



**Boythorpe Road, Boythorpe, Chesterfield, Derbyshire S40 2NB**



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**Offers Over £270,000**

**PINWOOD**

Boythorpe Road  
Boythorpe  
Chesterfield  
Derbyshire  
S40 2NB



Offers Over £270,000

**3 bedrooms  
1 bathrooms  
2 receptions**

- GROUND FLOOR WC AND UTILITY AREA WITH BREAKFAST BAR SEATING
- DETACHED TANDEM DOUBLE GARAGE/WORKSHOP - 12m LONG - REAR DRIVEWAY FOR TWO CARS
- FRONT COURTYARD AND LARGE SOUTH WEST FACING REAR GARDEN
- TWO RECEPTION ROOMS - LOUNGE IS OPEN PLAN TO THE DINING ROOM
  - TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- GAS CENTRAL HEATING - NEW COMBI BOILER 2018 - UPVC DOUBLE GLAZING - COUNCIL TAX BAND B - EPC RATED E
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
  - READING/STUDY AREA TO GALLERIED LANDING
- WELL EQUIPPED AND APPOINTED KITCHEN WITH PANTRY/STORE
- ON THE EDGE OF THE TOWN CENTRE - MAIN COMMUTER ROUTE AND EASY ACCESS TO THE M1 MOTORWAY





\*\*DOUBLE DETACHED GARAGE/WORKSHOP TO REAR WITH DRIVEWAY\*\*

This charming three-bedroom extended detached home on Boythorpe Road, Chesterfield, offers a perfect balance of traditional character and modern comfort. Set back from the road via a walled forecourt, the property welcomes you with an entrance porch leading into a bright hallway with charming features. The spacious lounge, featuring a large front-facing window and a classic fireplace, flows seamlessly into the dining room through an elegant square arch, creating an ideal space for relaxation and entertaining. The well-appointed kitchen is fitted with a good range of wall and base units, an inset sink, and ample space for appliances, with utility area, pantry and access to the ground floor wc.

Upstairs, the generous landing offers space for a reading/study area and leads to two spacious double bedrooms and a well-proportioned single bedroom with a fitted wardrobe. The family bathroom offers a tranquil retreat, complete with a three-piece suite, including a bath with an overhead shower.

The highlight of this home is the impressive rear garden, featuring a spacious patio for outdoor dining, a large lawn bordered by hedges for privacy, and a garden shelter for additional storage. A detached double tandem garage/workshop, accessible via Boythorpe Crescent, provides secure parking and driveway parking for two cars.

Ideally located in the desirable Boythorpe area, this property is within walking distance of excellent schools, the picturesque Queens Park and leisure centre, and offers easy access to West Bars, Brampton, Chesterfield town centre and the M1 motorway.

\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*

Don't miss this fantastic opportunity—contact us today to arrange a viewing!

#### PORCH

5'5" x 5'4" (1.67 x 1.65)

Step into this inviting entrance porch, featuring stylish wooden laminate flooring and a modern uPVC door. The space is enhanced with neutral décor, built-in storage cupboards for practicality, and a uPVC window that allows natural light to brighten the area.

#### ENTRANCE HALL/STAIRS AND LANDING

A warm and welcoming entrance hall featuring soft carpeted flooring, elegant wallpaper décor, and classic decorative coving. A radiator ensures year-round comfort, while a built-in cupboard provides convenient storage. Stairs rise to the first floor spacious and versatile galleried landing, beautifully presented with carpeted flooring and tasteful wallpaper décor. Featuring loft access and a radiator for added comfort, this area is ideal for a cosy reading nook or a stylish study space.

#### LOUNGE

13'0" x 12'11" (3.98 x 3.95)

A beautifully presented open-plan lounge/diner, featuring plush carpeted flooring, elegant wallpaper décor, and classic coving. A charming ceiling rose adds character, while a large uPVC window fills the space with natural light. The radiator and feature fireplace ensures a warm and inviting atmosphere, making it the perfect setting for relaxation and entertaining.

#### DINING ROOM

13'0" x 12'11" (3.98 x 3.95)

Flowing effortlessly into the dining area, this elegant space continues the theme of comfort and style. Featuring soft carpeted flooring, tasteful wallpaper décor, and decorative coving with a classic ceiling rose, the diner is bathed in natural light from the uPVC window. A radiator ensures warmth, making it an ideal setting for family meals and entertaining.

