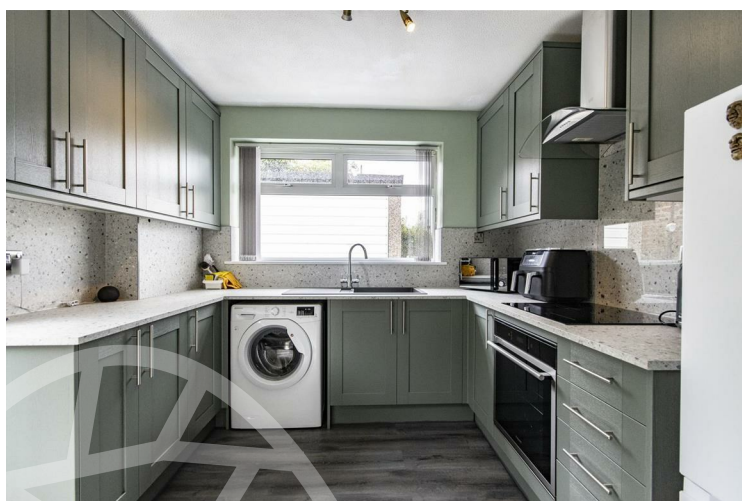




105 Boythorpe Road,
Boythorpe, S40 2NE

OFFERS AROUND

£194,999

W
WILKINS VARDY

£194,999

THREE BED SEMI - RE-FITTED KITCHEN & BATHROOM - CONSERVATORY - ENCLOSED GARDEN WITH DETACHED WORKSHOP/STORE

Situated on the outskirts of the Town Centre is this delightful three bedroomed semi detached house offering a spacious 772 sq.ft. of living space, perfect for comfortable living. The property boasts a re-fitted kitchen and bathroom, and a spacious lounge/diner with French doors opening into a lovely conservatory. With ample off street parking and an enclosed rear garden with a useful detached workshop/store, this property is ideal for a family or someone looking to downsize.

The property is located in a popular and convenient location, whether you fancy a leisurely stroll in Queen's Park or need to run errands, everything is within easy reach.

Don't miss the opportunity to make this house your home sweet home. Contact us today to arrange a viewing and take the first step towards living in this wonderful property on Boythorpe Road.

- Generously Proportioned Semi Detached House
- Contemporary Re-Fitted Kitchen
- Three Bedrooms
- Off Street Parking for up to Three Vehicles
- Convenient Location on the outskirts of the Town Centre
- Spacious Dual Aspect Lounge/Diner
- uPVC Double Glazed Conservatory
- Re-Fitted Family Bathroom
- Enclosed Rear Garden with Useful Detached Workshop/Store
- EPC Rating: D

General

Gas central heating (Worcester Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 71.7 sq.m./772 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Hall

Fitted with laminate flooring and having a built-in under stair store cupboard which houses the consumer unit and gas/electric meters. A staircase rises to the First Floor accommodation.
An opening leads through into the kitchen, and a door gives access into the lounge/diner.

Re-Fitted Kitchen

9'3 x 8'11 (2.82m x 2.72m)
Re-fitted in July 2024 with a range of sage shaker style wall, drawer and base units with complementary work surfaces and matching splashbacks. Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and induction hob with glass splashback and extractor canopy over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Laminate flooring.
A uPVC double glazed door gives access onto the side of the property.

Lounge/Diner

19'11 x 11'0 (6.07m x 3.35m)
A spacious dual aspect reception room, fitted with laminate flooring and having a feature marble fireplace with inset electric fire.
uPVC double glazed French doors give access into the conservatory.

uPVC Double Glazed Conservatory

8'1 x 6'4 (2.46m x 1.93m)
A lovely conservatory having a tiled floor and French doors which overlook and open onto the rear garden.

On the First Floor

Landing

Fitted with laminate flooring and having a loft access hatch.

Bedroom One

11'1 x 10'7 (3.38m x 3.23m)
A good sized front facing double bedroom.

Bedroom Two

11'0 x 8'11 (3.35m x 2.72m)
A good sized rear facing double bedroom.

Bedroom Three

7'2 x 6'3 (2.18m x 1.91m)
A front facing single bedroom.

Re-Fitted Bathroom

Having waterproof boarding to the walls and fitted with a white 3-piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
LVT flooring.

Outside

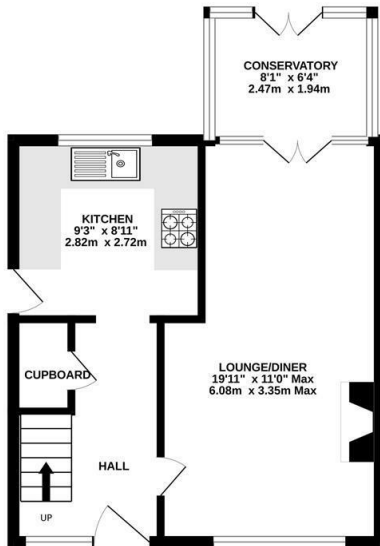
Block paving to the front of the property provides ample off street parking for up to three vehicles.

Wooden double gates to the side of the property open onto further block paving which continues round to the rear.

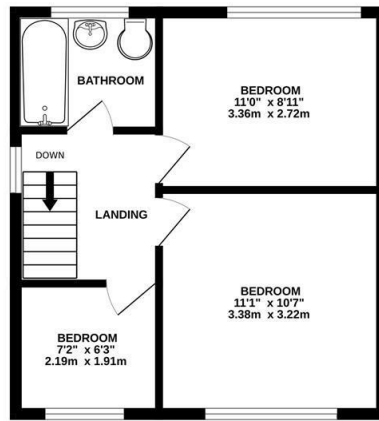
At the rear of the property there is a Detached Workshop/Store having an 'up and over' door, light and power. There is also a lawned garden.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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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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, electric fire, kitchen, appliances, 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.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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