



wards
estate agents

16 Boundary Close
Staveley, Chesterfield, S43 3UD

£230,000

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Offered to the market with NO CHAIN!!

We recommend early viewing of this THREE BEDROOM DETACHED BUNGALOW with fabulous rear views over the Cricket Grounds! Situated in this extremely popular residential cul de sac which is ideally placed for local shops, amenities in Staveley, bus routes & reputable schooling. Easy access to good transport links into Chesterfield and also to M1 motorway junctions 29a or J30.

Internally the bungalow benefits from gas central heating and uPVC double glazing and includes a spacious entrance hall, reception room with patio doors into the rear conservatory. Fitted kitchen with integrated appliances, 3 good sized bedrooms and partly tiled shower room with 3 piece suite.

Front low maintenance colour gravel garden with long driveway sweeps around from the front to the rear of the bungalow and leads to the larger than average detached garage. Provides ample parking for several vehicles and additional caravan/camper parking. Generous well tended lawned area and substantial perimeter fenced boundary.

Rear sun blessed low maintenance garden with block paved pathways, red colour gravel seating areas and feature circular stone patio. Enjoys fabulous rear views over the cricket grounds.





Additional Information

Gas Central Heating-Worcester Bosch boiler
uPVC Double Glazed windows
uPVC fascias/soffits/gutters/end ridges.
Security Alarm System
Gross Internal Floor Area-103.2 Sq.m/1110.5 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area -Netherthorpe School / Springwell Community College (shared)

Open Porch

uPVC front entrance door with stained glazing.

Entrance Hall

19'2" x 3'10" (5.84m x 1.17m)

Spacious entrance hall with two useful store cupboards. Access via a retractable ladder to the insulated loft space with lighting and power. The cylinder water tank and header tank are located in the attic.

Reception Room

18'1" x 12'3" (5.51m x 3.73m)

Spacious family reception room having a fireplace with marble back and hearth with gas-fire. Aluminium patio doors lead onto the rear sun room and gardens.

Sun Room

10'8" x 5'3" (3.25m x 1.60m)

Sun room with uPVC access door onto the rear gardens.

Breakfasting Kitchen

14'1" x 8'11" (4.29m x 2.72m)

Comprising of a range of base and wall units with complimentary work surfaces with inset sink and tiled splash backs. Integrated oven, gas hob and extractor. Integrated dishwasher and space for washer and fridge/freezer. Tiled floor. Rear uPVC door to the garden.

Front Double Bedroom One

13'9" x 12'3" (4.19m x 3.73m)

Main double bedroom with front aspect bay window. R

Front Double Bedroom Two

10'1" x 9'10" (3.07m x 3.00m)

Second double bedroom with range of fitted wardrobes with top storage boxes.





Side Bedroom Three

10'1" x 7'1" (3.07m x 2.16m)

A versatile bedroom that could also be used for office or home working.

Shower Room

10'1" x 5'2" (3.07m x 1.57m)

Being half tiled and comprising of a 3 piece suite which includes a spa shower cubicle with mains shower, low level WC and wash hand basin set in vanity unit.

Detached Garage

16'11" x 13'4" (5.16m x 4.06m)

Larger than average garage having wooden fascias, lighting, power and remote controlled roller doors. Rear personal door into the garden.



Outside

Front low maintenance colour gravel garden with long driveway sweeps around from the front to the rear of the bungalow and leads to the detached garage. Provides ample carking for several vehicles and additional caravan/camper parking. Generous well tended lawned area and substantial perimeter fenced boundary.

