



Boythorpe Avenue, Boythorpe, Chesterfield, Derbyshire S40 2QB

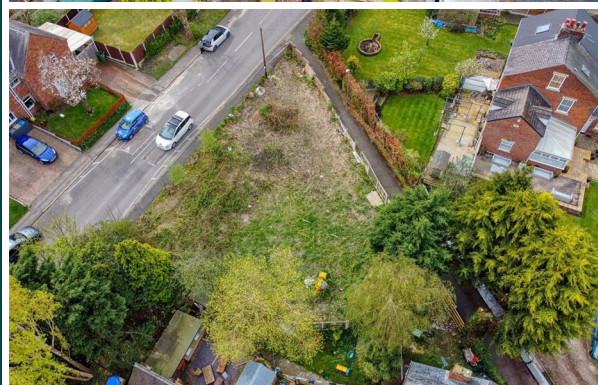
 null  null  null  EPC

£65,000

PINEWOOD



**Boythorpe Avenue  
Boythorpe  
Chesterfield  
Derbyshire  
S40 2QB**



**£65,000**

**null bedrooms  
null bathrooms  
null receptions**

- POPULAR RESIDENTIAL ESTATE
- ON A BUS ROUTE
- WALKING DISTANCE TO THE TOWN CENTRE, TRAIN STATION, COLLEGE, HOSPITAL ETC
- WALKING DISTANCE TO THE AMENITIES ON CHATSWORTH ROAD, BARS, RESTAURANTS, SHOPS, SUPERMARKETS ETC
- EASY ACCESS TO SITE OFF MAIN ROAD
- EASY ACCESS TO THE M1 MOTORWAY JUNCT 29 AND MAIN COMMUTER ROUTES

# FANTASTIC OPPORTUNITY

## LAND WITH PLANNING FOR ERECTION OF ONE PAIR OF THREE BED SEMI DETACHED DWELLINGS

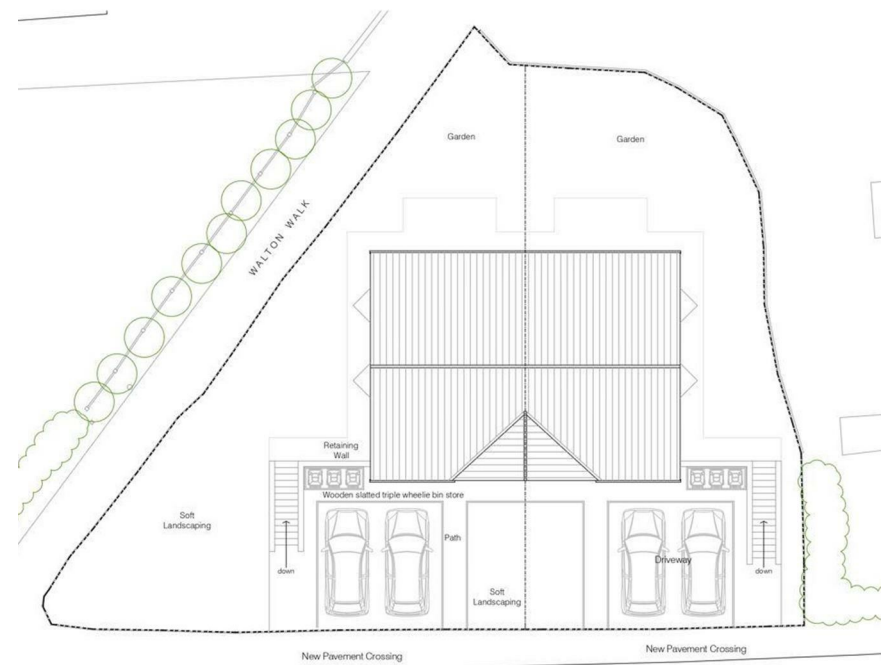
This corner plot has planning permission for a pair of three bed semi detached properties making good use of the current land levels, with driveway parking for two vehicles, on the lower ground floor there is a kitchen diner, family room, utility room and w.c/cloakroom. To the first floor is the principal double bedroom, two single bedrooms and the family bathroom. To the rear is a generous size garden. uPVC Double Glazing and Gas Central Heating.

Located in Boythorpe, which is a small suburb to the south-west of Chesterfield town centre in Derbyshire, walking distance to all the amenities on Chatsworth Road close by, the town centre of Chesterfield, main commuter routes and on the edge of the Peak District.

