



63 Summerfield Road,
Boythorpe, S40 2LH

OFFERS IN THE REGION OF

£300,000

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WILKINS VARDY

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£300,000

EXTENDED 4 BED DETACHED FAMILY HOME - SOUTH FACING REAR GARDEN - LOCATED ON OUTSKIRTS OF TOWN CENTRE

This delightful bay fronted detached house has been extended to the side and offers generously proportioned accommodation, perfect for family living. Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The property also benefits from a good sized kitchen/diner, four bedrooms, one of which is dual aspect and has a kitchenette, and a 4-piece bathroom. For those with vehicles, the property boasts an integral garage and driveway parking.

Located in an established residential area on the outskirts of the Town Centre, the property is well placed for accessing Queens Park, and is also readily accessible for transport links towards Dronfield, Sheffield and the M1 Motorway.

In summary, this detached house on Summerfield Road is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

- Extended Bay Fronted Detached Family Home
- Kitchen/Diner with some Integrated Appliances
- 4-Piece Family Bathroom
- Enclosed South Facing Rear Garden
- EPC Rating: TBC
- Two Good Sized Reception Rooms
- Four Bedrooms, one of which is dual aspect and has a Kitchenette
- Integral Garage & Car Standing Space
- Located on the Outskirts of the Town Centre

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 122.8 s.qm./1322 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A front entrance door opens into an ...

Entrance Hall

Having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

Living Room

11'11 x 11'11 (3.63m x 3.63m)
A good sized bay fronted reception room, having a feature fireplace with wood surround, tiled back and fitted gas fire.

Sitting Room

13'0 x 11'11 (3.96m x 3.63m)
A second good sized reception room, having a feature fireplace with wood surround, marble effect inset and hearth, and an inset electric fire.
Built-in floor to ceiling storage cupboard.
uPVC double glazed French doors overlook and open onto the rear of the property.

Kitchen/Diner

14'6 x 8'11 (4.42m x 2.72m)
Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a slimline dishwasher, Neff microwave oven, slimline dishwasher, Neff electric eye level oven and a 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
A uPVC double glazed door gives access onto the rear garden, and an internal door gives access into the Garage.

On the First Floor

Landing

Bedroom One

13'0 x 11'11 (3.96m x 3.63m)
A good sized rear facing double bedroom having a feature original fireplace.

Bedroom Two

11'11 x 11'11 (3.63m x 3.63m)
A good sized front facing double bedroom having a range of built-in wardrobes along one wall.

Bedroom Three

7'3 x 5'11 (2.21m x 1.80m)
A front facing single bedroom.

Bedroom Four/Granny Flat

24'11 x 8'7 (7.59m x 2.62m)
A spacious dual aspect room with living area to the front and kitchenette to the rear, where there is a range of fitted wall and base units with complementary work surfaces over and an inset circular sink with mixer tap.

Family Bathroom

Being fully tiled and fitted with a white 4-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush WC and a bidet.
Built-in cupboard housing the hot water cylinder.
Tiled floor.

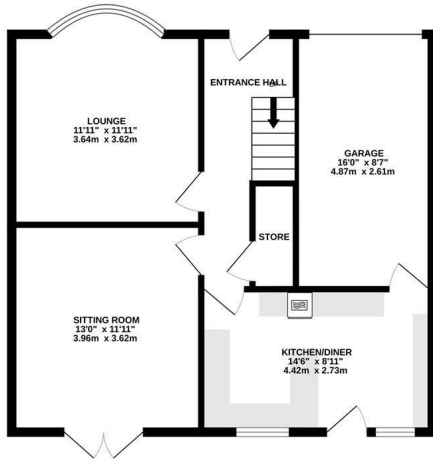
Outside

To the front of the property there is a concrete driveway providing off street parking for one car, leading to an Integral Garage having an electric roller door and a rear personnel door opening into the Kitchen. There is a lawned front garden with mature planted borders.

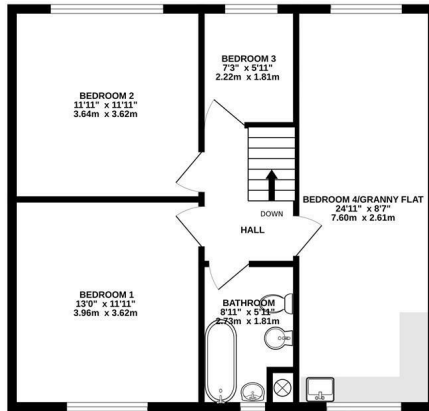
A wooden gate gives access down the side of the property to the enclosed south facing rear garden which is laid mainly to lawn and has mature borders of plants and shrubs. There is also a greenhouse and a garden shed.



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

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agent
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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

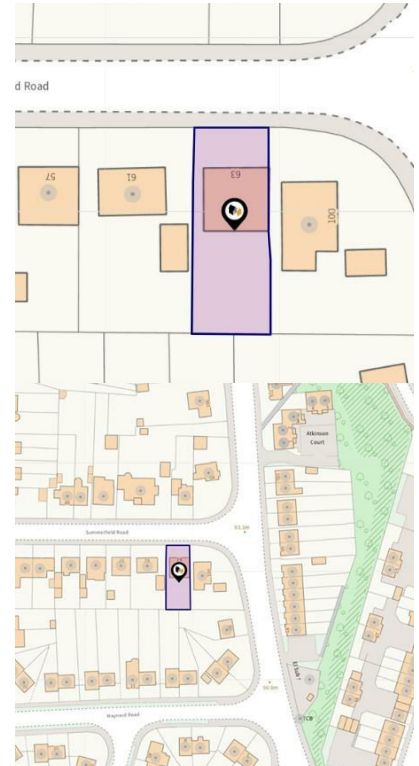
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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