



## Offers In The Region Of £325,000

- RELISTED BACK TO THE MARKET FEB 2025
- Kitchen diner with Orangery extension
- Lifetime decking, storage and pergola seating area
- Off street parking for multiple vehicles
- Traditional 3 Bed semi with attic room
- 3 Double bedrooms
- Popular location close to Chesterfield town centre
- Enclosed rear garden with brick built store, Wc and room
- Large bay windowed reception room
- Large attic space available for conversion if required



# 35 Boythorpe Crescent, Chesterfield S40 2NX

 3  1  2  D

Council Tax Band: C







Lovely 3 bedroom semi detached home located on the outskirts of Chesterfield Town Centre and within walking distance to Queens park sports centre and the bustling Chatsworth Road. Externally the property is set on a tree lined street with ample parking and generous garden areas front and back. Access is available down the side of the property and leads to the private rear garden. The enclosed rear garden, well planted for all seasons and pet secure has a large lawn, composite Trex lifetime decking. Deck 1 is 4400 x 3290, which has the lifetime aluminum gazebo with full curtains, lighting and power. The second trex deck is 4080 x 3640, which houses the maintenance free shed. The shed can be moved to fully utilise the whole area if preferred. There is also an outside Wc, store and music room, which could be an office, playroom etc. A further composite lifetime store is also available. Entering the property into the hallway, with original flooring, the generous bay windowed lounge is to the front of the property and has a feature fireplace. Under the stairs is a store cupboard and separate Wc. To the rear is the lovely kitchen diner with new professional range oven, cabinets and butcher block worktops. The brand new superb quality multifuel stove was completely relined in stainless steel at the same time. It was installed in late July 24. French doors lead out to the orangery, with views and access out to the garden. On the 1st floor there are 2 double bedrooms to the rear both with views over the garden and further afield across Chesterfield and the Derbyshire moors. To the front is the main bedroom has fitted wardrobes. The shower room has a white suite, tiled and walk in shower. The generous attic has been fully boarded and has power, light and a velux window. There is potential to extend into the attic if required or would make a great occasional room. The property has gas central heating with a Combi boiler. Council tax band C and the tenure is freehold.

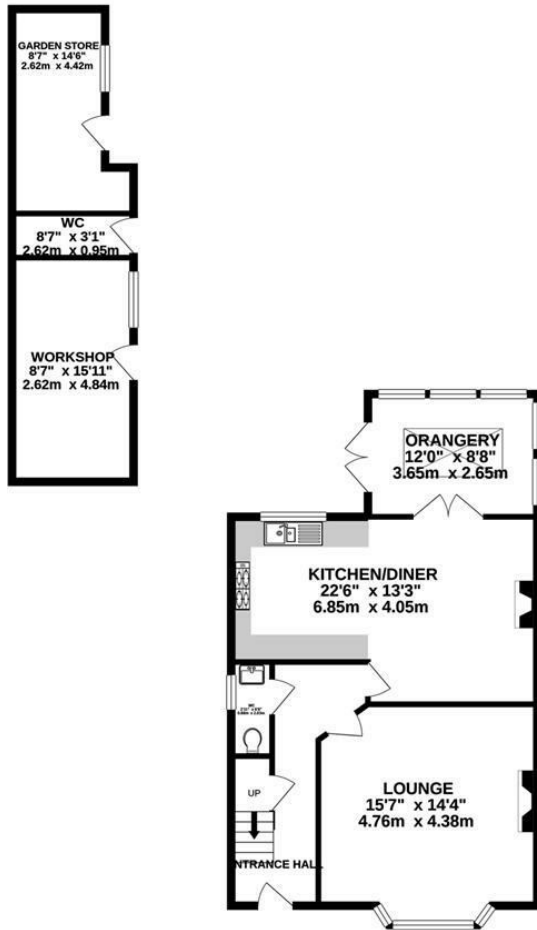








GROUND FLOOR  
967 sq.ft. (89.9 sq.m.) approx.

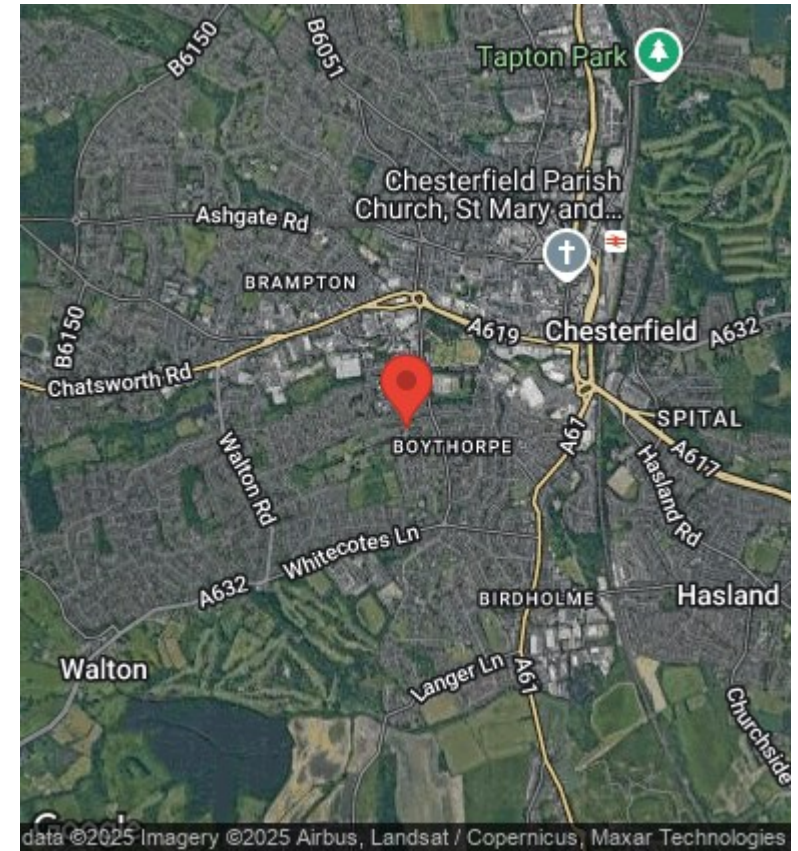
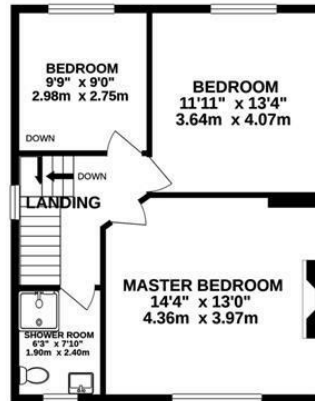


TOTAL FLOOR AREA: 1559 sq.ft. (144.8 sq.m.) approx.

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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1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC