



East Gate Highfield Farm, Back Lane,  
Palterton S44 6UR

ASKING PRICE

£669,000



WILKINS VARDY

## ASKING PRICE

# £669,000

OPEN EVENTS THIS TUESDAY 26TH NOV 9.30AM UNTIL 11 and 5.30PM UNTIL 7 - MEET THE SELLING AGENT, DEVELOPER & INDEPENDANT MORTGAGE BROKER - DISCUSS BUYING/SELLING OPTIONS, INCENTIVES & COSTS

INCENTIVES - CHOOSE FROM ONE OF THREE SUPERB INCENTIVES ON THE FINAL THREE PLOTS ON THIS EXCLUSIVE DEVELOPMENT

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.

- 2017 Square Foot Executive Home With Choice of Incentives Available
- High Specification Barn Style New Build Home
- Five Good Sized Bedrooms, Four Bathrooms
- Desirable Semi Rural Location with Great Links to The M1 Motorway
- Open Plan Dining Kitchen
- Cloaks/WC & Utility Room
- Generous Living Room with Bi-fold Doors
- Separate Dining Room
- 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.

Gross internal floor area - 187.4 m2 /2017 sq.ft. (Excluding garage)

Council Tax Band - TBC

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

### \*\*\* Incentives \*\*\*

A choice of incentive is available on this plot. You can choose from one of the following:

1, Stamp duty paid - This applies to the normal rate of stamp duty only and does not include second home stamp duty rates.

2, Mortgage interest payments paid for two years .

3, Part exchange your existing home to make your move as smooth as possible.

Terms and conditions apply to all incentives and more details can be provided upon request.

### On the Ground Floor

French doors open into the ...

#### 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

18'11" x 11'4" (5.78m x 3.46m)

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

TV and telephone point.

#### Dining Room

14'6" x 9'6" (4.42m x 2.9m)

A good sized rear facing reception room with double oak doors giving access in from the hall.

#### Kitchen

15'1" x 11'0" (4.61m x 3.36m)

Fitted with a range of quality kitchen cupboards and granite worktops.

Integrated appliances to include a dishwasher, microwave, full height fridge and freezer.

Aga range cooker and Aga hood.

Pattern tiled flooring.

Bi-fold doors overlook and open onto the rear of the property.

#### Utility Room

5'4" x 6'6" (1.64m x 2.0m)

Fitted with a choice of quality kitchen cupboards and granite worktops.

Tiled flooring.

Sink unit and Bosch washer dryer.

### On the First Floor

#### Landing

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

#### Master Bedroom

13'1" x 12'6" (4.0m x 3.83m)

A good sized double bedroom with a door to a walk-in wardrobe. A further door opens to the ...Y

#### En Suite Shower Room

4'10" x 7'8" (1.48m x 2.34m)

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

14'7" x 8'8" (4.47m x 2.66m)

A rear facing double bedroom with TV point. A door gives access into the ...

#### En Suite Shower Room

6'2" x 6'7" (1.89m x 2.02m)

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 Three

12'4" x 11'1" (3.76m x 3.40m)

A good sized dual aspect double bedroom with TV point.

#### Family Bathroom

7'4" x 5'6" (2.26m x 1.69m)

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

Having a large built-in cupboard.

#### Bedroom Four

14'6" x 12'8" (4.43m x 3.87m)

A good sized double bedroom having a TV point, gable end window and rooflight. (Restricted head height near to the eaves).

#### Bedroom Five

12'7" x 11'8" (3.86m x 3.58m)

A double bedroom having a TV point, gable end window and rooflight. (Restricted head height near to the eaves).

#### Shower Room

9'8" x 5'6" (2.95m x 1.69m)

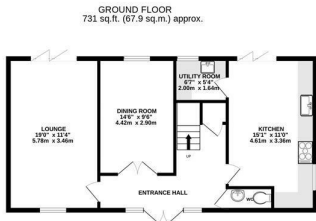
To be tiled to half height and fitted with a 3-piece white suite comprising of a shower cubicle with full height tiling and mixer shower, pedestal wash hand basin and low flush WC with soft close seat.

#### 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 a detached double garage and outside coach lighting to the front and rear.





TOTAL FLOOR AREA: 2017sq.ft. (187.4 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) <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

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		
England & Wales		EU Directive 2002/91/EC



## 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-vardy.co.uk