

1 The Old Maltings, Misterton



Asking Price Of £295,000

A spacious and extremely well presented three double bedroom detached property situated in an idyllic location along the Chesterfield canal within in this attractive modern development in Misterton.

This wonderful property offers superb family living accommodation throughout along with stunning surrounding views, landscaped gardens and off road parking,

We strongly encourage an internal viewing of this generous sized property to fully appreciate what is being offered and briefly comprises of;

Reception hall, Guest cloakroom, Open dining kitchen, Sitting room, First floor landing, Three bedrooms, ensuite and family bathroom.

This impressive property boasts a well presented reception hall with access to a useful ground floor cloakroom and the open plan dining breakfast kitchen which benefits from a superb range of shaker style wall and base units with oak worktops and breakfast Island, this generous space also enjoys a host of built in appliances and French doors that provide a stunning view as well as access to the gardens. Leading off from the kitchen is an attractively presented sitting room with feature fire place and a further set of French doors opening to the garden.

Upstairs benefits from a generous sized main bedroom with fitted wardrobes, French doors with Juliet Balcony and an ensuite shower room, there are are two further good sized bedroom that enjoy wonderful views and is served by a well presented family bathroom.

To the front of the property is a private drive way serving this small executive development and provides access to two parking spaces with open carport. Gated access leads to a stunning rear garden, having split level paved seating areas along with an arrangement of shaped trees leading to the bank of the canal, this impressive garden is the perfect outdoor space to relax and unwind and benefits from a garden shed and an attached outbuilding with power and lighting.



CLOAKROOM

5' 6" x 3' 2" (1.68m x 0.97m)



DINING KITCHEN

21' 6" x 12' 0" (6.55m x 3.66m)



SITTING ROOM

13' 9" x 13' 0" (4.19m x 3.96m)



MAIN BEDROOM

13' 0" x 10' 10" (3.96m x 3.3m)



ENSUITE

9' 4" x 3' 3" (2.84m x 0.99m)



BEDROOM 2

12' 3" x 10' 10" (3.73m x 3.3m)



BEDROOM 3

8' 11" x 8' 0" (2.72m x 2.44m)



FAMILY ROOM

8' 2" x 5' 9" (2.49m x 1.75m)



DATED - 19/05/2025

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.