









## 47 Boythorpe Crescent

Chesterfield • Derbyshire • S40 2NX

£230,000

A well-presented three-bedroom semi-detached home offered with no onward chain, located in the Boythorpe area on the south-west side of Chesterfield. The property provides convenient access to the town centre, Queen's Park Sports Centre, well-regarded local schools, transport links and everyday amenities, making it an ideal choice for first-time buyers, small families and commuters. Upon entering the property, you are welcomed into the hallway, where you immediately benefit from a surprisingly generous amount of storage, increasingly hard to find in modern homes. This includes a coat cupboard plus an additional built-in storage cupboard, ensuring excellent day-to-day practicality. The hallway leads into the modern fitted kitchen, which offers integrated appliances and space for a dining area. At the rear of the ground floor is the bright living room, featuring patio doors that open directly onto the rear garden. A downstairs WC completes the ground floor living space. To the first floor, there are three bedrooms. Bedroom two overlooks the front of the property, while bedrooms one and three face the rear. Bedroom one is a well-sized double, and bedroom three is a single room with a built-in storage cupboard. The family bathroom comprises a three-piece suite including a bath with overhead shower, WC and wash hand basin, along with an additional built-in bathroom storage cupboard, another great feature of this home. Externally, the rear garden offers a patio area leading onto an easy-to-maintain lawn, along with a useful garden shed. To the side of the property, off-road parking is provided, offering reassurance and convenience.







- Three Bedroom Semi-Detached
- Offered With No Onward Chain
- Living Room w/ Patio Doors To The Rear
- Ground Floor WC
- Three Piece Family Bathroom

- Fitted Kitchen w/ Integrated Appliances
- Walking Distance To Queens Park & Chesterfield Town Centre
- Private Rear Garden
- Off Road Parking To Side Of Property
- Council Tax Band B/EPC Rating B



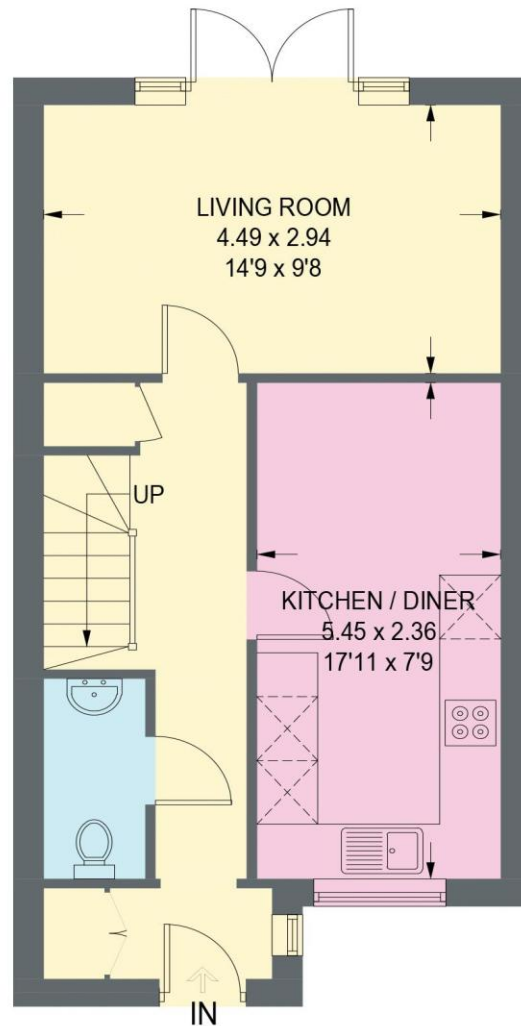




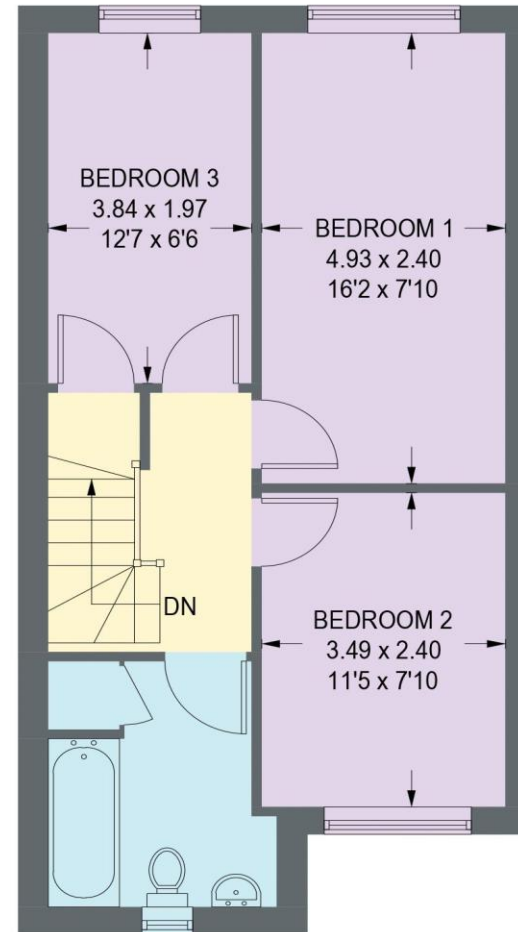


# 47 BOYTHORPE CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 81.2 SQ M / 873.6 SQ FT



**GROUND FLOOR**  
**40.6 SQ M / 437.2 SQ FT**



**FIRST FLOOR**  
**40.5 SQ M / 436.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1267991)



