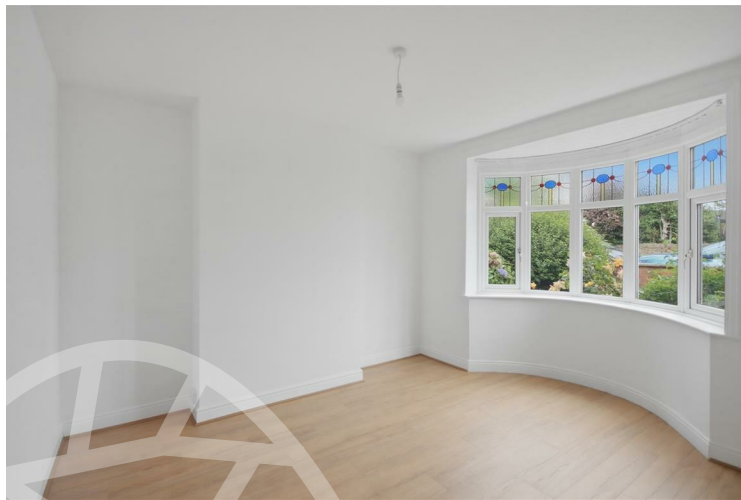




63 Summerfield Road,  
Boythorpe, S40 2LH

OFFERS AROUND

£320,000

W  
WILKINS VARDY

## OFFERS AROUND

# £320,000

DETACHED FAMILY HOME - TWO RECEPTION ROOMS - FOUR BEDROOMS - INTEGRAL GARAGE - NO CHAIN

Offered for sale with no upward chain is this well presented bay fronted detached family home situated on the outskirts of the Town Centre, offering spacious and versatile accommodation throughout. Recently redecorated and benefiting from new floor coverings and new internal doors, the property is ready for immediate occupation.

The accommodation comprises two good sized reception rooms, a fitted kitchen, four bedrooms, including an impressive 24ft dual aspect principal bedroom, and a 4-piece family bathroom. Externally, the property enjoys mature gardens, an integral garage, and driveway parking.

Located on the outskirts of the Town Centre, the property is within easy access of local schools and amenities, and Queen's Park is nearby. Commuter links towards Dronfield, Sheffield and the M1 Motorway are also readily accessible.

- EXTENDED BAY FRONTED DETACHED FAMILY HOME
- TWO GOOD SIZED RECEPTION ROOMS
- FOUR BEDROOMS, ONE OF WHICH IS 24 FT. LONG AND DUAL ASPECT
- INTEGRAL GARAGE & CAR STANDING SPACE
- LOCATED ON THE OUTSKIRTS OF THE TOWN CENTRE
- NEWLY DECORATED, NEW INTERNAL DOORS & NEW FLOOR COVERINGS THROUGHOUT
- KITCHEN/DINER WITH SOME INTEGRATED APPLIANCES
- 4-PIECE FAMILY BATHROOM
- ENCLOSED SOUTH FACING REAR GARDEN
- EPC RATING: E

### General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Newly decorated, new internal doors and new floor coverings throughout  
Gross internal floor area - 122.4 sq.m./1317 sq.ft. (including Garage)  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Parkside Community School

### On the Ground Floor

A timber framed and glazed front entrance door opens into a ...

### Entrance Hall

Fitted with laminate flooring and having a useful built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

### Living Room

11'11 x 11'11 (3.63m x 3.63m)  
A good sized bay fronted reception room fitted with laminate flooring.

### Sitting Room

13'0 x 11'11 (3.96m x 3.63m)  
A good sized reception room fitted with laminate flooring. uPVC double glazed French doors overlook and open onto the rear of the property.

### Kitchen/Diner

14'6 x 8'11 (4.42m x 2.72m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include a slimline dishwasher, microwave oven, electric eye level oven and a 4-ring hob with concealed extractor over.  
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.  
Laminate flooring.  
A uPVC double glazed door gives access onto the rear garden, and an internal door gives access into the garage.

### On the First Floor

### Landing

### Bedroom One

24'11 x 8'7 (7.59m x 2.62m)  
A spacious and versatile dual aspect room fitted with laminate flooring.

### Bedroom Two

13'0 x 11'11 (3.96m x 3.63m)  
A good sized rear facing double bedroom.

### Bedroom Three

11'11 x 11'11 (3.63m x 3.63m)  
A good sized front facing double bedroom.

### Bedroom Four

7'3 x 5'11 (2.21m x 1.80m)  
A front facing single bedroom.

### Family Bathroom

8'11 x 5'11 (2.72m x 1.80m)  
Being fully tiled and fitted with a white 4-piece suite comprising of a panelled bath with electric shower over, pedestal hand wash basin, low flush WC and bidet.  
Built-in floor to ceiling airing cupboard housing the hot water cylinder.  
Wall mounted overhead storage cupboards.  
Laminate flooring.

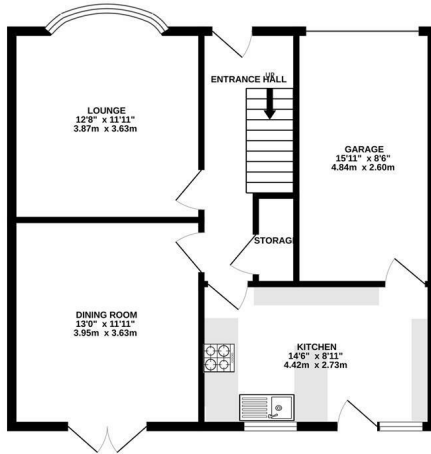
### Outside

Double gates open to a concrete driveway which provides car standing space and leads to the Integral Garage, having an electric roller door and a personnel door opening into the kitchen. There is also a lawned front garden with mature planted borders.

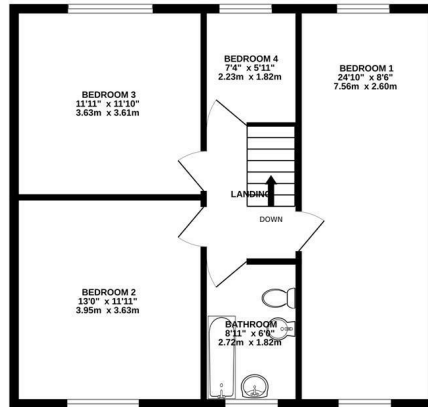
A wooden gate gives access down the side of the property to the enclosed south facing rear garden which is laid mainly to lawn and has mature borders of plants and shrubs. There is also a greenhouse and a garden shed.



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             |         | 78                      |
|                                             | 42      |                         |
| 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) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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RICS



## 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, shower unit, 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.

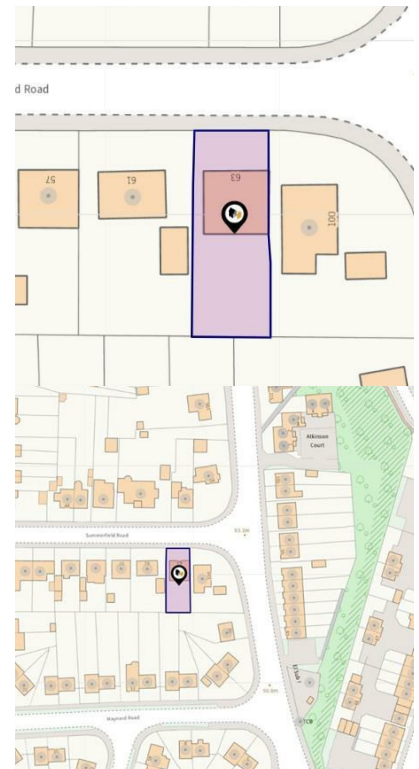
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community 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 Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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