



£220,000 Freehold

21 BOUNDARY WAY | GLAPWELL | CHESTERFIELD | S44 5FQ

**BuckleyBrown**  
ESTATE AGENTS



BEYOND EXPECTATIONS...! This is a home that is set to wow you as soon as you enter, located on Boundary Way is this gorgeous two bedroom mid terrace, complimented by its modern decor and spacious layout, this really is a home not to be missed. Come on in...

Upon entry you will be greeted by the hallway, allowing access into the living room, a cosy area that makes a perfect setting for relaxing in with family. To the rear of the home is the modern kitchen/diner, a well thought out and decorated space, creating a great area to entertain friends. The kitchen/diner is complimented by patio doors onto the rear garden. To complete this floor is a handy WC.

Upstairs are two inviting and spacious bedrooms, both with neutral decor and ample opportunity to make your own. To complete this floor is the modern family bathroom.

Heading outside, to the rear of the home is a well looked after and low maintenance garden complete with patio and lawned areas, creating a tranquil setting for you to relax in during the summer months or enjoy the space to entertain friends and family. The home also benefits from off street parking to the rear.

The house is also situated in a great location, providing easy access to local amenities, schools and transport links, making daily commutes, family living and errands a breeze.

This property is not only well looked after but is sat in a prime location and shouldn't be missed!

Call today to view!





### Entrance Hallway

Allowing access into:

### Reception Room 13'9" x 9'0"

A spacious room with neutral decor, central heating radiator and window to the front elevation.

### Kitchen/Diner 13'5" x 10'5"

Complete with ample matching cabinetry and complimentary worktop over. Inset sink and drainer along with oven and hob with hood over. Ample space for your appliances, along with room for all your dining furniture. Window to the rear elevation and patio doors allowing access to the rear garden. Central heating radiator.

### Downstairs WC

Low flush WC, hand wash basin with storage cupboard and central heating radiator.

### Bedroom One 12'6" x 8'9"

Carpeted flooring, central heating radiator and window to the front elevation.

### Bedroom Two 13'8" x 8'9"

Carpeted flooring, central heating radiator and window to the rear elevation.

### Family Bathroom 6'5" x 6'3"

Complete with low flush WC, hand wash basin with storage and bath.

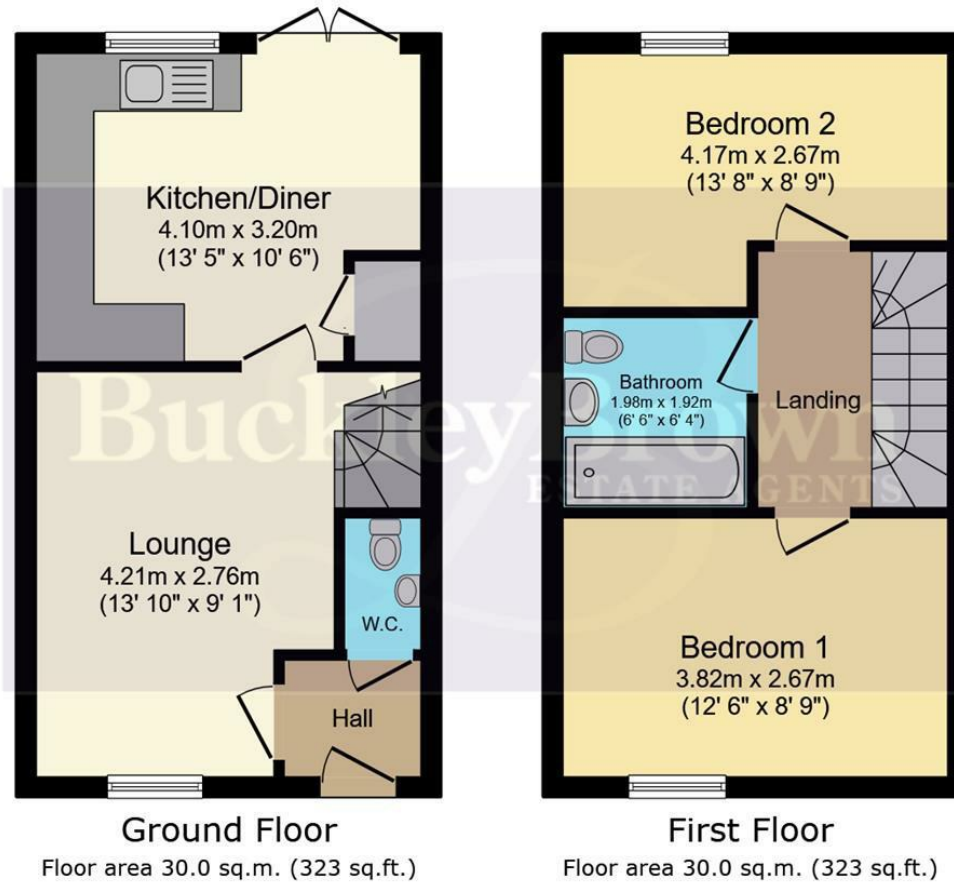
### Outside

Low maintenance rear garden with patio and lawn areas along with off street parking to the rear of the home.









**Total floor area: 60.1 sq.m. (647 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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



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