







182a Boythorpe Road

Chesterfield • Derbyshire • S40 2LR

Guide Price £390,000 to £395,000

Completely renovated four-bedroom detached family home arranged over three levels, perfect for families, couples and those combining households. The property is within walking distance or a short drive of Chesterfield Town Centre, Queens Park and Chatsworth Road, and also offers easy access to the M1 and By-pass for commuting. On entering the property, you are welcomed by a large entrance hallway. To the left is Bedroom Four — a well-sized room that works equally well as a bedroom, study or playroom. Further along the hallway is the spacious dining room, and at the rear of the ground floor is the generous living room featuring a log-burning stove and a large window overlooking the garden. To the right of the hallway is a modern four-piece bathroom with vanity storage, WC, freestanding bath and separate shower. The principal bedroom sits at the rear right-hand side of the hallway and enjoys garden views, along with two fitted oak wardrobes designed to frame a king-size bed. The lower ground floor offers an impressive open-plan breakfast kitchen, dining and utility space. The dining area features patio doors leading directly to the garden. The handcrafted shaker-style kitchen includes a feature island with granite worktops and additional patio doors opening onto the garden. Just off the kitchen is the utility area, complete with Belfast sink, shaker cabinetry and space for a washer and dryer. This level also benefits from a large storage room. On the first floor are two further bedrooms and a bathroom. Bedroom Two is a good-sized double overlooking the garden and includes fitted wardrobes. Bedroom Three is another double, enhanced by a walk-in wardrobe area. Completing this floor is the shower room, which is partially tiled and fitted with a WC, sink, towel radiator and freestanding shower. Externally, the property offers off-road parking to the front along with access to the garage. To the rear is a large lawned garden, ideal for gardeners or those who enjoy the sun, with a seating area positioned directly behind the property.



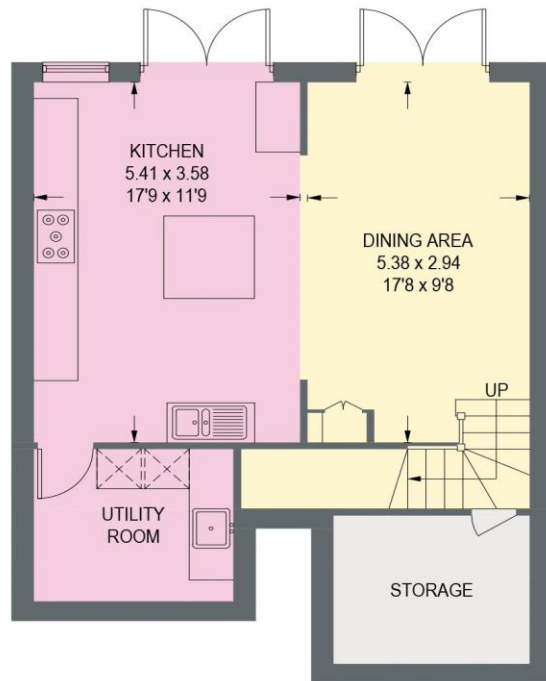


- Four Bedroom Detached House
- Fully Renovated To A High Standard
- Three Storey Living
- Off Road Parking & Garage
- Large, Private & Fully Enclosed Rear Garden
- Two Family Bathrooms
- Three Double Bedrooms & One Single
- Large Open Plan Breakfast-Kitchen Area w/ Utility
- Living Room w/ Log-Burner
- EPC Rating: TBC / Council Tax Band C

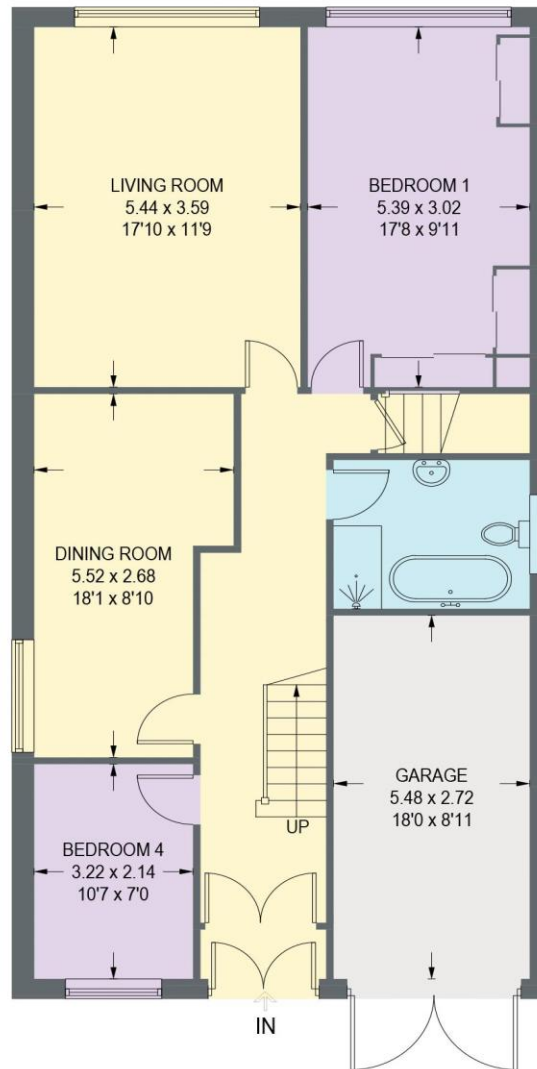


182A BOYTHORPE ROAD

APPROXIMATE GROSS INTERNAL AREA = 206.4 SQ M / 2221.3 SQ FT



LOWER GROUND FLOOR = 52.3 SQ M / 563.0 SQ FT



GROUND FLOOR = 95.7 SQ M / 1030.5 SQ FT



FIRST FLOOR = 58.3 SQ M / 627.8 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1318333)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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