



Rock View Millfield Park  
Old Tupton, Chesterfield, S42 6AD

£120,000



## Rock View Millfield Park

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Rock View is a recently refurbished spacious detached park home situated within the highly desirable Millfield Park located in the semi-rural village of Old Tupton, enjoying a large plot & garden with fine far-reaching views over the glorious Derbyshire countryside.

The park is located close to a wide array of local amenities, with the town of Clay Cross a short distance away, and the larger Market Town of Chesterfield a few miles beyond, and yet the Peak District National Park and open countryside is on the door step.

A viewing is highly recommended to appreciate the scope of the accommodation on offer.

### Accommodation

The accommodation comprises of a welcoming entrance which opens into the well-proportioned breakfast kitchen area. Recently a new kitchen with integrated hob base and wall units together with wood affect countertops. The freestanding fridge and washing machine are also included. Alongside a new kitchen the park home has been neutrally decorated throughout and re carpeted making it a perfect space to add personal touches. To the front of the property there are two double glazed bow windows providing excellent natural light to the front living room dining area and kitchen.

Off the inner hallway are the two bedrooms and a shower room, The shower room features a white gloss suite including a walk in shower with glass curtain, low flush w/c and pedestal sink. Both bedrooms are of a good size and both bedrooms have views over the rear garden past to the fields.





### Outside The Property

Outside the property is situated within a large plot, with an attractive front garden laid to lawn with decorative planting and a rockery.

There is a tarmacked driveway providing off road parking leading to the rear gardens and sheltered entrance/ patio area.



There are gardens surrounding the property, all well-tended with established planting and hedge borders ensuring a good degree of privacy, with lawned areas and patios ideal for sitting out and enjoying the semi-rural location and views over open countryside.

### Key Information

- Council Tax – Band A
- Bottled LPG heating and hot water
- EPC - Exempt
- Pitch fees £191 per month
- Occupants must be 55 Years of age or more.
- UPVC post 2002



Please note although the property displays as Freehold online, Park Homes are neither Freehold or Leasehold.

## Floor Plan



## Viewing

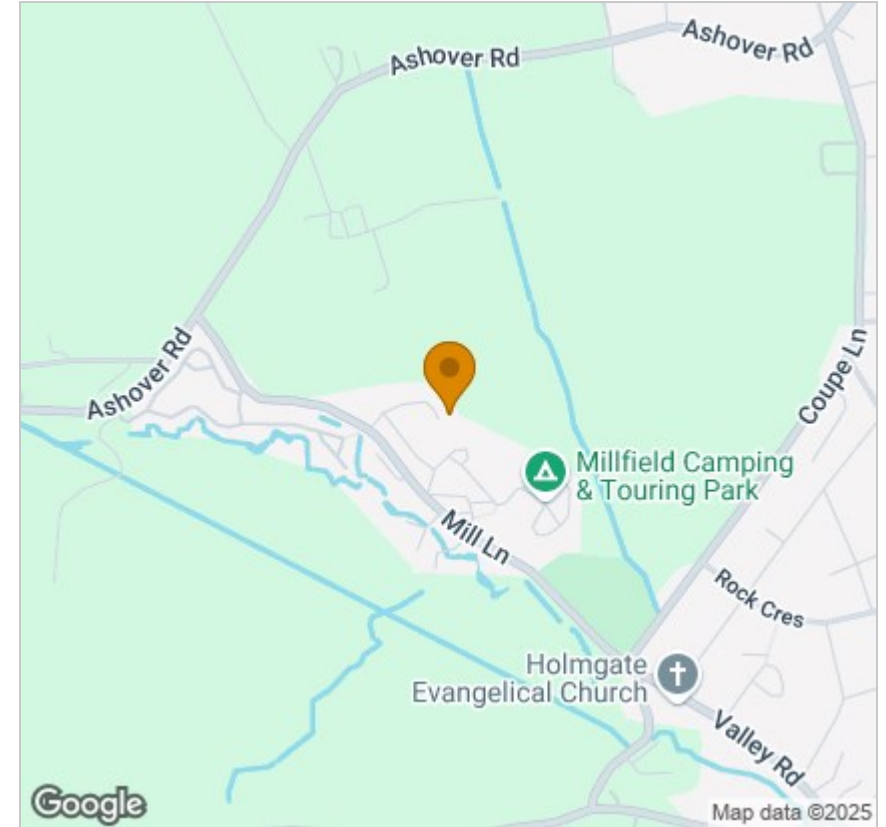
Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		