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96 Boythorpe Road, Chesterfield, S40 2LR

Offers In The Region Of £550,000



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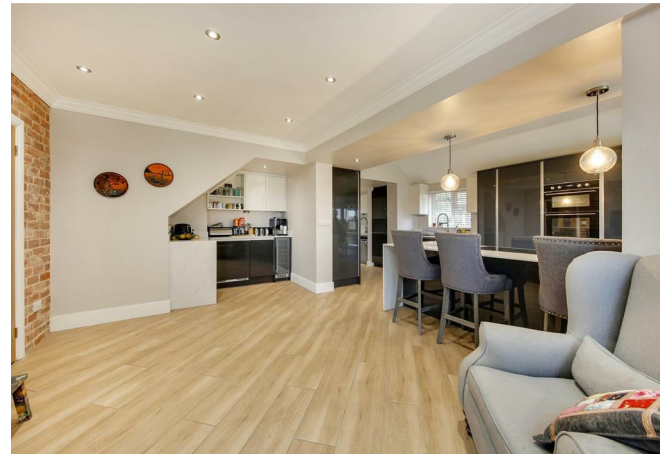
# 96 Boythorpe Road

Chesterfield, S40 2LR

This beautiful character residence set within a generous plot offers exceptional accommodation, having been reconfigured and renovated to an excellent standard throughout.

A viewing is essential to appreciate the quality and scope of the accommodation on offer.

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## 96 Boythorpe Road

This stunning detached residence of immense character provides over 2060 square feet of flexible accommodation throughout, and is set within a generous plot affording ample parking to the front, with a very well-proportioned garden to the rear.

The property has been thoughtfully reconfigured and renovated during the current ownership to provide a well considered layout to the ground floor, with a truly stunning kitchen, dining and living area backing on to the beautiful gardens.

A viewing is absolutely essential to appreciate the accommodation on offer.

### The Accommodation

The residence is accessed via a composite front door into a spacious entrance hall that has been decorated and finished to an excellent standard providing a grand and welcoming entrance.

Off the entrance hall is a large living room, bursting with features from the original parquet flooring to the panelled walls with a feature fireplace, and patio doors to the rear opening to the delightful rear garden. Additional windows to the front and side ensure the room is flooded with natural light. There is a further large reception room currently configured as a comfortable sitting room together with a third reception room providing a well-proportioned study which could also be utilised as a fourth bedroom. There is a well-fitted downstairs WC which has also been fully renovated to an excellent standard.

Last but certainly not least on the ground floor is the stunning kitchen, living and dining room with utility area, which has been beautifully reconfigured by the current owner to create an exceptional family and entertaining space. Finished to the highest of standards with a large island unit, the kitchen area has an excellent range of storage solutions, and high quality integrated appliances including a Bora induction hob with integrated extraction, a full height integrated fridge and full height integrated freezer, and an integrated Bosch dishwasher. The kitchen continues into a utility area which has access from the frontage, and to a delightful dining area to the rear with bi-fold doors to two sides opening to the garden, below a veranda which ensures the outside can be enjoyed in every weather.

To the first floor are three large double bedrooms, two of which could easily incorporate en-suite facilities if desired, and the spacious family bathroom that comprises of a large freestanding roll-top bath, a separate shower, and contemporary sink with vanity unit and WC fixtures.



#### Outside

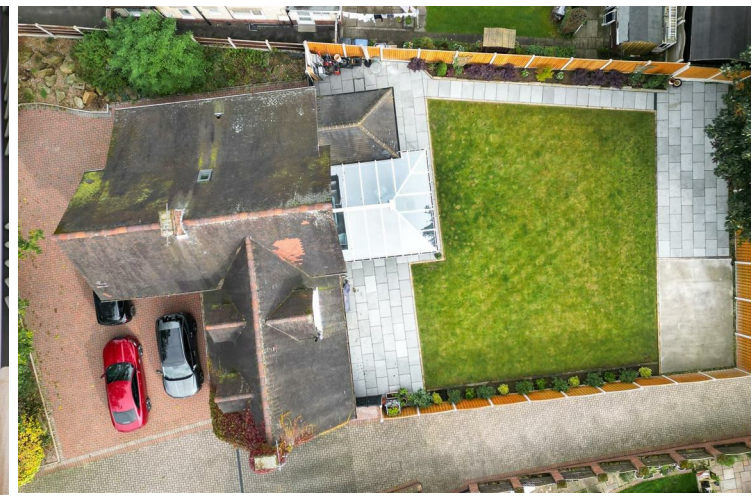
Outside the property is set well back from the road and is screened with established planting and trees, with a large block paved driveway to the frontage providing parking for several vehicles and ample space to construct a garage if required, subject to obtaining the necessary consents and permissions.

