



165 Boythorpe Road, Chesterfield

£270,000 Freehold

Extended 3-bed detached home with double garage, driveway, spacious lounge, garden, and modern kitchen. Close to schools, Queens Park, town centre, and M1. Video tour available.

Council Tax band: B

Tenure: Freehold

DOUBLE DETACHED GARAGE/WORKSHOP TO REAR WITH DRIVEWAY

This charming three-bedroom extended detached home on Boythorpe Road, Chesterfield, offers a perfect balance of traditional character and modern comfort. Set back from the road via a walled forecourt, the property welcomes you with an entrance porch leading into a bright hallway with charming features. The spacious lounge, featuring a large front-facing window and a classic fireplace, flows seamlessly into the dining room through an elegant square arch, creating an ideal space for relaxation and entertaining. The well-appointed kitchen is fitted with a good range of wall and base units, an inset sink, and ample space for appliances, with utility area, pantry and access to the ground floor wc.

Upstairs, the generous landing offers space for a reading/study area and leads to two spacious double bedrooms and a well-proportioned single bedroom with a fitted wardrobe. The family bathroom offers a tranquil retreat, complete with a three-piece suite, including a bath with an overhead shower.

The highlight of this home is the impressive rear garden, featuring a spacious patio for outdoor dining, a large lawn bordered by hedges for privacy, and a garden shelter for additional storage. A detached double tandem garage/workshop, accessible via Boythorpe Crescent, provides secure parking and driveway parking for two cars.

Ideally located in the desirable Boythorpe area, this property is within walking distance of excellent schools, the picturesque Queens Park and leisure centre, and offers easy access to West Bars, Brampton, Chesterfield town centre and the M1 motorway.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

Don't miss this fantastic opportunity—contact us today to arrange a viewing!





PORCH

5' 6" x 5' 5" (1.67m x 1.65m)

Step into this inviting entrance porch, featuring stylish wooden laminate flooring and a modern uPVC door. The space is enhanced with neutral décor, built-in storage cupboards for practicality, and a uPVC window that allows natural light to brighten the area.

ENTRANCE HALL/STAIRS AND LANDING

A warm and welcoming entrance hall featuring soft carpeted flooring, elegant wallpaper décor, and classic decorative coving. A radiator ensures year-round comfort, while a built-in cupboard provides convenient storage. Stairs rise to the first floor spacious and versatile galleried landing, beautifully presented with carpeted flooring and tasteful wallpaper décor. Featuring loft access and a radiator for added comfort, this area is ideal for a cosy reading nook or a stylish study space.

LOUNGE

13' 1" x 13' 0" (3.98m x 3.95m)

A beautifully presented open-plan lounge/diner, featuring plush carpeted flooring, elegant wallpaper décor, and classic coving. A charming ceiling rose adds character, while a large uPVC window fills the space with natural light. The radiator and feature fireplace ensures a warm and inviting atmosphere, making it the perfect setting for relaxation and entertaining.

DINING ROOM

13' 1" x 13' 0" (3.98m x 3.95m)

Flowing effortlessly into the dining area, this elegant space continues the theme of comfort and style.





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GROUND FLOOR
96.4 sq.m. (1037 sq.ft.) approx.

1ST FLOOR
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA : 142.0 sq.m. (1528 sq.ft.) 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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You can include any text here. The text can be modified upon generating your brochure.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

