



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

ASKING PRICE

£470,000



WILKINS VARDY

## ASKING PRICE

# £470,000

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

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.

- 1726 Square Foot Executive Five Bed Home
- High Specification Barn Style New Build Home
- Five Good Sized Bedrooms, Two Bathrooms
- Open Plan Dining Kitchen
- Cloaks/WC & Utility Room
- Two Reception Rooms
- Double Garage
- Landscaped Gardens
- Semi Rural Village Location With Great Links to The M1 Motorway
- 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 - 160.4m<sup>2</sup> /1726 sq.ft. (Excluding garage)  
Council Tax Band - TBC  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

### 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

19'3" x 10'2" (5.87m x 3.12m)  
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

13'1" x 8'8" (4.01m x 2.65m)  
A good sized rear facing reception room with TV point.

#### Kitchen

19'2" x 9'1" (5.86m x 2.78m)  
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).

### On the First Floor

#### Landing

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

#### Master Bedroom

14'0" x 10'4" (4.29m x 3.17m)  
A front facing double bedroom with TV point and a door opening into an ...

#### En Suite Shower Room

10'2" x 4'9" (3.1m x 1.45m)  
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

9'3" x 12'8" (2.83m x 3.88m)  
A good sized front facing single bedroom with TV point.

#### Bedroom Three

8'10" x 13'4" (2.7m x 4.07m)  
A rear facing double bedroom with TV point.

#### Family Bathroom

9'3" x 8'9" (2.82m x 2.69m)  
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

With rooflight.

#### Bedroom Four

12'2" x 12'9" (3.71m x 3.89m)  
A good sized double bedroom having a TV point and rooflight. (Restricted head height at the eaves)

#### Bedroom Five

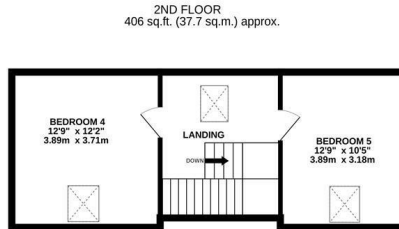
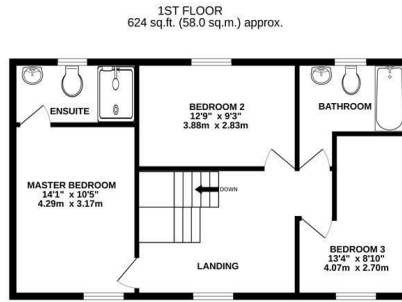
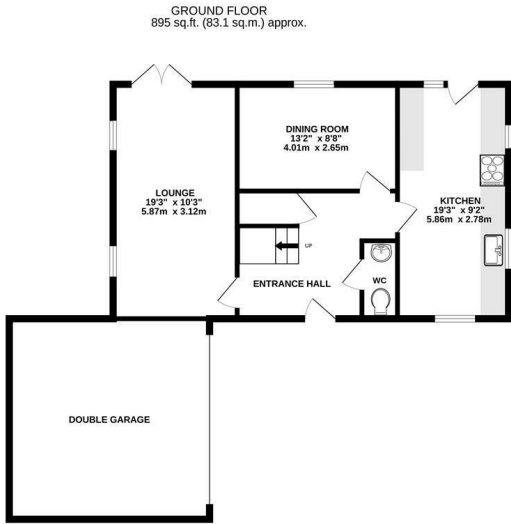
10'5" x 12'8" (3.18m x 3.88m)  
A good sized room having a TV point and rooflight. (Restricted head height at the eaves)

#### Outside

The front and rear gardens are landscaped and turfed.

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





**TOTAL FLOOR AREA: 1726sq.ft. (160.3 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**

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