



Boythorpe Avenue, Boythorpe, Chesterfield, Derbyshire S40 2QB

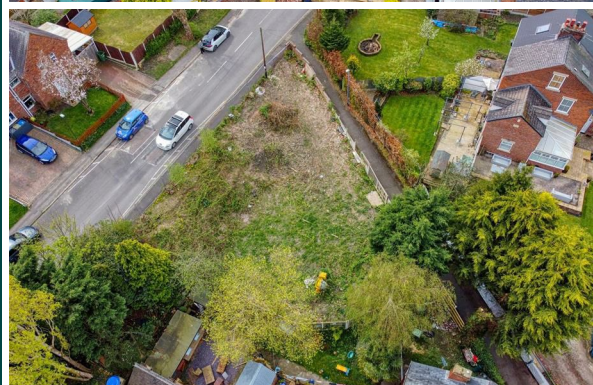
 null  null  null  EPC

£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

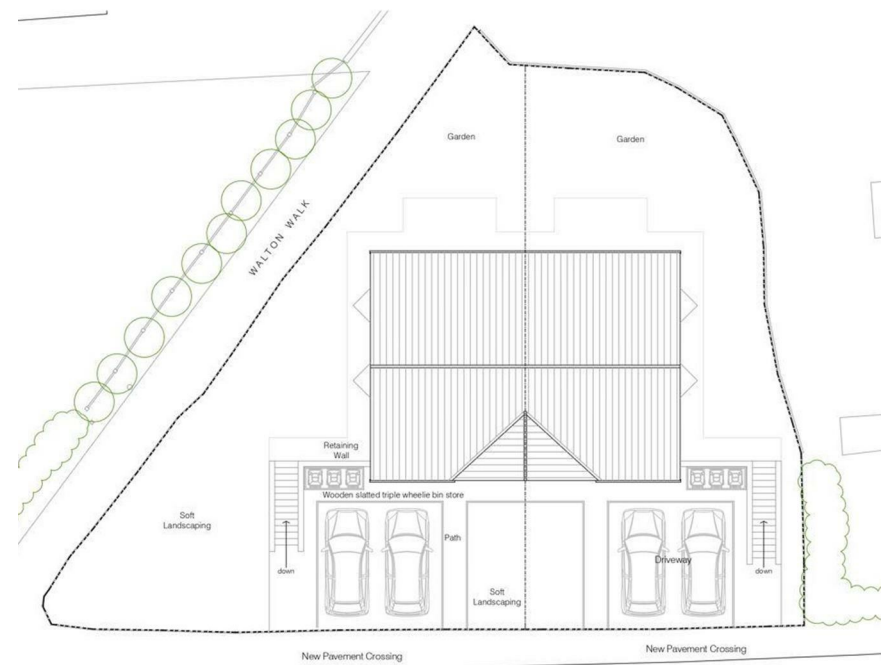
This corner plot has planning permission for a pair of three bed semi detached properties making good use of the current land levels, with driveway parking for two vehicles, on the lower ground floor there is a kitchen diner, family room, utility room and w.c/cloakroom. To the first floor is the principal 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****

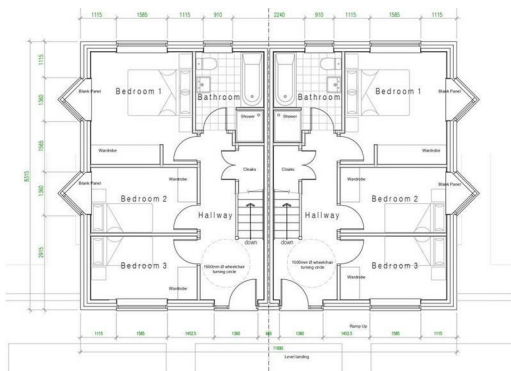


Proposed Site Plan

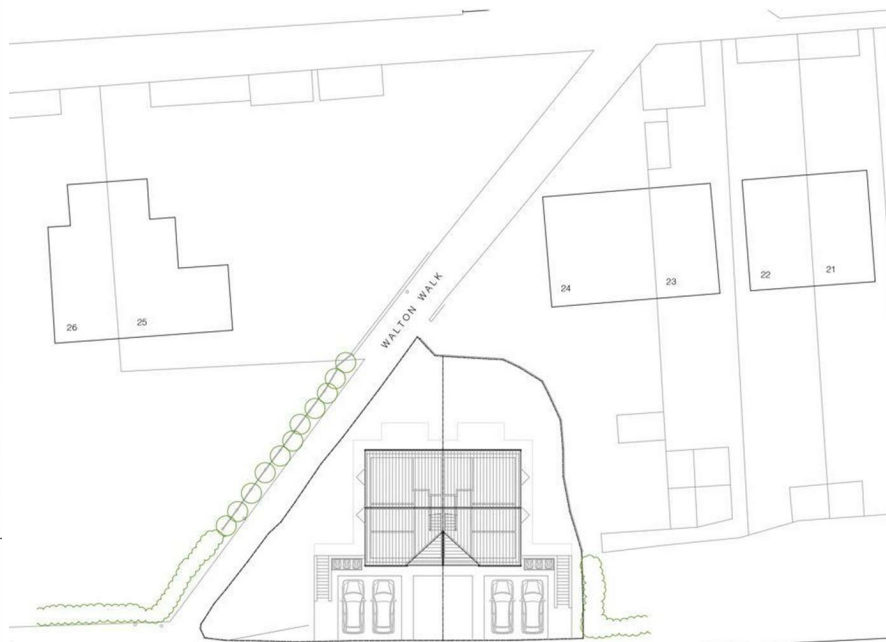
Proposed Roof Plan



Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan



Proposed Site Plan

BOYTHORPE AVENUE



Proposed Side Elevation



Proposed Rear Elevation

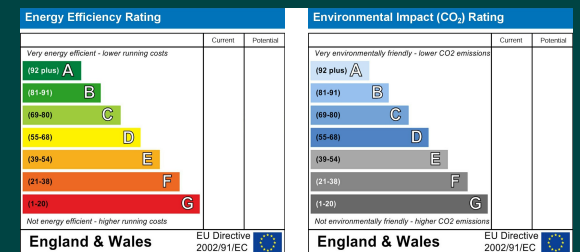
- Finishes Schedule**
- 1) Flat roof through pitched roofline (interior) roof line, Colour grey
 - 2) Half north ridge finish, Colour grey
 - 3) Facing brickwork, Colour red
 - 4) Coat stone tiles, Two bed ground floor front elevation (see elevation)
 - 5) Concrete stone (left hand) front window
 - 6) Sleekley sliding doors, Colour white
 - 7) New open windows, Colour white
 - 8) All new roofing profile to be uPVC Colour white
 - 9) New gutters, Colour black
 - 10) New upspoke full pipe, Colour black
 - 11) Entrance canopy, Colour anthracite grey 100
 - 12) Prefabricated steel bay window roof, Colour grey anthracite
 - 13) Main walls, Colour black
 - 14) Clouse grey

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



PINEWOOD