



## 5 Boundary Close

Staveley, Chesterfield, S43 3UD

Viewing is highly recommended of this well presented and maintained TWO BEDROOM DETACHED BUNGALOW, 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 beautifully decorated and extended accommodation benefits from gas central heating with a Combi boiler (annually serviced) and uPVC double glazing. Comprises of side entrance hall, reception room with contemporary fireplace, breakfasting/dining area and impressive integrated kitchen. Main double bedroom and versatile second bedroom which could be used for office or home working, fully tiled bathroom with White 3 piece suite.

Open plan low maintenance multi colour pebble front garden. Long driveway that provides ample car standing spaces and leads to the Detached Brick Garage. Attractive enclosed courtyard cobble block paved rear garden with substantial fenced boundaries and raised borders, perfect for family & social relaxation and enjoyment.





**Additional Information**  
Gas Central Heating- Worcester Bosch Combi - annually serviced  
uPVC double glazed windows  
Gross Internal Floor Area - 81.4 Sq.m. / 876.3 Sq.Ft.  
Council Tax Band -B  
Secondary School Catchment Area- Netherthorpe School / Springwell Community College (shared)

### Side Entrance Hall

8'5" x 3'9" (2.57m x 1.14m)

Side composite entrance door into the hallway with access to all accommodation.

### Reception Room

18'1" x 11'9" (5.51m x 3.58m)

Well presented and spacious living room with feature contemporary fireplace with electric fire. French uPVC doors onto the rear garden

### Dining Room

10'11" x 6'11" (3.33m x 2.11m)

Breakfasting area with base and wall units with complimentary work surfaces having tiled splash backs. Space for fridge freezer. Cupboard with Worcester Bosch Combi Boiler, annually serviced.

### Extended Kitchen

8'9" x 8'8" (2.67m x 2.64m)

Superb range of base and wall units with work surfaces over having inset stainless steel sink unit and tiled splash backs. Integrated electric oven, gas hob and chimney extractor above. Space for washing machine. Downlighting. Tiled flooring. uPVC door to the rear garden.



### Front Double Bedroom One

15'3" x 9'9" (4.65m x 2.97m)

Front aspect bay window.

### Front Bedroom Two

11'2" x 7'7" (3.40m x 2.31m)

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



### Fully Tiled Bathroom

6'9" x 5'6" (2.06m x 1.68m)

Comprising a three piece White suite which includes a shower bath with electric shower and screen, pedestal wash hand basin and low level WC.

### Detached Brick Garage

17'7" x 11'7" (5.36m x 3.53m)

Having lighting and power.

### Outside

Open plan low maintenance multi colour pebble front garden. Long driveway that provides ample car standing spaces and leads to the Detached Brick Garage. Attractive enclosed courtyard cobble block paved rear garden with substantial fenced boundaries and raised borders, perfect for family & social relaxation and enjoyment.



### School catchment areas

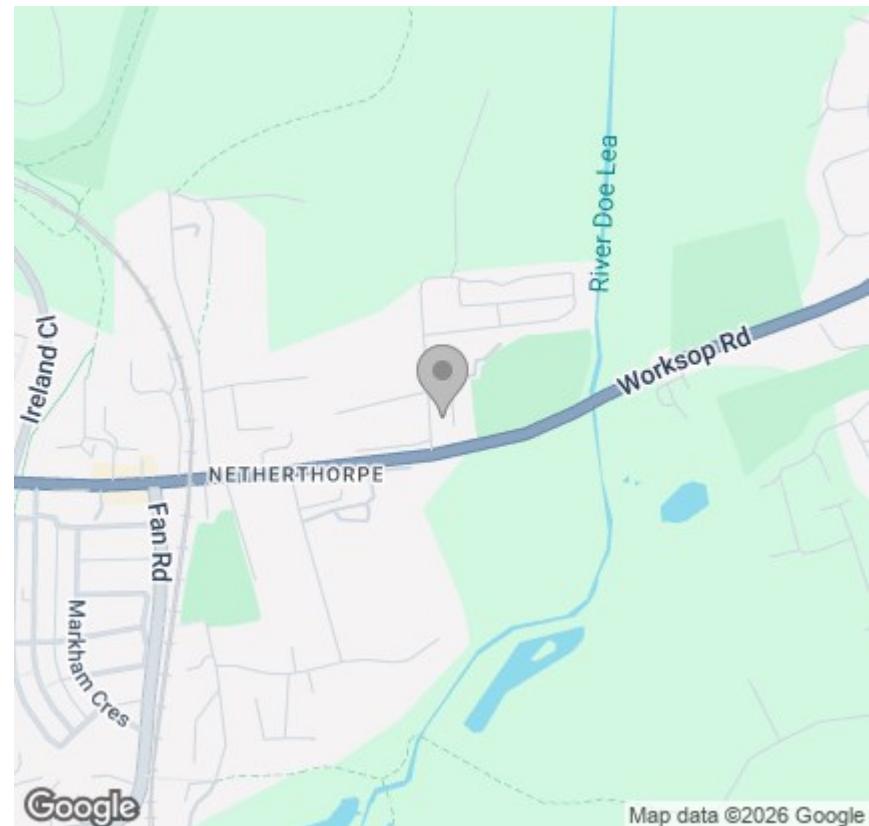
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



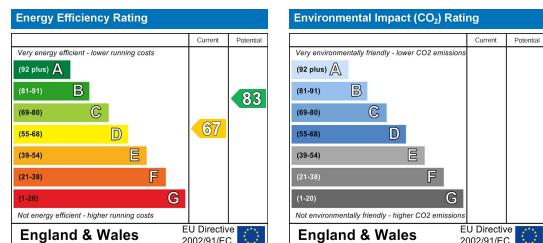
## Area Map



## 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



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.