To the rear of the property is a large private and secure rear garden that has been landscaped by the current owner to provide an attractive rear garden, predominantly laid to lawn with paved patios directly to the rear of the property, and continuing to the bottom of the garden to ensure there is always a sunny spot to enjoy. A concrete base is down ready for a large shed, garden room or home office if required.

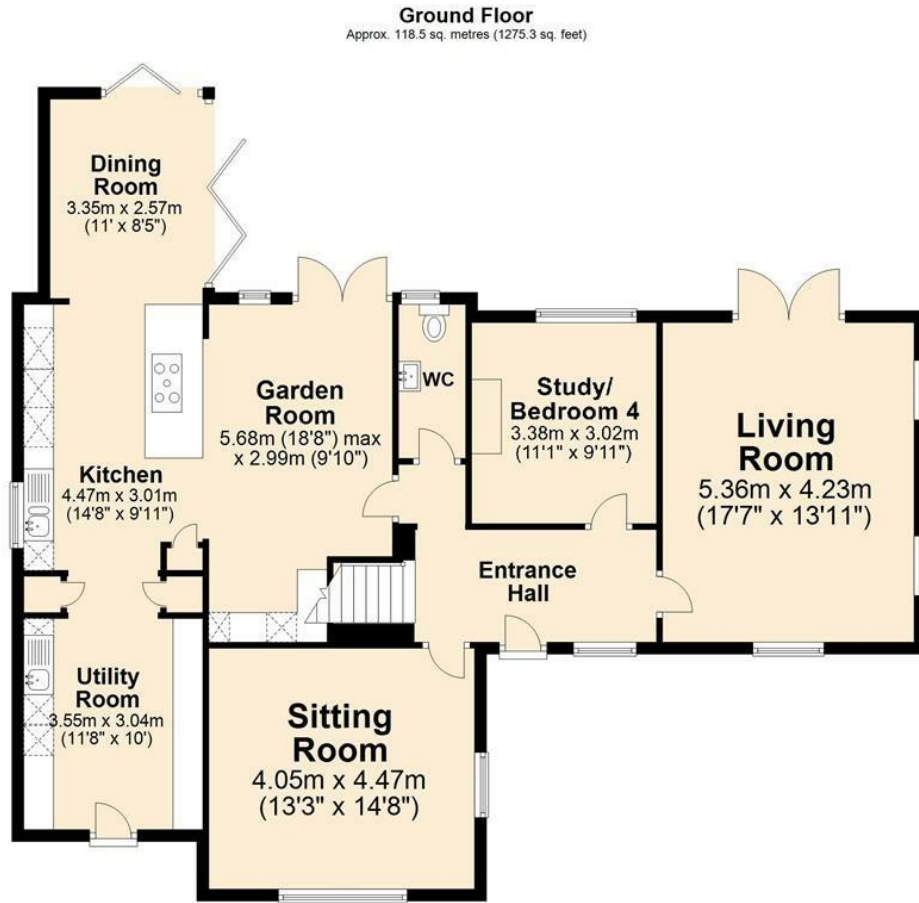
#### Key Facts

Tenure - Freehold  
Gas Central Heating - Baxi DuoTec Condensing Combination boiler  
uPVC double glazing  
Council Tax Band - D  
Local Council - Chesterfield Borough Council  
EPC - Band E





## Floor Plans



Total area: approx. 192.0 sq. metres (2066.7 sq. feet)

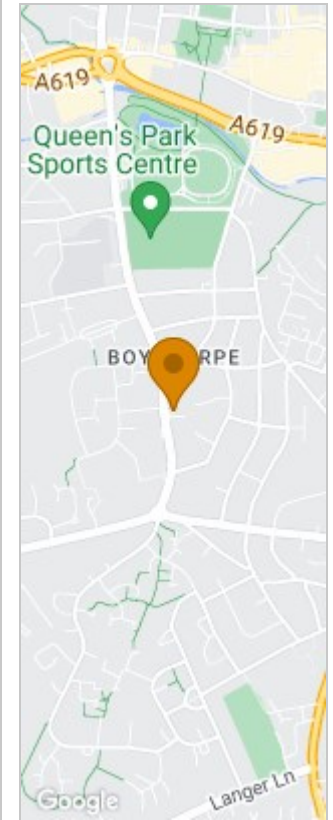
## Viewing

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

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
Tel: 01246 233121 Email: [enquiries@bothams.co.uk](mailto:enquiries@bothams.co.uk) <https://www.bothams.co.uk/>

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	