



Guide Price £475,000 Freehold

2 CASTLE VIEW | PALTERTON | CHESTERFIELD | S44 6UQ

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £475,000 - £500,000 \*\*\*

## NO CHAIN!

Prepare to fall head over heels as you approach this property through a gated entrance, this is just the beginning of a luxury opportunity. This property is simply stunning and comprises of four bedrooms, two bathrooms and multiple impressive reception rooms. Not to mention the potential to become five bedrooms! Positioned in the highly sought-after location of Palterton, Chesterfield.

First of all you are welcomed by the hallway, offering access to a cosy lounge, this is a great space to relax and unwind after a long day! Across from here you will find the open-plan kitchen, living, and dining area. This combines three distinct yet seamlessly integrated spaces, creating a sense of fluidity and expansiveness. The kitchen is typically positioned as the heart of the space, with a central island, perfect for enjoying your morning coffee and interacting when hosting/cooking! This space is more than ideal for both socialising and everyday living. Complemented by patio doors, great for entertaining during the summer months. Just next door is yet another reception room, also fitted with patio doors allowing you to make this whatever you desire!

The first floor hosts four inviting bedrooms, three of which have the luxury of their very own built in wardrobes. On entry to the master bedroom you will be amazed by a dressing room, this is fabulous if you love an aesthetic lifestyle! Don't stop here, you will also be greeted by an en suite feature and snug room. In turn the landing gives access to a three piece bathroom suite, suitable for the whole family.

Externally, the front of the property gives access to a gated driveway allowing ample off road parking. The garden is located within the property's grounds and partly surrounded by hedges, creating an enclosed & private space to enjoy all year round. Not to forget the unique gym and utility which is attached to the main house with separate access.





#### Entrance Hallway

Welcoming entrance hallway with high ceilings and leading access into;

#### WC

Fitted with a low flush WC and hand wash basin.

#### Lounge 9'4" x 16'9"

This room hosts carpeted flooring and windows to the front elevation. Ample furniture space.

#### Kitchen/Living/Diner 24'7" x 18'4"

The kitchen comes complete with a range of matching cabinets, inset sink and drainer, essential integrated appliances and a feature island. This is perfect for hosting and enjoying your morning coffee and breakfast! Dining has never been easier with the amount of space on offer for your desired furniture. Finally, the living space is complemented by surrounding bay windows and patio doors opening onto the side garden.

#### Office 9'6" x 9'8"

Versatile space with a window to the rear along with patio doors opening to the side.

#### Landing

Generous sized landing with access to the airing cupboard, loft hatch and access to all further bedrooms.

#### Bedroom One 9'8" x 18'1"

Carpeted flooring, central heating radiator and windows to the front elevation. Hidden luxury of an en suite, dressing room and access to a snug room.

#### Dressing Room 6'1" x 9'8"

Handy dressing room allowing you to keep organised with windows to the rear elevation.

#### En suite 9'4" x 8'1"

Three piece suite comprising of a hand wash basin, low flush WC and a large walk-in shower. Window to the front elevation.

#### Snug 12'3" x 15'10"

Cosy room which would make the perfect cinema space or games room. There is so much versatility to make this room whatever you desire. With carpeted flooring, central heating radiator, window to the rear and velux windows.



#### Bedroom Two 10'4" x 9'3"

With carpeted flooring, central heating radiator, built in wardrobe and windows to the side elevation.

#### Bedroom Three 13'7" x 6'6"

With carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

#### Bedroom Four 9'9" x 6'0"

With carpeted flooring, central heating radiator, built in wardrobe and a window to the side elevation.

#### Bathroom 6'5" x 7'1"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the side elevation.

#### Utility 16'0" x 4'9"

Fitted with worktops, Belfast sink and ample storage space. Access to the gym.

#### Attached Outbuilding/Gym 12'7" x 10'9"

Open space fitted with patio door to the rear elevation.

#### Outside

Upon entrance you will be greeted with a private gated driveway which also leads to the garden. The garden boasts both artificial lawn areas and patio seating. Perfect space for alfresco dining during those summer months. Decorated with hedge surround creating a wonderful sense of privacy all year round. Additional access to the rear via the side gate.

#### Additional Features

Benefits from new carpets fitted throughout along with the majority of the property having been recently decorated.





**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) 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                             |  | 71      | 79        |
| EU Directive 2002/91/EC                     |  |         |           |

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