



McDonald House Highfield Farm, Back Lane,  
Palterton S44 6UR

ASKING PRICE

£749,500



WILKINS VARDY

## ASKING PRICE

# £749,500

\*\*\* OPEN VIEWINGS EVERY SATURDAY 11AM TIL 2.30PM - PART EXCHANGE CONSIDERED \*\*\*

McDONALD HOUSE- EXECUTIVE STYLISH NEW BUILD FOUR BED FAMILY HOME WITH DOUBLE GARAGE

McDonald House is a delightful new build family home, offering five good sized bedrooms and two bathrooms over three storeys, together with a high specification dining kitchen and two separate reception rooms.

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 • Exclusive Development

TIL 2.30PM - PART EXCHANGE

CONSIDERED

- Four Good Sized Bedrooms, Two Bathrooms
- Choose Your Own Finishes
- Open Plan Dining Kitchen
- Cloaks/WC & Utility Room
- Three Reception Rooms
- Double Garage
- Landscaped Gardens
- EPC Rating: TBC

### General

Gas fired central heating via thermostatically controlled radiators.  
Painted wooden windows with sealed double glazed units.  
Four Panel oak veneer doors with complimentary chrome handles  
Burglar alarm to ground floor as standard.

Anticipated Completion June/July 2022

Secondary School Catchment Area - The Bolsover School

### Part Exchange

Plan your move with certainty by taking advantage of this part exchange scheme Avoid the hassle of finding a buyer for your house, the inconvenience of showing people around, dealing with time-wasters and waiting for property chains to complete. We will arrange to have your house professionally valued and make you a firm part exchange offer based on that valuation. Terms and conditions apply and the developer reserves the right not to make an offer in all cases. To qualify, the part exchange property should ideally be valued at no more than 70% of the price of this plot and be located within a 25 mile radius of the centre of Chesterfield. However, all properties will be considered.

### Virtual Tour

The virtual tour is of Plot 4, which is a different house type and layout. The tour is intended to be used for illustrative purposes only.

### Choices

Depending on the time of reservation, the buyer may have the choice of kitchen fittings from an approved range, floor coverings and tile choices from a range and a choice of three wall colours. Terms and condition will apply.

### Images

The computer generated image of the front of the property is used for illustrative purposes only, and some finishes may change during construction.

The internal photographs are taken from other completed plots on the development and therefore layouts will be different on the plot being advertised. Again, these images are intended for illustrative purposes only.

### On the Ground Floor

#### Entrance Hall

Having a 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

19'8 x 13'1 (5.99m x 3.99m)

A generous dual aspect reception room having a feature fireplace with log burning stove and French doors opening onto the rear of the property.  
TV and telephone point.

#### Dining Room

14'1 x 9'0 (4.29m x 2.74m)

A good sized rear facing reception room with TV point.

### Kitchen

13'11 x 9'10 (4.24m x 3.00m)

To be fitted with a choice of quality kitchen cupboards and granite worktops.  
Integrated appliances to include a washer/dryer, dishwasher, microwave, fridge and freezer (where possible).

Range cooker and extractor fan fitted as standard.

Choice of tile floor covering (subject to stage of construction).

### Utility Room

9'10 x 5'5 (3.00m x 1.65m)

To be fitted with a choice of quality kitchen cupboards and granite worktops.

Choice of tile floor covering (subject to stage of construction)

### On the First Floor

#### Landing

Having a built-in store cupboard and staircase with oak handrail rising to the Second Floor accommodation.

#### Master Bedroom

14'1 x 11'2 (4.29m x 3.40m)

A front facing double bedroom with TV point and a door opening into an ...

#### En Suite Shower Room

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

#### Bedroom Two

13'7 x 12'6 (4.14m x 3.81m)

A good sized front facing single bedroom with TV point.

#### Bedroom Three

11'6 x 9'0 (3.51m x 2.74m)

A rear facing double bedroom with TV point.

#### Family Bathroom

To be tiled to half height and fitted with a 4-piece white suite comprising of a panelled bath with full height tiling and chrome effect mixer taps, fully tiled shower cubicle with mixer shower, pedestal wash hand basin and low flush WC with soft close seat.

### On the Second Floor

#### Landing

With rooflight.

#### Bedroom Four

14'1 x 11'2 (4.29m x 3.40m)

A good sized double bedroom having a TV point and rooflight.

#### Home Office

14'1 x 13'1 (4.29m x 3.99m)

A good sized room having a TV point and rooflight.

### Outside

The front garden will be landscaped and turfed (where applicable), whilst the rear garden will be cleared, rotivated and topsoiled (where applicable).

There is also an attached double garage and outside coach lighting to the front and rear.

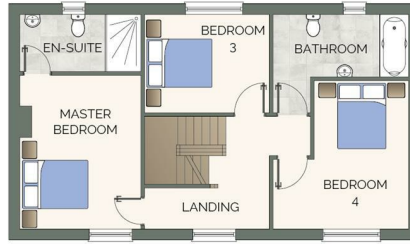


**Open Viewings Every Saturday 11am Until 2.30pm**

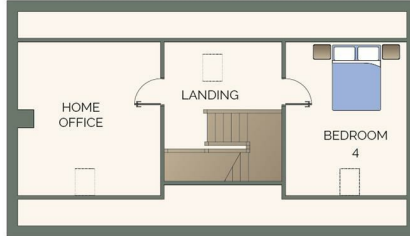




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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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