#### KITCHEN

9'1" x 8'2" (2.77 x 2.51)

A well-appointed kitchen featuring stylish laminated wooden worktops, soft-close drawers, and a range of wall and base units in a contemporary green. The space is equipped with a stainless steel sink and chrome mixer tap, with designated areas for a cooker, and tall fridge freezer. The two uPVC windows and a uPVC door allow plenty of natural light. The kitchen also benefits from a wall-mounted Logic combi boiler, a handy pantry/storage cupboard, a radiator for warmth, and durable wooden laminate flooring.

#### KITCHEN/UTILITY AREA

10'8" x 8'6" (3.27 x 2.61)

This practical kitchen and utility space offers designated plumbing and space for a washing machine ensuring convenience for daily tasks. A handy breakfast bar provides additional seating, while a uPVC door and window allow natural light to fill the area. The space is enhanced with a radiator for warmth, durable wooden laminate flooring, and fresh painted décor. Additionally, there is direct access to the WC for added convenience.

#### GROUND FLOOR WC

4'5" x 3'1" (1.37 x 0.96)

A convenient WC featuring a cistern toilet, complemented by fresh painted décor and durable wooden laminate flooring. A door leads to the rear garden store.

GROUND FLOOR  
96.4 sq.m. (1037 sq.ft.) approx.

1ST FLOOR  
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA: 142.0 sq.m. (1528 sq.ft.) 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 other statement made. The floorplan is for guidance only and must not be used as a key for 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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Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



**BEDROOM ONE**  
12'11" x 10'7" (3.95 x 3.23)

A generously sized double bedroom featuring soft carpeted flooring, a blend of wallpaper and painted décor, and a large uPVC window providing ample natural light. A radiator ensures warmth and comfort, creating a relaxing retreat.

**BEDROOM TWO**  
12'11" x 10'4" (3.95 x 3.15)

A spacious double bedroom situated at the rear of the property, featuring soft carpeted flooring, a combination of wallpaper and painted décor, and a large uPVC window that fills the room with natural light. A radiator ensures a warm and comfortable atmosphere.

**BEDROOM THREE**  
10'0" x 5'11" (3.05 x 1.81)

A well-proportioned single bedroom positioned at the front of the property, featuring soft carpeted flooring, a combination of wallpaper and painted décor, and a large uPVC window allowing natural light to brighten the space. A radiator ensures warmth and comfort.

**BATHROOM**  
8'10" x 8'0" (2.71 x 2.46)

A well-appointed bathroom featuring tiled-effect vinyl flooring and fully tiled walls for a sleek and modern finish. A uPVC frosted window provides natural light while maintaining privacy. The suite includes a bath with a glass screen and overhead shower, a pedestal sink with chrome taps, and a low-flush WC. Additional features include a wall-mounted chrome towel radiator, an extra radiator for warmth, and an extractor fan for ventilation.

**TANDEM GARAGE**  
37'11" x 10'0" (11.56 x 3.06)

The detached double tandem garage provides excellent storage and parking options with uPVC door, window and up and over electric garage door, with lighting and power, the driveway to the front of the garage provides off road parking for two cars.

#### EXTERNAL

To the front the property is set back off the road via a walled and paved forecourt and there is gated side access to the beautifully maintained and spacious garden to the rear, featuring a generous lawn and a paved patio area—perfect for outdoor dining and relaxation. The space is fully enclosed for privacy and security.

#### GENERAL INFORMATION

LOFT - PARTIALLY BOARDED WITH LIGHTING

TOTAL FLOOR AREA HOUSE - 1147.25 sq ft / 106.63 sq m

TOTAL FLOOR AREA GARAGE - 35.37 sq ft / 380.72 sq m

TENURE - FREEHOLD

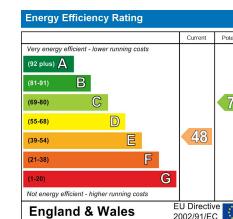
EPC RATED - E

COUNCIL TAX BAND - B

GAS CENTRAL HEATING - NEW COMBI BOILER FITTED 2018

UPVC WINDOWS AND DOORS - NEW FITTED 2022

NEW GUTTERS AND FASCIAS FITTED 2024



PINEWOOD