

Leave Mansfield via Chesterfield Road North continuing through Pleasley and straight ahead at the main roundabout towards Glapwell. Just before the Young Vanish pub turn right into Bolsover Road this then becomes Glapwell Lane. At the bottom of Glapwell Lane via left onto Losk Lane turn left again onto Mansfield Road, then turn right onto Back Lane, School Close is then the second left and the property is located on the left hand side, clearly marked by one of our signboards.



Entrance Hall

12'8" maximum x 7'7"

The entrance hall welcomes you with a wooden framed sealed unit double glazed front entrance door. Inside, you'll find wood flooring and a staircase leading to the first floor. From here, you have access to the living room, kitchen, and downstairs WC.

Living Room

16'11" x 11'3"

This spacious dual aspect reception room spans the full depth of the property, offering ample space for relaxation and entertaining. French doors open onto the garden, while a double glazed window at the front fills the room with natural light.

Kitchen

16'11" x 11'4"

This inviting space benefits from dual aspect windows, filling the room with natural light. The kitchen features solid oak wall, drawer, and base units complemented by granite work surfaces, complete with a convenient breakfast bar. An inset 1½ bowl sink with mixer tap, along with integrated appliances including a dishwasher, provide functionality. Additionally, there is ample space and plumbing for a washing machine. The sale includes a range cooker with a fitted extractor hood over, as well as an American-style fridge/freezer. The tiled floor features underfloor heating for added comfort, and downlighting enhances the ambiance. An internal door provides easy access to the dining room.

Dining Room

16'11" x 8'11"

This well-proportioned reception room spans the entire depth of the property and features wood flooring for a warm ambiance. Its versatile layout allows for various uses, such as a dining area, secondary reception room, or even a child's playroom. Conveniently, a door from this room provides access to the Integral Garage.

First Floor

Landing

16'11" maximum x 7'7"

Bedroom No 1

13'5" x 11'10"

This spacious double bedroom features a double glazed window to the front, offering ample natural light. It includes a range of fitted wardrobes and a drawer unit, providing convenient storage space. Additionally, there is direct access to the en-suite bathroom.

En-Suite

7' x 5'10"

This contemporary en-suite is partially tiled and features a modern white 3-piece suite, including a corner shower cubicle with a mixer shower, semi pedestal wash hand basin, and a low flush WC. Adding to its convenience is a chrome heated towel radiator. Additionally, a remote control ceiling radio provides entertainment, while vinyl flooring and downlighting complete the space with both practicality and style.

Bedroom No 2

11'9" x 11'3"

This spacious double bedroom boasts fitted wardrobes and a drawer unit, providing ample storage space. A double glazed window to the front allows natural light to illuminate the room. Additionally, there is convenient access to the en-suite.

En-Suite Two

11'3" x 4'10"

The modern en-suite is partially tiled and equipped with a contemporary white 3-piece suite, featuring a walk-in shower enclosure with a mixer shower, semi pedestal wash hand basin, and a low flush WC. Completing the en-suite is a chrome heated towel rail, adding both functionality and style.

Bedroom No 3

16'11" x 10'8" max into built in wardrobe

This generous double bedroom spans the full depth of the property and features a double glazed window to the front. It offers ample space and includes a range of fitted wardrobes and a drawer unit, providing convenient storage solutions.

Family Bathroom

7'2" x 7'

The modern bathroom features a white 3-piece suite, including a tiled-in bath with a mixer shower attachment tap, a semi pedestal wash hand basin, and a low flush WC. A chrome heated towel radiator ensures comfort, while a remote control ceiling radio adds a touch of luxury. The tiled floor and downlighting complete the contemporary look of the space.

Second Floor

Landing

9'8" x 7'9"

Bedroom No 4

11'10" x 11'10"

This good-sized double bedroom features a wooden-framed double glazed Velux window, allowing natural light to illuminate the space.

Bedroom No 5

11'2" maximum x 10'9"

Another spacious double bedroom with a wooden-framed double glazed Velux window providing ample natural light. This versatile room could also be utilised as a home office depending on your needs.

Outside

Outside, the property features a block-paved driveway located on the right side, offering comfortable off-street parking for 2/3 cars. Adjacent to the driveway is an Integral Garage, measuring 17'2 x 8'11, equipped with an electric 'up and over' door, lighting, power, and a rear personnel door for convenient access. A paved pathway, bordered by slate chips and mature shrubs, leads up to the front entrance door.

A gate provides entry to the enclosed side garden, featuring a paved patio and a well-maintained lawn surrounded by mature borders of plants and shrubs. The garden is enclosed by a charming stone-built boundary wall, creating a serene space ideal for relaxing on summer evenings or entertaining guests. Additionally, there is a gravelled area with a garden shed and a pathway leading to the rear of the property. Another gate grants access to a small front garden area.

Additional Information

Tenure: Freehold

Council Tax Band: F

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

