







53 Boundary Way

Glapwell • Chesterfield • S44 5FQ

£480,000

Boundary Way, Glapwell - Exceptional Four-Bedroom Detached Home Backing Onto Open Countryside A beautifully finished four-bedroom detached family home in one of Glapwell's most desirable modern developments, enjoying a peaceful position backing directly onto open fields and adjacent to the village cricket ground. Offering a rare blend of contemporary specification, semi-rural tranquillity, and superb connectivity, this is a standout property for buyers seeking quality, space, and modern living. Located moments from Chesterfield, Mansfield and Bolsover, with fast access to the M1, the home sits within easy reach of excellent schools, amenities, transport links and the stunning parkland of Hardwick Hall. ****Ground Floor**** The property opens into a bright and welcoming hallway with storage and a fully tiled WC. The entrance is framed by a double-height atrium, where a striking multi-sphere drop-light installation cascades elegantly from the ceiling - a true centrepiece visible through the front façade, setting the tone for the home's refined design. At the front sits a private, well-proportioned living room offering an ideal place to relax and unwind. The rear of the home is its showpiece: a stunning open-plan kitchen, dining and garden room, designed for modern family life. The kitchen features shaker-style cabinetry, quartz worktops, a Quooker boiling-water tap, and a full suite of integrated Bosch appliances including a full-height refrigerator, full-height freezer, oven, microwave oven and warming drawer. A breakfast bar with additional cabinetry provides a perfect social hub. The dining area flows into the garden room, where bi-fold doors flood the space with natural light and open onto the landscaped garden. A side door offers external access, and an internal door leads to a separate utility room with further shaker units and space for freestanding appliances. The entire ground floor benefits from underfloor heating, quality oak flooring, and four integrated Ethernet media points - ideal for home working, streaming, and modern digital living. ****First Floor**** The first floor offers four excellent double bedrooms. The principal bedroom overlooks the rear garden and includes fitted panelled wardrobes and a stylish, fully tiled ensuite. Bedrooms two and four also feature fitted wardrobes, with bedroom two positioned at the front and bedroom four at the rear. Bedroom three is still a great sized double overlooking the front. The family bathroom is beautifully appointed with a four-piece suite, comprising a separate shower cubicle, bath, wash basin and WC. Additional features include wall-mounted cabinets with integrated electrical points and LED strip lighting. A landing cupboard houses the cylinder tank and provides additional storage. ****Outside**** The rear garden has been professionally landscaped to create a private, enclosed retreat backing onto open countryside. A patio seating area with pergola sits closest to the house, with decorative pebbled pathways running along both sides. A second pergola - complete with electrics - offers an additional entertaining space. The central lawn is designed for easy maintenance and family enjoyment. To the front, the home continues to impress with a landscaped garden, driveway parking for two vehicles, and an Andersen EV charging point. The garage provides further storage. ****Summary**** Boundary Way is a premium, move-in-ready family home offering exceptional specification, thoughtful design, and a rare countryside outlook. The dramatic drop-light feature in the atrium adds architectural elegance and a warm, welcoming glow - a hallmark of the home's refined character and attention to detail.





- Four Double Bedrooms, All Generously Proportioned
- Underfloor Heating Throughout the Ground Floor
- Plantation Shutter Blinds Fitted to all Windows
- Premium Kitchen w/ Quartz Worktops, Quooker Tap & Bosch Integrated Appliances
- Contemporary Bathrooms, Fully Tiled w/ Premium Fittings
- Professionally Landscaped Rear Garden w/ Two

Pergolas & Open-Field Backdrop

- Garage Plus Driveway Parking for Two Vehicles & Anderson EV Charging Unit
- High Quality Oak Flooring & Four Integrated Ethernet Media Points
- Statement Dtop-Light Feature in Atrium, Creating Stunning First Impression
- Council Tax Band D/EPC Rating B

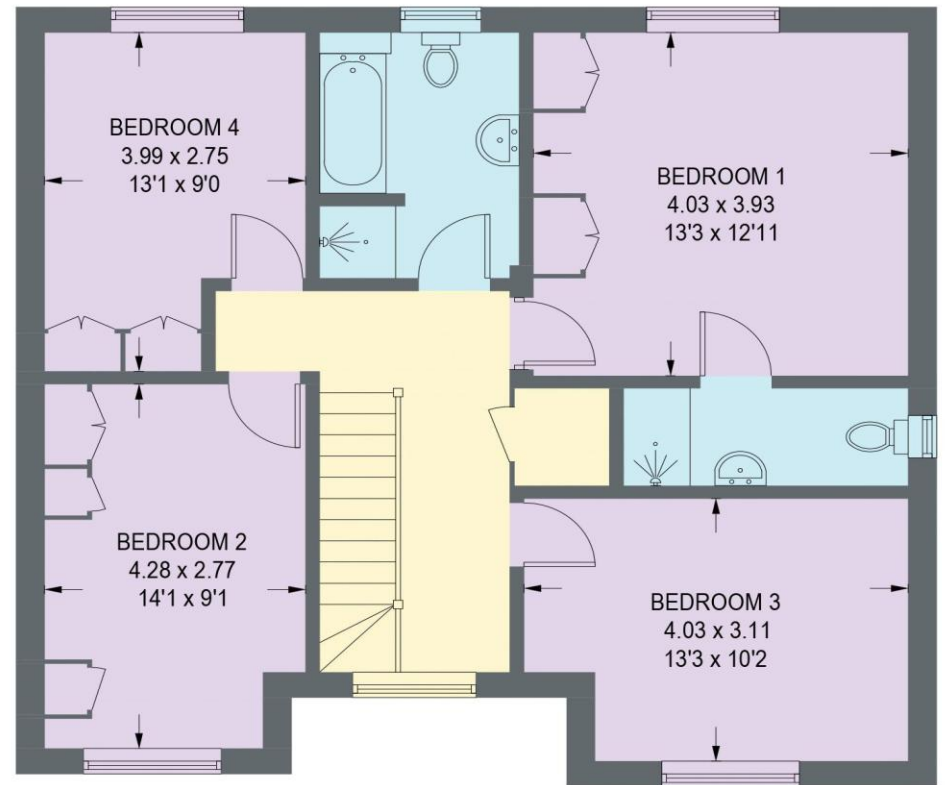


53 BOUNDARY WAY

APPROXIMATE GROSS INTERNAL AREA = 151.9 SQ M / 1635.3 SQ FT



GROUND FLOOR = 79.1 SQ M / 851.4 SQ FT



FIRST FLOOR = 72.8 SQ M / 783.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1322507)



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