



£320,000 Freehold

15 BOUNDARY WAY | GLAPWELL | CHESTERFIELD | S44 5FQ

**BuckleyBrown**  
ESTATE AGENTS

**FAMILY FAVOURITE.** Nestled in the charming village of Glapwell, Chesterfield, this delightful semi-detached house on Boundary Way offers a perfect blend of comfort and convenience - ready to move straight in. The location is ideal for families, providing a peaceful environment while being just a short drive from local amenities and excellent transport links, making it easy to explore the surrounding areas.

Upon entering the property, you are greeted by a spacious and inviting hallway. The lounge offers a warm and welcoming atmosphere thanks to the wonderful log burner fireplace. The neutral fixtures and fittings throughout the home provide a blank canvas, allowing you to personalise the space to your taste. The open plan kitchen/dining room is both functional and stylish, making it a joy to prepare meals and entertain guests. Complemented by bi-folding doors opening to the rear garden and a handy utility room. Finally, the ground floor hosts a wc for added convenience.

Moving upstairs, you will find a thoughtfully designed layout that maximises space and comfort. The bedrooms are generously sized, offering ample storage and a peaceful retreat for rest and relaxation. The master bedroom benefits from its very own en suite, adding a touch of luxury. The family bathroom is modern and well-equipped, ensuring that all your needs are met in this lovely home.

Outside, the property boasts a charming garden area, perfect for enjoying the fresh air and sunshine. Whether you wish to create a vibrant outdoor space for children to play or a tranquil spot for al fresco dining, the garden offers endless possibilities. With off-street parking available, this property is not only a wonderful family home but also a practical choice for modern living.

Don't miss the opportunity to make this delightful property your own.





#### Entrance Hallway

Spacious hallway with a window to the front elevation and leading access into;

#### Lounge 12'1" x 11'3"

Carpeted reception room with carpeted flooring, central heating radiator, feature fireplace and a window to the front elevation.

#### Kitchen/Dining Room 23'6" x 12'11"

The kitchen comes complete with a range of high end contemporary wall and base cabinets, inset sink with drainer, integrated appliances and access to a convenient utility room. The dining area offers ample room for all of your desired furnishings complemented by bi-folding doors opening to the rear elevation. Window fitted to the rear elevation.

#### Utility

Fitted cabinetry, worktops over and further space and appliances for a washing machine and tumble dryer.

#### WC

Fitted with a low flush WC and a hand wash basin.

#### Landing

Fitted cupboard and leading access into;

#### Bedroom One 12'1" x 10'2"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.

#### En Suite 8'4" x 4'4"

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

#### Bedroom Two 11'7" x 9'5"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Three 11'6" x 8'1"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 7'7" x 5'9"

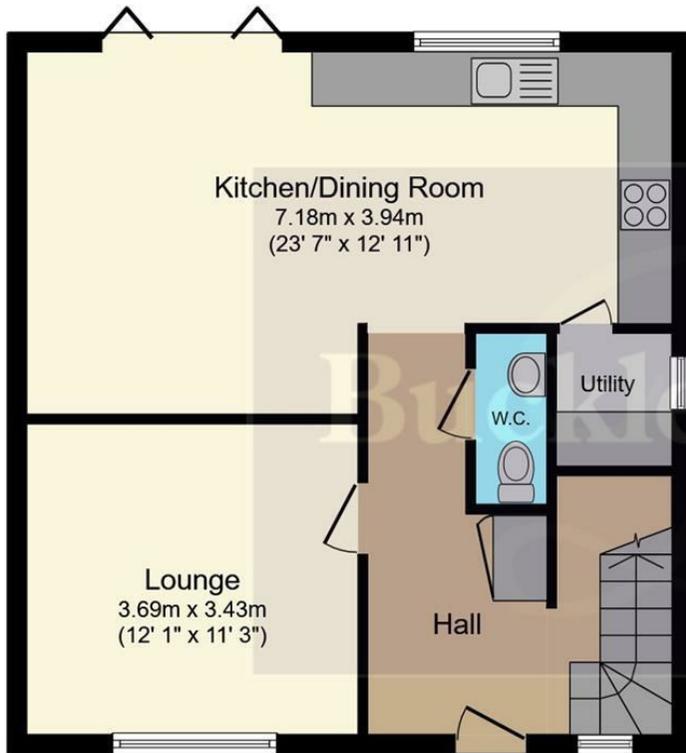
Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side elevation.

#### Outside

Low maintenance frontage with a decorative paved area alongside a private driveway and car port. The rear garden hosts a wonderful enclosed space to enjoy

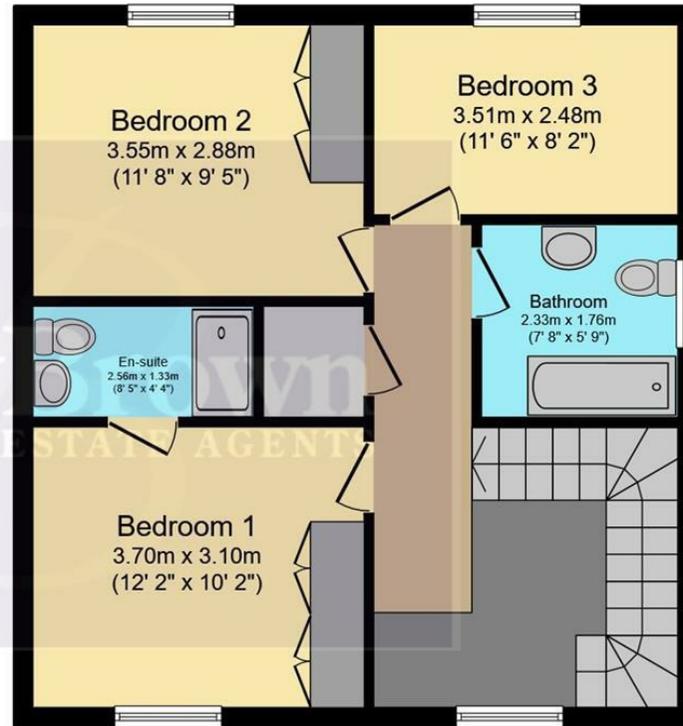
all year round with an artificial lawn, patio seating area, decorative planters and fence surround.





### Ground Floor

Floor area 54.1 sq.m. (582 sq.ft.)



### First Floor

Floor area 54.1 sq.m. (582 sq.ft.)

**Total floor area: 108.1 sq.m. (1,164 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</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	

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