





A fantastic opportunity to purchase this semi detached house and create a lovely family home or to develop the land , subject to necessary permissions.

This property is connected with a planning application that is currently lodged with Bolsover District council and is available to view online. Whilst this scheme isn't going ahead it may give you an idea on planning.

The house has been in the same family for decades. Although the house requires modernising the size of the rooms afford a variety of uses.

HALL

19' 0" x 7' 6" max (5.8m x 2.30m max) The front door leads into the traditional hall with access to the Lounge, Dining Room and Kitchen. There is a useful under stairs storage cupboard.

LOUNGE

14' 10" x 12' 11" (4.54m x 3.94m) This room has a feature brick built fireplace and a large four pane window to the front with a radiator beneath. The flooring is original parquet flooring. There is a door to the hallway and an opening to the dining room.

DINING ROOM

15' 1" x 16' 1" (4.6m x 4.91m) Another generous reception room with a window to the rear and doors to the hallway, breakfast room and opening to the lounge.



BREAKFAST AREA

15' 1" x 9' 11" (4.6m x 3.04m) Being in the very heart of the home is this breakfast area with a window to the rear and open plan access to the kitchen. Doors lead to the rear hallway and dining room.

KITCHEN

19' 0" x 6' 2" max (5.8m x 1.89m max) Fitted with a range of wall and floor mounted units in a light wood colour with white worksurfaces. There is a one and a half bowl stainless steel sink and drainer, space and plumbing for a dishwasher, a slot in cooker and two windows and radiators.

REAR HALLWAY

7' 1" max x 6' 6" max (2.18m max x 2.0m max) This area has an external door leading out to the rear garden, door to the wc and an internal access door to the garage.

WC

3' 7" x 5' 0" (1.10m x 1.54m) A downstairs WC fitted with a white wc and white wash hand basin. There is a window to the end of the room.

LANDING

Providing access to all bedrooms, family bathroom and the loft.

BEDROOM 1

15' 0" x 12' 11" (4.59m x 3.94m) A great sized bedroom with views over the rear garden. This room has potential due to its size and the storage cupboard. A window to the rear and a radiator to the wall.



BEDROOM 2

14' 11" x 12' 0" (4.57m x 3.67m) This front facing bedroom has a window overlooking the front garden and a radiator to the wall.

BEDROOM 3

9' 10" x 11' 3" (3.0m x 3.43m) A double bedroom to the front of the house with a front facing window and radiator to the wall.







BATHROOM

8' 11" x 8' 5" (2.73m x 2.58m) A generous sized bathroom fitted with a suite in keeping with the age of the house. There is a shower over the pink bath with glass screen. A large pink wash hand basin on a pink pedestal and a bidet. The window to the rear is above the sink and there is a radiator to the wall.

WC

Fitted with a WC and a window to the side. Offering great potential to create an en-suite to bedroom one.



TANDEM GARAGE

32' 3" x 8' 5" (9.85m x 2.58m) A tandem garage to the side of the house has garage doors to the front and a pedestrian door straight into the house at the back. The boiler and meters are located in the garage and there are windows to the side.

EXTERNAL

The impressive approach from Main street is the sweeping driveway and large lawned areas in front of the house with a hedged boundary to the road. A path leads around the house to the extensive rear gardens.

From the back door of the house, the garden which is now pegged out to show the division, is extensive and is lawned. Only viewing this property will show you the true size of what is on offer.

Should the new owners have equestrian interests then a local paddock could be rented.





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Plan produced using PlanUp.

3 Main Street, Palterton, Chesterfield

