



Open Viewings Every Saturday 11am Until 2.30pm

Highfield Farm, Back Lane,
Palterton S44 6UR

ASKING PRICE

£640,000



WILKINS VARDY

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£640,000

*** OPEN VIEWINGS EVERY SATURDAY 11AM TIL 2.30PM ***

EAST GATE - CHARACTER NEW BUILD FIVE FAMILY HOME WITH DOUBLE GARAGE

East Gate is a superb new build home, offering five good sized bedrooms and four bathrooms over three storeys, together with a high specification dining kitchen and two separate reception rooms. The living room and kitchen have bi-fold doors opening onto the rear garden and there is a detached double garage.

Highfield Farm is an exclusive rural development of 11 new family homes, comprising a mixture of conversions and new builds to create a truly unique 'barn style' scheme, with high specification finishes and attractive characterful designs, making this one of the most exciting developments in this area for some time.

• OPEN VIEWINGS EVERY SATURDAY 11AM TIL 2.30PM • Double Garage & Landscaped Gardens

• Five Good Sized Bedrooms, Four Bathrooms • Complete and Ready To Move Into

• Open Plan Dining Kitchen • Cloaks/WC & Utility Room

• Generous Living Room with Bi-fold Doors • Separate Dining Room

• Energy Efficient Homes - EPC Rating B

General

Two zoned gas fired central heating via thermostatically controlled radiators. Services - Mains supplied gas, water and electricity, as well as benefitting from an Ultrafast Full Fibre broadband connection up to 1800Mbps download speed (as per Openreach)

Painted wooden windows with sealed double glazed units.

Four panel oak veneer doors with complimentary chrome handles

Burglar alarm to ground floor as standard.

Energy Efficient Homes - EPC Rating B

Secondary School Catchment Area - The Bolsover School

On the Ground Floor

French doors open into the ...

Entrance Hall

With fully tiled floor covering. Having an exceptionally large built-in store cupboard and a staircase with oak handrails rising to the First Floor accommodation.

Cloaks/WC

Fitted with a 2-piece white suite comprising of a low flush WC and wash hand basin with splashback.

Lounge

19'5 x 11'10 (5.92m x 3.61m)

A generous dual aspect reception room having bi-fold doors opening onto the rear garden.

A generous amount of double sockets and data point for a wired internet connection.

Dining Room

14'6 x 9'11 (4.42m x 3.02m)

A good sized rear facing reception room.

Kitchen

19'5 x 11'8 (5.92m x 3.56m)

Fitted with high quality kitchen cupboards and granite worktops.

Integrated Bosch appliances to include a washer/dryer, dishwasher, microwave, separate fridge and freezer.

AGA range cooker and extractor fan fitted as standard.

Fully tiled floor covering.

Bi-fold doors overlook and open onto the rear patio area.

Utility Room

12'2 x 11'11 (3.71m x 3.63m)

Fitted with high quality kitchen cupboards and granite worktops.

Fully tiled floor covering.

On the First Floor

Landing

Having a built-in store cupboard housing the hot water cylinder, and staircase with oak handrail rising to the Second Floor accommodation.

Master Bedroom

13'8 x 13'1 (4.17m x 3.99m)

A front facing double bedroom with data point and a door to a walk-in wardrobe/closet. A further door opens to the ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin with chrome effect mixer taps and low flush WC with soft close seat.

Bedroom Two

11'10 x 11'8 (3.61m x 3.56m)

A rear facing double bedroom with data point.

Bedroom Three

14'6 x 8'8 (4.42m x 2.64m)

A good sized dual aspect double bedroom with data point. A door gives access into the ...

En Suite Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, vanity unit wash hand basin with chrome effect mixer taps and low flush WC with soft close seat.

Family Bathroom

Being fully tiled and fitted with a 3-piece white suite comprising of a panelled bath with chrome effect mixer taps, vanity unit wash hand basin and low flush WC with soft close seat.

On the Second Floor

Landing

A spacious landing with rooflight, leading to ...

Bedroom Four

19'5 x 11'10 (5.92m x 3.61m)

A good sized double bedroom having a data point, gable end window and rooflight.

Bedroom Five

13'1 x 10'8 (3.99m x 3.25m)

A double bedroom having a data point, gable end window and rooflight.

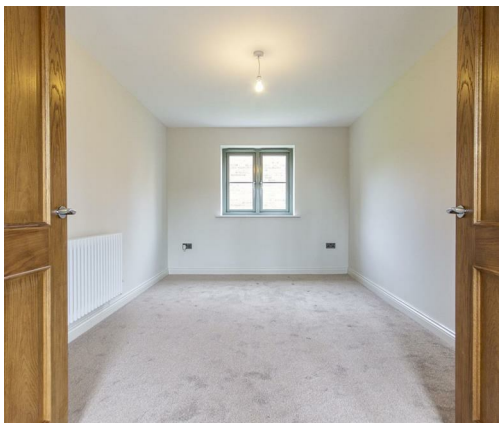
Guest Bathroom

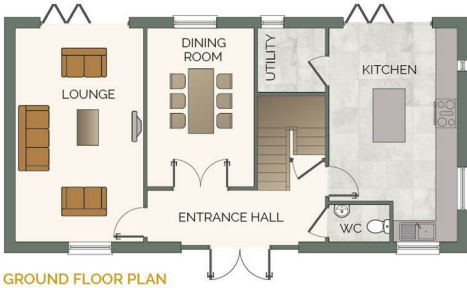
Being fully tiled and fitted with a 3-piece white suite comprising of a panelled bath with chrome effect mixer taps, vanity unit wash hand basin and a low flush WC with soft close seat.

Outside

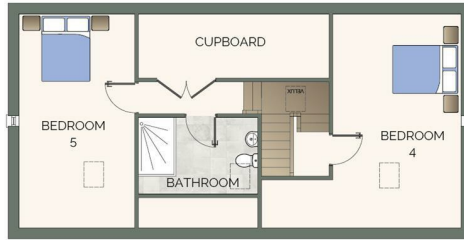
The front garden is enclosed by a small brick wall with a decorative entrance gate and is fully landscaped with low maintenance shrubs and bushes. The Indian Stone paving leads to the side and the rear of the property to two paved patio areas and a good sized lawn. A rear gate leads to a large block paved double drive and a double garage. The property benefits from coach lighting to the front and rear elevations.

Double Garage 6.3m x 6.3m (20'8 x 20'8) - A brick built double garage with two up and over timber doors with LED lighting and double sockets internally.





GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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		
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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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, kitchen appliances, 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 Consultant.

The details in this brochure are believed to be correct but do not constitute an offer, warranty or contract. All room dimensions are approximate. Atkinson Homes reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. Where purchasers are offered a choice of finish/style, this is subject to the item concerned not having been fitted or ordered at the time of reservation.



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