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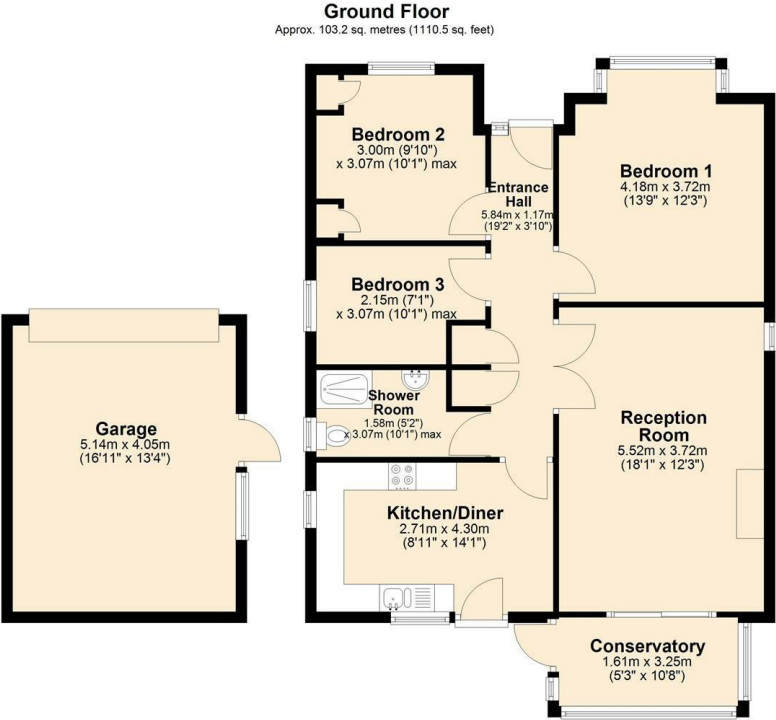
School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

Floor Plan

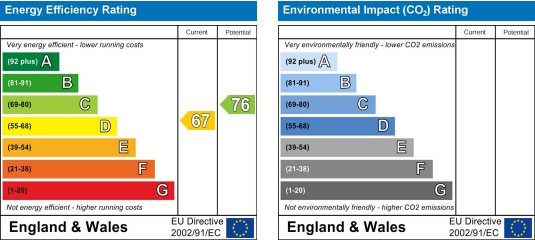


Total area: approx. 103.2 sq. metres (1110.5 sq. feet)

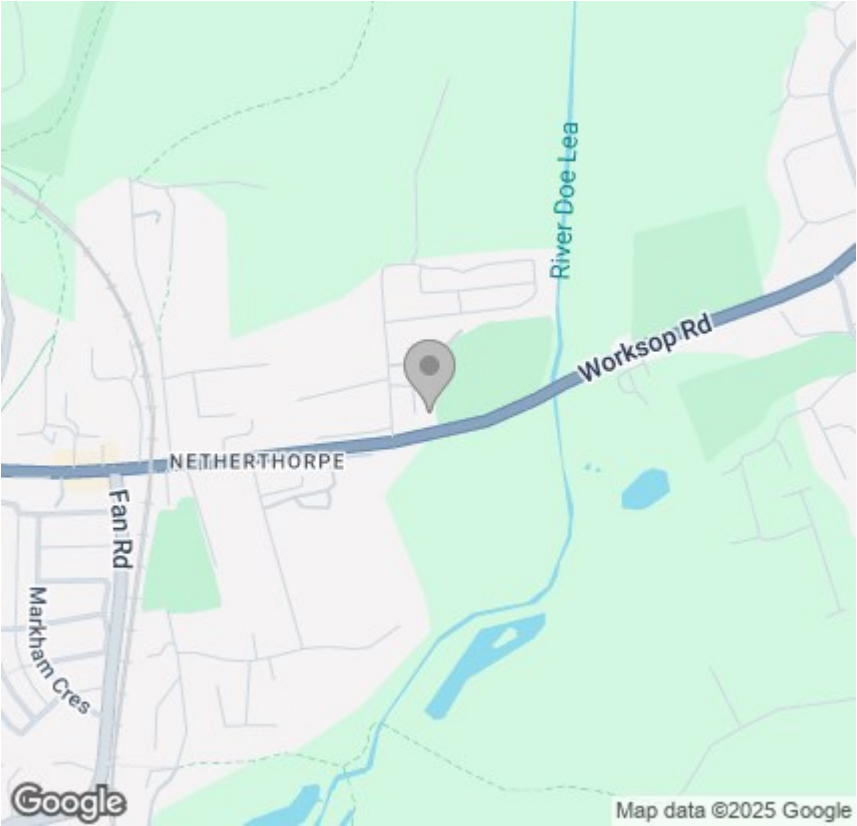
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

