



38 Boythorpe Crescent,  
Boythorpe, S40 2NX

OFFERS IN THE REGION OF

£240,000

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WILKINS VARDY

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THREE BED SEMI LOCATED ON OUTSKIRTS OF TOWN CENTRE - MODERN KITCHEN - TWO BATHROOMS - CONSERVATORY - SOUTH FACING REAR GARDEN

Located on the outskirts of the Town Centre and offered for sale with no onward chain, this attractive double fronted semi detached home provides well proportioned, neutrally presented accommodation throughout, ideal for a range of buyers.

The ground floor comprises a spacious dual aspect living room with patio doors opening into a conservatory, together with a separate dual aspect dining room. The modern two tone fitted kitchen is well equipped with integrated appliances, while a convenient cloakroom/WC completes the ground floor accommodation. To the first floor are three well sized bedrooms, including a generous principal bedroom featuring a range of fitted wardrobes and a two piece en suite bathroom. There is also a family shower room and a separate WC. Externally, the property benefits from a block paved frontage providing ample off street parking, while to the rear is an enclosed south facing garden, offering an excellent space for outdoor relaxation and entertaining.

Early viewing is highly recommended.

- DOUBLE FRONTED SEMI DETACHED HOUSE
- TWO DUAL ASPECT RECEPTION ROOMS
- UPVC DOUBLE GLAZED CONSERVATORY
- MODERN TWO TONE HI-GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKS/WC & FIRST FLOOR SHOWER ROOM & SEPARATE WC
- THREE BEDROOMS, THE MASTER BEDROOM HAVING AN EN SUITE BATHROOM
- AMPLE OFF STREET PARKING
- ENCLOSED SOUTH FACING REAR GARDEN
- EPC RATING: C
- NO UPWARD CHAIN

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 93.2 sq.m./1004 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

## Entrance Hall

With staircase rising to the first floor accommodation.

## Living Room

18'0 x 11'5 (5.49m x 3.48m)

A generous dual aspect reception room fitted with vinyl flooring and having a feature split face tile wall.

uPVC double glazed sliding patio doors give access into the conservatory.

## uPVC Double Glazed Conservatory

9'3 x 8'1 (2.82m x 2.46m)

Fitted with laminate flooring and having a door opening to the rear garden.

## Kitchen

13'6 x 7'3 (4.11m x 2.21m)

Being part tiled and fitted with a range of white and grey hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset single drainer composite sink with side lever pull out mixer tap.

Integrated appliances to include a slimline dishwasher, electric oven and 5-ring gas hob with extractor hood over.

Space is provided for a fridge/freezer.

Tiled floor.

A uPVC double glazed door gives access onto the rear of the property.

A further door opens to a ...

## Cloaks/WC

7'3 x 3'4 (2.21m x 1.02m)

Fitted with a 2-piece suite comprising a low flush WC and hand wash basin.

## Dining Room

11'11 x 10'7 (3.63m x 3.23m)

A good sized dual aspect reception room fitted with vinyl flooring.

## On the First Floor

## Landing

## Bedroom One

13'1 x 8'11 (3.99m x 2.72m)

A good sized front facing double bedroom having a range of fitted wardrobes and drawer unit along one wall.

Built-in storage cupboard.

Double doors give access into the ...

## En Suite Bathroom

8'10 x 4'7 (2.69m x 1.40m)

Being fully tiled and fitted with a white 2-piece suite comprising a panelled bath with glass shower screen and bath/shower mixer tap, and hand wash basin with vanity unit below.

Tiled floor.

## Bedroom Two

12'2 x 10'0 (3.71m x 3.05m)

A good sized dual aspect double bedroom.

## Bedroom Three

8'10 x 7'7 (2.69m x 2.31m)

A rear facing single bedroom.

## Shower Room

5'8 x 4'7 (1.73m x 1.40m)

Being fully tiled and fitted with a 2-piece suite comprising a shower cubicle with mixer shower and a hand wash basin with vanity unit below.

Tiled floor.

## Separate WC

7'3 x 3'4 (2.21m x 1.02m)

Being part tiled and having a low flush WC with bidet sprayer douche kit.

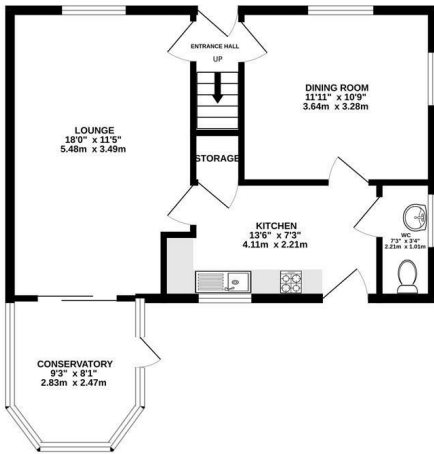
## Outside

A block paved driveway and frontage provides ample off street parking.

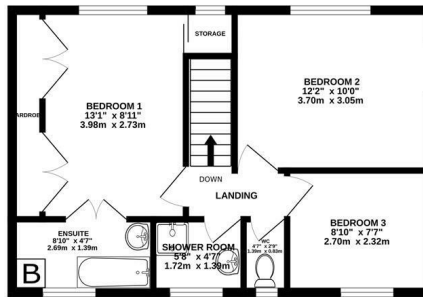
A wooden gate gives access to the enclosed south facing rear garden which comprises a a substantial paved area with raised planted beds, pergola and a summerhouse. Beyond here there is a lawned garden with a garden shed which has fitted base units with work surfaces over, light and power.



**GROUND FLOOR**  
545 sq.ft. (50.7 sq.m.) approx.



**1ST FLOOR**  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.2 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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RICS

Relocation agent network

#### VIEWINGS

All viewings are to be arranged through the agent.

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, kitchen appliances, shower units, plumbing installations, and electrical 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.

#### SCHOOL CATCHMENT AREAS

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

#### Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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