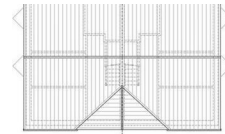
To view the planning application please visit:

<https://publicaccess.chesterfield.gov.uk/online-applications/applicationDetails.do?keyVal=QPN4XGEPIK000&activeTab=summary>  
CHE/21/00171/FUL

**\*\*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***



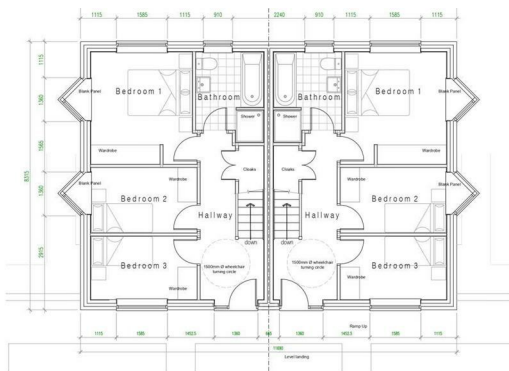
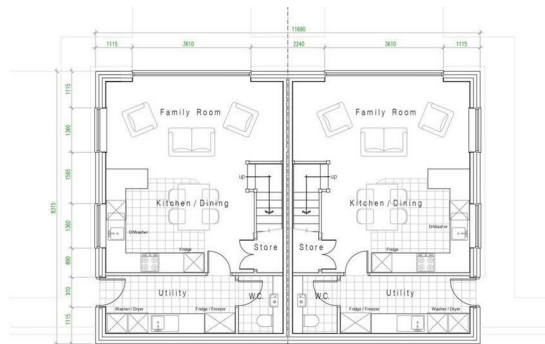
Proposed Site Plan



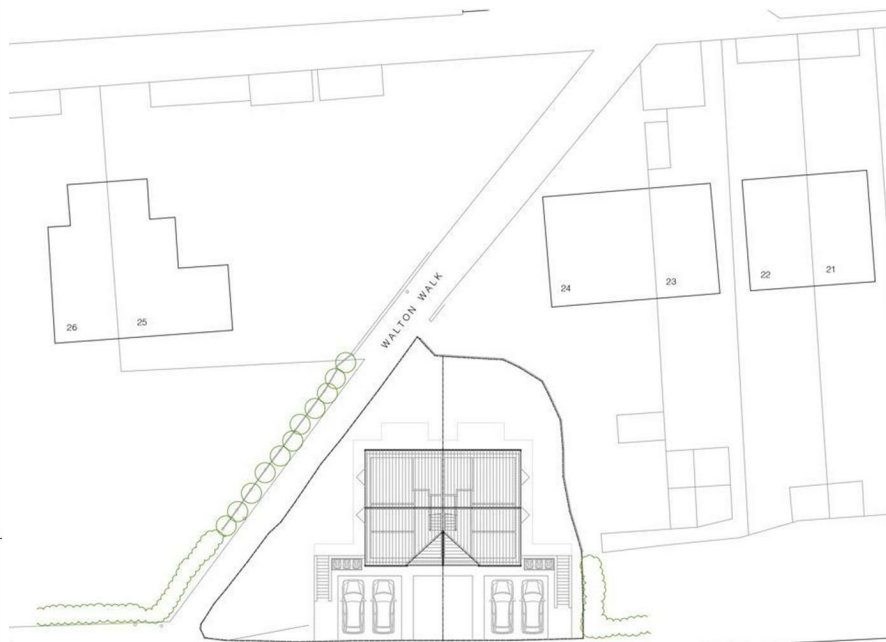
Proposed Roof Plan



Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan



Proposed Site Plan



Proposed Front Elevation

Proposed Side Elevation



Proposed Rear Elevation

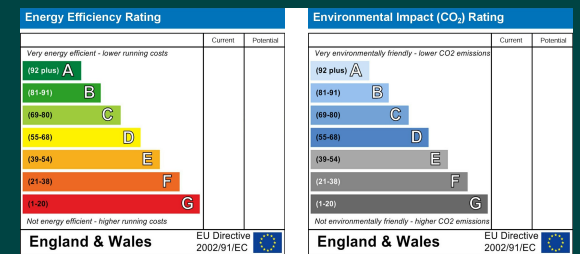
- Finishes Schedule**
- 1) Full wall through external concrete rendering/roof line. Colour grey.
  - 2) Half north ridge finish to roof. Colour grey.
  - 3) Facing brickwork. Colour red.
  - 4) Coat stone tiles. Two bed ground floor front elevation (see elevation).
  - 5) Concrete stone (left hand) front entrance.
  - 6) Sleek grey sliding doors. Colour white.
  - 7) New open windows. Colour white.
  - 8) All new roofing profiles to be uPVC. Colour white.
  - 9) New gutters. Colour black.
  - 10) New upspoke full pipe. Colour black.
  - 11) Entrance canopy. Colour anthracite grey/taupe.
  - 12) Prefabricated sliding window roof. Colour grey/white.
  - 13) Main renderings. Colour black.
  - 14) Clouseau glazing.

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24 Albert Street  
Mansfield, NG1  
01623 621001

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26 Mill Street,  
Clowne, S43 4JN  
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Clay Cross branch  
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