



£605,000 Freehold

PLOT 9 HIGHFIELD FARM | | PALTERTON | S44 6WB

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A BEAUTIFULLY CRAFTED FAMILY HOME!... A stunning newly built detached family home located at the end of a small, exclusive development in the picturesque village of Palterton, Chesterfield. This impressive property is ready to move into and offers spacious, high-spec living across three beautifully presented floors—perfectly blending countryside charm with modern convenience. With excellent transport links to Chesterfield, Mansfield, and the M1, it's ideal for families and commuters alike.

The ground floor welcomes you with a bright entrance hallway, leading to a versatile formal dining room that can double as a second lounge, home office, or playroom. The spacious living room is flooded with natural light from front and rear aspects. The heart of the home is the stunning kitchen, complete with granite work surfaces, a Belfast sink, integrated appliances including a full-length fridge, freezer, microwave, and a show-stopping AGA range cooker. Tiled flooring flows through to the utility room and downstairs WC, adding cohesion and style.

Upstairs, the first floor hosts a generous master bedroom with a modern en-suite, plus two further well-proportioned bedrooms. A stylish family bathroom, finished with a bath and vanity unit, serves the floor.

The second floor offers two additional spacious double bedrooms, each with Velux windows, plus a fully tiled bathroom with a fitted bath and floating basin—making it ideal for guests or older children.

Outside, the property features a private rear garden laid to lawn and enclosed by garden wall and fencing, creating a safe and tranquil outdoor space. To the side is a double garage with power, lighting, and a pitched roof for extra storage, along with driveway parking to the front providing ample space for vehicles.

A perfect blend of space, style, and location – your new family home awaits!





#### Entrance Hall

Allowing access to;

#### Lounge 11'8" x 19'1"

A generously sized living room bathed in natural light, thanks to a large front-facing window and stylish bi-fold doors to the rear. These open seamlessly onto the garden, creating a perfect indoor-outdoor flow. The space exudes warmth and comfort with plush carpeted flooring, while a sleek column radiator adds a touch of contemporary elegance.

#### Kitchen 10'4" x 14'10"

Beautifully presented, this stunning kitchen features a stylish blend of wall and base units topped with complementary granite work surfaces. It comes equipped with a full range of high-quality integrated appliances, including a full-length fridge, full-length freezer, microwave, and the show-stopping AGA range cooker – the true centrepiece of the space. An inset Belfast sink with drainer adds a charming, traditional touch. Thoughtfully designed, the kitchen enjoys excellent natural light from two windows to the side and rear elevations, while a door provides convenient access to the driveway. The continuity of tiled flooring from the hallway enhances the open flow, and a sleek column radiator ties in beautifully with the home's overall aesthetic.

#### Utility Room

Complementing the beautifully presented kitchen, the utility room continues the stylish theme with matching wall and base units topped with granite work surfaces. This practical space includes an integrated sink and washing machine, offering both functionality and a cohesive design. Natural light flows in through a rear-facing window, while the continuation of tiled flooring from the kitchen enhances the seamless transition between the two spaces.

#### Dining Room 9'10" x 14'7"

Located just off the entrance hallway, the formal dining room offers a versatile space that could easily serve as a second reception room, home office, playroom, or whatever suits your lifestyle. Generously proportioned,

the room features laminate flooring for a warm and inviting atmosphere, while a door to the rear garden provides both natural light and convenient outdoor access. A stylish column radiator adds a cohesive touch, consistent with the home's elegant design.

#### WC 3'8" x 7'6"

A convenient downstairs WC featuring tiled flooring that flows seamlessly from the entrance hallway. The space is fitted with a modern floating sink with mixer tap and a low-level WC, combining practicality with contemporary style.

#### First Floor Landing

Allowing access to;

#### Bedroom One 10'1" x 19'1"

Located on the first floor, this impressive bedroom stands out for its generous size and thoughtful layout. It benefits from direct access to a sleek, modern en-suite and is finished with plush carpeted flooring. Two windows to the front and side elevations fill the room with natural light, while a stylish column radiator complements the home's overall design.

#### EnSuite 5'8" x 6'4"

Accessed directly from the main bedroom, this stylish three-piece en-suite offers a sleek, modern finish. It features a walk-in shower, low-level WC, and a contemporary floating washbasin. Fully tiled for both style and ease of maintenance, the space is enhanced by a rear-facing window that provides natural light and ventilation.

#### Bedroom Three 8'5" x 14'6"

Situated on the first floor, the spacious second bedroom features plush carpeted flooring, a stylish column radiator, and a rear-facing window that fills the room with natural light.

#### Bedroom Five 10'3" x 10'10"

Located on the first floor, this bedroom is filled with natural light from a front facing window. Despite its bright and airy feel, the room remains cozy thanks to carpeted flooring and a stylish column radiator.



#### Bathroom 7'0" x 11'0"

The well-appointed family bathroom is stylish and features a fitted bath, a vanity unit with an integrated wash basin, a low-level WC, and a chrome heated towel rail for added comfort. Fully tiled for a sleek, modern look, the space is enhanced by a front-facing window that provides natural light and ventilation.

#### Second Floor Landing

Allowing access to;

#### Bedroom Two 12'5" x 12'8"

Located on the second floor, this spacious double bedroom features soft carpeted flooring, a stylish column radiator, and a Velux window to the front elevation that fills the room with natural light.

#### Bedroom Four 11'8" x 12'8"

Situated at the opposite end of the second floor, the fourth bedroom is also generously sized. The room features plush carpeted flooring, a stylish column radiator, and a Velux window to the front elevation, allowing ample natural light to brighten the space.

#### Bathroom 6'2" x 9'8"

Positioned between the two bedrooms on the second floor, this well-appointed bathroom is fully tiled and features a contemporary three-piece suite, including a fitted bath, a floating wash hand basin, and a low-level WC. The room is completed with a stylish column radiator, a Velux window that fills the space with natural light, and a fitted feature mirror mounted on the wall above the bath, adding both functionality and elegance.

#### Garage 19'6" x 20'0"

The double garage, positioned to the side of the property, offers the perfect solution for all your storage needs. Featuring a pitched roof, it also presents the opportunity to create additional storage space above. The garage is equipped with two up-and-over doors and a further access door to the rear garden, along with lighting and power points for convenience. In front of the garage, you will find two designated driveway parking spaces, providing ample off-street parking.

#### Outside

The rear garden is beautifully enclosed by a combination of garden wall and fencing, offering both privacy and security. Laid to lawn with a neatly slabbed patio seating area and a pathway, it's the perfect spot to unwind and enjoy warm summer days and evenings. The garden also benefits from excellent accessibility, with gated access available from both sides of the property—making it as practical as it is peaceful.





Ground Floor  
78 Sq.m/ 842.28 Sq.ft  
Approx



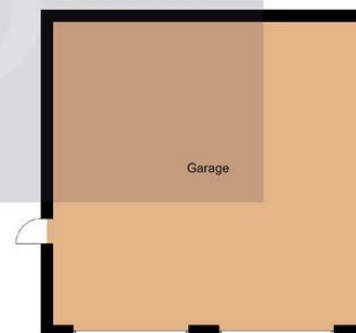
Second Floor  
51 Sq.m/ 551.49 Sq.ft  
Approx



Second Floor  
75 Sq.m/ 806.96 Sq.ft  
Approx



42 Sq.m/ 450.53 Sq.ft  
Approx



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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



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